
Remaking Cities Congress

Pittsburgh, PA

October 16-18, 2013



Major Partners

Remaking Cities Institute,
Carnegie Mellon University

The American Institute
of Architects

A low-angle photograph of a construction site. Two large tower cranes, one yellow and one grey, dominate the frame, reaching towards a sky filled with white, fluffy clouds. The sun is visible in the upper right, creating a bright glow. In the foreground, several concrete pillars with rebar protruding from their tops are visible, along with the upper portion of a modern building with a glass facade.

Remaking Buffalo

Remaking Cities Congress

UB Regional Institute/ The Urban Design Project
School of Architecture and Planning
University at Buffalo, State University of New York

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With:

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Samina Raja, Associate Professor
Himanshu Grover, Assistant Professor

There is a quality of “comeback” story that we need to challenge if we are to understand the process of remaking cities.

For Buffalo, there was no “silver bullet.”

There was no turning point.

No white knight or superstar mayor.

No corporate or philanthropic angel.

There was no overnight success...

Even if the national media seems to have discovered our changes in the course of a 24-hour news cycle.

**What we have achieved has been done
over decades, not years.**

**It has involved thousands of people
across dozens of different efforts.**

And it's not done.

We have a long, long way to go.

Besides, it's never done.

City-making is never done.

Underlying all this work were, instead, a series of powerful civic discourses that have driven planning, policy-making, and action across our region.

They express what we believe we need to do to create the kind of place we want to live, to become the community we want to become.

They happen everywhere.

Across kitchen tables and in coffee shops and taverns.

In the public prints and on-line.

In the proceedings of public and not-for-profit organizations.

And in planning meetings. Lots of planning meetings.

They are persistent, repetitive, hortatory.

They can be plaintive, even whiny.

**Through persistence, they move ideas
from contestable to common sense.**

**But ultimately, the stories they tell drive
what we do.**



We must diversify our economy.



















**What does
the Buffalo
Niagara
economy
look like?**

Buffalo Niagara Labor Market by the Numbers

Buffalo Niagara
Population **1.53 million**

Number of Firms **37,400+**

Number of Jobs **660,000+**

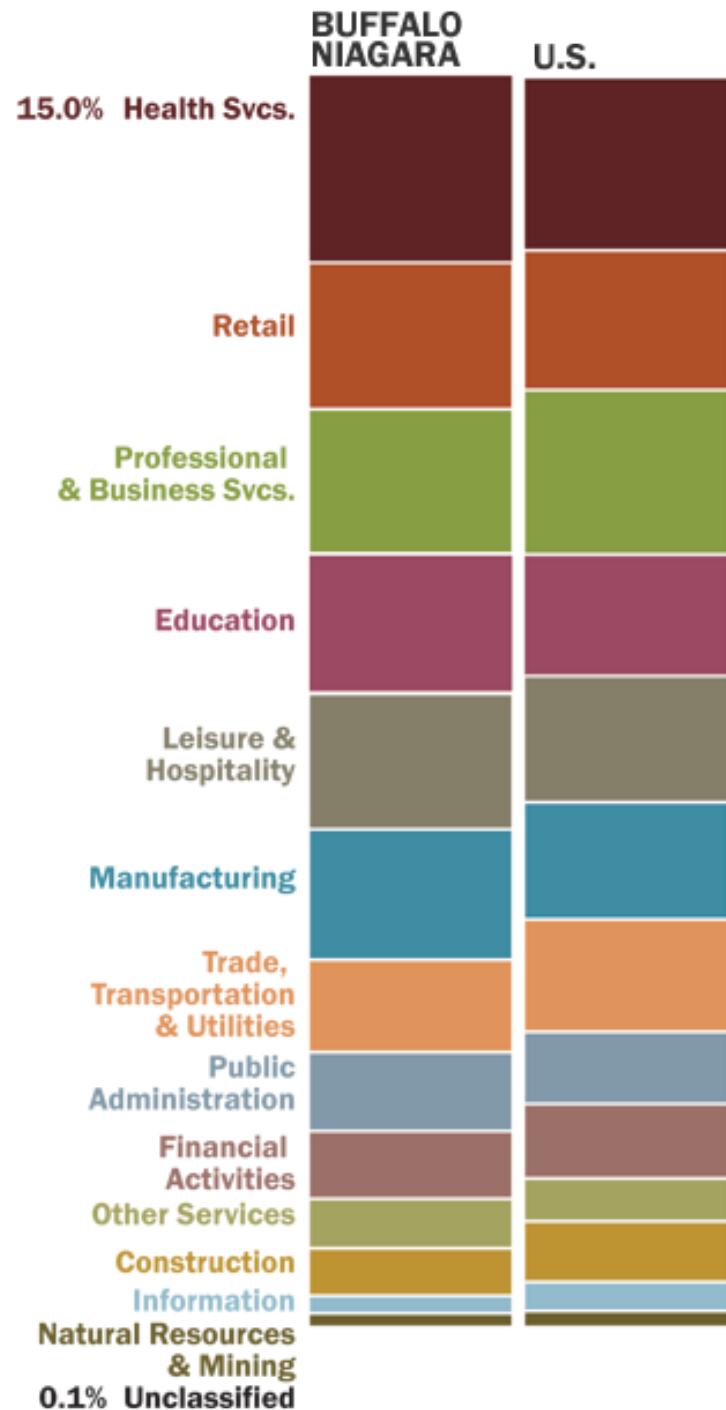
Number of People in
the Labor Force, 2009 **793,000**

Gross Metropolitan
Product, Erie & Niagara
Counties, 2008 **\$44 billion**

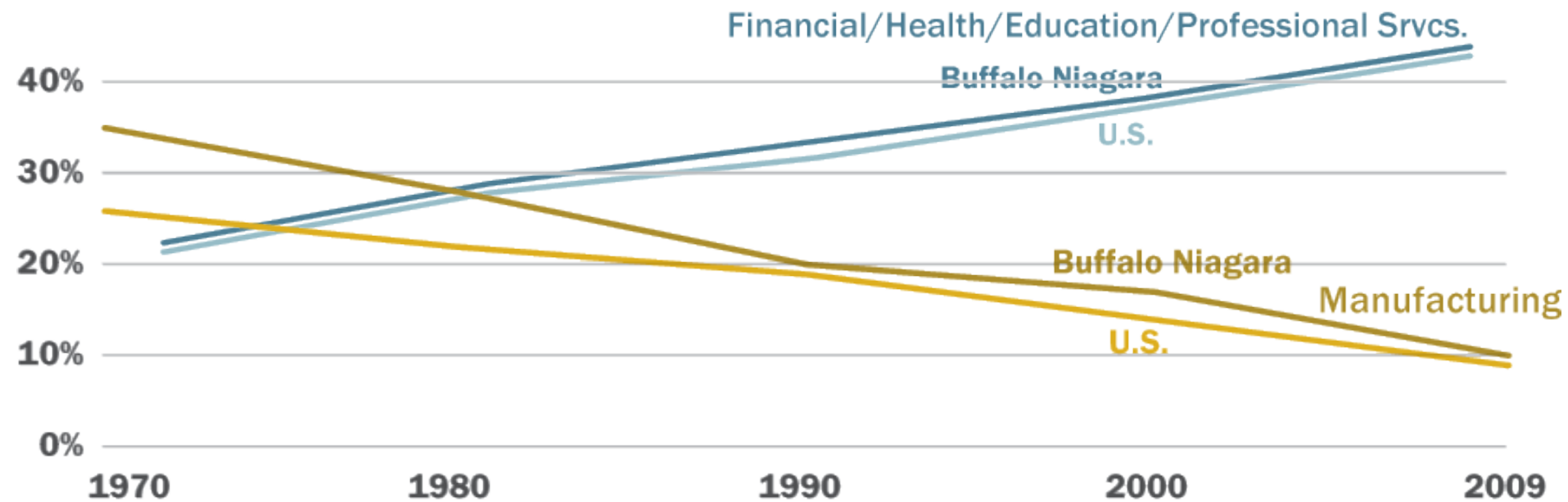


Industry Composition by Total Employment, 2009

Total Jobs = ~660,000



Manufacturing no longer dominates; services now drive the economy.



