

EAST SIDE

Together
with
LSC

Launch Report | Opportunities & Challenges | 2022

With Gratitude & Solidarity

The LISC WNY team is immensely grateful to the organizations, residents, and practitioners of the East Side communities who have shared, taught, and trusted us with their thoughts. Their experiences, especially within the context of the Covid-19 era, inspired us, and shaped the creation of this framework. We are constantly humbled by the leadership, strength and resiliency that we encounter daily from the people who call these places home.

We write these words as practitioners, working in partnership with community, centering the needs, lived experiences, wisdom and leadership of our Indigenous, Black and brown neighbors. We honor the sovereign Haudenosaunee (hoe-dee-no-SHOW-nee or hoe-den-oh-saw-nee) Six Nations, original stewards of this land we live on—the Mohawk, Cayuga, Onondaga, Oneida, Seneca and Tuscarora—and the places where the following work took place. May all that we do strive toward partnership with a spirit of reconciliation and collaboration. And from this reconciliation, let us begin to heal.

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 International Church
 Bianca 'L Period' McGraw, Poet
 Black Chamber of Commerce WNY
 Broadway Fillmore Neighborhood
 Housing Services
 Broadway Sattler Theater
 Buffalo Center for Arts & Technology
 Buffalo Center for Health Equity
 Buffalo Commons Charter School
 Buffalo Federation of
 Neighborhood Centers
 Buffalo Food Equity Network
 Buffalo Freedom Gardens
 Buffalo Go Green
 Buffalo Moose Club
 Buffalo Niagara Medical Campus
 Buffalo Olmsted Parks Conservancy
 Buffalo Public Schools
 Buffalo State College Small Business
 Development Center
 Buffalo Transit Riders United
 Buffalo United Front
 Buffalo Urban
 Development Corporation
 Buffalo Urban League
 Buffalo Urban Renewal Agency
 Canisius College
 Canisius Womens Business Center
 Catholic Charities
 Cedarland Development
 Corporation
 Centennial AME Zion Church
 Center for Entrepreneurial
 Leadership
 Central Terminal
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 Development Agency
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 Erie County Office
 of Economic Development
 Erie County Youth Bureau
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 Fillmore Forward
 Five Star Bank
 Front Seat Life
 Frontline Arts
 Food for the Spirit
 Fruit Belt Community Land Trust
 George Winfield,
 Cold Springs Resident
 Get Amp'd Photography & More
 Get Fokus'd Productions
 GOBike Buffalo
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 Greater Buffalo Niagara Regional
 Transportation Council
 Greater Eastside
 Field of Dreams Block Club
 Greater Jefferson Avenue
 Business Association
 Groundwork Buffalo
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 Hallmark Planning & Development
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 Imani Williamson, Mailbox Artist
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 Jericho Road Community
 Health Center
 Jerusalem Moses, Mailbox Artist
 Jes Breathe Block Club
 Jillian Daniels, Mailbox Artist
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 Kelly Ann Swartz, Mailbox Artist
 LaShonda Davis, Mailbox Artist
 Lauren A. Hood
 Lincoln Memorial United
 Methodist Church
 Locust Street Art
 Los Artistas del Barrio Buffalo
 Lt. Col. Matt Urban Center
 M&T Bank
 MarQes Enterprises
 Marquis "Ten Thousand" Burton
 Masten Block Club Coalition
 Medaille College
 Metro Community
 Development Corporation
 Mission Ignite
 Mount Olive CDC
 MRBS Inc
 Muhammad Zaman, Mailbox Artist
 Mustard Seed World
 Consulting Group
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 Native American Community
 Services of WNY
 NeighborWorks America
 NeuWater Associates, LLC
 Niagara Frontier
 Transportation Authority
 Niagara University
 Northland Beltline
 Taxpayers Association
 Northland Workforce
 Training Center
 Oishei Foundation
 Olmsted Park Conservancy
 Open Buffalo
 Otis & Woodlawn
 Neighborhood Association
 Pappy Martin
 Legacy Jazz Collective
 Partnership for the Public Good
 Polish Community
 Center of Buffalo, Inc.
 Population Health Collaborative
 Preservation Buffalo Niagara
 Pride in Place Buffalo Planning
 Team & Contributors
 Prospect Hill Consulting
 Pursuit Lending
 PUSH Buffalo
 R Kyndall Development
 Renata Toney
 Restore Our Community Coalition
 Sattler Theater
 Shared Mobility Inc.
 Sinatra Development
 SUNY Buffalo State
 SUNY Buffalo State-Small Business
 Development Center
 Tara Sasiadek, Mailbox Artist
 The Exchange at Beverly Gray
 The Foundry
 The Galactic Tribe
 / Wakanda Alliance
 TOP Enterprises, Inc.
 Torn Space Theater
 Trust for Public Land
 Ujima Theater
 Univera Healthcare
 University at Buffalo
 Center for Urban Studies
 University at Buffalo Food
 Systems Planning and
 Community Health Lab
 University at Buffalo
 Regional Institute
 University at Buffalo School
 of Architecture & Planning
 University District Community
 Development Association
 Urban Fruits and Veggies
 Urban Land Institute
 Urban Vantage
 vonetta t. rhodes, Poet
 Westminster Economic
 Development Initiative
 White Bicycle Design Studios
 Wise Young Builders
 WNY Foundation
 WNY Minority Media
 Professionals, Inc.
 WNY Urban Arts Collective
 WNY Women's Foundation
 Workforce Development Institute
 WSP

LISC Commitment

At its core, WITHIN makes space for community members to be the architects of their own neighborhoods. As an open, inclusive, community-driven initiative, we bring together neighborhood voices, trusted partners, and supportive funders in an effort to better the wellbeing of all who call Buffalo's East Side home. Together, we collaboratively identify projects that sustain positive momentum, and together, we get things done.

LISC WNY facilitated planning for three focus areas in the East Side, under the WITHIN WNY program. In alignment with the mission of LISC, to “forge resilient and inclusive communities of opportunity”, WITHIN supports community-activated progress. Centering the concept that to invest in a community, one must know the community, LISC WNY designed the WITHIN East Side process as a two-pronged approach—integrating economic development and quality-of-life planning.

Why an integrated methodology? The two types of planning efforts are largely intertwined. Both economic development and quality-of-life planning require understanding community history and dynamics, collaboratively identifying projects, building relationships with diverse stakeholders, and turning community priorities into progress. In this particular case, we also are planning to drive resources to effectively combat the underlying issues that have created inequities in the East Side.

LISC Commitment continued...

These neighborhoods were selected because of the existing dichotomy. People of color make up 78% of the East Side's total population¹, and this section of our city has not received the same level of investment as others. Showing immense resiliency, these communities still find ways to flourish even without resources; but without additional support and investment, these communities are at risk of displacement and erasure of culture and existing rich narratives. Intentionality is necessary to strengthen the connective tissue between residents and the surrounding developments.

In 2022, the neighborhoods are at a critical juncture. The nexus of adversity and previously unattainable support offers a unique opportunity to enhance these neighborhoods. The framework for WITHIN began with intention to ensure that community members were able to capitalize on imminent large-scale programs like the ESD East Side Corridor Economic Development Fund and lift community goals that still need attention and investment, powering the ideas and vision of the people. With the onset of COVID-19, this work became even more critical. The added trauma following the racist massacre on May 14, 2022, at the Tops Markets on Jefferson Avenue intensified the calls for action and assurance that the surge of funds and recovery efforts truly result in positive transformative change.

Throughout this process, we listened to hundreds of community members around their priorities for health, housing, jobs, small business, mobility, safety, development priorities, and culture. We analyzed demographics,

¹ [Buffalo Billion East Side Corridor Fund Report, 2019](#)

LISC Commitment continued...

economics, employment and housing trends, reviewed existing plans, examined neighborhood conditions, and interviewed stakeholders.

Embedded WITHIN is the intention to connect a diverse network of community builders who share a common purpose—to invest resources and exponentially broaden impacts. This document creates a shared understanding of this local multi-sector context with both on-the-ground organizations and regional funders.

The WITHIN East Side report includes:

- A clear statement of the community's guiding principles, goals and objectives;
- A focused list of prioritized investments and action for 2022–23 to kick start the effort;
- A series of initial performance metrics; and
- A list of additional opportunities for community implementation as resources allow.

Rather than asking one entity to adopt this plan, the project website will indicate which organizations have endorsed the plan and are committed to its implementation.

LISC Commitment continued...

This work is supported by an extensive, data rich analysis, outlining existing conditions, and a series of tools to allow community members to lead implementation: interactive online mapping tools, a development project tracker, a rubric for new development, and scenario planning tools.

The WITHIN East Side strategies are inspired and shaped by ideas and lessons from the neighborhoods. When applicable, WITHIN strategies are aligned with investment initiatives to connect the plan to plausible resources. The strategies call on community members to spark a movement, help neighbors thrive, and choose to stay. They call for community partners to forge new partnerships, drive progress, set the pace, and tap into the power of their neighborhoods. And they call for funders to power the ideas of the people, invest in inclusive and sustainable initiatives, and turn community priorities into progress.

