



City of Buffalo Neighborhood Infill Conceptual Design Project

ALL SITES

Neighborhood Presentation

April 25, 2024

THE PROJECT INTENT

To Develop Design Concepts for **Detached House (1-2 Family)** building types, in N-2R & N-3R Zones for BENLIC & the City of Buffalo to use for infills.

3.1.6 N-2R RESIDENTIAL



3.1.9 N-3R RESIDENTIAL



THE BENLIC PROJECT SITES

Forty-Five (45) sites total,
in Eight (8) City Planning Neighborhoods,
and Four (4) Common Council Districts.

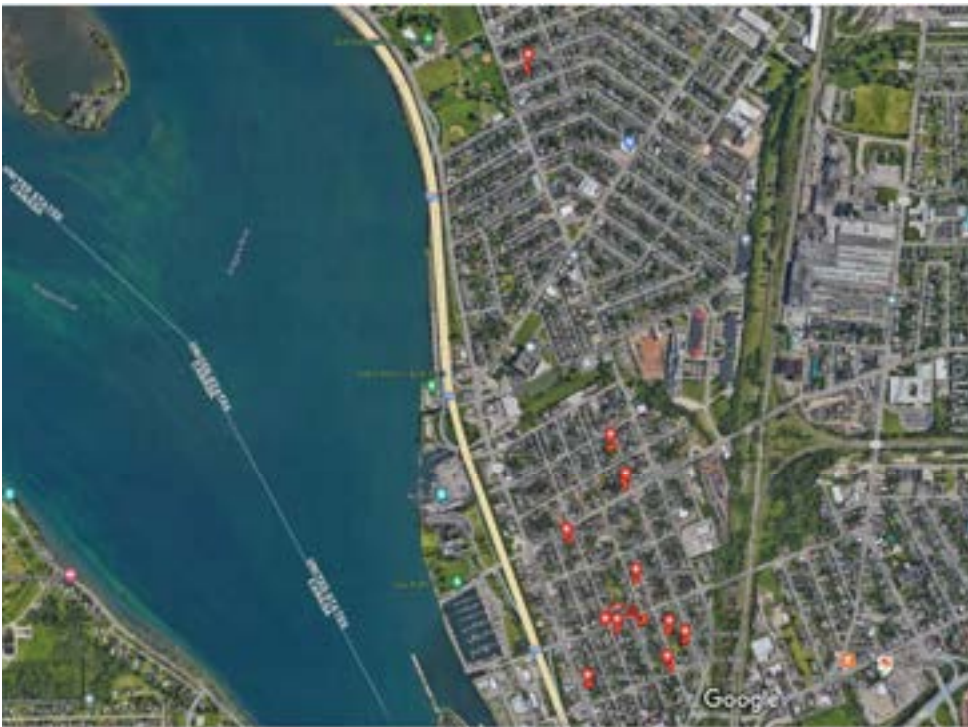
45 Sites in
all Districts

Council District	Planning Neighborhood	Num	Street	PC	Front	Depth	Build	Initial Rec	Initial Rec Notes	Owner	Working Group Rec	Working Group Notes	Zoning	HHL Comments
1	Fillmore First Ward	206	MIAMI	311	50	210	Yes	3 Hold	Bordered by vacant lots	Real Estate	1 Infill	BENLIC Infill and potential assembly with adjacent	N2-R	There appears to be a number of new trees planted (in a grid pattern) in the middle of the site similar to new trees planted at 214 Miami
2	Fillmore First Ward	230	MIAMI	311	33	201	Yes	1 Infill	230, 236 (across from proposed Riverline)	Real Estate	1 Infill	BENLIC Infill	N2-R	
3	Fillmore First Ward	236	MIAMI	311	32	151	Yes	1 Infill	230, 236 (across from proposed Riverline)	Real Estate	1 Infill	BENLIC Infill	N2-R	
4	Fillmore First Ward	288	MIAMI	311	37	180	Yes	1 Infill	Or side yard @ 286, 292	Real Estate	1 Infill	BENLIC Infill	N2-R	
5	Fillmore First Ward	66	O CONNELL	311	25	100	Yes	4 Sell	Side yard @ 64, 68	Real Estate	1 Infill	BENLIC Infill alternate	N2-R	
6	Fillmore Lower West Side	226	MARYLAND	311	40	110	Yes	1 Infill	Or side yard @ 220 (parcel is corner lot)	Real Estate	1 Infill	BENLIC Infill	N2-R	
7	Fillmore Lower West Side	258	WHITNEY	311	25	100	Yes	1 Infill	258, 262 w/ 7' to 256 & 264	Real Estate	1 Infill	BENLIC Infill	N2-R	
8	Fillmore Lower West Side	262	WHITNEY	311	27	100	Yes	1 Infill	258, 262 w/ 7' to 256 & 264	Real Estate	1 Infill	BENLIC Infill	N2-R	
9	Niagara West Side	911	COLUMBUS PKWY	311	30	132	Yes	4 Sell	Side yard @ 909, 913	Real Estate	1 Infill	BENLIC Infill	N2-R	
10	Niagara West Side	375	CONNECTICUT	330	35	26	Yes	5 Recode	963 - parks (pocket park w/ 373 Connecticut & 198 14th)	Real Estate	1 Infill	BENLIC Infill alternate, Combine with 198 Fourteenth	N2-C	MUST be merged with 198 14th to be useable
11	Niagara West Side	198	FOURTEENTH	330	27	65	Yes	5 Recode	963 - parks (pocket park w/ 373 Connecticut & 198 14th)	Real Estate	1 Infill	BENLIC Infill alternate, Combine with 375 Connecticut	N2-C	MUST be merged with 375 Connecticut to be useable
12	Niagara West Side	383	FOURTEENTH	311	30	149	Yes	4 Sell	Side yard @ 381, 385	Real Estate	1 Infill	BENLIC Infill	N2-R	
13	Niagara West Side	138	JERSEY	311	50	56	Yes	1 Infill	138, 142, 144	Real Estate	1 Infill	BENLIC Infill	N2-R	
14	Niagara West Side	142	JERSEY	311	34	56	Yes	1 Infill	138, 142, 144	Real Estate	1 Infill	BENLIC Infill	N2-R	
15	Niagara West Side	144	JERSEY	311	34	56	Yes	1 Infill	138, 142, 144	Real Estate	1 Infill	BENLIC Infill	N2-R	
16	Niagara West Side	230	MASSACHUSETTS	311	30	110	Yes	4 Sell	Side yard @ 228, 234	Real Estate	1 Infill	BENLIC Infill	N2-R	It appears that the neighbor at 228 Massachusetts has created a "garden" with a stone border around a large tree which appears to be on 230's site
17	Niagara West Side	251	NORMAL	311	30	100	Yes	4 Sell	Side yard @ 249	Real Estate	1 Infill	BENLIC Infill	N2-R	
18	Niagara West Side	873	PROSPECT	311	33	100	Yes	1 Infill	873, 875 w/ 5' to 869 & 13' to 877	Real Estate	1 Infill	BENLIC Infill	N2-R	
19	Niagara West Side	875	PROSPECT	311	25	100	Yes	1 Infill	873, 875 w/ 5' to 869 & 13' to 877	Real Estate	1 Infill	BENLIC Infill	N2-R	
20	Niagara West Side	238	RHODE ISLAND	311	54	110	Yes	1 Infill	238, 242 w/ 7' to 232	Real Estate	1 Infill	BENLIC Infill	N2-R	