% Total Employment in Manufacturing and Financial/Health/Education/
Professional Services,
Buffalo Niagara and U.S., 1970 to 2009

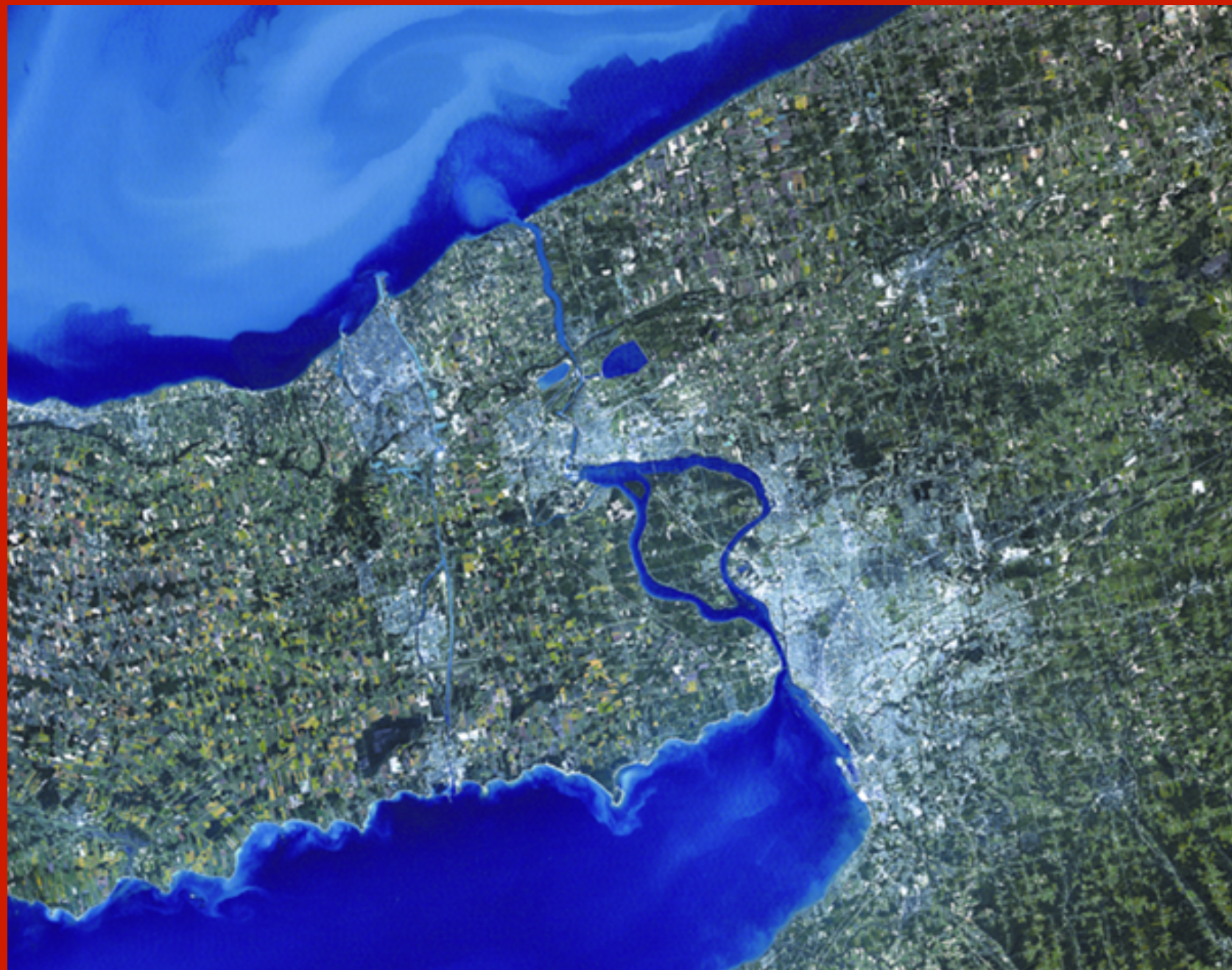
A green-tinted photograph of a waterfront scene. In the foreground, two people are standing on a paved walkway, leaning over a metal railing and fishing with rods. The walkway runs along a body of water. In the background, a long truss bridge spans the water. The sky is overcast, and some trees are visible on the far bank. The overall mood is quiet and recreational.

