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Research Paper (2st Draft)

Waterfront Revitalization

“You must be the change you wish to see in the world.” as stated by Mahatma Gandhi. This quote has a lot of meanings, but the one I relate to more is that we as humans, have to protect the environment and the ecosystem. We most be also able to create or renovate areas such as parks, condominiums, etc. because in the future we are going to need to crate a better world. In order to accomplish that, we have to be the change so we can see a better world. For example making new areas where we can feel in touch with nature can be a great way to begin to protect the environment and also to help renovate places that would have been abandoned otherwise. Another example is a place where we can feel confortable and have a good time as a community and as a family. Making changes now, can help us in the future have a better place to live. An example of our community making a change is the program called the Waterfront Revitalization. What is the waterfront revitalization? The waterfront revitalization is a program formed by the NYC coastal zone as it was originally mapped and adopted in1982. The program, Waterfront Revitalization has a plan called Greenpoint and Williamsburg 197-a Plans. With the creation of a parks, commercial development and residential development can build our lives and at the same time can save the environment.

Creation of parks is one of the things that contribute to the environment. I think the creation of a park is a symbol that means we are still interested in our planet and also represents that we seek a way to help to our planet. The Greenpoint and Williamsburg plan’s is a great example of a very good creation that contributes to the environment. “In 2005, the Bloomberg Administration successfully passed a rezoning plan for the neighborhoods of Williamsburg and Grennpoint.” (nyc.gov) The historic zoning will ultimately result in the creation of over 50 acres of new parkland along the East River waterfront. These actions made by the Bloomberg Administration addressed the community requests that these new parks be responsive to the needs of local residents, environmentally progressive, and designed in a consistent and inviting manner. “The Parks Department created a waterfront master plan that compliments the existing Waterfront Access Plan and serves as a guide for the agency and for future developers along the waterfront”. (nyc.gov) What is the waterfront access plan? The Waterfront Access Plan also know as WAP, can specify the locations of supplemental access areas modifying or reducing public access requirements.

The waterfront also forms part of a commercial development because according to the magazine, The Real Deal, the entire waterfront of Brooklyn is ripe for new residential development, This means that they are making buildings from where later on they can grow their fortune. Also the magazine said that rezoning has helped developers’ progress with waterfront projects, even in the down turned economy. “Building heats up down by the East River” is a article written by Steve Garmhausen In this article, “Rents and the economy in general have come roaring back since the depths of the great Recession,” said Jeffery Levine, Chairman of Douglaston Development (Steve Garmhausen). With this piece of writing we can see that with the help of renovation of buildings, they can charge rent from condominiums and with this take advantage to increase the economy. Also according to the article half a dozen blocks south, CPC Resources Inc. hopes to set a start date soon for its 2,200-unit, $2 billion dollars redevelopment of the huge old Domino Sugar plant on the river. Not only that, also five miles downstream at Brooklyn Bridge Park below Brooklyn Heights, three developers are in the running for the right to build a combination hotel and condo project. Nearby in Dumbo, developers including one of the nation's largest homebuilders, Toll Brothers, have put up three residential buildings with a total of 209 units, all within a stone's throw of the shoreline.

With all these buildings created, we can see that the Waterfront also forms part of a community development. However you may ask the question, how does the waterfront affect the community? Well the waterfront plans can have an effect for good and also for bad in our community.

Lets talk first about the good things that the waterfront plans provide to us. First the creation of parks can give to the community a space of relaxation and provide an opportunity to be in touch with the nature. Other good things that the waterfront plan is making for the community are the renovation and also the new creation of building, with this new renovations new condominiums are created where the people can enjoy from a better life style. Another good thing is that with these renovations many new restaurants are created where we can have dinner with the family and pass a good time with a wonderful view of the river or even we can appreciate an artistic view as stated in the following article posted in New York Times “Another Pass at Revitalizing Abandoned Warehouse Space on the Waterfront.” “Though the Empire Stores look like one building, they are actually discrete structures, 45 to 75 feet wide, separated by solid walls of irregularly coursed schist. These walls are so beautiful — the stone is surprisingly colorful and the quartz deposits sparkle — that Mr. Valgora plans to reveal large expanses of them.” (DAVID W. DUNLAP).

Now lets talk about the bad things that the waterfront plans brings, like every other place when there is a renovation, there is also an incrementing in payments such as rent. Another big problem that waterfront have is gentrification. Brooklyn survived centuries as a middle class, Brooklyn is known for being a traditionally ethnic working class and predominantly Polish neighborhood along the East River . Over the past decade Greenpoint has been attracting a new crowd of residents and businesses, causing real estate prices in the area to dramatically increase, drawing the attention of big city developers.

In conclusion in my opinion I think that the waterfront revitalization it’s an important progress to the community on Brooklyn, because new areas are created and new recreational places where we can go visit. For some people these plans are bad and for some are good. They think is not a good idea to continue with these plans because they think they are being force to move from where they life and they feel they are kick out from their place, but for the other point of view the plans that making along the waterfront some people sees these plans as good thing because most of the proprietaries are renovating to make a distinguee place where to live and to make a perfect place where can business grow more.

Works Cited

* “Greenpoint and Williamsburg Waterfront Development-Goals and Constraints.” nyc.gov. Web. May 8, 2014
* *Crain's New York Business:* “Building heats up down by the East River.” BY STEVE GARMHAUSEN March 12, 2012 Print
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