City of Buffalo

Downtown Revitalization Initiative

Application

Submission Deadline - September 15, 2021 4:00 pm

BUFFALO

MAYOR BYRON W. BROWN’S OFFICE OF STRATEGIC PLANNING
BASIC INFORMATION

REDC Region: Western New York

Municipality Name: City of Buffalo

Downtown Name: Broadway Fillmore Neighborhood & Central Terminal

County Name: Erie County

Applicant Contacts:
  o Lisa Hicks, Director of Development, Mayor’s Office of Strategic Planning
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  o Trevor Griffis, Special Projects Manager, Buffalo Urban Renewal Agency
    ▪ tgriffis@ch.ci.buffalo.ny.us

VISION AND JUSTIFICATION

The City of Buffalo previously outlined a vision for downtown that includes special urban places, key park spaces, retail-oriented streets, improving neighborhood connections, cycling and pedestrian connections, streetscape improvements and public realm investments. The Broadway Fillmore neighborhood, located just East of Downtown Buffalo, identified by Empire State Development as a key commercial corridor, as well as a gateway to the East Side of Buffalo, is well suited for this exact downtown investment strategy. As commercial development continues to move eastward, and developers shift their focus from the Central Business District to other urban areas in need of revitalization, Broadway Fillmore provides a unique opportunity to mirror a downtown investment strategy in slightly less urban setting.
Strategic and master planning efforts for the Broadway Market and Central Terminal, significant and high value cultural anchors in the Broadway Fillmore area, have established a framework to transform these cultural anchors into vibrant local and regional destinations. This provides benefits to the Broadway-Fillmore neighborhood and the Greater Buffalo Community. Building from this planning momentum with planned project investments of around $86 million over the next few years and through intentional and consistent community engagement, this neighborhood, is poised for significant development and revitalization.

The primary beneficiaries of the Downtown Revitalization Initiative (“DRI”) funds are the residents of Broadway Fillmore, both, old and new, the business owners who continue to serve the community and the vendors who make the Broadway Market as unique and diverse as it is. After careful consideration of projects that are most impactful to the residents living in the community, and that provide employment and housing to the residents in the neighborhood, a project list, reflective of community input and public engagement previously facilitated, is presented herein.

The City of Buffalo, Mayor’s Office of Strategic Planning, in collaboration with the Buffalo Urban Development Corporation, the Buffalo Urban Renewal Agency, the Central Terminal Restoration Corporation and Broadway Fillmore Neighborhood Housing Services, are excited to present our application for DRI Funding in the amount of $20 million dollars, to further capitalize and leverage the investments made by our respective organizations, to bring about positive changes during this “pivotal and transformative moment for the Broadway-Fillmore Neighborhood and the Buffalo Central Terminal.”
1) Boundaries of the proposed DRI area.

Our proposed DRI area is concentrated in the City of Buffalo’s Broadway-Fillmore neighborhood. Although the neighborhood is beyond the traditional central business district, the City has identified key characteristics such as population growth, planned mixed-use development, new community amenities, and growing job opportunities that show the DRI area is ripe for revitalization and economic development.

The Broadway-Fillmore neighborhood’s population increased from 10,241 to 13,559 from 2010 to 2020, a 30 percent increase (US Census). The East Sector of the City converted a staggering 2,590 vacant units into occupied housing, led by Broadway-Fillmore (US Census). As more affordable housing in the neighborhood is developed, we expect the trend in population growth to continue, contributing to business growth and new job opportunities for community residents.

The area identified is considered the “gateway” for the Broadway-Fillmore neighborhood, with the Broadway Market and the Central Terminal as two cultural anchors within the boundary. In addition to the two cultural anchors, Lombard, Fillmore, and the Broadway Commercial corridors are key areas where commercial and economic development activity are vital for neighborhood revitalization at our boundary area’s core.

In order to bring about an immediate and substantial change to the community residents of Broadway-Fillmore, we should focus on the more commercially and residentially dense area surrounding the Broadway Market and the Central Terminal. We have no doubt however, that an influx of capital improvements within the identified boundary, will spur additional revitalization moving east along Broadway and in all other directions surrounding this location, which is what makes this revitalization effort so exciting.

Please reference Figure A for an aerial map of the DRI area in consideration.
2) Past investment, future investment potential.

Recent community engagement efforts and City resources have been invested in the DRI area to enhance community amenities, business opportunities, ensuring long-term sustainability of the neighborhood for Broadway-Fillmore residents.