We must reclaim our waterfronts









OUTER HARBOR / SOUTH BUFFALO

BUFFALO RIVER

INNER HARBOR / DOWNTOWN

GATEWAY / WEST SIDE

BLACK ROCK / SCAJAQUADA / RIVERSIDE





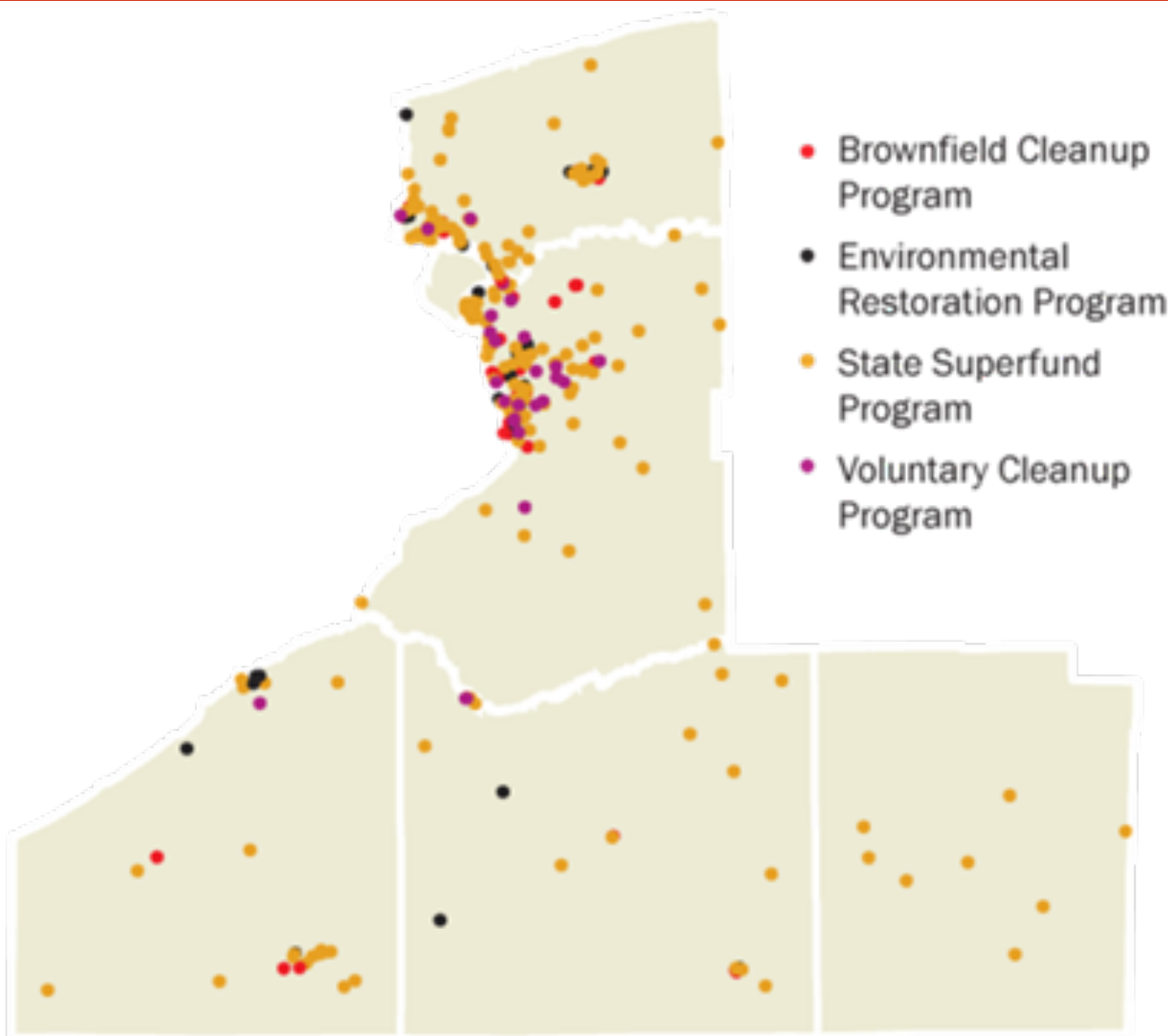


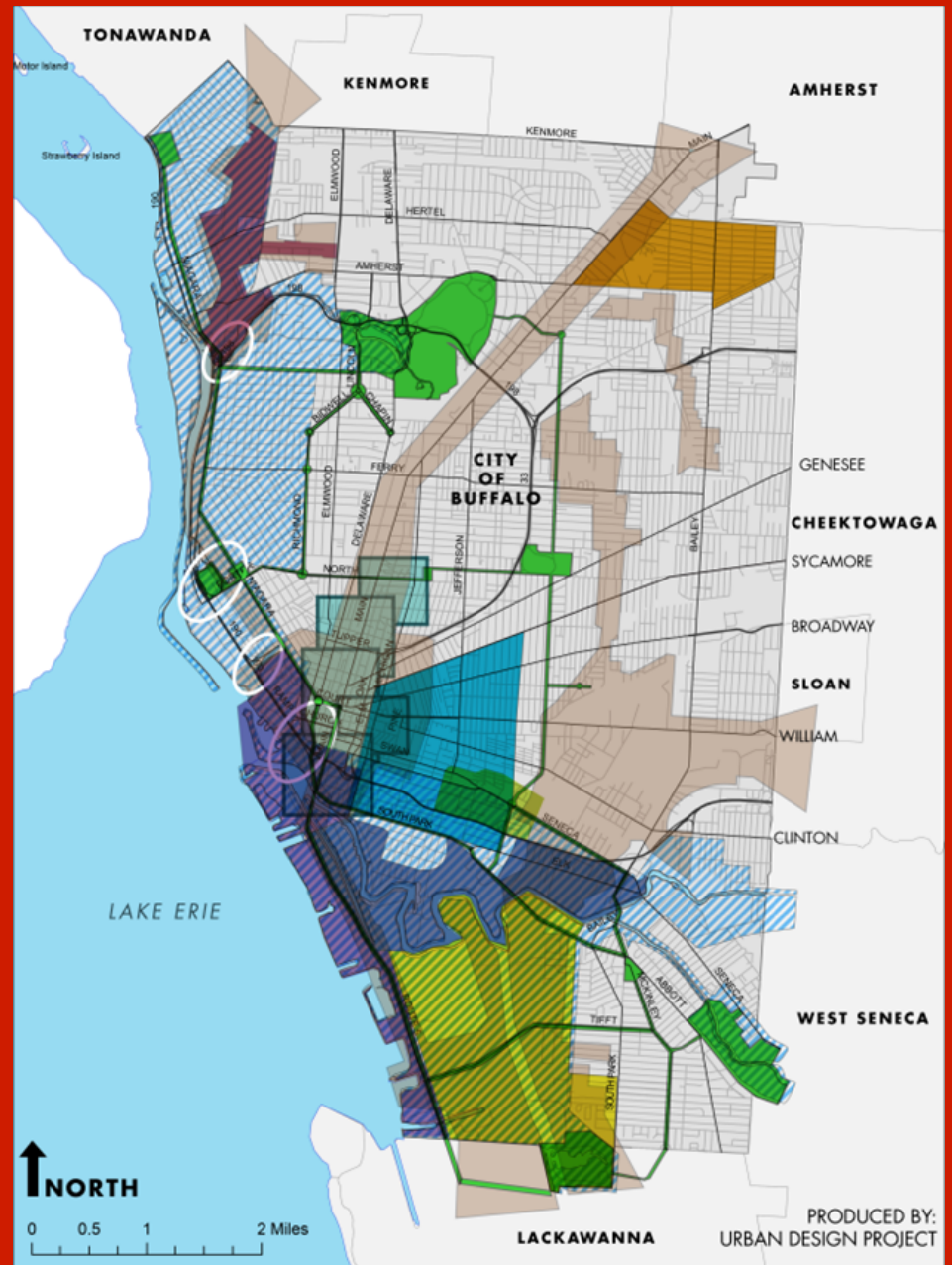
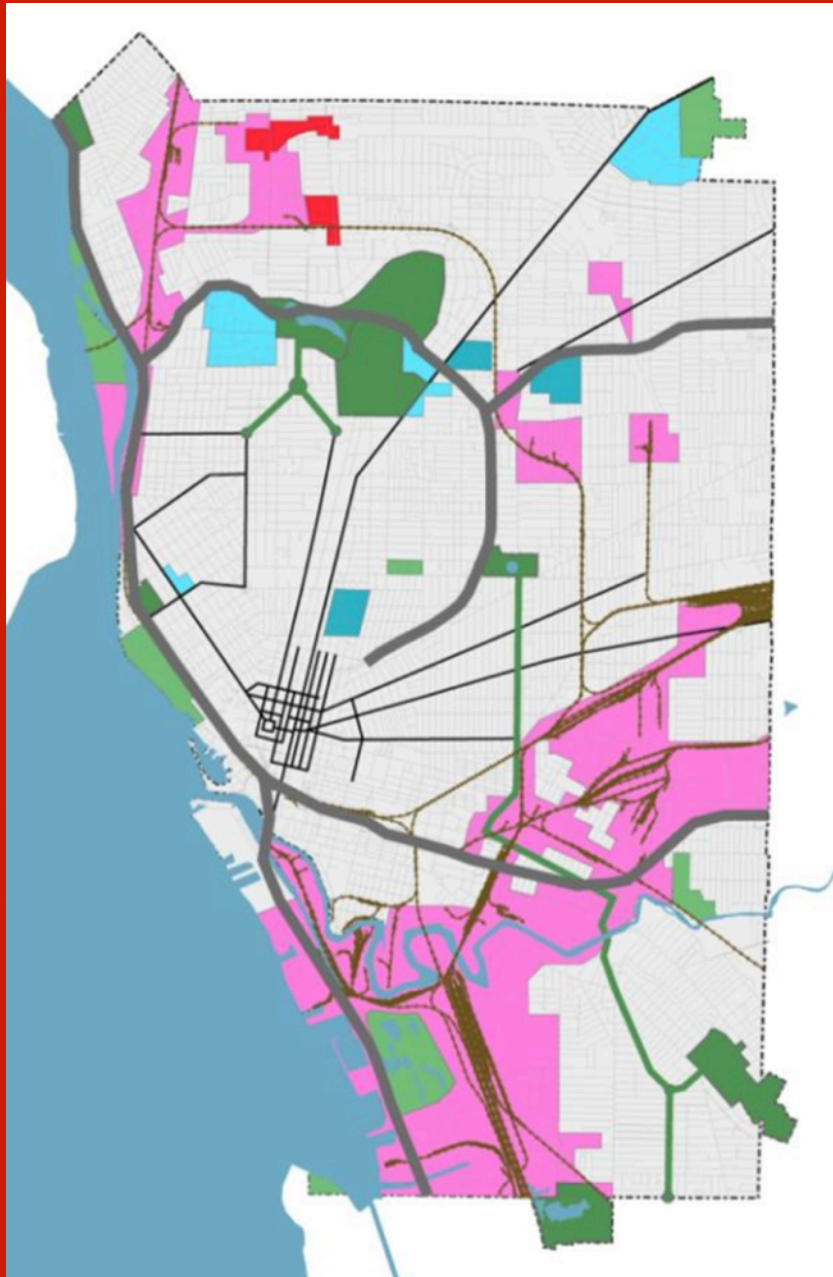
**Old industrial sites are a
resource for the future**











