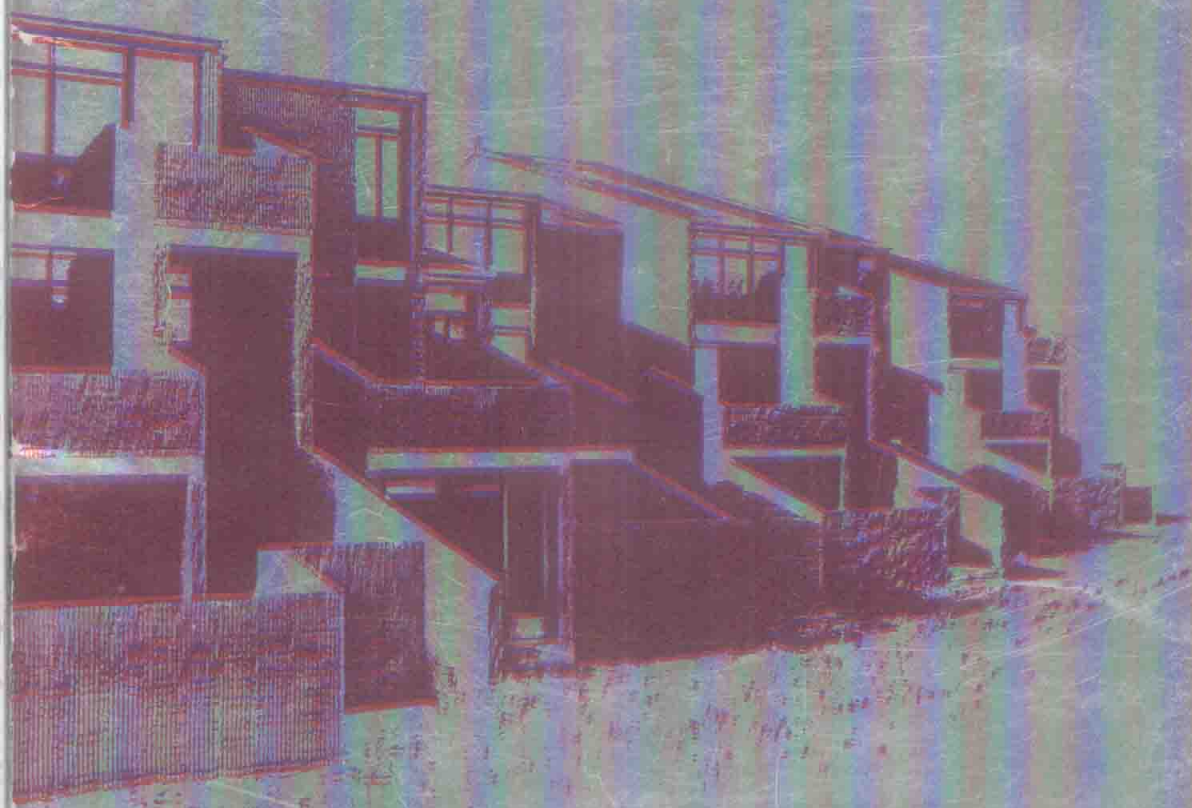


# reflections



A summary of Urban Renewal activities in Buffalo, New York 1971/1972

# Urban Buffalo Renewal

Ellicott  
Waterfront  
Oak Street  
Downtown/Phase I  
Downtown/Phase II  
Industrial Park/  
Pilot Project  
Maryland St. West  
Scott Street  
Broadway/Fillmore  
South Ellicott  
Emslie  
Fruit Belt  
Allentown/Lakeview  
Hamlin Park  
Erie Basin Marina  
Regional Center  
Downtown

To:  
Honorable Frank A. Sedita, Mayor  
Honorable Common Council  
Citizens of the City of Buffalo

Our purpose is to help create a city that is a good place to make a home, to make a living, and to be at ease.

This report reflects some visible signs of urban renewal progress over the past few years. It does not show everything that we might have hoped: the attempt to speed the production of new housing and neighborhood amenities has been complicated at times by rapid cost inflation, recent Federal and State financial retrenchment, and red tape at every level.

But we believe that Buffalo's urban renewal program can claim a clear measure of accomplishment and movement towards its major goals. If this represents a good beginning, we should be encouraged to work together as a community and redouble our efforts for the future.

*Richard L. Miller*

RICHARD L. MILLER  
Commissioner of Urban Renewal  
Vice-Chairman, Buffalo Urban  
Renewal Agency



Richard L. Miller, Commissioner



Honorable Frank A. Sedita, Mayor



Look up and look around. Exciting and encouraging things are happening on all fronts: things to stimulate the imagination, to reawaken our sense of Buffalo's destiny as a great city.

1,672 badly-needed new housing units are under construction or completed on renewal land. The demand for decent housing fills these units as they are put on the market.

The 40 story office tower of Marine Midland Center stands imposingly astride lower Main Street, with interior finishing proceeding apace.

In all, over \$125 million worth of renewal construction is in progress or about to start, generating more than 1,300 construction jobs.

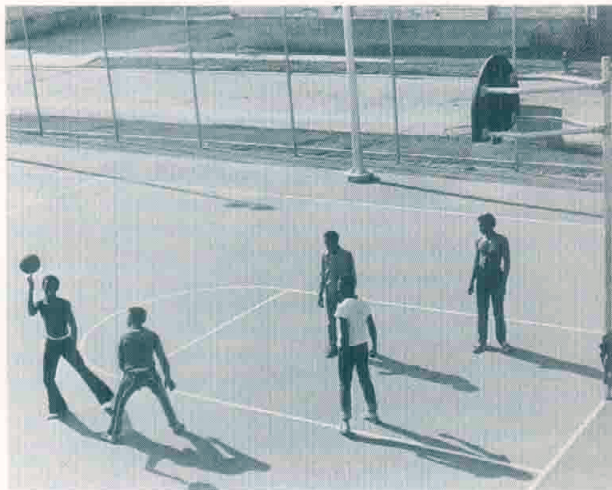
The roof is literally and perhaps symbolically raised in the 5000-seat expansion of Memorial Auditorium, another upward step in the rise of lower Main Street from past decay.

Trinidad Park, one of several new recreation areas under development, was dedicated to the unabashed delight of neighborhood youngsters.

The basic elements that comprise a city are logically the principal concerns of Buffalo's Urban Renewal Program. By strengthening each of these elements, by preserving what is good and replacing what is not, we hope to effect a total greater than the sum of its parts.

