

**crossroads:
land liberation and the
future of the
postindustrial city**

land and liberation

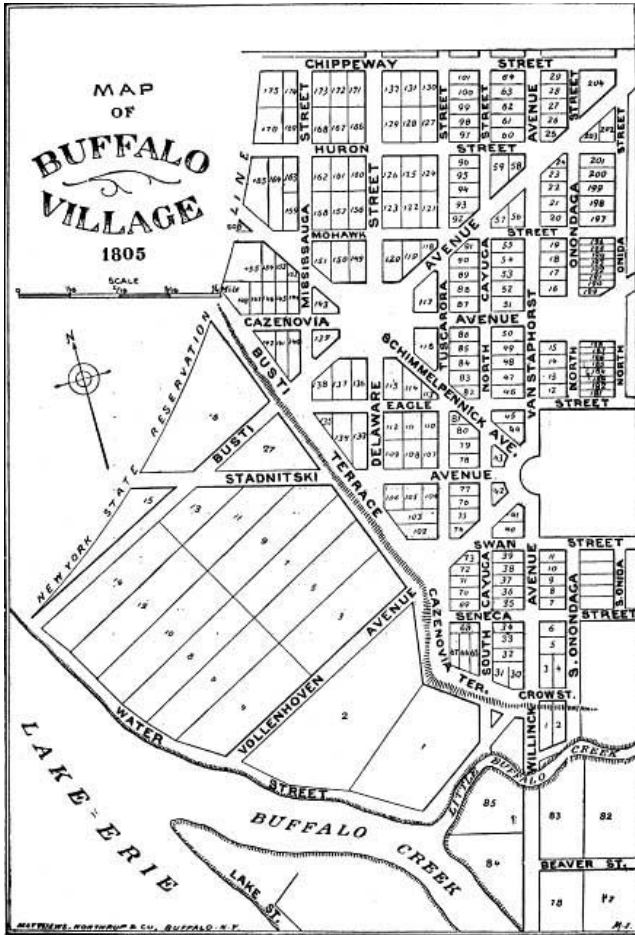
“For a colonized people the most essential value, because the most concrete, is first and foremost the land: the land which will bring them bread and, above all, dignity.”