Strategic plans, particularly for the Broadway Market and the Central Terminal have established a framework to transform these cultural anchors into vibrant public spaces community residents and local business owners will be able to enjoy. By focusing on two significant cultural and historic anchors, and then further looking at the considerable amount of neighborhood investment, an influx of public capital will serve as a catalyst for business growth, wealth building, and the overall economic vitality for the local community.

In recent years, the proposed DRI area has seen positive development momentum in the surrounding neighborhood, providing new community amenities and affordable housing. Hope House located at 243 Sears, is a $12.8 million project, that adaptively reused a former City-owned school into 27 affordable housing units dedicated to homeless women. The project also includes a commercial kitchen to serve area residents. Demand for new, affordable housing in the area continues, and projects such as Hope House will be essential to ensure that investment will benefit local residents and businesses in the neighborhood.

The Broadway Market serves the Broadway Fillmore neighborhood as a year-round destination, providing neighborhood residents with a wide range of food, goods, and services. Since 2011, the City of Buffalo has contributed over $3 million to the Broadway Market on improvements and upgrades including the addition of a new commercial kitchen, reconstruction costs for the Broadway Market parking garage, and other interior improvements. In 2021, a $1 million façade restoration is nearing completion. Additional revitalization efforts are recommended to enhance the physical experience to meet the community’s desire to attract new fresh food and international food businesses, improve commercial spaces for market vendors, and add new community spaces for social events. Additional improvements will not only enhance the experience for local residents but will also improve local business sales and stimulate nearby development.

In addition to past investment in the neighborhood, there is a considerable amount of private commercial development planned, such as the Eckhardt’s building, that will activate the DRI area and provide community residents with new business opportunities and more vibrant commercial spaces. The former Eckhardt’s Building located at 950 Broadway, an early example of art-modern architecture in the City, is set for redevelopment. Initial plans call to transform the building into approximately 26 affordable apartment units, and commercial space for retail and social services on the ground floor.

The Former Site of the Satler’s Department Store at 998 Broadway, in the heart of Broadway Fillmore neighborhood, has sat empty contributing to neighborhood blight. A local developer recently purchased the building and is in the early stages of creating a development plan that could contribute to neighborhood revitalization and job growth. The developer could invest approximately $50 to 60 million in the project, creating new jobs for community residents.
In addition to the creation of new mixed-use development that will provide more commercial spaces and business opportunities, it is important to consider existing businesses in the neighborhood to ensure their long-term viability. After undergoing a recent exterior facelift, Al Cohen’s Bakery at 1132 Broadway is exploring a $500,000 upgrade to their production line that will preserve 20 jobs and add at least six more.

We also envision neighborhood plans for future revitalization and economic growth. Corpus Christi Church is a historic and symbolic focal point of community life in Broadway Fillmore. Currently, Corpus Christi is exploring an opportunity to adaptively reuse their social hall into a community center. This development has the potential to be a welcoming space for community events and community services. Although the project is in the early planning stages, potential projects such as the Corpus Christi Social Hall are fundamental to creating spaces that ensure community residents will benefit from a newly revitalized Broadway Fillmore.

The Central Terminal undertook a yearlong process to develop a community driven Master Plan. Together with the community a shared vision for a path forward rooted in equity and knowledge was created. The plan provides a framework to re-establish the Terminal as a vibrant, year-round regional venue that leverages diversity of spaces, and reflects cultural and economic assets of the Broadway Fillmore neighborhood. Currently underway is a $5.5 million dollar roof replacement and abatement project to begin readying the main concourse public spaces for events and activities.