We are seeking an urban environment where life is something more than bearable, where all citizens can more fully partake of and contribute to the remarkable achievement that is our city.

a. b.



# intro



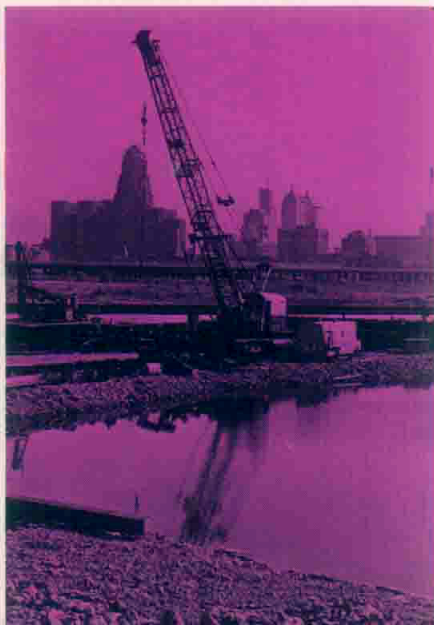
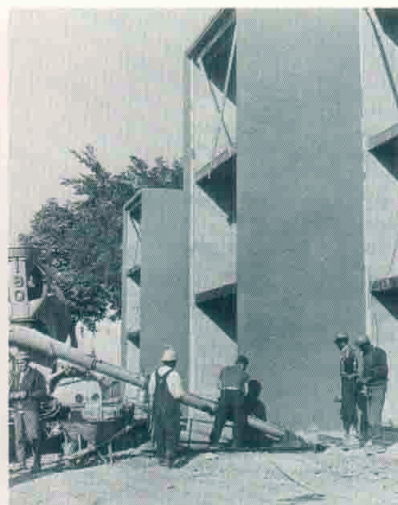
c.



- a. Courtship on display at Trinidad Park.
- b. Not to be overlooked – Marine Midland Center.
- c. Maryner Townhouses – rental applications now being received.
- d. Soon-to-be occupied Shoreline Apartments in Waterfront.
- e. U.D.C. housing takes shape in Ellicott.
- f. Sewer construction underway in Waterfront.
- g. Bulkhead construction at Erie Basin Marina.

d. e.

f.



g.

# housing

The production of desirable housing for all income groups remains the primary objective of Buffalo's Urban Renewal Program.

The demand is critical. The response to date: 1,672 new housing units for low and moderate income families and individuals completed or under construction. Construction of an additional 900 to 1,000 units will get started within the coming year. A continuation of this pace will be needed for years to come.

In Ellicott, the first redevelopment project in New York State, Towne Gardens II reached the final stages of construction. Occupancy of these 360 units which will complement the 220 fully-occupied units developed in Phase I is expected in early 1972.

Construction of 180 units of low/moderate income housing being developed by the State's Urban Development Corporation in conjunction with the Ellicott N.A.C. continues. Completion of these attractive units is anticipated in mid 1972.

The construction start of the 162-unit Friendship Gardens sponsored by the Friendship Baptist Church is expected in early 1972. Development of Evans Gardens, another 126 housing units under the sponsorship of the Buffalo Urban League, will follow.

In the expansive Waterfront Project, construction of the first two phases of Shoreline Apartments, the Urban Development Corporation's striking development continues. 142 housing units in Phase I are completed. The public reaction has been most positive and full occupancy is expected in 1972. Phase II construction is progressing smoothly. Occupancy of these 472 units is anticipated in late 1972.

The start of Phase III, an additional 200-plus units of low and moderate income housing, is scheduled for the Spring of 1972. Construction of about 300 sorely-needed units of elderly housing will also get started this spring on an adjacent Waterfront Project site.

a.

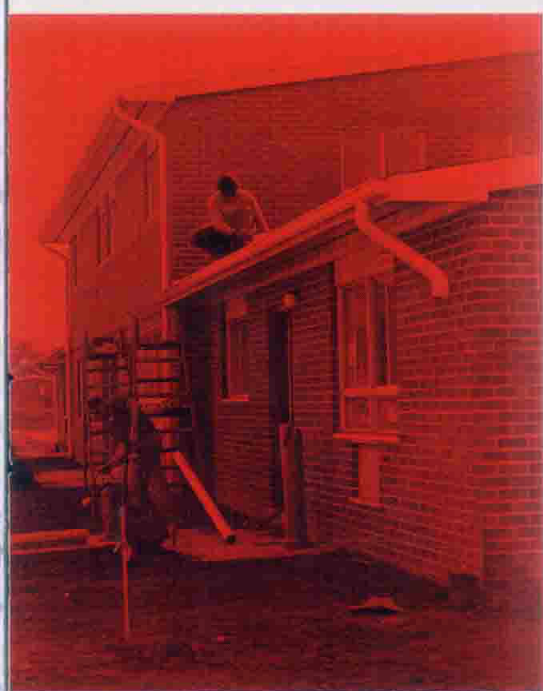
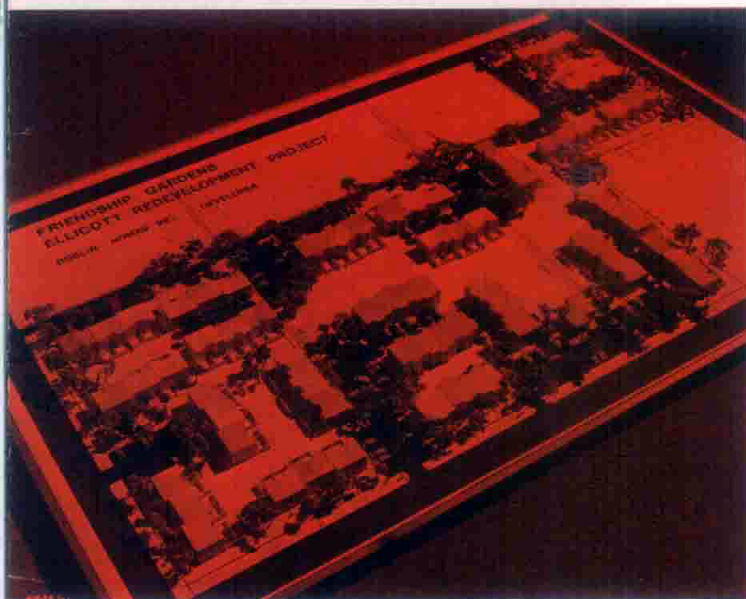




b.



c. d.

