

## Summary of Information from Buffalo Place

1. Cars Sharing Main Street Opportunity – The NFTA is planning on replacing the track bed from Mohawk Street to Eagle/Church Street (depending on where bids come in) in 2023.

Buffalo will be receiving \$55 million from the State for Cars Sharing Main Street but they haven't committed to which blocks they will be doing.

We have an opportunity here to get two construction projects done at one time and dramatically improve this stretch of Main Street. Cars Sharing Main Street would vastly improve the infrastructure on the street making it far more attractive and provide parallel parking.

2. Downtown Residents

- Existing Apartments 3,278
- Under Construction 1,047
- Proposed (50%) 700
- Apartments possible in 18 mo. 5,025
- Metric for people per apartment is 1.59
- Therefore, current number of people living downtown is 5,212
- Number of people living downtown in 18 mo. could be 7,990

3. Daytime Population

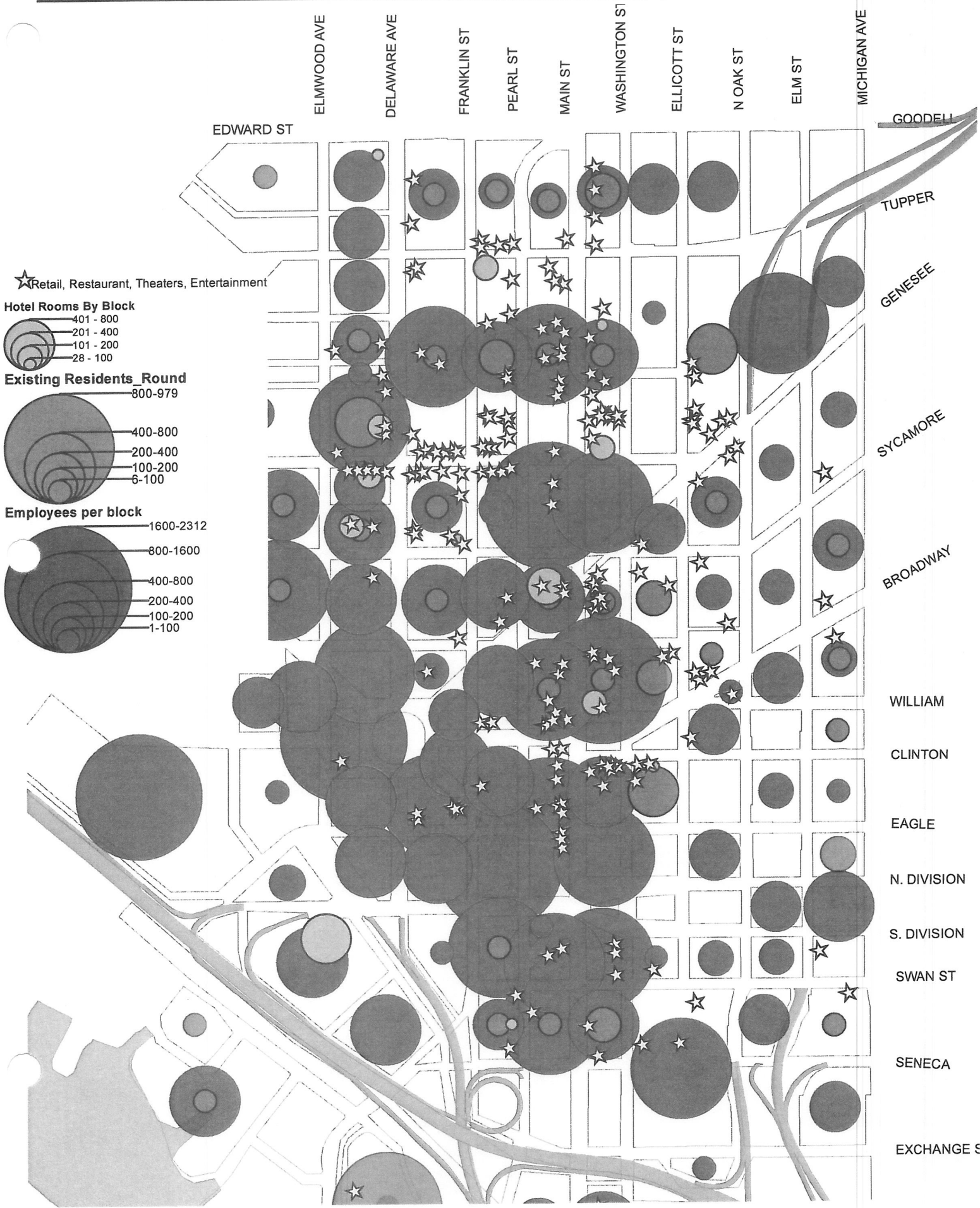
- Pre-pandemic – 55,362
- Estimated now (60%) – 33,217

