PORTFOLIO | KUNAL MOKASDAR M.S.AUD 2020

Forward :

The portfolio is a compilation of responses at various scales. This work takes my previous understanding of architecture and scales it up through cities, regions, infrastructure and ecosystems. The study spans from understanding a city and its morphology to contesting for social justice and climate resiliency. In an attempt to understand the city not as a static entity but as a dynamic combination of systems, the work captured in this book is part of a collective response to the anthropocene crisis.

The course is divided into three semesters studying three different buckets of scale. It starts with a smaller Urban Districts in New York to global scale Rifts of Middle east and Africa.
Each scale is a geographic understanding of multiple systems revolving around a city.

Structure of the book follows the same understanding and collects projects into three scales; Rift, Region and Urban District.

	Rift	Region	Urban District
Zoom Scale			
	Social Solar 01 – Trash City 02 –	These Routes are Not Made For Walking 01 – Managed Retreat for Suburbia 02 –	Re-Development Climate District 01 – Reading NY urbanism 02 – Unreal 03 – Inwwod Dodges Rezoning 04 –

RIFT

III x

The drawing of Nile and its Damming was a trigger to understand the global scale rift. The tectonic understanding of the rift was translated to converging forces that caused unequal distribution of resources. The Rift scale response began with the system of energy and its global ripples. Though Israel, our “site” looked disconnected from the rift, finding connection of Tel-Aviv’s eroding coast to Nile steered the studio.

Tel-Aviv

the rift valley is a space of invention
(diverging difference)

Formal	Informal
Resident	Immigrant
Settler	Nomad
Urban	Rural
Human	Nature
Land	Water
Plan	Section
Space	Time
Dominant	Marginalized
Colonizer	Colonized

The Great Rift Valley as a series of diverging tectonic forces
- Dilip Da Cunha

01. SOCIAL SOLAR

A new energy landscape for the city of Bat Yam

Bat-Yam, Israel.

Columbia University Urban Design Studio, Spring. Jan 2020 - Apr 2020.

Team Members : Hugo Bovea, Nina Ndichu, Sharvari Raje.

Team Members : Yile Xu, Jaime Palacios, Kunal Mokasdar, Lino Caceres.

We propose the creation of a decentralized renewable energy landscape in the city of Bat Yam, south of Tel Aviv through the introduction of Social Solar Corridors

The recent discovery of the Leviathan Gas Field off the coast of Israel, enough to supply the country for over 40 years, has deepened the dependency on fossil fuels, shifting focus from renewable energy. However, the social, ecological and public health impacts of this system are huge and unaccounted for. The impacts of offshore drilling are felt on the coastal threshold, which is already damaged by the continual damming of the Nile for hydro-electric power and water reservoirs.

The toxic cycle of energy production and consumption in Bat Yam is threatening the stability of the coastal threshold.

The coastline has receded by about 50 to 100 feet in the past 30 years, as a result of abundant infrastructural development as well as a lack of sediment due to Nile dam projects.

We propose a new system for renewable energy generation, storage and distribution, as well as coastal infrastructure to support coastal regeneration.

"We build glass buildings because of the GREAT VIEW. "

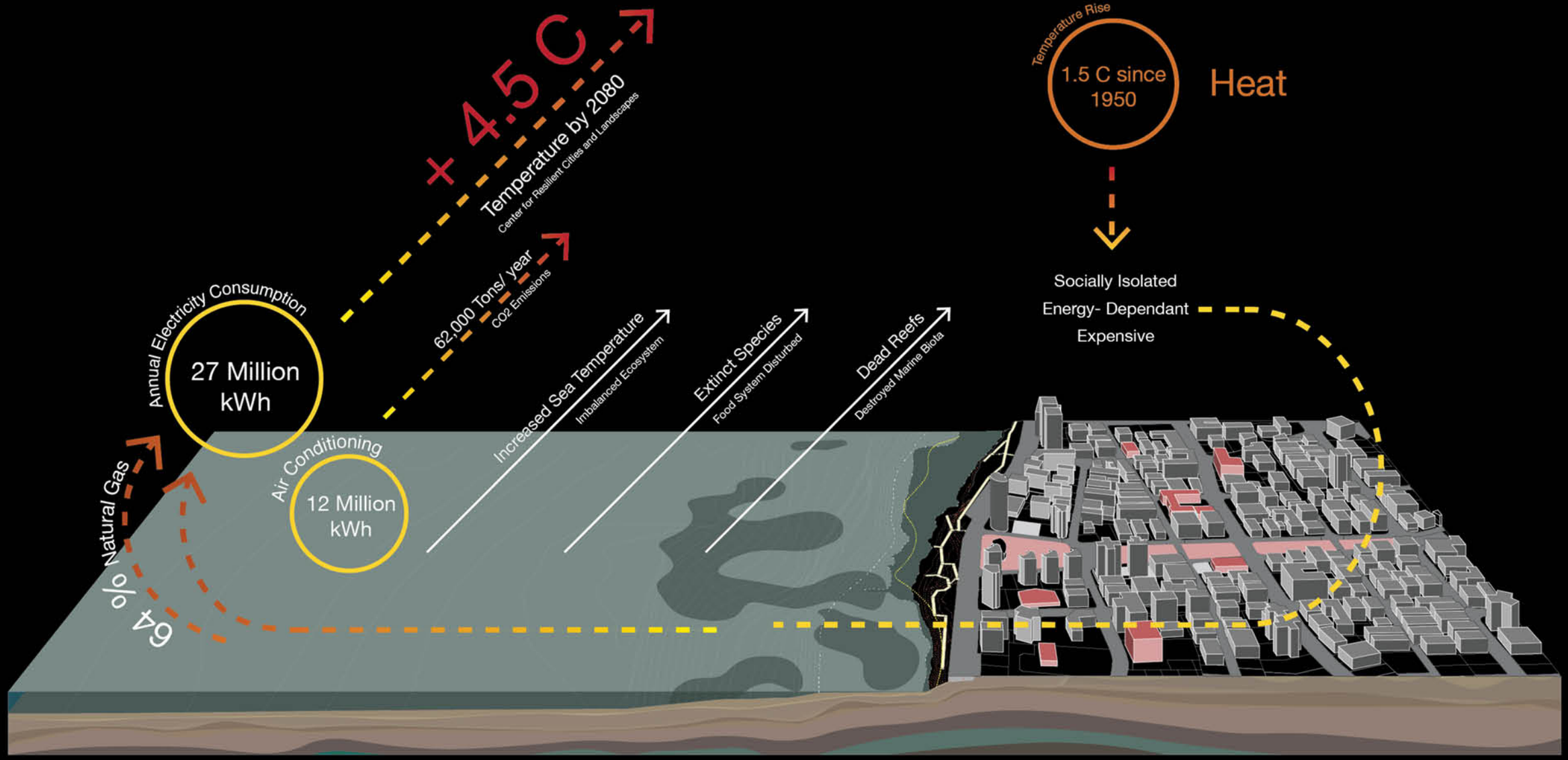
EILAN
Real Estate Developer

"Bat Yam is very DENSE, COMPACT with NO EMPTY spaces."

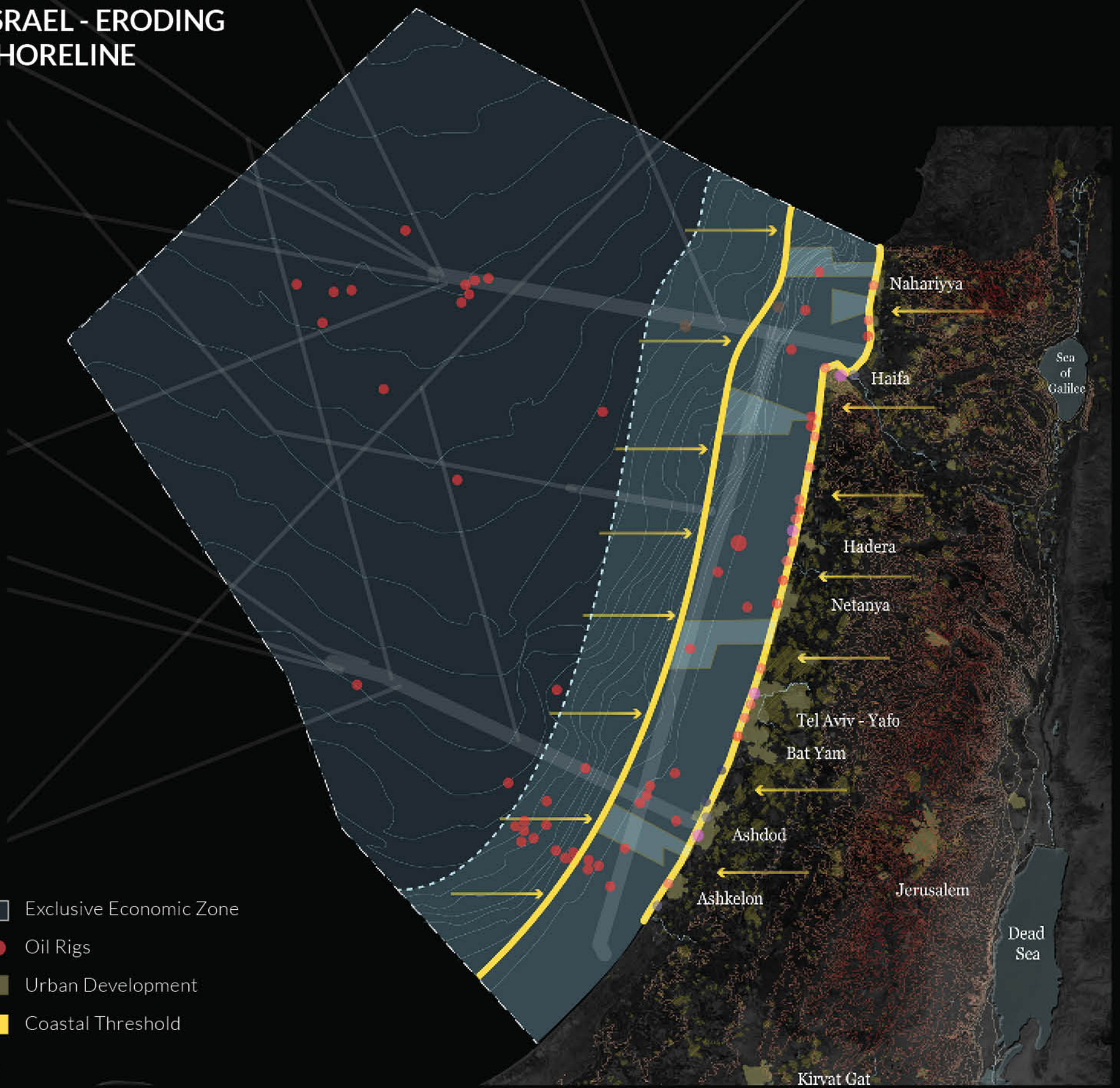
SHIRA
Environmental Department
Bat Yam Municipality

