Learning Places Spring 2017

SITE REPORT #3

credits to Google map images.

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03.21.2017

INTRODUCTION

On March 13 we visited the Brooklyn Public Library at Grand Army Plaza in Brooklyn. We were researching for archived data that the librarians could offer to help us for the topics that we are researching as a group. The topic of my group is the development and preservation of Vinegar Hill.

OBJECTIVES

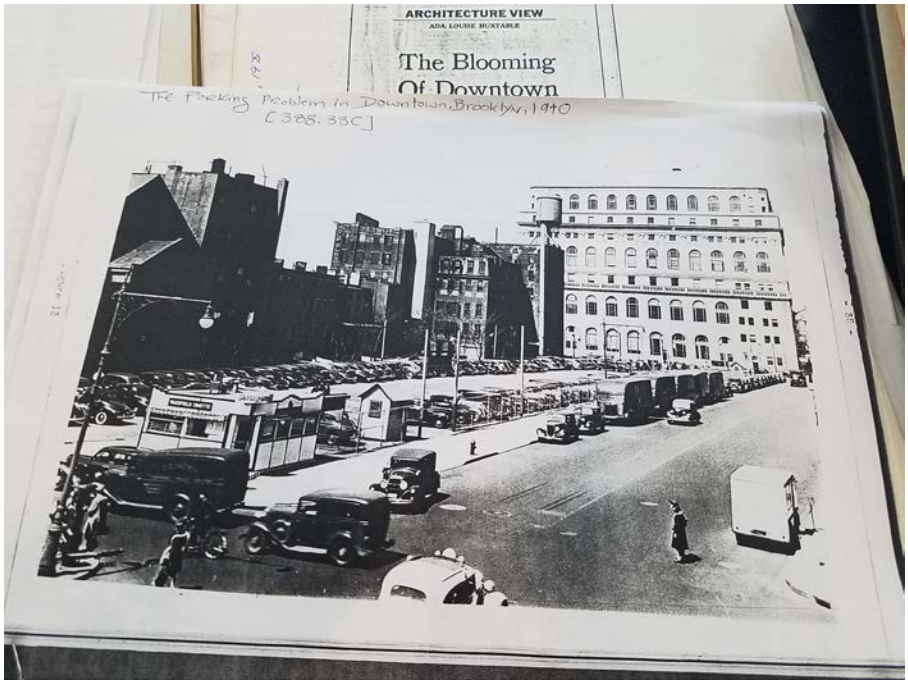
On March 8 my group and I were going to research the development and preservation on Vinegar Hill. We were supposed to find related archives from

the library such as article or even maps. I wanted to find the more information on why Vinegar Hill is a more isolated neighborhood when compared to its surrounding neighborhoods. We want to find possibly how the surrounding neighborhoods affect the development of Vinegar Hill. We want to find maps & article of previous development of Vinegar Hill. I personally was interested in finding how other neighborhoods around Vinegar Hill were developed

PRE-VISIT REFLECTION

I wasn't really sure what to expect as to what I would find and see in the Library. I was expecting to see article encased because maybe they were fragile or delicate and could not be touch. I also didn't expect to see many articles from the 20th century since those were time were technology wasn't that so advanced so people could save documents as easy as today in the modern world. I thought that we would be going through a small exhibition from a museum. When I was doing my blog post and trying to find online archives there wasn't many that I could find for Vinegar Hill.

SITE DOCUMENTATION:



Downtown cars and Parking lot in 1940 Smith St and Livingston St

This picture is very shocking to me to see that this parking lot still exists even after 80 years. Also to think that in 1940 they also need parking lots for cars make me realize that downtown Brooklyn has always been very active by cars and people.

Downtown Brooklyn

$800M development plan for Brooklyn

9-1 July 27, 1985

By SIMON ANEKWE
Amsterdam News Staff

With the City Hall announcement, Thursday, of a $65 million office tower development for downtown Brooklyn, the total of proposals announced for that area within the last 12 months has topped $800 million.