LISC is committed to supporting the community's implementation of this vision through ongoing facilitation and communications support, training, technical assistance, grant writing and funding assistance. We are grateful for every community member that brought us to this important launch point. We are committed to supporting your collective implementation of this shared vision.

We look forward to celebrating your success.

HUMBOLDT PARKWAY 1953.
PHOTO: ROCC

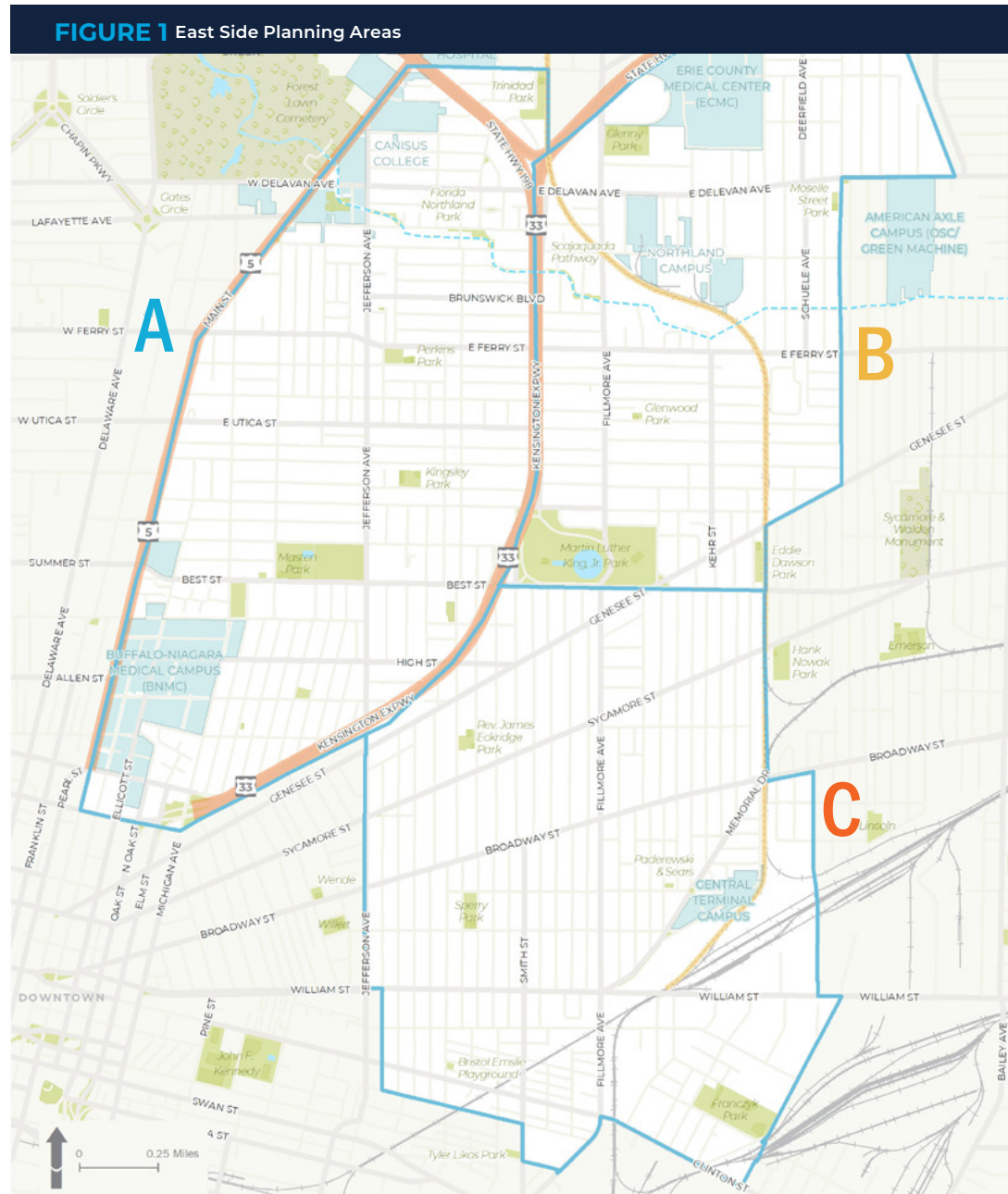


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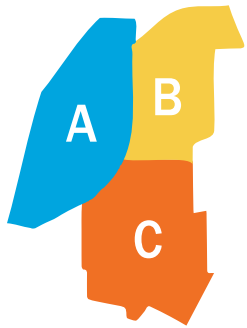
FIGURE 1 East Side Planning Areas



- Neighborhood Plan Areas
- Anchor in the near East Side
- Park / Open Space
- 🗿 Cemetery
- Water
- Scajaquada Creek (Buried)
- NYS Highway
- Major Road
- Local Road
- Beltline
- + Railroad

ESRI 2020; City of Buffalo 2021; Open Street Map 2018; NYDOT 2013; LISC WNY 2021, GBNRTC 2020; Erie County Department of Environment and Planning 2021, University at Buffalo 2021; Buffalo Art Commission 2020; Data Axle verified business data—Erie County Library 2021; Google Maps 2021, Buffalo Sewer Authority 2019; Open Data Buffalo 2020; University at Buffalo Regional Institute, State University of New York at Buffalo, School of Architecture and Planning; Empire State Development. 2019; New York Power Authority 2015;

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Guiding Principles

Several values and themes guide the entire plan. First, and above all, is a shared commitment to **anti-displacement**. The goals of the action plan are intended to create beautiful healthy communities for the very residents who currently live in them. The strategies must be coupled with **wealth building** and **poverty eradicating** commitments that simultaneously build up these communities, **preserve historic treasures**, and tear down the racist and polluted policy and structures responsible for the current neighborhood conditions. Community **residents and leaders of all ages must have authority, ownership, and power** to influence development that occurs in their neighborhood. An equitable development rubric is a tool that will be created to hold development partners accountable to community values and priorities. **Intentional coordination** and collaboration to leverage and **maximize resources** across programs and services has been identified as a critical strategy to both meet the needs of and sustain ongoing support for community organizations. Residents expect that the design of community development coming into their neighborhoods will be **creative, beautiful, and equipped for a changing climate future**, while respecting an important **cultural history** and **inclusively designed** for a diverse population of all ages.

Planning Areas

Neighborhoods in **Area A** include Trinidad Park, Hamlin Park, Cold Springs, Masten Park, and the Fruit Belt. Located next to the Buffalo Niagara Medical Campus, a fast-growing education and technology hub to the south, and Canisius College to the north, several historic and cultural assets reside in these neighborhoods, including Jefferson Ave, a once bustling commercial corridor, and historic heart of Buffalo's Black entrepreneurs. While jobs are being created and growth is evident, the surrounding neighborhoods are at risk of displacement.

Area B includes Delavan Grider and MLK Park neighborhoods. Home to the historic Northland Beltline, the northern part of Area B has served as an industrial center for several decades. Currently, a variety of large anchor institutions are located in or near this area -the Northland Campus, ECMC, American Axle's Campus, and Harmac. With a large amount of state-funded support coming to this neighborhood through the Buffalo Billion, ensuring connectivity between the long-term residents and their changing surroundings is critical to equitable development. Large-scale brownfield redevelopment projects provide tax incentives for redevelopment, and the workforce training center poses an opportunity for wealth building and job creation. MLK Park Neighborhood to the South houses Olmsted's historic MLK Park, and the Fillmore corridor, an active and growing commercial district, is ripe with opportunities for historic preservation

The primary neighborhood in **Area C** is Broadway Fillmore. This area has also been a large investment focus of the Buffalo Billion funding streams. The historic Broadway Market and Central Terminal sites are in the redevelopment phases, and the future of how they will interplay with the community is still in development. Once home to a large Polish and German population, and then to a large African American population, this part of the city is now booming with an influx of New Americans, and has quickly become one of the the most diverse neighborhoods in Buffalo with a burgeoning group of food-based entrepreneurs, reflecting the melting pot that now exists.

“ My family’s home has been owned for over 40 years. It was my grandmother’s house. Right across the street was my great grandmother’s house. And around the corner on Durham was my other grandmother’s house. My sister and I spent much of our time at either house.