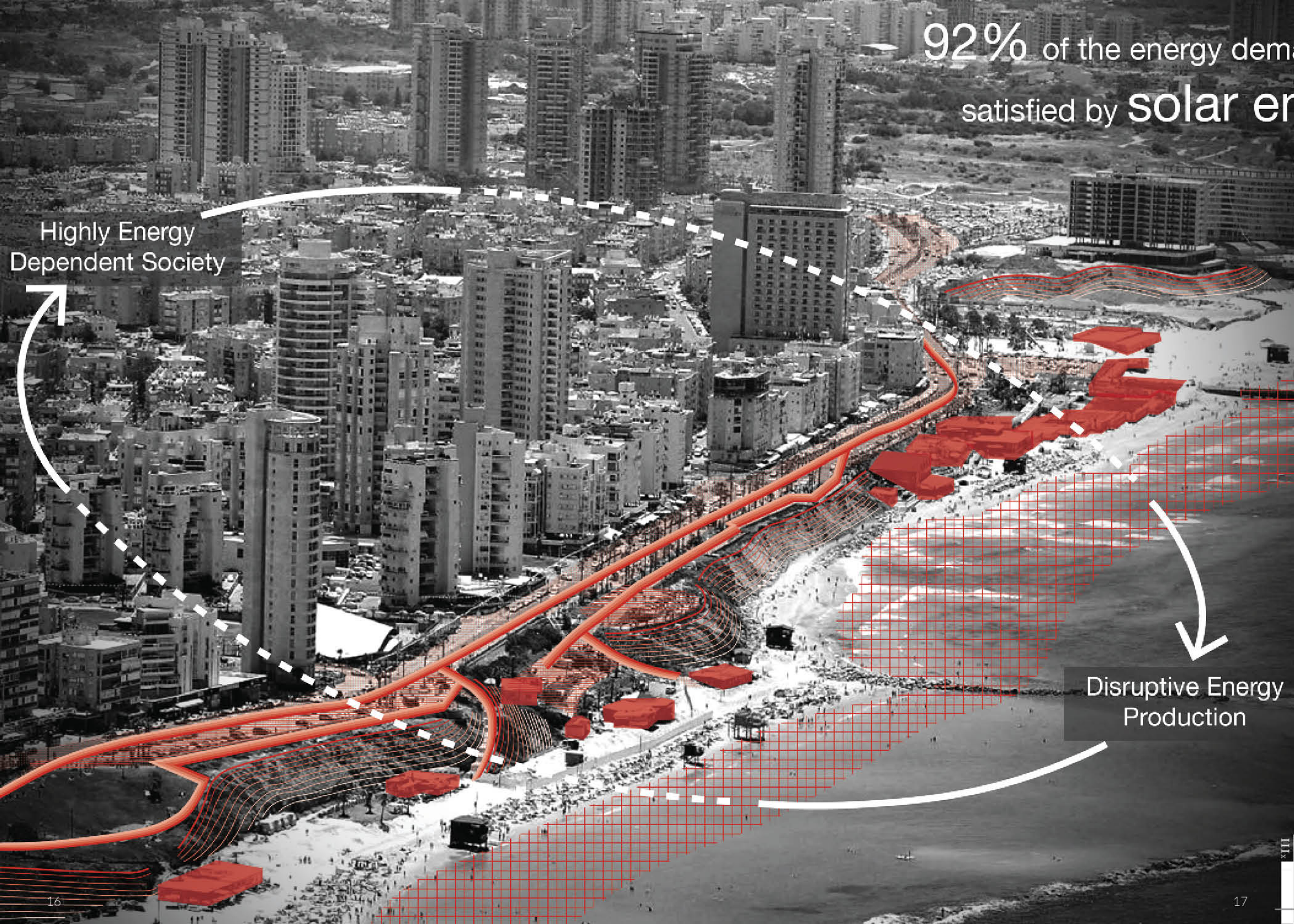
"NATURAL GAS is NOT IDEAL for resilient cities"

OMRI CAMRON
Sr. Deputy Director
Resilience and Equity



ISRAEL - ERODING SHORELINE

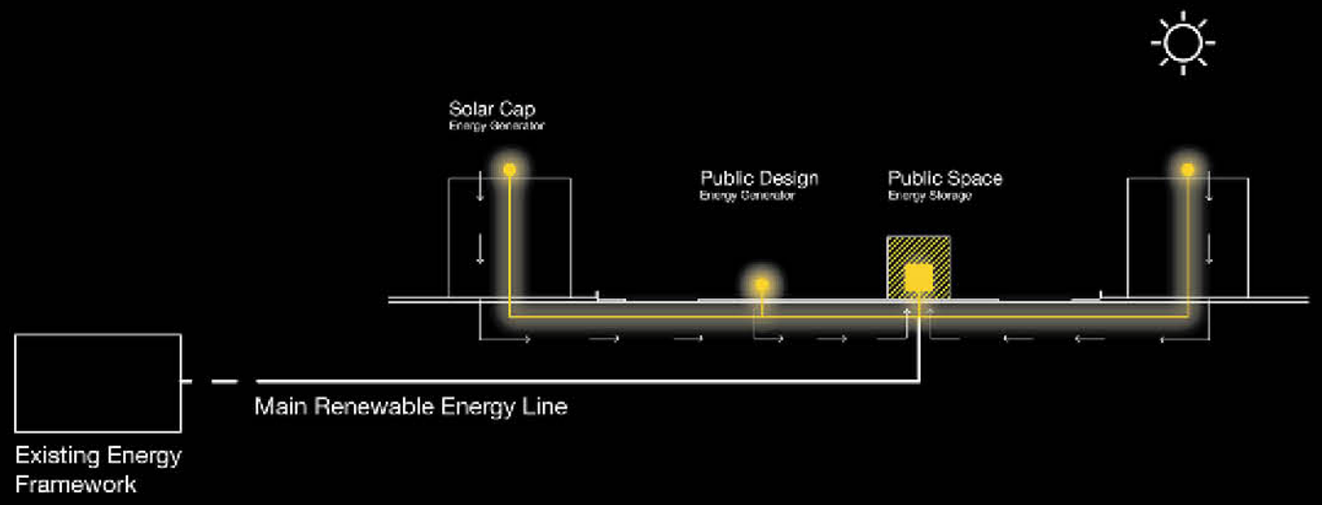



92% of the energy dema
satisfied by solar en
Highly Energy
Dependent Society
Disruptive Energy
Production

"People may not like the high rise, high density buildings, but it is necessary to make room for multi use buildings for public amenities."

Speaking about the city's ambitious urban renewal plan.

SHUKI FATAÉL
Architect and Planner
Bat Yam Municipality



Shifting from Natural Gas to Solar Energy

Photovoltaic Energy
25 Million kWh/ year

of total demand
92.45%

Restored Marine Ecosystem ------ Less Blockage to Natural Sedimentation ------ Released Pressure from Shoreline ------ Self-Sustaining Society ------ Reduced Heat