Frantz Fanon

MAP OF BUFFALO VILLAGE

1805

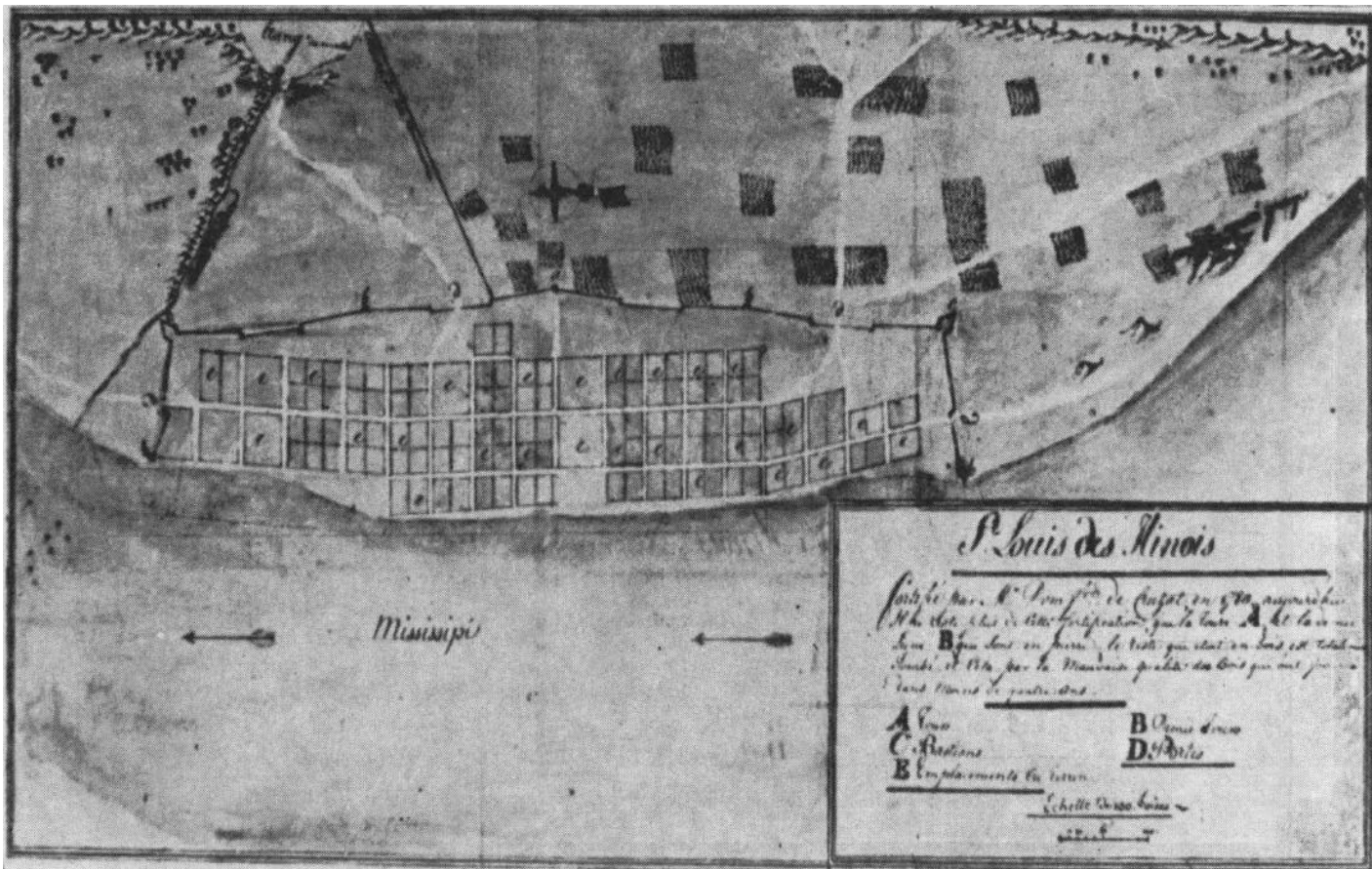
SCALE
0 100 200 300 400 500

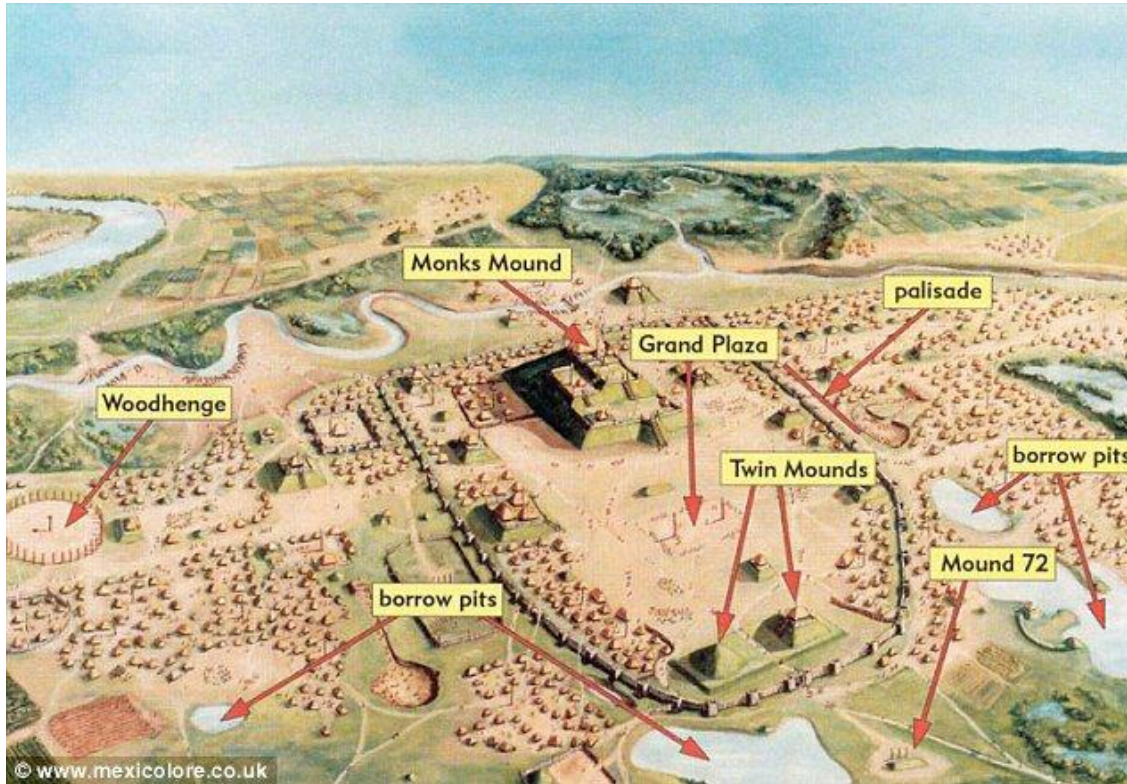




THE PORT OF BUFFALO IN 1813.







cahokia

**waterways/
goods/
resources**



capital/labor

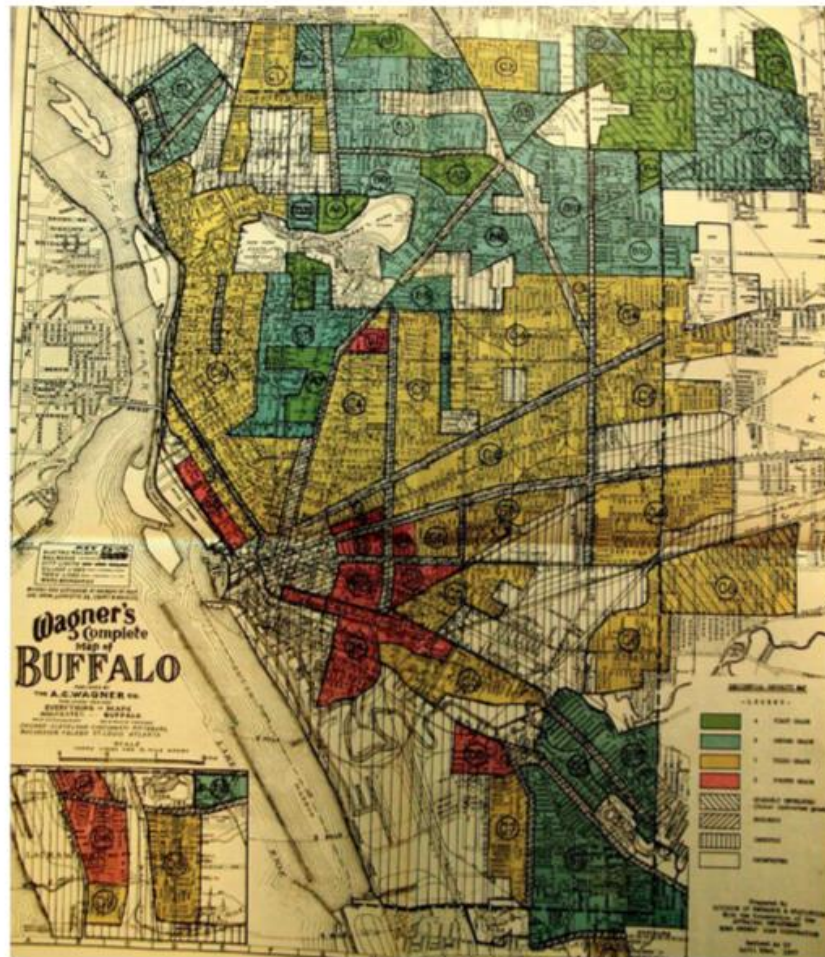




third wave cities

Figure 8. 1937 Home Owners' Loan Corp. Residential Security Map

white supremacy and the city



Source: Residential Security Map, Buffalo N.Y., City Survey File, Record Group 195, National Archives II, College Park MD

rise of labor/ consumer class





Humboldt & Kingsley
(Removing center mall for
Kingsley Expressway exit)
1961

**the destruction
of the city**

suburbanization/ racial capitalism



deindustrialization





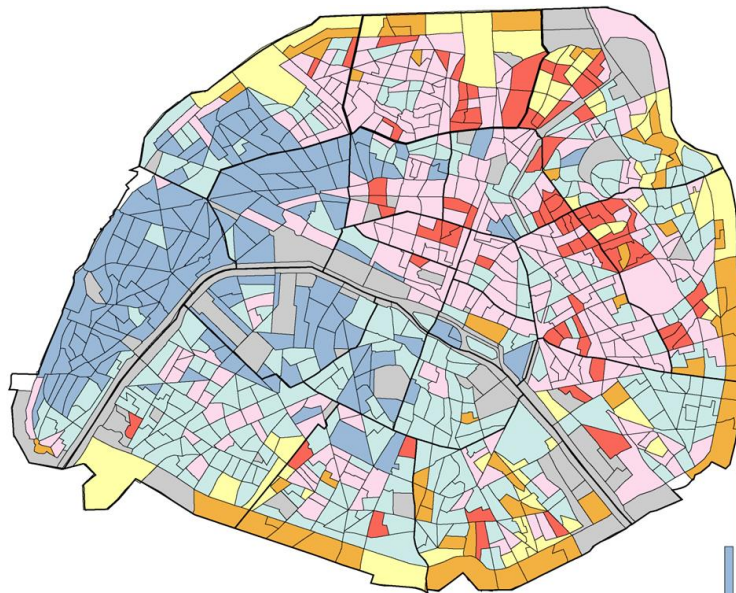
revanchism/resilience/ culture of place








**land
devaluation**

global city/bourgeoisie

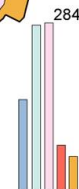
© carte réalisée par Anne Clerval (Géographie-cités), avec Philcarto