21	Niagara West Side	242	RHODE ISLAND	311	27	110	Yes	1 Infill	238, 242 w/ 7' to 232	Real Estate	1 Infill	BENLIC Infill	N2-R	
22	Niagara West Side	670	WEST	311	33	100	Yes	4 Sell	Side yard @ 666, 672	Real Estate	1 Infill	BENLIC Infill	N2-R	
23	North Black Rock	111	AUSTIN	311	40	90	Yes	1 Infill	Or side yard @ 103 Austin & 55 Hoffman (L-shaped lot)	Real Estate	1 Infill	BENLIC Infill Alternate	N2-R	Google shows an existing house on Austin as "111", while Buffalo GIS actually shows an 'L' shaped open lot for 111 Austin, opposite Guernsey Street, connecting to Hoffman Place.
24	North Black Rock	18	CALUMET	311	31	107	Yes	4 Sell	Side yard @ 16	Real Estate	1 Infill	BENLIC Infill	N2-R	
25	North Black Rock	253	EAST	311	40	122	Yes	1 Infill	Or side yard @ 249, 257	Real Estate	1 Infill	BENLIC Infill	N2-R	
26	North Black Rock	362	EAST	311	33	83	Yes	4 Sell	Side yard @ 360	Real Estate	1 Infill	BENLIC Infill Alternate	N2-R	
27	North Black Rock	92	GORTON	311	30	102	Yes	4 Sell	Side yard @ 88, 94	Real Estate	1 Infill	BENLIC Infill Alternate	N2-R	
28	North Black Rock	116	HAMILTON	311	40	100	Yes	1 Infill		Real Estate	1 Infill	BENLIC alternate	N2-R	Google shows "116" as the adjacent house, but Buffalo GIS shows 116 as the open corner lot.
29	North Black Rock	144	HERTEL	311	36	148	Yes	1 Infill	Or side yard @ 140, 148	Real Estate	1 Infill	BENLIC Infill	N2-R	
30	North Black Rock	153	THOMPSON	311	30	100	Yes	4 Sell	Side yard @ 151, 157	Real Estate	1 Infill	BENLIC Infill	N2-R	
31	North Grant-Amherst	88	BUSH	311	43	100	Yes	4 Sell	Or side yard @ 86, 94	Real Estate	1 Infill	BENLIC Infill	N2-R	
32	North Grant-Amherst	143	HOWELL	311	33	100	Yes	4 Sell	Side yard @ 141, 145	Real Estate	1 Infill	BENLIC Infill	N2-R	
33	North Riverside	248	LAIRD	311	30	105	Yes	4 Sell	Side yard @ 246, 250	Real Estate	1 Infill	BENLIC Infill	N3-R	
34	University Kensington-Bailey	762	AMHERST EAST	311	30	110	Yes	1 Infill	762, 766	Real Estate	1 Infill	BENLIC Infill	N3-R	
35	University Kensington-Bailey	766	AMHERST EAST	311	65	110	Yes	1 Infill	762, 766	Real Estate	1 Infill	BENLIC Infill	N3-R	
36	University Kensington-Bailey	440	BERKSHIRE	311	30	110	Yes	1 Infill	440, 442 w/ 10' to 436, 444	Real Estate	1 Infill	BENLIC Infill	N3-R	
37	University Kensington-Bailey	442	BERKSHIRE	311	30	110	Yes	1 Infill	440, 442 w/ 10' to 436, 444	Real Estate	1 Infill	BENLIC Infill	N3-R	
38	University Kensington-Bailey	447	BERKSHIRE	311	30	110	Yes	1 Infill	447, 449 w/ 10' to 443, 453	Real Estate	1 Infill	BENLIC Infill	N3-R	There is a fence enclosing 2/3 of the open lot and being used by 443 Berkshire. It's possible the fence could also be somewhat on 449 Behrshire's lot
39	University Kensington-Bailey	449	BERKSHIRE	311	30	110	Yes	1 Infill	447, 449 w/ 10' to 443, 453	Real Estate	1 Infill	BENLIC Infill	N3-R	There is a fence enclosing open lot at 447 Berkshire. It's possible the fence could also be somewhat on 449 Behrshire's lot
40	University Kensington-Bailey	685	MINNESOTA	311	35	130	Yes	1 Infill	Or side yard @ 683 (685 is corner lot)	Real Estate	1 Infill	BENLIC Infill	N3-R	
41	University Kensington-Bailey	130	ROUNDS	311	32	110	Yes	4 Sell	Side yard @ 126 & 132	Real Estate	1 Infill	BENLIC Infill Alternate	N3-R	
42	University Kensington-Bailey	431	SHIRLEY	311	32	108	Yes	4 Sell	Side yard @ 427 & 435	Real Estate	1 Infill	BENLIC Infill Alternate	N3-R	
43	University University Heights	291	BERKSHIRE	311	35	102	Yes	1 Infill	Or side yard @ 287, 295	Real Estate	1 Infill	BENLIC Infill Alternate	N3-R	Neighbor is using the open site for recreation equipment; trampoline
44	University University Heights	256	HEWITT	311	34	144	Yes	4 Sell	Side yard @ 252, 260	Real Estate	1 Infill	BENLIC Infill	N3-R	
45	University University Heights	143	LA SALLE	311	40	105	Yes	1 Infill		Real Estate	1 Infill	BENLIC Infill	N3-R	



WE CONDUCTED SITE SURVEYS

The HHL Team organized Neighborhood Maps and
Visited and photographed each Site for reference



