



NEWS RELEASE

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KALEIDA HEALTH ENGAGES THE URBAN LAND INSTITUTE FOR THE REUSE OF MILLARD FILLMORE GATES CIRCLE HOSPITAL

BUFFALO, N.Y. (Wednesday, March 23, 2011) – An advisory services panel from the Urban Land Institute (ULI) will be examining Millard Fillmore Gates Circle Hospital next week to provide recommendations and alternatives to Kaleida Health for the project's redevelopment.

Through the advisory services program, ULI assembles experts in the fields of real estate and land use planning to participate on panels worldwide, offering recommendations for complex planning and development projects, programs and policies.

"We are committed to having a community conversation on the future of the property," said James R. Kaskie, the president and CEO of Kaleida Health. "Bringing in a group like the Urban Land Institute will help facilitate a public dialogue on what's best for the site. Can it be re-developed? Should it be re-developed? Should it be torn down and made shovel ready? Those are the questions that need to be answered for the community."

The first step will be a "meet the panel" community forum on Monday, March 28th at the Embassy Suites (Avant Building) on Delaware Avenue. The event will be from 5:00-6:30 p.m., and interested parties can share their ideas with ULI members and have their opinions heard on the future of the site.

With the continued growth and demand of Millard Fillmore Gates Circle Hospital's neurovascular and cardiac programs in an ever aging building, Kaleida Health has decided to shift the hospital's premier services (stroke care, cardiac surgery) to a soon-to-be-completed facility next to Buffalo General Hospital.

This new heart and vascular building will house five floors of Kaleida Health's \$173 million merger of its cardiac, stroke and vascular programs, plus a new and expanded emergency department. It will also house five floors of the University at Buffalo's research and development facilities, including its \$118 million Clinical and Translational Research Center (CTRC) and a UB Biosciences Incubator.

All of Millard Fillmore Gates Circle Hospital's services are expected to be moved out by early 2012. The property, which sits on nearly 10 acres of land, is approximately 800,000 sq. ft.

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Millard Gates Re-use/ULI Panel

ULI has worked in Western New York before, leading the reuse discussion and process for the 91-acre site of the H.H. Richardson Complex Towers off Elmwood Avenue.

According to Tom Eitler, Vice President at ULI, the strength of the panel program lies in ULI's unique ability to draw on the knowledge and experience of its nearly 30,000 members, including land developers, public officials, academics, financiers, market analysts, architects, planners and urban designers.

This analysis from a wide variety of land use experts, coupled with substantial input from representatives of the communities, produces excellent results "time after time," Eitler says.

"The panel process helps build consensus to support an effort that benefits the entire community," said Eitler. "It's often the fresh, outside view provided by the panel that achieves these results. We seek possibilities and opportunities that might have been overlooked. The advisory services panel program is all about seeing things a different way."

ULI teams approach the project from all perspectives, including market potential, land use and design, financing and development strategies, and organizing for implementation. Each team proposes practical solutions that serve as a blueprint to move the project forward.

Panelists have developed strategies for a broad range of land uses, including downtown revitalization; retail/entertainment development, inner-city neighborhood revival, affordable housing, brownfields development, public facility sites such as stadiums, arenas and convention centers, transit-oriented development, resort and master-planned communities, and military base reuse.

Past sponsors of ULI advisory services panels include: federal, state and local government agencies; regional councils of government; chambers of commerce; redevelopment authorities; private developers and property owners; community development corporations; lenders; historic preservation groups; non-profit community groups; environmental organizations; and economic development agencies.

The Urban Land Institute is a nonprofit education and research institute supported by its members. Its mission is to provide responsible leadership in the use of land in order to enhance the total environment. Established in 1936, the institute has nearly 30,000 members representing all aspects of land use and development disciplines.