The latest is a partnership between two city based developers, Starett Housing Corp. and Cohen Brothers Realty Corp. The partnership will erect a 435,000 square foot office building on the site bordered by Smith, Livingston and Schermerhorn Sts. and Boerum Place.

Making the announcement with Brooklyn Borough President Howard Goldin, Mayor Edward Koch said it was the "result of the city's aggressive economic development efforts" leading to "a new economic resurgence."

The new project is expected to create or retain a total of 1,700 jobs, the Mayor said. And there are a total of 1,400 jobs to be created or retained by the construction of a Morgan Stanley & Co. data center diagonally across the Borough Municipal Building.

Announced earlier, that the project to be sited also on city- owned land at the corner of Pierrpont and Court Sts., would cost $100 million. It would provide 600,000 square feet of space of which Morgan Stanley would initially occupy 220,000 square feet and rent the rest to commercial tenants.

Forest City Pierrepont Associates, a joint venture of Forest City Enterprises and the Ratner-Kessler Company, will develop the Morgan Stanley site. Forest City has been involved in revitalizing downtown commercial areas in Baltimore, Boston, Cleveland, Detroit, Los Angeles and Pittsburg.

Construction of the Morgan Stanley building is to start by the end of this year while work on the office tower complex by the Starrett/Cohen team will begin next year.

Both proposals are expected to go through the uniform land use review process which includes community board and City Planning Commission hearings and the Board of Estimate.

The benefits of the "new economic resurgence" do however create some social problems that demand attention. With the developments which include the proposed Metrotech commercial and high- technology office park as well as the Long Island Railroad Terminal project, go increased pressure on housing in downtown Brooklyn and its periphery.

"The working class and the poor come under the greatest pressure, as rent edge up to the Manhattan level and the stock of good housing for those groups diminishes.

Development in Downtown Brooklyn in 1985

Its interesting to hear that in one year the plan to invest approximately 800 million in developing new structures in the downtown area. Based on the last paragraph states the effects that the new development would have on Downtown Brooklyn. Basically it would gentrify downtown Brooklyn and make people with lower income move out because rent would sky rocket similar to the prices in Manhattan. Maybe that is why from the displacement of residents from Downtown Brooklyn caused the developer and planners to make the Farragut housing next to Downtown Brooklyn in Vinegar Hill to move all the resident there and still make them feel at home because they are neighbors of the rapidly developing Downtown Brooklyn at that time.

Downtown Brooklyn

Growth in Downtown Brooklyn Is Still Looking Up, Planners Say

By THOMAS J. LUECK

Just south of the Atlantic Avenue railway station, where city-owned urban renewal property sat vacant for 30 years, a new complex of oversized suburban-style stores is to open next week.

Six blocks away, on Adams Street, workers just broke ground for Brooklyn's first new hotel in 50 years.

Across from the hotel site, which is still just a hole in the ground, the huge Metrotech office complex, begun in 1986, covers 10 blocks of long-blighted property. That project continues to grow, with an eight-story headquarters for the Fire Department expected to be completed next summer.

So goes the rebuilding of downtown Brooklyn, which over the last 10 years has quietly transformed the aged urban core of New York City's most populous borough into what experts have begun calling a model for big-city downtowns across the nation. And the resurgence — which has transcended the sluggish economy that has derailed development in most cities — appears for now at least to be continuing in high gear.

"Few downtowns in America can claim this amount of investment and job creation," said the Regional Plan Association in a report to be released today, which calls Brooklyn's revitalization over the last decade "a sign of optimism for the entire country, a direction marker for the future."

Nonetheless, the report cautions that continued improvements could become more difficult for Brooklyn's commercial core, from the Brooklyn Bridge to the Brooklyn Academy of Music and from Brooklyn Heights to Park Slope. Among the obstacles, the report says, is the legacy of incoherent development patterns and failed renewal programs that left large swaths of rundown buildings and vacant lots adjacent to newly revitalized commercial strips and elegant 19th-century residential blocks. Moreover, the planning group says, the area is hindered by its lingering image as an "old inner city" and by a city government "that has not demonstrated that it recognizes the economic importance and potential of downtown Brooklyn."

