



May 2018

MASTEN PARK/COLD SPRING NEIGHBORHOOD REVITALIZATION

Buffalo, New York



WHO IS IN THE ROOM?



**Neighborhood
Residents and
Stakeholders**

**Local Initiative
Support
Corporation**



MAYOR BYRON W. BROWN

City of Buffalo



MAYOR BYRON W. BROWN
CHAIRMAN OF THE BOARD

**Buffalo Urban
Renewal Agency**



**McCormack
Baron Salazar
(MBS)**



**Mustard Seed
World Consulting
Group**



**Urban Design
Associates**

MEETING AGENDA

- **6:05 - 6:10 PM** **Welcome**
- **6:10 - 6:15 PM** **Team Introductions**
- **6:15 - 6:55 PM** **Ideas Generated this Week**
Neighborhood
Housing
People
Implementing
- **6:55 - 8:00 PM** **Table Discussions**

SUMMARY OF THE WEEK

PLANNING PROCESS

- Tuesday Evening: Community Meeting
- Wednesday Evening: Open House
- Thursday Evening: Presentation of Ideas

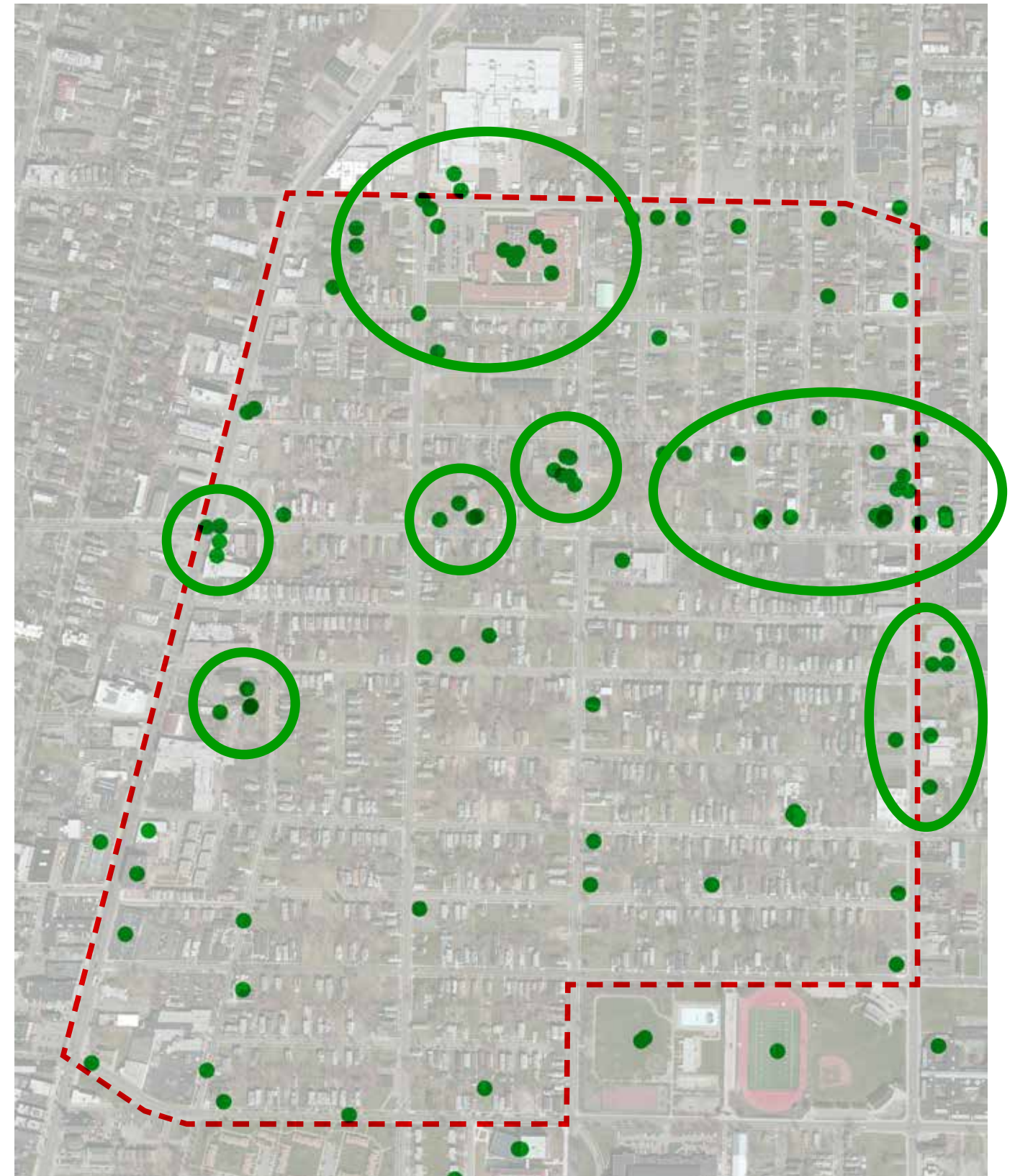
WHO WE'VE TALKED TO

- Residents and community members
- Block club leaders
- Housing providers
- Small business owners
- Non-profits and service providers



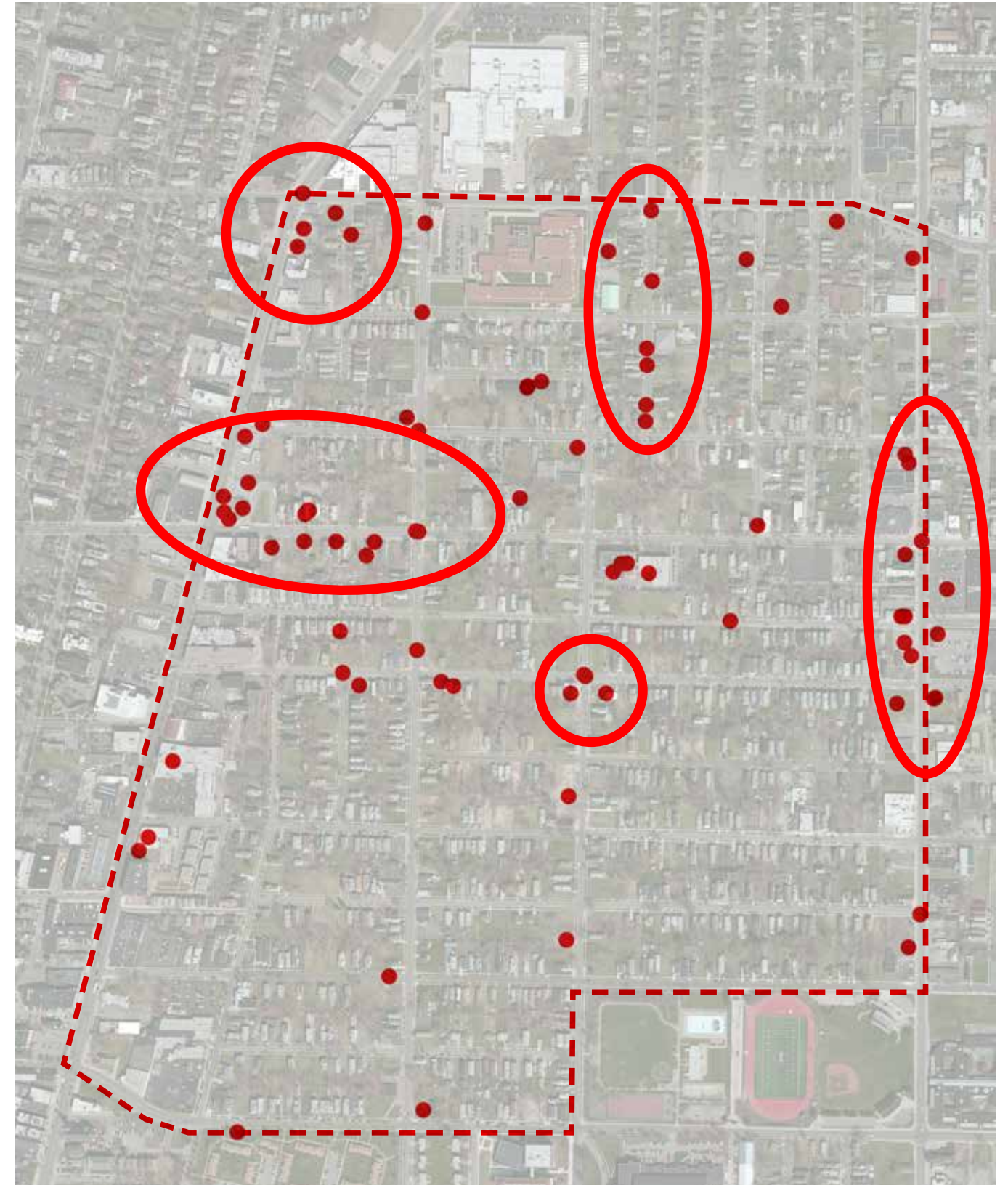
STRENGTHS

1. Anchor institutions & churches
(Merriweather Library, Foundry, Freedom Wall, African American Cultural Center)
2. Community cohesiveness, cultural pride
3. Adjacency to the medical campus, proximity to downtown
4. Historic and beautiful architectural character within the neighborhood
5. Small businesses
6. Green — parks, urban farming and gardening
7. Walkable and accessible to public transit
8. Active block clubs
9. Mix of elderly residents and families



