

# KEVIN T. GREINER

## Development Master Planning and Community Development

As Director of Planning for the City of Buffalo, New York, Mr. Greiner led a wide variety of nationally prominent planning and development projects.

**South Buffalo Redevelopment Plan — Buffalo Lakeside Commerce Park:** Redevelopment plan for 1,400 acres of two former steel and two coke manufacturing sites, five landfills, three inactive grain elevators, rail corridor, Olmsted historic park, and the Buffalo River. The project incorporated a full environmental remediation, and programmed the development of 450 acres of new industrial, office and commercial acreage, 970 acres of new and improved park and recreation facilities, a new marina and new road, water, sewer rail and telecommunications infrastructure. The planning process coordinated the involvement of no less than twelve State and Local public agencies, private sector real estate developers, and incorporated a highly successful public participation process, which brought over 320 residents from across the region and an international team of Brownfield development experts in the planning and design process. Renamed the Buffalo Lakeside Commerce Park, the project's first manufacturing tenant opened operations in Fall 2004. *The project has since produced over 300,000 square feet of new industrial development, including Tesla's new photovoltaic panel manufacturing plant.*

**Main-LaSalle Place, Buffalo, New York:** Mixed-use, transit oriented neighborhood near the State University at Buffalo south campus, adjacent to the LaSalle light rail transit station. The completed development reclaimed 76 acres of former railroad, landfill and underutilized commercial properties, developing over 150 units of new, privately developed market rate housing, retail space, parks, and greenways. The \$29 million public investment in the project leveraged over \$76 million in private investment.

**City of Buffalo HomeOwnership Zone:** Authored and managed the City's winning HomeOwnership Zone plan in response to a HUD nationwide competitive grant. The City's plan for the Willert Park neighborhood was the top-rated development plan (receiving the only perfect score) from among 98 cities applying nationwide. The award from HUD included \$48 Million for redevelopment of the neighborhood, which was matched by funds from the City and New York State. A comprehensive redevelopment strategy, the plan included over 700 units of new housing development, retail, employment, job training and small business creation programs, public improvements and schools development. The first 30 units of housing and streetscape improvements were completed in early 1998. The HomeOwnership Zone Plan received the 1997 Western New York American Planning Association's award for outstanding planning project for comprehensive planning.

**Downtown Waterfront Plan, Buffalo New York:** \$27 million waterfront redevelopment plan including two new harbor inlets, a waterfront esplanade walkway system, greenway trail, public plaza, a multi-modal regional transit center, new light rail transit station, and new road, water and sewer infrastructure development. Private development planned for the Inner Harbor included the \$130 million HSBC arena (a multi-use 20,000 seat sports arena), new housing and retail development, proposed reuse of the Memorial Auditorium as a sports-retail and transit complex, and reuse of the former Delaware, Lackawanna and Western Train station for a commercial and cultural development.

**International Brownfields Exchange — Reclaiming Our City and Region: Rethinking Brownfields:** Participated in, and hosted US EPA funded International conference, professional exchange, and design workshop to promote Brownfield development best practices. The program included a two-week European Brownfield tour and a conference drawing over 250 professional participants, who developed a regional Brownfield development agenda.

**Buffalo Intermodal Transportation Center:** Feasibility study, development plan and preliminary design for conversion of a 20,000-seat sports arena into a multi-modal AMTRAK rail, bus, and light rail transportation center. Secured \$5.6 Million in ISTEA funding to begin final engineering and construction.