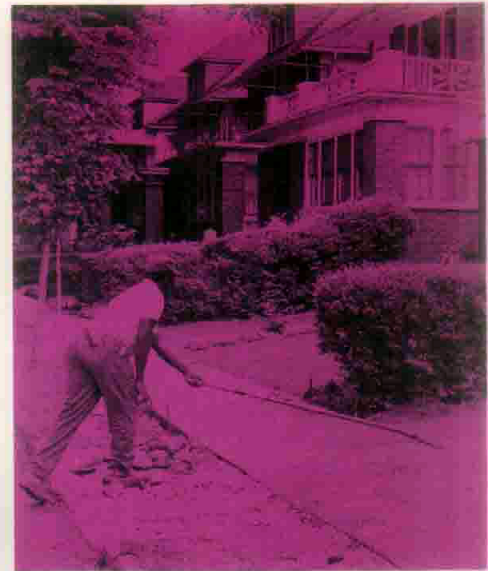


e.

- a. A "new community" is being developed in Waterfront.
- b. Maryner Townhouses construction in progress.
- c. Friendship Gardens – another 162 units to be developed in Ellicott.
- d. Shoreline Apartments – privacy in public surroundings.
- e. Towne Gardens II in Ellicott nearing completion.



a.



b.



c.



d.



e.



The Maryner Towers and Townhouses, in the highly successful non-assisted Maryland Street West Project, were completed and occupancy of these 292 moderate income units has begun.

In the Oak Street Project area, construction of 160 units sponsored by St. Philip's Episcopal Church will begin in 1972. A total of 1,544 units of low/moderate income and elderly housing will eventually be erected in Buffalo's newest redevelopment project.

With the soaring cost of new construction and the scarcity of relocation resources, the rehabilitation of existing structures has become an increasingly significant aspect of the City's renewal program.

2,660 housing units were restored to a safe and comfortable condition in 1971 as part of the City's Neighborhood Improvement Program. In the two project areas currently affected, Allentown/Lakeview and Hamlin Park, Federal 3% long-term loans and grants up to \$3,500.00 are available to assist homeowners in the required repair and improvement of their properties. By year's end, property owners in these neighborhoods had received nearly \$2 million in financial assistance administered through the program. Many of the 2,950 owners who have brought their homes into code compliance have been assisted by the renewal staff in choosing the most effective and economical method of property rehabilitation.

In addition, these federally-assisted projects have enabled the City to make substantial public improvements in these neighborhoods, amounting to more than \$2.2 million and including curb and sidewalk replacement, installation of attractive new light standards, and diseased tree removal and new tree planting.



- a. "Wet Cement" - new sidewalks in Hamlin Park.
- b. An old house acquiring a new look in Allentown/Lakeview.
- c. Construction of U.D.C./Ellicott N.A.C. housing continues.
- d. Rehabilitation specialist advises owner on property repair.
- e. Workmen pause while installing a new roof.
- f. Maryner Towers/Townhouses anxiously await their first occupants.

f.

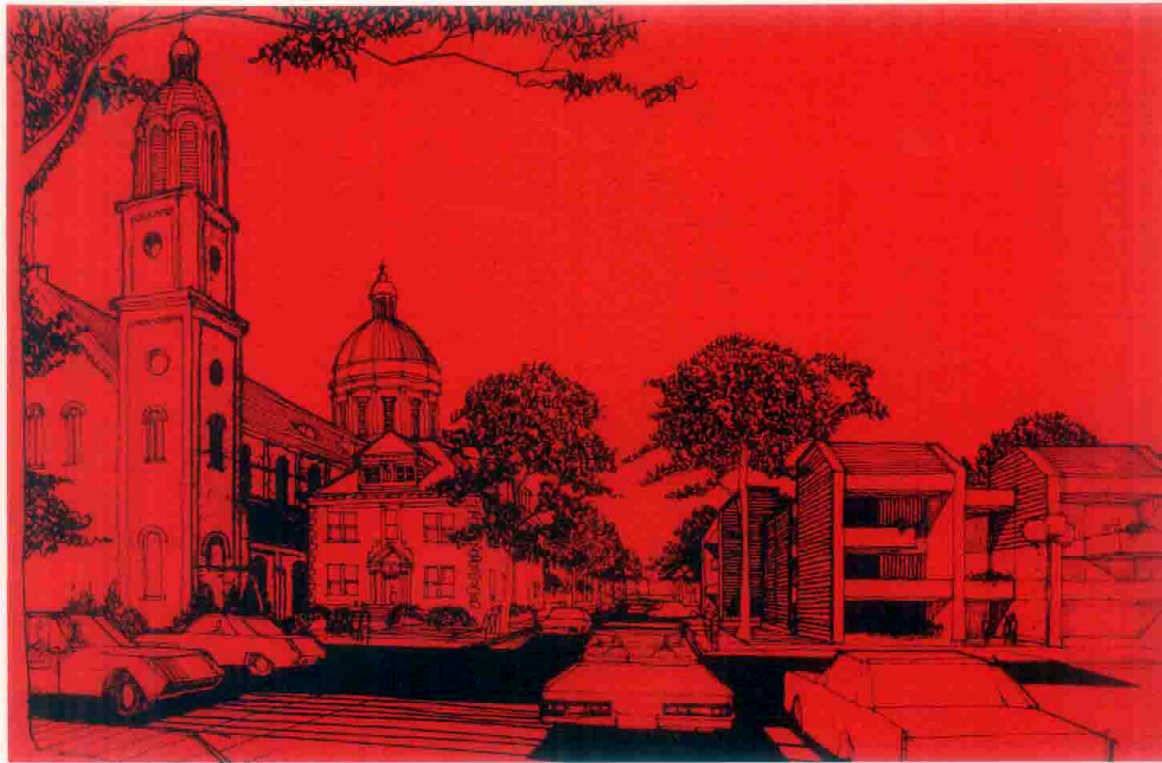


Renewal plans for Broadway/  
Fillmore call for extensive property  
rehabilitation in that neighborhood.

The High Street apartments and  
other selected properties in Oak  
Street will be renovated and  
beautified to enhance other project  
developments.

"Project Rehab", with 138 units  
completed and occupied in Phase  
I and hundreds more about to  
commence, will permit the  
non-profit rehabilitation of  
isolated neglected properties  
that threaten otherwise substantial  
neighborhoods.

a.



b.