Please reference Figure A for a project list and Figure B that showcases past and planned development activities in the DRI area. You will note that past and planned investment over the past 7 years amounts to approximately $41 million with future investment potential of an additional $86 million.
<table>
<thead>
<tr>
<th>Development Activities in Neighborhood</th>
<th>Area</th>
<th>Project Description</th>
</tr>
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</table>
| Broadway Market                       | 999 Broadway | Since 2011, the City of Buffalo has contributed over $3 million to the Broadway Market on improvements and upgrades including the addition of a new commercial kitchen, reconstruction costs for the Broadway Market parking garage, interior improvements, and ongoing management costs. Additionally, a $1 million façade restoration is nearing completion this year. As a cultural anchor of the Broadway Fillmore neighborhood, further investment is recommended to enhance the exterior and interior for market vendors, catalyzing revitalization of the neighborhood. **Past Investment:** $3,274,811 million  
**Future Investment Potential:** $5 million  
**Funding Sources:** City of Buffalo Capital, ESD funds  
**Job Creation:** 50 |
| Former K-Mart Department Store        | 998 Broadway | The Former Site of the Satler’s Department Store and K-Mart at 998 Broadway, in the heart of Broadway Fillmore neighborhood, has sat empty contributing neighborhood blight. A local developer recently purchased the building, and is in the early stages of creating a development plan that could contribute to neighborhood revitalization and job growth. The developer could invest approximately $50 to 60 million in the project.  
**Future Investment Potential:** $50 million  
**Funding Sources:** Private Capital  
**Job Creation:** 100 |
| Al Cohen’s Bakery                     | 1132 Broadway | Façade improvements to the building are underway through the East Side Commercial District Program. There is also potential for interior improvements. These will be determined once the owner provides contractor cost-estimates for the build outs. The bakery is exploring expanding its production line, potentially adding more jobs and increasing the company’s production capacity.  
**Planned investment:** $57k  
**Future Investment Potential:** $500k  
**Funding Sources:** East Side Commercial District Program Award 50k  
**Job Creation:** 10 |
| Jericho Road Health Center(Former Victor’s Furniture Store) | 1021 Broadway (Formerly 224 Clark and 245 Lombard) | Now nearing completion, the formerly vacant buildings at 224 Clark and 245 Lombard have been revitalized into a Community health hub known as the Jericho Community Health Center. The primary mission of the health center is to provide holistic healthcare for underserved and marginalized communities. This $8,025,000+ project includes a variety of medical offices, a medically-oriented gym (MOG), a dental clinic, a pharmacy as well as other agencies that provide companion services.  
**Past Investment:** $8,025,000  
**Funding Source:** Private Capital  
**Job Creation:** 50-100 |
| Eckhardt’s Building                   | 950 Broadway | A local developer is proposing to renovate the former Eckhardt’s department store on Broadway, an early example of Art-Moderne architecture in the city. Initial plans call for the creation of up to 26 one and two bedroom affordable units on the upper floors, and commercial space for retail and social services on the ground floor.  
**Planned investment:** $5.5 million  
**Funding Sources:** Empire State Development Award $2 million. Developer is in discussions to revive the award that has expired.  
**Job Creation:** 15 |
| Union Stockyard Bank                  | 949 Broadway | Façade improvements for the building are planned with a contribution from the East Side Commercial District Program.  
**Planned investment:** $198k  
**Funding Sources:** East Side Commercial District Program Award 50k  
**Job Creation:** 30 |
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address</th>
<th>Summary</th>
</tr>
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<tbody>
<tr>
<td>Rainbow Shop</td>
<td>976 Broadway</td>
<td>As part of the East Side Commercial District program, 976 Broadway was awarded 50k from Empire State Development for exterior and/or interior repairs. Bids for exterior and interior improvements are pending. Owners have to contribute at least 15% of the total project costs to receive the award. Planned Investment: $150k Funding Sources: East Side Commercial District Program Award 50k Job Creation: 20</td>
</tr>
<tr>
<td>Former Parkside Pharmacy</td>
<td>975 Broadway</td>
<td>As part of the East Side Commercial District program, 975 Broadway was awarded 50k from Empire State Development for exterior and/or interior repairs. Bids for exterior and interior improvements are pending. Owners have to contribute at least 15% of the total project costs to receive the award. Planned Investment: $150k Funding Sources: East Side Commercial District Program Award Job Creation: 15</td>
