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Outline

Research question:

How has urban renewal set the stage for gentrification and contemporary redevelopment in the Gowanus, with the use of zoning and private developers?

I. Introduction

Urban renewal was a government redevelopment program which used in the 1940's 50's and 60's. Urban renewal meant the rehabilitation of city areas by renovating or replacing outdated and rundown buildings with new housing, public buildings, parks, roadways, industrial areas, etc. While the intentions were good, the results were not as positive. This resulted in the displacement of neighborhoods, residents and drove a wedge between communities. Urban renewal involves the demolition of existing structures, relocation or destruction of existing business, the relocation of people and the beginning of long term decay in some cases. Fast forwards to 2017 a similar change has been happening to NYC, this time it has coined the term gentrification. Critics believed that the effects of gentrification are similar to those of urban renewals as a result of using tools like rezoning and private/ public partnership.

II. Urban renewal

- A) General definition
- B) City Planner's view on
- C) Developer's view on
- D) Community (Resident's view)

III. Gentrification

- A) City Planner's view
- B) Developer's view
- C) Community (Resident's view)
- D) Business (Industrial worker's view)

IV. Parallels between urban renewal and gentrification

- A) High rent
- B) Lost community (W 99st)
- C) Lost of small businesses

V. Urban renewal stage setting for gentrification

- A) Neighborhoods become more desirable neighborhood
 - 1. Attractive housing
 - 2. Street character
 - 3. Marketing of existing neighborhoods
 - 4. Waterfront location

VI. Tools of Gentrification

- A) Zoning
- B) Eminent domain
- C) Private and public partnerships

VII. Perspectives on gentrification

- A) City planner's opinion
- B) Developer's opinion
- C) Resident's opinion
- D) Industry worker
- E) Narrator's view

VIII. Conclusion

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Annotated Bibliography

Urban Renewal

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**186 3rd Street. [photograph] (1983-1988). Brooklyn 1980's tax photos. New York
New York City Archives, New York.
Retrieved from <http://nycma.lunaimaging.com/luna/servlet>**

This image is the location of the new Whole Foods in the Gowanus, located in Brooklyn. The photo was chosen because it shows us the type of business that use to occupy the location along with its use. This was the site of an industrial garage and wreckage, which would constantly deposit oil and other chemicals into the soil. With the aid of the digital tax map of 1980's images a comparison was made to Whole Foods to show the contrast in use of the two businesses and how they both impacted the environment and the people within the community.

**365 Bond Street. [photograph] (1983-1988). Brooklyn 1980's tax photos. New York
City Municipal Archives, New York.
Retrieved from <http://nycma.lunaimaging.com/luna/servlet>**

The image of 365 Bond Street in the digital tax map of 1980's shows how derelict the area was. One can also see that the windows of the building were boarded up which gives us an idea of the type of community within the Gowanus. This is how an area is scheduled for redevelopment because it would be regarded as a slum. These areas usually attract drug activity which would add to the demise of the community. The new development of the luxury apartments has brought a modern spin to the community. It also provided the opportunity for a push for the clean up for the Gowanus canal.

Albrecht, A.L. (2017, February 21) Gowanus rezoning must maintain 'job intensive' industries, advocates say. Park Slope, Windsor Terrace, & Gowanus. Retrieved from

<https://www.dnainfo.com/new-york/20170221/gowanus/gowanus-rezoning-must-maintain-job-intensive-industries-advocates-say>

For this source we were able to collect information from people who are advocates of industries and are actually arguing against rezoning in the Gowanus. In this article, It discussed about the problems that manufactures are facing now. It also states from the advocates the distraction that industries are already facing, and how rezoning will start to co-exist with the existing zoning code, and what negative effects it would have. The main idea that we got from this source was an argument and primary source from the voices of those who are currently working in the Gowanus neighborhood.

Dave R. (2011, May 17). How Gentrification Works. Retrieved from [Http://money.howstuffworks.com/gentrification.htm](http://money.howstuffworks.com/gentrification.htm)

This source gave us about understanding about gentrification. Not only they went into deep details about the definition of the world, but also they gave us a background info about the world gentry (ruling class). As neighborhoods in NY are becoming more desirable the value pieces of real estate increases. In consequences, low-income residents might be displaced by the arrival of the gentry's. Nowadays, they mostly use the word gentrification to emphasis the arrival of a wealthy category class of people into a lower-income urban neighborhood, this eventually displace the original residents.

