

THE WAGNER PLANNER

Newsletter of the NYU Wagner Urban Planning Student Association

Oct/Nov 2003

The Nuts & Bolts of Planning
Final Edition



"Zoning and the City",
created by Joel Dabu
Images from the NYC Zoning Map and Mapquest

highlights | lowlights



Reference Desk, p.4
Your monthly dose of
planning jargon.



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A Photo Essay**
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By Vaidila Kungys, p. 11



under CONSTRUCTION,
The WP's Roving Reporter
Surveys New Yorkers on
the Street.
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The Three R's—Reading, 'Riting and ...'Rban Planning?

*At the Academy of Urban Planning in Brooklyn, students learn their
reading, writing and arithmetic using the city as a textbook.*

By Jordan Anderson
Staff Writer

When the Academy of Urban Planning (AUP) opened its doors to its first class of high school students this fall, one of the first questions teachers asked students was if they could distinguish between urban and suburban places and to name examples.

The results were surprising.

To hear the students at the AUP tell it, neighborhoods such as Times Square, Park Slope and Greenwich Village are

elevated New York City Subway lines running through the heart of the neighborhood, lies a insular community situated in the center of a city that prides itself on its cosmopolitanism. Bushwick is a community in which its young people have mistaken notions of the urban/suburban distinction and many of its residents have never been outside of New York City, or even their home borough, Brooklyn. More than a handful of young people in Bushwick might even refer to the island of Manhattan with the same reverential awe that one would expect from first-time tourists. Teachers and administrators at the Academy hope to

*To hear the students at the AUP tell it, neighborhoods such
as Times Square, Park Slope and Greenwich Village are
"suburban" because they are rich neighborhoods.*

"suburban" because they are rich neighborhoods. What is *urban* according to the students? Their home neighborhood of Bushwick— a community of about 100,000 people residing in north-central Brooklyn— because it is not-so-rich.

Here, despite the presence of two

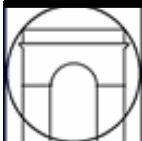
change that.

The Academy of Urban Planning was created as part of an initiative sponsored in part by *New Visions for Public Schools* to replace underperforming public schools with smaller, themed schools

(Continued on page 6)

Urban Planning Anytime at: <http://www.nyu.edu/wagner/urban.planning>

Send questions or comments to Joel Dabu | jmd328@nyu.edu



UPSA: Your Planning Student Organization

THE WAGNER PLANNER

<http://www.nyu.edu/wagner/urban.planning>

The Wagner Planner is the independent student newsletter of the Urban Planning Student Association (UPSA) of the Robert F. Wagner Graduate School of Public Service at NYU. *The Wagner Planner* is edited by Joel Dabu and produced by the Newsletter and Communications Committee of UPSA. Publication of *The Wagner Planner* is monthly and is distributed to all students and faculty of the Master of Urban Planning (MUP) program via Adobe PDF electronic format. All currently enrolled MUP students, alumni of the MUP program and faculty of NYUWagner are eligible to submit material to *The Wagner Planner*. Interested writers and contributors should first contact Joel Dabu at jmd328@nyu.edu. *The Wagner Planner* reserves the right to refuse unsolicited articles, submissions and ideas for publication.

About this month's contributors:

Jordan Anderson - Jordan is an urban planning student living in Brooklyn. He prefers riding his bike to taking the subway.

Perry Chen - Perry's current planning interests are in redevelopment and housing issues. Feel free to ask him anything about school, living in NYC or about how to organize a planning Capstone project! If there's live music, you'll find Perry there. If not, you can find him singing at a local spot with his band, Hoffman.

Cheryl Huber - A first-year planning student, Cheryl recently moved to New York from Washington, DC. Her favorite things about New York are not having a car, the Chrysler Building, and the variety of food available late at night. Her interests in planning are in the areas of housing and community development.

Becky Koepnick - Becky Koepnick is a second year planner and is on the UPSA Board. Last year she met with a member of her local community board and did not know what a 197-a plan was. It was a little embarrassing and she hopes that the rest of you read her article and avoid this same fate.

Vaidila Kungys - Vaidila (sounds like vanilla) is a Lithuanian-American and a simple guy. He enjoys simplicity, learning, and laughing with friends. Talk to him about environmental sustainability, international development, music and dreaming. Vaidila looks up to Gandhi, Jesus and Muhammad Ali.