Types 1982

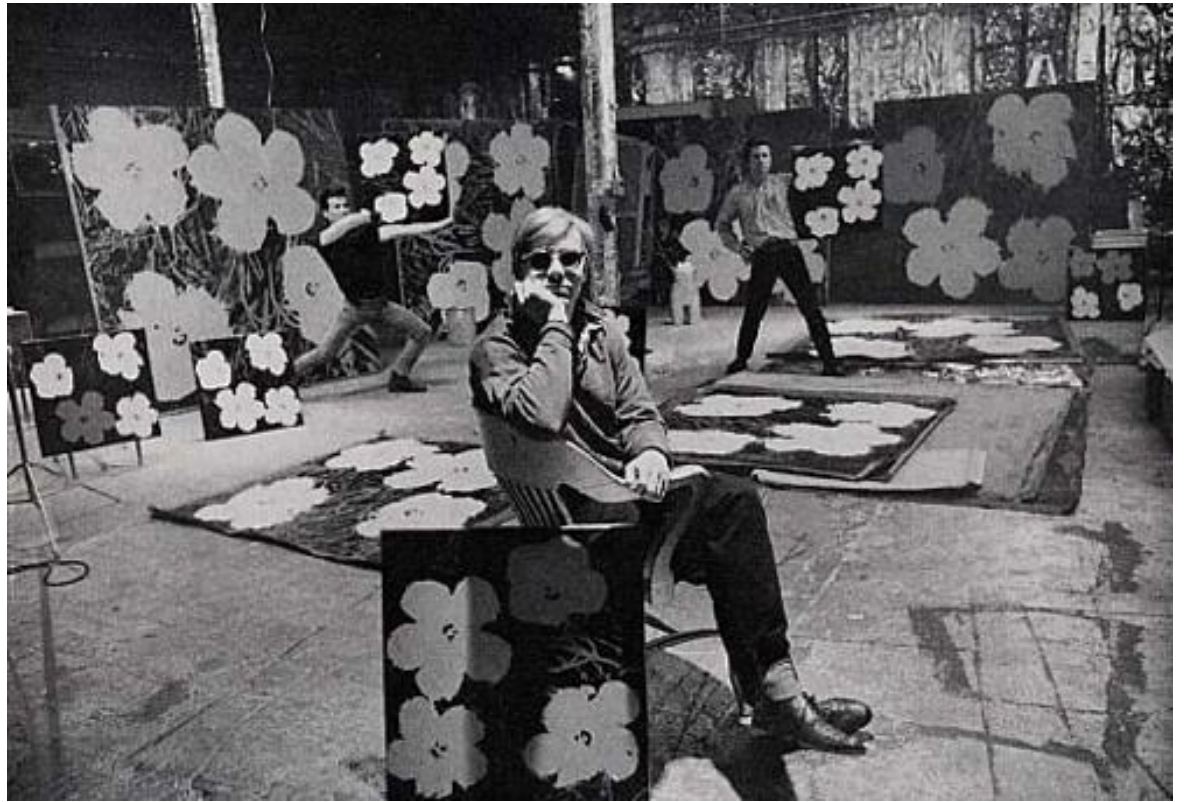
-  1 - Beaux quartiers
-  2 - logements récents, classes moyennes et supérieures
-  3 - habitat ancien populaire
-  4 - habitat ancien très inconfortable et très populaire
-  5 - HBM et HLM anciens
-  6 - HLM récents

Les IRIS apparaissant en gris correspondent aux emprises des principaux équipements et espaces verts et à ceux qui regroupent moins de 100 ménages



Source : INSEE, RGP 1982
(caractéristiques des résidences principales selon les CS des ménages)

loft living



sharon zukin

“Artists have been used over and over again since the early 1980s as the legitimizers of a neighborhood in New York. And entrepreneurial artists, meaning people who themselves start out as painters, musicians, dancers, and who open a café, a bar, a restaurant, or even a co-op art gallery - they unintentionally develop the kinds of attractions that bring the middle class with some kind of cultural ambition.”



**capital's
fantasia**

neil smith

“Today we are seeing a total class retake of the central city. Almost without exception, the new housing, new restaurants, new artistic venues, new entertainment locales--not to mention the new jobs on Wall Street--are all aimed at a social class quite different from those who populated the Lower East Side or the West Side, Harlem, or neighborhood Brooklyn in the 1960s.”