Larkin at Exchange









THE LARKIN DISTRICT PLAN













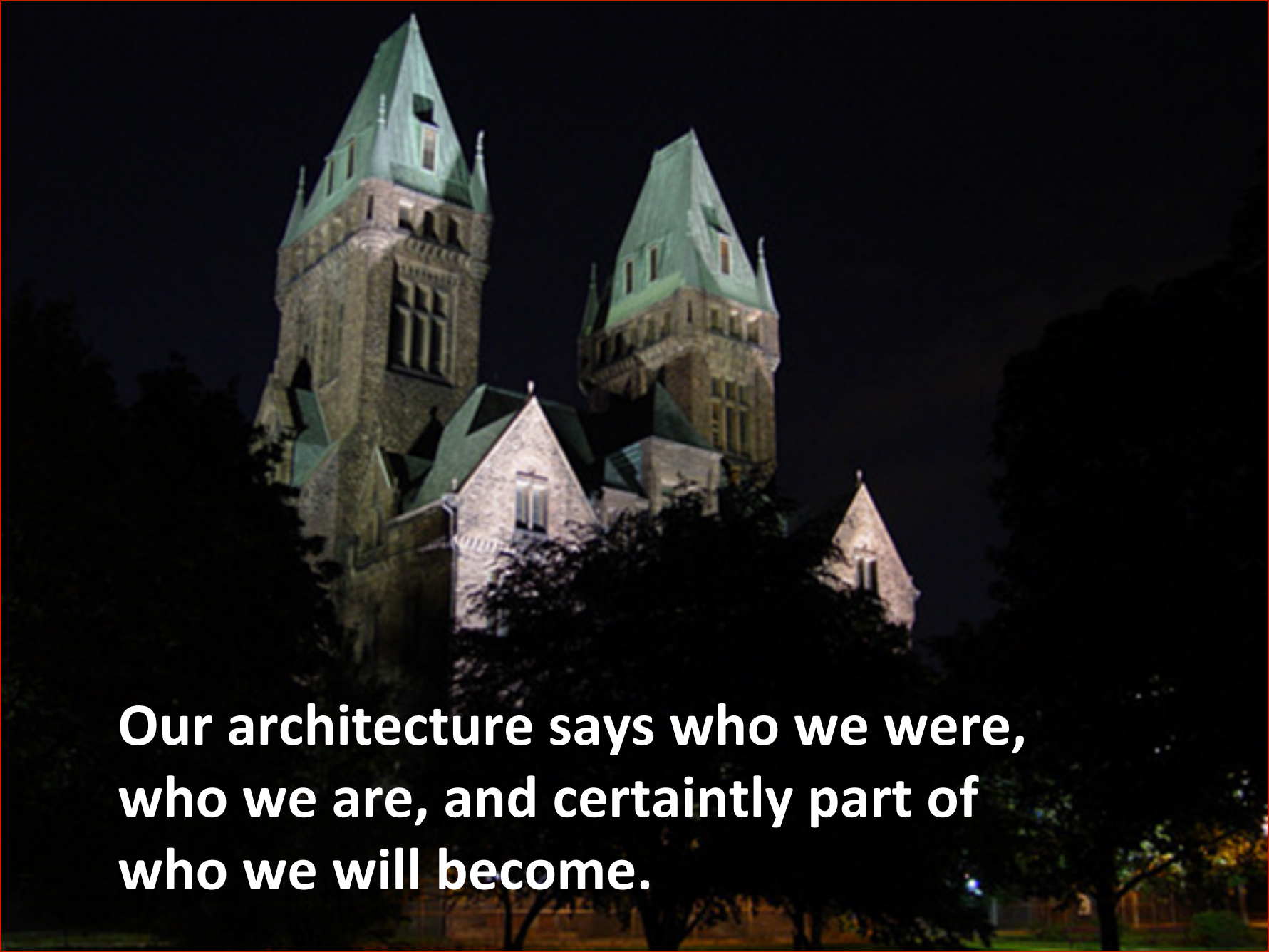
TRICO
PLANT 1

NO
STANDING
ANY
TIME

END
33

H
TRICO
PLANT 1
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PLANT 1





**Our architecture says who we were,
who we are, and certainly part of
who we will become.**













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12458 LAFAYETTE HOTEL, BUFFALO, N. Y.



We can't afford to keep sprawling







A bar chart with a red background. A horizontal blue line serves as the zero baseline. A tall blue bar extends upwards from the baseline, containing a white plus sign. A short blue bar extends downwards from the baseline, containing a white minus sign. To the right of the blue bar is a large grey bar. Text is placed to the right of the blue bar and below the grey bar.

+

**Developed land
grew by 78%...**

From 1970

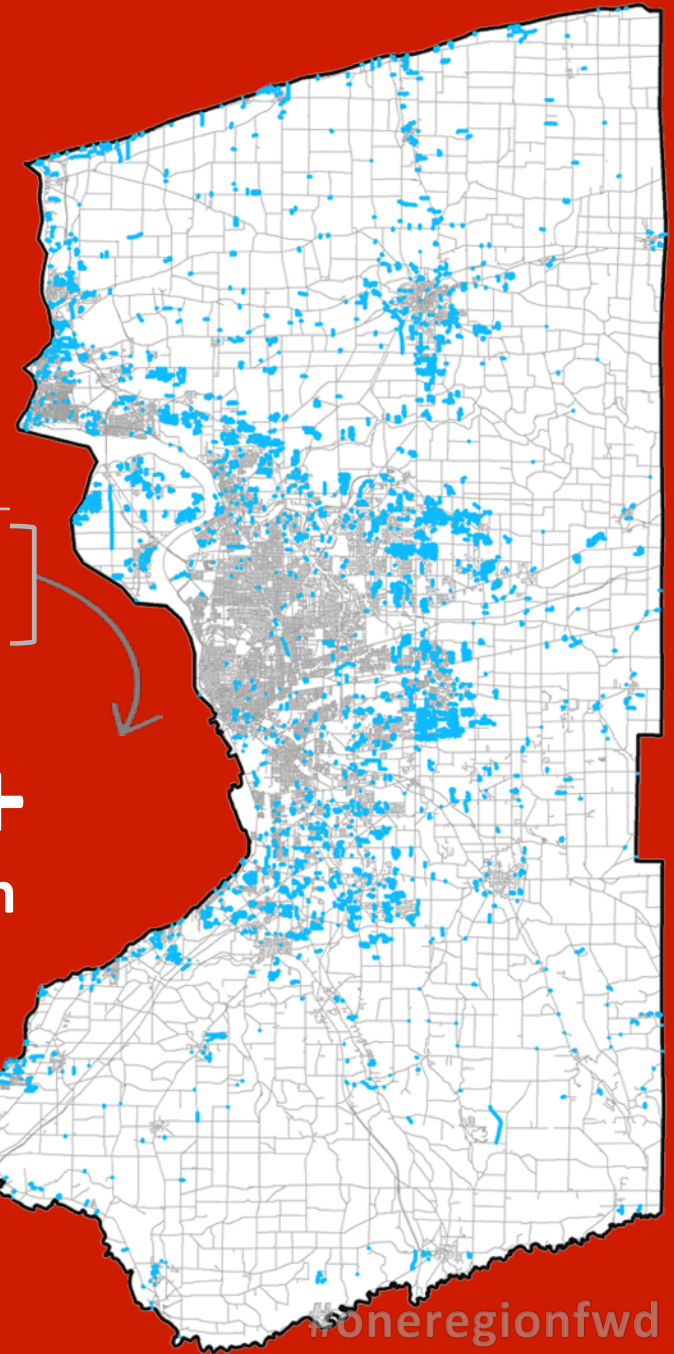
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**...while population
shrunk by 16%.**

#oneregionfwd



County	Lane Miles added Since 1990		Maintenance Cost Per Lane Mile		Total Cost of New Lane Miles of Roads
Erie	1,013	×	\$25,328	=	\$25,667,550
Niagara	30	×	\$16,166	=	\$491,470



Since 1990
we've added
\$26,000,000+
added annual tax burden
525+ miles
of new roads

