towards a more sustainable Buffalo Niagara

Land Use and Development

Laura Smith, Chair (Buffalo Niagara Partnership)

Jajean Rose-Burney, Facilitator (UB Regional Institute)
Agenda

• Welcomes, introductions and process update
• Overview of the goals and strategies
• Strategy proposal review
• Administrative review and next steps
Working Team Process and Timeline

6 Meetings/4 Tasks

1. Establishing Goals
2. Frame Strategies
3. Identify Actions
4. Construct Indicators

NEXT

+2 Additional Meetings

2014

Nov 2013
Community Congress
Workshops

FEB
Combined Meeting

MAR

REVIEW & REFINE

At two more meetings in 2014 the working teams will consider feedback from the fall Council and Community Congress sessions.
Goals

1. Maintain and create places in city, suburb, village, and countryside that are vibrant, beautiful, efficient, distinctive, have lasting value, and are loved by the people who live there.

2. Foster a pattern of development that makes wise use of resources – land, existing building stock, transportation, utilities and other infrastructure – to save money and energy and promote economic prosperity and quality of life.

3. Protect or restore our waterfronts, connect them to local communities, make them more accessible to the public, and dedicate them to “water dependent” or “water enhanced” uses.

4. Maintain, improve, expand, and increase access to our parks, recreation areas, trails and open spaces and connect them to each other and the places people live and work.
Goals

5. Protect and restore natural resources including rural and agricultural land, natural habitat, biodiversity, watersheds, air quality, water bodies and the quantity and quality of our water, as well as the ecological services that natural resources provide.

6. Promote the adaptive reuse of residential, commercial, industrial, and ecclesiastical building stock to preserve embedded energy, neighborhood integrity, and heritage.

7. Manage abandoned industrial and commercial land and neighborhoods in decline to minimize negative impacts now and prepare their resources for timely and appropriate reuse.

8. Create communities that are resilient and adaptable, that can serve the region’s needs even as population, demographics, climate, and other factors fluctuate.

9. Improve public literacy about planning and build public support for regional planning and smart growth policies.
Strategies

**Structure and Process of Planning**

1. Create a regional planning body.
2. Build support for regional planning.

**Development and Redevelopment**

3. Manage the cost of public services.
4. Redesign revenue-raising structures to promote land use goals.
5. Establish mechanisms to manage abandoned industrial and commercial land and neighborhoods in decline.
6. Promote a more compact pattern of development.

**Natural Resources**

7. Protect and restore natural places and farmland.
8. Protect and restore water quality and quantity.
Do Our Strategies Address Our Goals?

<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Maintain and create places in city, suburb, village, and countryside...</td>
<td>1, 5, 6, 7</td>
</tr>
<tr>
<td>2. Foster a pattern of development that makes wise use of resources...</td>
<td>1, 2, 3, 4, 5, 6</td>
</tr>
<tr>
<td>3. Protect or restore our waterfronts...</td>
<td>1, 7, 8</td>
</tr>
<tr>
<td>4. Maintain, improve, expand, and increase access to our parks, recreation areas, trails and open spaces...</td>
<td>1, 7</td>
</tr>
<tr>
<td>5. Protect and restore natural resources</td>
<td>1, 6, 7, 8</td>
</tr>
<tr>
<td>6. Promote the adaptive reuse of buildings...</td>
<td>1, 5, 6</td>
</tr>
<tr>
<td>7. Manage abandoned industrial and commercial land and neighborhoods in decline</td>
<td>1, 5</td>
</tr>
<tr>
<td>8. Create communities that are resilient and adaptable</td>
<td>1, 2, 3, 4, 5, 6, 7, 8</td>
</tr>
<tr>
<td>9. Improve public literacy about planning</td>
<td>1, 2</td>
</tr>
</tbody>
</table>
Strategy Proposal Review

Structure and Process of Planning
1. Create a regional planning body.
2. Build support for regional planning.