new markets

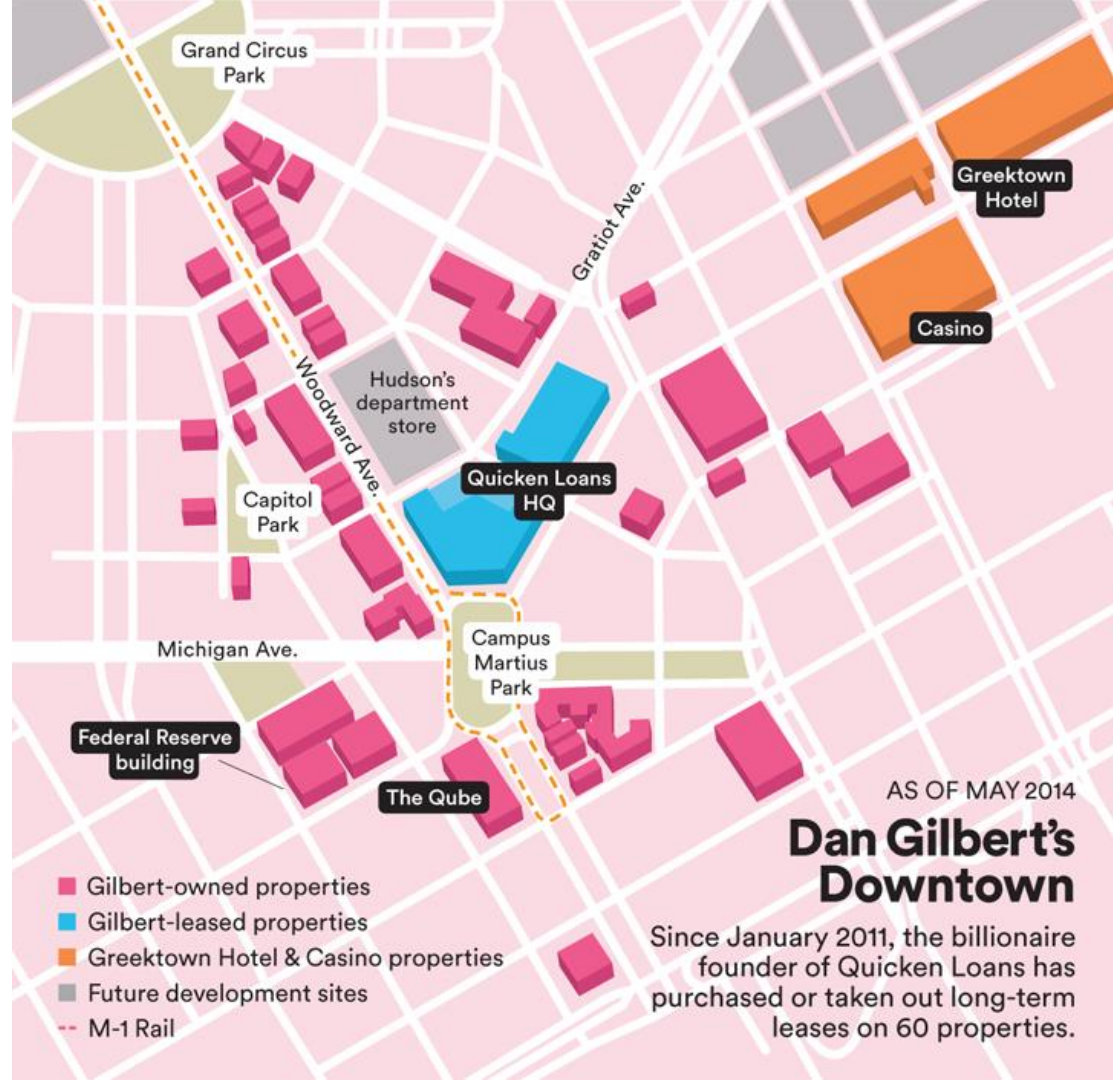


SEE
DETROIT
LIKE
WE
DO



 **BEDROCK**
— DETROIT —

privilege zones/ land value investment/ rent gap/ production of space



neil smith

“The rent gap is the disparity between the potential ground rent level and the actual ground rent capitalized under the present land use.”