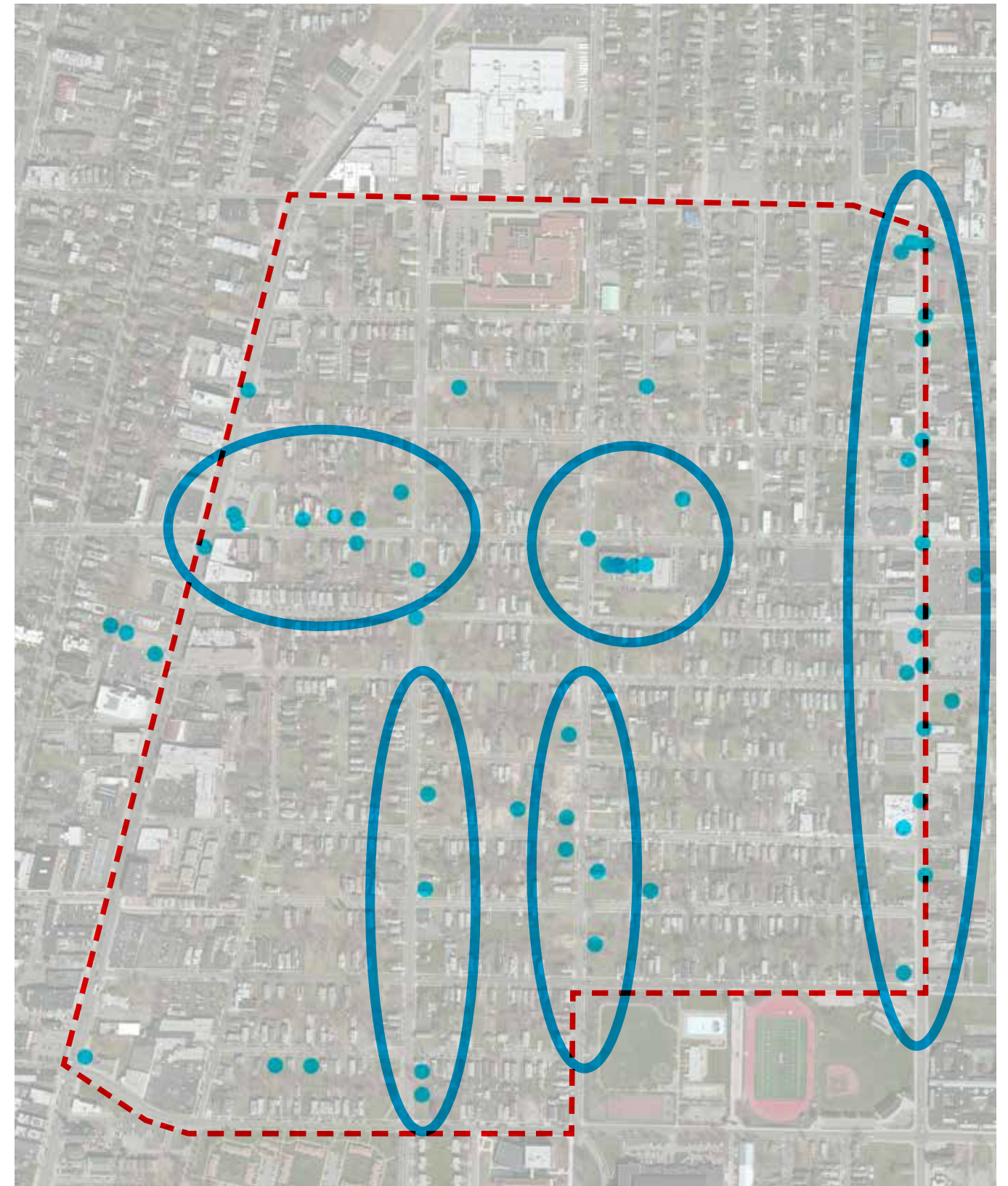
WEAKNESSES

1. Poor infrastructure — streets, sidewalks, and parks in need of investment
2. Buildings in need of repair (houses, yards churches, retail, and community spaces)
3. Lack of community gathering spaces and after school programs
4. No senior housing
5. Absentee homeowners and landlords
6. Vacant lots, houses, and retail properties
7. Safety issues: drug presence, unsafe traffic
8. Lack of community schools
9. Lack of healthy food options in the area
10. Unemployment



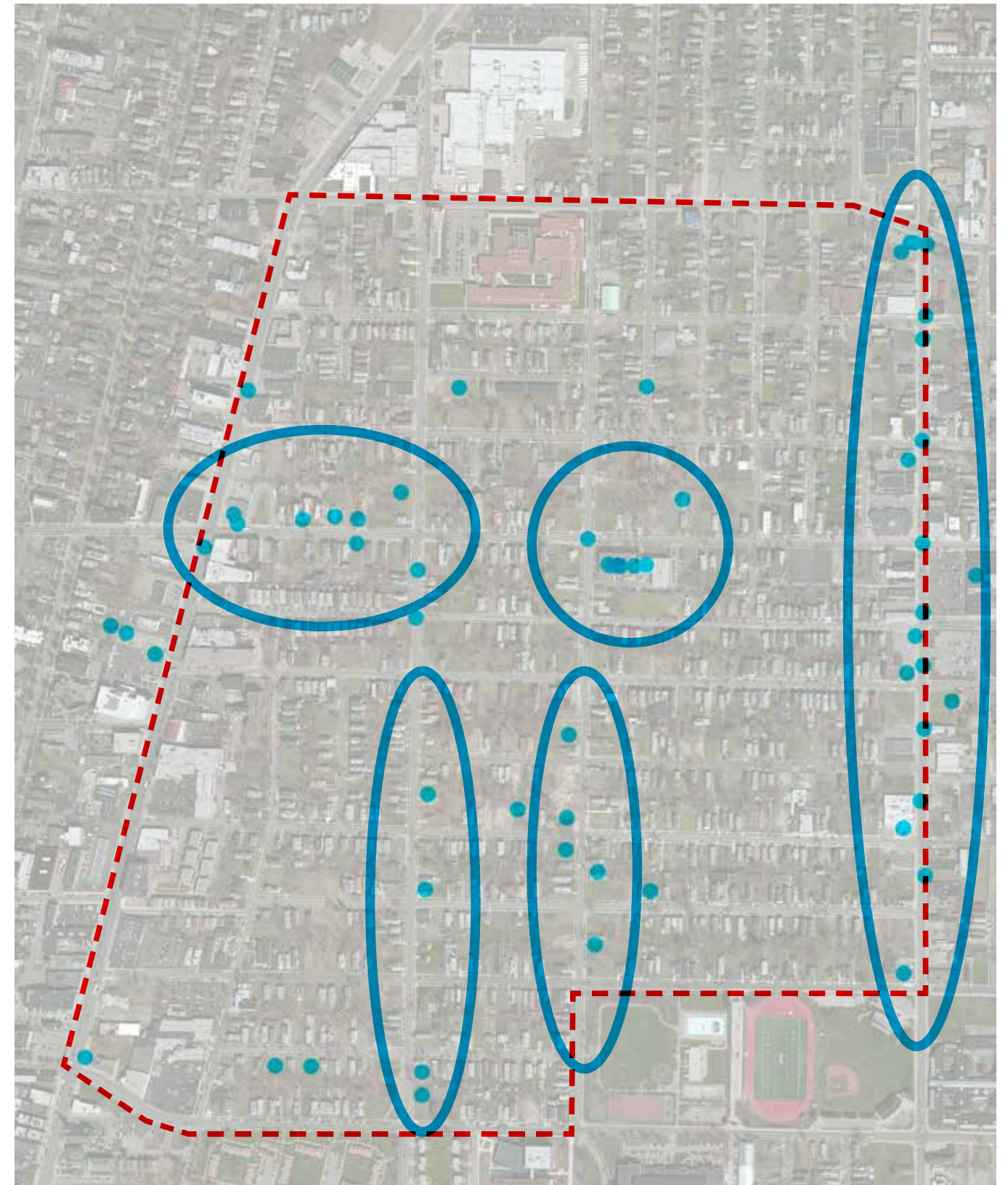
WHERE SHOULD WE START?

1. Medical corridor connection
2. Public School No. 8 as a potential opportunity for low-income affordable housing or senior housing
3. Single-family housing
4. Parks, playgrounds, greenways, and urban farming
5. Senior housing
6. Celebration of the Michigan Avenue African American Cultural Corridor and the history of the neighborhood
7. Improvements and renovation of existing housing and demolition of properties past point of repair




WHERE SHOULD WE START?

8. The use of CPTED for crime prevention
9. Additions to the commercial corridors (neighborhood grocery store, a drug store, clothing stores, restaurants, a post office, a laundromat, and a fitness center)
10. Employment center
11. Expand public transportation in the neighborhood



STRONG PLANNING FOUNDATION


The Masten District Neighborhood Plan



**The Office of Urban Initiatives
UB Center for Urban Studies
Antoine Thompson, Masten District Council Member**

**MASTEN DISTRICT
NEIGHBORHOOD PLAN**

**Michigan Street African American Heritage
Corridor Draft Management Plan**




Prepared For:
**The Michigan Street African American Heritage Corridor
Commission**

Prepared By:
Huntley Partners, Inc. – Atlanta GA
In partnership with
CHA Companies, Inc. – Syracuse and Albany NY
Clarification & Mediation, Inc. – Atlanta GA
Everett Fly & Associates – San Antonio TX
Ellen Pulner Hunt Architect, Inc. – Austin TX
Watts Architecture & Engineering – Buffalo NY


November 2012

**MICHIGAN STREET AFRICAN
AMERICAN HERITAGE CORRIDOR
MANAGEMENT PLAN**



**BUFFALO
greencode**

PREPARED FOR
THE CITY OF BUFFALO
MAYOR'S OFFICE OF STRATEGIC PLANNING
MAYOR BYRON W. BROWN
DECEMBER 2016



PRODUCED BY:
camiros

BUFFALO GREEN CODE

WHAT IS THE CHALLENGE?

- Collectively uplifting the Masten Park/ Cold Spring Neighborhood by building on the strengths



WHAT IS THE APPROACH?