Development and Redevelopment
3. Manage the cost of public services.
4. Redesign revenue-raising structures to promote land use goals.
5. Establish mechanisms to manage abandoned industrial and commercial land and neighborhoods in decline.
6. Promote a more compact pattern of development.

Natural Resources
7. Protect and restore natural places and farmland.
8. Protect and restore water quality and quantity.
Strategy Proposal Review

• Actions: What can be done to achieve the strategies.
  – Potential actors: lead agents, supporters, and others that might be involved.
  – Timeframe: When implementation might begin (short-term, mid-term, long-term). Continuous is noted if implementation will be recurring.

How do we get this done?

Who actions are needed?

Who will lead implementation?

Who will pay for it?
Strategy Proposal Review

**Structure and Process of Planning**
1. Create a regional planning body.
2. Build support for regional planning.

**Development and Redevelopment**
3. Manage the cost of public services.
4. Redesign revenue-raising structures to promote land use goals.
5. Establish mechanisms to manage abandoned industrial and commercial land and neighborhoods in decline.
6. Promote a more compact pattern of development.

**Natural Resources**
7. Protect and restore natural places and farmland.
8. Protect and restore water quality and quantity.
Strategy Proposal Review

Structure and Process of Planning
1. Create a regional planning body.
2. Build support for regional planning.

Development and Redevelopment
3. Manage the cost of public services.
4. Redesign revenue-raising structures to promote land use goals.
5. Establish mechanisms to manage abandoned industrial and commercial land and neighborhoods in decline.
6. Promote a more compact pattern of development.

Natural Resources
7. Protect and restore natural places and farmland.
8. Protect and restore water quality and quantity.
Strategy Proposal Review

**Structure and Process of Planning**
1. Create a regional planning body.
2. Build support for regional planning.

**Development and Redevelopment**
3. Manage the cost of public services.
4. Redesign revenue-raising structures to promote land use goals.
5. Establish mechanisms to manage abandoned industrial and commercial land and neighborhoods in decline.
6. Promote a more compact pattern of development.

**Natural Resources**
7. Protect and restore natural places and farmland.
8. Protect and restore water quality and quantity.
Strategy 3: Manage the cost of public services.

1. Implement the Framework’s recommendation to limit the expansion of sewer, water, and transportation infrastructure into undeveloped areas.
   - Potential actors: municipalities, service districts, counties, with support from the regional planning body
   - Timeframe: short-term, continuous

2. Study the potential impact of shared service agreements, public-private partnerships, or consolidation, considering services such as police, fire, parks, and highway maintenance, then implement appropriate solutions.
   - Potential actors: municipalities, service districts, counties, not-for-profits, with support from the regional planning body
   - Timeframe: short-term

3. Create a regional strategy for controlling the cost of education while ensuring access to high quality education.
   - Potential actors: public school districts, charter schools, parochial schools
   - Timeframe: mid-term
Strategy 4: Redesign revenue-raising structures to promote land use goals.

1. Review current tax/revenue systems to identify perverse incentives and recommend new revenue raising systems.
   - Potential actors: university researchers, counties, municipalities, regional planning body.
   - Timeframe: short-term

2. Create Tax Increment Financing zones to encourage redevelopment.
   - Potential actors: municipalities
   - Timeframe: short-term

3. Encourage Industrial Development Agency policy to reflect and encourage land use goals.
   - Potential actors: IDA leadership, regional planning body
   - Timeframe: short-term
Strategy 5: Establish mechanisms to manage abandoned ind. and comm. land and neighborhoods in decline.

1. Expand on previous “shovel ready site” assessments and develop a regional inventory / marketing strategy for vacant, underutilized, and brownfield prop.
   – Potential actors: Counties, BUDC
   – Timeframe: Short-term, continuous

2. Advocate for the continuation of effective incentives, policies, and programs...
   – Potential actors: municipalities, BUDC, NYS DEC, historic preservation organizations
   – Timeframe: Short-term, continuous

3. Encourage localities to preserve and properly zone larger-scale vacant and underutilized sites with potential to accommodate R&D, technology, manufacturing and distribution enterprises.
   – Potential actors: Municipalities, counties, regional planning body
   – Timeframe: Short-term, continuous
Strategy 5: Establish mechanisms to manage abandoned ind. and comm. land and neighborhoods in decline.