"Brooklyn has come along much further in reality than in perception," said H.

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Monica Almeida/The New York Times

Bruce C. Ratner, whose Atlantic Center in downtown Brooklyn has large suburban-style stores, calls Brooklyn "probably the most under-retailed place in the country."

NYT
WEDNESDAY OCTOBER 30, 1996

Developing expanding south of Downtown Brooklyn to Atlantic avenue in 1996.

Downtown Brooklyn

DOWNTOWN BROOKLYN

BROOKLYN

Downtown Brooklyn renaissance underway

March 26, 1989 p. 1. Business

By ROXANNE TAMARKIN

IN THE NEXT five years, Downtown Brooklyn will see more construction than it has in the last 50.

When the dust settles, about $4 billion in investments, most of it private money, will have been spent, 30,000 employes and at least 1,000 families will move into the neighborhood, and six huge developments will form a new skyline.

MetroTech, the mammoth $1 billion office and research complex (at 4.7 million square feet, larger than two Empire State Buildings), is now under construction and is considered the linchpin to Brooklyn's renaissance. Already more than half leased by prestigious tenants, MetroTech is the success story inspiring many other projects

Developing expanding south of Downtown Brooklyn to Atlantic avenue in 1996.

Downtown Brooklyn

B'klyn needs boom: report

June 22, 1983

By KATHARINE LAKE and OWEN MORITZ

Downtown Brooklyn deserves more promotion and attention from City Hall and the private sector because the area has the qualities to become part of Manhattan's office boom, the Regional Plan Association said yesterday.

Although City Hall has helped downtown Brooklyn rebound in the last decade, there is more the Koch administration, state agencies and private enterprise can do to restore the area to its rightful role, the association said in a 39-page report.

"Downtown Brooklyn should be seen as the third node of the Manhattan central business district—closer to lower Manhattan than midtown is—yet it retains a small-city ambience," the civic group said. "It has all of the qualities that attract people and jobs to cities, but these qualities tend to be overlooked by many businesses and individuals."

THE REPORT added: "The assets are currently undervalued because Brooklyn has an image of decline," which the association attributed partly to poor subway conditions and the state of "entryways" into downtown Brooklyn.

To correct this, the association recommended:

- Improving the entryways, including further renovation of subway stations, development of 18 acres around the Long Island Rail Road terminal at Flatbush and Atlantic Aves. and construction of the MetroTech high-tech center near the campus of New York Polytechnic Institute in Brooklyn.
- Addition of 5,000 housing units, beginning in a vacant 20-block area between the Fulton Mall and Atlantic Ave.
- Improving the retail mix in downtown and the appearance of stores and seeking out of another department store comparable to Abraham & Straus, a central component of downtown Brooklyn.

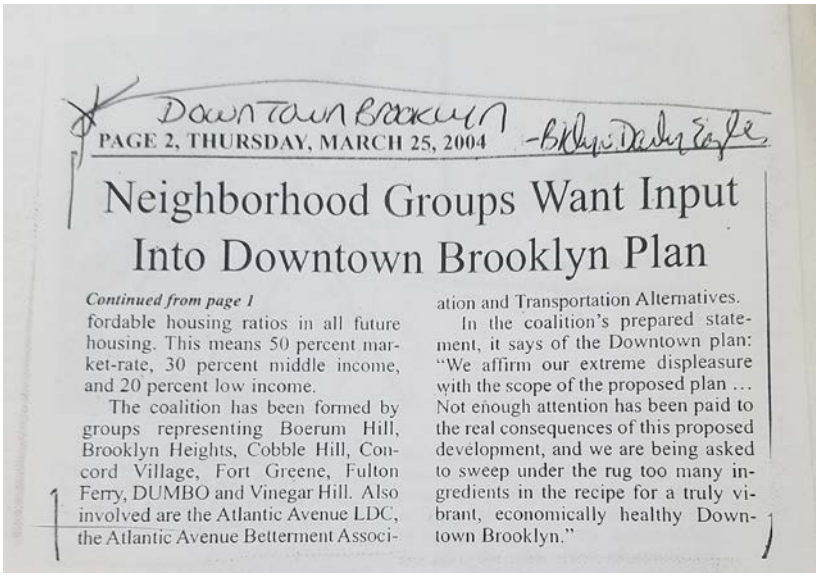
At a City Hall press conference, Mayor Koch insisted downtown Brooklyn had been a priority of his administration and noted that the finance and fire departments had moved offices into Brooklyn.

