1. Project Context
Metro Rail Extension

Four segments for analysis:
1 - Downtown
2 - Main Street
3 - Niagara Falls Blvd/Eggertsville
4 - UB North Campus/Audubon
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.
2. Why Transit-Oriented Development?
What is Transit-Oriented Development

- Medium to higher **Density** around transit stations
- **Mix** of uses
- **Compact**, high quality **Pedestrian-oriented** environment
- **Active and Vibrant** center
- **Multi-modal** connections, comfortable and easy transfers
- Limited, managed **Parking**
- Public and community **Leadership**
Transit-Oriented Development

Denver

Dallas

Phoenix

But These Cities Aren’t Like Buffalo…
But These Are More Like Buffalo...

Detroit

Cleveland

St. Louis

Minneapolis
Why TOD for Buffalo?

1. **Keep Pace** with our Peers for Economic Development and Livability
2. **Affordable Urban Lifestyles** for Millennials with Children
3. **Align Sustainable Growth** with Investments in Transportation

Millennial Families with Children: The “complete package”
Economic Impact of Metro Rail

✓ 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 (most economic impacts have under-estimated development).
## TOD Market Readiness

<table>
<thead>
<tr>
<th>Near Term</th>
<th>Mid Term</th>
<th>Long Term</th>
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<tbody>
<tr>
<td><strong>Residential</strong></td>
<td><strong>Redevelopment</strong></td>
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<tr>
<td><strong>Office</strong></td>
<td><strong>Reinvestment / Redevelopment</strong></td>
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<tr>
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</table>
3. Transit-Oriented Development Planning
Continuing Outreach – Building Support

✓ 3 Rounds of TOD Workshops
  • Developers and Real Estate
  • State and Local Government
  • Academic, Housing, Business
  • Community and Public Forum

✓ Buffalo LISC; National LISC
✓ Audubon Community
✓ Leadership Buffalo
✓ Eggertsville Community Organization
✓ Buffalo Niagara Partnership
✓ Buffalo Board of Block Clubs
✓ Allentown Association
✓ Amherst Pro Net
✓ Partnership for Public Good
TOD Workshops

TOD Workshop #1 - Metro Rail Corridor
  • Corridor-wide Opportunities and Challenges
  • Economic Market Conditions

TOD Workshop #2 – Station Area Assessment
  • TOD Market Readiness
  • Select Station Areas for TOD Master Plan

TOD Workshop #3 – Station Area TOD Master Plan
  • Station Area Opportunities
  • TOD Master Plan - Discussion and Sketch
7 Station Typologies

**Mixed Use Center**
- Northtown Plaza
- Boulevard Mall
- Maple Ridge
- Sweet Home
- Audubon
- Dodge Road

**Suburban Neighborhood**
- Eggertsville

**Urban Campus**
- Allen / Medical Campus
- Summer – Best
- Delavan / Canisius College
- Humboldt / Hospital

**Sports & Entertainment**
- DL&W Terminal
- Erie Canal Harbor

**University Campus**
- University
- UB North Campus A
- UB North Campus B
- Ellicott Complex

**Urban Neighborhood**
- Utica
- Amherst Street
- LaSalle

**Urban Core**
- Seneca
- Church
- Lafayette Square
- Fountain Plaza
TOD Desirability and Readiness Assessment

- Physical Suitability

- Local Leadership

- Plans in Place

- Market Strength
TOD Desirability and Readiness Assessment
TOD Desirability and Readiness Assessment Results
Leveraging Transit as a Catalyst for Cobblestone District/ Waterfront Revitalization
Redevelopment Capitalizing on the BNMC with Transition to Adjacent Neighborhoods
Creating a Multi-Modal Hub of Community Based Activity

Utica

Key Activity Corridor
Mixed-Use
Public Plaza
Gateway

Low Residential Density
Med-High Density
Existing Buildings
Piloting a TOD & Mobility Hub at a Publicly Owned Site
Repurposing the Boulevard Mall as a Live-Work-Play District

Boulevard Mall

- Key Activity Corridor
- Mixed-Use
- Retail
- Public Plaza
- Gateway

- Entertainment Hub
- Low Residential Density
- Med-High Density
- Key Existing Building
Reimagining an Office Park as a Transit-Supported, Mixed-Use Center

Audubon
TOD Focus Areas

1. Complete Streets
2. Engaging Civic Space and Station Improvements
3. Progressive Parking
TOD Focus Areas

4. Mixed-Use Development
5. Transit-Oriented Density Distribution
6. Infill Development and Repurposing
Transit-Oriented Development Plan can be found at:

www.gbnrtc.org/tod/

View Displays and Offer Feedback
Transit-Oriented Development (TOD) along Metro Rail Corridor – Open House

A Regional Economic Development Opportunity

August 29, 2018