</tr>
<tr>
<td>National Furniture Store</td>
<td>917 Broadway</td>
<td>Broadway-Fillmore NHS/ Home Front saved the house from emergency demolition in 2016, spending $160k of unrestricted funds on stabilization. The house needs another $300k to complete the historic restoration. Planned Investment: $250k Funding Sources: East Side Commercial District Program Award Job Creation: 15</td>
</tr>
<tr>
<td>Dr. Francis Fronczak House</td>
<td>806 Fillmore</td>
<td>Broadway Fillmore NHS administered 75k in NY Main St funding to assist an adaptive reuse development of a former Buffalo Fire house. Past Investment: $160k Future Investment Potential: $300k Job Creation: 20</td>
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<tr>
<td>Hook &amp; Ladder 11</td>
<td>636 Fillmore</td>
<td>Adaptive reuse plans for the former Schreiber Brewing Company will be anchored by the Buffalo Brewing Company craft brewing and event space. Besides the brewery, there will be a 3,000 square foot museum highlighting Western New York's brewing history, a 2,000 square foot office facing Fillmore Avenue, and roughly 5,000 square feet of flexible commercial space that the development team is currently determining the best fit usage for. The building will also be home to seven residential apartment units on the top floor. Planned Investment: $7,452,477 Funding Source: Empire State Development Award 566k Job Creation: 40</td>
</tr>
<tr>
<td>Schreiber Brewery Building</td>
<td>662 Fillmore</td>
<td>Façade improvements are proposed to complete extensive repairs on masonry. The cost estimate is between $112,375 and $137,250. Additional owner contributions pending for potential interior improvements. The building has ample opportunity for commercial, residential, and/or retail space. Planned Investment: $196k Funding Source: East Side Commercial District Program Award Job Creation: 30</td>
</tr>
<tr>
<td>Bison Plumbing</td>
<td>657 Fillmore</td>
<td></td>
</tr>
<tr>
<td>Project Name</td>
<td>Address</td>
<td>Description</td>
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<td>--------------------------------------------------</td>
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<tr>
<td>Torn Space Theater, Adam Mickiewicz Library</td>
<td>612 Fillmore</td>
<td>The former Lederman’s furniture store at 239 Lombard is seeing new life, adjacent to the renovated Jericho Road Community Health Center at 1021 Broadway. The owner has invested $300k in interior and exterior improvements for new windows, roof repairs, and event space. Plans are currently in the works to adaptively reuse the upper floors into commercial office space for a potential call center and to restore the buildings historic facade. Additional improvements are recommended to maximize the project's potential impact in the neighborhood.</td>
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<tr>
<td>Library and Dramatic Circle</td>
<td></td>
<td></td>
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<tr>
<td>Lederman’s Furniture Store</td>
<td>239 Lombard</td>
<td>A local developer is planning to close on the former Chuddy Paper Co building, recently vacated. Located across the street from the Broadway Market, the building has significant potential for an adaptive reuse project to bring mixed-use development to the neighborhood, contributing to economic vitality in the corridor.</td>
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<tr>
<td>Chuddy Paper Co.</td>
<td>205 Lombard</td>
<td>Corpus Christi is exploring an opportunity to adaptively reuse their social hall into a community center. This development has the potential to be a hub for community residents.</td>
</tr>
<tr>
<td>Corpus Christi Church Social Hall</td>
<td>169 Sears</td>
<td>Nearing completion, the Hope House Project was an adaptive reuse of a former City-owned school into 27 affordable housing units dedicated to homeless women. The project also includes a commercial kitchen to serve area residents.</td>
</tr>
<tr>
<td>Hope House Project</td>
<td>243 Sears</td>
<td>The City’s Department of Public Works is working on a Streetscape Plan that includes the DRI area. Exact limits of the streetscape are yet to be finalized.</td>
</tr>
<tr>
<td>Fillmore Avenue Street Scape Project</td>
<td>Fillmore Ave (See DRI Map)</td>
<td></td>
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<tr>
<td>Central Terminal Great Lawn</td>
<td>495 Paderewski Dr</td>
<td>Identified in the Buffalo Central Terminal Master Plan, the Great Lawn, is a green space that can be an asset for year-round public use, including recreational activities and for small and large events that will benefit local residents and attract regional visitors.</td>
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<td>Planned Investment</td>
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<tr>
<td>Future Investment Potential</td>
<td>$86,300,000.00</td>
</tr>
</tbody>
</table>
Figure B.