**leisure/
renaissance
narratives**

luxury/ renaissance narratives





**rent/
displacement
machine**

WNYREIS

downtowns

Legend


 Cleveland Boundary

Population Change

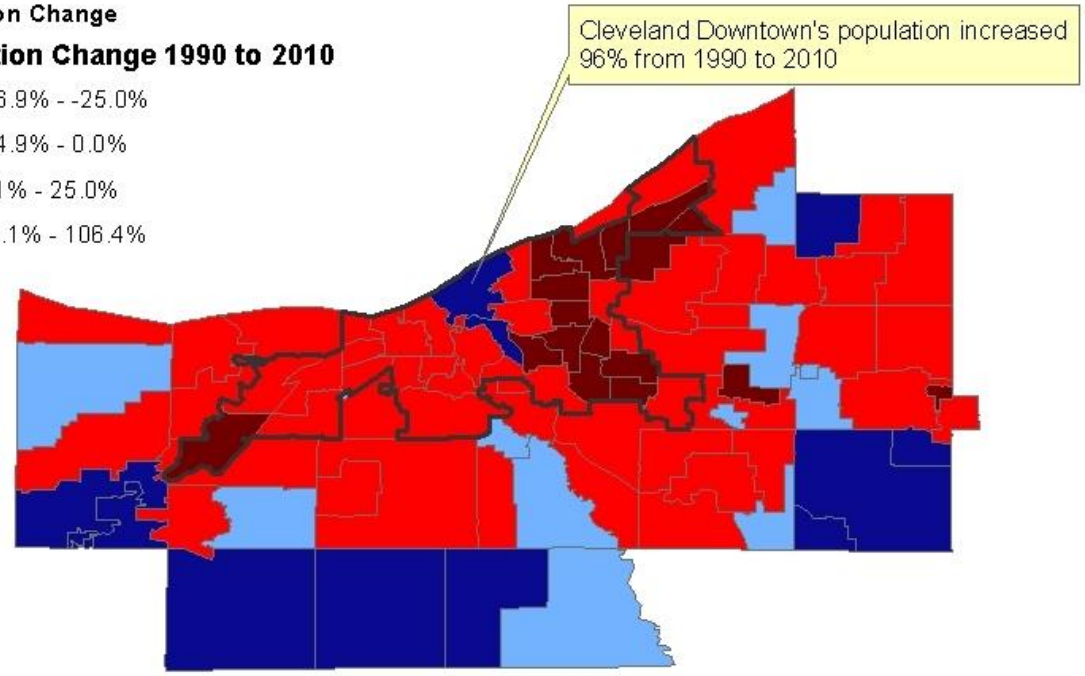
Population Change 1990 to 2010

 -46.9% - -25.0%

 -24.9% - 0.0%

 0.1% - 25.0%

 25.1% - 106.4%



eds/meds





University at Buffalo
The State University of New York



**ROSWELL
PARK**
CANCER INSTITUTE

**growth
machine**



Kaleida Health



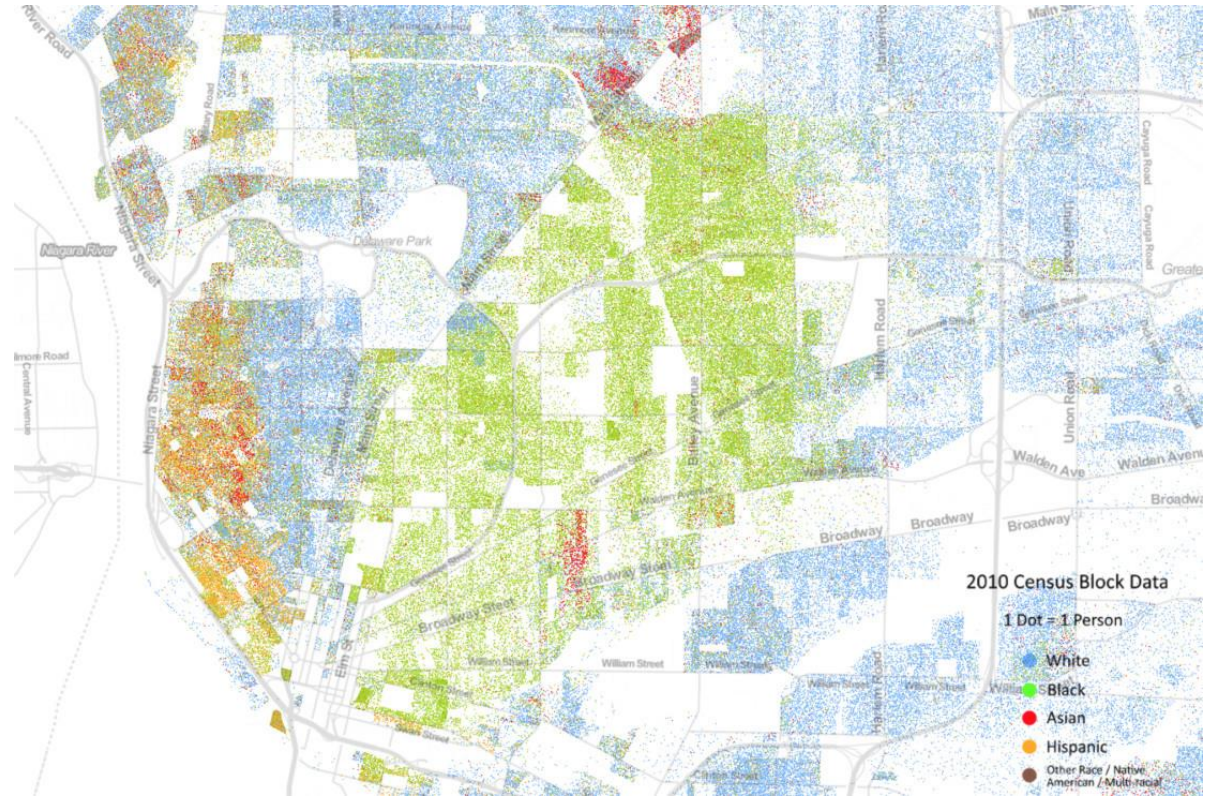
BUFFALO NIAGARA MEDICAL CAMPUS



financialization



rent gap/race

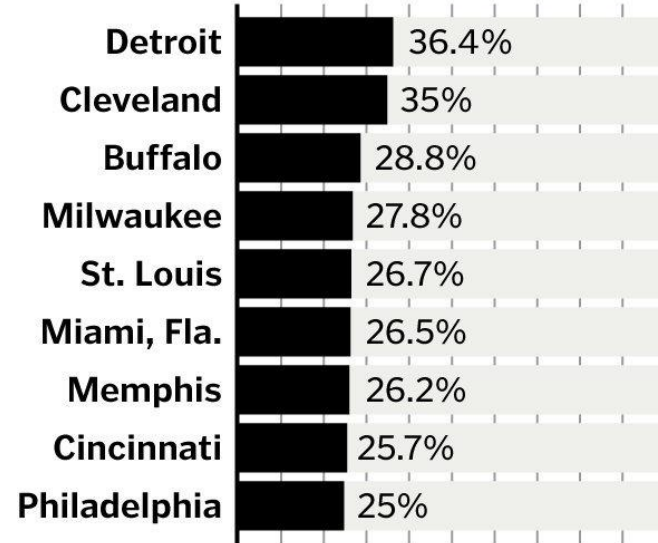


rust belt growth

	Growth 2010-13	Foreign Born %
Columbus	4.3%	10.9%
Indianapolis	2.8%	8.7%
Grand Rapids	2.3%	10.1%
Philadelphia	1.8%	12.2%
Baltimore	0.2%	7.4%
Pittsburgh	0.0%	7.4%
Buffalo	-0.9%	8.4%
Cleveland	-1.7%	4.6%
Detroit	-3.5%	5.1%

reality/ counter-narrative

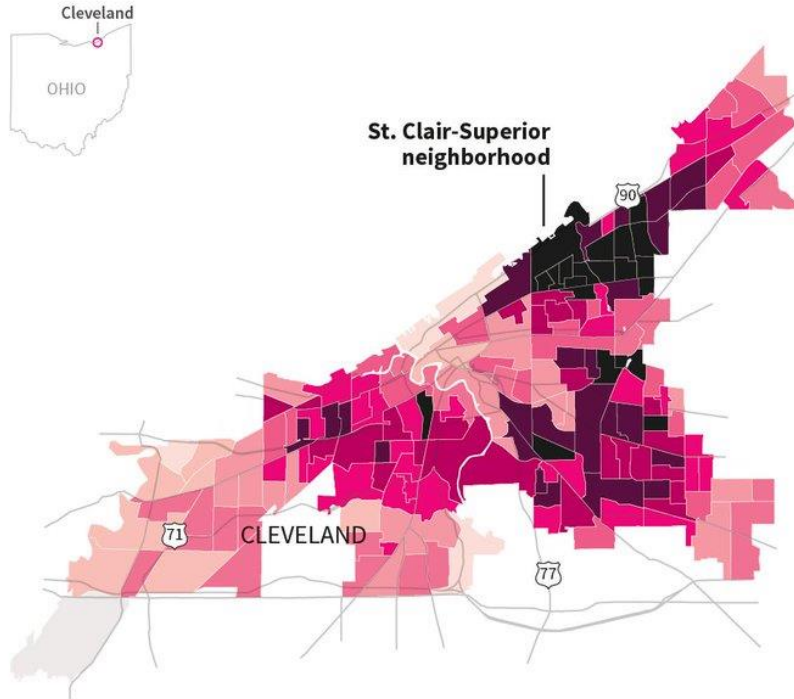
Major cities with poverty rates of at least 25 percent



SOURCE: U.S. Census Bureau,
2009 American Community Survey

THE PLAIN DEALER

counter-narrative/housing hazards



CLEVELAND, OHIO

Lead poisoning remains a problem in several Ohio areas, and parts of Cleveland have some of the highest poisoning rates in the US. In some tracts in the St. Clair-Superior area, half of children tested had elevated lead levels, a rate 10 times higher than in Flint, Michigan.