Energy as Catalyst

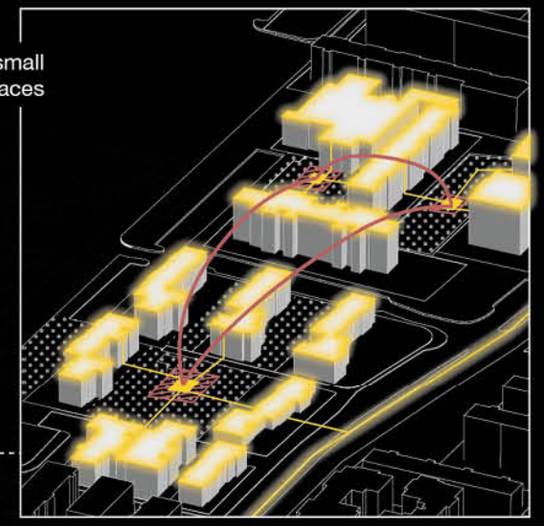
Open Space Network

Community Strengthening

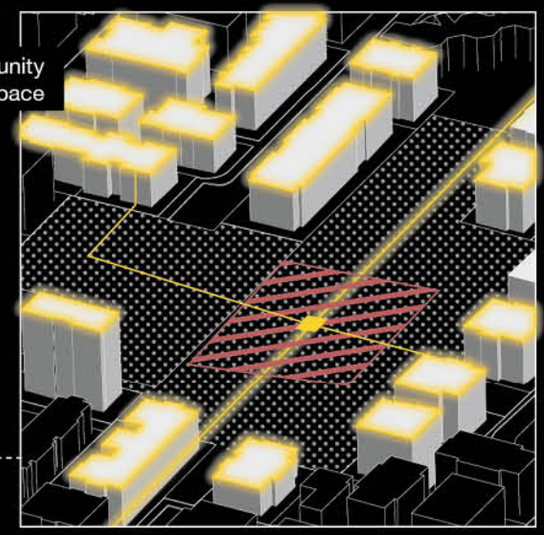
Transit Oriented Development

Boulevard Activation

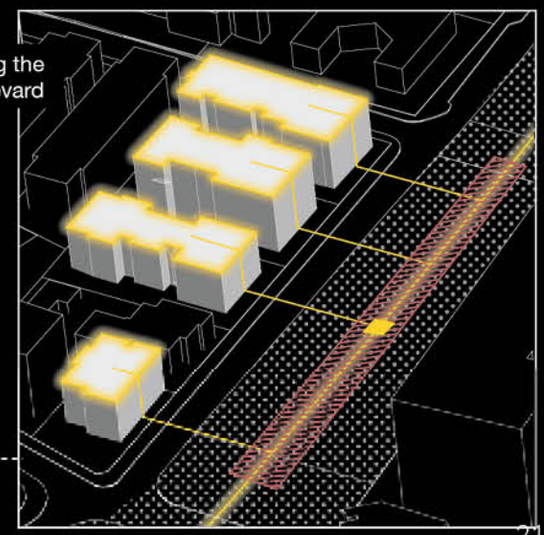
Coastal Regeneration



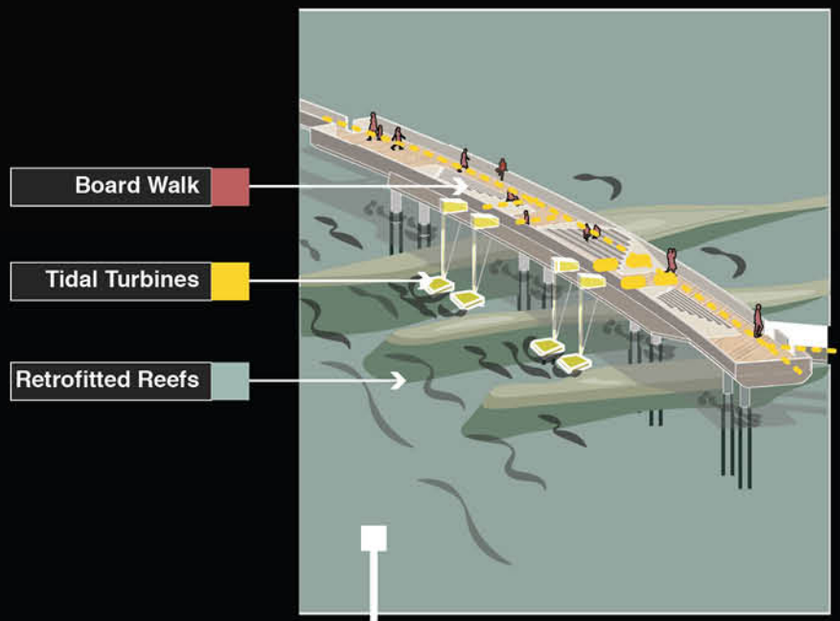
Network of small open spaces

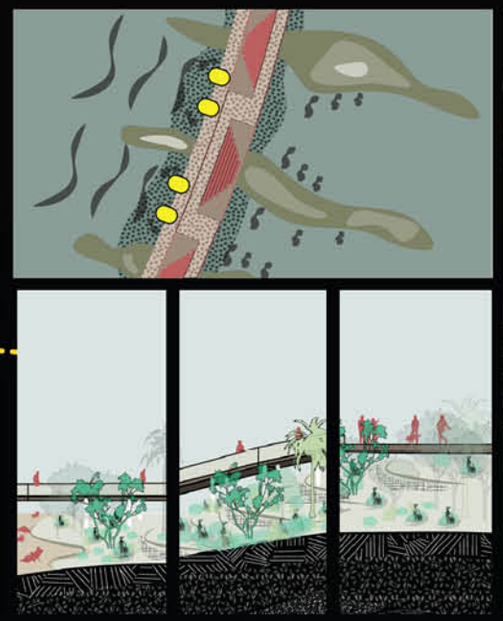


Large community space



Activating the boulevard



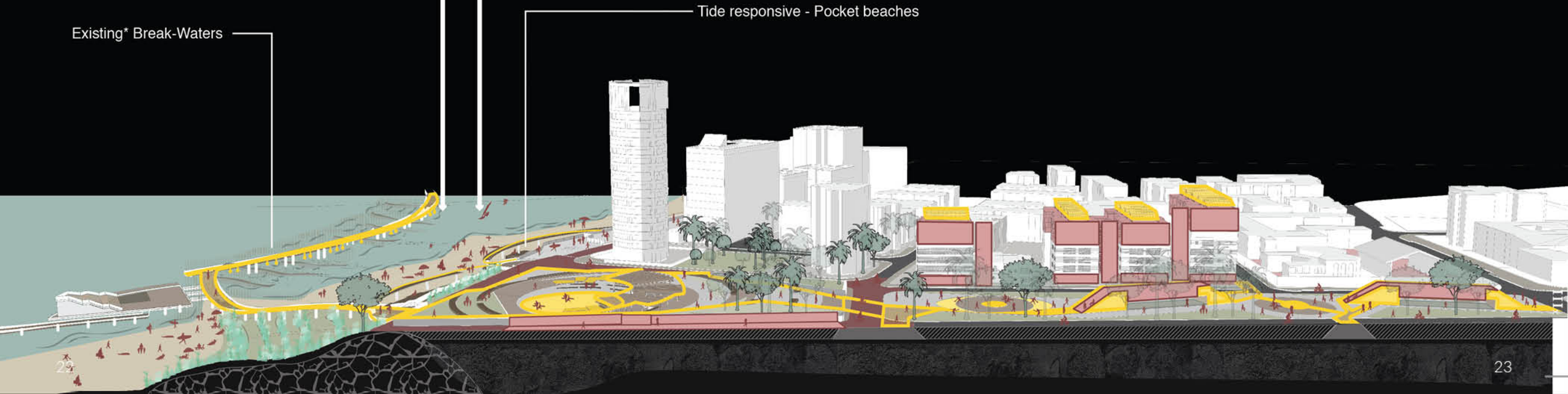


Energy Generation

Retrofitting Nature Based Infrastructure

Coastal Regeneration

Reducing-the impacts of existing urban development



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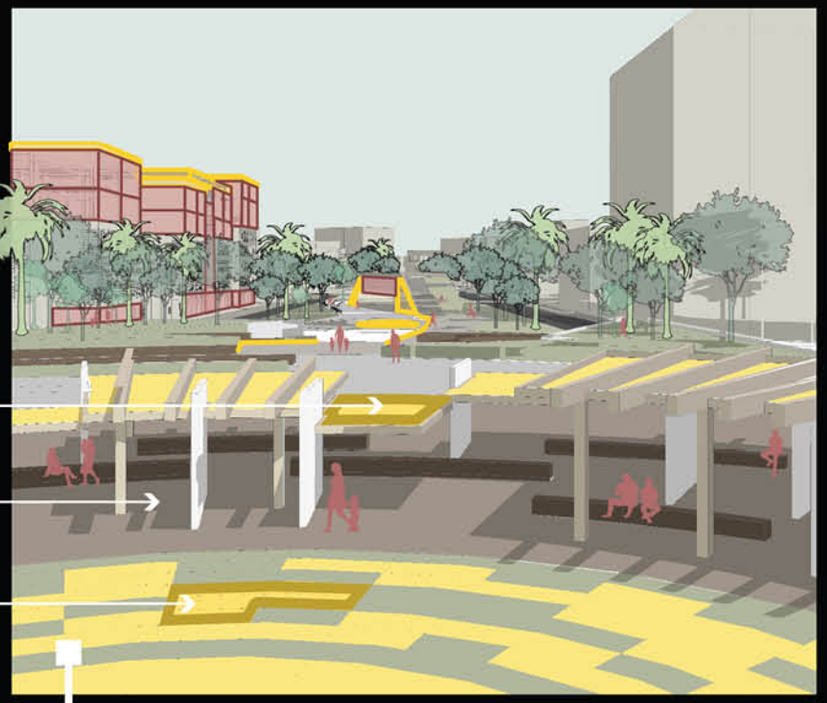


Solar Panels

Shaded Seating

Solar Pavement

Tree Canopy

Speed Table

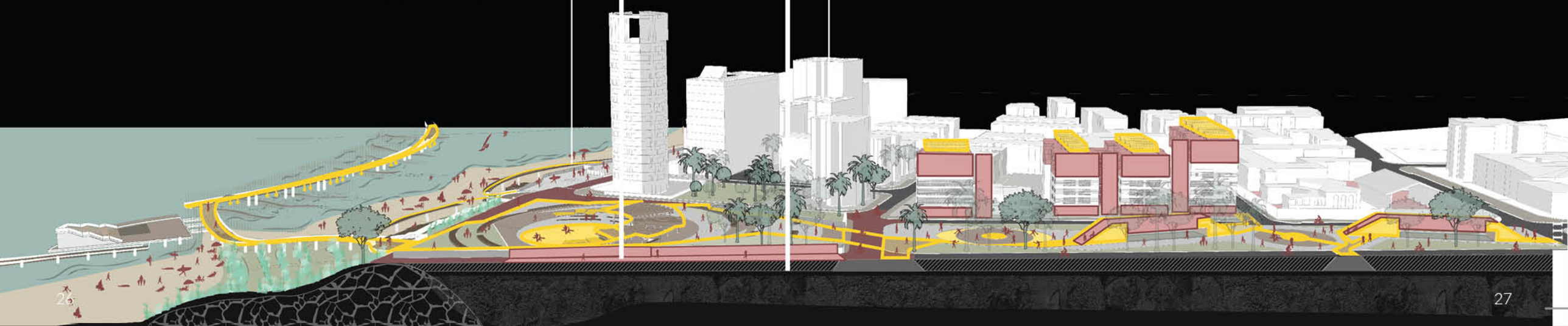
Commercial Store Fronts

Cultural Center

Pedestrian Focussed Zone

Exisitng Amphitheatre

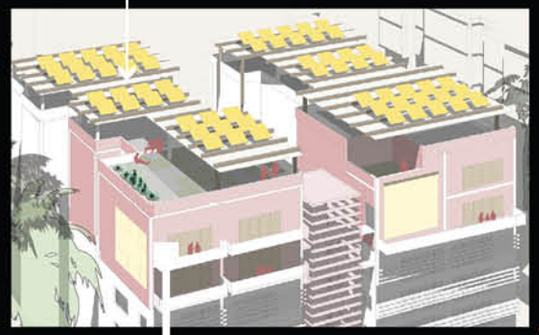
Cultural Event Space



Additional Density

Boardwalk Boulevard

Solar Panels



Battery Storage

Makerspaces

Market

Energy Retrofit

Climate responsive design to use solar energy

Micro-grid

Public Space - local energy generation and storage network

Public Programming

Shaded areas to reduce heat

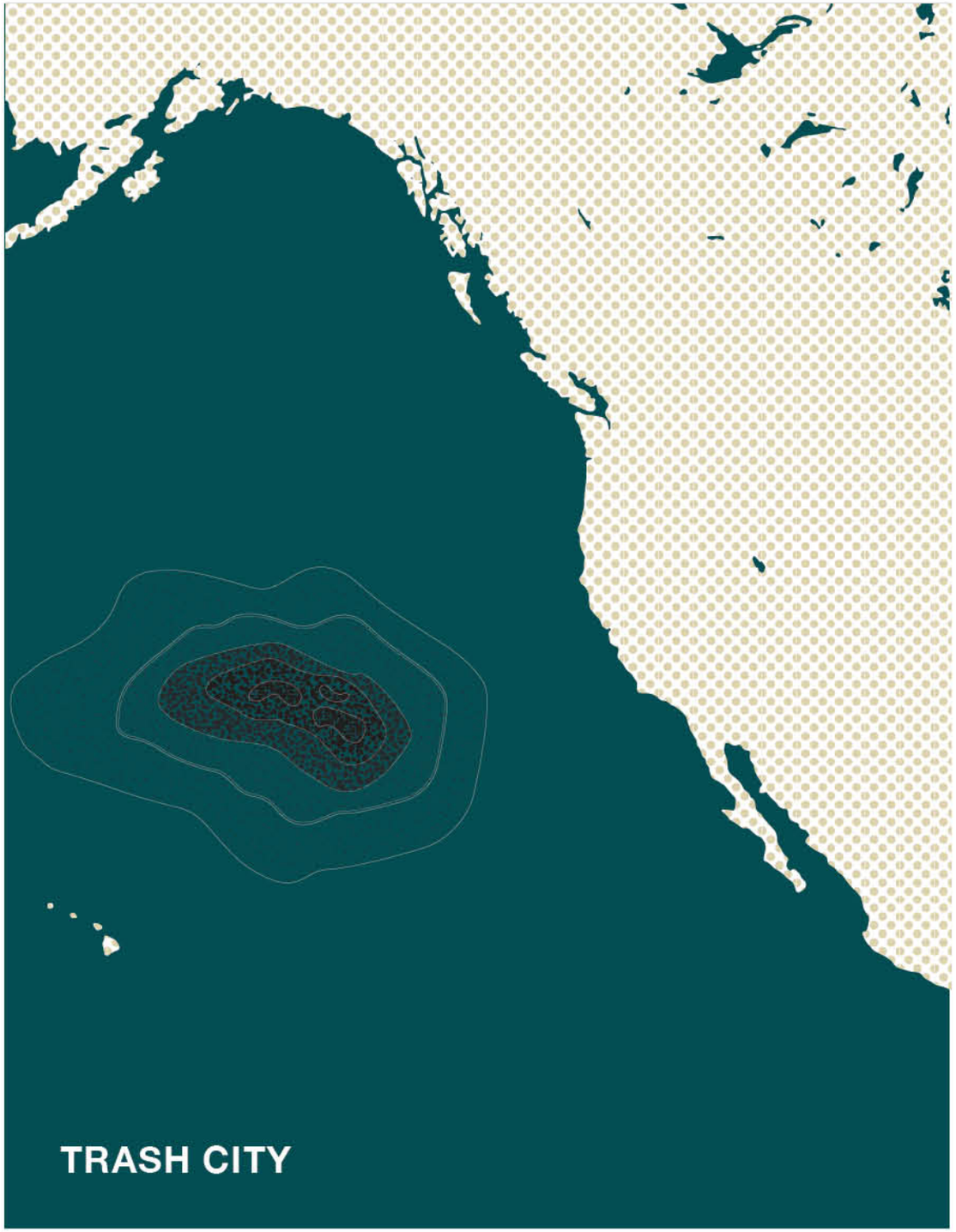
Corridor Modules

02. THEORY OF CITY FORMS

Pacific Ocean.

Columbia University Urban Design Studio, Fall.
Sep 2019 - Dec 2019.

Team Members : Geon Woo Lee . Yao Yao . Hajir Al Khusaibi . Sritoma Bhattacharjee . Anai Perez.



Introduction:
Problems and Purpose

For the entire history of civilization, humans have failed to utilize a dominant resource of the Earth -- ocean water. Ocean water covers roughly 71% of the Earth's surface, compared to 29% of the land mass. Yet, humans have historically associated the ocean with fear than opportunity.

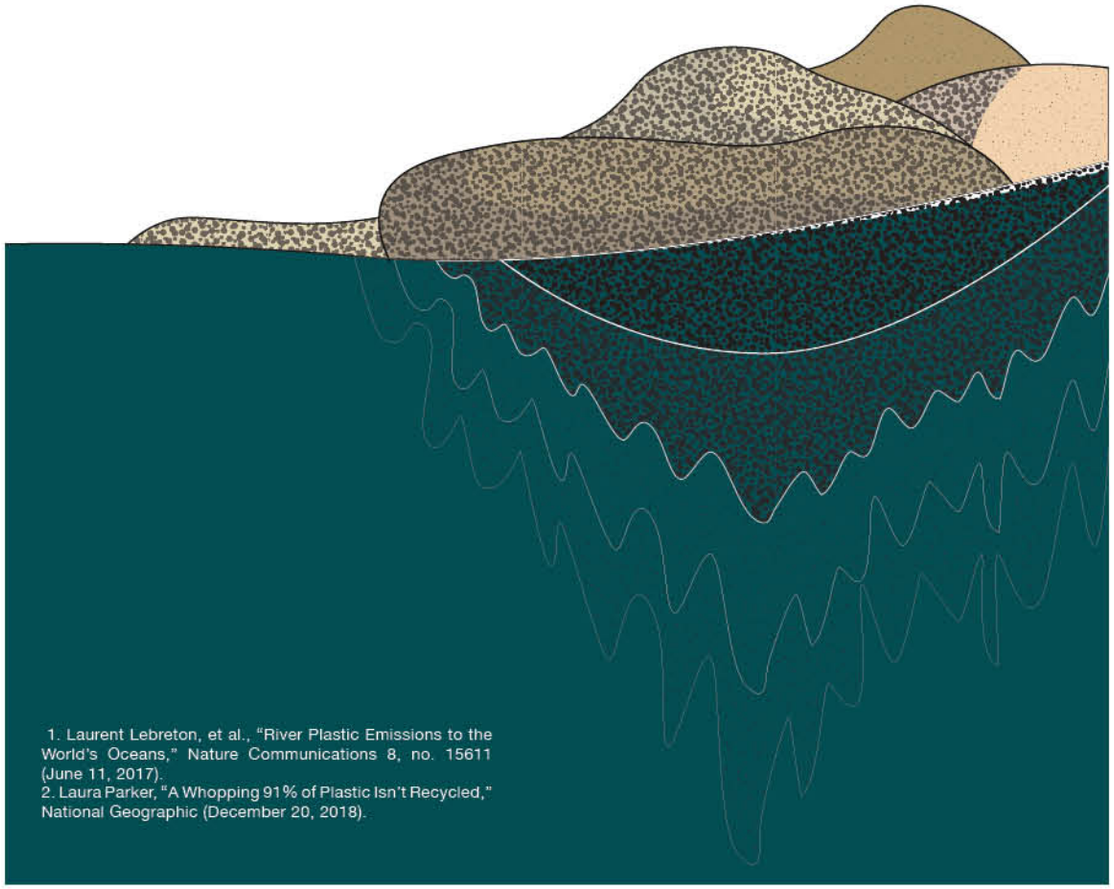
One of the most bad-tempered and vengeful Greek mythological gods, Poseidon, roamed the sea. Herman Melville created a mythical creature Moby Dick, stronger and mightier than humans, living in the treacherous waters. Ernest Hemimway's magnum opus tells the story of a battle between an aging fisherman and a large marlin. In Jaws, a man-eating shark attacks causal beach goers in New England.