Christina Mang - Christina is a part-time planning student. Her passion is in public participation in city processes. She currently works for ACP Visioning and Planning.

Special thanks to **Meredith Phillips** and **Todd Rufo** for their assistance in fact-checking this issue.

The 411 Column: Info at Your Fingertips

Spring Course Registration Begins Nov. 17 Selected Planning Electives for Spring 2003

Community Equity and Wealth Building (p11.2635)	Sarah Ludwig	Monday: 4:30-6:10pm
Commercial Real Estate and Economic Development *NEW* (p11.2639)	Mathew Wambua	Wednesday: 8:10-9:50pm
Urban Infrastructure (p11.2612)	Rae Zimmerman	Tuesday: 4:30-6:10pm
Technology, Media & Cities (p11.2628)	Anthony Townsend	Wednesday: 4:30-6:10pm
Globalization & Its Impact on the State (p11.2215)	Ahmad Kamal	Monday: 8:10-9:50pm
Ecoleadership: The Public Role of the Private Sector in Building Sustainable Societies (p11.2234)	Mary McBride	Wednesday: 8:10-9:50pm
Urban Economic Development (p11.2621)	Walter Stafford	Thursday 6:20-8:00pm
Decentralized Development Planning (p11.2665)	Paul Smoke	Wednesday 4:30-6:10pm

NYUWagner Urban Planning Student Association

2003/2004 Executive Board

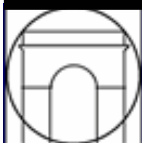
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The Urban Planning Student Association (UPSA) is the representative body of the students of the Master of Urban Planning program at the Robert F. Wagner Graduate School of Public Service of New York University. A student organization under the umbrella of the Wagner Student Association (WSA), UPSA is administered by a six member executive board that oversees the activities of its four committees; Activities Committee, Eyes and Ears, Newsletter and Communications, and Fundraising and Development. UPSA Board Members are elected in the Spring semester for the following academic school year. All NYUWagner students are invited to participate and get involved in UPSA's programs and events. UPSA is also supported by Todd Rufo the M.U.P. program Graduate Assistant and Professor Mitchell Moss, the UPSA faculty advisor. WP

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Looking Ahead: November is "International Planning" Month

THE WAGNER PLANNER
pagethree

- **Wed 11.05.03 | 7:00-9:00pm**
Kimball Lounge (Waverly and Greene Sts.)



World Town Planning Day Panel Discussion

RSVP: mlp275@nyu.edu

Co-sponsored with the APA Metro Chapter. The international organization for WTPD was founded in 1949 by the late Professor Carlos Maria della Paolera of the University of Buenos Aires to advance interest in planning both locally and abroad.

Scheduled panelists include, but are not limited to:

-Dr. Eugenie L. Birch FAICP, Professor and Chair, Department of City and Regional Planning at the University of Pennsylvania will speak about the framework for town planning in a United States context

-Dr. Sigurd Grava, Professor of Urban Planning at Columbia University's Graduate School of Architecture and Planning will talk about the transition of Eastern European economies to a more Western style of planning. -

-Frank Uffen of New Amsterdam Development Consultants, Inc, will address how the Netherlands became a planning model for communities around the world.

N O V E M B E R						
International Planning Month						
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

- **Sat 11.08.03 | 1:30-3:30pm**

Location—TBA

Make Yourself Marketable #1: "Let's Workshop It."

RSVP: mlp275@nyu.edu

ACP - Visioning & Planning, Ltd. "uses public involvement as the foundation to develop plans that reflect a community's vision, to gain support from a broad constituency, and lead to implementation." During this 2-hour interactive workshop, they will share their methodologies for facilitating public meetings, interacting with stakeholders, and fostering consensus in planning.

- **Thurs 11.13.03 | 1:00-2:30pm**

Commons Room - 4WSN

Speaker Series #2: Virginia Postrel

RSVP: pmc240@nyu.edu

Editor of Reason Magazine from 1989-2000, currently a columnist for Forbes and the New York Times, and also writes on urban issues for D, the Dallas city magazine. She is the author of *The Substance of Style* and *The Future and It's Enemies*. Ms. Postrel opines that the same taste shift that has made the spread of design review politically viable is slowly but surely changing the definition of what's commercially necessary. Our greatest fears of the aesthetic future are not of too little design, but of too much.