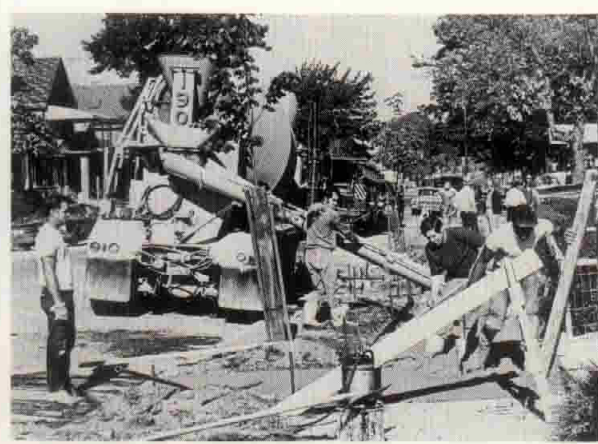




c.  
d.



e.



f.

- a. New housing proposed for selected sites in Broadway/Fillmore.
- b. An owner repairing his Hamlin Park home.
- c. Large-scale property improvement underway in Allentown/Lakeview.
- d. Garden apartments in Ellicott receive finishing touches.
- e. Public improvements to compliment private rehabilitation.
- f. Another new attractive light standard appears.

Buffalo's Urban Renewal Program is strongly committed to the goal of a decent home and a pleasant environment for all our citizens, especially those most directly affected by the renewal process.

Over 2,000 families and 600 individuals displaced by redevelopment, code enforcement or other governmental projects have thus far been assisted in finding suitable living space in all parts of the City, receiving more than \$280,000 in relocation payments and other benefits.

More recently, replacement housing payments have made it possible for eligible families to purchase homes in better neighborhoods without overburdening themselves financially.

In the Oak Street Project, renewal activities are being phased specifically to give those displaced a real opportunity to occupy the new housing being developed there and elsewhere through the renewal program.

When plans for the renewal treatment of an area are worked out, considerable attention is paid to the recreational needs of present and future residents.

The City of Buffalo is developing a system of parks and recreation areas to compliment neighborhood renewal and provide space for active and passive recreation.

In the Hamlin Park project, Trinidad Park was dedicated and enthusiastically received. Ground was broken for the unusual Florida/Northland/Covered Creek Parks stretching across the width of the project area. Completion is expected in the fall of 1972. A consultant's report for development of Woodlawn Park is under study.

Final plans for LaSalle Park Extension in Allentown/Lakeview are in preparation. The start of construction is expected in spring 1972.

Expansive open space areas and the \$1.5 million J.F.K. Center provide a wide variety of recreational opportunities in Ellicott. U.D.C.'s residential development in Waterfront likewise includes plans for open space and recreation facilities to serve this new community.

Slag fill work was completed for the \$4 million Erie Basin Marina adjacent to Waterfront. When completed before summer 1972, it will accommodate 286 boats, with parking for 438 cars and 50 trailers.

Memorial Auditorium was enlarged and renovated at a cost exceeding \$9 million to comfortably accommodate an additional 5,000 spectators for professional hockey and basketball.

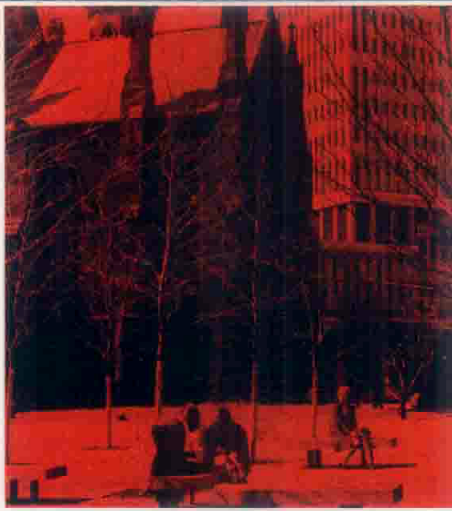
Cathedral Park at Main and Church Streets in the C.B.D. was completed and dedicated. Shoppers and office workers now pause there often to reflect on the intensive development that has recently taken place in that area.



G.

## parks/recreation





a.



b.

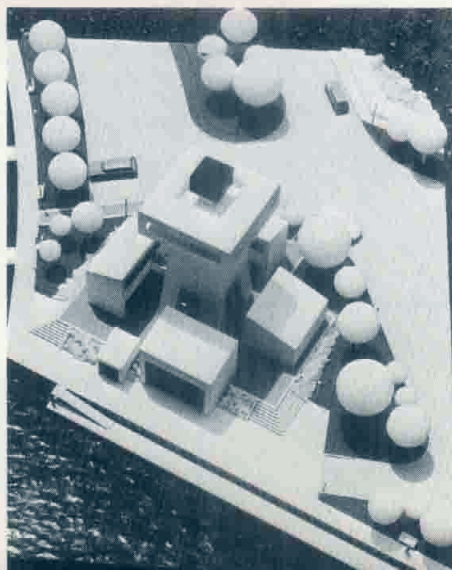
- a. Cathedral Park becoming a special part of the downtown scene.
- b. Florida/Northland shelter house under construction in Hamlin Park.
- c. Phase II marina construction proceeds.
- d. Residents and officials formally open Trinidad Park.
- e. Striking new lighthouse will direct marina traffic.
- f. New housing developments provide active and passive recreation space.



d.



f.



e.



# commerce/industry

The economic stability and growth of the City are vital to the fulfillment of all other renewal objectives.

When Phase I construction of Cabot, Cabot and Forbes' Marine Midland Center is completed in mid 1972, this dramatic development will return more tax dollars to the City than the almost 300 acres in Waterfront prior to renewal.

Investment in the Central Business District has been impressive in its quantity and quality. The "Regional Center" report, released in early 1971, recommends construction of an enclosed pedestrian mall along part of Main Street and a 100,000 square foot convention center to further stimulate development of new offices, hotels and businesses. A projected 20,000 jobs will result from successful completion of the "Regional Center" complex over a period of 10 to 15 years.

All properties have been acquired and demolished in Downtown II. Construction of an office/commercial complex on the 50,000 square foot site should begin in mid 1972.

Proposals for a major hotel development in the Waterfront Project will be submitted in early 1972, with a construction start anticipated before fall of 1972.

Execution of a commercial project to restore vitality to the Broadway/Fillmore business district may commence before the end of 1972.

