



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

Metro Rail Existing & Proposed Extension



What the Buffalo-Niagara Region is Facing

New census numbers show Buffalo Niagara population loss



The Buffalo Niagara region lost population according to the U.S. Census. (Derek Gee/Buffalo News file photo)

Losing residents

New estimates show Western New York counties have smaller populations. Erie County's 2016 population is down -0.2 percent from 2015; Niagara is down -0.4 percent; Chautauqua is down -1 percent; and Cattaraugus is down -0.3 percent.



THE BUFFALO NEWS

DATA SHARE

Buffalo-Niagara Region Population

2015 Pop.	2040 Pop.	Change	% Change
1,136,272	1,150,512	14,240	1.3%

The NEW Buffalo

Buffalo
Niagara

IRE. BUFFALO IS AMERICA'S FAVORITE CITY



AUTHOR
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Brian Hayden is Visit Buffalo Niagara's communications manager. He joined VBN in February 2014 after working as a newspaper reporter and social media manager in Northern New York. He's thrilled to be back promoting his hometown's renaissance. Tweet to him @Brian_hayden.

Travel + Leisure: Buffalo is America's Favorite City

5/12/2016 | BUFFALO ARCHITECTURE

Take a bow, Buffalo.

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 400 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 revitalization in a [separate feature](#).

"The Upstate New York City staged a huge upset 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."



Inc.

3 Unexpected Places That Are Actually Amazing for Startups

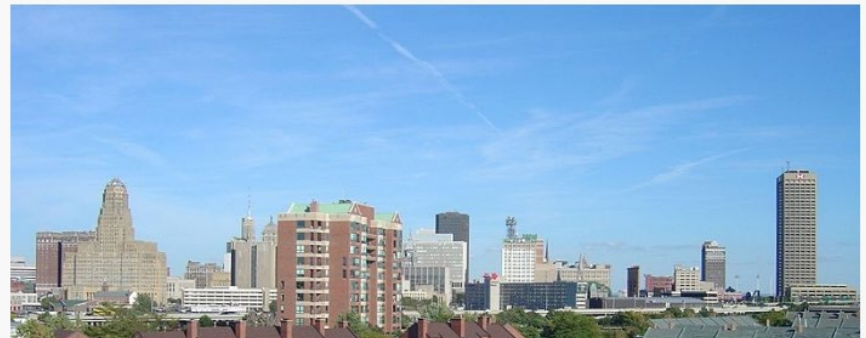
Milwaukee, Salt Lake City, and Buffalo are great cities for startups to consider moving their business to that are alternatives to Silicon Valley and are great places to build a startup.



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.



THE BUFFALO NEWS | Columns

Believe it: Buffalo is a hot destination for millennials



Kate Rose Allen of the Team of Tonawanda chats with prospective employers during the Jobsalooza career fair at the Buffalo Niagara

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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 and Livability
2. Improve **Mobility** options and **Access** to Jobs
3. **Affordable Urban Lifestyles** for all Families
4. Align **Sustainable Growth** with Investments in Transportation



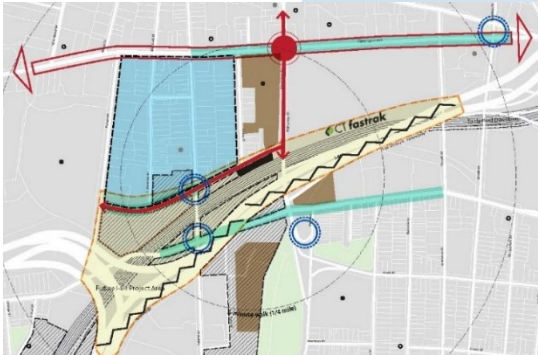
LOTS of Outreach – Building Support

- ✓ 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 and Readiness Assessment

