

Planned Unit Development Number 9: Elmwood Crossing

Purpose and Intent

The purpose of the Elmwood Crossing Planned Unit Development (or "this PUD") is to facilitate the mixed-use redevelopment of the former site of the Women & Children's Hospital of Buffalo.

Applicability

- A. This PUD applies to 219 Bryant Street, 187 Bryant Street, 451 Elmwood Avenue, 489 Elmwood Avenue, 125 Hodge Avenue, and 180 West Utica – 204 West Utica. This PUD also applies to any future new parcels created by the sub-division or combination of the parcels listed in this section.
- B. All applications of the use and development of the site described in 14.2.A will be subject to the provisions of this PUD, as well as other applicable standards of this Ordinance.

Waivers and Modifications

All standards of this Ordinance apply to this PUD, with the exception of the following waivers, modifications, and/or supplements:

- A. Lot Dimensions & Lot Coverage.
  - a. Lot Dimensions
    - i. Lot width – Lot width must be less than 890 feet.
  - b. Lot Coverage
    - i. Building Coverage – For any single parcel located within this PUD, building coverage can be up to 100% of the parcel. However, the aggregate building coverage for all parcels within this PUD shall be no more than 54%.
    - ii. Impervious Coverage - For any single parcel located within this PUD, impervious coverage can be up to 100% of the parcel. However, the aggregate impervious coverage of all parcels within this PUD shall be no more than 96%.
- B. Building Setbacks
  - a. Front Yard – 0' minimum
  - b. Interior Side Yard – 3' minimum and 68' maximum
  - c. Rear Yard – 1' minimum for the first 20' of building height only. All portions of the building greater than 20' must meet rear yard setback requirements of N-2E zone.
- C. Building Height and Story Height
  - a. The maximum height for any new construction of a Civic Building, Commercial Block, or Stacked Unit shall be 4 stories, 60', with a step back on any 4<sup>th</sup> story.
  - b. The minimum height for any new construction of a Civic Building, Commercial Block, or Stacked Unit shall be 1 story, 16'
  - c. The minimum height for any addition to an existing structure shall be 1 story, 10'
- D. Transparency & Pedestrian Access
  - a. Pedestrian access

- i. Entrance spacing along front façade of commercial space shall be a minimum of at least 1 entrance every 84'

- b. Transparency

- i. For stacked unit or commercial block building, the maximum allowed ground floor blank wall width, front façade, is 62 feet.
- ii. If new transparency is added to an existing building, the ground floor transparency for both front façade and corner side façade is a minimum of 20% and upper floor transparency for both front façade and corner side façade is a minimum of 15%.

- E. Specific Standards That Apply to Zone

- a. Elmwood Village Standards

- i. A commercial establishment may have a gross floor area of no more than 45,600 square feet on the ground story and 54,000 square feet overall
- ii. If commercial establishment is a Hotel/Hostel or Professional Office as defined 496.6.1.4.B and operates in an building currently existing at the time of the approval of this PUD, the establishment is waived from section E.a.i of this PUD and 496.3.2.1.J.2.a
- iii. 496.3.2.1.J.2.b is waived and section D of this PUD applies.
- iv. No more than three lots in the Elmwood Village, existing at the time of the adoption of this Ordinance, may be combined for the purposes of new construction.

- b. Attached Houses Width

- i. A grouping of attached houses may not exceed 192 feet in aggregate width

- c. Accessory Surface Parking

- i. Allow parking on corner side yard and interior side yard.
- ii. Allow pick-up/drop off zone in front yard for any Day Care Center use.

- d. Pedestrian Access

- i. This PUD is waived from pedestrian access requirements of section 3.2.1.J.2.b of this Ordinance and will follow section D.a of this PUD.

- e. Lighting

- i. The maximum allowed lighting zone for this PUD is Moderately High Ambient Lighting (LZ-3).

- F. Principal and Accessory Uses

- a. Accessory Uses

- i. Section 6.2.1.D.3 and 6.2.1.D.4 of this ordinance do not apply to any Patio use.
- ii. Any Patio use must be enclosed with at minimum a Pergola and Patio must be inaccessible from the public right-of-way.

- G. Sign Standards

- i. Allow Skyline Sign.

## Public Benefits and Amenities

This PUD requires the following public benefits and amenities to be realized and maintained as long as this PUD is in effect.

### A. Affordable Housing Units

- a. This PUD requires 20% of all residential rental units to be affordable.
- b. For the purposes of this PUD, affordable is defined as a monthly rent that is less than or equal to maximum gross monthly rent allowable (per unit size) for a person(s) at the 80% of Area Median Income limit for the Buffalo-Niagara Falls Metropolitan Statistical Area, per New York State's Division of Housing and Community Renewal.

### B. Reserved or Dedicated Open Space.

- a. This PUD requires 187 Bryant Street to permanently exist as open, green space.
- b. This PUD sets a goal of 10% of the total land area as described in Section 2.A to be contiguous, open, green space that is publically accessible for recreational use.