Instead of fearing the water, we believe that people should find mechanisms to use ocean water as a resource. Our belief stems from our collective understanding that cities on land are becoming increasingly dense and we should find ways to combat rises in sea level, which further reduces the amount of land. We believe humans can use water in a sustainable and equitable manner to benefit the globe and our civilization.

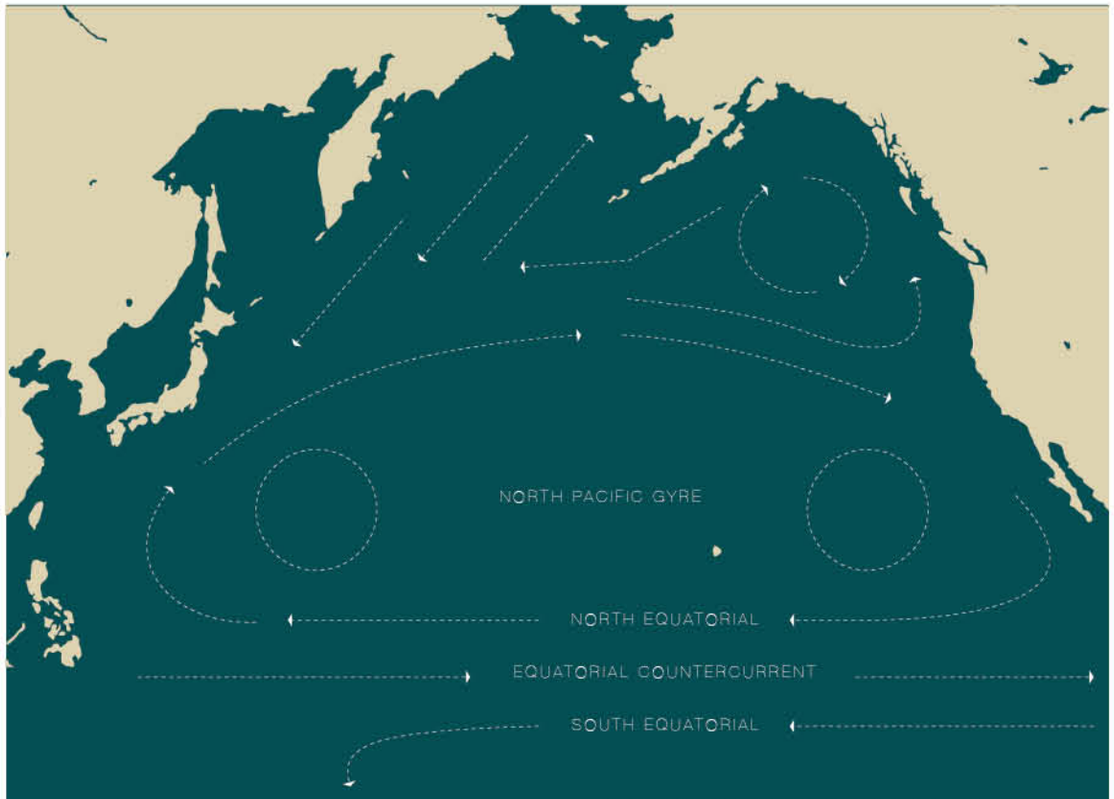
We hope that humans can see water as a habitable place. However, in the recent past, people have not found ways to make those goals achievable; in fact, we have contaminated the ocean and made it a less-habitable place.

One study estimates about 1.15 to 2.41 million metric tons of plastic waste are entering the ocean every year[1]. Plastic is one of the cheapest and most durable materials, which takes at least 450 years and up to 1000 years to decompose. Another similar study estimated that over 8.3 billion metric tons of plastic has been produced in history. Of that, only 9% were recycled, about 79% accumulated in landfills, and the rest went to the water. Simple mathematical calculations approximates 756 million metric tons of plastic waste has ended up in the ocean[2].

For the project, we hope to address these issues by proposing a city that remediates polluted areas of the ocean and spreads density from the land over to the ocean.



1. Laurent Lebreton, et al., "River Plastic Emissions to the World's Oceans," Nature Communications 8, no. 15611 (June 11, 2017).
2. Laura Parker, "A Whopping 91% of Plastic Isn't Recycled," National Geographic (December 20, 2018).



Site Selection

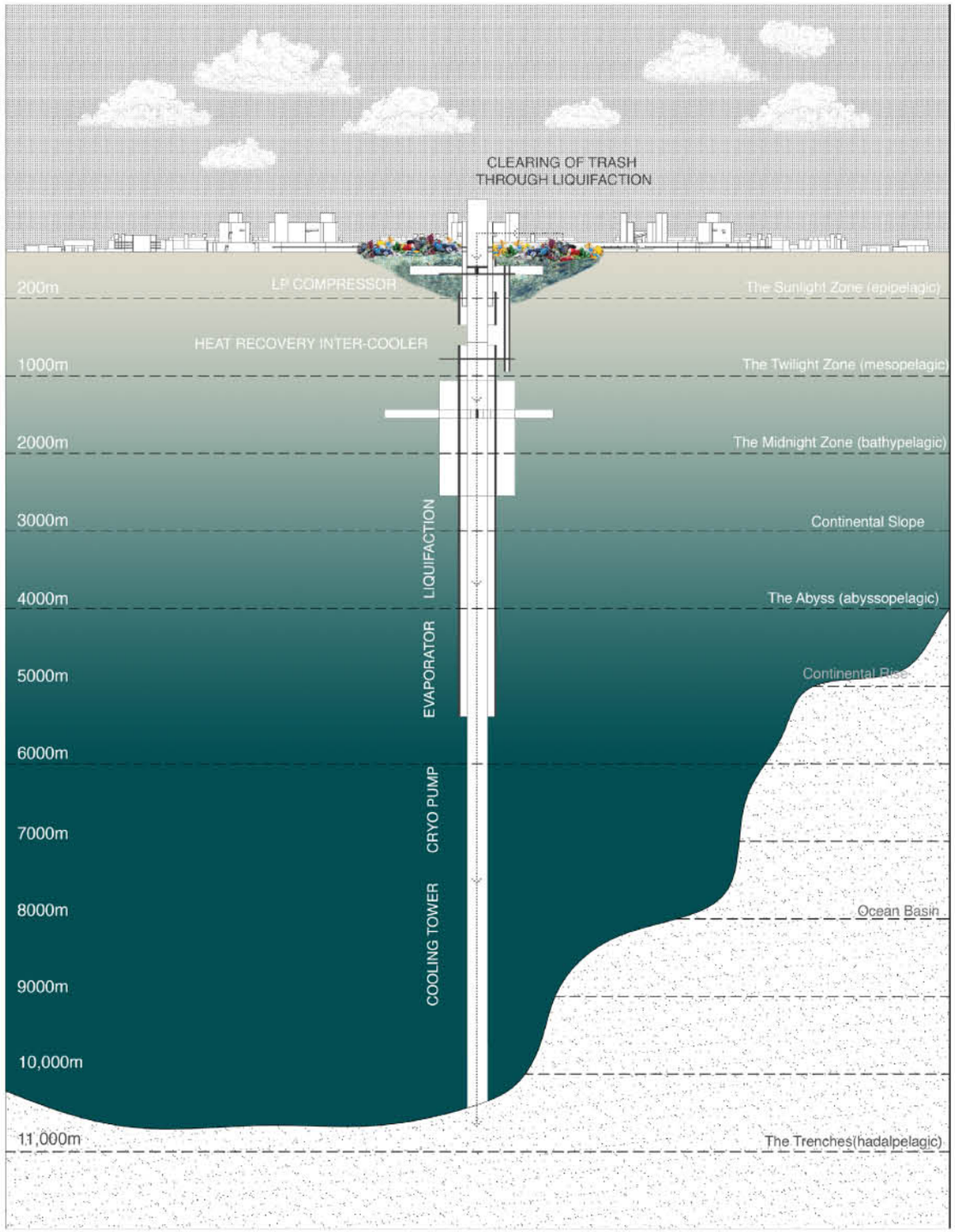
We have selected a specific site, the Great Pacific Garbage Patch. The site is the largest accumulation of plastic waste in the water located in the Northern Hemisphere of the Pacific Ocean. The current surface of the garbage patch is approximately 1.6 million square kilometers, which is twice the size of Texas[3].

There are two large garbage patches in the Northern Pacific Ocean, one located near the coast of Japan and one located between Hawaii and California. Both places are at the center of a gyre, the circular motion of ocean currents. Hence the water surrounding the Garbage Patch is relatively stable - ideal for our site selection.

One study estimates about 1.8 trillion pieces of plastic weighing 80,000 tonnes are in the Garbage Patch, which is an underestimate if one considers a larger boundary than 1.6 million square kilometers[4]. Yet, based on those calculations, every human being is responsible for 250 pieces of plastic in the Garbage Patch. The same study estimates about 70% of the garbage sinks to the bottom of the ocean, deteriorating the ecology below the surface as well. The numbers are staggering, yet, no nation or international agency are leading efforts to clean up the waters.

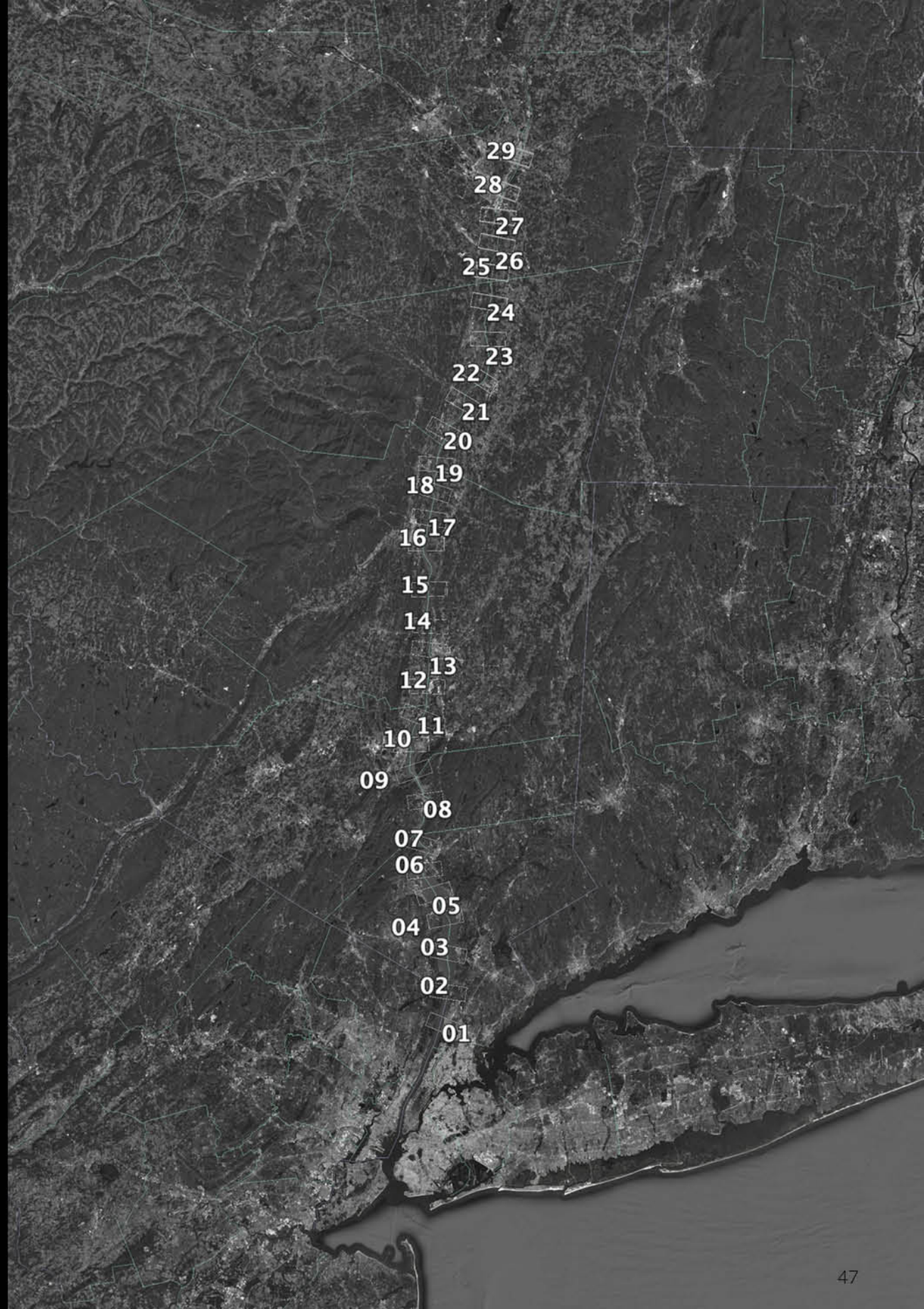
3. Laurent Lebreton, et al. "Evidence that the Great Pacific Garbage Patch is rapidly accumulating plastic," Scientific Reports 8, no. 4666 (March, 2018).
4. Ibid.