DOWNTOWN REVITALIZATION INITIATIVE
BROADWAY-FILLMORE AREA OF CONSIDERATION
3) Recent or impending job growth.

Of critical importance is the benefit of DRI funded projects to the community residents. Increased employment opportunity spurred by recent commercial development in the neighborhood has brought new businesses and organizations such as the Jericho Road Community Health Center, a neighborhood health hub adjacent to the Broadway Market. The Center has created approximately 100 new jobs from non-profit groups and other health organizations. Additional planned development, as set out in Section 2 above, estimates the creation of approximately 550 new employment opportunities.

Employment training is also essential as the population begins to grow. The Northland Workforce Training Center provides education, training, and workforce development services to job seekers and pathways to gainful employment. As the Broadway-Fillmore neighborhood attracts new residents, Northland will continue to serve as an access point for job opportunities in the Buffalo Area, and in particular as a benefit to East side residents.

Future investment in the Broadway Fillmore neighborhood will create inviting built environments, new housing, attract new residents, businesses, create workforce opportunities, and equitable wealth building, satisfying the requests of current residents documented through community engagement feedback.
4) Quality of life.

The Broadway market area is a historical and cultural anchor for the Broadway-Fillmore neighborhood and a seasonal holiday destination for the entire WNY region. The area was once a busy vibrant business district but currently, like other areas in the City, there is a need for major infrastructure updates to provide an improved quality of life for residents and visitors of all ages. DRI funds can be used to implement projects and will make the area more attractive and livable through streetscape improvements and connections between the Broadway Market and the Central Terminal. Suggested neighborhood revitalization projects include repaving the streets, improvements to the sidewalks, adequate lighting, planting of street trees and other enhancements to the built environment, as similarly pictured below.

Proposed improvements within the DRI area will provide increased walkability which will serve the residents well, as 45 percent of the residents either walk or use public transportation. Infrastructure improvements to the area will also create better access to public transit, and more accessibility options for pedestrians with disabilities. This serves all community residents to allow for situations like quick visits for haircuts, medical appointments, and social occasions. More than just the ability of residents to move about the neighborhood safely and efficiently, quality of life also addresses accessibility to housing, and placemaking that connects people to the built environment making urban areas like the Broadway Fillmore community, even more appealing.

Proposed enhancements to streetscapes that provide safe walking paths between the Broadway Market and the Central Terminal, and the creation of a public outdoor gathering space, specifically, the Great Lawn at Central Terminal, will also add to providing a high-quality experience in the neighborhood.

_Buffalo Central Terminal Master Plan, August 2021_

Also, important to consider, are the other significant buildings, in the process of redevelopment or that have already been renovated and serves as a draw to the neighborhood. The list of projects shared in Section 2, together with existing buildings, locations and sites illustrate a more complete picture of the community and the direct relationship between the Broadway Market and the Central Terminal.
The Great Lawn is the focus for the Central Terminal DRI allocation because it so aptly and exceptionally draws the community together to provide a great benefit to all who reside and/or work in the neighborhood. Improving the streetscape in the area directly connected to the Great Lawn and creating walking paths and connections directly to the Broadway Market would serve to be advantageous to the community. These changes would be in direct response to what was heard during the various community engagement sessions held in respect of the Broadway Fillmore Neighborhood and the Central Terminal.

Buffalo Central Terminal Master Plan, August 2021

The Broadway Market and Central Terminal projects will bring new jobs into the community that currently don’t exist and will connect residents to new opportunities and leverage new investment. Together, these transformational projects will serve as catalysts for neighborhood revitalization and propel equitable economic growth in the surrounding neighborhood.
5) Supportive local policies.

The City of Buffalo has been working to create supportive local policies that increase livability within the City and increase the quality of life for all citizens. These policies span the range of land use and tax incentives, as well as equitable transit-oriented development policies. A DRI Grant award would allow for successful implementation of such policies with the Broadway Market, Central Terminal and surrounding neighborhoods, benefiting greatly from new and existing policies.

The Green Code, also known as, the Unified Development Ordinance is one such example of a policy, adopted in 2017, that better serves the citizens of Buffalo. It is intended to “promote the interest and welfare of the people through standards that address the orderly and compatible use of land, the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and type of blocks, thoroughfares, and open spaces.” As we plan to build affordable housing on vacant City-owned lots, the style, use and sustainability of the building design and surrounding built environment becomes ever more important.

The City, in collaboration with the NFTA and GBNRTC, has made a substantial effort to study and understand transportation patterns, and how to better provide Equitable Transit Oriented Development (“ETOD”) within the City, including consideration of options for the extension of light rail transportation system into and through the outer ring suburbs surrounding the City. These ETOD efforts have been undertaken to achieve equity goals with a commitment to ensuring that City residents of all socio-economic backgrounds benefit from new development that is combined with transit and can experience access and freedom to move about the City and beyond. The Future of Mobility Report also provides a framework for additional strategies and recommendations that reduce the carbon footprint of excessive vehicle usage and provides suggestions for alternate modes of transportation. These ETOD discussions are particularly important to the Broadway Fillmore neighborhood, because as the area begins to undergo a transformation, access to public transit will become increasingly important.

Forward-thinking, and innovative in the approaches to climate change solutions, the Brown administration has long been prioritizing understanding energy consumption as demonstrated by the partnership with NYPA in the development of the Energy Consumption Master Plan, its recent bronze certification through the Climate Smart Communities Program, with a plan to achieve the silver level certification by 2022, its involvement in NYSERDA’s Clean Energy Communities Program (final designation received in 2021) and its formation of a City of Buffalo Climate Smart Communities Task Force.
The Buffalo Sewer Authority is heavily engaged in resiliency and sustainability measures and the implementation of policies to reduce environmental impacts, as evidenced in Raincheck 1.0 and Raincheck 2.0.