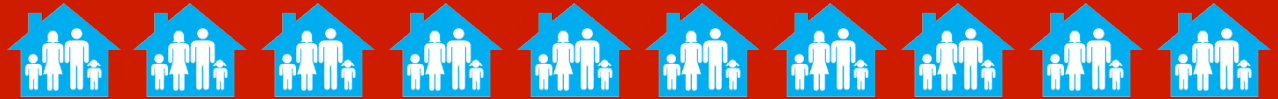
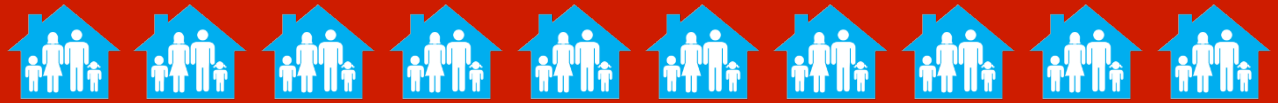
Roads Built
Since 1990

Roads Built
Before 1990

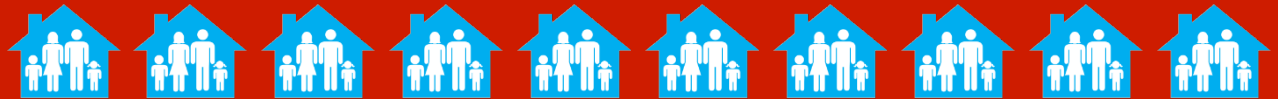
In 2013, vehicles miles travelled daily
per capita was 8.25



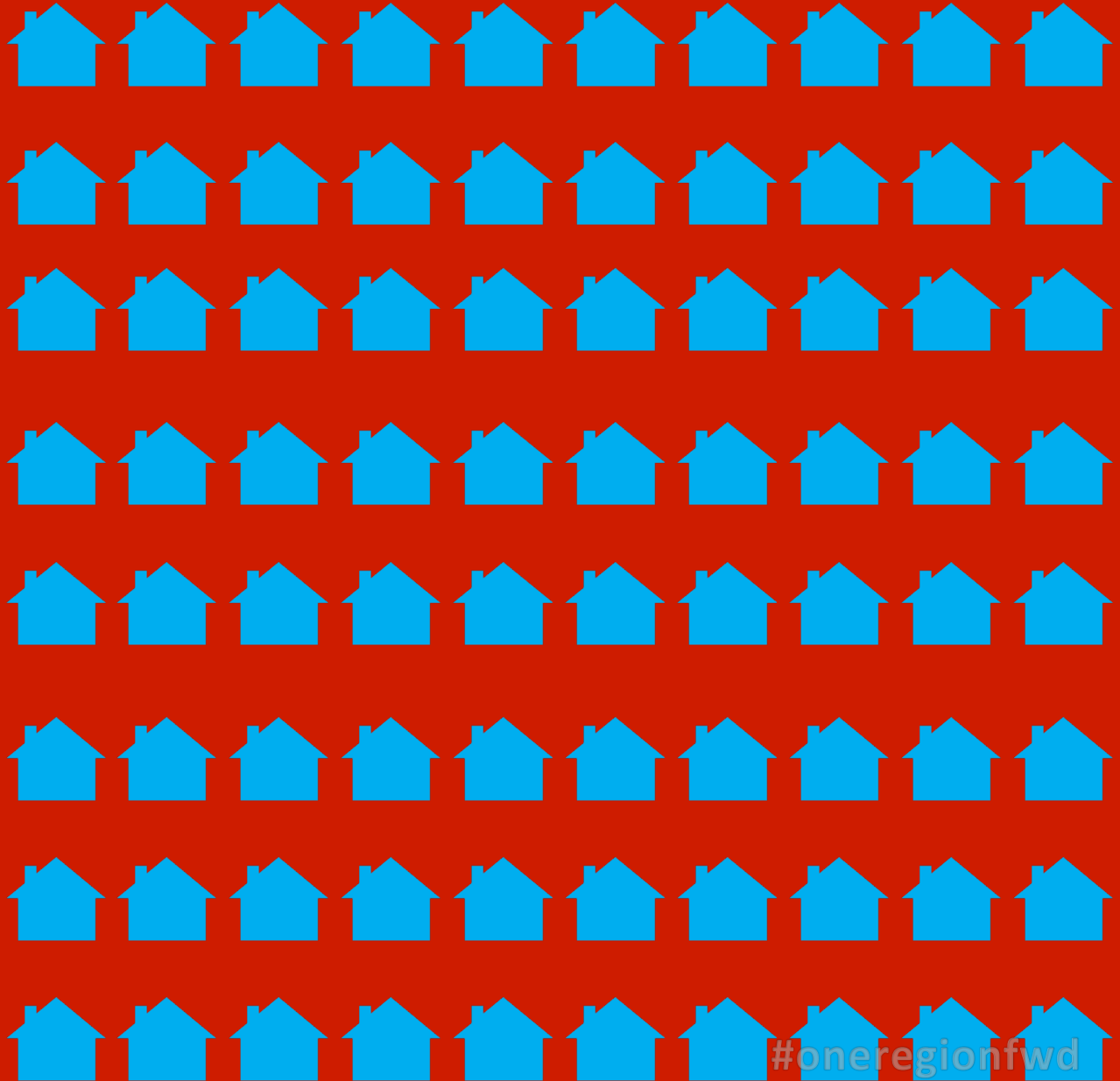
An increase of
117%



We have **55,000 more households**
today than we did in **1970.**



But we've built
more than
150,000 new
homes.



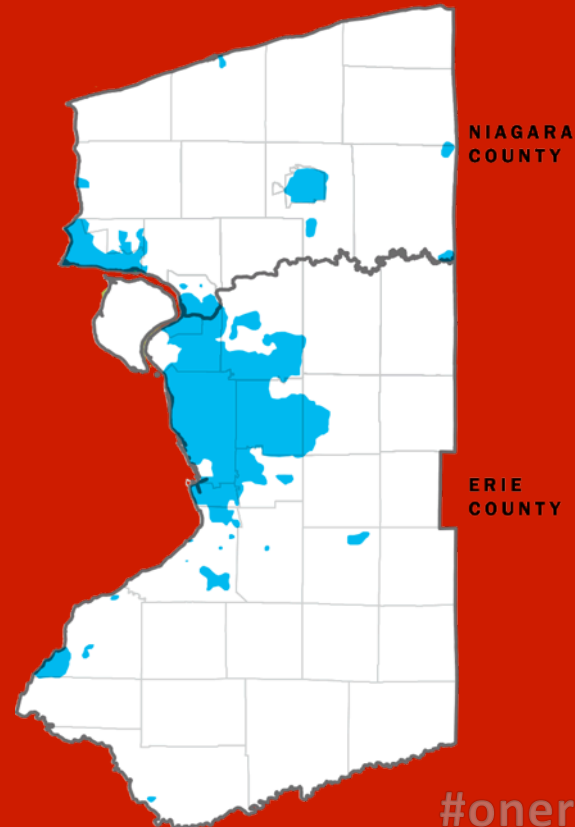
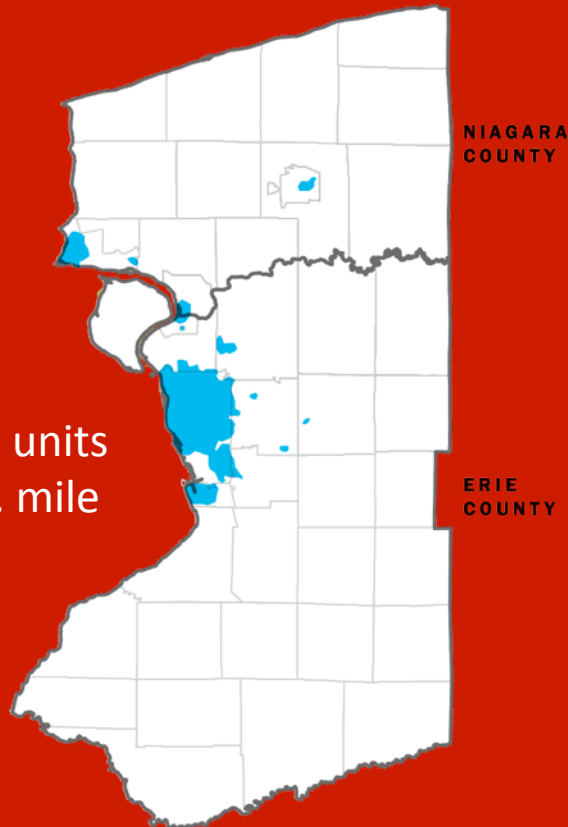
#oneregionfwd

In **2010** there were **45,274** vacant dwellings



Vacant dwellings more than tripled in 40 years.

