

2022 DEVELOPMENT REPORT

Mayor Byron W. Brown's Office of Strategic Planning

\$9B TOTAL ESTIMATED
VALUE OF DEVELOPMENT
SINCE 2012¹

PROJECT TYPES	# PROJECTS
Residential	57
Mixed-Use	11
Office	15
Retail	8
Industrial	4
Other	31

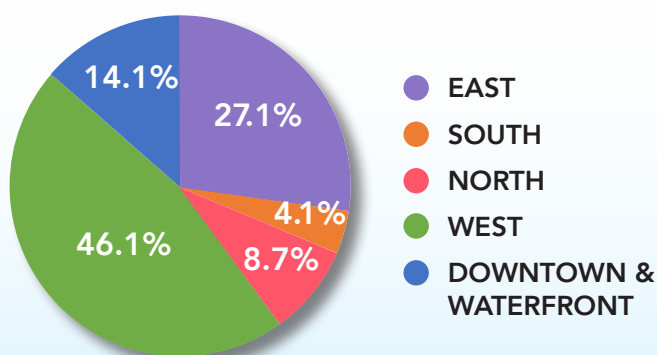
\$428,681,621M
TOTAL ESTIMATED VALUE OF
DEVELOPMENT IN 2022²

126 DEVELOPMENT PROJECTS
INITIATED IN 2022³

519 MARKET RATE APARTMENT UNITS
PLANNED IN 2022⁴

492 AFFORDABLE APARTMENT UNITS
PLANNED IN 2022⁴

DEVELOPMENT AND PROJECT INVESTMENT BY NEIGHBORHOOD⁵



NEIGHBORHOOD	NUMBER OF PROJECTS	PROJECT INVESTMENT
East	21	\$116,035,185
South	7	\$17,475,000
North	36	\$37,239,933
West	44	\$197,674,873
Downtown & Waterfront	18	\$60,256,630
TOTAL	126	\$428,681,621

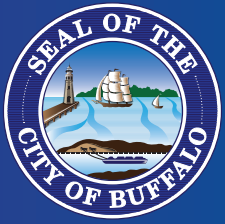
¹ The Mayor's Office of Strategic Planning has been tracking City development since 2012.

² Project investment is recorded from Planning Board and GC Permit applications. Please note planned project investment may change during project construction.

³ Projects must be approved by the Planning Board or have an approved GC Permit to be recorded.

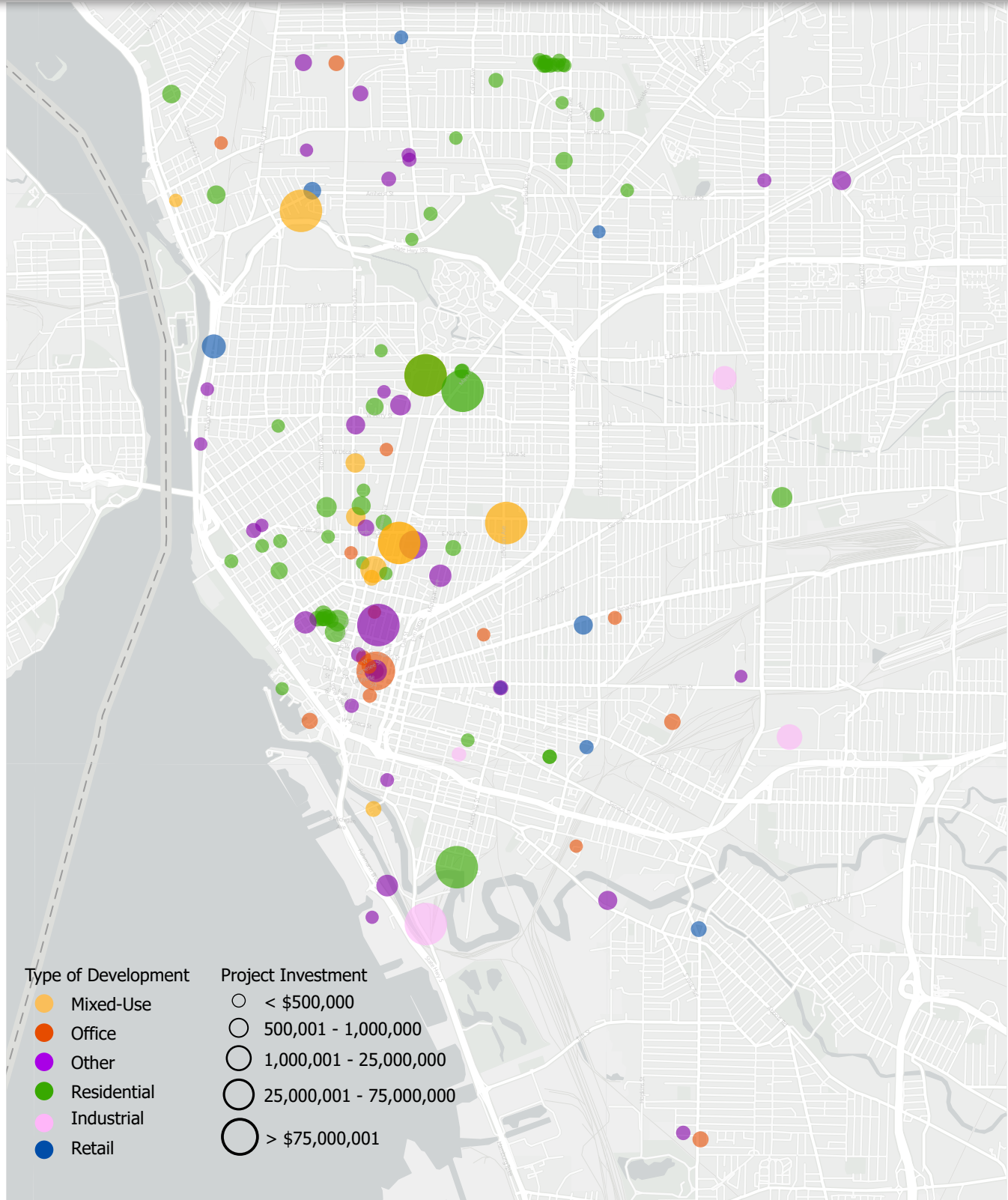
⁴ 492 affordable and 519 market rate units are predevelopment estimates. These numbers may change as projects move forward.