- A series of strategies, not *a* project
- We have been working on the strategies this week

NEIGHBORHOOD

**WHAT MAKES
MASTEN PARK/COLD SPRING UNIQUE?**

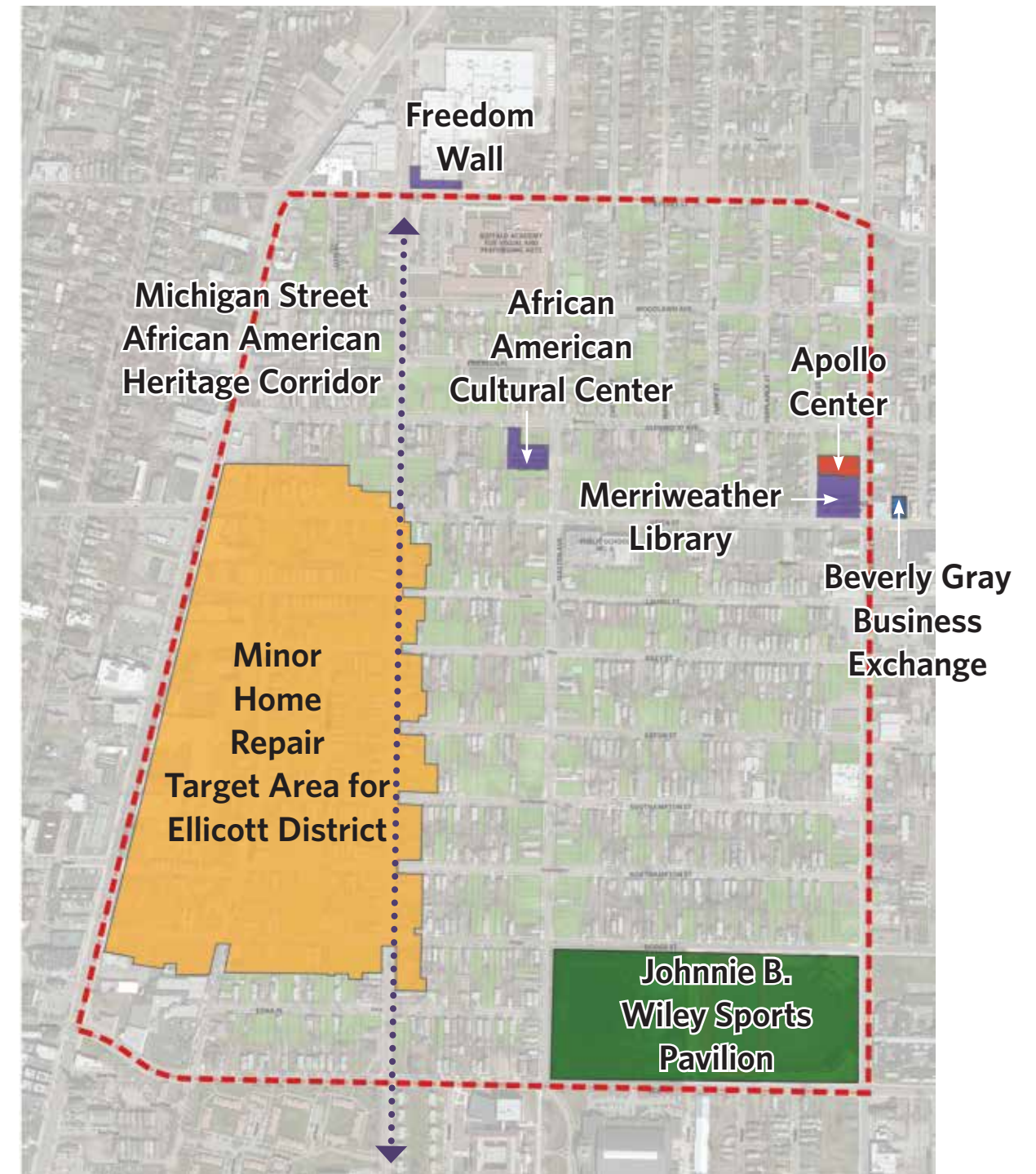
WHAT MAKES MASTEN PARK/COLD SPRING UNIQUE?

- Churches
- Strong community and social network (like your block clubs)
- Mix of uses (not just residential - shops, parks, gardens, etc.)
- A variety of kinds of housing
- Specific character (specific kinds of houses, architecture, yards)
- Sizes of lots and blocks



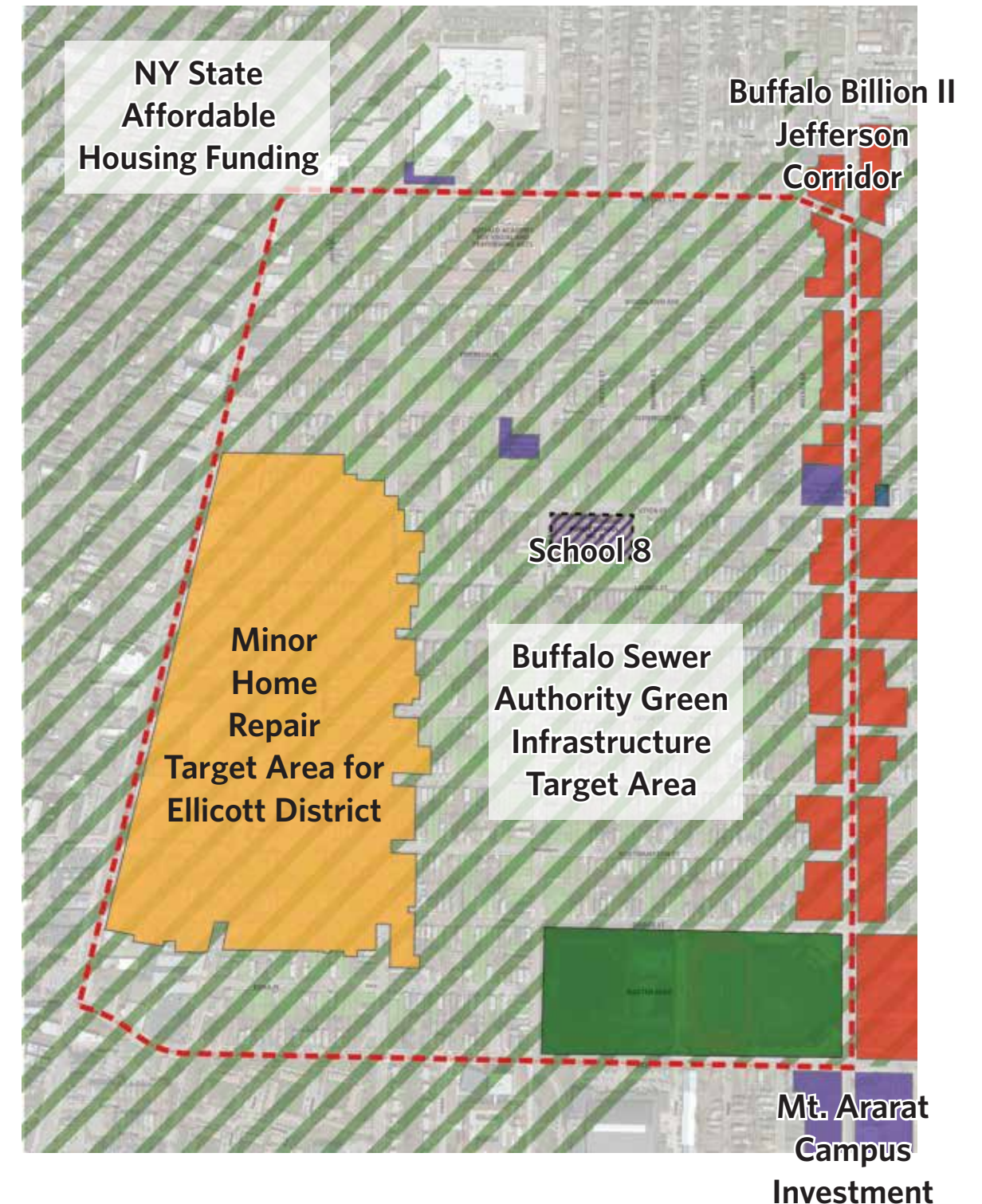
INVESTMENTS THAT HAVE ALREADY BEEN MADE

- Freedom Wall
- Michigan Street African American Heritage Corridor
- Johnnie B. Wiley
- African American Cultural Center
- Homeowner Rehab
- Affordable Rental Housing
- Frank E. Merriweather Library
- Apollo Center
- Beverly Gray Business Exchange Center (hub for small business lenders)