50+
vacant units
per sq. mile



#oneregionfwd



315 square miles
of land in Buffalo Niagara
is classified as “Prime Farmland”.

But only **21 percent** of this fertile
land is used for agriculture.





Framework for Regional Growth

ERIE + NIAGARA COUNTIES, NEW YORK

Public Review Draft

May 2006



Great city regions have great downtowns.

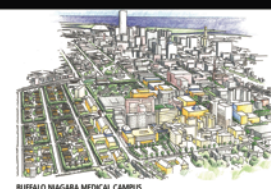


DOWNTOWN BUFFALO

Vision

Strategic Investment Areas

Putting It Together



A regional hub and the neighborhood of neighborhoods!



Project Participants
 The City of Buffalo
 Buffalo Place Inc.
 The Urban Design Project at the School of Architecture and Planning, State University of New York at Buffalo

Funding Partners
 The Buffalo Urban Renewal Agency
 The Margaret L. Woods Foundation
 The John & Orlan Foundation
 The David Foundation
 The Community Foundation for Greater Buffalo

Downtown Buffalo 2002
 c/o Buffalo Place Inc.
 475 Main Street
 Buffalo, NY 14203
 phone: 716.856.1030
 www.downtownbuffalo2002.org

A place to live, work and play unique to Buffalo and the region!

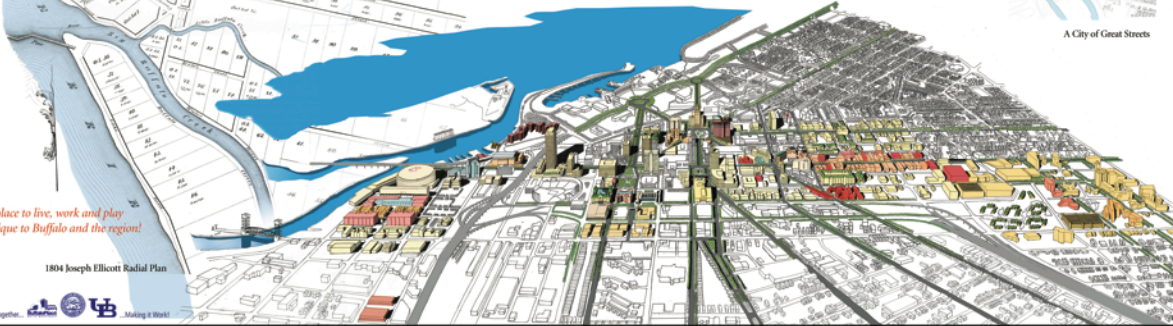
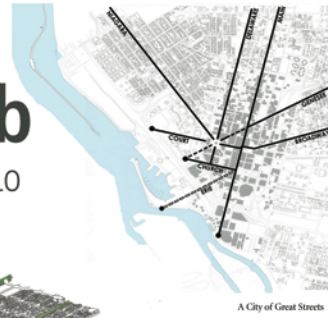
1804 Joseph Ellicott Radial Plan



Focus on strategic investment areas to fix the basics and build on the strength of two decades of development!

The Queen City Hub

Regional Action Plan for DOWNTOWN BUFFALO



Link Olmsted's park and parkway system and all of Buffalo's waterfront to downtown!