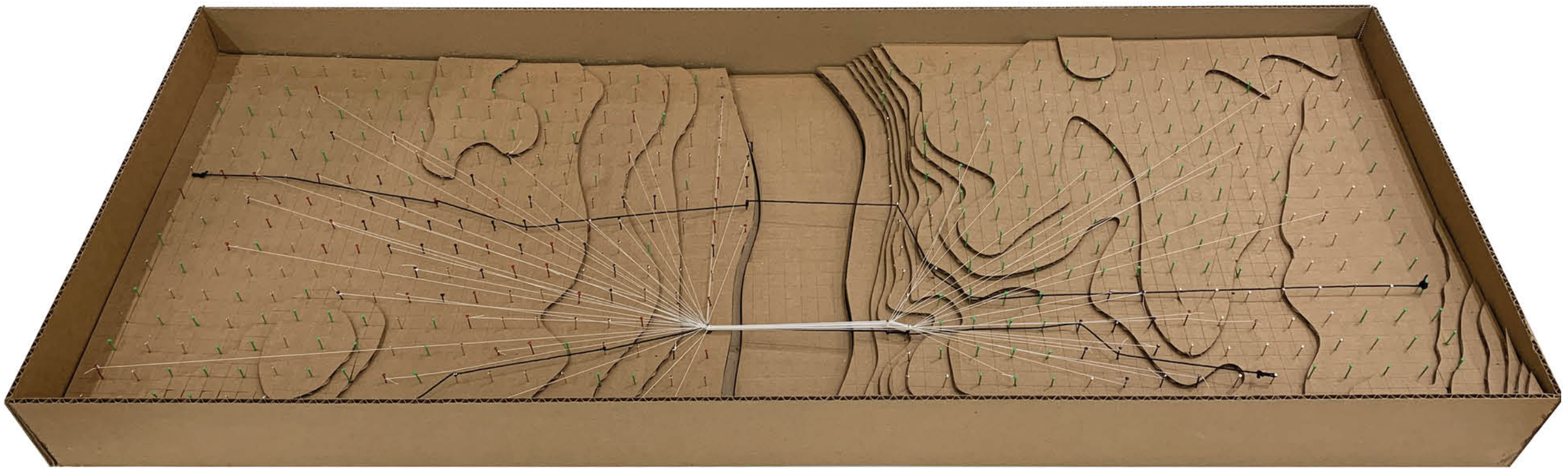

The city contracts and moves inwards as
the trash islands reduce in size.


CLEARING OF TRASH
THROUGH LIQUIFACTION
LP COMPRESSOR
HEAT RECOVERY INTER-COOLER
LIQUIFACTION
EVAPORATOR
CRYO PUMP
COOLING TOWER
200m
1000m
2000m
3000m
4000m
5000m
6000m
7000m
8000m
9000m
10,000m
11,000m
The Sunlight Zone (epipelagic)
The Twilight Zone (mesopelagic)
The Midnight Zone (bathypelagic)
Continental Slope
The Abyss (abyssopelagic)
Continental Rise
Ocean Basin
The Trenches(hadalpelagic)

Region

Exploration of Region started by cutting 29 slices and creating three-dimensional transect. The transect was an expression of larger urban forces shaping the landscape of the Hudson Valley.
A climate responsive legislation, Green New Deal drafted by Congress woman Alexandria Ocasio-Cortez was an integral lense to understanding this scale. A simple study of series sections helped us define a region. Looking at micro and macro strategic responses at this scale, we dealt with on ground participatory solutions as well as larger policy based changes.





Transect through Poughkeepsie.

The newly refurbished Walkway over the Hudson river has triggered commercial water front development connecting the separated neighborhoods due to

Highway infrastructure.

01. These Routes are ~~Not~~ Made For Walking

Hudson Valley, New York

Columbia University Urban Design Studio, Fall.
Sep 2019 - Dec 2019.

Team Members : Yile Xu, Jaime Palacios, Kunal Mokasdar, Lino Caceres.

Decades of failed policies and speculation have enabled Sprawl to spread pollution across the Hudson Valley. The GND presents itself as an opportunity to create programs that empower stakeholders, and redirect resources towards the reversal of this trend.

Sprawl has been one of the major contributors to the increase in carbon emissions, due to its dependence on private vehicles, and by replacing natural carbon sequestering landscapes with artificial lawns; our strategy addresses both effects simultaneously.

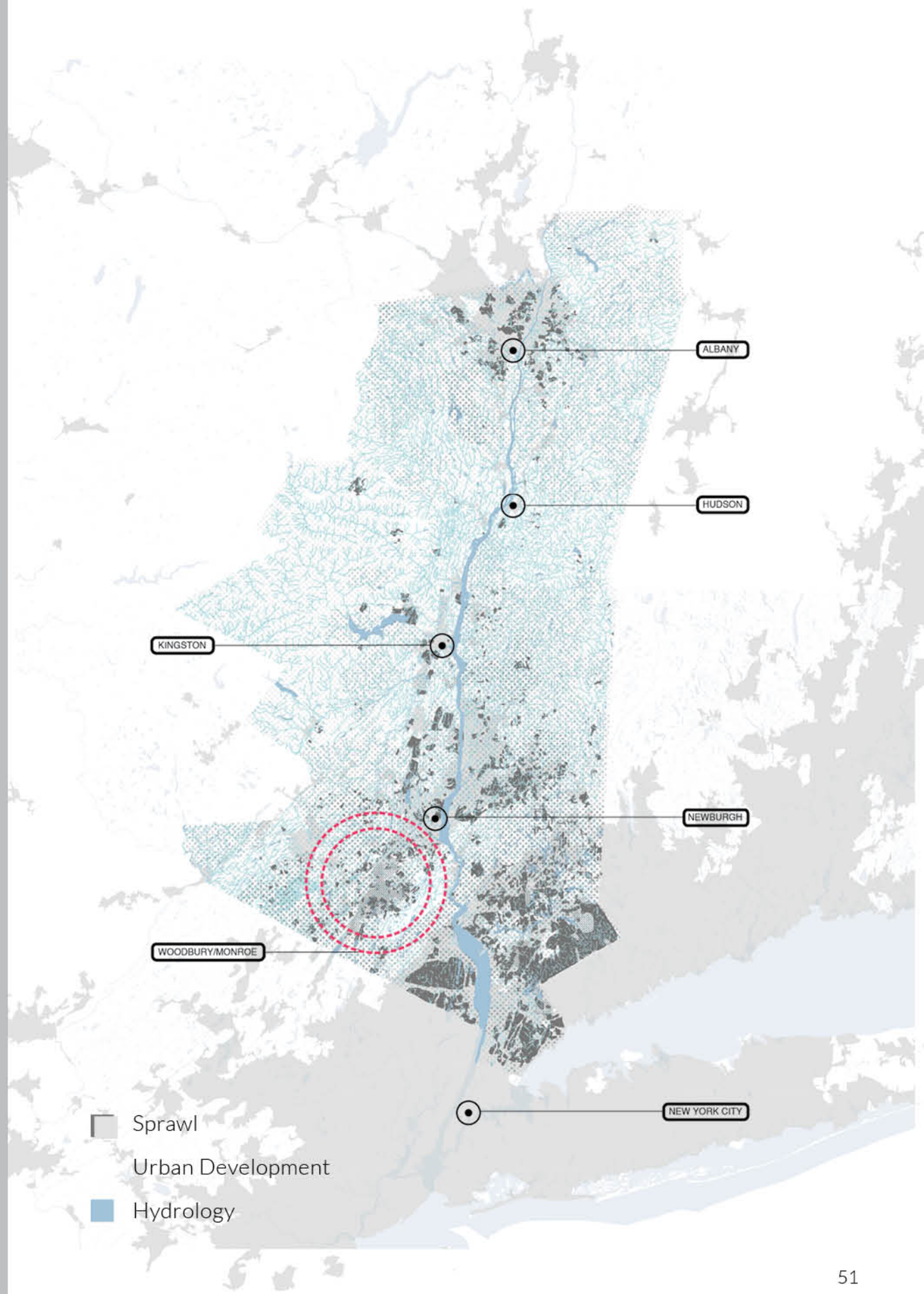
The infrastructure is already there, all we need is to do is update and equip it to actually serve its purpose: connect. Taking

Advantage of these connections, we bolster existing activity nodes, and promote the creation of new ones.

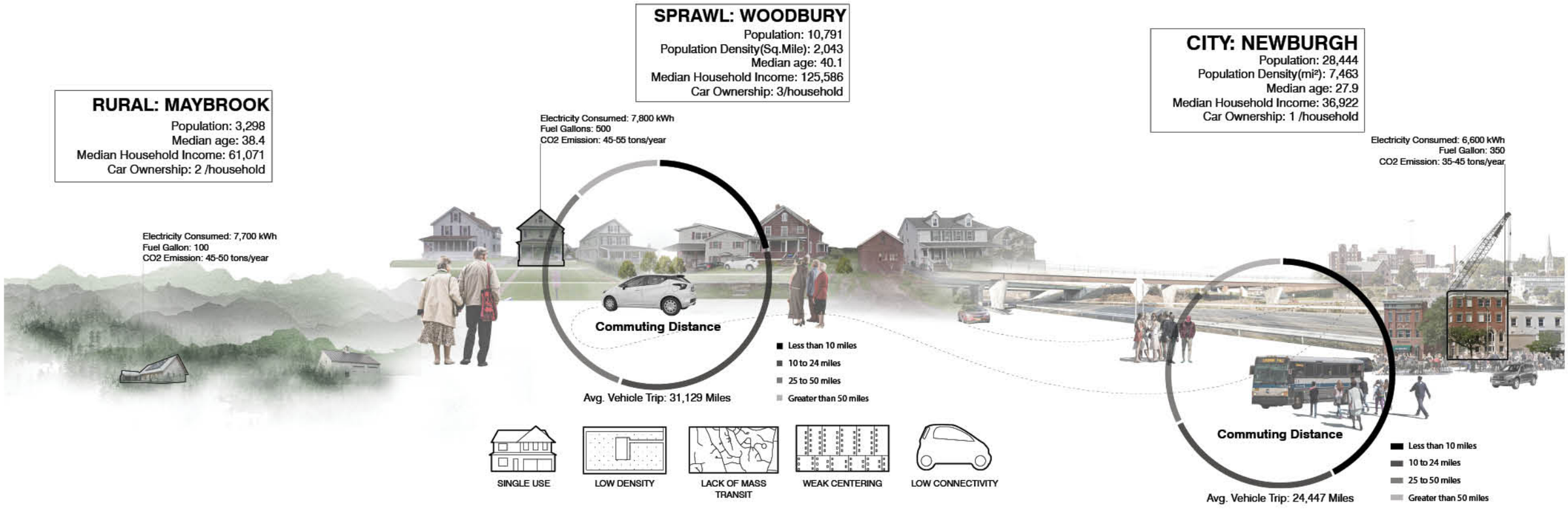
Newly protected grounds derived from enforcing existing guidelines, create room for green corridors that puncture the boundaries of isolated communities, integrating them to a new forest linking Landscape, with open public spaces.

The project doesn't reach its maximum potential when all the paths are built, but when the lifestyle of suburban dwellers becomes

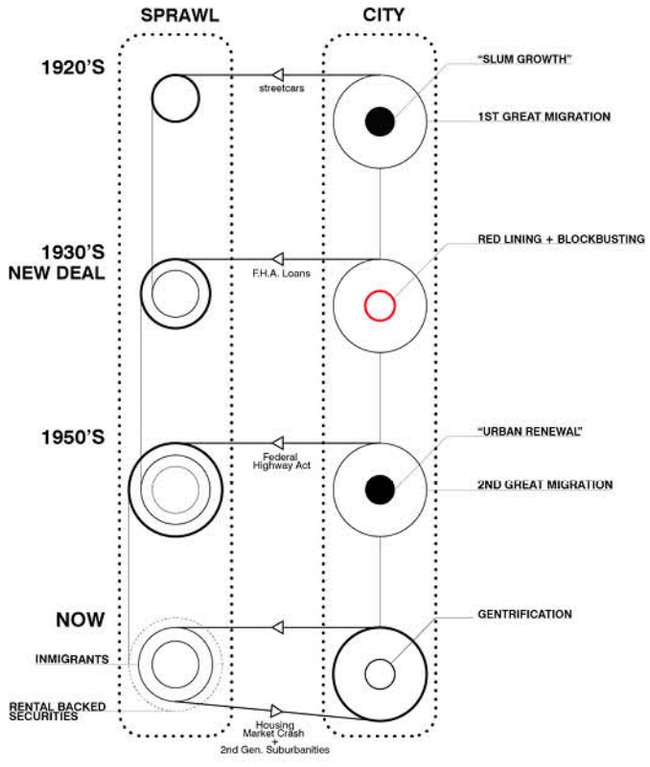
Harmoniums with their surroundings.