MONEY IS TARGETED FOR THIS NEIGHBORHOOD

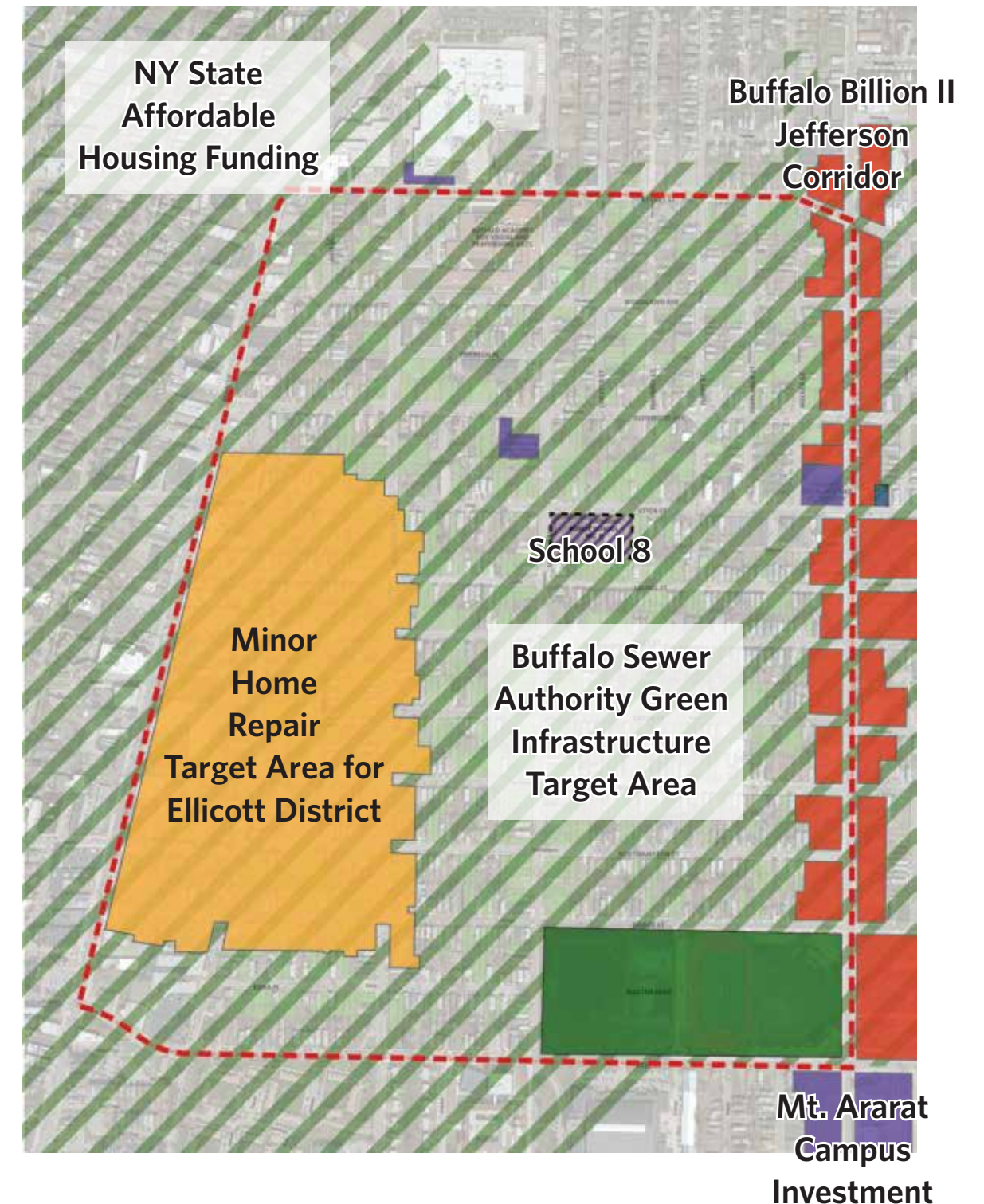
- **Buffalo Sewer Authority – Rain Check 2.0**
 - Masten Park is a targeted area:
Up to \$100,000/acre of green infrastructure
- **Buffalo Billion II**
 - \$50 million in state funds for 4 targeted East Side commercial corridors, including Jefferson Avenue
 - Reimbursable grant funds for commercial/mixed use development, rehab, and street improvements
- **Small business lending opportunities**
 - LISC and other small business lenders have resources



TARGETED MONEY (CONTINUED)

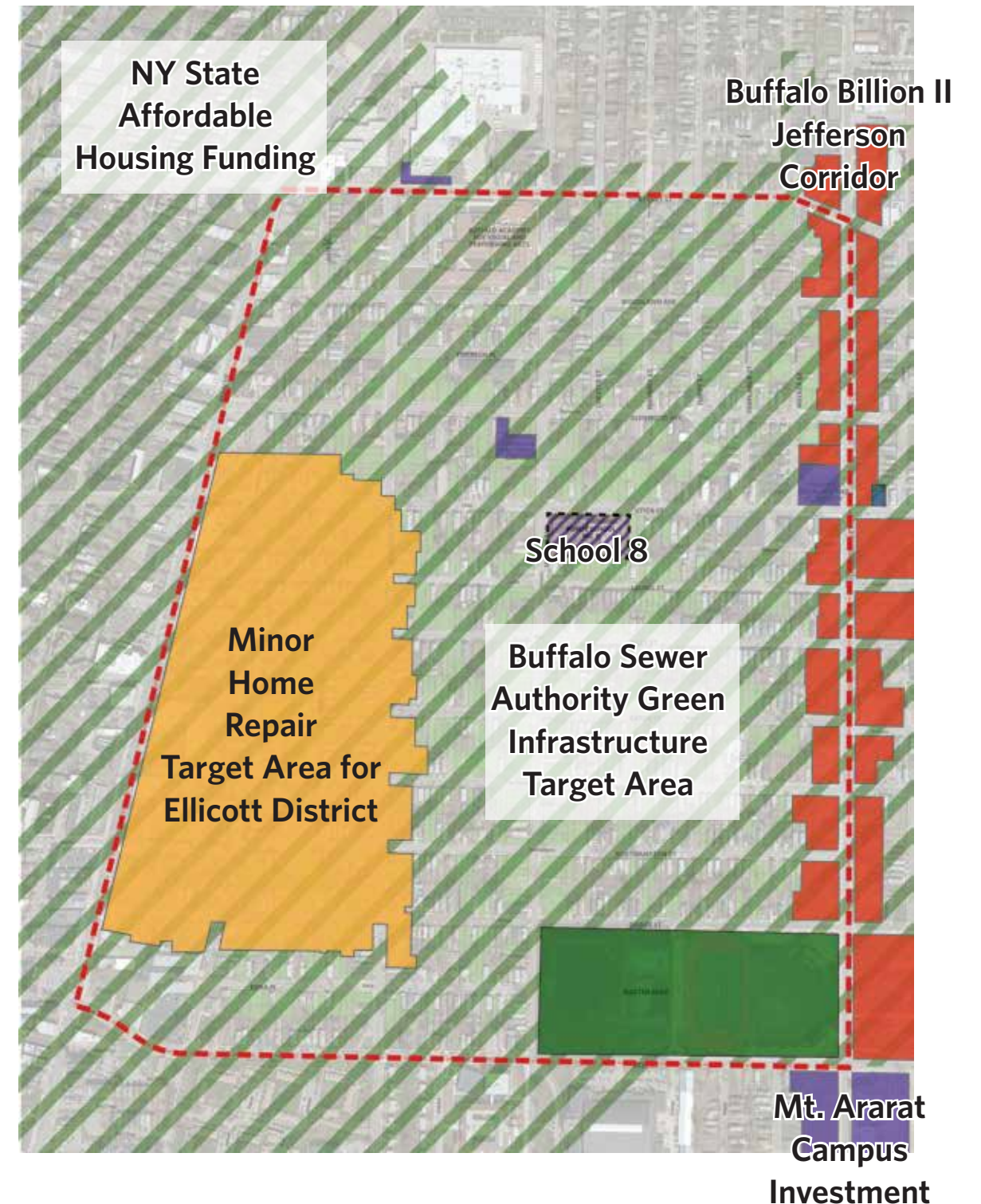
- **Housing Resources**

- \$2.5 Billion in NY State funding for the preservation and creation of affordable housing
- Minor Home Repair and Emergency Home Repair programs for the Ellicott and Masten Districts (Ellicott District target area is in the neighborhood)
- Belmont Housing on Main Street; provides home-buyer education; Section 8 vouchers and manages affordable housing
- CAO (Community Action Organization) home ownership rehab and repair funding
- Weatherization and energy efficiency programs
- Habitat for Humanity wants to work in the neighborhood

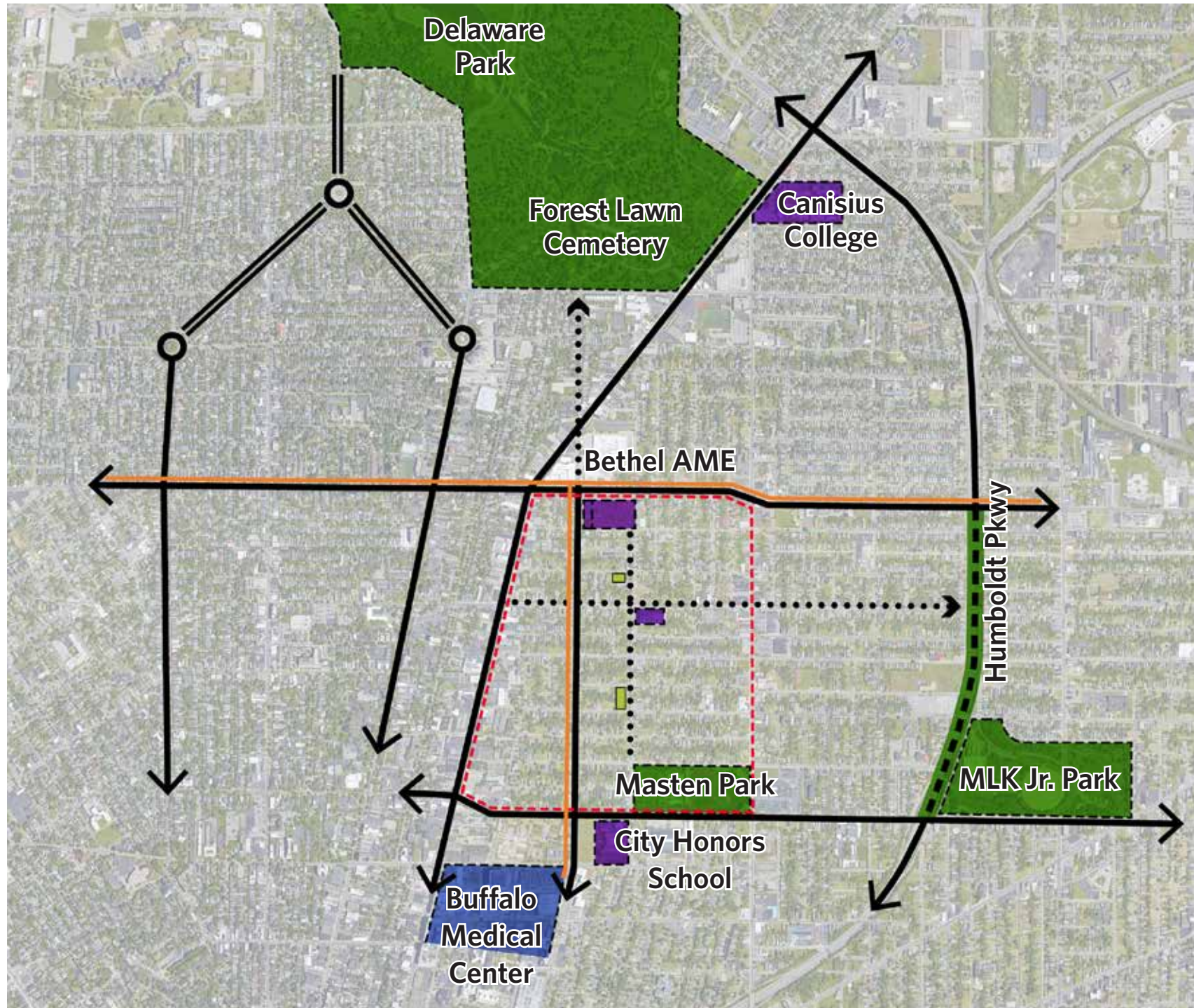


TARGETED MONEY (CONTINUED)