An interpretation of the Olmsted Park and Parkway System

Erie Canal Harbor
& Waterfront District

Government Center
& Business District

Theatre District



Downtown Education
& Public Safety Campus

Buffalo-Niagara Medical Campus

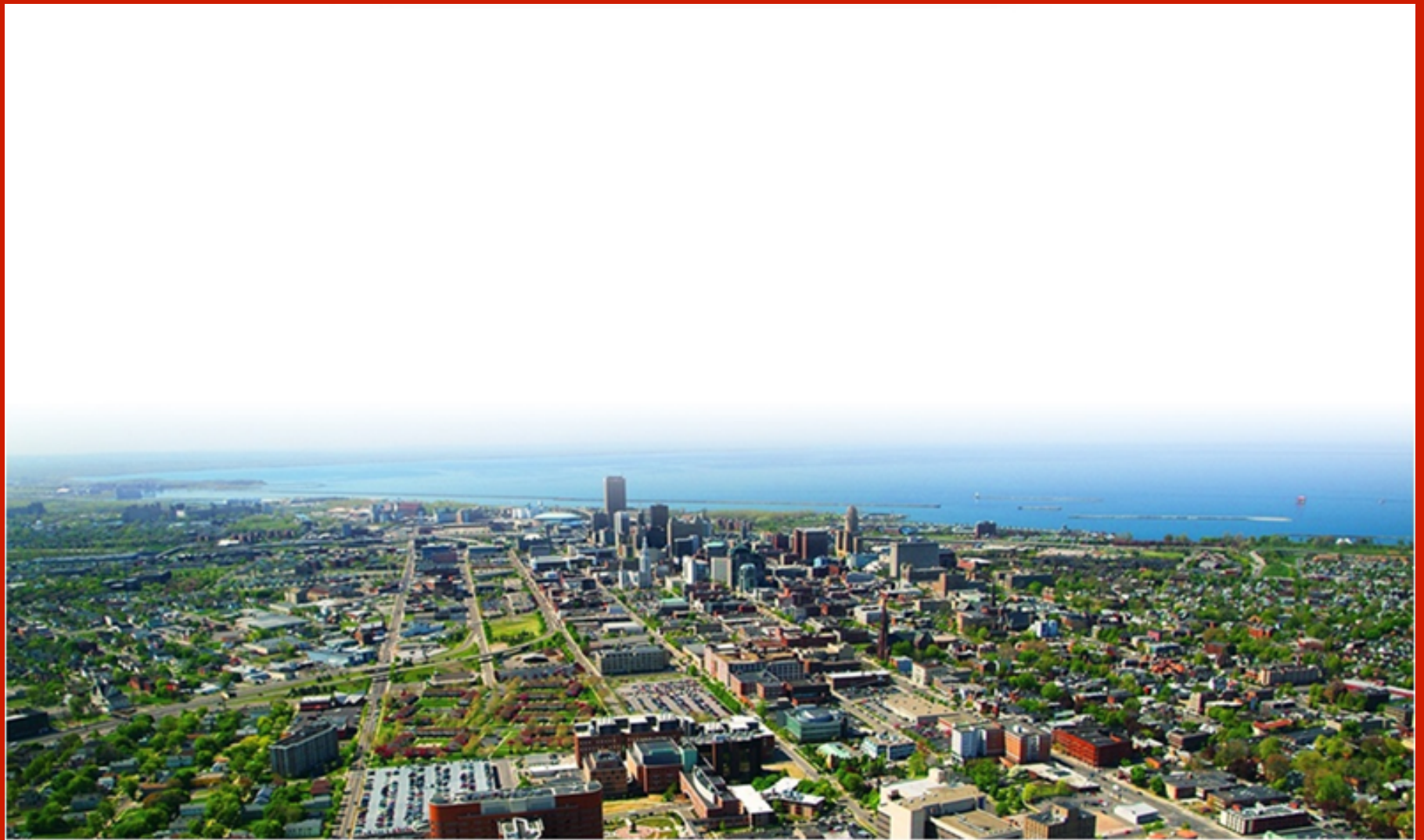




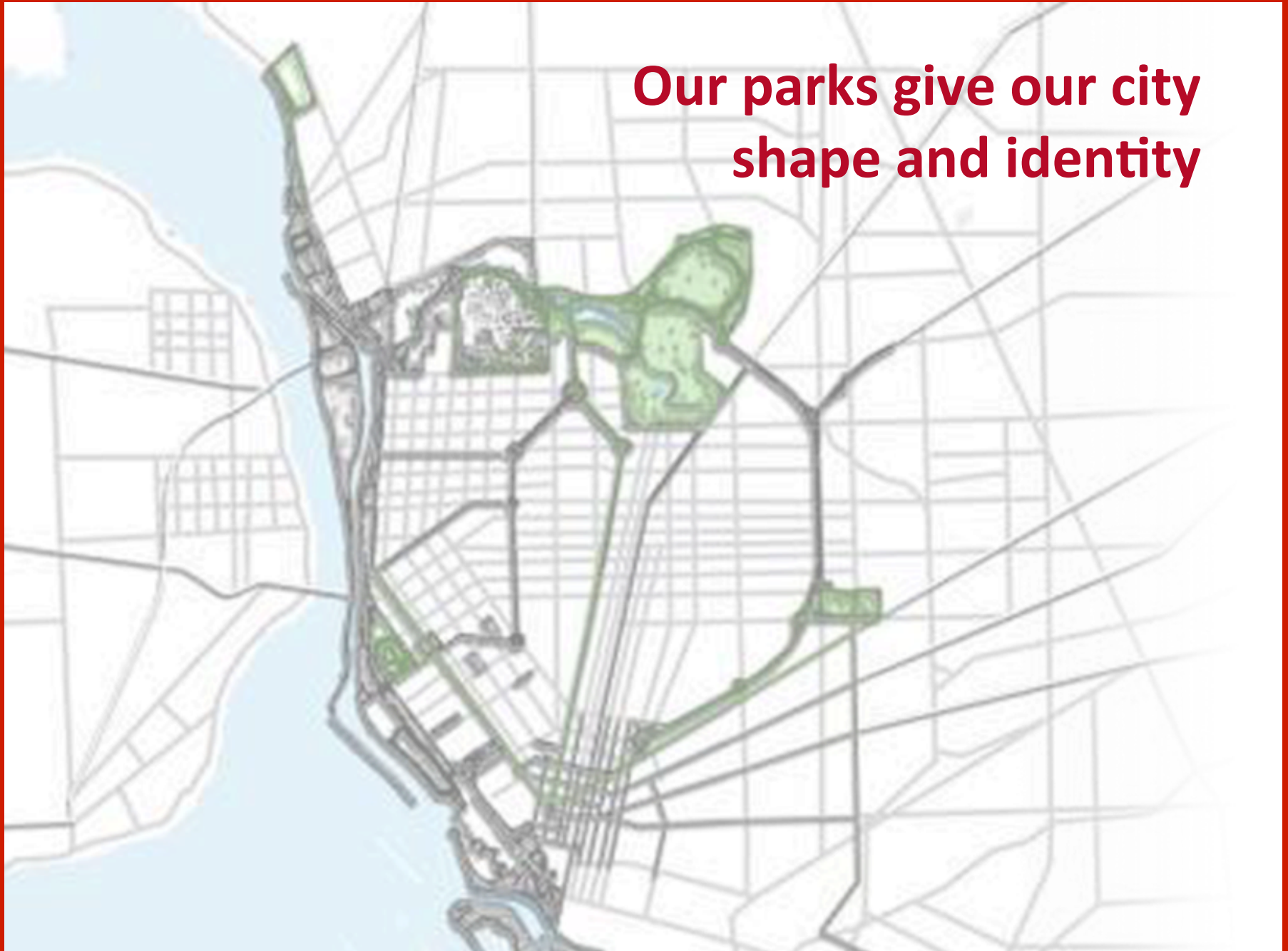


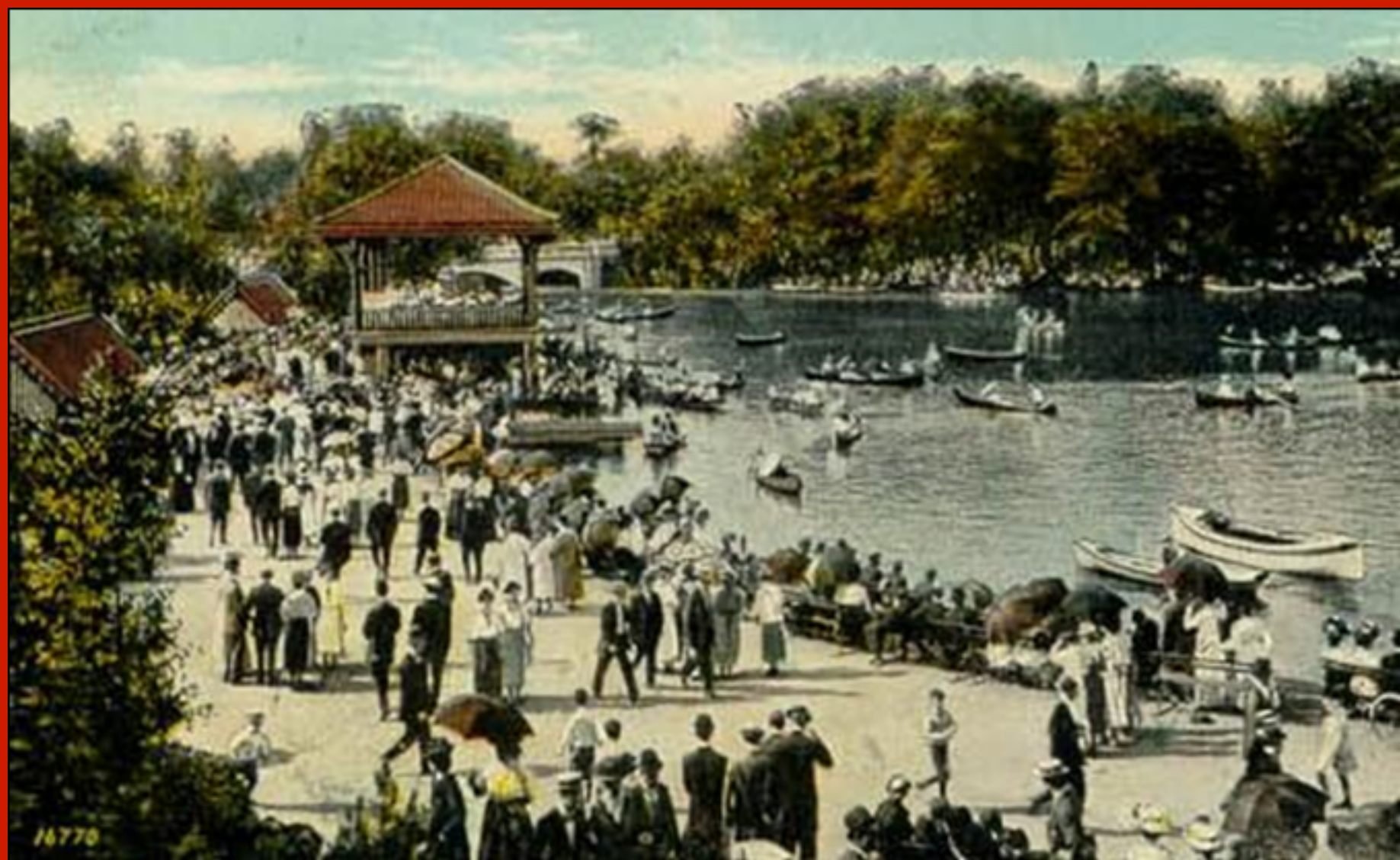






**Our parks give our city
shape and identity**



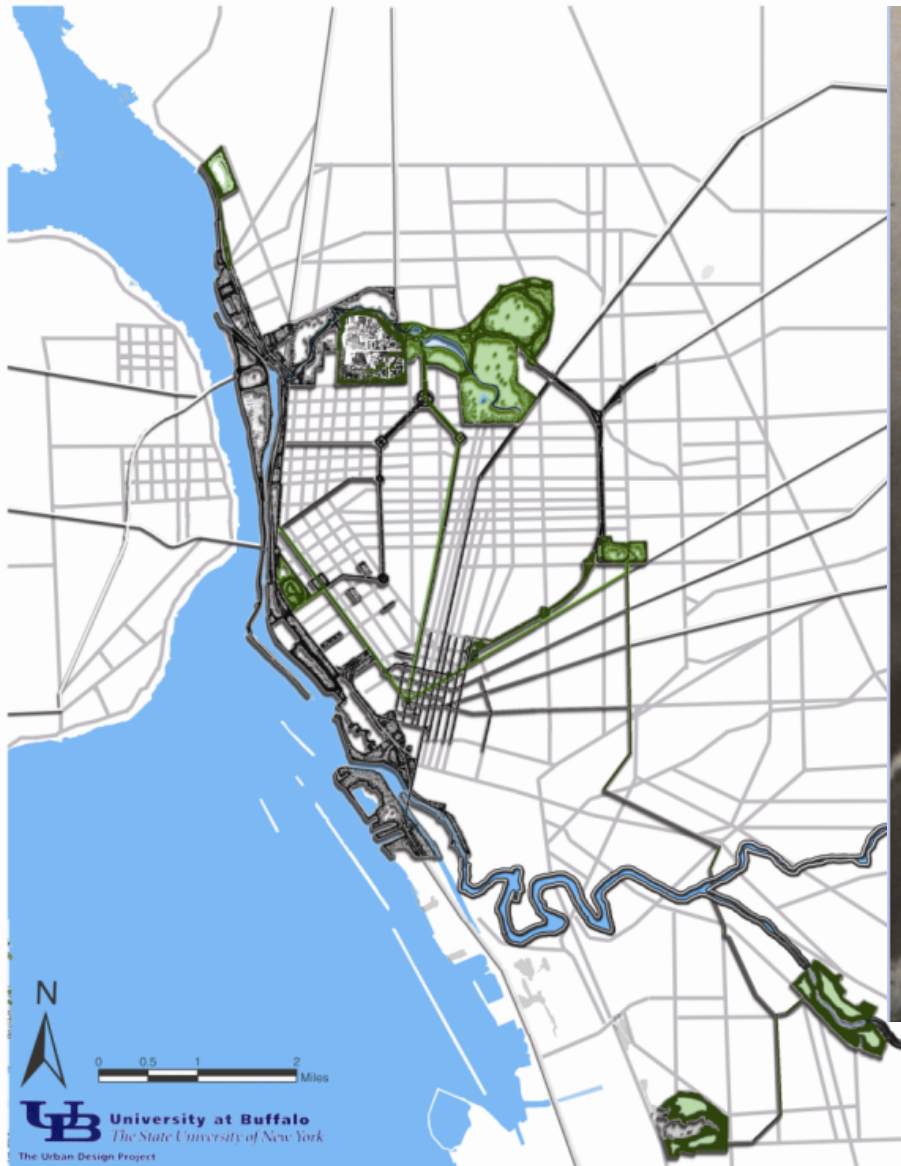








Ellicott, Olmsted, and the Water





**Great neighborhoods are
the heart of the city**















Build on the work of anchor institutions



















UB Downtown Campus





New ways of working together





Frame opportunities to tell these stories







A GREEN CODE FOR 21ST CENTURY BUFFALO

We need your help • Make your voice heard

The City of Buffalo is creating a "Green Code" to guide the rebuilding of our city for the next twenty years and beyond. We need citizens to be a part of the process. Plan to attend the upcoming workshop in your neighborhood. Our future depends on it.



Northeast Community Workshop

It starts with a land use plan.

That's what the experts call it. Think of it as a development plan for rebuilding our city. It will guide public and private investment in our neighborhoods, local business districts, and larger employment centers.

The plan makes our vision a reality.

Citizens have already shared their vision for Buffalo in *The Queen City in the 21st Century: Buffalo's Comprehensive Plan*. It describes the strategy for rebuilding Buffalo. Land use plans will fill in the details of how to make the vision a reality in every part of the city.

The plan becomes *The Green Code*.

The land use plan will be the basis for the creation of a new zoning ordinance known as *The Buffalo Green Code*. It will give the comprehensive plan the force of law by governing what property owners can build on their land. It will give the plan some "teeth." *The Buffalo Green Code* will say whether you can build a house, a Tim Hortons donut shop, or a steel plant on your property.

NORTHEAST WORKSHOP

Tuesday, March 1st
6:30pm - 9:00pm
Bennett High School
2885 Main St.

- Ken-Bailey
- University Heights
- University Park
- Central Park
- Fillmore-Leroy



For more information, call 311 or go online to www.buffalogreencode.com.





CVB — $\frac{1}{2}$ — Product Development
Product Mkt. 5/1

~~Strong~~
we are Bi-retinal

Why: Conductors / Base Ball / Galleria
Silver Bullit... || Be careful of

15 new constr. a good idea when we are contracting?

Be careful of
Bias on what
we saw.

SS (PT) vs Home School

5/2
Honested VS Canal District
 Not Done
 ↑
 Connectivity / Historic { Street/Rail / Canal }
 ↓
The people in Honested have
that development!! Economics

Connectivity / Historic { Street/Rail/
the people in Homestead have canal }
that development!! Economics

The people in Homestead have