*"**Sprawl** has been one of the major contributors to the increase in **carbon emissions**, due to its dependence on **private vehicles**, and by replacing natural carbon sequestering landscapes with **artificial lawns**"*



"The GND** presents itself as an opportunity to create programs that **empower stakeholders**, and redirect resources towards the **reversal of this trend"



RESOLUTION

Recognizing the duty of the Federal Government to create a Green New Deal.

Whereas the October 2018 report entitled "Special Report on Global Warming of 1.5 °C" by the Intergovernmental Panel on Climate Change and the November 2018 Fourth National Climate Assessment report found that—

(1) human activity is the dominant cause of observed climate change over the past century;

(2) a changing climate is causing sea levels to rise and an increase in wildfires, severe storms, droughts, and other extreme weather events that threaten human life, healthy communities, and critical infrastructure;

(3) global warming at or above 2 degrees Celsius beyond preindustrialized levels will cause—

(A) mass migration from the regions most affected by climate change;

(B) more than $500,000,000,000 in lost annual economic output in the United States by the year 2100;

(C) wildfires that, by 2050, will annually burn at least twice as much forest area in the western United States than was typically burned by wildfires in the years preceding 2019;

(D) a loss of more than 99 percent of all coral reefs on Earth;

(E) more than 350,000,000 more people to be exposed globally to deadly heat stress by 2050; and

(F) a risk of damage to $1,000,000,000,000 of public infrastructure and coastal real estate in the United States; and

(A) building resiliency against climate change-related disasters, such as extreme weather, including by leveraging funding and providing investments for community-defined projects and strategies;

(B) repairing and upgrading the infrastructure in the United States, including—

(i) by eliminating pollution and greenhouse gas emissions as much as technologically feasible;

(ii) by guaranteeing universal access to clean water;

(iii) by reducing the risks posed by climate impacts; and

(iv) by ensuring that any infrastructure bill considered by Congress addresses climate change;

(C) meeting 100 percent of the power demand in the United States through clean, renewable, and zero-emission energy sources, including—

(i) by dramatically expanding and upgrading renewable power sources; and

(ii) by deploying new capacity;

WHY DO WE PREFER CARS?

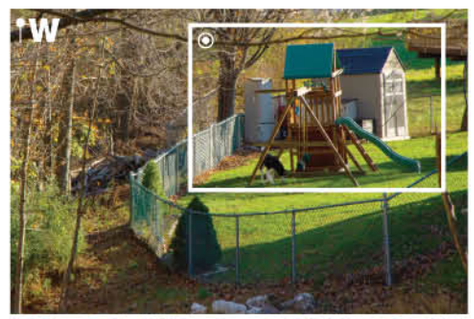
OBSTRUCTED SIDEWALK

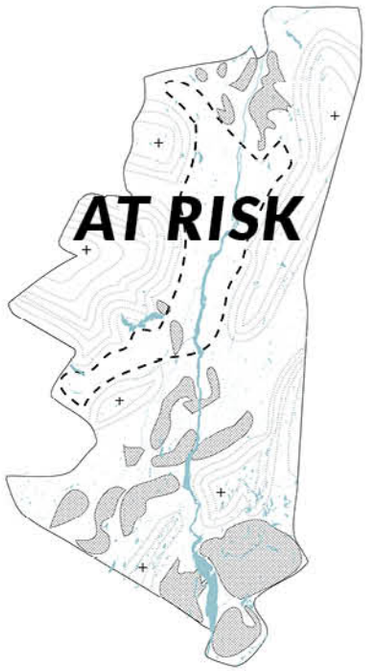
ABSENT SIDEWALK

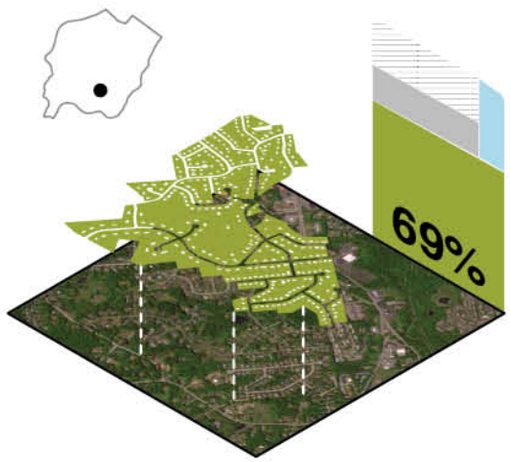
PEDESTRIAN EXPOSURE

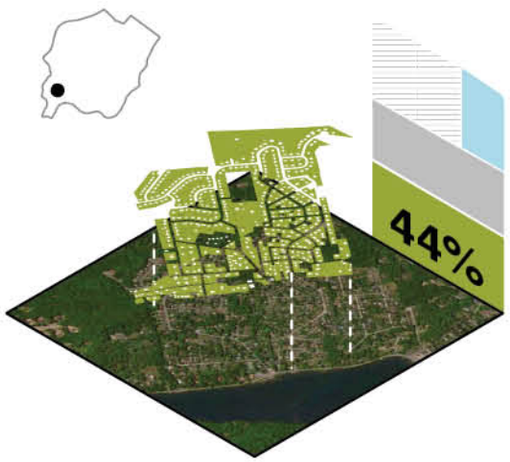
LAWN DOMINANCE

PRIVATIZED LEISURE

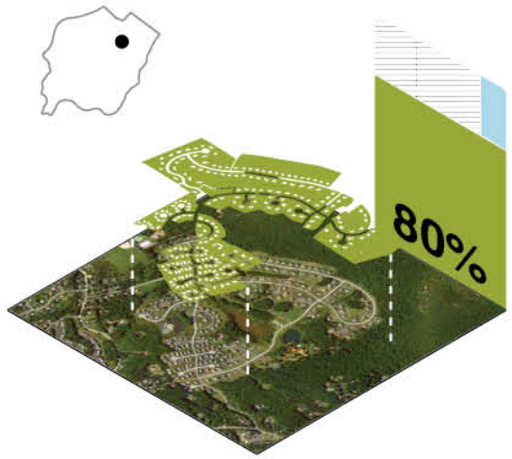


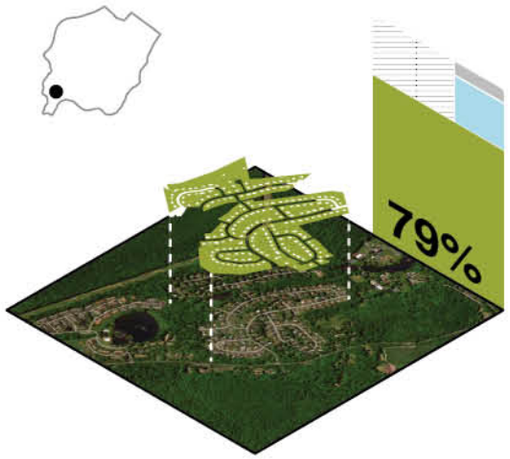






SPRAWL'S LAND USE

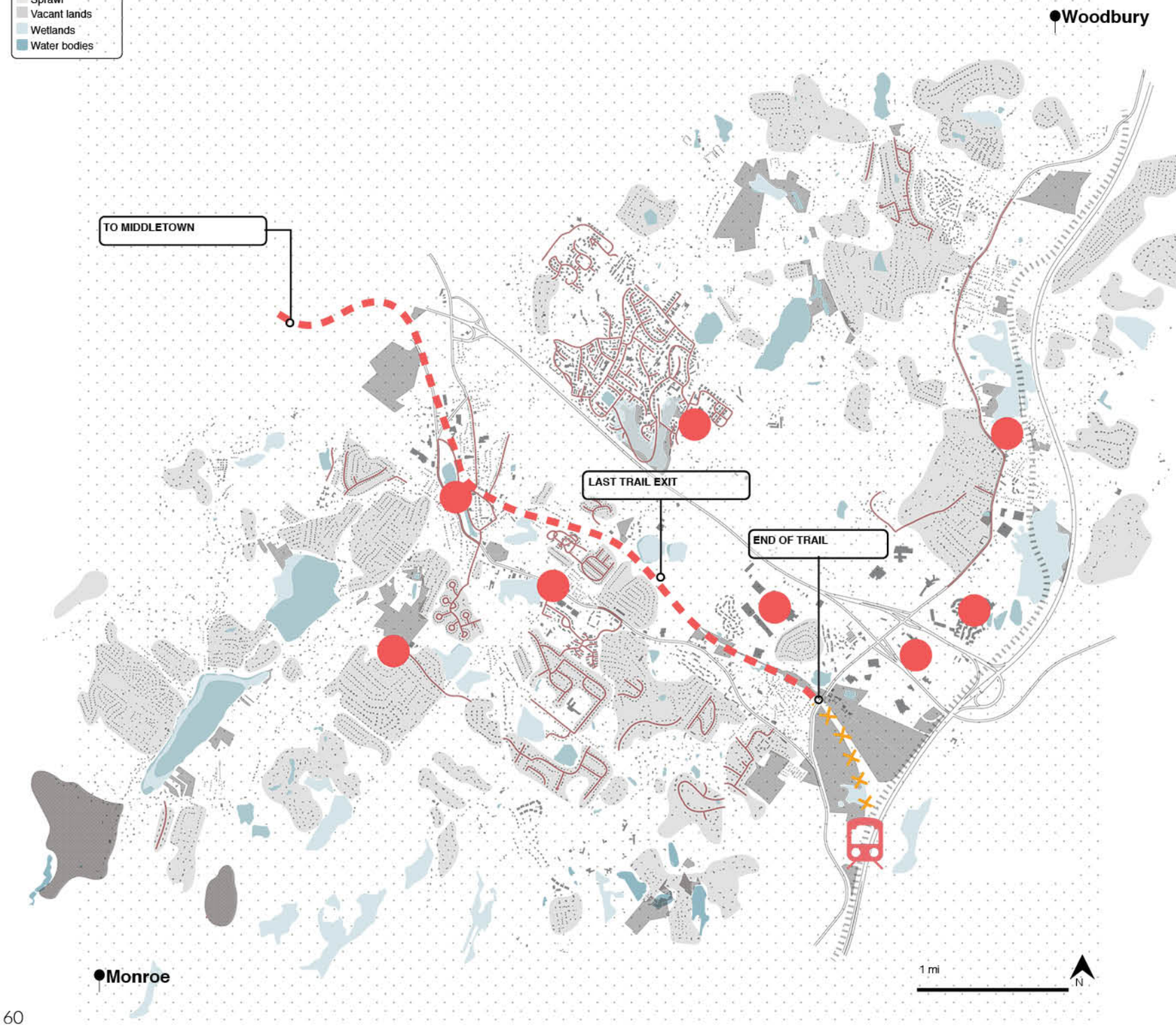


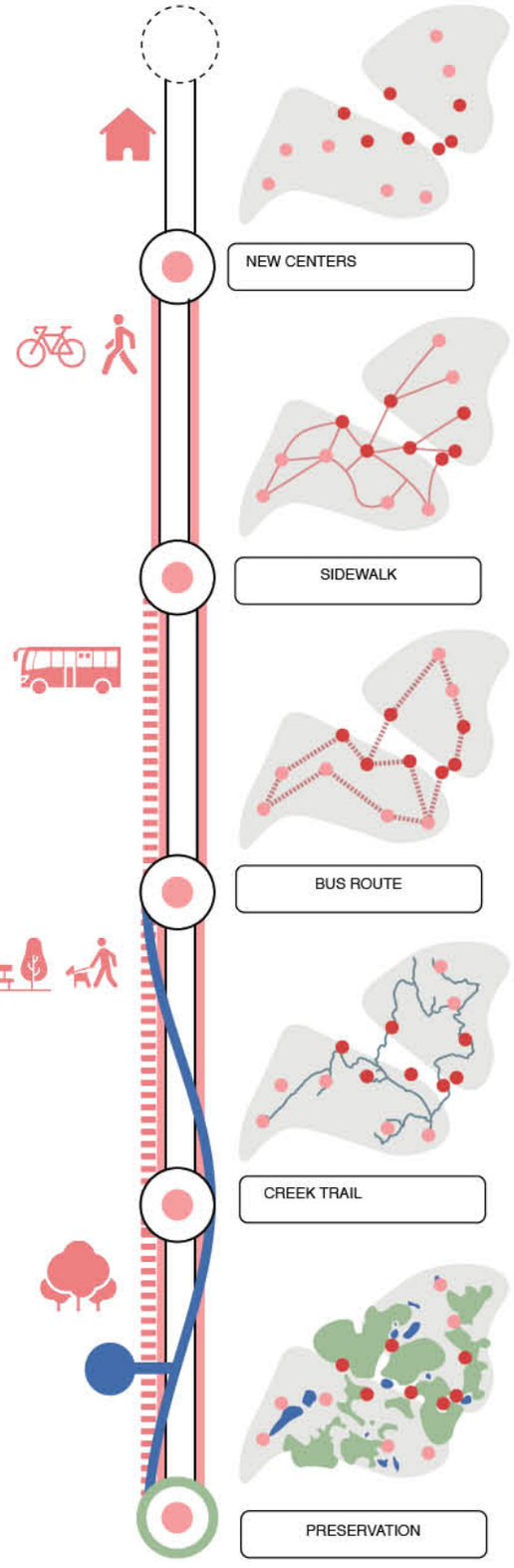


ACTIVITY NODES ARE DISCONNECTED BETWEEN THEM AND WITH MOST OF THE SITE.