- Physical Suitability



- Local Leadership



- Plans in Place



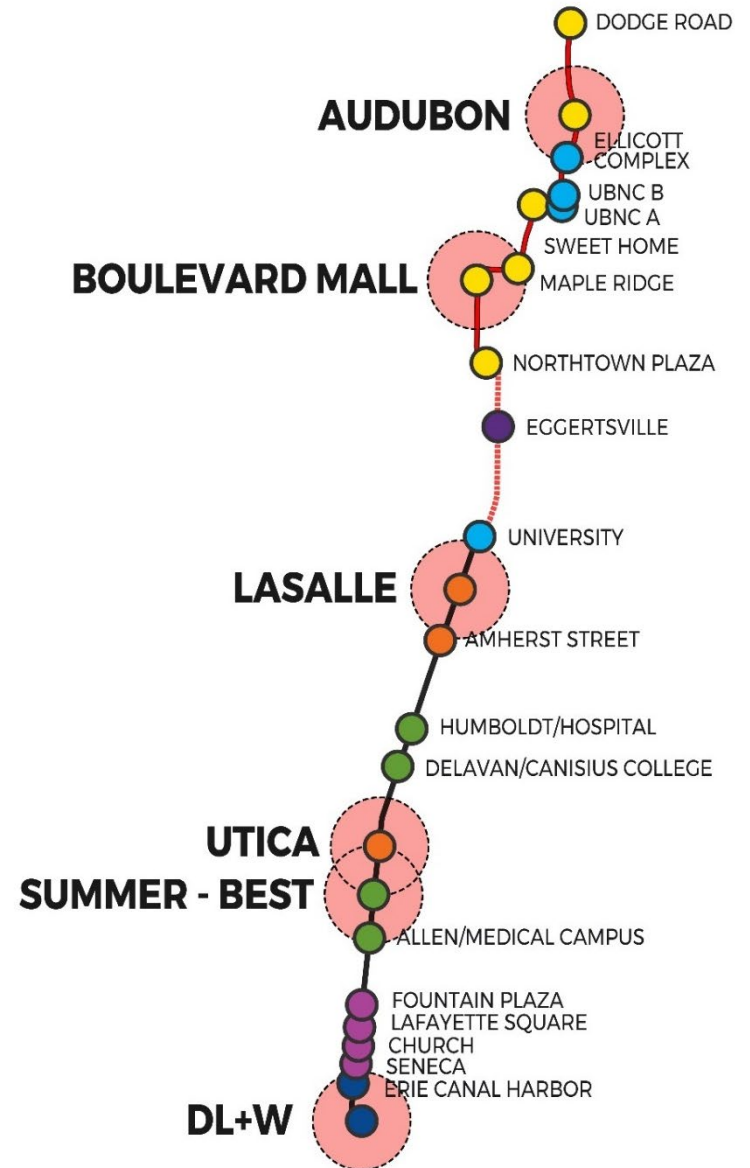
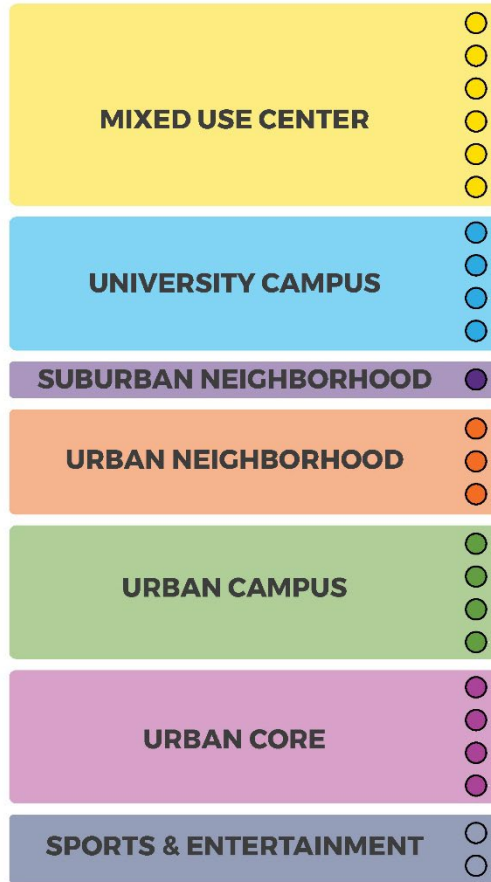
- Market Strength