- **Thurs 11.20.03 | 12:00-2:00pm**

Kimmel Center Room 903

Speaker Series #3: Xavier de Souza Briggs

RSVP: pmc240@nyu.edu

Co-sponsored with the Alliance of Latino/Latin American Students (ALAS). An Associate Professor of Public Policy at Harvard, and a visiting fellow of the Department of Urban Studies and Planning at M.I.T., his research and teaching concentrate on urban inequality and community problem solving. His topics of focus include social capital in wealthy and poor communities, and urban spatial desegregation.

- **Wed 11.12.03 | 8:30-11:00am**

Commons Room - 4 WSN

Coffee Talk 2: Specialization Advising

RSVP: jmd328@nyu.edu

Get some advice from Professors and peers just before Spring registration begins. Specialization course listings will be available. Light refreshments will be served.

- **Fri 11.14.03 | 6:00pm**

Kimmel Center Room 802

Urban Issues Discussion Group / "Reel Food For Thought"

RSVP: jmd328@nyu.edu

"The Effects of Globalization on People and Cities: Spotlight on Brazil." Enjoy a movie, discussion, Brazilian food and music, co-sponsored with the International Public Service Association! Movie: *Doing the Right Thing* - Changes are happening in Porto Alegre, Brazil thanks to a process of direct democracy known as the 'Participatory Budget' scheme that's giving citizens a say in how their city is run. Exceptional neighborhood leaders have sprung up, including two women, both born in poor areas, who have risen to make a difference in the community.

- **Fri 11.21.03 | 5:30pm**

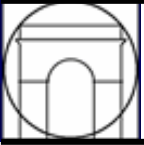
Location—TBA

WSA Wagner Weekly Happy Hour Co-Sponsored by the Urban Planning Student Association

UPSA : YOUR PLANNING COMMUNITY IN THE WAGNER WORLD

Send questions or comments to Joel Dabu | jmd328@nyu.edu

New York University
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October: The Nuts and Bolts of Planning

WP Reference Desk - So That You're In The Know

By Joel Dabu
Editor

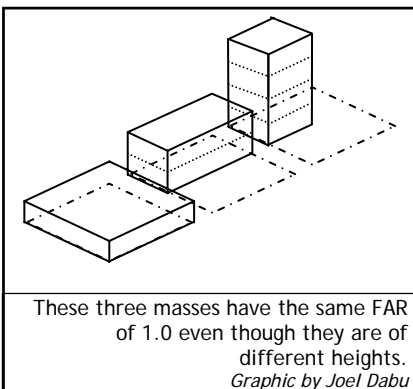
Zoning

Zoning is the basic regulatory mechanism by which modern cities are arranged. The public regulation of the use and characteristics of land, zoning involves the adoption of ordinances that divide communities into various districts or zones. The size of zones varies from city to city depending on how intensely land is used. In New York City, where land is densely developed, a zone may be as small as a few building lots. In other lower-density jurisdictions, a zone might encompass hundreds of acres. By using zoning, cities can regulate various aspects of the built environment: from the bulk of a building, the density of the local population, the use of a parcel or parcels of land, setbacks and signage, among other characteristics.

In 1915, the construction of the 42-story Equitable Building on lower Broadway cast such a huge shadow on neighboring properties that the owners claimed a deprivation of light and air. On lower Fifth Avenue, proprietors in the fashionable retail area complained about the intrusion of warehouses and factories which were deemed incompatible with the high-class nature of the existing businesses. Due to events such as these, the nation's first comprehensive zoning resolution was enacted by New York City in 1916. The resolution established the first height and setback controls in the country and separated what were seen as functionally incompatible uses from residential neighborhoods and commercial districts. The New York City Zoning Resolution became a model for communities around the nation.

Sources: "Zoning History" NYC Dept of City Planning.
<http://www.nyc.gov/html/dcp/html/zone/zonehis.html>

Floor Area Ratio (FAR)



In New York City, the zoning resolution does not prescribe explicit height limits on zones, as is the practice in many other cities around the country. Instead, the size, or bulk, of a building in the City is determined by calculating the proposed building's floor area ratio (FAR), which is the relationship between the

amount of usable floor area allowed in a building to the area of the lot on which a proposed building will be constructed. For example, on a 10,000 s.f. lot, a building with an allowable FAR of 5.0 could contain a maximum of 50,000 s.f. (10,000 s.f. x 5). In this hypothetical situation, if the building covers the entire area of the 10,000 s.f. lot, the height of the building can be a maximum of 5 stories. However, if the building footprint only covers half of the lot, the building can rise to 10 stories, and if the building only covers one quarter of the lot, the building could theoretically rise to 20 stories.