EXISTING DISCONNECTION

- Port-jarvis rail
- Existing trail
- Closed trail
- Existing sidewalks
- existing nodes
- Sprawl
- Vacant lands
- Wetlands
- Water bodies

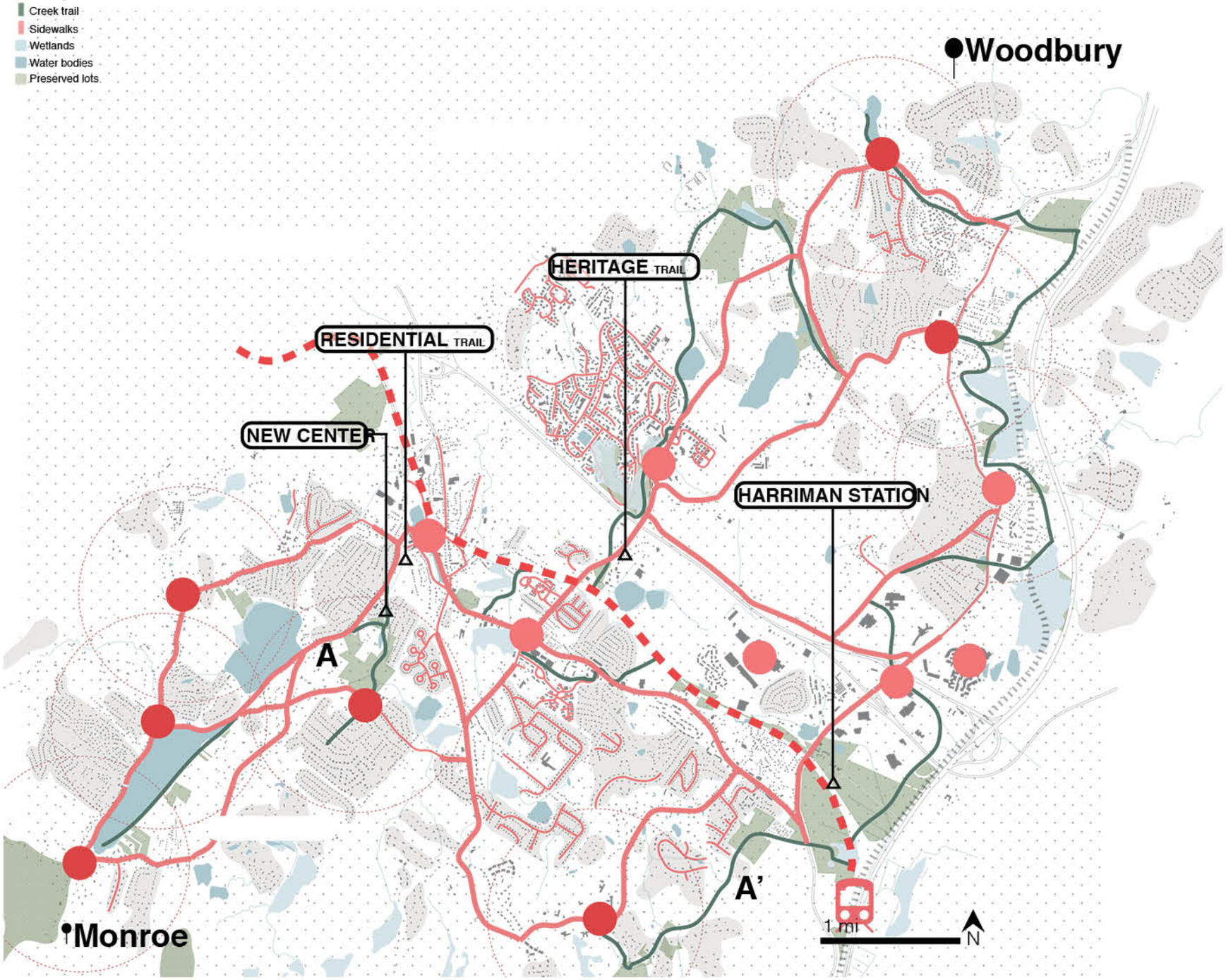


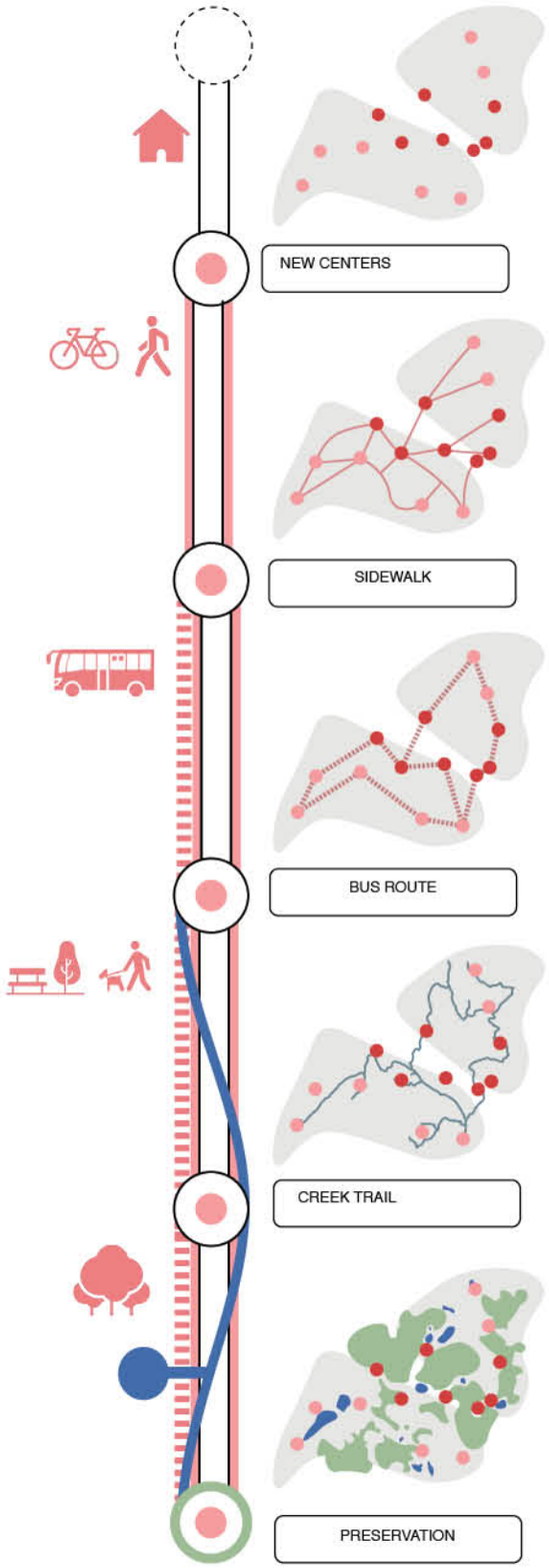


PROPOSED PATHWAYS AND NEW CONNECTED NODES, TAKE ADVANTAGE OF EXISTING INFRASTRUCTURE TO MITIGATE PERSONAL VEHICLE DEPENDENCE .

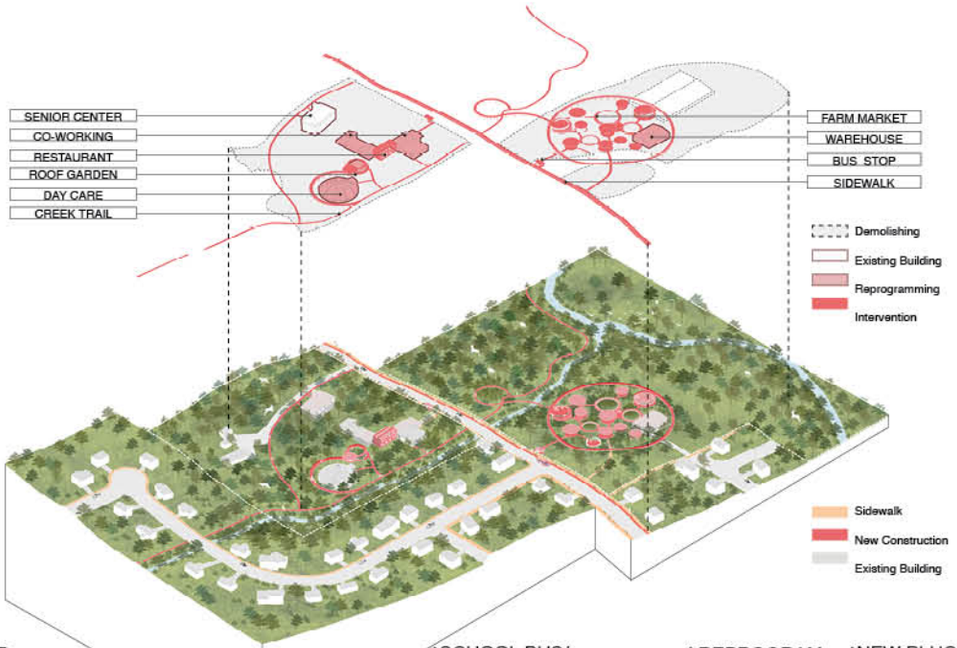
PROPOSED NETWORK

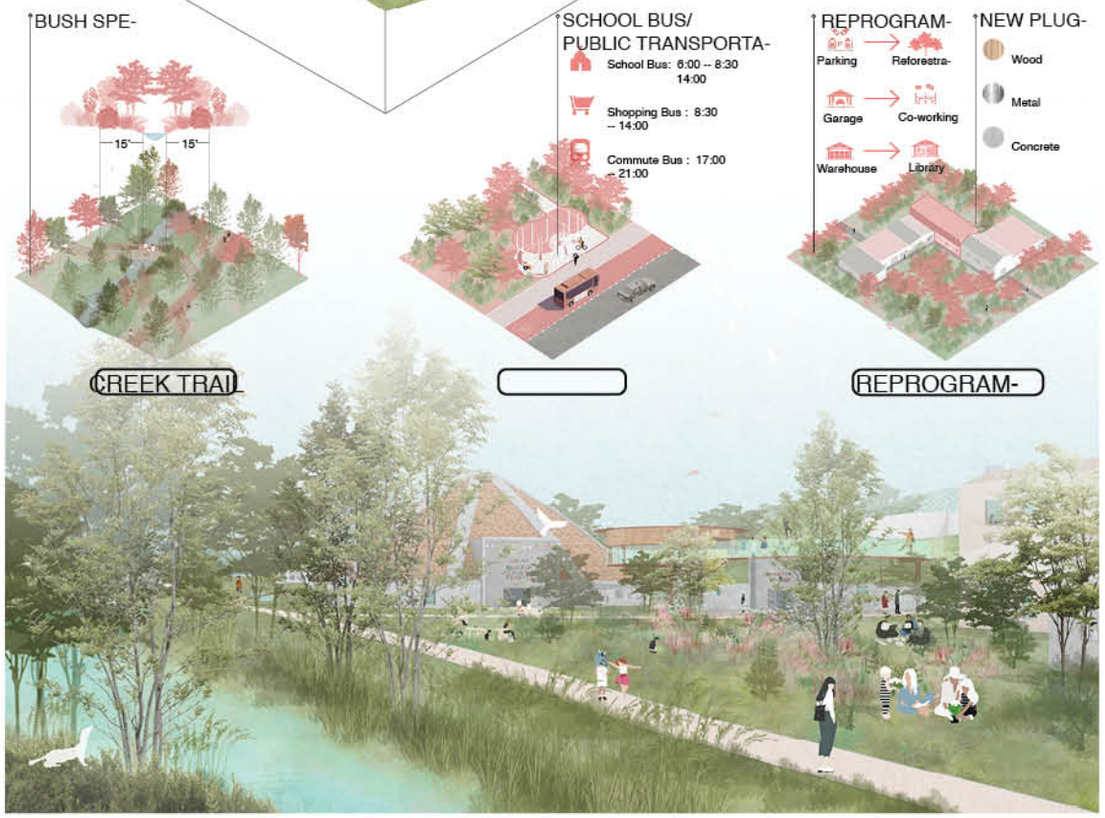
- New nodes
- Existing nodes
- Port-jarvis rail
- Existing trail
- Creek trail
- Sidewalks
- Wetlands
- Water bodies
- Preserved lots