According to Mayor Brown, “green Infrastructure is an opportunity to invest in our neighborhoods, increase employment and economic prospects for our citizens, and directly address climate change through projects that involve mitigation, adaptation, and the overall resilience of our city.” With DRI funding, we have an opportunity to renovate the Broadway Market parking ramp to include electric vehicle charging stations on all decks of the ramp.

Additionally, the City is engaged in several near-term municipal initiatives, that will be leveraged to maximize the existing plans to improve overall livability and quality of life in the City. Policies are currently in development with respect to Mayor Brown’s Race for Place Initiative, Broadband, Municipal Resiliency, the development of a 4-Year Strategic Plan, Talent Attraction Initiatives, as well as sustained and strengthened partnerships in the area of economic development with organizations that will continue to provide resources to businesses of all sizes within the City.
Public participation is a critical element in identifying the community’s vision, concerns and needs for both the Broadway Fillmore Neighborhood as well as the Central Terminal and surrounding neighborhood. Between “Buffalo’s International Market Business Plan” completed in January 2021, and the Buffalo Central Terminal Master plan completed in August 2021, there were a variety of public engagement methods utilized to gain feedback on prospective changes to the neighborhood. These methods included a community advisory council, public meetings, focus groups, one-on-one interviews, and online feedback. Present were community residents, business owners, non-profit organizations, local leaders, and stakeholders who all shared their ideas and vision for the neighborhood and the Central Terminal.

The feedback received, which informed both of the aforementioned plans, was in-line with the feedback received from the community meeting held on Wednesday, September 8, 2021, at 6:00 pm in the Broadway Market, to specifically address the DRI competition.

The public meeting, hosted by City of Buffalo’s Mayor’s Office of Strategic Planning provided community business owners, residents, stakeholders and local leaders’ information on the grant and grant process and sought input regarding the City’s selection of the Broadway-Fillmore neighborhood as the DRI area. Twenty community members attended representing a diverse cross-section of the Broadway Fillmore community, the Broadway Market, and the Fillmore council district.
The open house format offered an informal venue for residents, citizens, and community stakeholders to ask questions, make recommendations and share their thoughts on this grant initiative.

Recommendations included defining the area around the Broadway Market with gateway projects at Broadway Fillmore and Broadway Memorial to delineate the area as a shopping destination; to link the two anchors of the neighborhood, the Broadway Market and the Central Terminal, to improve the safety of the neighborhood through additional street lighting, to install new sidewalks and curbs, to increase the density of the neighborhood through housing rehab and in-fill housing; to provide assistance to small businesses within the neighborhood and the Broadway Market; and to improve the interior of the Broadway Market.

The feedback received helped in clarifying and understanding the desired objectives of the proposed DRI boundary as it was mapped out, but also allowed for consideration of alternatives brought forward during the public engagement process. Overall, the community was very open to the possibilities that might stem from the implementation of a strategic investment plan.

The commitment on behalf of local leaders and stakeholders for the resultant strategic investment plan is supported by past and future financial commitments by local leaders and input into neighborhood and cultural institutions future plans. Mayor Byron Brown fully supports this Downtown Revitalization Initiative grant as an opportunity to continue to develop the Broadway Fillmore neighborhood as a neighborhood business district as well as a regional destination. Since 2006, under the Brown administration, $4 million dollars has been invested into the Broadway Market. This commitment, on behalf of the City of Buffalo, has brought an additional $4.5 million of additional funding to the Broadway Market.

New York State Assemblymember Crystal D. Peoples-Stokes was instrumental in securing DASNY funding for the Broadway Market’s Exterior Enhancement Project slated to be completed this fall. Broadway-Fillmore Councilmember Mitch Nowakowski also supports this initiative working in tandem with the Broadway Market and the surrounding neighborhood. Councilmember Nowakowski stresses the importance of using these funds for streetscape improvements including additional street lighting, sidewalks, and curbs.
7) Transformative opportunities and readiness.

Broadway Market has already received a $4 million dollar commitment, through the Buffalo Billion, which is earmarked for interior market improvements. These improvements include installing an elevator which will provide handicap accessibility to the market; opening the market's basement for vendor production and storage by installing a freight elevator; a trash compactor room near the rear entrance of the market; second floor parking ramp improvements for bright, attractive, safe accessibility; updated restrooms and additional restrooms in the rear of the market. A consultant will also be hired through these funds to design the interior of the market to enhance the customers shopping experience.

