Buffalo Is
A City of Good Bones!
It’s “. . . The best planned city in America”
There is a quality of “comeback” story that we need to challenge if we are to understand the process of remaking healthy and sustainable Great Lakes cities.
For Buffalo, we have some successes. That said there was no “silver bullet.”

There was no turning point.

No white knight or superstar mayor.

No stand alone 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 and the stewardship of our water resources in the process are 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?

<table>
<thead>
<tr>
<th>Buffalo Niagara Labor Market by the Numbers</th>
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<tbody>
<tr>
<td>Buffalo Niagara Population</td>
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<tr>
<td>Number of Firms</td>
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<tr>
<td>Number of Jobs</td>
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<td>Number of People in the Labor Force, 2009</td>
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<tr>
<td>Gross Metropolitan Product, Erie &amp; Niagara Counties, 2008</td>
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</table>
Our economy is more like the rest of the nation than ever before.

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
We must reclaim our waterfronts
CITIZENS' VISION

- Economic development
- Environmental quality
- Public access
- International gateway
- Efficient transportation
- Connected neighborhoods
Old industrial sites are a resource for the future
POLITICS
GREED
LIES

RELOCATE
NOW
REMEDIATE
LATER
Great city regions have great downtowns.
The Queen City Hub
Regional Action Plan for DOWNTOWN BUFFALO

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

Focus on strategic investment
areas as the basis and build on
the strength of two decades of development!

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

Link Buffalo's park and
pathway systems and buffer with
the downtown landscape.

An interpretation of
the Urban Park and Expanse

Connect strategic areas with neighborhoods
and the waterfront through designs
for great streets.
$329 million

$330 million

$169 million

$35 million

$600 million
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 - Product Development

Product MT.

- Strong we are bi-national
- Written community / baseball / gallery
- Silver Bullit ...
- Be careful of bias on what we saw
- IS new constr. a good idea when we are contracting?

Homestead vs Canal District
- Connecticut / historic / street / rail
- The people in Homestead have a plan development!!

Goodness - space to park - green space
- Prior Areas - mixed use - unique content 201

- Negotiate / develop for win-win

SST vs non-stall

Next steps

- Negotiation / combat sustainability
- Amount of verbs to read
- Live with it
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

## Consolidated Funding Application

- **Funding cycle**: Annual
- **Annual Amount**: $50 - $100M
- **Projects**: 50 – 100
- **Avg award per project = $365,000**
- **Purposes**:
  - Housing
  - Community Development
  - Tourism
  - Infrastructure
  - Waterfront Development/Parks
  - Workforce Training
  - Business Development
  - Energy Efficiency/Sustainable Dev.

## NYPA Proceeds

- **Funding cycle**: Quarterly
- **Annual Amount**: $5 - $15M
- **Purposes**:
  - Working Capital or Capital expenses

## Buffalo Billion

- **Funding cycle**: Annual Appropriation (rolling allocations)
- **Amount**:
  - $75M Capital
  - $25M Tax Credits
- **Purposes**:
  - Business Attraction Projects
  - Capital Expenses only (buildings & equipment);
  - Tax credits for firms creating jobs
  - Buffalo Billion Initiatives

## ESD Business Development Assistance

- **Funding cycle**: Rolling
- **Amount**: $20M+
- **Purposes**:
  - Businesses creating or retaining jobs
towards a more sustainable Buffalo Niagara

www.oneregionforward.org
What will life in Buffalo Niagara look like in fifty years?
Collaboration Pays Off

Public, private sector and nonprofit partners from the Framework for Regional Growth working group worked together to pursue funds from the HUD Sustainable Communities Regional Planning Grant program.
Collaboration and Coordination

A plan that makes Buffalo Niagara competitive and sustainable

5 Focus Areas

Land Use and Development
Transportation and Mobility
Housing and Neighborhoods
Food Access and Justice
Climate Change Action

#oneregionfwd
More than just a plan
Engaging the private sector, local government officials and members of the community at local events, community meetings, and a robust online engagement effort.
We’ll move
One Region Forward
together
Check our website for details and sign up for eNews to get updates delivered to your inbox.

www.oneregionforward.org

Join our online community

facebook | twitter | googleplus | youtube | flickr

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 the:

- Buffalo Niagara Riverkeeper,
- Buffalo Olmsted Parks Conservancy,
- Niagara River Greenway Commission,
- The Western New York Environmental Analysis,
- several local foundations
- and many 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, the people who propagate them, and the elected leadership of the city and region.

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

All of us have not yet understood how to make the comeback result in a more just and equitable city and region.
As John Dewey put it so many years ago, the primary problem of the public is to constitute itself and find its own voice.

Addressing this primary problem of the public is culture making!!
We are doing that.

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