

**Mayor  
of Buffalo**

Downtown Buffalo is experiencing a development boom not seen in decades. From BlueCross/BlueShield of Western New York's new regional headquarters, to the New Era Cap Company's World Headquarters (including an attached retail store), downtown Buffalo is again experiencing investment, development and the infusion of new jobs. Add to that the explosion of residential development, with the focus on the Main St. corridor, and we have a recipe for the rebirth of downtown Buffalo as a 24/7 live, work and recreate environment.

est growing residential area in our region. Long dormant buildings and properties are now the focus of residential redevelopment. The former Statler Hotel has a new owner, who has unveiled an exciting \$80 million residential and commercial development plan for the building. The former AM&A's department store building also has a new owner who has unveiled a workable plan and accompanying financing to make its redevelopment a reality and we have a significant commitment of \$50 million from the Community Preservation Corp. to rebuild the 500 block of Main St. All of this activity comes in addition to several exciting new residential units opened this past year, including the IS Lofts and the Granite Works. This coming summer, Buffalo's version of the Artspace Artists' Lofts will open in the ever-growing Midtown section of the city.

**The Granite Works, 800 block of Main St., Buffalo**

During the first year of my administration, we have experienced over \$3 billion in economic development activity throughout the city, with a significant portion of that activity occurring throughout the downtown core of Buffalo, an area outlined and documented in the award-winning Queen City Hub Plan. The plan presents the vision and key priorities for implementation of all aspects of development – particularly housing and economic development activities – and the plan protects the history of Buffalo and identifies strategic investment opportunities.

Downtown Buffalo is the fast-

For too long, Buffalo was seen as a shadow of its former self. Now, we are seeing industrial warehouses transformed into trendy lofts, an empty brownfield hosting a beautiful building, and the nondescript federal reserve building redone by New Era Cap Co. as a magnificent glass and metal structure. Yes, the landscape of downtown Buffalo is changing. But, we are also preserving our history, as outlined in the Queen City Hub plan. The BlueCross/BlueShield of Western New York project protected the historic façade of the former Buffalo Gasworks, the Guaranty

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# A new day in Buffalo: Experiencing a development boom not seen in decades