An additional $7 million-dollar DRI investment will open the Gibson Street side of the Broadway Market for small businesses with entrances from both the interior of the market and Gibson Street. It will also resurface the 2\textsuperscript{nd} and 3\textsuperscript{rd} floor parking ramps and allow for electric vehicle charging stations to be installed. It will provide new wayfinding signage for the interior of the market, provide turnkey vendor spaces with fire suppression systems to increase the variety of international food offerings; revamp interior lighting and painting of interior market ceiling and walls.

These critical improvements to the interior of the Broadway Market benefit the Broadway Fillmore community, in that a refreshed indoor gather space is created where members of the community will have access to fresh healthy food, and a unique shopping experience. Vendors will experience business growth as the Market becomes a regional shopping destination once again.
**Central Terminal**
The proposal for Central Terminal, is to create a community amenity that can be used by the residents in the Broadway Fillmore neighborhood. The Central Terminal Restoration Corporation has laid out plans for a “Great Lawn” and “Civic Commons”, further expanded upon in Section 10 of this plan.

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**Infrastructure/Streetscape/Placemaking**

The City has invested in significant infrastructure improvements near the DRI area. In 2014, a $2.2 million streetscape was completed on the north section of Fillmore (North Parade to East Ferry on Buffalo’s East Side). Additionally, a Fillmore Avenue Resurfacing project (East Ferry to Kensington) was completed in 2021.

The City’s Department of Public Works is in the early stages of developing a design for a Fillmore Ave Streetscape project in Broadway-Fillmore, an opportunity to revitalize the Fillmore Ave Commercial Corridor by changing physical elements along the street, providing a more welcoming environment for businesses, visitors, and community residents. Potential changes may include new trees, curbing for enhanced walkability, and more lighting to create a more friendly and comfortable atmosphere.
**Vacant Properties to Affordable Housing**

As a result of decades of economic and population decline, there has been a significant decrease in housing stock in the Broadway-Fillmore neighborhood and several unsafe and blighted properties that were beyond repair, needed to be demolished to ensure the safety of residents in the neighborhood. As seen on the DRI boundary map, the area contains a significant number of vacant parcels, primarily city-owned that may be redeveloped. The City has the ability to work with community partners and establish new programs to develop these vacant properties into affordable housing, attracting more residents to the neighborhood. Currently, the City has housing programs in place such as HOMEGROWN, which assists in the revitalization of vacant and/or blighted City-owned homes, providing homeownership opportunities to low-income individuals. The redevelopment of these vacant properties not only can attract new residents, but also can contribute to the economic growth of businesses in the DRI area, meeting the needs of new residents.

![](image)

*Buffalo Central Terminal Master Plan, August 2021*

**DRI Area Small Business Development - Fund - Beverly Gray**

During our community outreach efforts, the community indicated that it would like to see more resources offered to the business community in the Broadway-Fillmore neighborhood. Businesses in the area suffered during the pandemic. As they attempt to recover from its devastating effects, and the neighborhood continues on its growth and revitalization track, targeting small businesses in the neighborhood for assistance in becoming sustainable now and into the future, will only serve to further stabilize the community and ensure that residents have access to varying types of goods and services as the population continues to grow.

**Commercial Façade Improvement Program**

The East Side Commercial District Program (ESCDP) provides up to $50k in grant assistance for commercial properties in four districts on the East Side of Buffalo. In September of 2020, more than $1 million was awarded with the first round of grants with $350k going to seven commercial properties in Broadway-Fillmore. The owner is required to provide a minimum of 15% of the costs. Al Cohen’s Bakery will be the first project completed under ESCDP, significantly enhancing its commercial façade.

We propose to assist local developers by providing grant funding or loans that will cover the match requirement for ESCDP grants.
Inter-Connection to Central Terminal

Central Terminal Restoration Corporation’s Master Plan identifies strategic opportunities to enhance mobility access, celebrate cultural identity, provide equitable housing & workforce opportunities, increase access to open space, and expand neighborhood services are intricately woven into the fabric of the Broadway Fillmore neighborhood. These two cultural anchors are within minutes walking distance from one another and therefore any improvements made to the Central Terminal and surrounding area will undoubtedly be impactful to Broadway Fillmore. Section 10 outlines the request for an additional $10 million-dollar DRI grant award which would further bolster neighborhood revitalization efforts, by providing funding to advance the existing plans set out in the Central Terminal Master Plan.

Buffalo Central Terminal Master Plan, August 2021
8) Administrative Capacity.