Daniz G. (2016, Jan 26). Pros and Cons of Gentrification, Odyssey, Retrieved from <https://www.theodysseyonline.com/pros-and-cons-of-gentrification>

This Sources provides enough pro and con about gentrification in a neighborhood. The cons are culture degeneration, where residents who has created a culture in the neighborhood are moving out, and those that are moving in are bringing their culture values creating a huge change in the neighborhood. And also extinction of small business, expensive housing being replaced with corporate brands such as whole foods, starbucks. This is a good source when talking the cons of gentrification in the discussion.

Employment change 2010 - 2015 by Borough and Industry Macro-Sector(July 2016) [graph illustration the source: nysdol qcew 2010 & 2015] employment patterns in New York City, trends in a growing economy. Retrieved from <http://www1.nyc.gov/assets/planning/download/pdf/data-maps/nyc-economy/employment-patterns-nyc.pdf>

The graph representing employment change 2010-2015 shows the percentage of different kinds of jobs in each borough. In this case my main focus was on percentage of Brooklyn and on the jobs of industries. The main idea of this source was to analyze that Brooklyn, once known for manufacture, industry jobs have now gotten low. At 20% it is third on the percentage, behind Queens, and Manhattan. From then on we were able to make an argument of the reasoning on why Brooklyn industrial jobs have gotten to this low percentage, and in this case was redevelopment, rezoning and gentrification.

Hagstrom company. (1938). Brooklyn's 1938 redline map [map]. Entry 39 (folder 39), National archives and records administration. Retrieved from <https://planyourcity.net/2014/04/28/brooklyns-1938-redline-map/>

This source is a redline map of Brooklyn in 1938. Redlining involves the denial or limiting of financial services to certain neighborhoods. The selection of these neighborhoods is sometimes based on race or ethnic composition of the neighborhood. This map relates to the topic of urban renewal and gentrification because it is showing the neighborhoods in Brooklyn that are being redlined right before urban renewal hits its peak in the 40's. It is interesting to see how some of the neighborhoods that are redlined on the map are now some of the most expensive to live in or are some of the ones being gentrified today. This source was used to formulate a question of who urban renewal targets and the location of these targets.

Jim Epstein, Reasontv. (2011). The Tragedy of Urban Renewal: The destruction and survival of a New York City neighborhood. (Motion Picture) Available from YouTube, Retrieved from <https://m.youtube.com/watch?v=mWGwsA1V2r4&feature=youtu.be>

This podcast video provides good information when talking about a lost neighborhood because of eminent domain, West 99 street in the 1950's-1960's the federal government forced 300,000 families from their homes. Home owner Philip A. Payton jr. began to buy homes on West 99st and on 98st with the intention to end residential segregation in New York City. Then rented these buildings and apartment to musician and writers that were African American. People felt safe in their community because the people knew each other and were familiar with one another. Which eventually was destroyed because it was considered to be a dying section of New York. This information is used when speaking of the lost community because of places considered a slump.

NYU Furman Center. (2015). Classification of New York City's sub-borough areas [map and data table]. Retrieved from

<https://ny.curbed.com/2016/5/9/11641588/nyc-top-15-gentrifying-neighborhoods-williamsburg-harlem-bushwick>

This source is a diagrammatic map of New York City showing what parts of the city are experiencing gentrification which parts are not and which parts have an overall higher income. This source can be compared to a redline map of 1938 Brooklyn and the connection between neighborhoods that have been redlined and the ones that are experiencing gentrification or already did. The second part of this source is a data table showing the percent change in average rent in neighborhoods across New York. These figures reflect the change in demographic which is one of the biggest challenges of gentrification, the displacement of people. The data reflects the displacement of people because as the rents are going up the residents that are there have no choice but to leave. This was a helpful source when studying gentrification because it puts numbers to the rate of change of gentrification.

United States Government Accountability (2006, Nov). Eminent Domain,GAO, Retrieved from. <http://www.gao.gov/new.items/d0728.pdf>

This information defines what is Eminent Domain. How is it used in neighborhoods. Eminent Domain is the right of a government or its agent to expropriate private property for public use, with payment of compensation. The government, often acting in concert with a private development corporation or other private interests, condemned homes or small businesses so they could be transferred to another party for its purely private benefit. This information is used when speaking of tools that can forced people to move out properties by the government.

Unknow (2012, February 26). Urban Renewal...God or Bad? [web log] retrieve from <http://blogs.lt.vt.edu/dpatch91/2012/02/26/urban-renewal-good-or-bad>

This blog helps us prove that sometimes urban renewal is good thing. Despite all the consequences, Urban Renewal should be done after long thoughts and processes. This include, giving the community the opportunity to invoice their opinion combine with the vision of developers working toward a common goal. This was helpful because it is hard to find good comment on Urban Renewal this is because of the overuse of the Eminent Domain. This tool gave the developers the power to take the land by force from the community as long as their project is beneficial for the community.