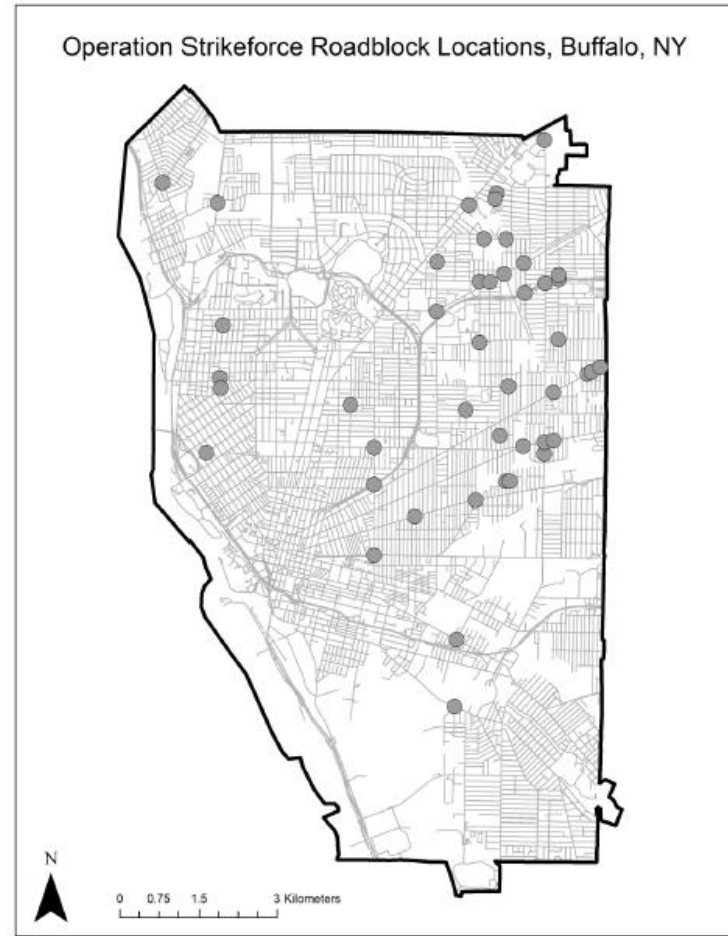
“Cleveland is my home, so it’s deeply personal every time we see new numbers on lead exposure,” said U.S. Senator Sherrod Brown.

Percentage of children between ages 0-6 tested with elevated blood lead levels, 2005-2015



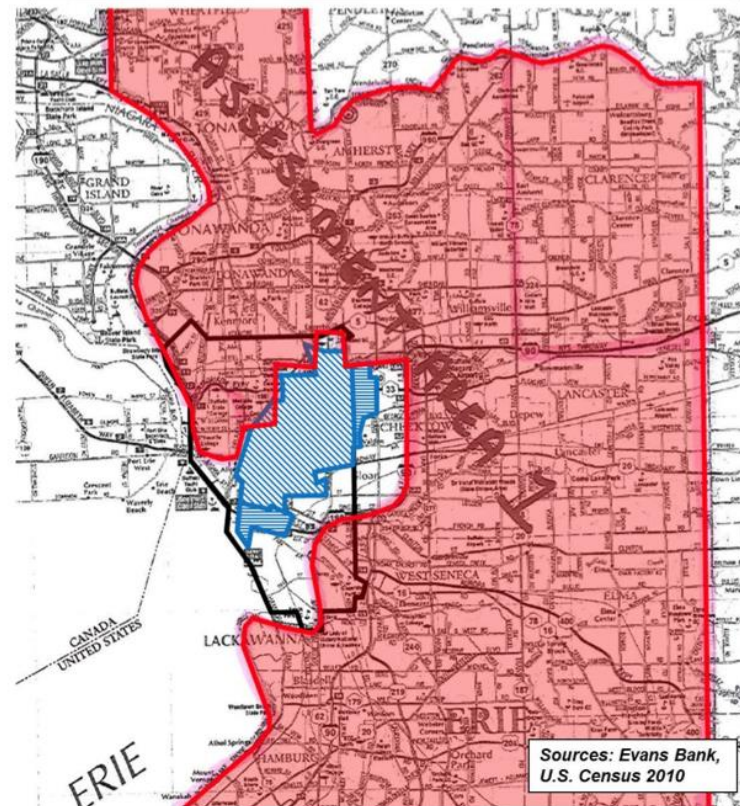
Source: U.S. Centers for Disease Control and Prevention

**counter-narrative/
revanchism/
racialized policing**



counter-narrative/ redlining

FIGURE 2



counter-narrative

**rising rents and
rising assessments
=displacement**



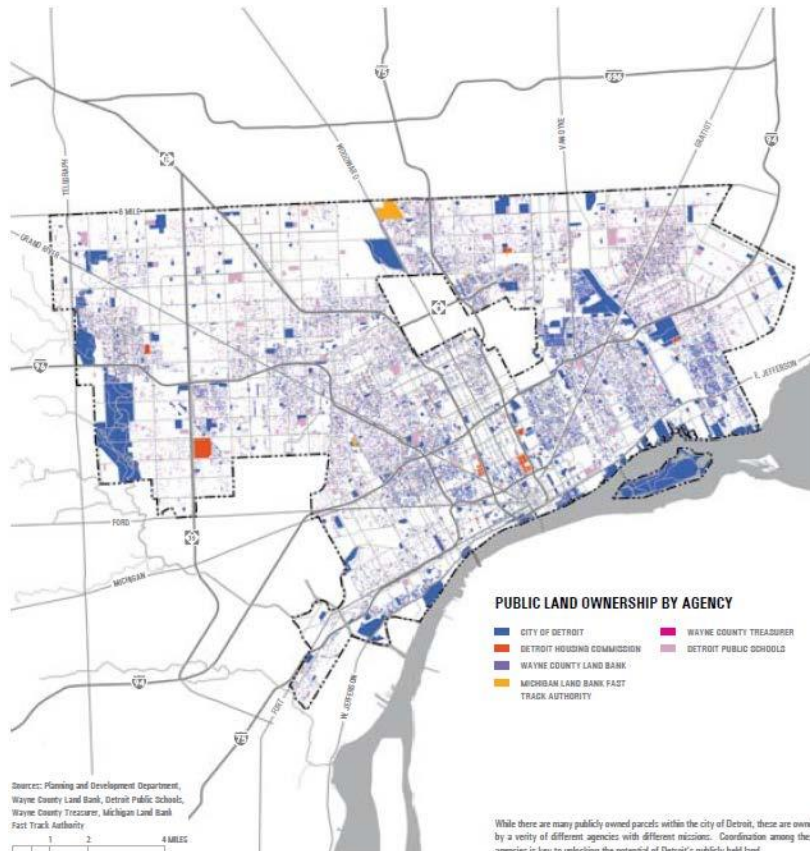
“The right to the city is far more than the individual liberty to access urban resources: it is a right to change ourselves by changing the city.”