4. Explore the feasibility of creating a regional “Main Street” organization modeled after successful programs of the National Main Street Center.
   – Potential actors: Municipalities, counties, regional planning body
   – Timeframe: Mid-term

5. Expand the resources and scope of the WNY Land Bank.
   – Potential actors: Counties, municipalities, land bank
   – Timeframe: Short-term
Strategy 8: Protect and restore water quality and quantity.

1. Advocate for watershed scale planning.
   - Potential actors: ECWQC, LEWPA, NYS DEC, Riverkeeper, and the regional planning body.
   - Timeframe: short-term, continuous

2. Study existing land use policies that negatively impact water quality and quantity, and provide alternatives that can be adopted.
   - Potential actors: University researchers, Riverkeeper, regional planning body.
   - Timeframe: mid-term

3. Implement projects that could have the biggest impact on improving water quality and quantity.
   - Potential actors: Riverkeeper, sewer and water districts / authorities, state agencies / authorities.
   - Timeframe: mid-term and long-term

4. Provide incentives for green development and for protecting or restoring green infrastructure.
   - Potential actors: Municipalities, counties, state
   - Timeframe: mid-term and long-term
Strategy 6: Promote a more compact pattern of development.

1. Develop a land use concept as part of the One Region Forward plan and its implementation.
   - Potential actors: One Region Forward
   - Timeframe: with the plan

2. Advocate for smart growth principals in land use planning.
   - Potential actors: GBNRTC, League of Women’s Voters (LWV), Partners for a Livable Western New York, regional planning body, REDC Smart Growth working group, chambers of commerce
   - Timeframe: short-term, continuous

3. Adopt the Buffalo Green Code.
   - Potential actors: City of Buffalo
   - Timeframe: short-term
Strategy 6: Promote a more compact pattern of development.

4. Adopt form-based codes or other smart growth oriented zoning codes in other municipalities.
   – Potential actors: municipalities
   – Timeframe: mid-term and long-term, continuous

5. Encourage new major government and educational facilities, sports and entertainment venues, and cultural facilities to locate in regional centers and close to existing bus and light rail transit corridors.
   – Potential actors: Municipalities, counties, GBNRTC, NFTA
   – Timeframe: continuous
Strategy 7: Protect and restore natural places and farmland.

1. Inventory important natural places and farmland, and bring together the separate inventories into one accessible database.
   - Potential actors: USFWS, NYS DEC, counties, municipalities, Riverkeeper, Land Conservancy, regional planning body
   - Timeframe: short-term and mid-term

2. Quantify the economic impact of parks and open spaces.
   - Potential actors: Riverkeeper, Buffalo Olmsted Parks Conservancy (BOPC), university researchers.
   - Timeframe: short-term and mid-term

3. Create or update municipal, county-wide, and regional open space and farmland protection plans.
   - Potential actors: Municipalities, counties, open space committees, Land Conservancy
   - Timeframe: short-term, continuous
Strategy 7: Protect and restore natural places and farmland.

4. Advocate for and implement voluntary incentive and funding programs that help protect and restore natural areas and farmland.
   – Potential actors: Municipalities, counties, NRCS, NYS Ag and Markets, Greenway Commission, land trusts.
   – Timeframe: short-term, continuous

5. Expand the New York State agricultural assessment and forestry assessment programs to allow smaller farms and forestry properties to be eligible for tax relief.
   – Potential actors: NYS DEC, NYS Ag and Markets
   – Timeframe: mid-term
Next Steps

• Provide feedback via email

• Combined meeting in February

• Final working team meeting in March

• Draft plan and final plan
If you have any questions, please feel free to contact us

Teresa Bosch de Celis  
One Region Forward Project Assistant  
tboschde@buffalo.edu

Bart Roberts  
One Region Forward Project Manager  
bjr8@buffalo.edu