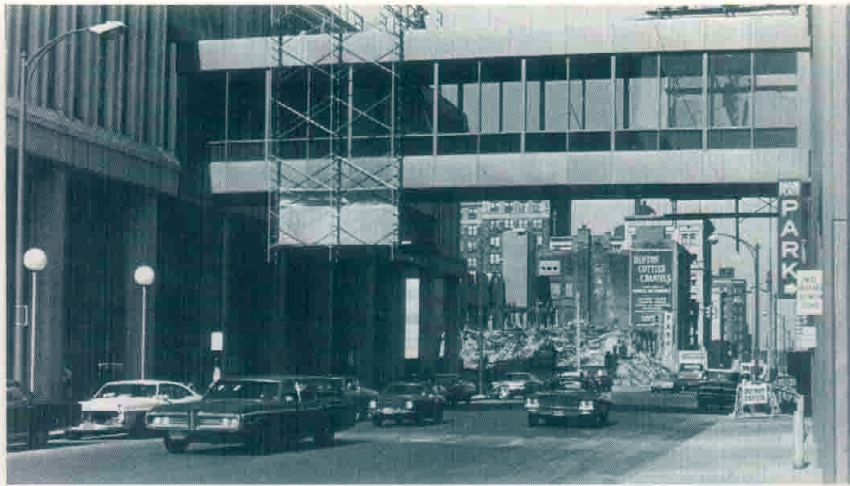
The advantages of the Thruway Industrial Park have already attracted 3 concerns to its pilot project. A study of the overall area was completed and its recommendations are currently under review.

Business displaced by renewal activities have received specialized relocation assistance as well as benefits amounting to \$873,000 in finding new and improved quarters.

c.



b. a.



- a. New elevated walkway links Rath Building and Main Place.
- b. Marine Midland Center's office tower dominates the landscape.
- c. "The Regional Center" – masterplan for C.B.D. growth.



# transportation

Satisfying the transportation needs of the area's population, while preserving our environment, visual and otherwise, becomes more difficult with each succeeding year.

A bold multi-faceted transportation plan has been devised by the NFTA to responsibly meet these needs for decades to come. It includes construction of a rapid transit line along the Buffalo/Amherst corridor and establishment of a regional bus network.

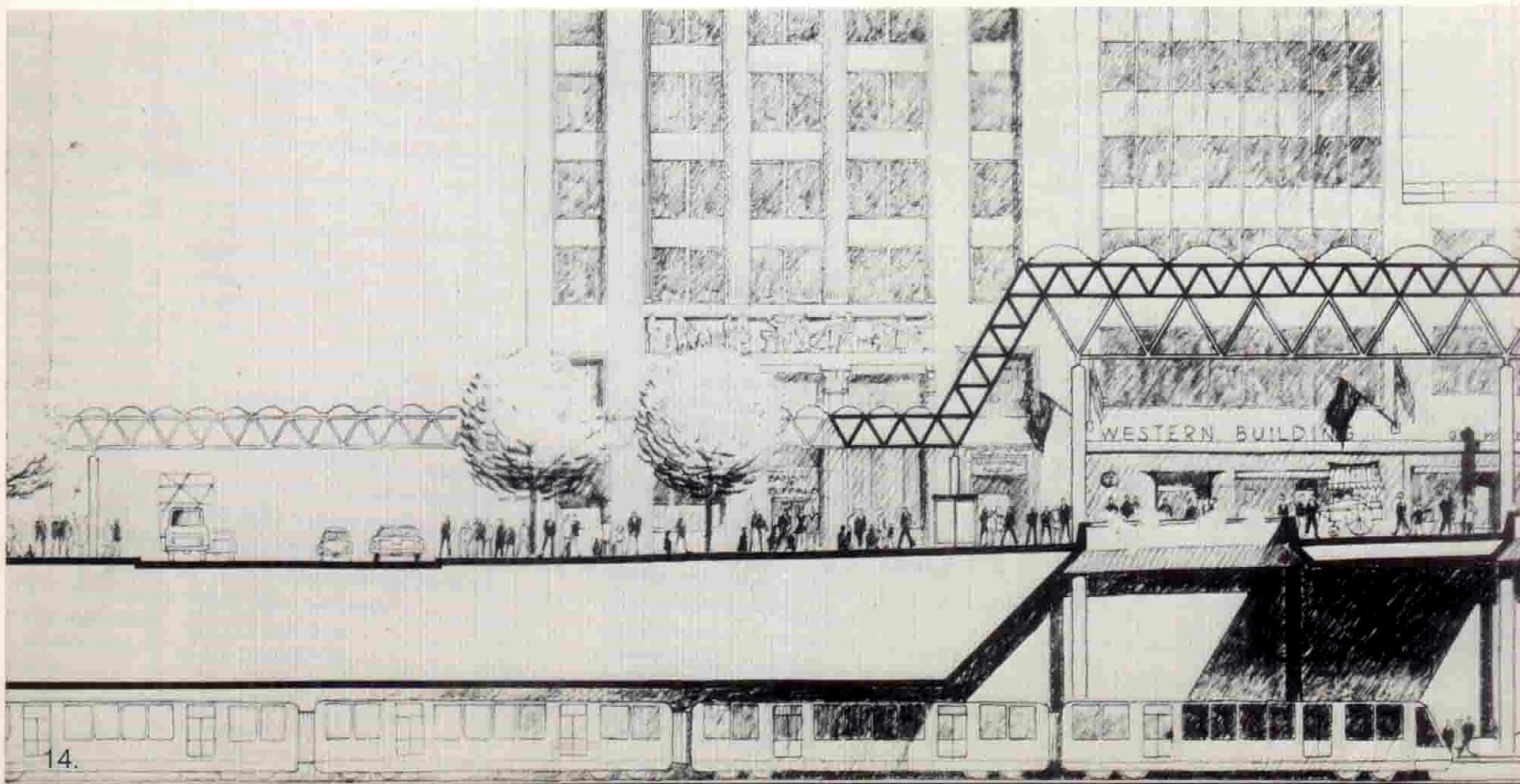
The Niagara Frontier Transportation Authority is presently pursuing the state and federal resources needed to execute this monumental project. The transit line will connect the C. B. D. and the new Amherst campus of the State University and will directly serve several renewal developments, including the commercial plaza planned in Oak Street and the proposed community college at the Crossroads. It would be hard to exaggerate its positive impact.

More immediately, streets are being resurfaced, intersections changed, more efficient street lighting installed and traffic control refinements made as part of an extensive program of public improvements in renewal project areas.

The City's new Department of Transportation, established in 1971 in response to recommendations of a professional management study, will play a major role in initiating and coordinating transportation improvements city-wide.