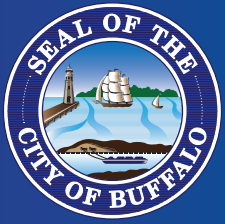
⁵ The Mayor's Office of Strategic Planning divides planning neighborhoods into five planning sectors: East, South, North, West, and Central. The Central planning sector includes the Central Business District and Waterfront.



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EAST BUFFALO DEVELOPMENT



MAIN STREET LOFTS

1681-1689 Main Street Lofts LLC

PLANNED

The proposed affordable housing redevelopment will include a new five-story building with 140 units along Main Street, a two-story commercial block building with 5 units on the north side of the -properties along Masten Avenue, and a two-story commercial block building with 2 units at the northwest corner of East Balcom Street and Masten Avenue.



1035 JEFFERSON AVE MIXED-USE DEVELOPMENT

CB Emmanuel Realty, T.O.P. Enterprises

PLANNED

Plans call to build a new fine arts community center and renovate an existing building. The project will include 83 affordable apartment units in total (ranging from studios to 2-bedroom units). The Fine Arts Community Center will include art galleries, a multipurpose banquet hall space, and studios, while the renovation will include commercial space for rent.



FORMER SCHOOL 75 REDEVELOPMENT PROJECT AT 57 HOWARD AVENUE

WNY Veteran's Housing Coalition

COMPLETE

Completed in 2022, the 65-unit affordable housing project involved the historic adaptive reuse of School 75 into a mix of 47 studio, 1 and 2-bedroom apartments, residential common space, and commercial space that will be occupied by the WNY Veteran's Housing Coalition as its new corporate offices. The project also included the new construction of twelve homes with a total of eighteen rental units. This project received assistance from the Buffalo Urban Renewal Agency (BURA) with HOME funds.



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EAST BUFFALO DEVELOPMENT



MOUNT AARON VILLAGE AT 695 GENESEE STREET

*Mt. Aaron Missionary Baptist Church,
CB Emmanuel Realty*

COMPLETE

Completed in 2022, Mt. Aaron Village involved the new construction of affordable townhomes and multi-family apartment buildings on nineteen vacant residential lots on Adams, Genesee and Grey Streets that were owned by the City of Buffalo. The project consists of 59 units in four multi-family rental buildings. Of the four, one will be a three-story building with 16 one-bedroom units and 27 two-bedroom units. The other three buildings will have a total of 16 two-story, three-bedroom townhomes. This project received assistance from the Buffalo Urban Renewal Agency (BURA) with HOME funds.