that development

Economics Driven

- Good roads
- Same water park
- River Access
- mixed use
- diverse contact zone

① Negotiate w/ Developer for win-win



So what?

We are ready as a region to take advantage of unexpected and unprecedented opportunities to fund implementation of our plans.

NYS Funding for Western New York



	Funding cycle	Annual Amount	Purposes
Consolidated Funding Application	Annual	\$50 - \$100M 50 – 100 projects Avg award per project = \$365,000	Housing Community Development Tourism Infrastructure Waterfront Development/Parks Workforce Training Business Development Energy Efficiency/Sustainable Dev.
NYPA Proceeds	Quarterly	\$5 - \$15M	Working Capital or Capital expenses
Buffalo Billion	Annual Appropriation (rolling allocations)	\$ 75M Capital \$ 25M Tax Credits	Business Attraction Projects Capital Expenses only (buildings & equipment); Tax credits for firms creating jobs Buffalo Billion Initiatives
ESD Business Development Assistance	Rolling	\$ 20M+	Businesses creating or retaining jobs

Our strategy is the same as yours.

**Downtown. Preservation. Brownfields. Parks.
Neighborhoods. Waterfronts. Compact
development. New economies. Anchor
institutions. Collaboration. Participation.**

**The difference – perhaps – is simply that this
strategy is embedded in the language and the
consciousness of a broad movement of citizens.**

The civic discourses that drive the immanent strategy have also animated growth in civil society, governance, business, and the work of place-based anchor institutions.

A growth of organizational capacity and institutional maturity in civil society exemplified by Buffalo Niagara Riverkeeper, Buffalo Olmsted Parks Conservancy, Preservation Buffalo Niagara, PUSH Buffalo and others.

An approach to governance that is more forward thinking and more collaborative than ever before – addressing waterfronts, greenways, neighborhoods, old industrial areas, and our emerging economy.

**The more entrepreneurial attitude of
business leaders to make preservation,
downtown housing, economic innovation
districts and much more tangible realities**

A willingness on the part of “anchor institutions” to build the community even as they pursue their organizational missions – UB, Kaleida, BNMC and others.

What are we missing?

Broader self-recognition of the strength of this strategy and the role of these publics.

We don't fully realize how successful we have been.

What are we missing?

A stronger connection between these stories and the people who propagate them and the officially elected leadership of the city and region.

Civil society and the business community don't yet seem that well-aligned with the political world.

As John Dewey put it so many years ago, the primary problem of the public is to constitute itself and find its own voice.

We are doing that.

**And it is at the core of whatever
success we have achieved.**