*plus Medical Campus*

4. Debra Chernoff mentioned one individual who's been successful in attracting small retailers - Bernice Radle. It may be worthwhile to speak with her (716 235-5563,

bernice@buffalovedevelopment.com) and to look at what she's done at The Ruth.

# Where are Downtown People For BECPL?



★ Retail, Restaurant, Theaters, Entertainment

**Hotel Rooms By Block**

- 401 - 800
- 201 - 400
- 101 - 200
- 28 - 100

**Existing Residents\_Round**

- 800-979
- 400-800
- 200-400
- 100-200
- 6-100

**Employees per block**

- 1600-2312
- 800-1600
- 400-800
- 200-400
- 100-200
- 1-100

ELMWOOD AVE

DELAWARE AVE

FRANKLIN ST

PEARL ST

MAIN ST

WASHINGTON ST

ELLICOTT ST

N OAK ST

ELM ST

MICHIGAN AVE

EDWARD ST

GOODELL

TUPPER

GENESEE

SYCAMORE

BROADWAY

WILLIAM

CLINTON

EAGLE

N. DIVISION

S. DIVISION

SWAN ST

SENECA

EXCHANGE ST



## Downtown Buffalo Apartments and Condominiums

Summary Table: Downtown Housing Units		Total Units	3,278	Central Business District (CBD) Total	2,124
		Pre-2000	1,750	Pre 2000	463
		2000 - 2009	496	2000 - 2009	334
		2010 - 2019	1,032	2010- 2019	817
		Since 2020	513	Since 2020	510
		Increase since 2000	87%	CBD Increase since 2000	359%
		Increase since 2010	46%	CBD Increase since 2010	63%
		Condo Subtotal	1,093	Condo Sub-total in CBD	82
		Condominium %	33.3%	Condominium % in CBD	3.9%
<b>CBD Population Estimate</b>	<b>2,584 - 3,276</b>				
<b>CBD Units = 2124</b>					
Census occupancy est.= 76%	Low end of range = 2,584 (Unlikely, occupancy % is too low)				
BUDC occupancy est.= 97%					
<b>Residents per Unit = 1.59</b>	High end of range = 3,276				
<small>2016 American Survey Cen.Tract 165</small>					