1507 JEFFERSON AVENUE MIXED-USE DEVELOPMENT

Kanaka Partners

PLANNED

Plans call to construct a 3-story mixed-use development at 1507 Jefferson with a health and wellness facility on the 1st floor and 44 affordable apartments on the upper floors.

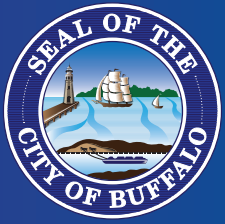


APARTMENTS AT THE LYCEUM – 101 SWINBURNE ADAPTIVE REUSE

Community Services for Every1

UNDER CONSTRUCTION

Plans call to convert the academic building of St. John Kanty Roman Catholic Church into 37 affordable housing units with accessory parking. Additionally, the project will use the existing commercial kitchen, cafeteria, and gymnasium to provide a human service facility with an outreach program. The development project will utilize 10 city-owned vacant lots.



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BUFFALO MEDICAL CAMPUS AREA DEVELOPMENT



ROSWELL PARK OUTREACH CENTER AT 907 MICHIGAN AVENUE

Roswell Park Comprehensive Cancer Center

UNDER CONSTRUCTION

The development project includes the adaptive reuse of a historic Fruit Belt home and the new construction of an addition to create 3,100 square feet of space for the Hospital's Community Outreach and Engagement team.



PILGRIM VILLAGE

Stuart Alexander & Associates (SAA-EVI)

UNDER CONSTRUCTION

The development project includes the construction of a 132-unit affordable apartment building for families and a 105 unit apartment building for seniors. Additionally, the development will include 4,900 square feet of commercial space facing Michigan Avenue that will offer services and products to the residents and the surrounding community.



204 HIGH STREET ADAPTIVE REUSE PROJECT

Douglas Development

UNDER CONSTRUCTION

Plans call to adaptively reuse 204 High Street, a vacant historic home in Buffalo's Fruit Belt, into seven apartments. In 2022, the City of Buffalo entered into a Designated Developer Agreement with Douglas Development for the redevelopment of the City-owned property.

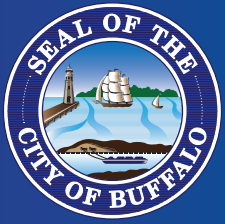


TRICO REDEVELOPMENT PROJECT AT 791 WASHINGTON ST.

Krog Group

UNDER CONSTRUCTION

The adaptive reuse project of the former TRICO building at 791 Washington Street will transform a historic, vacant factory building into approximately 243 apartments of various sizes, 250 interior parking spaces, and approximately 60,000 square feet of commercial space.



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WEST BUFFALO DEVELOPMENT



GATES CIRCLE HOMEOPATHIC HOSPITAL ADAPTIVE REUSE PROJECT

Belmont Housing

PLANNED

Plans call to adaptively reuse buildings in the former Gates Circle Millard Fillmore Hospital complex, creating 80 affordable units for families.



ADAPTIVE REUSE OF 1432 NIAGARA ST FOR WEST SIDE BAZAAR

Westminster Economic Development Initiative (WEDI)

UNDER CONSTRUCTION

The West Side Bazaar is a unique small business incubator supporting entrepreneurs on their path to becoming successful business owners. It consists of several food and retail vendors which sell quality authentic products from all around the world. The renovation of the 16,000 square foot vacant building at 1432 Niagara Street will provide space for 24 restaurant, retail and professional services businesses, test and rental kitchens for independent chefs, classrooms, event space and seating for 200+ patrons.



ELMWOOD CROSSING FOLWELL APTS.

People Inc

UNDER CONSTRUCTION

Plans call for the adaptive reuse of a vacant building at the former Women and Children's Hospital into 44 affordable housing units for seniors. This project received assistance from the Buffalo Urban Renewal Agency with HOME funds.



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WEST BUFFALO DEVELOPMENT



WEST SIDE HOMES PROJECT

*Buffalo Neighborhood Stabilization Company Inc./
PUSH Buffalo*

UNDER CONSTRUCTION

The West Side Homes Project consists of several scattered sites throughout West Buffalo. Plans call to substantially rehabilitate four units in two buildings and construct twelve new buildings on various sites consisting of 2-4 family homes and small multi-family buildings. This project received assistance from the Buffalo Urban Renewal Agency with HOME funds.