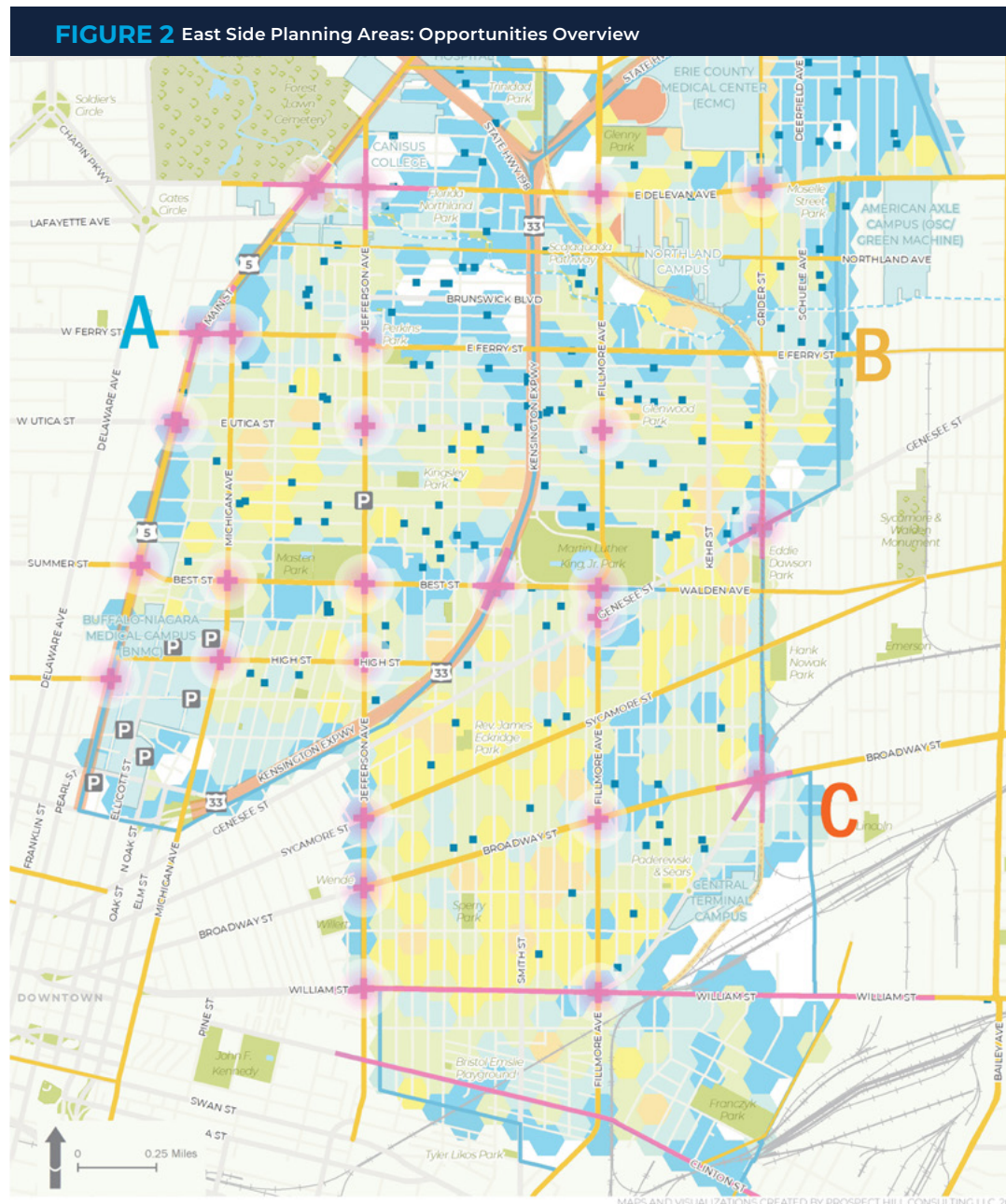
We played outside with the neighborhood kids or whoever else my grandparents babysat. Another neighbor exchanged plants with my grandmother, and to this day dropped off school supplies every year for us, well into high school. Now my parents own my late grandmothers’ houses, and my father is block club president. We’ve held neighborhood meetings to hear their concerns and wishes. We’ve reach out to adjacent block clubs to exchange information and stay updated on whatever news misses the newspapers, and quell rumors and misunderstandings. My mother planted flowers on each corner of Deerfield and Litchfield. They both have recruited young men from the street for their landscaping business.

I have patrolled the area a few times, only going as far as whiting out graffiti on one of the street signs, and showing whoever tagged it that this block does not belong to them. It belongs to the people who own their own houses. Who plant flowers and cut their lawns. Who throw late barbeques that never end in violence. Who sweep glass and garbage from the street. Who check on their neighbors, exchange supplies, and share useful information. It belongs to the people who make one block of Buffalo an example for the entire city. That’s where I live. ”

Anthony Pierce

Delavan Grider Resident

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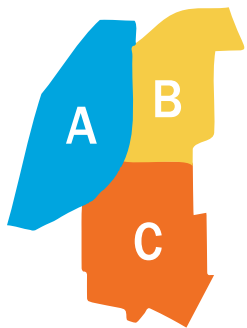
- Neighborhood Plan Areas
 - Anchor in the near East Side
 - Park / Open Space
 - Cemetery
 - Water
 - Scajaquada Creek (Buried)
 - NYS Highway
 - Major Road
 - Local Road
 - Beltline
 - Railroad
 - Key Intersection
 - Gateway
 - Investment / Commercial Corridors
 - Basement Flooding Location
 - Parking Garage Lots
- Vacant Land Density* (%)
- <10
 - 10-20
 - 20-30
 - 35-50
 - 50-75
 - 75-100
- *Vacant land use parcel density per 5.3-acre hexagon area.

ESRI 2020; City of Buffalo 2021; Open Street Map 2018; NYDOT 2013; LISC WNY 2021, GBNRTC 2020; Erie County Department of Environment and Planning 2021; Buffalo Art Commission 2020; Data Axle verified business data—Erie County Library 2021; Google Maps 2021, Buffalo Sewer Authority 2019; Open Data Buffalo 2020; University at Buffalo Regional Institute, State University of New York at Buffalo, School of Architecture and Planning; Empire State Development. 2019; New York Power Authority 2015;

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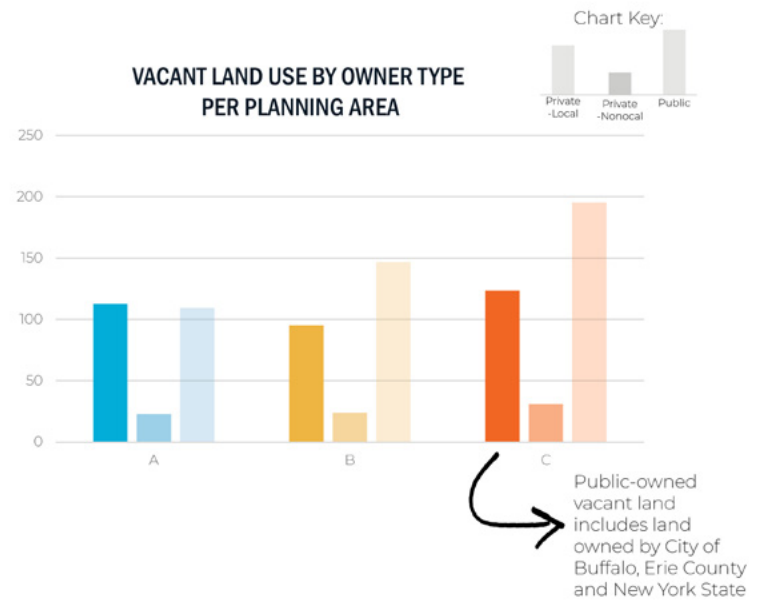
Key Terms (for map on previous page)

- Key Intersections:** These are important connectors at the Main St transit corridor, between major north/south and east/west corridors, and center commercial districts and gateways ripe for infrastructure and place-based investment.
- Gateways:** These areas are located at primary entry points to neighborhoods from the surrounding neighborhoods and suburbs. Gateways are an important focus for beautification and placemaking investment to highlight history, culture, and identity of the neighborhoods they connect.
- Investment and Commercial Corridors:** The planning areas are surrounded by the Main St transit corridor to the west and the Beltline to the east. Michigan Ave, Jefferson Ave, Fillmore Ave, and Bailey are the State's East Side Avenues investment corridors running north and south. An increased focus on east to west corridors like Delavan Ave, Northland Ave, E Ferry St, Best St, High St, Sycamore St, Broadway St and William St, would strengthen connectivity of these neighborhoods and bolster economic development for business owners within them

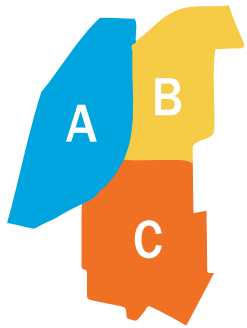


Overview

In the COVID-19 era of changes in business and commerce, education and childcare, and heightened housing stressors, economic and commercial district development has shifted to a more concentrated, place-based focus at key intersections, activating the four corners and creating safer walkable communities. Where previous commercial corridor investments looked at miles long stretches, a block-by-block level of attention and support for small businesses and housing is necessary to strengthen and stabilize communities during this time. The planning areas also have large swaths of vacant land, particularly in area C, that require intentional, community-supported strategic planning for infill housing and economic development, community gathering spaces, and natural environments.