David Harvey

which way forward?: community control of land and development



the new commons



detroit commons



DLBA PROPERTIES AND ACTIVITIES



+ DLBA Owned Lot- Demo Lien (47) ■ DLBA Owned Lot (257)

buffalo commons





Henry Louis Taylor

“Buffalo leaders and their land development compadres are conspiring to normalize an approach to building the city based on trilogy of (1) market demand (2) gentrification and (3) displacement.

Our resident driven development model is based on (1) the neighborhood as the prime unit of development (2) community control of the neighborhood development process (3) neighborhood districting to capture fiscal resources originating in the community and (4) the radical community land trust model and collective ownership.”

push buffalo: land campaign



land campaign



SAVE SCHOOL #77

PUSH is your neighborhood community organization, organizing new ways to rebuild a strong West Side with quality affordable housing and good-paying jobs.

We believe that people know what they need where they live!

We want to make sure that School #77, which has served as a neighborhood staple for years, stays in the hands of the community and is used to fill community needs and build a stronger West Side!

PUSHBUFFALO.ORG • 716-684-6336 • FACEBOOK US!



I support PUSH Buffalo's plan to keep the School #77 building open as a community space

I would like to see that space as:

A place to make something great

NAME: _____
ADDRESS: _____
PHONE: _____
Signed: _____ Date: _____

right to the city



future city: just transition



“Science fiction is simply a way to practice the future together. I suspect that is what many of you are up to, practicing futures together, practicing justice together, living into new stories. It is our right and responsibility to create a new world.”

Adrienne Maree Brown

future city: energy/water/food



future city: localism/value added



the new organizing: resilience/emergence



old organizing: base-building





old organizing: mobilization/escalation



synthesis: ecology/roots in place



synthesis: third space/cultural organizing



**frontline
leadership/
climate
justice**



**synthesis:
cultural
power/gramsci**



political education: culture/economy/politics



COMMUNITY-BASED PROJECT TYPOLOGIES



PUSH GREEN DEVELOPMENT ZONE

THE FOOT OF GRANT

The north gateway celebrates the connection to the commercial district.

- New iconic bus shelter and bike racks
- Planters, benches, trash receptacles and pavers
- Enhanced tree planting and expanded green space

PUSH/MAP urban farm

THE HEART

The heart of the neighborhood is the Growing Green Urban Farm and the Park. The garden is enhanced and defined by low artistic walls and gateways. Enhanced street trees and amenities improve pedestrian connections.

- New iconic bus shelter
- Garden walls, gateways and bike racks
- Planters, benches, trash receptacles and pavers
- Enhanced tree planting and expanded green space
- Redesigned Park with landscaped connections



Project By:
eco logic STUDIO
Charles Gordon Architecture
Graphic Design By:
Rachel Goltorf



THE TRIANGLE

The west gateway celebrates the collision of street grids with a passive green space and sculptural markers.

- Restored landscape specimens

- Free-standing sculpture
- Planters, benches, trash receptacles and pavers
- Massachusetts Avenue corridor marker
- Enhanced tree planting and expanded green space

Rain Garden
School 30 Garden

THE FIVE POINTS

This confluence of ways is expressed through unique street enhancements that reclaim the "junctions."

- Street "intersection repair" art
- New iconic bus shelter and planters

- Public "vestibule" which welcomes and tells the stories of the place
- Trash receptacles, benches and bike racks
- Enhanced tree planting and green space

THE CIRCLE

The entrance to the Massachusetts Avenue corridor will be marked with sculptural and landscape elements to introduce an identity with an aesthetic theme.

- Gateway structure
- New iconic bus shelter and planters
- Trash receptacle and benches
- Enhanced tree planting and green space

NETZERD VILLAGE

PUSH has completed one NetZero home at 10 Winter Street. Five more vacant properties in the vicinity have been acquired for additional NetZero rehabilitation projects, with 18 Winter set to begin in early 2011.

Clean & Green

THE EAST-WEST GATE

This gateway celebrates the entrance from the east with a sculptural marker and companion street furniture.

- Gateway sculpture
- Planters, benches, trash receptacles and pavers
- New iconic bus shelter
- Enhanced tree planting and expanded green space