BUFFALO AKG ART MUSEUM REDEVELOPMENT

*Gilbane Building Company, Albright Knox
Gundlach Museum*

UNDER CONSTRUCTION

The Albright Knox Gundlach Museum, formerly known as the Albright-Knox Art Gallery, will reopen to the public in May of 2023 with a renovated and expanded campus. The City of Buffalo committed \$2.5 million to the expansion project.

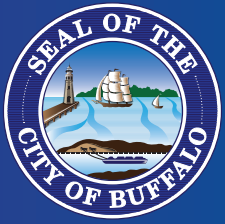


LA PLAZA DE VIRGINIA AT 253-269 VIRGINIA

Hispanos Unidos de Buffalo Inc.

COMPLETE

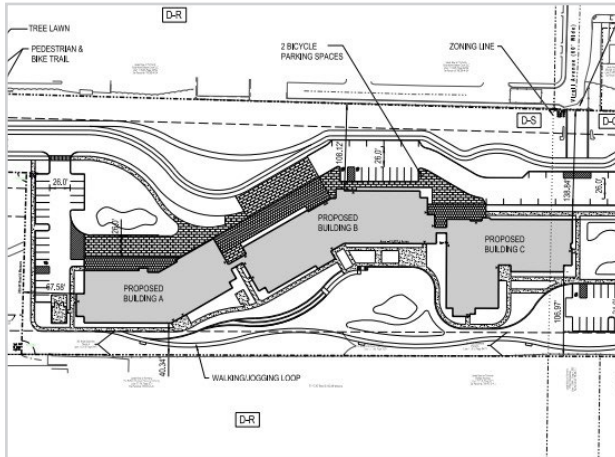
Completed in 2022, this supportive housing project contains forty-six 1-bedroom rental units for low-income senior citizens ages 55 and older. La Plaza also includes a restaurant/café, laundry room, community room, space for a senior recreational program, social day care and other senior service programs, as well as office space for other not for profits. This project received assistance from the Buffalo Urban Renewal Agency with HOME funds.



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NORTH BUFFALO DEVELOPMENT



DEPAUL DELAWARE APARTMENTS 2633 DELAWARE

DePaul Properties

PLANNED

The proposed project is a 4-story, 174,000 square foot, multi-family residential apartment development. The development will include 150 apartments within three buildings all interconnected by one story, ground level link walkways. Apartments will include studio, 1 & 2 – bedroom units. Amenity spaces and administration offices will be located on the first floor of the central building. Portions of the site that are not developed will be landscaped green space with walking and bike paths between Delaware and Colvin Avenues.

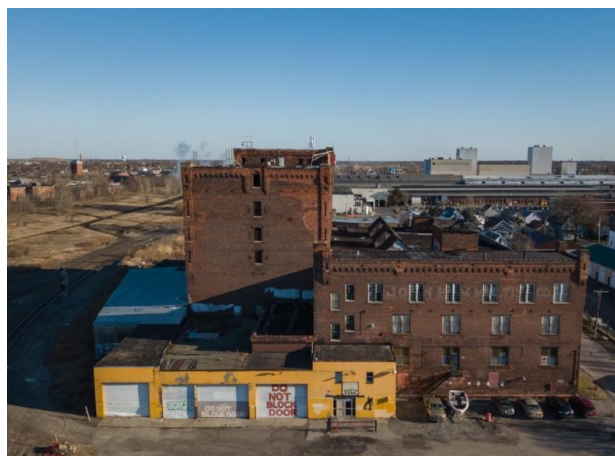


RAILS-ON-MAIN AT 2929 MAIN ST

McGuire Development, Blackfish Investments

UNDER CONSTRUCTION

Plans call to transform a former industrial site into a new residential complex. The development will create 312 housing units, 1,500 square feet of retail, and 3,675 square feet of office space.



356 HERTEL AVE REDEVELOPMENT

Kam Cleanup LLC

UNDER CONSTRUCTION

Plans call to renovate and repurpose the historic John Kam Malt and Kiln House into 82 apartments, a self-storage facility, and 14,000 square feet of retail space. Additionally, the project will include amenities such as an onsite dog park, dog wash, pedestrian gathering plaza, and permanent and visitor bike storage.