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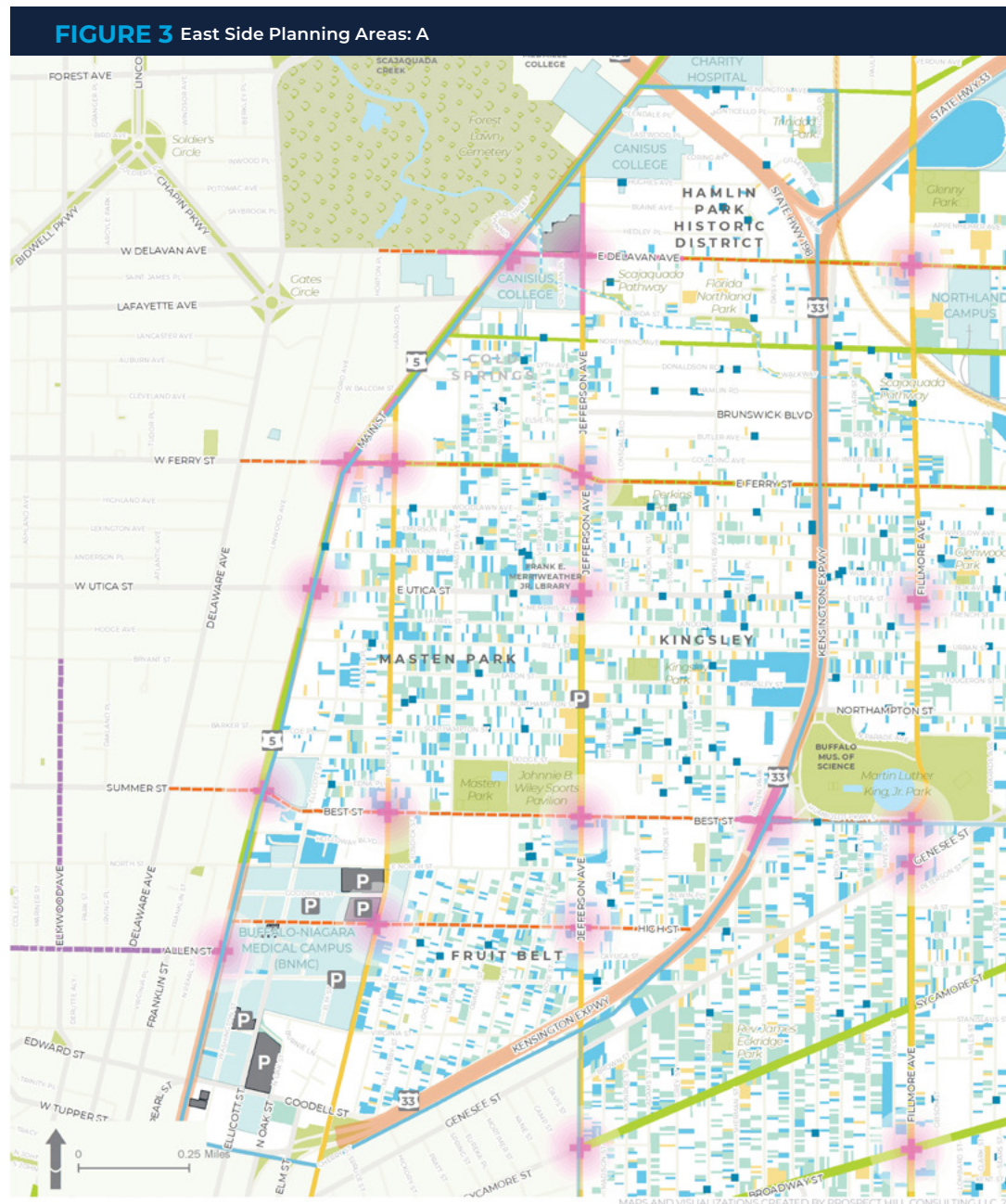
All Areas

Throughout this document you will see several maps with many data layers. These maps are intended to be helpful tools to depict alignment and/or gaps in how data supports lived experiences.

The maps, and the data they hold, are all available on an [interactive website](#) for public access and use. This website is coined the HUB site.

Prospect Hill Consulting, LLC, a local minority and women owned consulting firm has designed and generated all of the maps in this report and on the HUB site, including the data analyses and infographics seen throughout this report. Access to data from several community, government, academic and other partners have also made it possible to create a comprehensive and interactive resource that facilitates strategic planning that breaks down silos. Data layers and sources are all available for [public download](#). Data layer examples include: Existing Land Use, City of Buffalo Zoning, Future Land Use, Industry Focus Areas, Landmarks, Historic Districts, Cultural and Creative Economy Assets, Business Density, Residential Property Development Information, Residential Land Use Types, Residential Owner by Type, Demolitions, Assessed Land Values, Mobility and Transportation, Places of Worship, Community Centers, Services for Youth and Older Adults, Food Access, Walkability, Environmental Remediation Sites, Parking, Vacant Land, Basement Flooding, Priority Investment Corridors, and Clean Energy data layers.

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 - BSA Priority CSO Corridor
 - LISC Identified East West Corridor
 - Buffalo Main Street Initiative (BMSI) Corridor
 - East Side Avenues Commercial Corridor
- Vacant Land Owner Type
- Private-Local
 - Private-Nonlocal
 - Public

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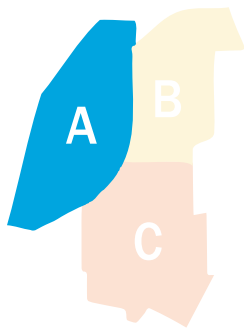
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Prioritized Opportunities: Area A

The Main St transit corridor has historically divided the heart of the City of Buffalo into dramatically different racial and socioeconomic environments. Equitable transit-oriented development (eETOD) along the metro rail line is a critical opportunity to build affordable housing, support small businesses, enhance the mobility landscape, and connect East Side neighborhoods. This development strategy must begin with intentional anti-displacement efforts and be led by existing residents and the community partners who support them so that East Side residents are able to afford to choose to stay in their neighborhoods and benefit (build wealth) from eTOD development.

Michigan Ave and Jefferson Avenue are the primary north/south corridors in planning area A. The Michigan Ave African American Heritage Corridor to the south leads north to an important gateway at the Main St, E Ferry St, Michigan Ave triangle, Freedom Wall, and NFTA garage, which the community prioritizes as an important space for beautification and investment. Jefferson Ave has historically been and is currently an important commercial business corridor connecting important neighborhood assets such as Masten Park and Johnnie B. Wiley Sports Pavilion, the Frank E Merriweather Jr. Library, and Forest Lawn. Highway 198 and the Kensington Expressway run through this area, further dividing the neighborhoods and creating negative health impacts for residents from vehicle pollution.

East to West, major corridors of E Delavan, E Ferry, Best St, and High St connect the eastern suburbs to these neighborhoods and eventually the western waterfront. These routes are also important transportation connectors and in need of more robust mobility infrastructure to support multi-modal mobility and pedestrian safety.

The Buffalo Niagara Medical Campus (BNMC) and Canisius College are the two major anchor institutions located at the southernmost and northernmost parts of planning area A. These institutions must work with residents and organizations in the planning area and coordinate strategic planning that will first prioritize anti-displacement and contribute to wealth building and neighborhood improvements through efforts like procurement strategies, locally contracted construction, employment opportunities, neighborhood infrastructure investment, and community benefit agreements for future development.