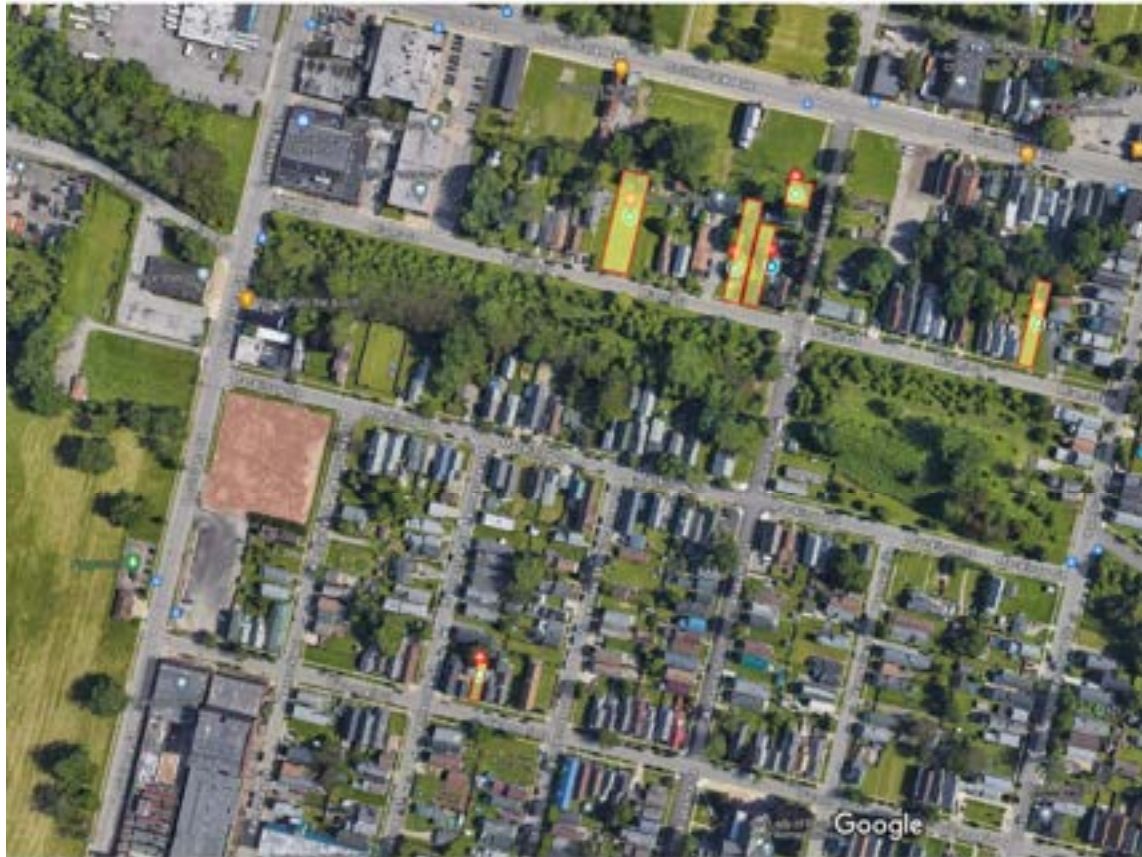
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Parcel	County	Planning District	Neighborhood	Block	Street	PC	Front	Depth	Build	Initial Rec	Initial Rec Notes	Owner	Working Group Rec	Working Group Notes
23	North	Black Point	711	AUSTIN	211	42	100	196	4 3/4	Site yard @ 103, 104 & 105 (north & 10' median L, impervious)	Final Estate	1 1/8	SEPLC HR	
24	North	Black Point	716	CALHUN	211	24	100	196	4 3/4	Site yard @ 76	Final Estate	1 1/8	SEPLC HR	
25	North	Black Point	260	EAST	211	40	100	196	4 3/4	Driveway yard @ 240, 241	Final Estate	1 1/8	SEPLC HR	
26	North	Black Point	392	EAST	211	30	80	196	4 3/4	Site yard @ 390	Final Estate	1 1/8	SEPLC HR alternate	
27	North	Black Point	42	GORTON	211	30	100	196	4 3/4	Site yard @ 30, 34	Final Estate	1 1/8	SEPLC HR alternate	
28	North	Black Point	178	HAWLTON	211	30	100	196	4 3/4		Final Estate	1 1/8	SEPLC HR	
29	North	Black Point	146	HOTZ	211	36	100	196	4 3/4	Driveway yard @ 140, 148	Final Estate	1 1/8	SEPLC HR	
30	North	Black Point	592	MANLYN	211	30	80	196	4 3/4	Site yard @ 107	Final Estate	1 1/8	SEPLC HR alternate	
31	North	Black Point	702	NICKERSON	211	30	100	196	4 3/4	Site yard @ 701, 707	Final Estate	1 1/8	SEPLC HR	
32	North	Black Point	272	TUCKERSON	211	30	80	196	4 3/4	Site yard @ 270, 274	Final Estate	1 1/8	SEPLC HR alternate	
33	North	Flourish	240	LARD	211	30	100	196	4 3/4	Site yard @ 240, 200	Final Estate	1 1/8	SEPLC HR	

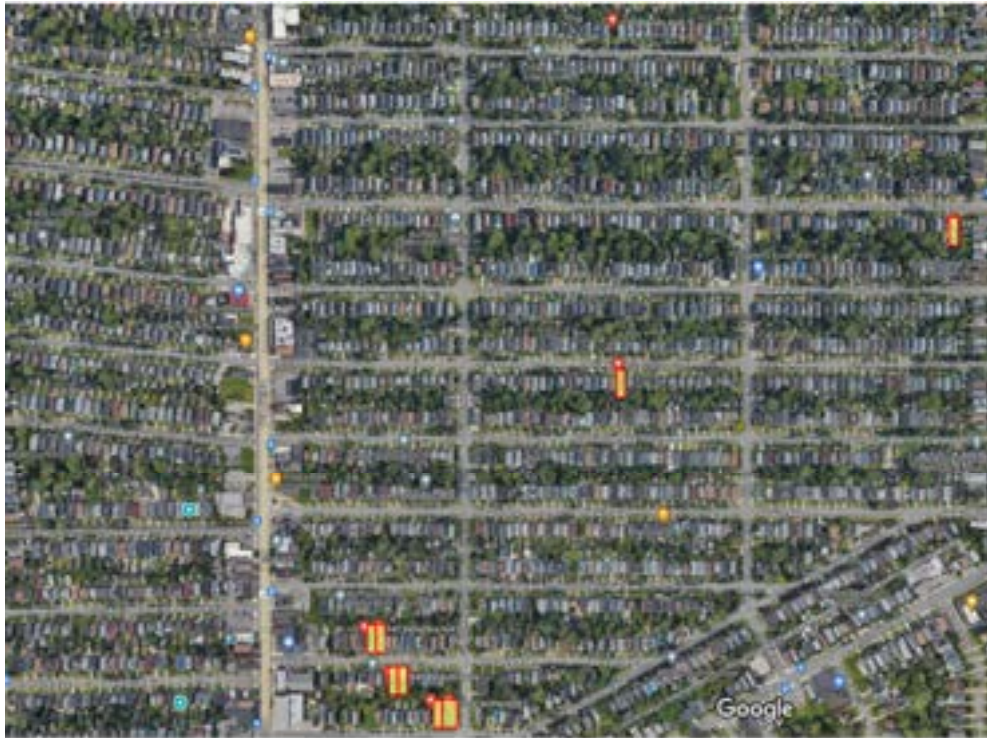


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Parcel	County	Planning District	Neighborhood	Block	Street	PC	Front	Depth	Build	Initial Rec	Initial Rec Notes	Owner	Working Group Rec	Working Group Notes
33	North	Crain Avenue	38	BULL	211	42	100	196	4 3/4	Driveway yard @ 30, 34	Final Estate	1 1/8	SEPLC HR	
34	North	Crain Avenue	142	HOWELL	211	30	100	196	4 3/4	Site yard @ 141, 146	Final Estate	1 1/8	SEPLC HR	



Council District	Planning Neighborhood	Num	Street	PC	Front	Depth	Build	Initial Use	Initial Use Notes	Owner	Working Group File	Working Group Notes
1	Fibers	206	MONROE	311	30	270	Yes	3 1/2 St	Bordered by vacant lots	Ford Estate	1 1/2	SEALC 1/28 and potential assembly with adjacent
2	Fibers	207	MONROE	311	33	207	Yes	1 1/2 St	230, 232 (vacant from proposed Rowlines)	Ford Estate	1 1/2	SEALC 1/28
3	Fibers	208	MONROE	311	32	197	Yes	1 1/2 St	230, 234 (vacant from proposed Rowlines)	Ford Estate	1 1/2	SEALC 1/28
4	Fibers	209	MONROE	311	27	180	Yes	1 1/2 St	Or with yard @ 206, 207	Ford Estate	1 1/2	SEALC 1/28
5	Fibers	88	O'CONNELL	311	25	100	Yes	4 1/2 St	Side yard @ 84, 85	Ford Estate	1 1/2	SEALC 1/28 alternate