Historic Preservation

Historic Preservation is the method by which jurisdictions are able to control the aesthetics of the built environment through the designation of individual structures and districts as having historic importance to the city. There are three levels of historic designation: Designation to the National Register of Historic Places or a State Register of Historic Places does not prevent demolition of buildings, but it does provide incentive to building owners to renovate historic structures through the granting of tax credits. Designation to a local landmarks register, such as New York City Landmarks, does prevent demolition of buildings and provides quite strict controls governing the aesthetics of a structure or district of buildings, depending on the strength of the local legislation.

On the Web:

Planetizen: The Planning and Development Network
www.planetizen.com

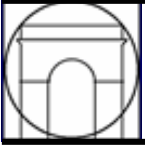
An E-community for urban planners and related professionals that features news, job postings and other information on planning across the US and around the world.

Municipal Art Society
www.mas.org

The Municipal Art Society is dedicated to promoting a more livable city. From the Society's website, "Since 1893, the Society has worked to enrich the culture, neighborhoods and physical design of New York City." Among other accomplishments, the Society was instrumental in the effort to save Grand Central Terminal from demolition, culminating in a case before the U.S. Supreme Court in 1978 that upheld New York City's Landmarks Law and validated the historic preservation movement. Visit the MAS Urban Center at 457 Madison Avenue. WP

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October: The Nuts and Bolts of Planning

Planning a Community's Future Development at the Grassroots Level

By Becky Koepnick
Staff Writer

There is a lot of planning jargon. As is often the case with jargon, the terms give no hint as to its true meaning. Take for example the term "197-a plan." It could be a plan that allows for 197 apartments per block, or a plan to allow 197 story buildings in the West Village. On second thought, maybe not.

In reality, the term refers to section 197-a of the New York City Charter which allows community boards, borough presidents and other community groups to sponsor plans for the development, growth, and improvement of their own community. Its origins can be traced back to the namesake of the school in which the NYU Planning Department resides, Robert F. Wagner.

In 1963, then-Mayor Wagner introduced the concept of community boards to New York

City and began the process of decentralizing planning in New York City. Wagner also introduced the concept of community planning that years later took the form of the so-called 197-a plan.

Since the latest amendments to the City Charter regarding 197-a plans were enacted in 1991, seven community boards and a Borough President have submitted such plans. Four of the community plans and the plan submitted by a Borough President and have been

community board, borough president City Planning Commission and City Council also have the opportunity to review the plan. In the end, the City Council has the final word in whether or not a submitted 197-a plan is approved.

197-a plans offer all communities in New York City the potential to shape their development, not just review what others are proposing for them. However, a Municipal Art Society report from 1998 titled "The

State of 197-a Planning" revealed that community boards and other groups


"197-a plans offer all communities in New York City the potential to shape their development, not just review what others are proposing for them."

adopted. Two of the plans are under review, and one 197-a plan was withdrawn.

197-a plans must be reviewed first by the Department of City Planning and the City Planning Commission. Each agency first conducts a "threshold review" to check that a submitted plan is complete and properly documented. Next, the Department of City Planning conducts a substantive review of the plan. The

often lack the expertise and funding to put together a workable plan. Community Boards in particular were set up to be advisory boards populated by community members, not professional planners.

So now that you know the lingo, take a look and see if your community has a 197-a plan in the works, roll up your sleeves, and put that MUP to work! WP



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**RBAN
PLANNING
STUDENT
ASSOCIATION**

Robert F. Wagner Graduate School of Public Service New York University

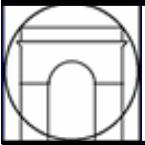
Get Involved in an UPSA Committee.

- **Fundraising and Development**
Contact - mlp275@nyu.edu
Help NYU Planning raise its profile
- **Activities**
Contact - pmc240@nyu.edu
Plan events for all those HOTplanners
- **Eyes and Ears**
Contact - jqj4529@nyu.edu
Keep the Administration informed about YOUR student needs
- **Newsletter and Communications**
Contact - jmd328@nyu.edu
Submit articles, help design or layout the monthly *The Wagner Planner*.