Buffalo Niagara Medical Campus. Photo: BNMC



Main Food Mart located
in Planning Area A
Main Food Mart by Julia Wald Art

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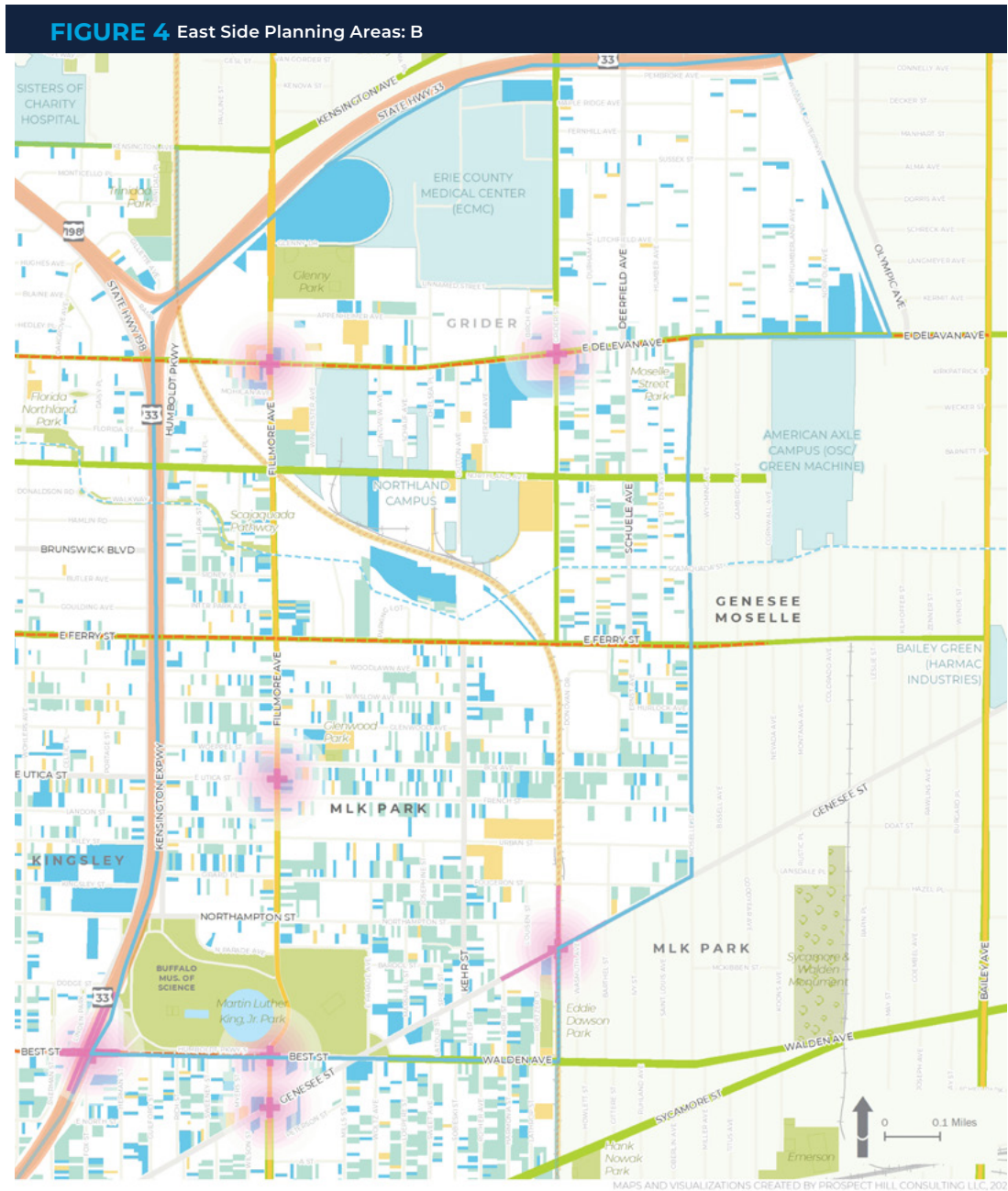


FIGURE 4 East Side Planning Areas: B

- Neighborhood Plan Areas
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MAPS AND VISUALIZATIONS CREATED BY PROSPECT HILL CONSULTING LLC, 202

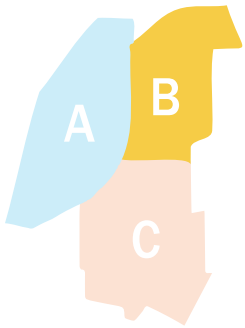
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The Northland Workforce Training Center is one of the many anchor institutions in Area B. Photo: Northland Workforce Training Center (NWTC)

Prioritized Opportunities: Area B

The major anchor institutions that occupy much of the northernmost region of this planning area include Erie County Medical Center (ECMC), the Northland Campus, and American Axle and Bailey Green (Harmac Industries) nearby. This area also requires significant Brownfield clean-up efforts in order to further healthy, safe neighborhood development. These anchors must coordinate together with residents and neighborhood organizations to create an investment plan that addresses this clean-up, food systems access, and connectivity of these campuses to each other and surrounding neighborhoods.

The southern portion of planning area B is home to MLK Jr. Park and the Buffalo Museum of Science, both important cultural, social, and natural assets of the East Side. Fillmore Ave is the primary north-south commercial corridor that connects these assets to the broader neighborhood area and anchors. While Fillmore Ave is an investment corridor of the East Side Avenues program, additional investment for multi-modal mobility and placemaking to more easily connect these areas is necessary.

This planning area is also directly impacted by the vehicle pollution and neighborhood division caused by the 198 highway and Kensington Expressway. Efforts such as, Region Central, are working to reimagine the Humboldt Parkway and Scajaquada Creek Pathway and mitigate the negative health impacts expressway in these communities.

East to west, Delavan Ave, Ferry St, and Best St continue from planning area A to connect to the essential transportation corridor of Bailey Ave. Multi-modal mobility and safe pedestrian infrastructure are priorities for these corridors.

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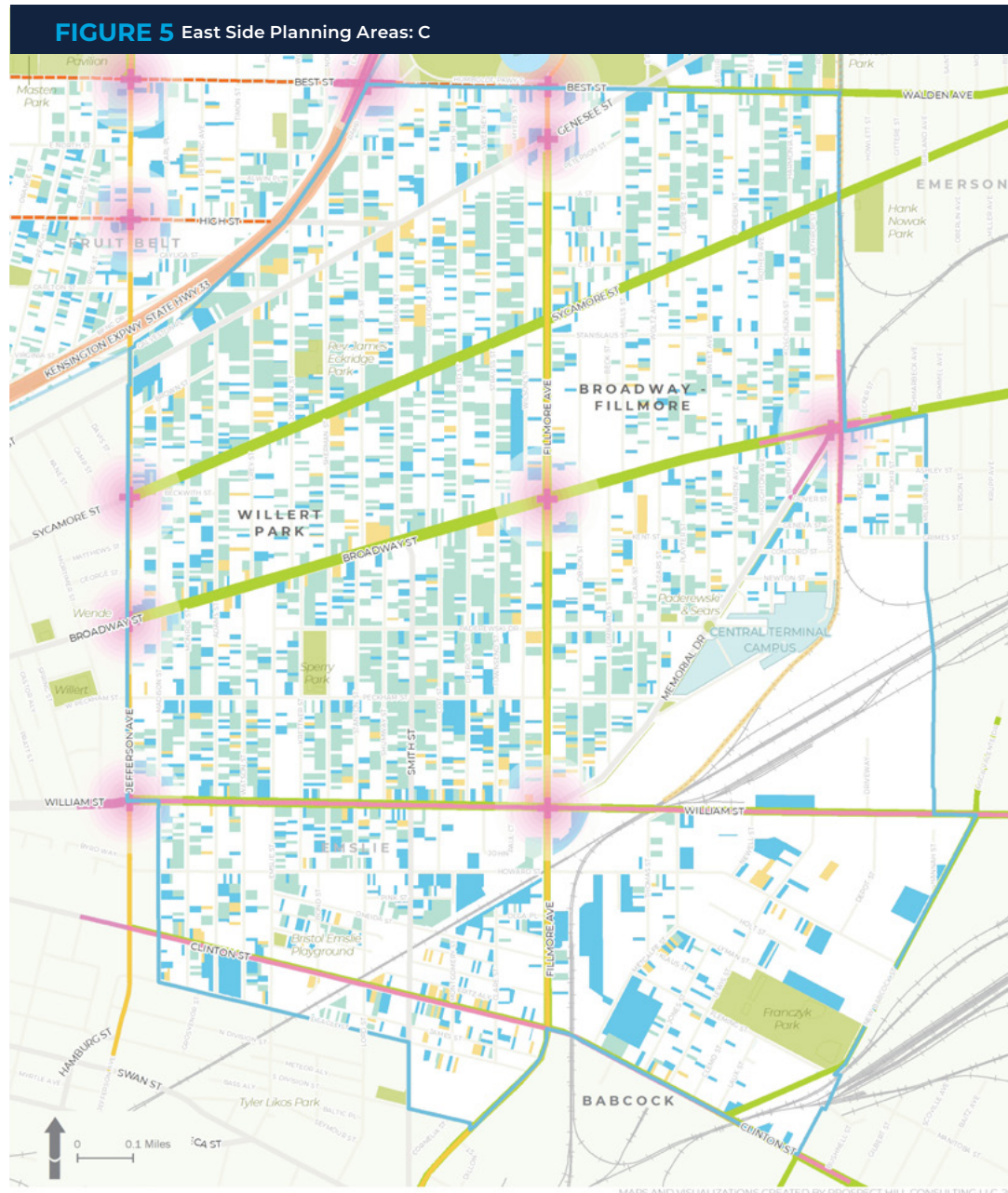
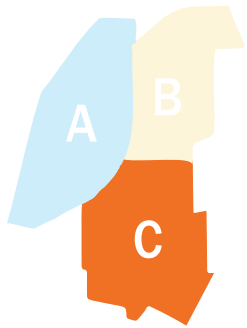


FIGURE 5 East Side Planning Areas: C

- Neighborhood Plan Areas
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1950s Broadway Market. Photo: BFNHS

Prioritized Opportunities: Area C

This planning area has the largest amount of vacant land that will require thoughtful and intentional strategic planning for infill housing and community spaces that best meet the needs of the residents in this community. This strategy needs to begin with anti-displacement measures for current residents especially surrounding major redevelopments in the neighborhood and the Broadway business corridor, and requires oversight by the community to ensure equitable outcomes.

