

Buffalo Consolidated Development Framework

Also known as the Buffalo Green Code

Draft Generic Environmental Impact Statement

For the New York State Environmental Quality Review Act

City of Buffalo

Erie County, New York

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codes from parcel data obtained from Erie County (2015). Furthermore, the build-out only considered as-of-right uses, or uses permitted in each zone without the need to obtain a variance. In addition, the analysis does not reconcile or consider non-conforming or grandfathered uses. Such uses are assumed to be existing and therefore the properties not eligible for immediate redevelopment.

Finally, the build-out does not attempt to determine when redevelopment of available lands might occur. As a result, the build-out represents the maximum possible growth permissible within the city, which is considered the worst case scenario for environmental analysis.

The build-out considered building-types permitted in each district, prioritizing those that constituted the highest and most intense use permitted in the district, also taking into account the purpose of each district. The specific bulk and use standards for each building type, as established in the existing code by district, were used to calculate potential build-out on individual parcels throughout the city.

Based on the current zoning, 15,397 residential units, with an average of 2.2 persons per household could be built which would allow up to 33,873 new residents in the City. As shown on Figure 3 of Appendix H, the parcels available for development are scattered across the City without consideration for existing trends or the potential for infilling neighborhoods to create more desirable and sustainable neighborhoods. Therefore, this scenario is extremely unlikely. In particular, only 522 lots were identified as available for single-family detached homes, which has been one of the most common new residential construction types in the City. The current zoning ordinance not support an increase of population to the projected target of 295,000 residents as described in the Comprehensive Plan, additionally the scattered site development would not meet the goals and objectives of the land use plan, of enhancing existing neighborhoods and supporting transit oriented development and would not be consistent with the goals of the Comprehensive Plan.

Potential Adverse Impacts

The BCDF seeks to stabilize and reverse the City's long standing population decline by facilitating redevelopment and creating new employment opportunities for city residents. The same methodology used to determine the build-out potential of the existing zoning was applied to the proposed zoning code, including allowable uses, available land and bulk requirements.

In a partial or full build-out scenario under implementation of the UDO, the population within the city limits could increase over current levels, with a projected target of 295,000 residents. While this represents a population increase of approximately fourteen percent over current levels, this increase is comparable to the city's 2000 census population.

The Build-out analysis determined that the UDO would significantly increase the amount of land available for as-of-right redevelopment. In particular, the number of residential units that could be constructed if full build-out were to be realized would be 156,979. This assumes that each potential lot is individually constructed upon without any lot combinations; that each property listed as vacant is available for construction and not part of another use; that downtown new construction includes a residential component in all structures; and, that each lot is built to its maximum allowable density under the UDO.

Based on these factors, the build out assumes a worst-case scenario. Most significantly, the UDO would make 2,222 land parcels available in single family districts for construction.

The Build-out analysis also evaluated a sub-area which focused on those areas currently seeing new redevelopment and known investment, including the Metrorail corridor along Main Street, downtown, Hamlin Park, and the Larkin District. This area could accommodate up to approximately 60,000 new residential units upon maximum, full build-out, which would accommodate more than the desired population growth in likely growth areas without requiring redevelopment of existing neighborhoods.

Implementation of projects under the BCDF may allow for an increase of population to the projected population of 295,000 in likely development areas, which is an approximately 14% increase over the current population but still well below the peak population of the City. This population growth can be accommodated without requiring land clearing and redevelopment of existing neighborhoods. Therefore, although the implementation of projects under the BCDF may have an impact on population, significant adverse impacts are not anticipated.

Mitigation

Since the adoption and implementation of the BCDF will not result in any adverse social or economic impacts to population, no mitigation measures are necessary.

Thresholds

No thresholds for further evaluation are required.

2.2.2 Poverty

Setting

According to the American Community Survey, the median household income increased significantly between 2000 and 2011 for the City of Buffalo, increasing from \$24,536 to \$30,230. The 2013 estimates for median household income is \$30,942 continuing this upward trend. However, while income levels increased during this period, poverty levels also increased from 26.7% to 29.9% (persons living below the poverty level), and the 2013 estimates for this category show poverty trending higher at 30.70%. Table 4 summarizes the change in median household income, per capita income and persons living below the poverty line for the City of Buffalo, the Buffalo-Niagara Metropolitan Statistical Area (MSA), and New York State.

Table 3: City of Buffalo Resident's Change in Income (2000-2011)

	Buffalo 2000 (Census)	Buffalo 2011 (ACS)	Buffalo 2013 Estimate (ACS)	MSA 2011 (ACS)	NY 2011 (ACS)
Median Household Income	\$24,536	\$30,230	\$30,942	\$47,081	\$55,246