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SOUTH BUFFALO DEVELOPMENT



CANNABIS CULTIVATION AND MANUFACTURING FACILITY

Zephyr Partners

UNDER CONSTRUCTION

Zephyr Partners proposes to construct cannabis cultivation facilities along with processing, quality control, extraction, research, and shipping/receiving facilities. Roughly 65% of the built structures will house the growing facilities while the other 35% will house the accessory functions.



SILO CITY REDEVELOPMENT PHASE 1-FORMER AMERICAN MALTING COMPANY MALTHOUSE

Generation Development

UNDER CONSTRUCTION

Plans call to reuse the former American Malting Company malthouse for residential and commercial uses. The development will create approximately 158 residential units and approximately 40k square feet of commercial space.



BARCALO MANUFACTURING COMPLEX REDEVELOPMENT

Barcalo Development LLC

UNDER CONSTRUCTION

Plans call to reuse the former Barcalo Manufacturing Complex in Buffalo's Old First Ward for 119 apartments and approximately 40,000 square feet of commercial space.



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DOWNTOWN AREA DEVELOPMENT



SHEA'S PERFORMING ARTS CENTER EXPANSION PROJECT

Shea's Performing Arts Center, Kideney Architects

PLANNED

Plans call to build to a five-story addition for Shea's Performing Arts Center with high-speed elevators, a new entry lobby, and additional concessions and bathrooms.



61 TERRACE

Douglas Development

PLANNED

Douglas Development proposes to replace the City-owned surface parking lot at 61 Terrace with a 9-story mixed-use building, including 5-stories of structured parking, 4-stories of residential apartments above, and an interior courtyard/green space on the site.



STATLER HOTEL REDEVELOPMENT PROJECT

Douglas Development

UNDER CONSTRUCTION

This exciting redevelopment project calls for the renovation of the former Hotel Statler into 334 new residential units, 183 hotel rooms, structured parking, commercial space, and event space.



151 LOFTS RESIDENTIAL PROJECT

Stephen Development

COMPLETE

Completed in 2022, the project involved the conversion of the Eagle Steet warehouse in Downtown Buffalo into eight two-story apartments.



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WATERFRONT AREA DEVELOPMENT



TERMINAL B RENOVATIONS PROJECT- 901 FUHRMANN BLVD

Erie County Harbor Development Corp.

UNDER CONSTRUCTION

The intent of the project is to renovate the existing Terminal B warehouse which includes select demolition, improved site landscape, new utility service, improved site lighting, new construction of two small structures, and improvements to the pedestrian walkways.



HERITAGE POINT PROJECT

Sinatra & Company Real Estate

UNDER CONSTRUCTION

Plans call for the new construction of two six-story mixed-use buildings on the former Buffalo Memorial Auditorium site. The development will feature 64 apartments, ground floor retail, and commercial space for restaurants.



THE WEST END

Ciminelli Real Estate

UNDER CONSTRUCTION

Located on Buffalo's waterfront near Ralph Wilson Centennial park, 8 townhouses were constructed with 12 additional townhomes planned.



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PROJECTS IN PREDEVELOPMENT

Please note the projects included below have been announced but have not gone through Planning Board or received a GC Permit. As a result, the \$9 billion in planned or completed development since 2012 does not include these development projects.



NEW AFRICAN AMERICAN CULTURAL CENTER-350 MASTEN AVE

African American Cultural Center of Buffalo

PREDEVELOPMENT

During the first phase of development, plans call to construct a 11,849 sq. ft. building that features new administrative office suites and three large studios for educational classrooms/workshops, dance, and drum training. The second phase of the development proposes to construct a 300-seat theatre, art gallery, gift shop, and a banquet/conference room with a full-sized kitchen.



HISPANIC HERITAGE CULTURAL CENTER

Hispanic Heritage Council of WNY

PREDEVELOPMENT

When completed, the new Hispanic Heritage Cultural Institute will feature a museum, art gallery, café, performing arts theater, large event space with a commercial kitchen, broadcast media center, learning labs, and administrative spaces. The new development project will be located on the corner of Niagara and Hudson Streets. The City of Buffalo has allocated \$1 million from the City's American Rescue Plan (ARP) spending strategy for this project.



IKE AND BG'S MIXED-USE DEVELOPMENT-1652 GENESEE ST

Steven Butler

PREDEVELOPMENT

Plans call to construct a 30,000 sq. ft. three-story building with a newly expanded space for Ike and BG's restaurant on the 1st floor and 12 apartments on the upper floors. The proposed development will be built on Ike and BG's current location as well as 3 city-owned vacant lots.