The City of Buffalo has experience with large infrastructure improvement projects as all City infrastructure projects are managed through the Department of Public Works. The City is currently running streetscape improvement projects in other key parts of the City. The City of Buffalo using in-house staff, with management agreements and service contracts with consultants as needed. One past project that would demonstrate our administrative capacity for these large-scale projects would include Cars Sharing Main Street. Cars Sharing Main Street was a street reconfiguration and streetscape plan that connected pedestrians and drivers with direct route resources and amenities along Main Street and the surrounding area in downtown Buffalo previously closed off by a light rail line. This was accomplished through coordination with the transit agency and our consultant coming up with a multimodal transit design allowing the rail to exist with car and bicycle traffic. This project was a catalyst for downtown revitalization by creating safe walkable and drivable routes bringing more attention to storefronts in the corridor that were previously vacant.

The City of Buffalo works closely with the Director of Citizen Services, which allows for consistent access to community feedback through the 311 system and other regular community engagement, such as the weekly Block Chat, specifically with neighborhood block clubs.

The City’s close relationship with the Buffalo Urban Renewal Agency will assist in efforts to provide affordable and subsidized housing for City-owned vacant lot infill projects. The Office of Strategic Planning also encompasses several departments who possess the administrative capacity to oversee the planning process, as well as the development process as they relate to the proposed projects within this plan.

The City also maintains close relationships and partnerships with organizations like Broadway Fillmore Neighborhood Housing Services, the Central Terminal Restoration Corporation, Friends of the Broadway Market, Buffalo Urban Development Corporation, and Invest Buffalo Niagara, many of whom contributed to this plan and who will serve in an administrative capacity to ensure projects are completed efficiently.
9) Other.

The Broadway-Fillmore Neighborhood, located in the heart of Buffalo’s East Side, is one of Buffalo’s oldest neighborhoods. Over time the neighborhood has become one of the most culturally diverse and interesting areas of the City. Core to its history, Broadway-Fillmore was the Polish Community. Beginning in the 1870s, the neighborhood saw a significant amount Polish immigrants settling in the neighborhood. There was a cultural shift in the neighborhood in the 20th century as African American residents joined the community. More recently, the neighborhood has seen an increase in immigrants from South Asia, the Middle East and the Caribbean. The evidence of past and present cultures is present in the community and traditions of Broadway-Fillmore residents. Increasingly home to new Americans, emerging small businesses reflect the neighborhood’s diversity. Broadway Fillmore exhibits characteristics of a rich culture and inviting community that is capable of moving past historic challenges, capitalizing on new business opportunities that will transform the fabric of the community for future generations.

Broadway-Fillmore has an active commercial corridor, however, residential properties in the neighborhood have low assessed values. The average total assessed value of residential properties in the neighborhood is less than a quarter of the average value of other residential properties across Buffalo (Buffalo Central Terminal Masterplan). Creating new business opportunities and investing in the neighborhood’s revitalization will increase the neighborhood’s value for community residents.
10) Central Terminal - Additional $10 million dollar request.

The City of Buffalo has been working with the CRTC on master planning initiatives, given the proximity of City-owned land to the Central Terminal and surrounding neighborhood.

DRI funds in the amount of $10 million dollars would be used to immediately jumpstart the redevelopment in particular, the planned Great Lawn” and some elements of the “Civic Commons”.

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These two elements of the masterplan meet an unmet need in the Broadway Fillmore neighborhood and in particular, on the East Side of Buffalo. We heard from the community that they would like to see more placemaking elements in the neighborhood and more safe outdoor spaces where the community and general public can gather for socializing or events. This funding will also leverage the $5 million dollar project that is currently underway and funded by Empire State Development, which project includes the repair and replacement of flat roofs over the former restaurant area and associated abatement and masonry work.

There are also some safety concerns that have been progressing and with additional funding these concerns could be addressed which include making the lawn safe for use, a shared Civic Commons that serves as a year-round venue for events and activities centered around the Concourse – and a public plaza with adjacent grounds, a Great Lawn as a welcoming green space for year-round public use, improved circulation and access with a welcoming street entry, seamless parking, pedestrian access, and an interior circulation system.
Funding could also be used to both leverage and meet the approximate $1.5 million dollar match required for the CFA application submitted for roof and predevelopment support.

The funding sought will have an immediate and measurable impact on the livability of the community, it will provide an invaluable resource to the residents. Funding will also serve to improve the built environment surrounding the Central Terminal as plans progress to achieve five strategic neighborhood opportunities, at a later date and with additional resources raised in the future.