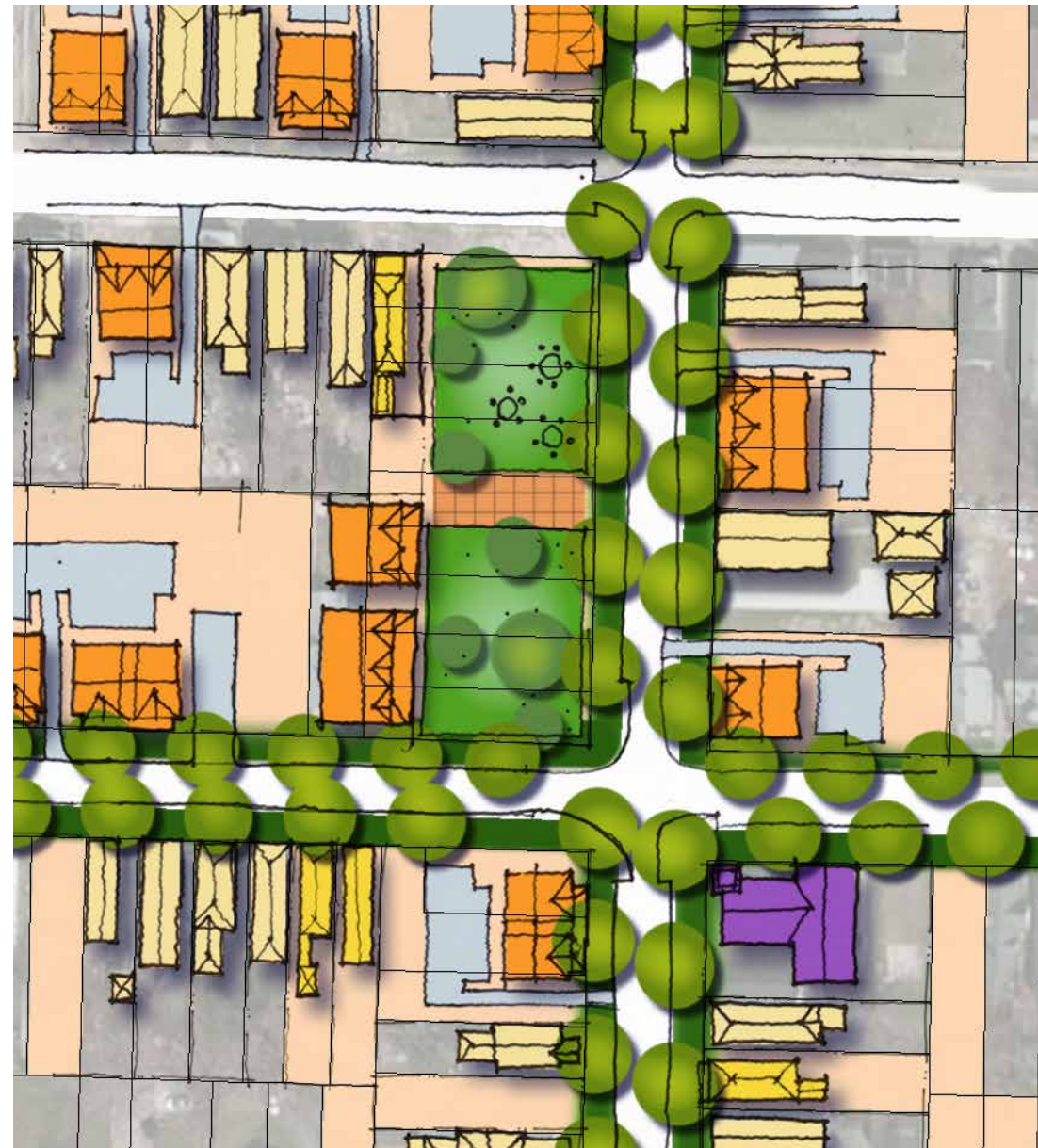
- **City Resources - Complete Communities**
 - The City will soon be sharing it's plans for its Complete Communities Initiatives
 - Masten/Cold Spring will be a targeted neighborhood
 - The goal is to take a holistic approach to better spend resources on short- and long-term needs
 - Existing resources can be redirected infrastructure (broken sidewalks), affordable housing, community policing, public safety
 - The City will work more closely with the County to connect people services



CONNECTING THE NEIGHBORHOOD TO ASSETS



WE HEARD: KIDS NEED PLACES TO PLAY AND THINGS TO DO





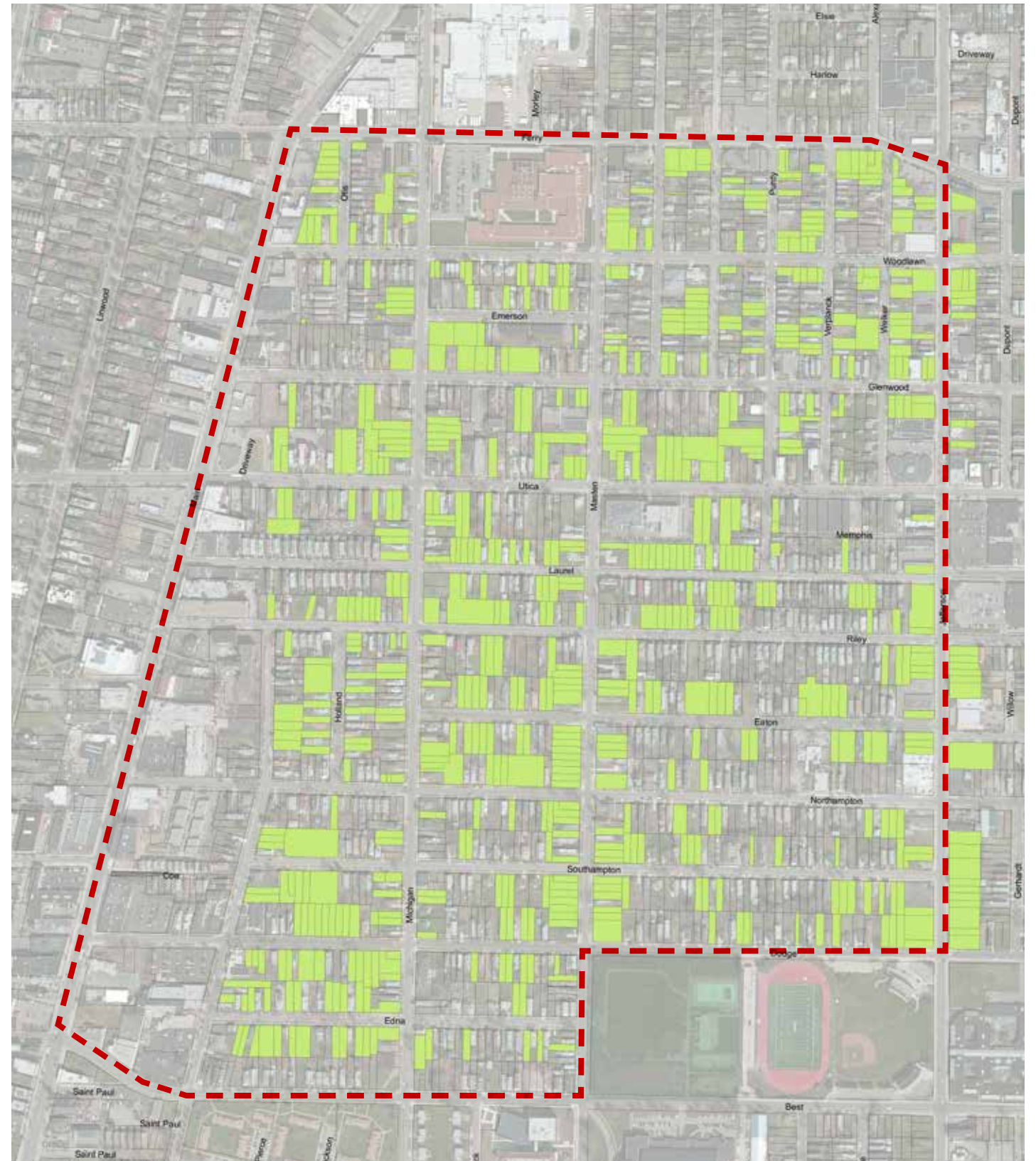
GREEN — PLACES FOR KIDS AND FAMILIES TO PLAY

HOUSING

**THE PREDOMINANT USE
IN THE NEIGHBORHOOD**

HOUSING STRATEGIES NEED TO ADDRESS:

1. Home Ownership and Rental
2. Market-Rate and Affordable
3. Senior and Family
4. New Residents and Existing Residents





SUPPORT EXISTING HOME OWNERS

1. Ensure homeowners have the resources to remain owners
2. Expand rehab grants and emergency repairs programs
3. Address tax increases for long-term owners



SUPPORT 1ST TIME HOME BUYERS

1. Continue providing good education to prepare people to become owners
2. Connect first-time home buyers to financial assistance
3. Support Habitat and other non-profits who can build new affordable home ownership