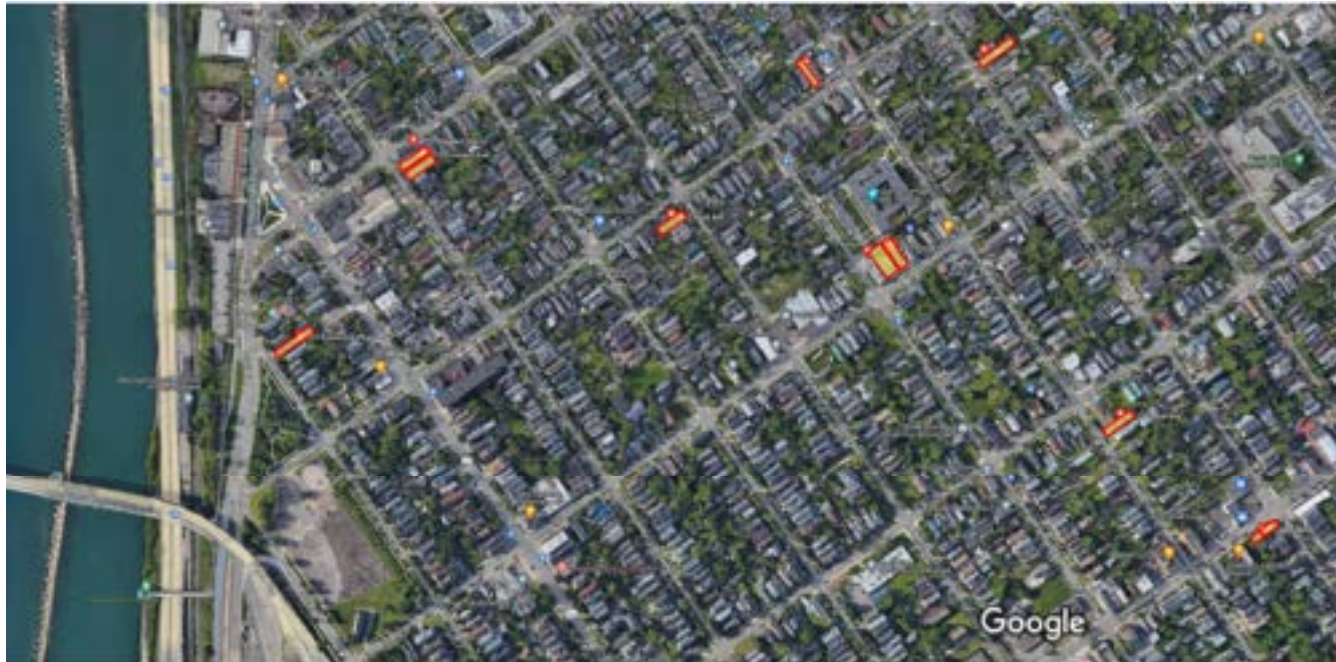


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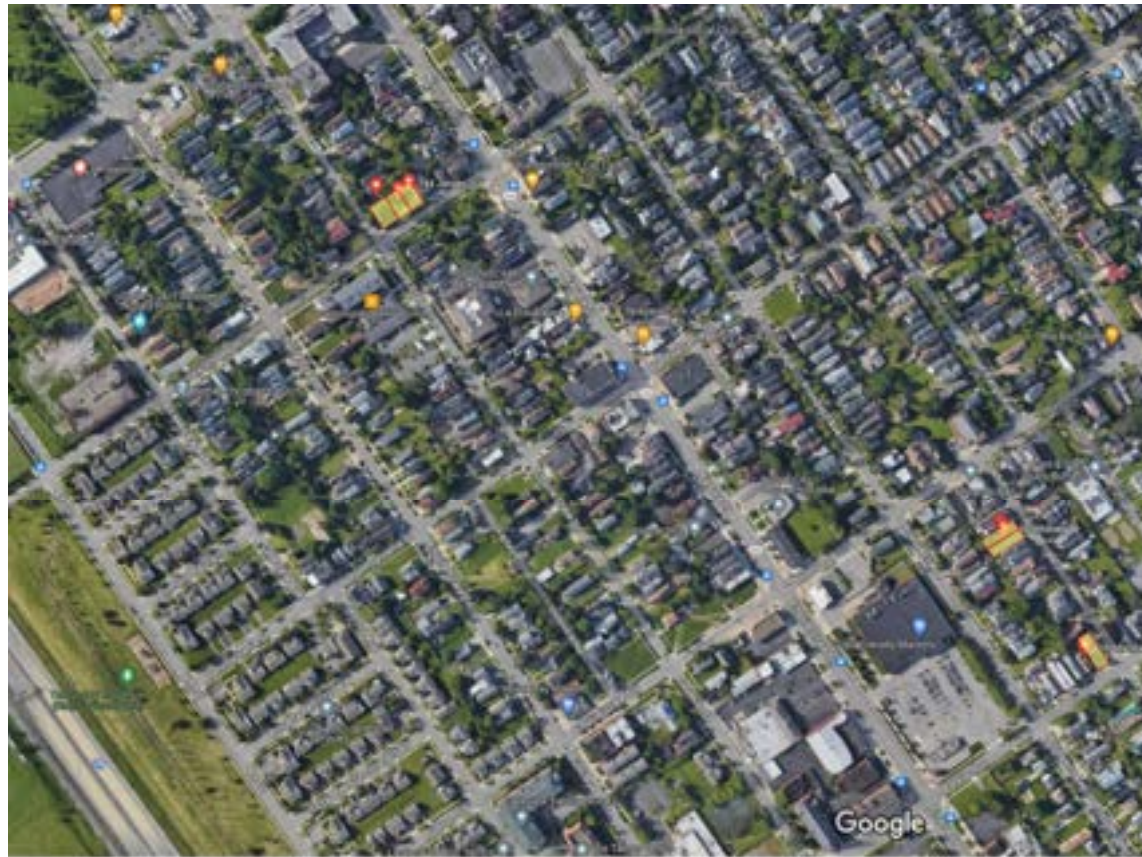
Council District	Planning Neighborhood	Block	Street	PC	Front	Depth	Build	Initial Use	Initial Use Notes	Owner	Working Group No.	Working Group Notes
36	University	University-Sakej	102	AMHERST SAET	211	30	Yes	1 1/2	700, 700	Real Estate	1 1/2	SDSLC 148
37	University	University-Sakej	100	AMHERST SAET	211	30	Yes	1 1/2	700, 700	Real Estate	1 1/2	SDSLC 148
38	University	University-Sakej	40	SOYONHVS	211	30	Yes	1 1/2	840, 840 w/ 17' N 400, 840	Real Estate	1 1/2	SDSLC 148
38	University	University-Sakej	42	SOYONHVS	211	30	Yes	1 1/2	840, 840 w/ 17' N 400, 840	Real Estate	1 1/2	SDSLC 148
40	University	University-Sakej	47	SOYONHVS	211	30	Yes	1 1/2	847, 840 w/ 17' N 400, 840	Real Estate	1 1/2	SDSLC 148
40	University	University-Sakej	49	SOYONHVS	211	30	Yes	1 1/2	847, 840 w/ 17' N 400, 840	Real Estate	1 1/2	SDSLC 148
42	University	University-Sakej	80	WYNDOCTA	211	30	Yes	1 1/2	Cr. side yard @ 250' 100' N 100' 100'	Real Estate	1 1/2	SDSLC 148
44	University	University-Sakej	130	FOUNDS	211	30	Yes	4 1/2	Side yard @ 120' N 150'	Real Estate	1 1/2	SDSLC 148 Normal
44	University	University-Sakej	47	SHADY	211	30	Yes	4 1/2	Side yard @ 107' N 400'	Real Estate	1 1/2	SDSLC 148 Normal