Join a Committee, Get Active, Get Involved, Make Your Degree More Valuable. **UPSA**

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4 Washington Square North
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October: The Nuts and Bolts of Planning

The Three R's—Reading, 'Riting and ...'Rban Planning?



Above: Bushwick in relation to the rest of the city.
Map from Microsoft Streets & Trips 2001

Left: Bushwick High School, home of the AUP.
Photo by Jordan Anderson

One of the reasons urban planning is a great fit for the high school, principal Monique Darrisaw explains, is that it encourages students to be “stewards of their community and empowered to make changes in their neighborhood and their city.”

(Continued from page 1)

aimed at improving educational outcomes. The Academy is located on the third floor of the Bushwick High School building. Its current body of 125 freshmen will grow over the next three years to a total of around 500 students across four grade levels.

What makes the Academy of Urban Planning remarkable is its mission to grab the attention of high school students with an urban planning theme. One of the reasons urban planning is a great fit for the high school, principal Monique Darrisaw explains, is that it encourages students to be “stewards of their community and empowered to make changes in their neighborhood and their city.”

To help achieve this mission, the Brooklyn Center for the Urban Envi-

ronment (BCUE), a not-for-profit organization based in Park Slope whose mission is to “Celebrate the environment by exploring nature, appreciating architecture and discovering history,” has taken on the role of lead partner in the Academy. BCUE’s dedication to helping teachers and students learn about urban planning is personified in Rick Smetana, Assistant Coordinator of Urban Design at BCUE. Mr. Smetana, in his role as Urban Planning Coach for AUP, works with teachers every week to help develop and fine tune a high school urban planning curriculum.

While teachers at the Academy are encouraged to make use of the urban planning theme as part of their core teaching curriculum, that’s difficult to achieve at every moment of every class. Instead, the school emphasizes a project-based approach to urban planning. Most weeks this term, Mondays through Thurs-

days at AUP resemble most high schools’ schedules with core classes—English, math, and the like—comprising the day.

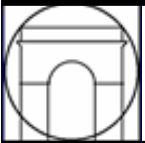
Fridays, however, are dedicated urban planning days with students working in teams of 25 on long-term urban planning projects. Mr. Smetana says the projects provide students “hands-on, experiential learning. Students can implement and practice what they learn in the classroom in a way that’s not disconnected from their real life in Bushwick.”

This semester, there are three urban planning projects. On a waste management project, students document trash on sidewalks and streets around Bushwick, learn about the City’s waste codes and the responsibilities of business owners along those thoroughfares, and educate their neighbors about proper waste disposal. At the end of the term, they’ll document the results, praising the landowners who comply and gently encouraging those who don’t.

In an open-space revitalization project, students survey vacant lots in Bushwick and propose better uses based on neighborhood needs. The students have already speculated that a dance club for teenage girls and a free sports club for boys would be well-received. While it’s unlikely these developments will be realized by the end of the term, students learn the process for turning plans like these into positive community actions.

Shoshana Daniels, an English teacher at AUP, is leading an oral history project this term. Taking inspiration from Moises Kaufman’s “The Laramie Project,” Ms. Daniels has arranged interviews of long-time Bushwick residents currently residing at the Bushwick Senior Center. Students visit the Center multiple times with increasingly specific interview

(Continued on page 7)



October: The Nuts and Bolts of Planning



Academy of Urban Planning Principal, Monique Darrisaw; AUP English teacher, Shoshana Daniels; and Brooklyn Center for the Urban Environment Coordinator, Rick Smetana (in front of student paintings of cities of the future)

Photo by Jordan Anderson

(Continued from page 6)

questions as they get to know the residents' stories. From the stories they document in those interviews, students will write and perform a play as the culminating event of the term. "Part of being active in the community means knowing the people who live there," Ms. Daniels says. This project helps students to "learn the history of the neighborhood, how it has changed in the past 30 years."

So far, the visits and interviews have gone smoothly. "Even students who tend to act up in class were on their best behavior," Ms. Daniels says. "Students were enchanted by the people they met at the Bushwick Senior Center. It was a great cross-generational experience."