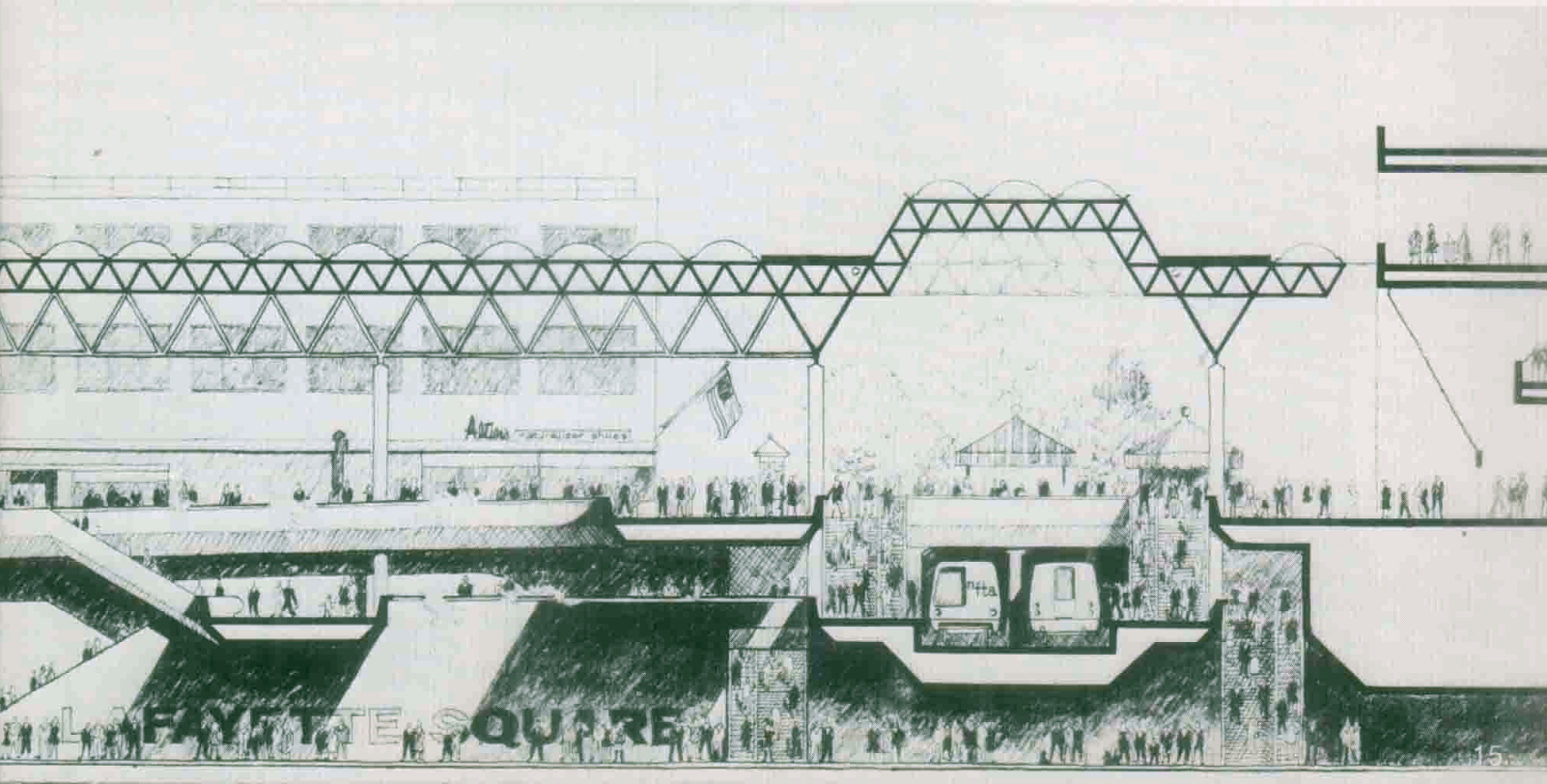
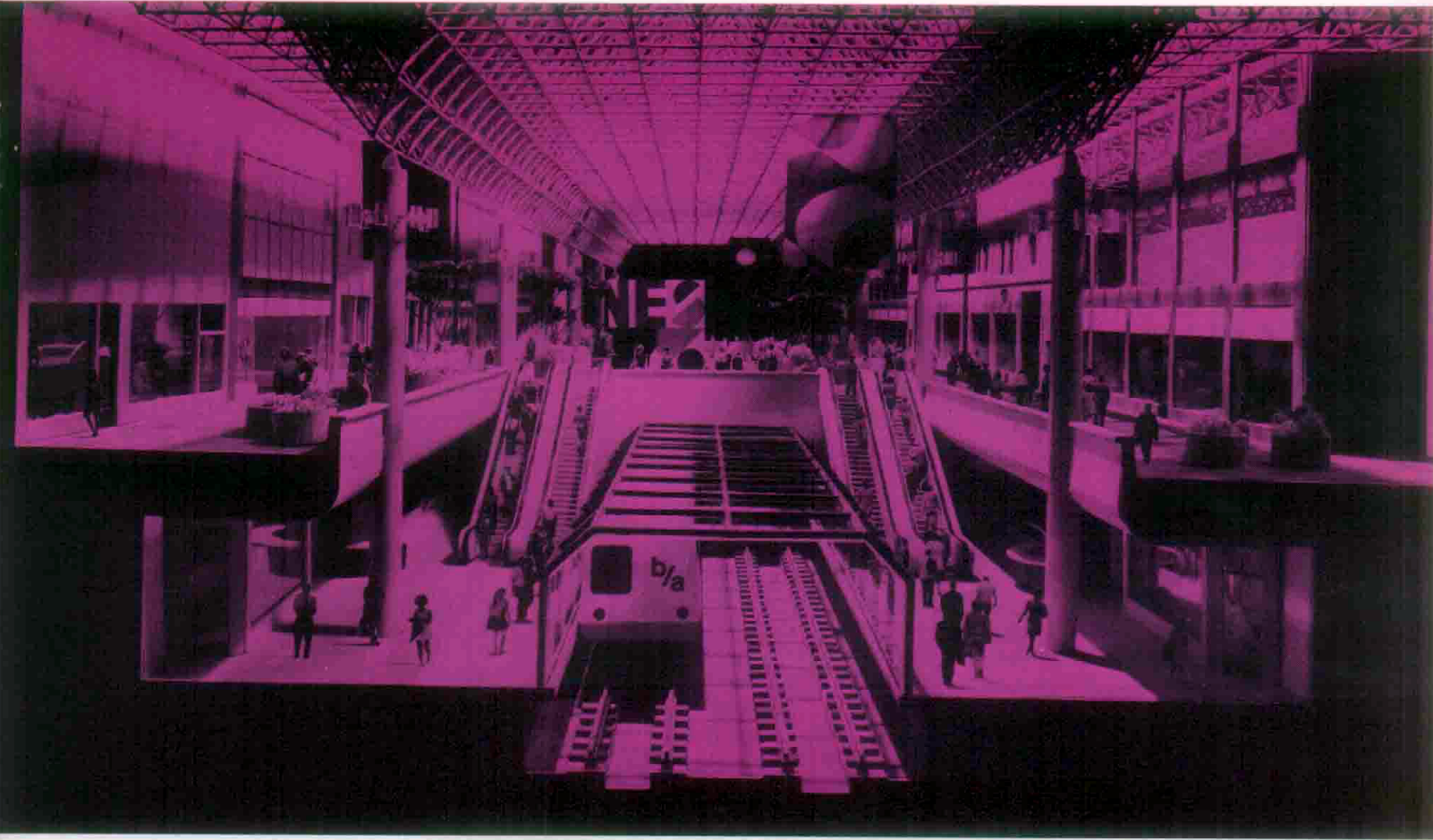
- a. Lafayette Square station model  
— a dramatic vision of things to come.
- b. Section of proposed pedestrian mall and rapid transit station.