Council District	Planning Neighborhood	Block	Street	PC	Front	Depth	Build	Initial Use	Initial Use Notes	Owner	Working Group No.	Working Group Notes
44	University	University Heights	241	SEYONHVS	211	30	Yes	1 1/2	Cr. side yard @ 187, 200'	Real Estate	1 1/2	SDSLC 148 Normal
44	University	University Heights	238	HEWITT	211	30	Yes	4 1/2	Side yard @ 252, 200'	Real Estate	1 1/2	SDSLC 148
47	University	University Heights	140	LA SALLE	211	40	Yes	1 1/2		Real Estate	1 1/2	SDSLC 148



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Parcel ID	Planning District	Planning Neighborhood	Addr	Street	PC	Front	Depth	Built	Initial Rec	Initial Rec Notes	Owner	Working Group Rec	Working Group Notes
8	Niagara	West Side	811	COLUMBUS PKWY	311	30	132	Yes	4 SdL	Side yard @ 900, 913	Fee/ Estate	1 InH	SENLC InH
9	Niagara	West Side	375	CONNECTICUT	330	35	26	Yes	5 FlcCode	963 - parks (pocket park w/ 373 Connecticut & 198 14th)	Fee/ Estate	1 InH	SENLC InH alternate, Combine with 198 Fourteenth
11	Niagara	West Side	798	FOURTEENTH	330	27	85	Yes	5 FlcCode	963 - parks (pocket park w/ 373 Connecticut & 198 14th)	Fee/ Estate	1 InH	SENLC InH alternate, Combine with 375 Connecticut
12	Niagara	West Side	383	FOURTEENTH	311	30	149	Yes	4 SdL	Side yard @ 381, 385	Fee/ Estate	1 InH	SENLC InH
16	Niagara	West Side	230	MASSACHUSETTS	311	30	110	Yes	4 SdL	Side yard @ 228, 234	Fee/ Estate	1 InH	SENLC InH
17	Niagara	West Side	251	NORMAL	311	30	190	Yes	4 SdL	Side yard @ 249	Fee/ Estate	1 InH	SENLC InH
18	Niagara	West Side	873	PROSPECT	311	33	190	Yes	1 InH	873, 875 w/ 5' to 889 & 12 to 877	Fee/ Estate	1 InH	SENLC InH
19	Niagara	West Side	875	PROSPECT	311	25	190	Yes	1 InH	873, 875 w/ 5' to 889 & 12 to 877	Fee/ Estate	1 InH	SENLC InH
20	Niagara	West Side	238	RHODE ISLAND	311	54	110	Yes	1 InH	238, 242 w/ 7' to 232	Fee/ Estate	1 InH	SENLC InH
21	Niagara	West Side	242	RHODE ISLAND	311	27	110	Yes	1 InH	238, 242 w/ 7' to 232	Fee/ Estate	1 InH	SENLC InH
22	Niagara	West Side	870	WEST	311	33	190	Yes	4 SdL	Side yard @ 866, 872	Fee/ Estate	1 InH	SENLC InH



Council District	Planning Neighborhood	Map	Street	PC	Front	Depth	Build	Initial Fee	Initial Fee Notes	Owner	Working Group Fee	Working Group Notes	
6	Fibrose	Lower West Side	228 MAPPLAND	311	40	150	Yes	1	1	On-site parcel @ 220 parcel in corner lot	Paul Loomis	1	SEPLC #8
7	Fibrose	Lower West Side	258 NORTHNEY	311	20	100	Yes	1	1	252, 252 w/ 7 to 258 & 264	Paul Loomis	1	SEPLC #8
8	Fibrose	Lower West Side	262 NORTHNEY	311	27	100	Yes	1	1	258, 262 w/ 7 to 258 & 264	Paul Loomis	1	SEPLC #8
13	Niagara	West Side	138 JEFFREY	311	50	50	Yes	1	1	138, 142, 144	Paul Loomis	1	SEPLC #8
14	Niagara	West Side	142 JEFFREY	311	34	50	Yes	1	1	138, 142, 144	Paul Loomis	1	SEPLC #8
15	Niagara	West Side	144 JEFFREY	311	34	50	Yes	1	1	138, 142, 144	Paul Loomis	1	SEPLC #8

WE CREATED SITE FACT SHEETS

The HHL Team documented each site using Google® and GIS
aerial and HHL-taken photographs

Began to identify Zoning and Yard/Setback criteria



RIVERSIDE, BLACK ROCK, and GRANT-AMHERST SELECTED SITES



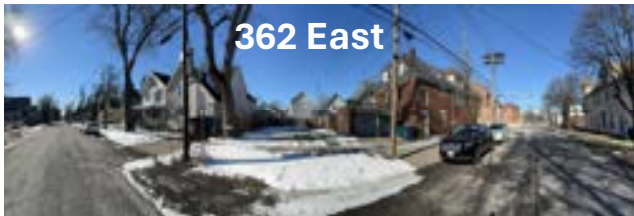
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18 Calumet



253 East



362 East



92 Gorton



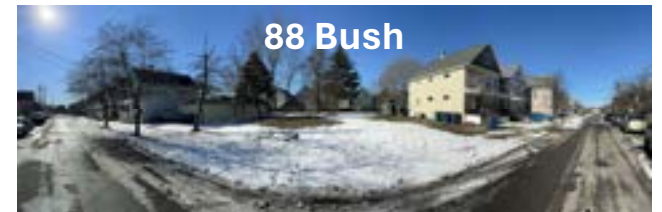
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144 Hertel



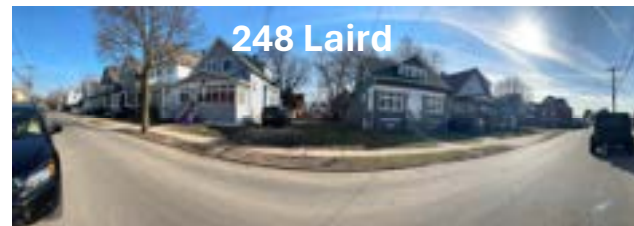
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88 Bush