The Central Terminal and the Broadway Market are two anchor locations in the southern portion of this planning area, and are currently undergoing revitalization efforts with State funding support. The potential for these anchors to have significant economic impacts on the neighborhood is high, and concerted efforts to ensure neighborhood residents and businesses will directly benefit from their revitalization is critical. In addition, mobility and walkable streetscape infrastructure to connect these locations to the great neighborhood is a significant focus for connectivity.

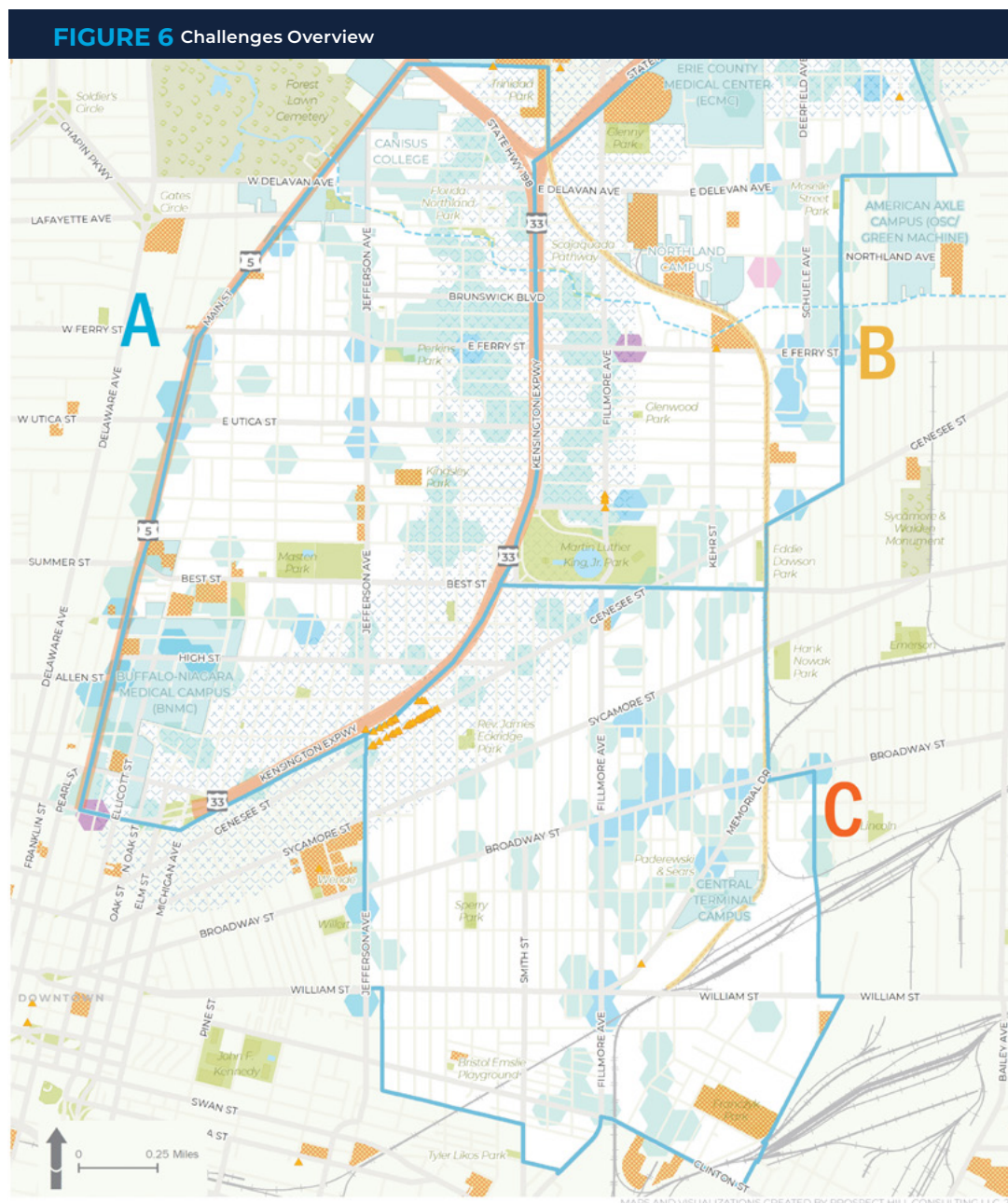


Present-day Broadway Market. Photo: BFNHS

The Jefferson Ave and Fillmore Ave commercial corridors extend into this planning area and connect the planning area to South Buffalo neighborhoods. Intersections at the Beltline and Broadway, Broadway and Fillmore, Broadway and Jefferson, and Jefferson and Sycamore are all-important investment opportunities as they act as gateways into this community or commercial district centers.

Sycamore St, Broadway St, William St, and Clinton St are east-west arteries in this planning area that are critical connectors to downtown and the eastern suburbs. The neighborhood area north of Broadway, south of Sycamore, and east of Fillmore is where a significant growth of Asians and Asian Americans are moving, making planning area C the most diverse planning area compared to A and B, where primarily Black residents live.

INTRODUCTION
OPPORTUNITIES
CHALLENGES



- Neighborhood Plan Areas
 - Anchor in the near East Side
 - Park / Open Space
 - Cemetery
 - Water
 - Scajaquada Creek (Buried)
 - NYS Highway
 - Major Road
 - Local Road
 - Beltline
 - Railroad
 - Kensington Expressway with Air Buffer
- Crime Density (2014–2021)
- 10–20
 - 21–50
 - 51–100
 - 101–150
- Crime incident data collected from OpenData Buffalo and span the last 7 years. Only coincident incidents >10 per hexagon are shown.
- ▲ Assessment, Cleanup and Redevelopment Exchange System (ACRES)
 - Environmental Remediation Site Boundaries (NYSDEC)

Source: ESRI 2020; City of Buffalo 2021; Open Street Map 2018; NYDOT 2013; LISC WNY 2021, GBNRTC 2020; Erie County Department of Environment and Planning 2021, University at Buffalo 2021; Buffalo Art Commission 2020; Data Axle verified business data—Erie County Library 2021; Google Maps 2021, Buffalo Sewer Authority 2019; Open Data Buffalo 2021; NYS Dept. Of Environmental Conservation (NYSDEC) 2021, EPA EJScreen 2020;

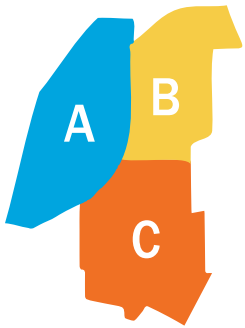
INTRODUCTION
OPPORTUNITIES
CHALLENGES

■ A ■ B ■ C (for map on previous page)

*The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

EJ index percentiles for proximity to hazardous waste is based on the number of significant industrial facilities and/or hazardous waste sites within 5KM, including:

- National Priorities List (NPL) sites.
- Risk Management Plan (RMP Facilities).
- Hazardous waste Treatment, Storage and Disposal Facilities (TSDFs).
- National Pollutant Discharge Elimination System (NPDES) permitted major direct dischargers to water.



Challenges

The East Side, like many parts of Western New York and the Great Lakes, was developed before the adoption of modern environmental laws. Legacy pollutants such as lead paint, industrial site contamination, and air pollution from the Scajaquada Expressway corridor, heavily impacts both the health of local residents and their ability to participate in education and employment opportunities. While many of these pollution sources were created decades ago, it is essential to clean up these sources to protect community health. In addition, some neighborhoods in the East Side have moderate to high crime density. This plan does not address the work of many community partners who are focused on safety and justice, however, it does suggest that addressing neighborhood environmental issues, increased beautification efforts, and supporting health and wealth generation and stability for residents will contribute to safety efforts.

A big thank you to Prospect Hill Consulting and the many partners who contributed data sources, including and not limited to:

UB Food Systems Planning and Healthy Communities Lab, GOBike Buffalo, the NFTA, GBNRTC, Shared Mobility Inc, the Pride in Place Buffalo initiative, and others who have contributed data. If you would like to contribute additional data layers, email WNYinfo@lisc.org to have data added to the HUB site.