Decade	Name of Building	Address	Built	Units	Condo Sale/ Rental Range	Central Business District?	
Pre 2000	Pine Harbor	10 7th Street	1980s	208	\$691 - \$1230	no	
	Admirals Walk	Admirals Walk	1988	58	\$199,000 - \$417,000	no	
	Villa Carolina	50 Carolina Street	1978- 2009	30	\$	no	
	Shoreline 1 Apartments	99 Carolina Street	1970s	88	\$	no	
	Chippewa Hotel	45 Chippewa W	1882	47		yes	
	85 W Chippewa	85 Chippewa W	1910	4	\$1,095 - \$1,200	yes	
	Domino's	187 Delaware Ave	1917	2	\$975 - \$1,000	yes	
	Sidelines	189 Delaware Ave	1932	4		yes	
	Upstairs Apartment-369 Delaware	369 Delaware	1941	1		yes	
	401 Delaware - The Colonial	399 Delaware	1896	34	\$775 - \$1,100	yes	
	Touraine Apartments	262 Delaware Avenue	1920	104	\$800-\$1300	yes	
	70 Edward Street	70 Edward	1850	1	\$545600	yes	
	74 Edward Street	74 Edward	1850	1		yes	
	St. Mary's Square	125 Edward Street	1990s	35		no	
	The Netherlands	257 Franklin Street	1883	14	\$400-\$475	yes	
	Tudor Lounge	335 Franklin Street	1920	4		yes	
	Rue Franklin	341 Franklin Street	1968	5	\$850	yes	
	346 Franklin Street - Braco I	346 Franklin Street	1920	7		yes	
	Braco I	352 Franklin Street	1900	28	\$600-\$1,100	yes	
	378 Franklin- BMHA duplex	378 Franklin Street	1979	4		yes	
	Gull Landing	Gull Landing Circle	1991	23	\$110,000 - \$826,000	no	
	Harbour Pointe	40 Harbour Pointe Common	1981	30		no	
	Breakwaters	217-311 Lakefront Blvd	1985	48	\$295,000	no	
	Lakefront Commons	330-435 Lakefront Blvd	1985	52	\$295,000 - \$2,500	no	
	Ansonia Center	716 Main Street	1980s	58	\$960-\$1,145	yes	
	City Centre	610 Main Street	1992	43	\$175,000-\$320,000	yes	
	Market Arcade/ Irish Classical	625 Main Street	1999	10	\$1,075-\$1,350	yes	
	Spaulding Building	763 Main Street	1900	20	\$300-\$1,175	yes	
	Marina Village	Marina Park S	1985	24	\$429,900	no	
	Marine Drive	Marine Drive	1950s	616	\$400-\$750	no	
	Mohawk Place	47 Mohawk E	1900	12		yes	
	Electric Avenue/ 300 Ellicott	51 Mohawk E	1900	36	\$400	yes	
	Quality First Appliances	334 Oak Street	1999	2		yes	
	Caberet	484 Pearl Street	1900	1	\$240-\$320	yes	
	Holly Farms	424 Pearl Street	1932	2	\$1,200	yes	
	Ramunno Building	452 Pearl	1970s	2	\$1,250	yes	
	Portside	100 Portside	1988	19		no	
	Rivermist	172-280 Rivermist Dr	1988	56		no	
	67 Sycamore	67 Sycamore	1900	8		yes	
	Henry Building/ Carriage House Square	41 West Tupper Street	1900	9	\$700-\$800	yes	
	<b>Sub Total Pre 2000</b>				<b>1,750</b>		<b>463</b>

<b>2000 to 2009</b>	Buehl Block	36 Broadway	2006	5	\$1995-\$2495	yes	
	Elsinghorst Building	136-140 Broadway	2007	3	\$1,150 to \$1,950	yes	
	The Watkins Building	170 W. Chippewa Street	2000	6	\$580 - \$765	no	
	Avant	200 Delaware Avenue	2009	29	\$400,000-\$1,700,000	yes	
	Historic Warehouse Lofts	210 Ellicott	2008	30	\$1,500 \$220,000-\$365,000	yes	
	Ellicott Commons	461-475 Ellicott	2007	30	\$1,195 - \$2,500	yes	
	Ellicott Lofts	489 Ellicott Street	2002	72	\$1,100-\$1,495	yes	
	The Pasquale at Waterfront Place	132 Lakefront Blvd	2009	49	\$430,000-\$1,327,000	no	
	The Belesario	500-518 Main Street	2004	36	\$1,880 - \$3,395	yes	
	Pierce Building	653 Main Street	2007	4	\$2,500	yes	
	Sidway Building	775 Main Street	2004	67	\$2,500	yes	
	Granite Works	846 Main Street	2006	28	\$1,100 - \$2,100	no	
	Oak School Lofts	266 Oak Street	2005	29	\$975-\$1,450	yes	
	IS Lofts	362 Oak Street	2006	24	\$775 - \$950	yes	
	95 Perry	95 Perry	2009	5	\$1,300-\$2,000	yes	
	Elk Terminal	250 Perry Street	2002-2007	68	\$1,125 - \$1,895	no	
	Gull Landing Townhouses	Waterfront Circle	2002	5	\$859,375	no	
	The Whitney	65 Whitney Place	2009	6	Estimated \$100 SF \$129,000 - \$149,000	no	
	<b>Sub Total 2000 - 2009</b>				<b>496</b>		<b>334</b>