143 Howell



248 Laird

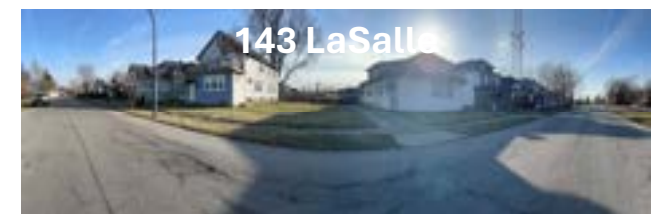
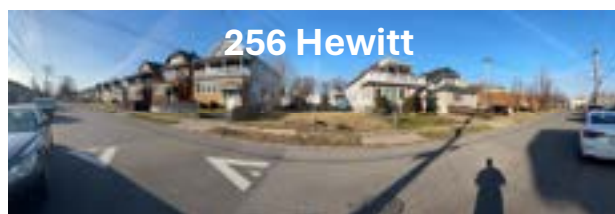
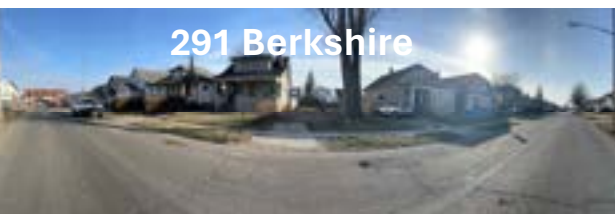
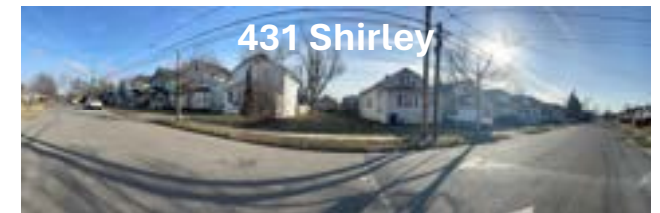
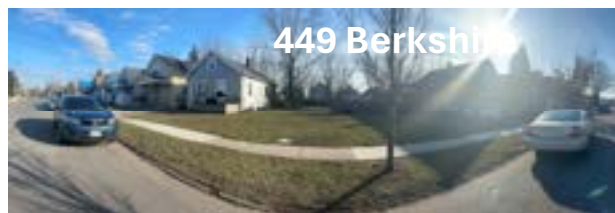
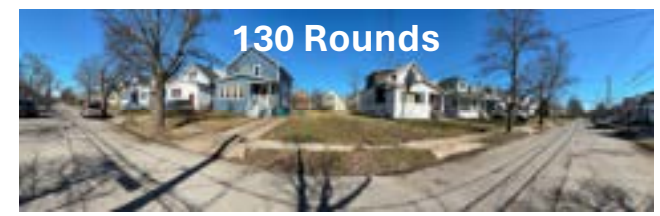
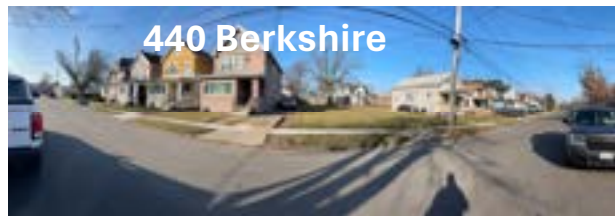
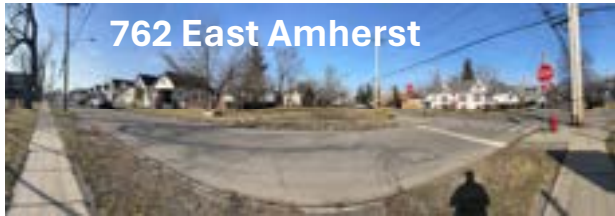


OLD FIRST WARD SELECTED SITES



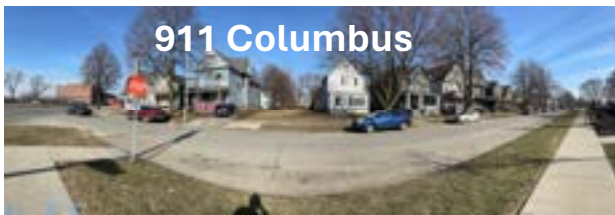
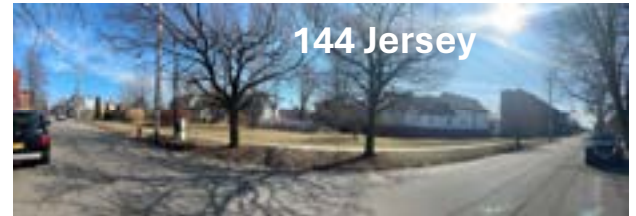
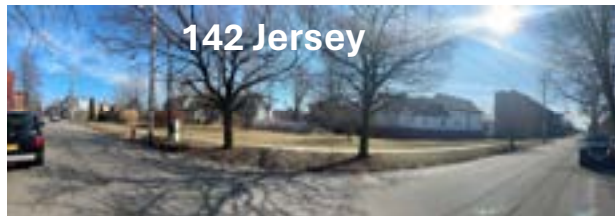
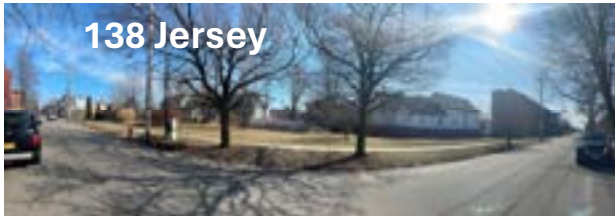
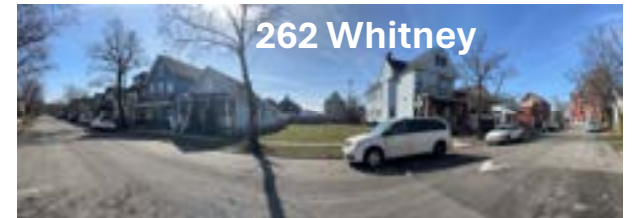


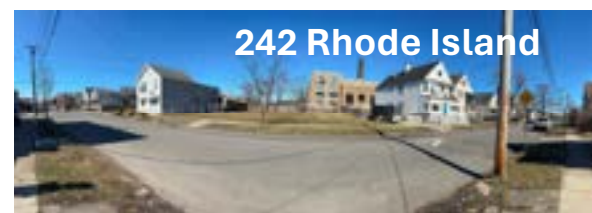
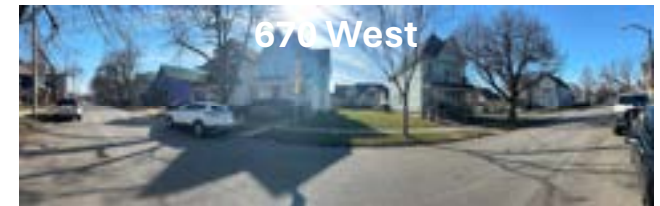
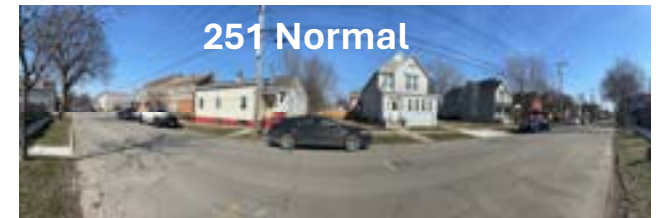
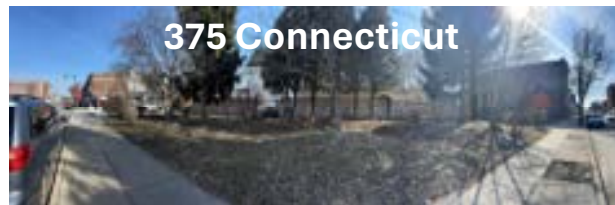
KENSINGTON-BAILEY & UNIVERSITY HEIGHTS SELECTED SITES





LOWER WEST SIDE & WEST SIDE SELECTED SITES





THE PROJECT STEPS FOR BENLIC TEAM

- ✓ ~~Clarify & Reconcile Discrepancies~~
- ✓ ~~Confirm Availability/Usability (geometry, etc.)~~
- ✓ Address Site Specific Issues
- ✓ Discuss Program Criteria for House Designs
- ✓ Conduct Community Input Sessions
- ✓ Develop Prototype Floor Plans
- ✓ Test-fit Floor Plan(s)
- ✓ Develop Elevations & Select Materials
- ✓ Prepare “Standards” Booklet for Builders

What do we want to hear from YOU?

- ✓ *Opinions regarding house placement on site,*
- ✓ *Opinions regard house facades & scale;
(1 story, 1-1/2 story, 2 story),*
- ✓ *Opinions regarding house features; porches,
windows, roofs, etc.,*
- ✓ *Opinions regarding house interior layouts;
entry, kitchen, living room, etc.*

“Detached House” Design Standards

3.2.6 DETACHED HOUSE



A. Description

A detached house is a small-scale, freestanding building, typically set back from the public right-of-way and elevated above the ground level to provide privacy to occupants, and ideally designed to facilitate residential uses.