"Its time has come," the mayor said. "I have no problem if it became number one."

The report, prepared under direction of association president John Keith, said downtown Brooklyn had assets worth exploiting.

Daily News, Wednesday, June

The Daily news promoting that Downtown Brooklyn needs to be more recognized and has the potential to be similar to Manhattan. States that Brooklyn is looked as decline due to the poor subway conditions and state entries its referring to main highway and interstates and a connection to the long island rail road. This makes me also realize that development and the popularity of a neighborhood is always by word of mouth or mainly by media. If the media publishes an article stating what it's lacking and proposal then people can start developing. I have already started to see article on development in Vinegar Hill it's only a matter of time before developers move into Vinegar and try to bring new ideas.



Downtown Brooklyn

PAGE 2, THURSDAY, MARCH 25, 2004 - Bklyn Daily Eagle

Neighborhood Groups Want Input Into Downtown Brooklyn Plan

Continued from page 1

fordable housing ratios in all future housing. This means 50 percent market-rate, 30 percent middle income, and 20 percent low income.

The coalition has been formed by groups representing Boerum Hill, Brooklyn Heights, Cobble Hill, Concord Village, Fort Greene, Fulton Ferry, DUMBO and Vinegar Hill. Also involved are the Atlantic Avenue LDC, the Atlantic Avenue Betterment Association and Transportation Alternatives.

In the coalition's prepared statement, it says of the Downtown plan: "We affirm our extreme displeasure with the scope of the proposed plan … Not enough attention has been paid to the real consequences of this proposed development, and we are being asked to sweep under the rug too many ingredients in the recipe for a truly vibrant, economically healthy Downtown Brooklyn."

Resistance from communities of different downtown Neighborhood trying to propose the percentage of how housing should be split up in March 2004.

SITE OBSERVATIONS:

1. 1 small folder that doesn't really have much information on the preservation and development of Brooklyn topic.
2. Organized psychical collection of articles and zoning books.
3. I really found interesting information on the Development of downtown Brooklyn from the early 20 century to the early 21 century.
4. There was bit and pieces of different information that can be explored and helped for my topic. Maybe talking to the other groups and seeing and talking about their findings for their topics can help my group learn more things.
5. The zoning books was a interesting finding. The librarian said that architects used that book to find the zoning instead of using the computers and internet as we do now.

QUANTITATIVE DATA: under "subject" list the topic; Under "data" describe your findings and the quantity found

Subject	Data
Downtown Brooklyn articles on development	I found about 10 articles only on the development of Downtown Brooklyn
Zoning Book	A collection of different zoning books for different years
21 century articles on the development Brooklyn	I found about 4 articles.

QUESTIONS AND HYPOTHESIS

QUESTIONS:

1. How does development around a neighborhood affect other neighborhoods?
2. How does Gentrification around a neighborhood affect other neighborhoods?
3. Does the demographics of the resident affect the development?

HYPOTHESIS:

1. Development displaces people fromt their hom. The people that are displaces have to be placed in a new environment.
2. It adds to the development but has a negative affect to current residents forcing them to be displaced.

3. The demographics do affect the development. Developers can sometimes use their money to surpass the community authority. If the communit is a working class they might not have the time to resist and fight back on the development.

SUMMARY / POST VISIT REFLECTION / NEXT STEPS?

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PRELIMINARY REFERENCES FOR PRIMARY SOURCES:

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