## Downtown Buffalo Apartments and Condominiums

Decade	Name of Building	Address	Built	Units	Condo Sale/ Rental Range	Central Business District?	
2010 to 2019	Twain Tower	468 Delaware Avenue	2014	12		no	
	AC Lofts	136 North Division Street	2010	91	\$810 - \$1,425	yes	
	144 Edward Lofts	150 Edward	2016	8		yes	
	173 Elm (Former Jansen Bros.)	173 Elm	2015	5	\$1,300 - \$2,200	yes	
	172 & 176 Franklin Street	172 and 176 Franklin	2015	5		yes	
	Capello's Salon	220 Franklin	2017	3	\$2,250	yes	
	5 E. Genesee	5 E. Genesee	2017	3		yes	
	9 E. Genesee	9 E. Genesee	2014	1	Owner Occupied	yes	
	Genesee Gateway	109 E. Genesee	2013	3		yes	
	The Lofts at Genesee	112 Genesee E	2014	5		yes	
	W Huron Lofts (Former Lake Hotel)	201 W Huron St	2013	8	\$975 - \$1,350	yes	
	207 West Huron	207 W. Huron	2019	3		yes	
	Greystone	24 Johnson Park South	2013	42	\$855 - \$1,196	yes	
	One Canalside	125 Main	2014	1		yes	
	The Glenn (formerly Stanton)	237 Main	2017	36	\$1,300 - \$2,385	yes	
	The Marin	241 Main	2019	36	\$1,525 to \$3,981	yes	
	The Main and Cathedral Building	298 Main	1917	26	\$1,650 - \$4,500	yes	
	The Antonio	460 Main Street	2011	20	\$1,845 - \$3,275	yes	
	10 Lafayette (Tishman Bldg)	447 Main	2014	18	\$1,250 - \$2,800	yes	
	Hudson Building	483 Main Street	2015	2	\$1,550	yes	
	501 Main	501 Main Street	2010	2	Co-op	yes	
	535 Main	535 Main	2015	3		yes	
	537 Main Street	537 Main Street	2015	1	Owner Occupied	yes	
	678 Main	678 Main Street	2014	2	\$	yes	
	Barrington Building	686 Main Street	2016	9	\$1,000 - \$1,995	yes	
	Planing Mill	456 Michigan	2015	22	\$900-\$2000	yes	
	100 South	157 W. Mohawk Street	2012	26	\$1,245 - \$1,895	yes	
	Niagara Square Apartments Phase 1	200 Niagara	2017	48	\$536 - \$722	no	
	Turner Brothers Lofts	285 - 295 Niagara Street	2017	40	\$965-\$1,830	no	
	301 Ohio	301 Ohio	2016	21	\$1,595-\$2,495	no	
	Townhomes at Waterfront Place Phase 2	21 - 55 Ojibwa Circle	2016 - 18	11	\$636,000 - \$935,000	no	
	Elk Terminal Expansion	250 Perry Street	2016	18	\$1,125 - \$1,895	no	
	The Piano Factory Lofts	82 Pearl	2019	12	\$1,475 - \$1,550	yes	
	St. Paul's Parish House	128 Pearl Street	2018	7	\$1,795	yes	
	Palazzo 490 (Caberet Building)	484 Pearl	2019	7		yes	
	The Fairmont	199 Scott Street	2014-5	30	\$760-\$1,920	no	
	192 Seneca (Former Seneca Plumbing)	192 Seneca	2019	4		no	
	Apartments at HUB	145 and 149 Swan Street	2014	50	\$1,725 - \$2,025	yes	
	Rand and Jones	20, 24, 30, 32 Tracy Street	2015	11		yes	
	12 Tupper East	11 Tupper East	2019	5		yes	
	The Apts @ Lafayette	391 Washington Street	2011	138	\$1,000 - \$1,250	yes	
	Holling Place	501 Washington Street	2005	82	\$720-\$858	yes	
	The Brownstone	504 Washington Street	2012	6	\$1,999	yes	
	The Alexandre Apartments	510 Washington Street	2018	12	\$875 - \$2150	yes	
	517 Washington Street	517 Washington Street	2013	1	\$1,100	yes	
	AM&A Warehouse Lofts	369 Washington Street	2010	48	\$950 - \$1,450	yes	
	The Sinclair	465 Washington Street	2016	45	\$1,000-\$2,300	yes	
Phoenix Brewing Building	835 Washington Street	2016	31	\$1,700 - \$2,350	no		
500 Pearl	500 - 512 Pearl	2019	12	\$998-\$4,800	yes		
<b>Sub Total 2010 - 2019</b>				<b>1032</b>		<b>817</b>	
2020- 2022	Historic Lofts 2nd Floor	206 Ellicott	2021	36		yes	
	201 Ellicott	201 Ellicott Street	2021	201		yes	
	HANSA	505 Ellicott	2020	2		yes	
	The Police/ Former Police HQ	74 Franklin Street	2021	130		yes	
	Theatre Place	622 Main	2022	20	\$1450-\$1550	yes	
	The Lofts at AMC Market Arcade 8	639 Main	2021	2		yes	
	474 Michigan	474 Michigan	2021	3		no	
	Lofts @ 79	79 Perry Street	2020	4		yes	
	Seneca One Anex Buildings	1 Seneca Street	2020	115		yes	
	<b>Sub Total 2020- 2022</b>				<b>513</b>		<b>510</b>