The Open

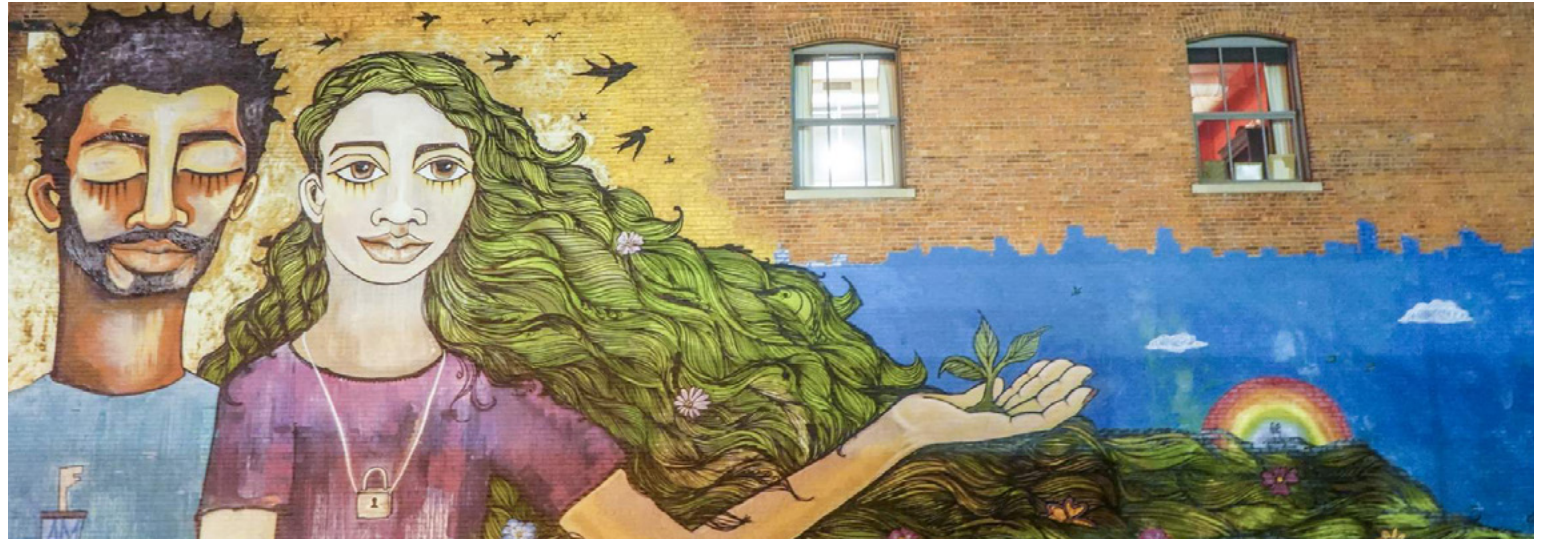
Ed Roberson

Their buildings razed / They ghosts
Their color that haze of plaster dust
Their blocks of bulldozed air opened to light take your breath as much
By this kind of blinding choke as by the loss felt in the openness
Suddenly able to see as if across a drained lake from below...
People lived where it weren't open,
A people whose any beginning is disbursed by a vagrant progress,
Whose any settlement is overturned for the better
Of a highway through to someone else's possibility.

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Voyage by Chuck Tingley. Photo: Google

The WITHIN WNY quality of life planning process, developed with neighborhood partners, uses a comprehensive approach to create a neighborhood action plan that addresses neighborhood priorities across [LISC program areas](#) including Affordable Housing, Community Leadership, Creative Placemaking, Economic Development, Education, Financial Stability, Health, Safety & Justice, and Sports & Recreation. It embodies the LISC model of grounding the pooled public and private resources LISC has access to in local communities by working with place-based neighborhood partners.

The three neighborhood areas located just east of Main Street were selected to launch the new livability planning program based on identified historic disinvestment patterns and the greatest gaps in health and wealth equity compared to the rest of the region. Simultaneously, in late 2019, early 2020, LISC Western New York was building a team to carry out the livability planning program in coordination with the economic inclusion, housing, and capacity building program areas.

COVID-19

Just after hiring the first WITHIN WNY Program Officer, and as we planned for the launch of this process, our community was significantly impacted by the onset of the COVID-19 pandemic in March 2020. LISC operations quickly moved to a virtual, work-at-home model and the new team strategized pathways to move forward in the context of the pandemic and lived realities of the communities and partners engaged in the process. The pandemic only exacerbated the health and wealth equity issues within Buffalo. We saw initial, large scale spread of the virus in Black and Brown communities, areas already more significantly impacted by underinvestment in the social determinants of health. Deaths rates resulting from the virus were also disproportionately impacting people of color. Concerted and focused efforts by community leaders like the African American Health Equity Task Force, places of worship, community centers like Delavan Grider, food providers, health

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providers like Jericho Road and GBU-AHN, and mutual aid efforts were among the most critical community responders who advocated for an intentional County and City focus on the communities of color. Testing centers, and eventually vaccine distribution hubs, were set up in Black and Brown neighborhoods, including the three planning areas, in the first wave of interventions. This intentionality helped to level out the disproportionate impact of the pandemic in these communities, though health data still shows inequities according to race and zip code.

The socioeconomic impact of the pandemic has also had a tremendous impact on the neighborhoods in all of the planning areas. First, a transition to physical isolation meant people lost their jobs and/or had to choose to continue to work in frontline or service industry jobs in the height of the risks from the virus. Children were sent home from school and/or childcare, which also meant parents made difficult decisions to balance work and childcare/schooling. Small businesses were pressed to make rapid transitions to virtual platforms or socially distant services in order to survive, otherwise many closed their doors. The neighborhood environment was brought to the forefront as families looked for safe outdoor places to go, exercise, and access resources. Walkability, food access, the quality of green space, bicycling, and transportation have been critical factors for navigating the pandemic. Affordable, safe housing, an important issue even prior to the pandemic, rose to one of the most significant concerns of families during this time. Spending more time at home meant the need for stable housing with broadband access and adequate utilities. While the renewed focus on these inequities by multi-sector partners is promising, communities continue to be challenged by circumstances related to under investment in their environments and social and economic systems that support their families.

Racial Justice

The COVID-19 pandemic highlighted the obvious and known race-related health and economic inequities locally and nationally. This was compounded by the renewed racial justice movement that followed the unjust murder of George Floyd by police, also in early 2020. George Floyd’s murder was one among many cases of police brutality and murder in the media in 2020. Black Lives Matter brought communities together, amid the pandemic, to demand justice and equity. Locally, Buffalo experienced both the raised community awareness and action and the effects of police brutality.

Organizations and government entities demonstrated a renewed commitment to racial justice and a new wave of diversity, equity, inclusion, and justice advocacy continues to be a priority. In this moment, organizations also are beginning to understand the need to center race in order to more effectively close wealth and health equity gaps throughout communities.

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CONTRIBUTIONS

Pre 2020

2004

Masten Park Cold Springs Housing Competition

2017–2018 LISC

City of Buffalo hire Urban Design Associates to conduct neighborhood outreach around Masten Park/Cold Spring Housing Goals

2019

East Side Avenues Starts

HUD Section 4 funding administered to BUDC for a Northland Planning Grant

LISC Staff Hired for Economic Inclusion Work

2020

March

COVID-19 Work from Home Begins

April

LISC Staff Hired to manage WITHIN WNY Neighborhood Planning Work

Ongoing Economic Development Report Review-Staff collected and compiled past data to inform Economic Inclusion portion of investment plan

Outcomes: Staff gathers community’s previous feedback on Buffalo Billion, REDC Key Industries, Northland Brownfield Opportunity Area, City-released Reports, Neighborhood level reports (like 2017 Fillmore Streetscape Plan, 2004 Masten Neighborhoods Plan, ROCC Studies, etc)

May

AARP Funding Received for Pride in Place. In partnership with the Buffalo Center for Health Equity

August

6 Livability Meetings Summer 2020 - Goals: Learn about each organization’s top 3 goals and opportunities for collaboration

September

Attorney General’s Affordable Housing 101 Training Released. 8 entities receive pre-dev funding and expected to produce 382 units of affordable housing

October

First Equitable Neighborhood Development Summit kicks off with 116+ virtual attendees



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2021

January

Prospect Hill Consulting is hired by LISC team for data mapping and HUB Site development

February–June

Outcomes: Staff gathers data relative to Buffalo Green Code, Main Street e-TOD, Buffalo Sewer Green Infrastructure

Intensive Multi-Sector Data Collection

LISC National Resources available for Economic Inclusion. LISC partners with Buffalo Urban League (BUL)

July

HUD Section 4 funding to Buffalo Urban League assists in hiring Jacques Consulting for outreach assistance.

Economic Inclusion Steering Team Formed

Eight Economic Inclusion Focus Groups: Commercial Districts, Creative & Cultural Economy, Workforce Development, Real Estate, Main Street Businesses (x2), Childcare Economy, New American Business Owners

Regional Housing Report Released in partnership with Partnership for the Public Good

August

Moving Forward Together funding received with several housing partners for East Side modular housing developments

Four public engagement sessions occur at Kuleta Pamoja, Funk Fest, Manna @ Northland, SuperStreet

Individual Interviews ongoing with Economic Inclusion & Livability Partners-Summer 2021

September

Virtual Scenario Planning Event - Sept 2021

Interactive Digital HUB Site available to the public

October

Presentation of Shifting the Narrative: ROI on Healthy Communities

All data and engagement materials get compiled in WITHIN East Side Report draft



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2021–2022

November–January 2022

6-part Commercial District Management 101 Training Released. Administered by LISC in partnership with ESA. Nov 2021–Jan 2022

Weeks of partner interviews on WITHIN Report for public feedback and investment plan endorsement through Q1 2022

February

Finalist for NYSERDA Clean Neighborhoods Challenge with HOCN, GOBike, SMI, East Side Bike Club, BNMC, CEJ

April

Implementation Council Convenings Kick Off April 2022

May–December

Finalized WITHIN Report is launched

Ongoing fundraising for Investment Plan Implementation

Continue Implementation Council convenings as funding allows.