Field trips are also an important

part of the school curriculum and a way teachers and administrators hope to expose AUP students to the larger world around them. In October, all 125 students went to Prospect Park to learn about regional birds, study pond ecology and even practice dissection for their science class. In early November, students will go on a retreat near Carmel, New York for hands-on learning and team-building.

Accomplishing all this while still meeting the standards of the Department of Education is no small task. For Ms. Daniels and the other teachers, balancing the urban planning theme and the need to teach core skills is a central challenge they face: "You have to work harder to fulfill the goal of the school, but it's worth it," she says. WP

Get Involved at the Academy of Urban Planning with UPSA

UPSA has established a working relationship with BCUE aimed at providing HOTplanners with the opportunity to perform public service by volunteering at the Academy of Urban Planning. Volunteering for the Academy is an opportunity to share some of the knowledge you've gained at Wagner and to learn from inquisitive youths who are eager to learn about the world around them and to empower them to effect positive change in their neighborhood.

The following volunteer opportunities are available for those who would like to be involved. Please contact UPSA Board Member Meredith Phillips at mlp275@nyu.edu for more information.

Project Assistant

Assist teachers directly with planning and executing Fall and Spring semester projects.

Project Researcher

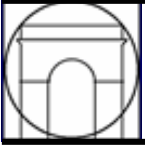
Work with the Project Assistant on coordination activities, locating resources, establishing contacts

Mentor

Mentor small groups of students on a weekly basis. Best for volunteers willing to make a long-term commitment.

Professional Development Instructor

Teach short courses to teachers to keep them up-to-date on urban planning and other related topics.



October: The Nuts and Bolts of Planning

Revitalizing the Bronx's Hunts Point an Economic Priority for City *Path to renewal involves balancing needs of industry with residents' concerns*

By Perry Chen
Staff Writer

Nicole Poindexter, Senior Policy Advisor in the Office of the Deputy Mayor for Economic Development and Rebuilding gave a talk to the Wagner Planning Department on Thursday, October 16th regarding her work with the Hunts Point neighborhood redevelopment initiative.

Originally a residential neighborhood, Poindexter painted Hunts Point as a community in the throes of perpetual transition. From the late 1950's to the 1980's, Hunts Point lost two-thirds of its population. Today, the area is experiencing the effects of being designated and promoted as the major food market in the City.

One of the problems that Poindexter noted with the area is of the underlying infrastructure. In the 1950's, Hunts Point was selected to be the site of a major food distribution point for the city, just as the freight transportation paradigm was shifting from rail to truck. As a result, there are many unused rail lines and fairly poor highway access for an area frequented by hundreds of tractor trailers. With plans in place to move the Fulton Fish Market from Lower Manhattan to Hunts Point, a \$1 billion a year industry employing over 1,000 workers, the need to fix the inadequate infrastructure has never been greater.

Another looming issue for the residents of Hunts Point is not only of the high volumes of traffic associated with the Market, but also of the attendant air pollution that could potentially affect the physical well being of each individual resident. Currently, over 25,000 diesel truck trips per week take place through the residential component of Hunts Point on the way to the Hunts Point Market. This heavy truck



Above: Aerial View of the Hunts Point Terminal Market in the Bronx.



Left: Hunts Point residential streetscape.

Photos courtesy of Hunts Point Economic Development Corporation

traffic contributes to very high asthma rates in the neighborhood. Fixing poorly designed truck routes and providing direct highway access might serve the double purpose of increasing efficiency and productivity for the truckers and mitigating some of the health problems for the residents. These solutions are the ones that seem the most feasible to accomplish quickly.

In addition to issues of infrastructure, the City is also attempting to promote a waterfront renaissance in Hunts Point by expanding public access. There are six miles of waterfront in Hunts Point but at the moment, the public only has access to 0.2 miles of it. Most of the waterfront parcels are privately owned and the city

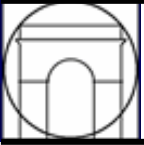
has no easements on those parcels to allow public access. The City is actively trying to negotiate leases with landowners to obtain the desired easements.

