Transit-Oriented Development (TOD) along Metro Rail Corridor – Buffalo, NY

A Regional Economic Development Opportunity

October 22, 2018
Yes, Buffalo has Light Rail!

Street Running in Downtown

Subway Running North of Downtown
What the Buffalo-Niagara Region is Facing

New census numbers show Buffalo Niagara population loss

<table>
<thead>
<tr>
<th>Losing residents</th>
<th>2015 Pop.</th>
<th>2040 Pop.</th>
<th>Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erie</td>
<td>1,136,272</td>
<td>1,150,512</td>
<td>14,240</td>
<td>1.3%</td>
</tr>
<tr>
<td>Niagara</td>
<td></td>
<td></td>
<td>211,758</td>
<td></td>
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<tr>
<td>Chautauqua</td>
<td></td>
<td></td>
<td>129,504</td>
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<tr>
<td>Cattaraugus</td>
<td></td>
<td></td>
<td>77,677</td>
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The Buffalo Niagara region lost population according to the U.S. Census. (Derek Gee/Buffalo News file photo)
The NEW Buffalo

Travel + Leisure: Buffalo is America’s Favorite City

5/17/2016 | BUFFALO NEWS

Travel + Leisure Magazine has named Buffalo America’s favorite city. The annual voting contest asks readers to rank their favorite city in a variety of categories, from architecture to restaurants, craft breweries and public parks.

Over 430 votes came in for Buffalo, topping other destinations like Honolulu, San Francisco, Savannah, New York City, New Orleans, Providence, Nashville, Richmond and Denver. T+L had recently covered Buffalo’s downtown renaissance in a separate feature.

“The Upstate New York City topped a huge uptick this year, in part because of scoring very well in one category: people think it’s wildly underrated,” T+L noted. “Indeed, Buffalo impressed readers with everything from its affordability to its surprising, high-end dining.”

Buffalo named top medium-sized city for college graduates

Affordability, job prospects propel Buffalo to top spot

The city’s low rents, low job competition and great nightlife make it an attractive destination for young college grads looking for employment and fun without the high cost and stress associated with living in big cities.
Transit-Oriented Development Study

Align transit investment in Metro Rail with the region’s vision for smart growth and economic development to create new, walkable, and vibrant Transit-Oriented Neighborhoods and to increase Metro Rail usage.

- Slow population growth but young adult population increased 8.3%.
- By 2040, 28% of regional jobs will be located in Metro Rail corridor.
- Future development could add 8.4 million square feet of development.
- This development has an assessed value of $1.7 billion.
Why TOD for Buffalo?

1. **Keep Pace** with our Peers for Economic Development
2. Improve **Mobility** options and **Access** to Jobs
3. **Affordable Urban Lifestyles** for all Families
4. Align **Sustainable Growth** with Investments in Transportation
LOTS of Outreach - Building Support

✓ 3 Rounds of TOD Charrettes
  • Developers and Real Estate
  • State and Local Government
  • Academic, Transportation, Housing, Business, Not-for-Profits
  • Community and Public Forum

✓ Multiple Professional and Community Groups

✓ On-Site Visits

✓ Public Meetings
TOD Desirability & Readiness Assessment

- Physical Suitability
- Local Leadership
- Plans in Place
- Market Strength
Station Area Plans

1 Corridor
24 Stations

7 Station Typologies

1. Mixed Use Center
2. University Campus
3. Suburban Neighborhood
4. Urban Neighborhood
5. Urban Campus
6. Urban Core
7. Sports & Entertainment

Audubon

Boulevard Mall

Lasalle

Utica Summer - Best

DL+W
How Are We Going to Stimulate TOD?

- Regional/ Political Support
- Update Zoning
- Improve Walkability/ Placemaking
- Capital Improvement Plans
- Not-for-Profit and Philanthropic Support
- Uniquely Crafted Incentives
- Joint Development & Value Capture
What’s Next?

✓ NFTA has chosen Locally Preferred Alternative- $5M State Funding to begin FTA CIG Process
✓ Refine Locally Preferred Alternative
✓ Environmental Review
✓ Continue Outreach
✓ Enter into Project Development
Transit-Oriented Development Plan can be found at:
www.gbnrtc.org/tod/

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