B. Frontage Elements

The following frontage elements are allowed for the detached house building type, subject to the requirements of Section 3.3:

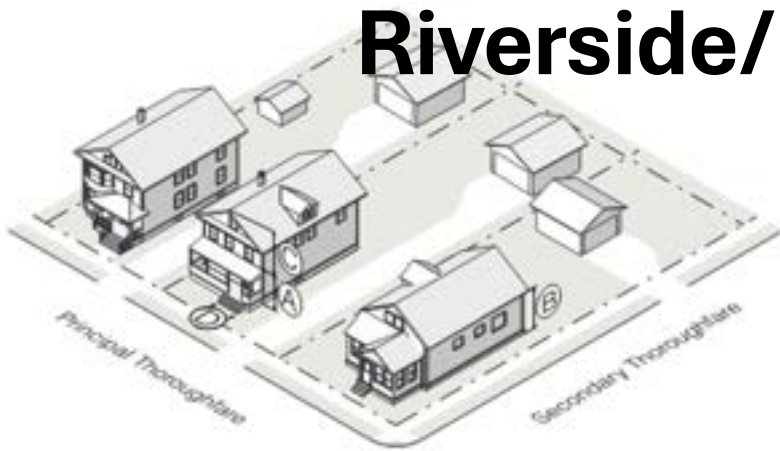
-  Arcade
-  Awning
-  Balcony
-  Canopy

-  Forecourt
-  Plaza
-  Porch
-  Stoop

Example Adjacent Façade Context



Riverside/BR/G-A Site Configurations:



(FRONT) PRINCIPAL THOROUGHFARE SIDE

YOUR AVERAGE SITE IS 35' WIDE:

- 3 @ 30' wide
- 1 @ 31' wide
- 3 @ 33' wide
- 1 @ 36' wide
- 3 @ 40' wide
- 1 @ 43' wide

First Ward Site Configurations:

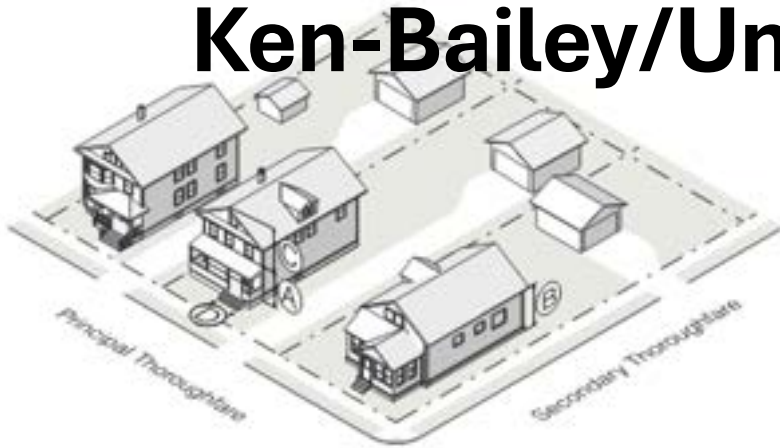


(FRONT) PRINCIPAL THOROUGHFARE SIDE

YOUR AVERAGE SITE IS 35' WIDE:

- 1 @ 25' wide
- 1 @ 32' wide
- 1 @ 33' wide
- 1 @ 37' wide
- 1 @ 50' wide

Ken-Bailey/University Site Configurations:

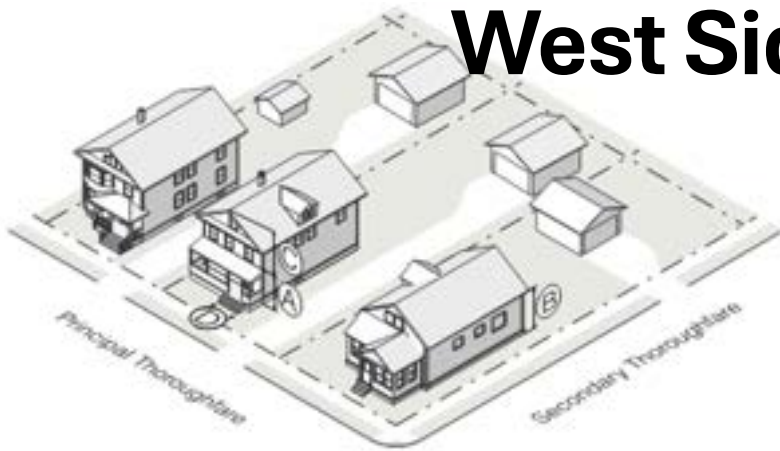


(FRONT) PRINCIPAL THOROUGHFARE SIDE

YOUR AVERAGE SITE IS 35' WIDE:

- 5 @ 30' wide
- 2 @ 32' wide
- 1 @ 34' wide
- 2 @ 35' wide
- 1 @ 40' wide
- 1 @ 65' wide

West Side/LWS Site Configurations:



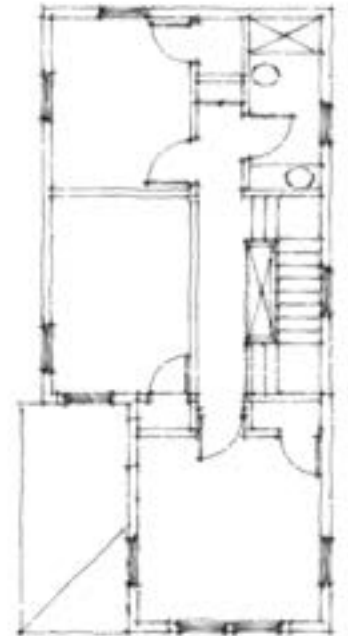
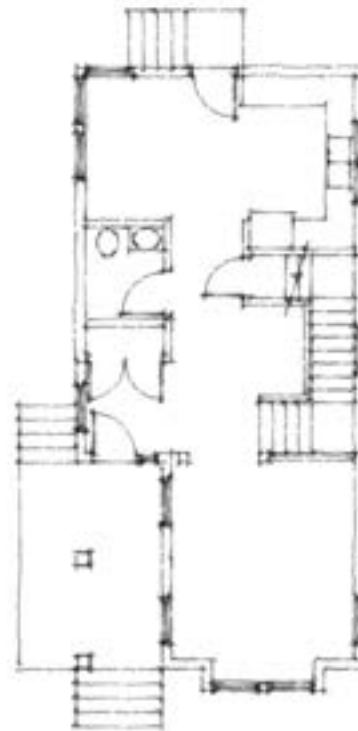
YOUR AVERAGE SITE IS 34.5' WIDE:

- 2 @ 25' wide
- 3 @ 27' wide
- 4 @ 30' wide
- 2 @ 33' wide
- 2 @ 34' wide
- 1 @ 35' wide
- 1 @ 40' wide
- 1 @ 50' wide
- 1 @ 54' wide