As a district with active residential and industrial uses intimately commingled, issues of compatibility of use are inevitable. The current zoning in the industrial and commercial areas immediately adjacent to the residential zones is M3, which allows for heavy industrial uses and waste transfer facilities, of which there are over 24. In addition, there is also a floating prison barge and a sewage treatment plant in the area. All of these uses create an environment that detracts from the quality of life for

(Continued on page 9)

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October: The Nuts and Bolts of Planning

Wining and Dining at the Faculty Wine and Cheese Event

By Cheryl Huber
Staff Writer

Faculty and current and former students of the Urban Planning program mixed, mingled, wine and dined at the school-sponsored Faculty Wine and Cheese Event that took place on Friday evening, October 17. The event, held on the ninth floor of the Kimmel Center, provided an opportunity for the NYUWagner planning community to socialize while taking in a magnificent view of the urban landscape of Lower Manhattan.

Mitchell Moss, program director for the Urban Planning Department, made a few short remarks to the group, addressing Wagner's upcoming move to the Puck Building located at the corner of Broadway and Lafayette. In addition, Moss introduced the UPSA board and members of the faculty who were present. Ellen Schall, dean of Wagner and who Professor Moss introduced as "transforming the school", also made an appearance at the event.

Mitchell Moss also introduced a new adjunct faculty member, Matthew Wambua, who will be teaching a class dealing with commercial real estate and economic development in the upcoming Spring semester. Wambua, whose full-time job is with the New York City Economic Development Corporation, was previously involved in financing and lending at a bank in the City. A Berkeley undergrad and L.A. native, Wambua moved East for a graduate program at Harvard in public policy with a concentration in economic development.



Professor Mitchell Moss addresses the crowd at the Faculty Wine and Cheese event. In the background from the left are Mathew Wambua, Professor Ingrid Ellen and Dean Kathy O'Regan.

Photo by Joel Dabu

By 8:00pm, the event's scheduled end, the wine bottles were empty and guests were rosy-cheeked. The wine and cheese event was a fun way for students to talk informally with full-time and adjunct professors and to bond with each other as well. WP

Balancing Industry and Community in the Bronx's Hunts Point

(Continued from page 8)

the residents and from the aesthetics that the City would like to have associated with its preeminent food market district.

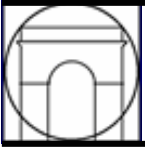
At the end of her presentation, Poindexter noted that there have been many plans for Hunts Point in the recent past. Many of the recommendations and findings from these various plans are similar to what the current situation suggest. However, most of those previous plans did not result in much lasting and tangible change, but with resources and the dedication of Mrs. Poindexter and the involved



Nicole Poindexter speaking at Wagner
Photo by Joel Dabu

stakeholders, this plan for Hunts Point may prove promising.

Hunts Point has many obstacles to overcome. The Hunts Point Market and the relocated Fulton Fish Market provide needed non-professional jobs in a city that needs them. However, the needs of these commercial enterprises shouldn't automatically outweigh the concerns of the residents. The stakes are high but the rewards are many if the City is able to surmount the various challenges and balance the competing needs that lie before it in this Bronx community. WP



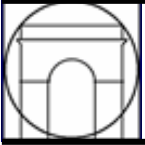
October: The Nuts and Bolts of Planning

Bushwick, Brooklyn. A small city in the heart of the Big Apple.



Photo Essay by Christina Mang Staff Writer

1. The M Train traverses the heart of Bushwick, elevated over Myrtle Avenue.
2. PS 116 is one of 23 schools for nearly 40,000 school-aged children in Bushwick.
3. Street front retailing in Bushwick makes heavy use of signs.
4. Knickerbocker Avenue is zoned as general commercial use and is the main commercial street in the neighborhood.
5. A view looking north on Knickerbocker Avenue from Myrtle Avenue.
6. Whole blocks of solid, masonry construction row houses can still be found in Bushwick.
7. Rioting ensued after the Blackout of 1977, and major thoroughfares in Bushwick such as Broadway and Myrtle Avenue were burned. Empty lots are the scars of that night.
8. Solid housing blocks still abound in Bushwick.
9. Stroller parking is a feature on retail strips such as Knickerbocker Avenue.
10. An empty lot is not-so-empty anymore.



October: The Nuts and Bolts of Planning

Visions of New York City Future at the Center for Architecture

By Vaidila Kungys
Staff Writer

On October 7, the New York Chapter of the American Institute of Architects (AIA), the professional organization for practicing architects, inaugurated its new gallery and public resource center, the Center for Architecture. Located in a renovated storefront space two blocks south of Washington Square at 536 LaGuardia Place, the Center for Architecture is in a perfect location for HOTplanners to come during a break from class and contemplate on issues of architecture, planning and urban design in a cool modernist environment.