SUPPORT RENTERS

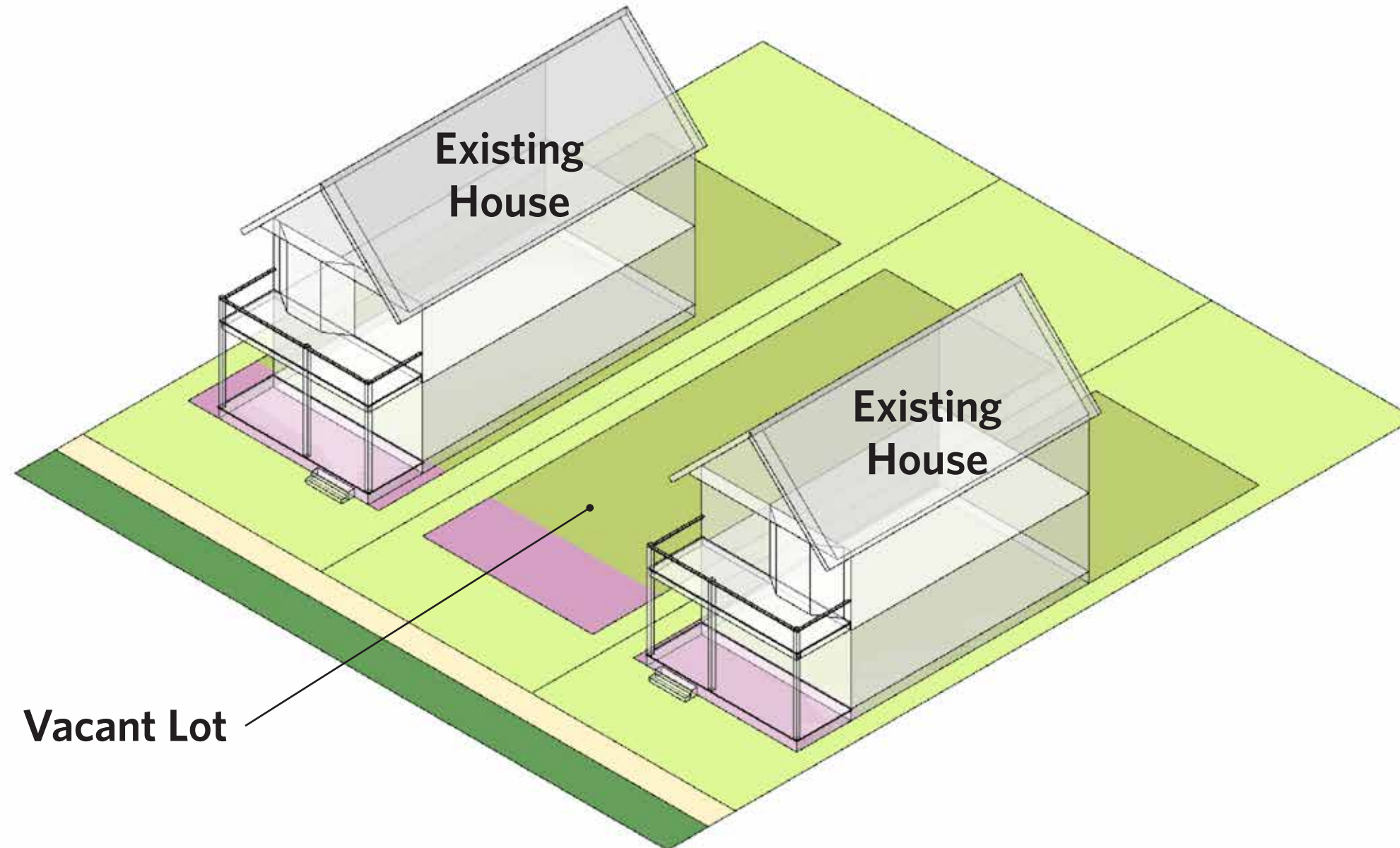
1. Preserve affordable housing that exists in the neighborhood
2. Make sure tenants have access to emergency support services
3. Support local landlords who provide high-quality affordable housing with best practices and resources
4. Create new affordable rental housing on vacant lots

PARTNER TO STABILIZE RESIDENTIAL BLOCKS

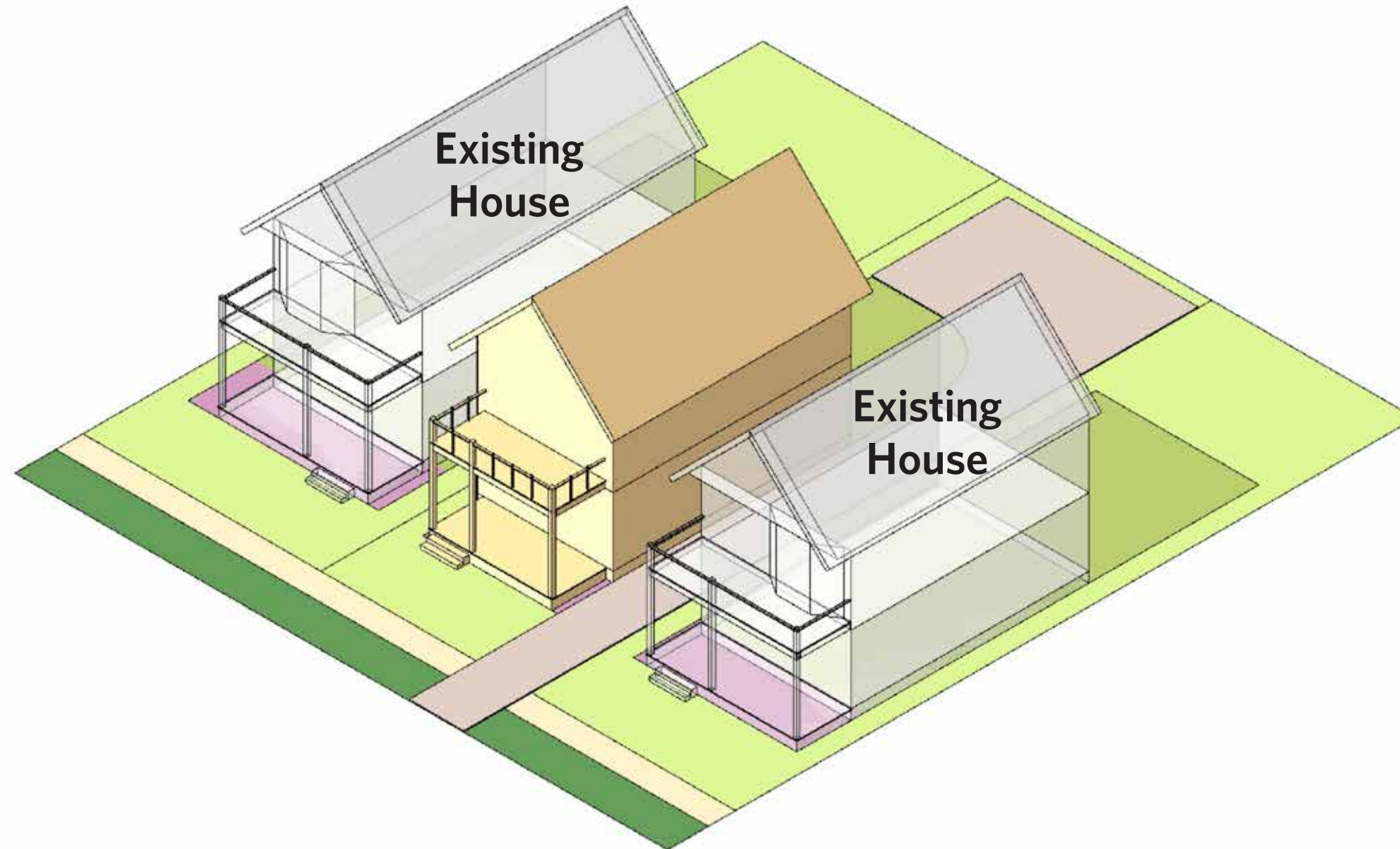
- Work with the block clubs
- Focus investments to get the biggest impact
 - *Model blocks*
 - *Work street-by-street*
- Prioritize limited infrastructure dollars
- Home-owner rehab, new affordable ownership, and new mixed-income housing must work together



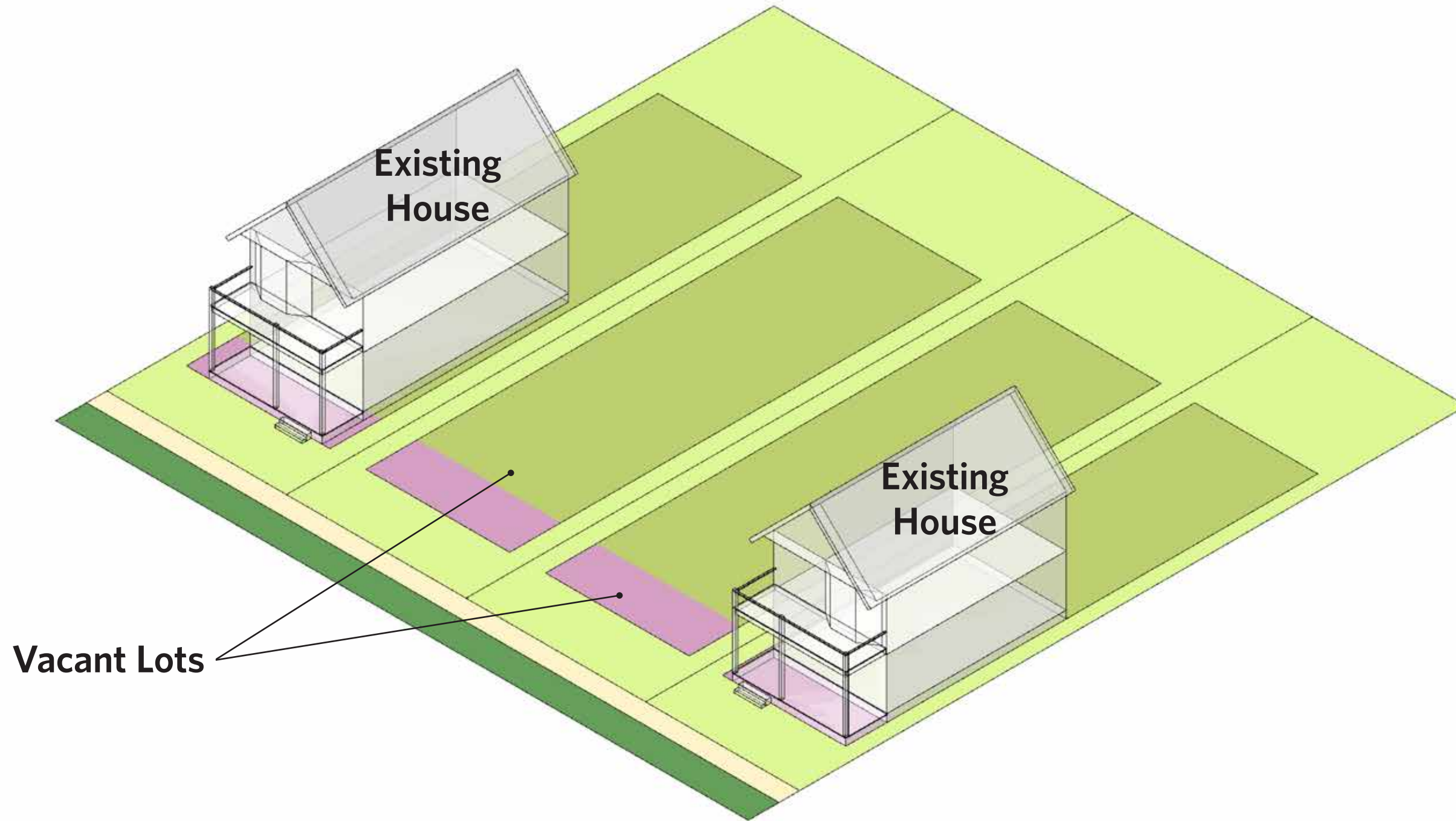
INFILL (SINGLE LOT)



