

East Side projects planned for Jefferson and East Delavan avenues

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Two residential projects on Buffalo's East Side could begin construction later this year.

The Jefferson and East Delavan avenues projects total \$39 million.

- Investor Greg Daniel has proposed demolishing a vacant, former supermarket at **1507 Jefferson Ave.** and replacing it with a four-story, 57,052-square-foot building, anchored by 43 one- and two-bedroom apartments. Daniel, through his Kanaka 1507 LLC affiliate, will invest \$17 million in the project. Silvestri Architects will serve as project architect.

The first floor also would house a 13,563-square-foot community health care center under Daniel's Nyamekye Health Services. The clinic will include an urgent-care center and specialists dealing with such issues as diabetes and cardiac care.

"I've been discussing this with the mayor for the past few years," Daniel said. "Housing and health care work together."

The project is across Jefferson Avenue from Bellamy Commons, a senior housing complex developed by Herbert Bellamy Jr. and near



CREATIVE STRUCTURE SERVICES VIA MT. OLIVE BAPTIST

A rendering of the proposed senior housing apartment building on East Delavan Avenue.

a recently opened People Inc. apartment complex.

“I’d like to think we are creating a new synergy along Jefferson Avenue,” Daniel said. “I love helping to revive neighborhoods.”

Daniel hopes to start construction later this year and have it completed by late 2022.

• Mt. Olive Baptist Church and People Inc. are teaming up to develop a three-story, 65-apartment senior housing apartment building at **703 E. Delavan Ave.**, in a vacant field behind the church.

The project is expected to cost \$22 million. Silvestri Architects has designed the building, and Creative Structure Services Inc. is the general contractor.

“Mt. Olive is finally delivering on its promise and dream to create senior housing in the neighborhood,” said Dave Pawlik, Creative Structure Services co-founder and president. “They’ve wanted to do this for a very long time.”

Pawlik said construction could start this year, though spring 2022 is more likely. The building should be move-in ready by late 2023.

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