To fulfill its mission as a place for the public to learn about what is being built around the city, the Center for Architecture has three exhibits in its gallery. One exciting exhibit created by New York's Department of City Planning's shows plans for the redevelopment of the Hudson Yards, Queens Plaza, Greenpoint/Williamsburg, Downtown Brooklyn, West Chelsea, and West Harlem.

Also on display is an exhibit titled "Going Public," which incorporates hundreds of photos, drawings, and plans that pertain to built and proposed public projects from all over the city.

Finally, but perhaps most interesting is the Center's installation that outlines plans for New York City's bid for the 2012 Olympics.

Highlights from the exhibits include the following:

- A large installation on the redevelopment of the Hudson Yards. According to the plans, the City would extend the Number 7 subway line to the west of Times Square, create a new network of public spaces, and rezone the area to allow for immediate and future growth. The Center has an exquisite model of this plan, as well as several large renderings of a project that would ultimately create a third major high-rise office district in Manhattan encompassing 40-50 million square feet of new facilities if completed.
- The West Chelsea plan is especially interesting. It will bring new residential and com-



Before and After: The New York City bid for the 2012 Summer Olympic Games calls for the construction of an Olympic Village on current industrial land on the East River waterfront in Queens.

Images courtesy of NYC2012

Want to Go?

What: Center for Architecture
Where: 536 LaGuardia Place, between Bleecker Street and W. 3rd Street.
Hours: Monday through Friday, 8am-8pm. Saturday, 12pm-4pm.
No fee for admission. Open to the public.

mercial land uses to West Chelsea, primarily along the avenues, but retain the existing mid-block zones to help assure the growth of the art district. Most interesting, however, is the elevated High Line. The plan hopes to change this now defunct, elevated freight rail line into a public corridor. It would rezone the corridor to allow for a transfer of air rights over the High Line to nearby lots.

- The exhibit titled "Going Public" is a fantastic visual experience. The display highlights buildings, interiors, art and landscape that are all accessible to the public. While many of the projects have been built and are thus on view throughout the city, a handful are still unbuilt concepts. The display includes property owned by public agencies, non-profits and private institutions. The color and imagination in this exhibit is incredible.

- Perhaps the most important exhibit for New York City, however, is the exhibit outlining opportunities in New York for the 2012 Olympic Games. This display lays the groundwork for the Olympic Village and

awakens the debate about sporting event locations. As currently proposed, the Olympic Village would be located on the southwest tip of Queens, where the East River and the Newtown Creek meet. The land is currently occupied by rail yards and other industrial uses but would be transformed to serve as the crossroads of the Olympic Games in New York, if the City wins the bid to host the 2012 Summer Games. The new development will have a continuous waterfront esplanade that connects parks and public spaces along the East River; a large, open playing field that faces the East River; varied buildings of distinctive character—tall buildings embedded in the blocks with mid-sized building and townhouses along the streets; roof gardens, and of course, retail on the ground level.

As the Olympics approach, New York City has the opportunity to join other cities that have used the royal event to transform themselves beautifully. How will New York respond? To find out, come by the Center for Architecture and check it out. WP

HOTplanner

Send questions or comments to Joel Dabu | jmd328@nyu.edu



under **CONSTRUCTION**: planning for the masses

~~"Uneven
Sidewalks"~~

The WP's Roving Reporter asks New York City:

"What do you think of the mayor's plan to annex Brooklyn as an amusement park?"

By Jordan Anderson



Georgia family: We wouldn't go all the way to Brooklyn just to visit an amusement park - we're from Georgia.



Leather guy: Brooklyn's already an amusement park. I like to ride their subway, but sometimes it makes me sick.



1st leather woman: Honestly now, what's next?! Close down Fresh Kills and turn it into a park?



2nd Leather woman: You mean I'll have to stand in line all day to go over the Gowanus Canal?



French guy: Vache sainte! Le roller coaster de Brooklyn sera tellement ennui!



Executive guy: I wouldn't go all the way to Brooklyn just to visit an amusement park - I'm from Long Island.



Guy with tan jacket: Ooh! I hope it has a Cyclone!



Guy with hat and sunglasses: I don't listen to anyone whose last name is McCheese.



Guy who wouldn't let us take his picture: I love it! I got some admission tickets right here - CHEAP!

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