## Downtown Buffalo Apartments and Condominiums

Decade	Name of Building	Address	Built	Units	Condo Sale/ Rental Range	Central Business District?
<b>Under Construction</b>	Nash Lofts	163 & 167 Broadway; 60 Nash	1822- 80	18		no
	Statler City	107 Delaware		288		yes
	Burns Building Plus New Build	23 East Huron	1925	150	\$1,200 - 3,000	yes
	The West End	240 - 260 Lakefront Blvd.	2020	20	\$850,000 - \$1.5 million	no
	Heritage Point	130 Main		61		yes
	5G Austin Building	300 Main	1900	6		yes
	Former AM&A's	377 Main Street	1920/1960	33		yes
	Mohawk Building	478 Main	1925	15		yes
	Niagara Square Apts Phase II (Shoreline)	270 Niagara	2022	166		no
	Tent City	674 Main Street	1900	8		yes
	270 Michigan	270 Michigan	1991	6		yes
	Seneca One Anex Building Addition	1 Seneca Street	2021	33		yes
	Trico Building	791 Washington	1935/1985	243		no
<b>Total</b>				<b>1047</b>		<b>600</b>
<b>Proposed</b>	Buffalo Grand Hotel	120 Church		400		no
	Gutman Building	133 S. Division		16		yes
	Legacy Gateway	435-459 Ellicott, 324-336 Oak, 130 Genesee				yes
	Townhouse Adaptation	433 Ellicott Street		2		yes
	Simon Properties	348, 357,367,375,379,383,391 Ellicott Street		200		yes
	181 Elm	177 Elm				
	177 Elm St	181 Elm		8		yes
	Old Editions/ Farthing/ Winter bldgs	68 E. Huron		5		yes
	Kosshmerica LLC	80 W. Huron St.		54		yes
	Second Waterfront Place Tower	172 Lakefront Blvd		49		no
	Nemo Development Townhomes	367 Lakefront Blvd		30	540,000 - \$650,000	no
	The Carlo	10, 15 LaRiviere Drive		32		no
	Benderson Development Site	99 Main Street		45		yes
	Century Theatre Site	513 Main				
	521, 523 and 515 Main	521 Main		9		yes
	Vendome Theater Lofts LLC	525 Main		20		yes
	Schmidt Building Site	736 Main St		36		yes
	Vernor/ Tech Building site	752 Main		100		yes
	ABC Building	3 Niagara Square	2022-2023	48		yes
	Niagara Square Apts Phase III (Shoreline)	270 Niagara		48		no
	Micro Apartments/ Lofts @ 400	400 N. Oak		76		yes
	Dunn Building	110 Pearl	1893	23		yes
	Byers Film Exchange/Former Saturn Bldg	505 Pearl		29		yes
	Eliza Quirk Boarding House	72 Sycamore Street		6		yes
	Legacy Development Townhomes	8 St Louis Place		7	\$600,000 range	no
	61 Terrace St. Apartment Building	61 Terrace		148		yes
	<b>Total</b>				<b>1391</b>	

Condos/ Owner Occupied Highlighted Blue

NOTE: Rental Rates Came from Public Sources and May be Out of Date