b.





a.







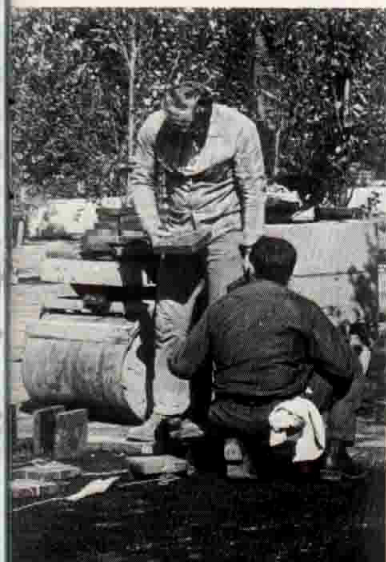
# people

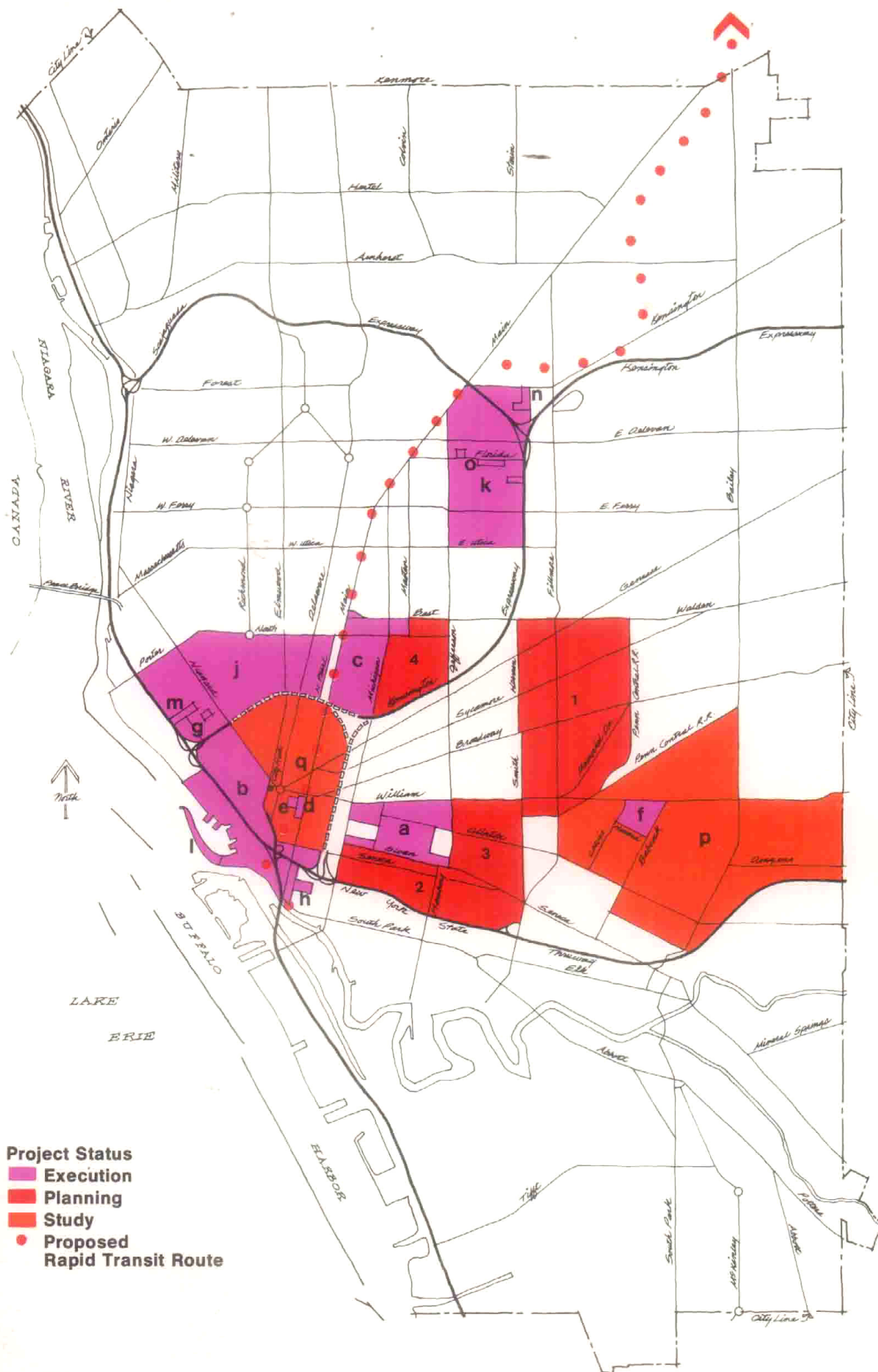
People are the principal ingredient in the formula for renewal success. Not lines on a graph or numbers on a sheet, but concerned and involved citizens committed to fulfillment of the needs and aspirations of their community. Their collective support or opposition has and will continue to greatly influence community development policy and direction.

Urban Renewal, in some way, affects us all and no one is without an opinion. Depending on one's proximity, it can be a traumatic intrusion or a boost to the ego. Or "the first nice thing that's ever happened to me". It is ultimately a personal experience.

It is pride and hope in the eyes of a young family moving into cheerful new surroundings. It is the joyous shriek of a child romping through a newly developed recreation area. It is the contented smile on a wise and wrinkled face seen in the courtyard of a new housing complex for our senior citizens. It is an unconscious optimism in the speech of a small businessman or the step of a construction worker.

Our successes, large and small, encourage us to get on with the business of meeting the enormous challenge of renewing the total community.