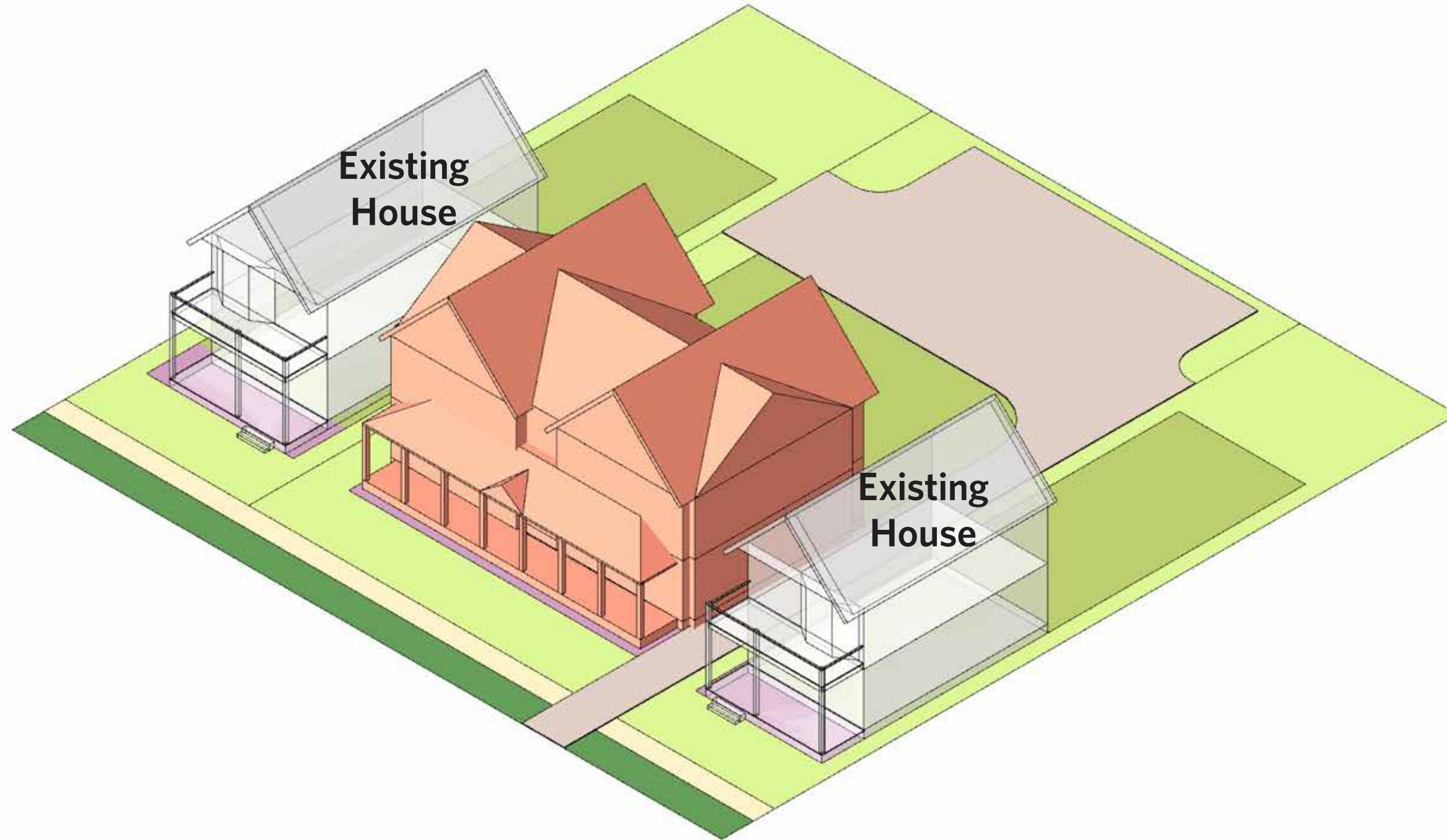
INFILL – SINGLE FAMILY HOUSE ON A SINGLE LOT