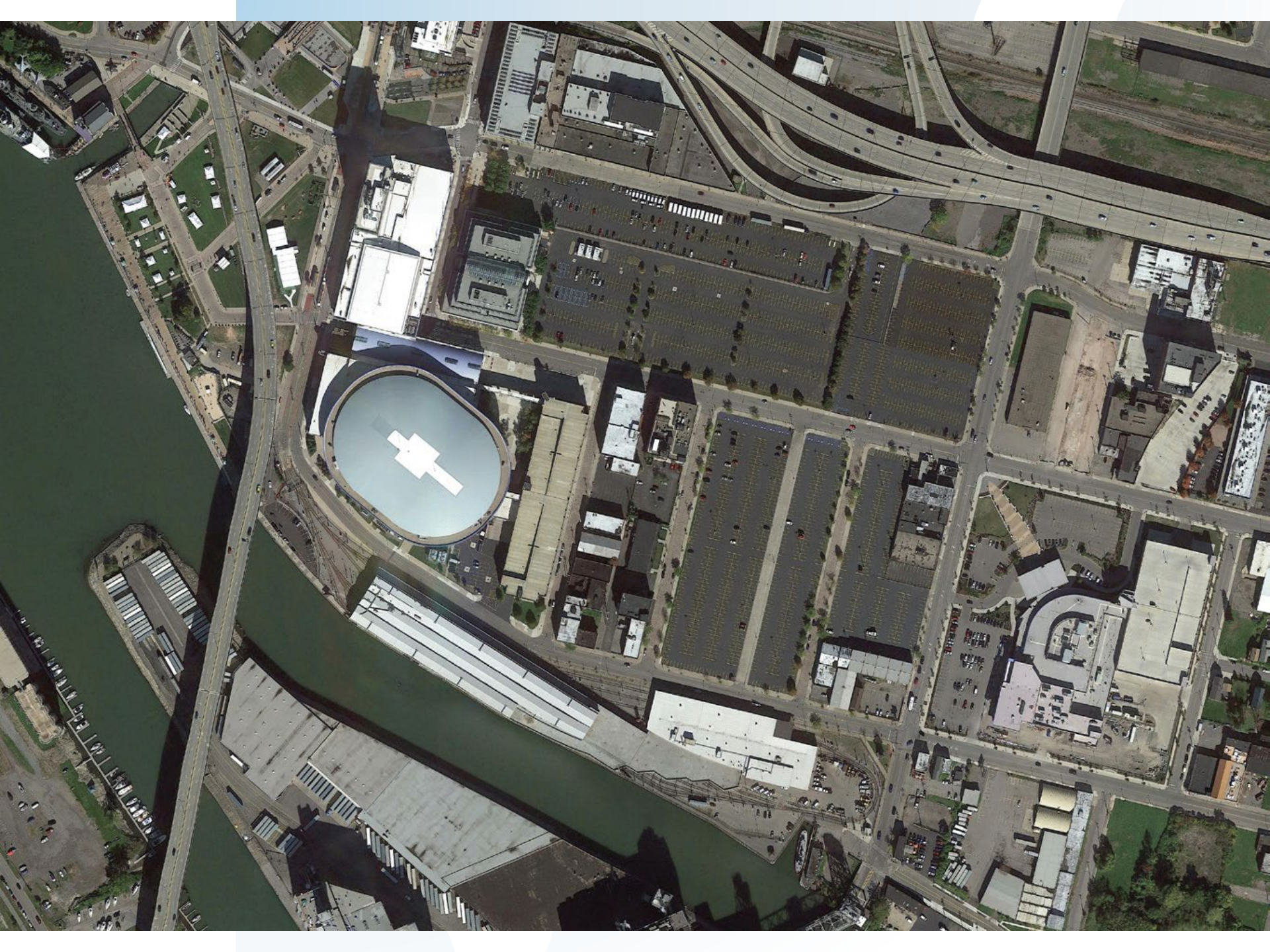


Station Area Plans

**1 CORRIDOR
24 STATIONS**

7 STATION TYPOLOGIES



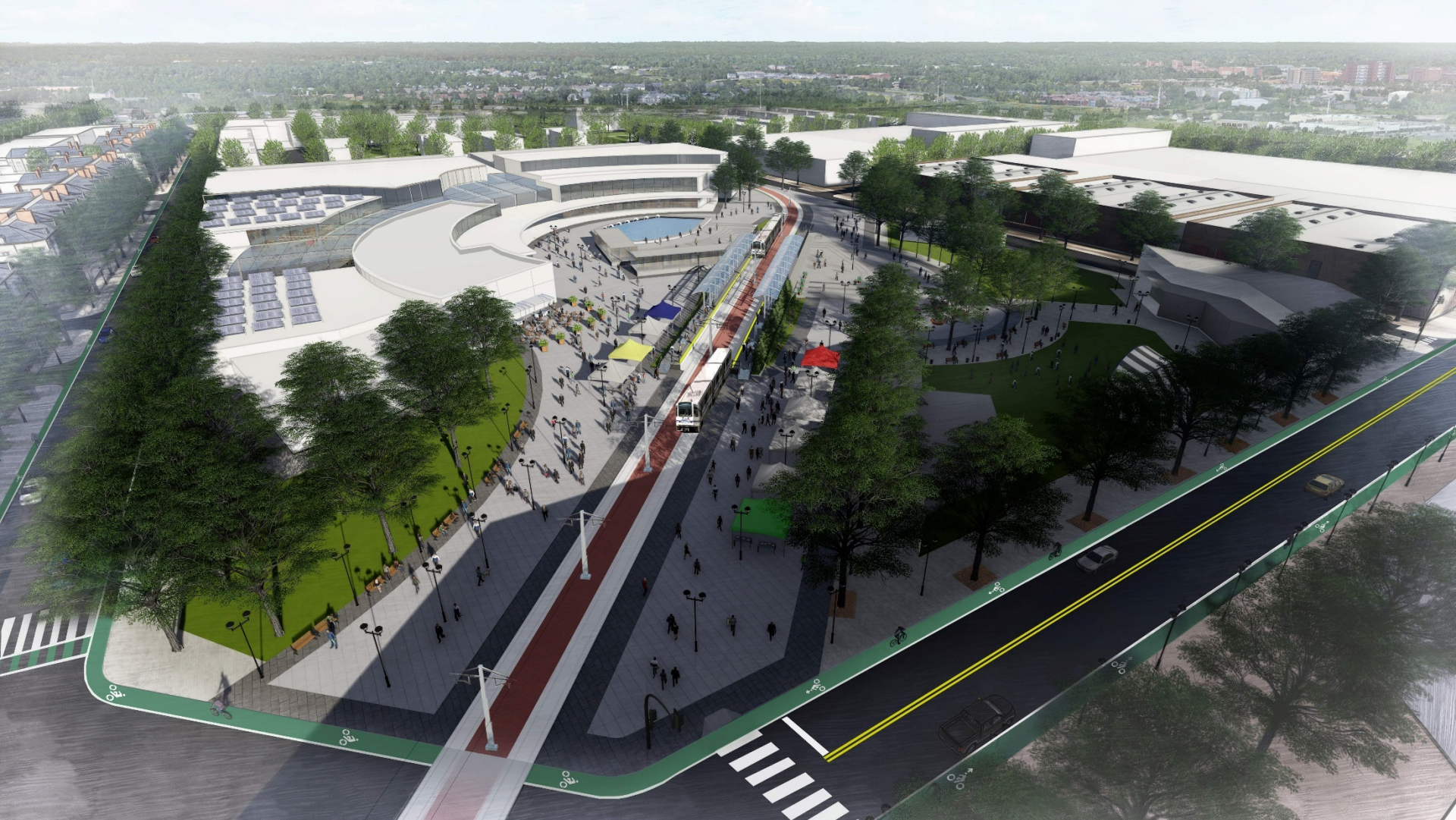












How Are We Going to Stimulate TOD?

- ✓ 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**

Additional Information

Transit-Oriented Development Plan can be found at:

www.gbnrtc.org/tod/

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