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AFFORDABLE HOUSING

means that a household’s housing costs, including energy, does not exceed 30% of its gross monthly (family) income.

ARPA

American Rescue Plan Act

BIPOC

Black and/or Indigenous People of Color

CDFI

Community Development Financial Institution

CDBG

Community Development Block Grant

DIVERSITY

The terms that most often come to mind are race, ethnicity, and gender - though the term “diversity” is also used in relation to age, national origin, religion, difference of ability, sexual orientation, socioeconomic status, education, marital status, language, and physical appearance. It also involves different ideas, perspectives and values.

EQUITABLE / EQUITY

is dealing fairly and equally with all concerned.

ERAP

Emergency Rental Assistance Program

ESA

East Side Avenues

E-TOD

Equitable Transit Oriented Development

HOME

Housing Opportunities Made Equal

INCLUSION

Authentically bringing traditionally excluded individuals and/or groups into processes, activities, and decision/policy making in a way that shares power.

MWBE

Minority and/or Women-Owned Business Enterprise

MOBILITY

is the ability to move or be moved freely and easily.

MULTI-MODAL

simply means involving several different forms of activities.

OPEN4

A private funding initiative focused on regional inclusive entrepreneurship

RACIAL WEALTH GAP

The rate at which white householders own their homes compared to African American householders. Further, the overarching housing values in African American predominant neighborhoods are just a third of values in the region’s predominantly white neighborhoods.

RACIAL INCOME GAP

This refers to the income gap between white residents in the region and Black and Latino residents. In Buffalo-Niagara, this gap is more than doubled for white residents compared to Black and Latino residents.

SECTION 8

The housing choice voucher program is the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

TOD

Transit Oriented Development

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CONTRIBUTIONS

**AFRICAN HERITAGE
FOOD COOP**

ALBRIGHT KNOX

AMERICAN AXLE

BCCWNY

Black Chamber of Commerce
Western New York

**BEAU FLEUVE MUSIC &
ARTS**

**BELMONT HOUSING
RESOURCES FOR WNY,
INC.**

BFNC

Buffalo Federation of
Neighborhood Centers

BFNHS

Broadway Fillmore
Neighborhood
Housing Services

BNMC

Buffalo Niagara
Medical Campus

BTRU

Buffalo Transit Riders United

BUDC

Buffalo Urban
Development Corporation

**BUFFALO FOOD
EQUITY NETWORK**

**BUFFALO FREEDOM
GARDENS**

BUFFALO GO GREEN

BUL

Buffalo Urban League

BURA

Buffalo Urban
Renewal Agency

CANISIUS COLLEGE

CAO

Community Action
Organization

CATHOLIC HEALTH

CDC

Community Development
Corporation

CDFIS

Community Development
Financial Institutions

**CEDARLAND
DEVELOPMENT**

CEJ

Center for Economic Justice

CEL

Center for Entrepreneurial
Leadership

CITIZEN'S ALLIANCE

CITY OF BUFFALO

**COMMERCIAL DISTRICT
GROUPS**

COMMUNITY FIRST

CTRC

Central Terminal
Restoration Corporation

**DEVELOPING OUR
TRANSIT FUTURE
PARTICIPANTS**

DOT

NYS Department of
Transportation

EAST SIDE AVENUES

EAST SIDE BIKE CLUB

EAT OFF ART

ECIDA

Erie County Industrial
Development Agency

ECMC

Erie County Medical Center

EFORALL

Entrepreneurship
for All Erie County

ESA

East Side Avenues

**ETOD COORDINATING
COMMITTEE**

FBCLT

Fruit Belt Community
Land Trust

FILLMORE FORWARD

FOOD FOR THE SPIRIT

FOOD FUTURES WNY

GBNRTC

Greater Buffalo Niagara
Regional Transportation
Council

GJABA

Greater Jefferson Avenue
Business Association

GOBIKE BUFFALO

GRASSROOTS GARDENS

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HEALTHY CORNER STORES INITIATIVE

HOCN

Heart of the City Neighborhoods

HOME

Housing Opportunities Made Equal

HOME HEADQUARTERS

IDA

Incremental Development Alliance

INCREMENTAL DEVELOPMENT ALLIANCE

LINCOLN MEMORIAL CHURCH

LISC (WNY)

Local Initiatives Support Corporation (Western New York)

LIVE WELL ERIE

MASTER GARDENERS

MATT URBAN CENTER MISSION IGNITE

MOM MARKET

Market on Michigan A

NFTA

Niagara Frontier Transportation Authority Northland Campus

NYPA

New York Power Authority

OLMSTED PARKS CONSERVANCY

ONE REGION FORWARD

OPEN4

A private funding initiative focused on regional inclusive entrepreneurship

PAPPY MARTIN LEGACY JAZZ COLLECTIVE

PROJECT RAINFALL

REGION CENTRAL

RE-TREE WNY

ROCC

Restore Our Community Coalition

SALVATION ARMY

SBDC

Small Business Development Center

SHARED MOBILITY INC.

ST. JOHN'S CREDIT UNION

STAND UP BUFFALO

THE EXCHANGE AT BEVERLY GRAY

THE FOUNDRY

TRUST FOR PUBLIC LAND

UFV

Urban Fruits & Veggies

ULI

Urban Land Institute

URBAN PLAN 4ALL

WAKANDA ALLIANCE

WBC

Canisius Women's Business Center

WNY COVID-19 RESPONSE TEAM

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 REDC Key Industry
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 Key Industry Connections -
 Health & Life Sciences

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Team Support

LISC WNY, with the financial support of the John R. Oishei Foundation, provided capacity and technical support through staff and consultant teams throughout the WITHIN program.

Consultants

Prospect Hill Consulting LLC and JBK Consulting

Prospect Hill is a small, NYS Certified Minority and Women-owned Business Enterprise (M/WBE) LLC located in the Prospect Hill Historic District within the vibrant West Side community of Buffalo, NY. Prospect Hill has more than 60 years of combined nationwide experience in the environmental consulting industry and provided all of the GIS mapping data analyses, design, construction, and maintenance of the HUB site throughout the WITHIN program. JBK Consulting provided scenario planning analyses, education, and training support for LISC and community partners.

White Bicycle and Renata Toney

White Bicycle is a nationally recognized branding team based in Buffalo, New York. White Bicycle focuses on brand strategy, brand design, and brand content. Part studio, part agency, they are a group of creatives who integrate strategy, project management, and client collaboration into our process. White Bicycle contracted with Renata Toney, owner of On Message Communication and Public Relations Strategist at the Burchfield Penney Art Center, to design and develop the WITHIN WNY / East Side brand and messaging. This incredible report document design was also generated through White Bicycle.

Buffalo Urban League and Jacques Planning & Consulting

The Buffalo Urban League empowers African Americans, other minorities, and disadvantaged individuals to secure economic self-reliance, parity, power, and civil rights. The Buffalo Urban League partnered with Jaques Garcia of Jacques Planning & Consulting Services, LLC to provide support for WITHIN East Side community outreach and focus groups focused on topics in economic inclusion during the summer of 2021.

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CONTRIBUTIONS

LISC WNY

Julie Barrett O’Neill, LISC WNY Executive Director 2018-2022;

- Local Government Relations
- Housing processes, including the Regional Housing Market Study, Moving Forward Together Housing proposal and Mission Based Affordable Housing program.

Tyra Johnson Hux, LISC WNY Operations Director;

- Support for emerging Black developers through the Community Based Real Estate Development Training
- Built synergies and connections with regional economic development players
- Anchor institution & workforce development strategies
- Manages our local small business grant programs (ie. General Motors)
- Co-authored the Regional Inclusive Economic Development Agenda

Kate Rebhan, Nonprofit Coaching & Capacity Support

- Provided one on one assistance to nonprofit organizations
- Manages our LISC AmeriCorps & Section 4 grant programs
- Manages all general office grants and contract management

Saira Siddiqui, Neighborhood Business Support

- Manages neighborhood based economic development initiatives, including commercial corridor program management and placekeeping initiatives
- Co-authored the Regional Inclusive Economic Development Agenda
- Co-authored the WITHIN East Side Neighborhood Plan
- Assisted in AARP Pride in Place project & early win activities

Brittany Perez, Livability Program Support

- Secured AARP grant funding for the Pride in Place project & early win activities
- Secured Regional Plan Association funding
- Manages LISC’s health equity portfolio inclusive of transportation and food access work
- Co-authored the WITHIN East Side Neighborhood Plan

Maggie Hamilton Winship, Real Estate & Lending Support

- Support for emerging Black developers through the Community Based Real Estate Development Training
- Mission Based Affordable Housing & Affordable Housing 101 Trainings
- Provides direct financing & real estate assistance to partner organizations and businesses

Thank you.