



**MILLARD FILLMORE
GATES CIRCLE HOSPITAL**
A Kaleida Health Facility

UPDATE: RE-USE OF MILLARD FILLMORE GATES CIRCLE HOSPITAL

An advisory services panel from the Urban Land Institute (ULI) spent the week of March 27th in Western New York examining Millard Fillmore Gates Circle Hospital and has provided draft recommendations and alternatives to Kaleida Health for the project's redevelopment.

The draft report is available at: www.kaleidahealth.org/ULI

A final written report from the Urban Land Institute is expected to be available within 90 days. That report will also be announced publicly and will be available on Kaleida Health's website as well.

ULI's draft report is the beginning of the re-use process for Millard Fillmore Gates Circle Hospital, not the end. The re-use of the hospital is essentially a three-step process: (1) Get strategic advice from ULI; (2) Examine re-use scenarios; (3) If possible, help guide the selection of the entity to which Kaleida Health would transfer the property.

The Kaleida Health Board of Directors has created a small steering committee to vet the draft ULI report and to help determine what options are truly viable. ULI's report is non binding and recommendations only for Kaleida Health.

The committee will be led by Edward F. Walsh Jr. and will include Howard Zemsky, developer of the Larkin at Exchange Building; Holly Donaldson, a Buffalo real estate agent; the Rev. Matthew Brown, pastor of Pentecostal Temple; and Brendan Mehaffy, director of the city's Office of Strategic Planning.

Concurrent with the internal Kaleida Health vetting process, the organization will also host public forums in June and August at Millard Fillmore Gates Circle Hospital so interested neighbors and residents can comment on ULI's final report. The official dates of those forums will be announced in the coming weeks.

Robert G. Shibley, the Dean of Architecture and Planning at the University at Buffalo, founder of the Urban Design Project and a lead consultant on city and regional projects including the Comprehensive Plan for the City of Buffalo, will facilitate the public dialogue process.

Through the advisory services program, ULI assembles out of town 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.

This week, ULI interviewed and gathered input from nearly 200 individuals, including neighbors, block club leaders, government officials, planners, preservationists, developers, economic development officials, realtors and community leaders.

Why the need? 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 to a soon-to-be-completed facility next to Buffalo General Hospital.

This new heart and vascular center 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. Kaleida Health will dispose of it in the future as property development and management is not in the not-for-profit's mission or core competency.

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.

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.

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.