PUSH Green Affordable Housing Developments

CLEAN AND GREEN LOT



COMMUNITY FARM



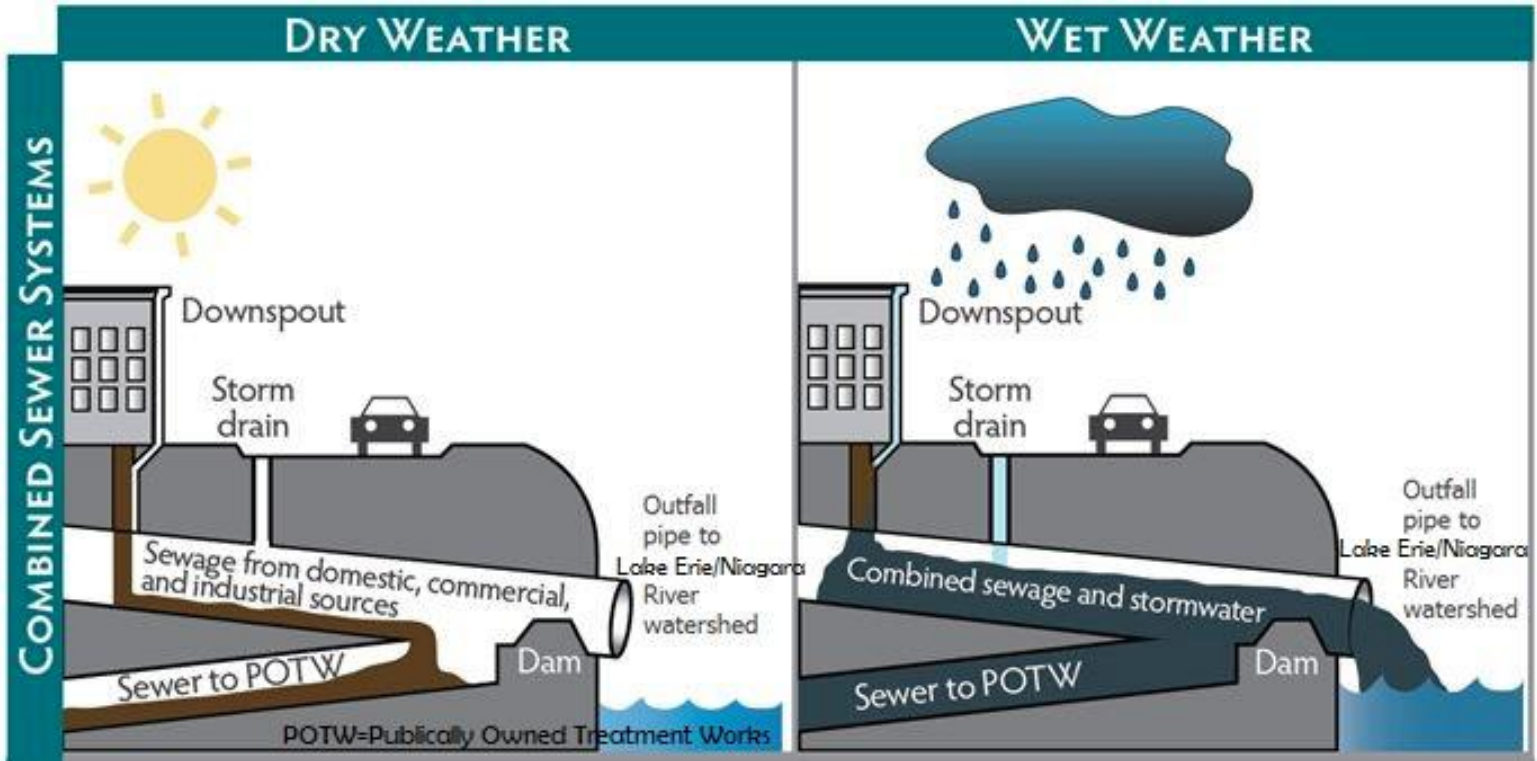


RAIN GARDEN



RAIN GARDEN WITH PAVERS





GEO-THERMAL HEATING FIELD





MULTI-FAMILY INFILL





HOME WEATHERIZATION



SINGLE FAMILY RENOVATION



MULTI-FAMILY RENOVATION





STOREFRONT RENOVATION



FORMER PUBLIC FACILITY RENOVATION

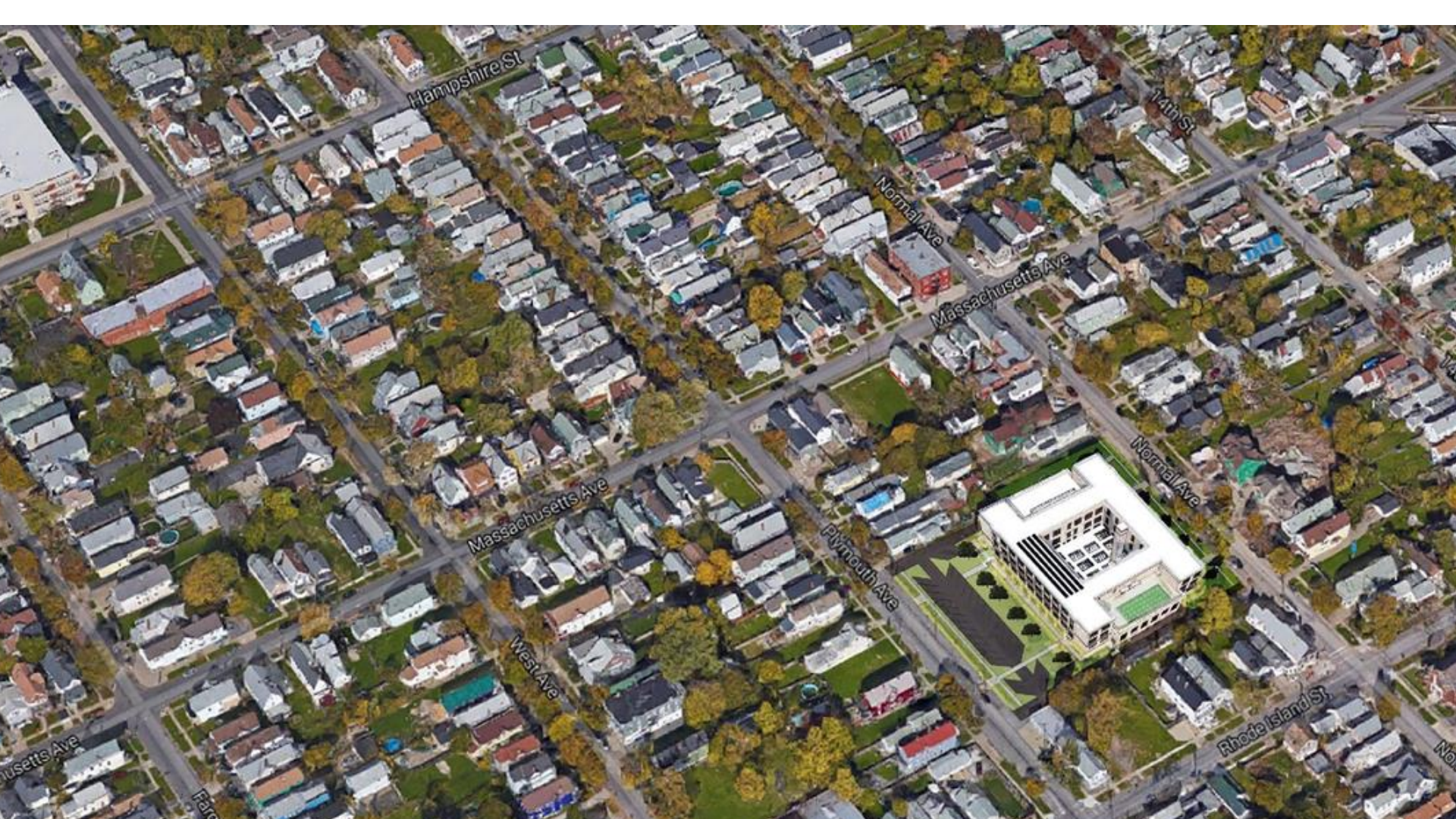


VACANT PUBLIC PARK RESTORATION









Hampshire St

14th St

Normal Ave

Massachusetts Ave

Massachusetts Ave

Normal Ave

Plymouth Ave

Rhode Island St

West Ave

Fair Ave

Massachusetts Ave

Normal Ave

