



# Downtown Redevelopment Update October 2018

## Council Goals for

### Buffalo Downtown Redevelopment

- Council driven effort to capitalize on unique downtown environment – continue to grow vibrancy and activity
- Focus efforts on City-owned property and underutilized properties in core of downtown area – vision includes new housing opportunities with potential commercial components included with new construction
- Maintain and enhance quality of life for downtown residents
- More people in the downtown to increase activity
- More shoppers to support downtown area businesses
- Encourage private building owners and business owners to invest in downtown buildings and businesses
- Grow downtown economy in order to attract additional amenities like entertainment venues and food establishments



### First Proposed Project

- Approvals from Planning Commission, Housing & Redevelopment Authority (HRA) and City Council – 89-unit senior housing project to include independent apartments, assisted living and care services - 4 -story building with underground and surface parking
- Features Proposed by Developer:
  - Residents and employees downtown to support area businesses
  - Architecture designed to fit with current downtown feel
  - Site design intended to preserve neighboring property for future high amenity housing and potential commercial component projects
- Timeline – Developer proposes to close on purchase of property Spring 2019 with construction of approximately 12 months to follow. Spring-Summer 2020 opening currently proposed.



## Frequently Asked Questions

- Q: *We are excited about the new businesses opening recently in the downtown that complement the area including the brewery, wine bar, art gallery, ice cream shop, cooking school and escape rooms among them – how will this project affect them?* The hope is to increase customers to these establishments to continue to build on this trend of fun activities downtown, as well as increasing traffic to long-standing businesses.
- Q: *We want a grocery store and more restaurant opportunities – would this project make that more or less possible?* A: Feedback from market analysis and from industry experts has included that increasing nearby population and likely customers including immediate area employment should help in efforts to draw more food establishments downtown. This first proposed project and future potential projects would be intended to foster vibrant quality of life in the downtown and make increased food availability more possible.
- Q: *I would be interested in living in a new housing unit downtown – can I get on a waiting list?* A: City staff can take down your information and share with developers to show interest that exists in certain products and to connect once units are available for lease or sale.
- Q: *We are concerned about preserving parking for area businesses – how would this project effect parking?* A: Parking that meets the needs of the proposed building are required in the project design. The design for this proposed project also calls for replacement of surface level parking behind 1<sup>st</sup> Ave S businesses. Future potential projects would be designed with parking needs in mind as well.
- Q: *Is this the only project or is the City pursuing more projects?* A: More projects are being looked at for the downtown area. At the direction of the city council, staff continues to meet with potential developers to discuss ideas, and projects would be discussed at open public meetings as they progress.
- Q: *Who can I talk to for more information?* A: City development staff listed below will be happy to talk to you about the current development being proposed and any other questions. Drop by city hall or contact Jennifer or Lauren to discuss further. Plans are brought forward at public meetings of the City Council, Planning Commission and HRA. Another way to stay up-to-date is to keep an eye out for these meeting broadcasts or attend a meeting in person if you are interested.

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