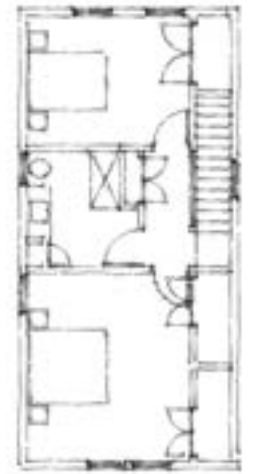
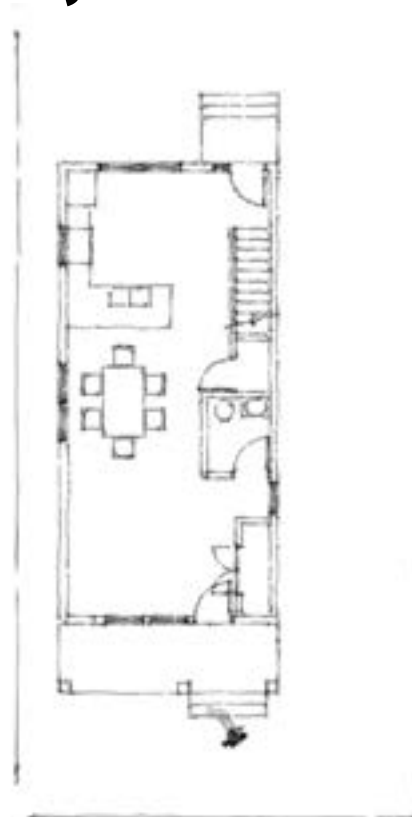


(FRONT) PRINCIPAL THOROUGHFARE SIDE

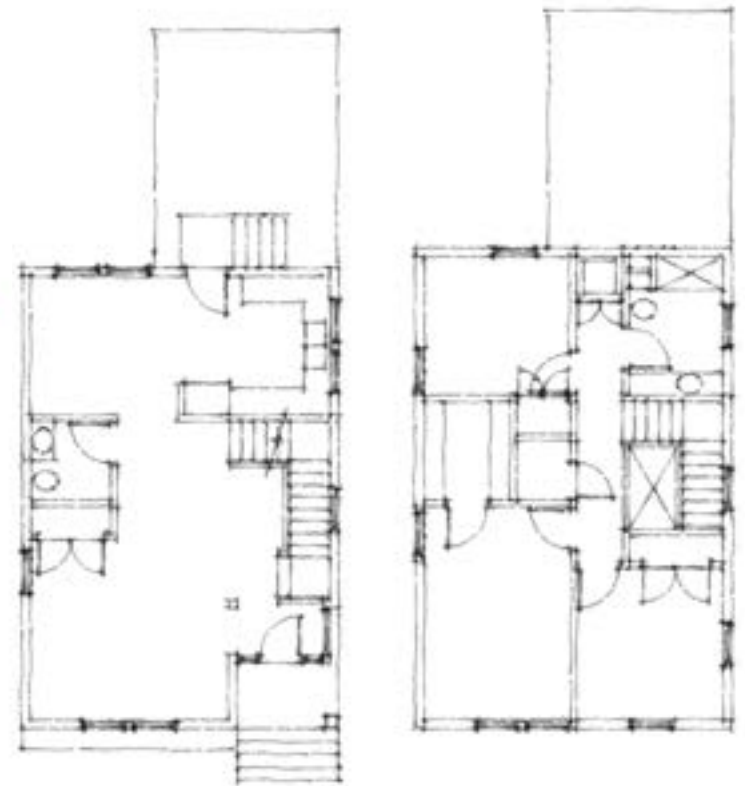
One Idea for a Narrow Site...



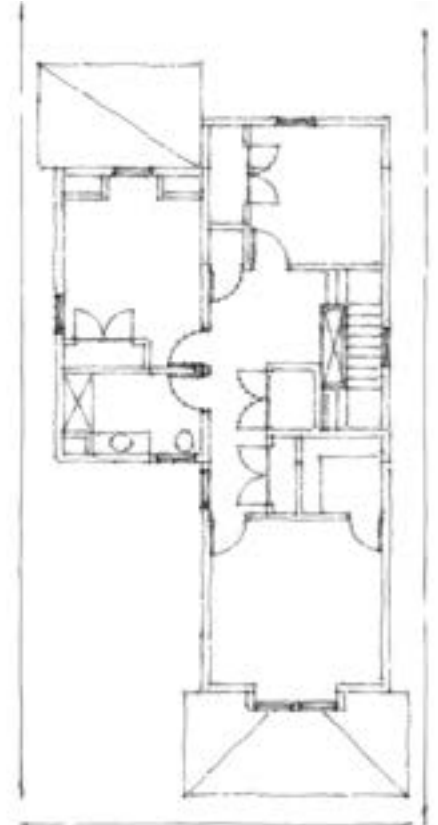
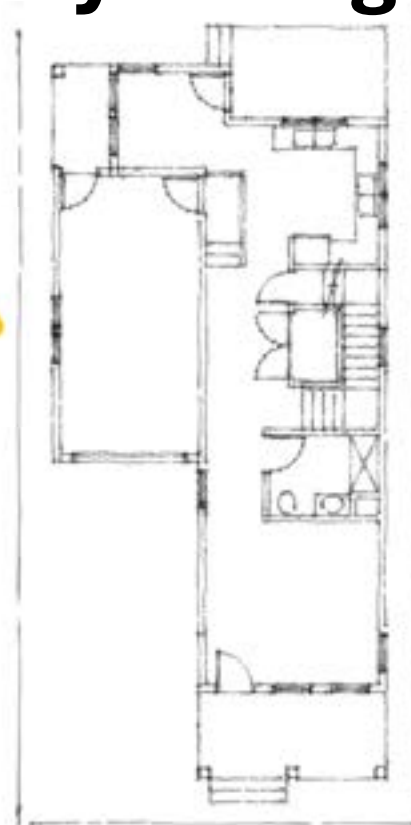
One Idea for a Narrow, 2-BR, Townhouse...



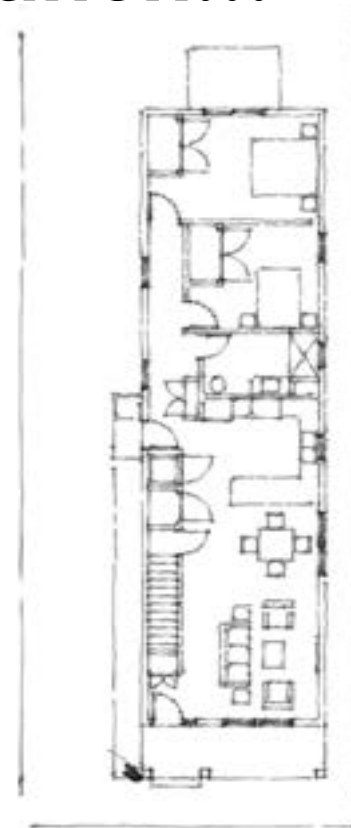
One Idea for a Wider Site...



One Idea for a Driveway/Garage Site...



One Idea for One-Story Ranch...



Now we want your input !

Please participate in the Meeting discussion to follow and
Provide your comments for our use

Thank you for your interest & participation !



Stay Informed – Wrap Up

Matthew Azzano
m.azzano@benlic.org

- Construction planned for **Winter 2024- Winter 2025**
- First homes planned to be completed in **Fall 2025**
 - Continue to follow BENLIC (www.benlic.org) as Project progress occurs.
 - Email BENLIC's staff if you wish to be signed up for future email updates regarding:
 - ✓ *Construction*
 - ✓ *Home Availability*
 - ✓ *Future Public Meetings*
- Complete purchase details are not final BUT
 - For-sale homeownership opportunities **only**
 - Income restricted to 300% Federal Poverty Level (approx. 80%-100% Area Median Income)
 - Homes will be publicly marketed by local agents