# financial statement

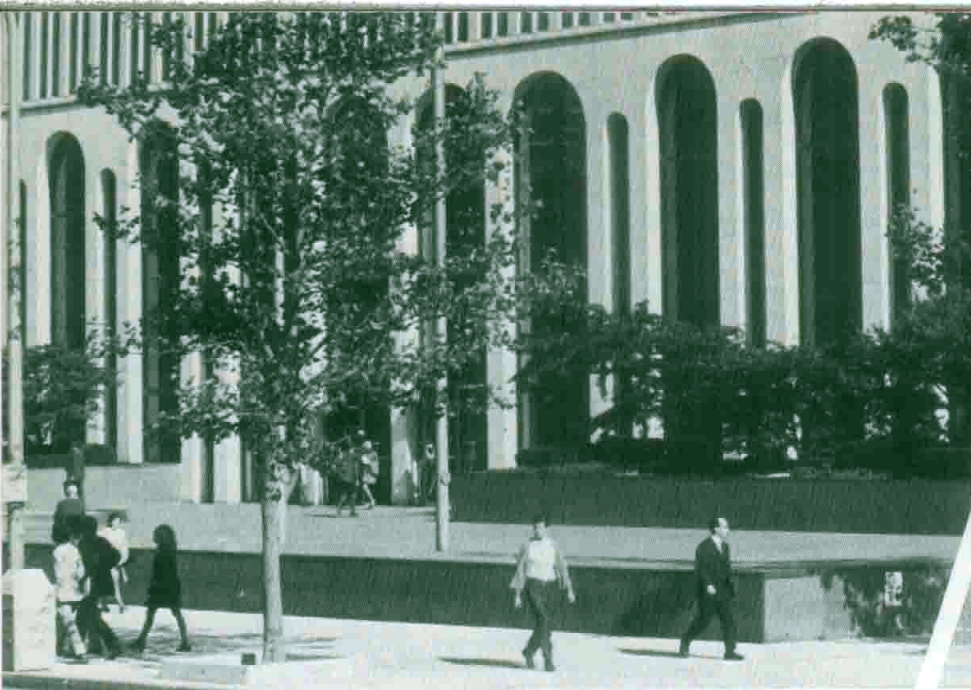
as of December 31, 1971

	Federal/State Assisted Projects						State Assisted Projects			Non Assisted Projects (City)			
	Ellicott Project NY 1-1	Waterfront* Project NYR-35	Oak St.* Project NYR-197	Hamlin CCE NYE-9	Allentown CCE NYE-5	Community Renewal NYR-270	LaSalle/ Park Ext. BOR	Trinidad Park BOR	Florida/ Northland BOR	Maryland Street/ West	Industrial Park/ Pilot	Downtown Renewal/ Phase II	Scott Street Project
Cash on Hand.....	\$ 36,796	\$ 505,156	\$ 31,749	\$ 358,281	\$ 344,920	\$ 3,175	\$102,143	\$118,594	\$232,000	\$162,600	\$ 21,268	\$ 649,650	\$542,000
Accounts Receivable .....	2,583	505,646	133,289	165,995	24,312						71,989		
Investments.....		6,248,000	2,771,547										
Value of Land Sold.....	(742,135)	(1,539,416)	(77,000)							(177,000)	(71,989)		
Non Cash Local Grants.....		293,556											
Gross Project Costs.....	14,734,434	19,764,408	4,549,007	1,859,072	2,724,806	116,476	348,642	230,259	28,000	489,400	2,874,519	600,350	8,000
Relocation Payments.....	346,926	982,373	126,830	132	58,875								
Rehabilitation Payments.....				165,863	436,984								
<b>Total Assets.....</b>	<b>\$14,378,604</b>	<b>\$26,759,723</b>	<b>\$7,535,422</b>	<b>\$2,549,343</b>	<b>\$3,589,897</b>	<b>\$119,651</b>	<b>\$450,785</b>	<b>\$348,853</b>	<b>\$260,000</b>	<b>\$475,000</b>	<b>\$2,895,787</b>	<b>\$1,250,000</b>	<b>\$550,000</b>
Accounts Payable.....	349,875	362,908	313,012	152,903	149,242	3,175					120,787		
Notes Payable.....	1,287,551	11,240,000	5,500,000	46,430	99,830								
Accrued Accounts .....	4,558	743	961,113										
Local Grants-in-Aid.....	1,650,000												
Local Grants-In-Aid Cash.....	1,037,519	233,392		546,951	729,785	38,825	300,000	275,000	260,000	475,000	2,775,000	1,250,000	550,000
Local Grants-In-Aid Non Cash...	1,020,121	293,556	1,494,468	362,023	286,298								
NY State Contribution.....		2,339,687					150,785	73,853					
Project Grants.....	8,682,054	11,307,064		1,275,041	1,828,883	77,651							
Relocation Grants.....	346,926	982,373	131,829	132	58,875								
Rehabilitation Grants .....				165,863	436,984								
<b>Total Liabilities &amp; Capital.....</b>	<b>\$14,378,604</b>	<b>\$26,759,723</b>	<b>\$7,535,422</b>	<b>\$2,549,343</b>	<b>\$3,589,897</b>	<b>\$119,651</b>	<b>\$450,785</b>	<b>\$348,853</b>	<b>\$260,000</b>	<b>\$475,000</b>	<b>\$2,895,787</b>	<b>\$1,250,000</b>	<b>\$550,000</b>

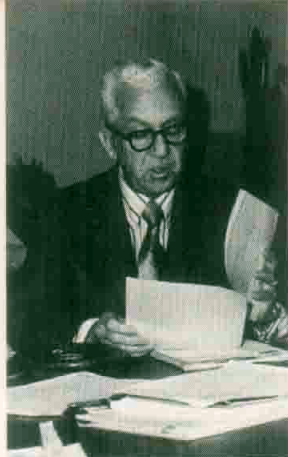
\*Under administrative/financial control  
of Buffalo Urban Renewal Agency

Statement prepared by Financial Control of Agencies









**Mayor, the Honorable  
FRANK A. SEDITA**  
City of Buffalo/State of New York

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Development Coordinator

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The preparation of this report was financed in part through a Federal loan and grant from the Department of Housing and Urban Development under the provisions of Title I of the Housing Act of 1949, as amended, and in part through a New York State Capital grant from the New York State Division of Housing and Community Renewal under the provisions of the New York State Urban Renewal Assistance Program.



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Buffalo, New York/14202 716-856/4200

**department of urban renewal**