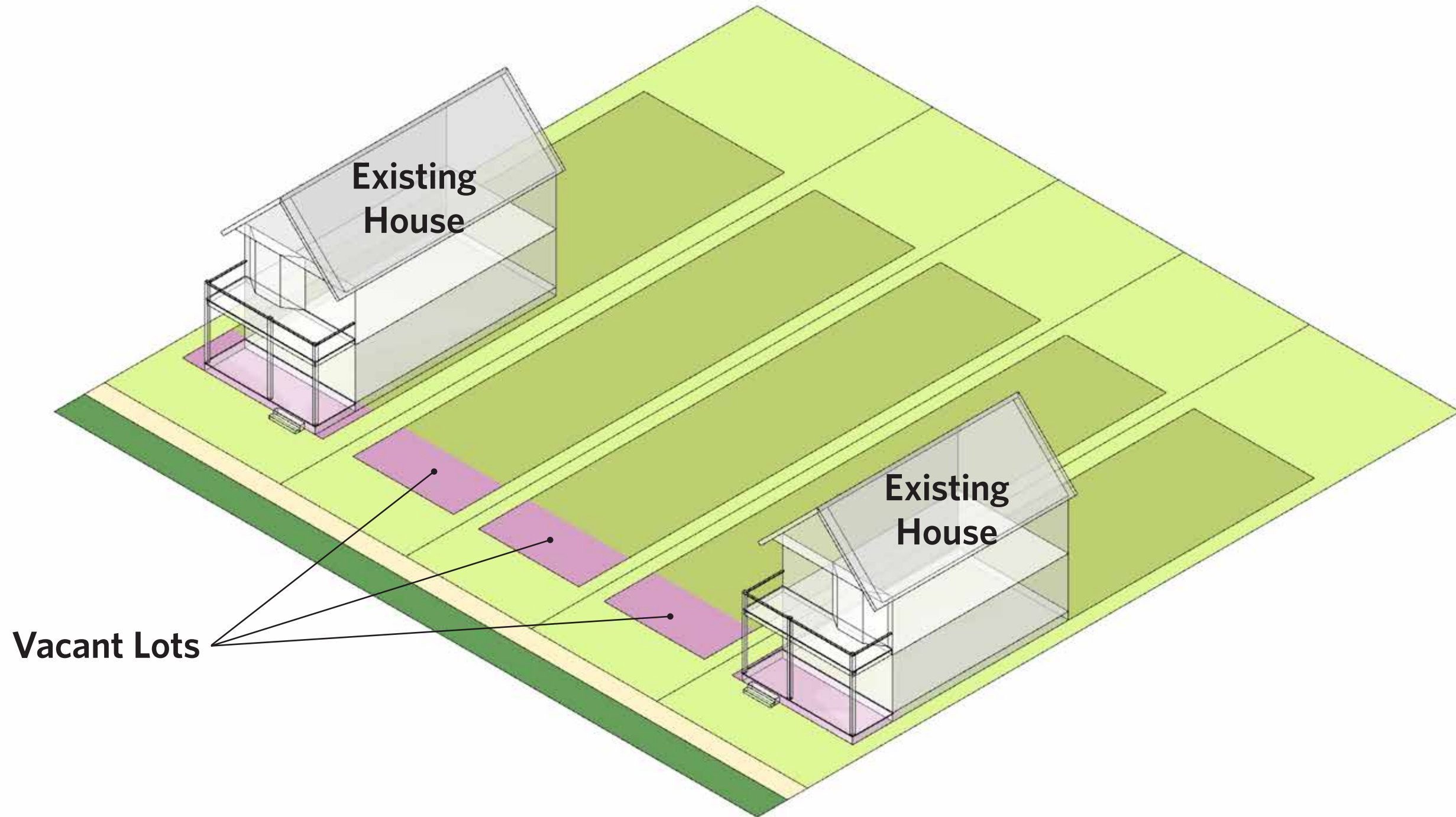
INFILL - MULTIPLE LOTS



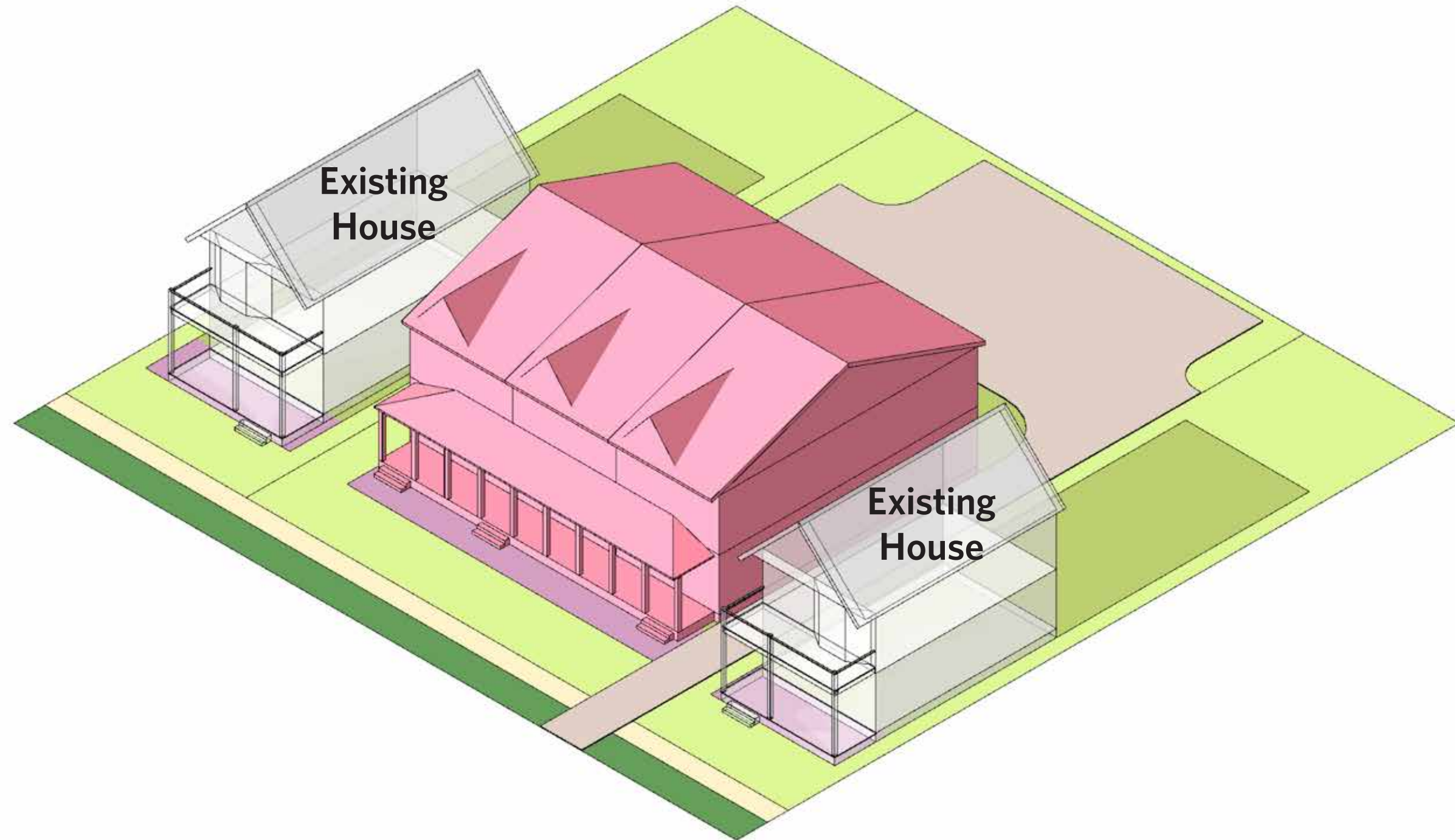
INFILL - 4-UNIT BUILDING



INFILL - MULTIPLE LOTS



INFILL – ROW HOUSES





1. EXISTING STREET



2. STREET, SIDEWALK, AND LIGHTING IMPROVEMENTS



3. HOMEOWNER REHAB SUPPORT



4. INFILL AFFORDABLE HOME OWNERSHIP HOUSES



5. MIXED-INCOME HOUSING

INFILL THAT FITS INTO THE NEIGHBORHOOD



NEED FOR SENIOR HOUSING

- There are funding sources available — this could move quickly
- Churches and developers are interested in partnering to create senior housing
- Senior buildings should be integrated into the heart of the community
- The character of the building should fit into neighborhood





DEVELOP SENIOR HOUSING IN THE NEIGHBORHOOD

PEOPLE

**SUPPORTING THE PEOPLE
OF THE NEIGHBORHOOD**

JOBS AND EMPLOYMENT

- Partner with BETC Workforce Improvement Board, Northland, local trades
 - Access to funding for job creation
 - Matching the job training to jobs that are available
 - Support start up of small business in the neighborhood
 - Allow business owners along Jefferson access to vacant lots for expansion or the start-up of new businesses
 - Beverley Gray Business Exchange



EDUCATION AND HEALTH

- Partner with the School District, Teachers, and Principals in the neighborhood
 - Early Childhood Education, consider integrating with health and wellness facilities
 - Prioritize community/education uses in School 8 in the future
- Health and Wellness
 - Support programs that increase access to healthy food, gardening, cooking, and eating
 - Expand the Healthy Corner Store initiative



SAFETY AND SECURITY

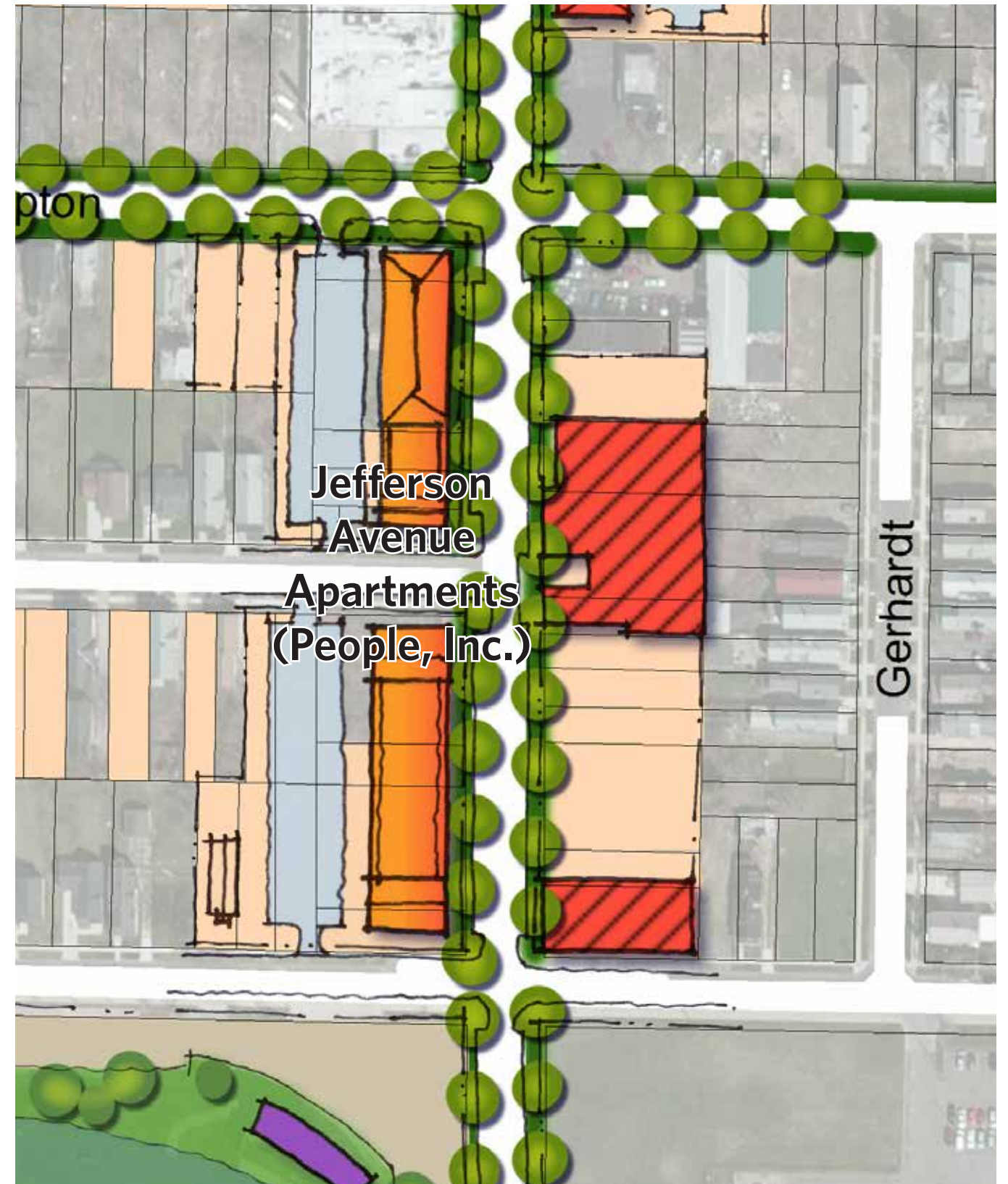
- Improve the relationship with police
 - Focus on team/community policing
 - Increase resources for solving crimes
 - Locate a police substation in the neighborhood
 - Understand where the 'hot spots' are
- Design streets, parks, and yards with CPTED (Crime Prevention Through Environmental Design) principles



JEFFERSON CORRIDOR

**SUPPORT EXISTING AND NEW BUSINESSES &
PROVIDE ACCESS TO SERVICES AND RETAIL**

INFILL ALONG JEFFERSON AVE.





EXISTING VIEW LOOKING DOWN JEFFERSON



JEFFERSON COMMERCIAL CORRIDOR REVITALIZATION

IMPLEMENTING

**HOW DO WE MAKE SURE SOMETHING
THINGS START TO HAPPEN?**

TOP PRIORITY PROJECTS FOR THE NEXT 5 YEARS

1. **Expand the home ownership rehab** and emergency support programs (Find sources of money that don't have income restrictions)
2. Work together to **make lots available** to existing owners, non-profits, and community developers
3. Focus resources for **jobs for the neighborhood** and small business support
4. Pursue state funding for **senior and family mixed-income housing** — get a plan together quickly
5. Identify projects along **Jefferson Corridor** that can get Buffalo Billion II funding — existing building rehab, new businesses, retail buildings, and streetscape
6. Identify and design **green infrastructure projects** (small parks & streetscapes) that qualify for Rain Check 2.0 money, work to get them approved and funded

SHARE YOUR THOUGHTS:

1. What did you see that you liked?
2. What did we not get right?
3. What did we miss?



You can reach the team at

ColdSpringBuffalo@gmail.com