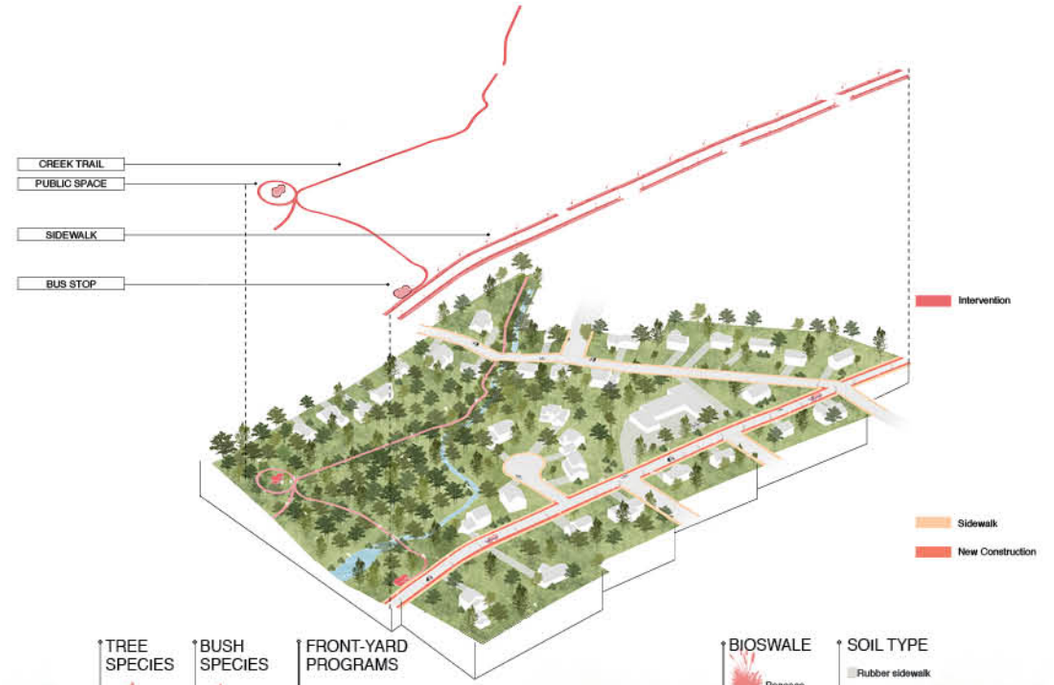


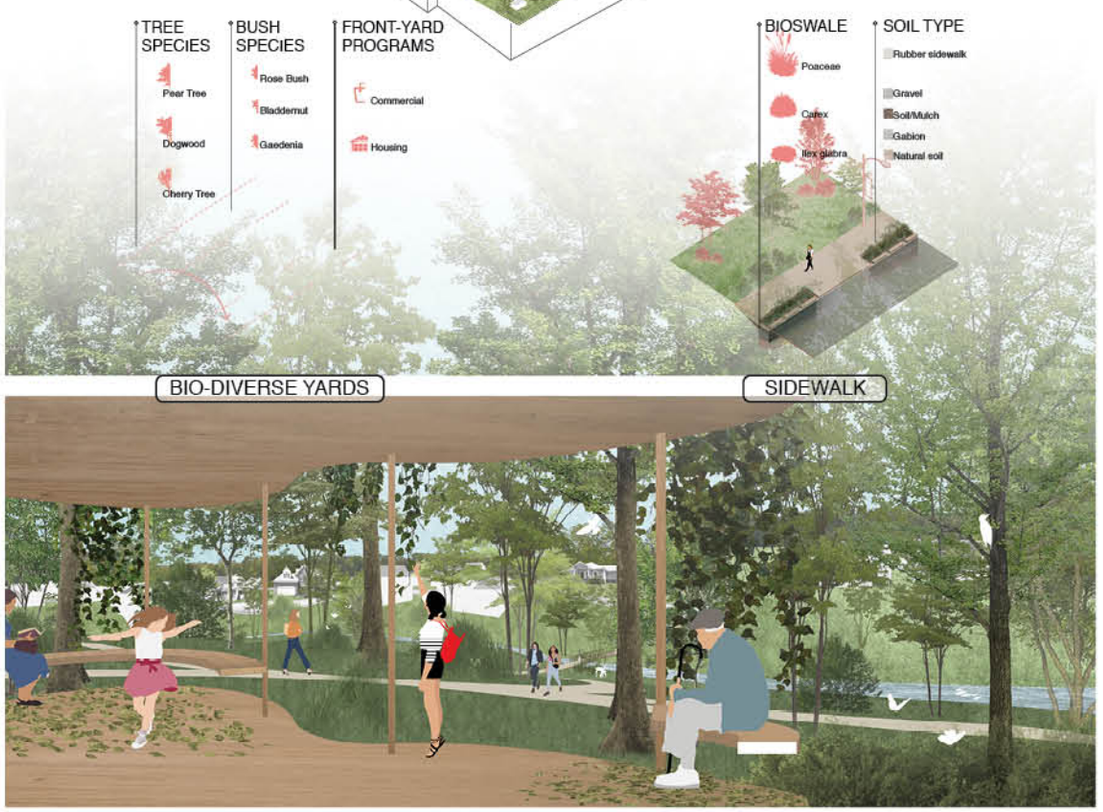
New Center



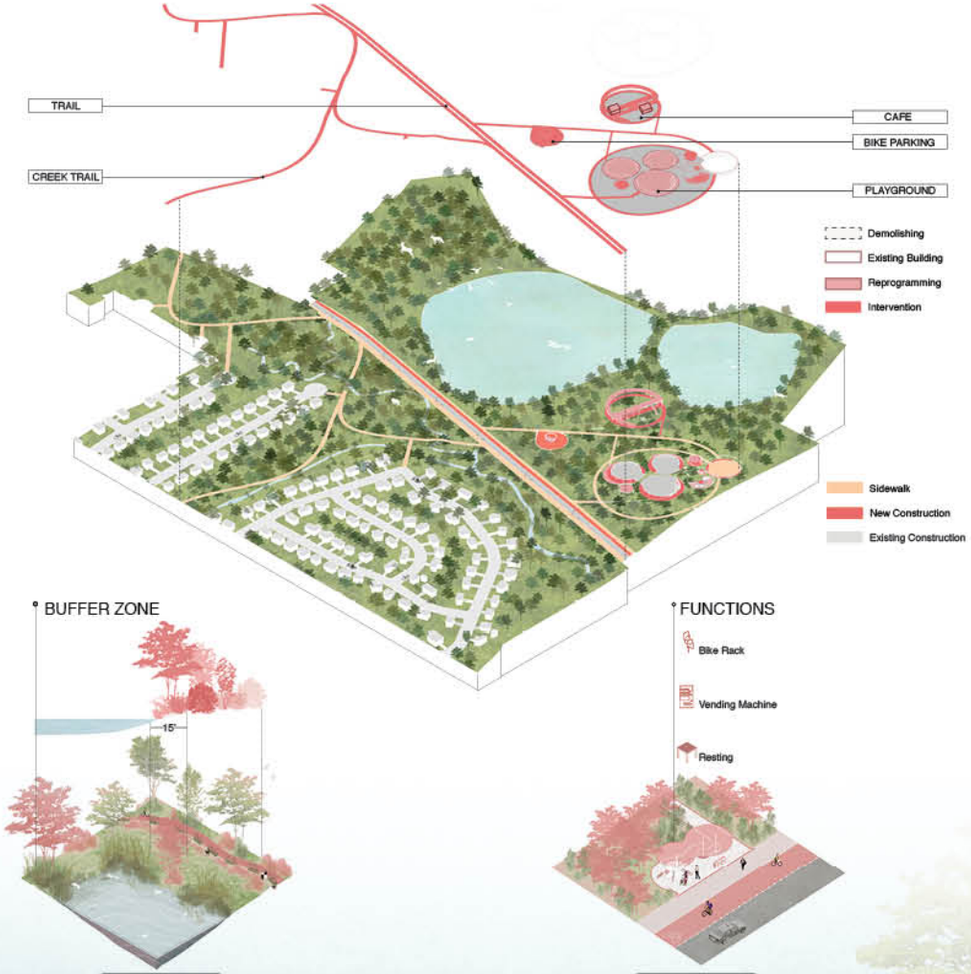


Residential Trail





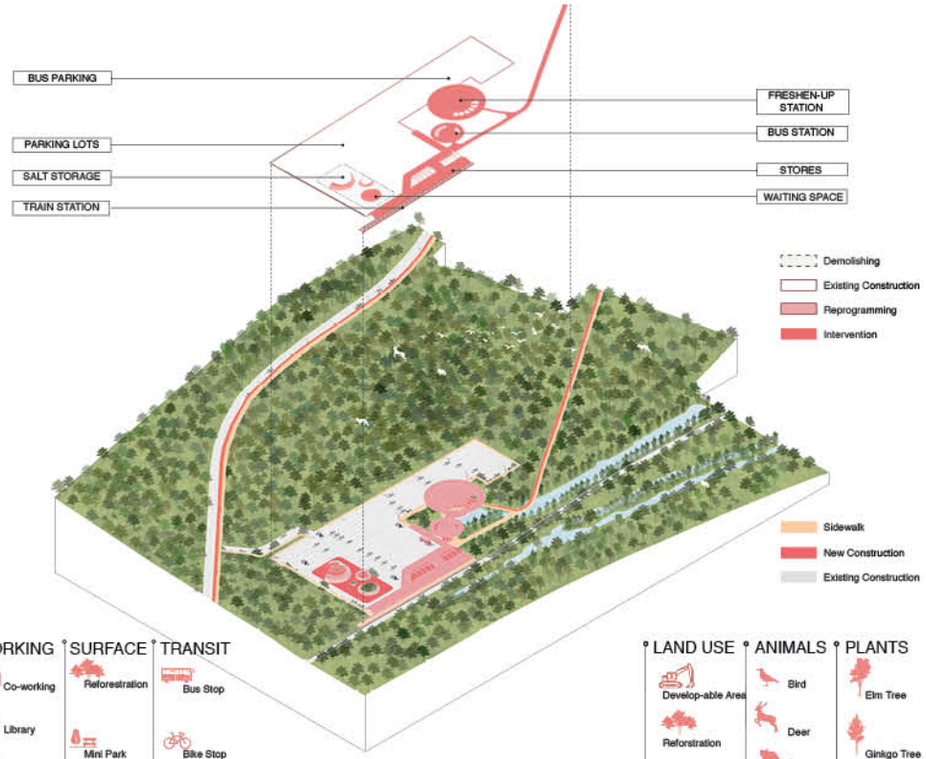
Heritage Trail



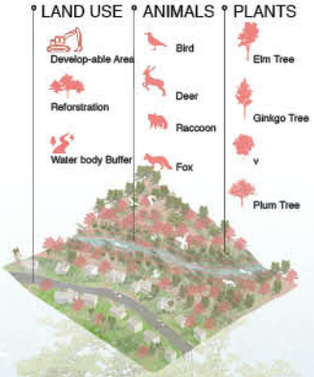
WETLAND

BIKE STOP

Train Station



NEW CENTER



PRESERVATION AREA

78% of the land occupied by sprawl in Woodbury and Monroe is lawn.

Workshop Questions

1. There are already regulations in place that could facilitate the completion of this project (D.E.P. regulations defining setbacks and buffer zones along wetlands and water bodies, A.D.A. Standards, etc.), these regulations are not currently enforced, should there be a different type of overseeing? or is there a way we could promote compliance by incentives?

2. Our proposed system connects public and private properties via trails. What would this public/ private partnerships look like? who would have a stake in managing and maintaining the spaces? what would a new commission look like?

02. Speculative City

Woodbury, NY

Columbia University Urban Design Studio,
Spring. Jan 2020 - Apr 2020.

Managed Retreat For the Suburbs

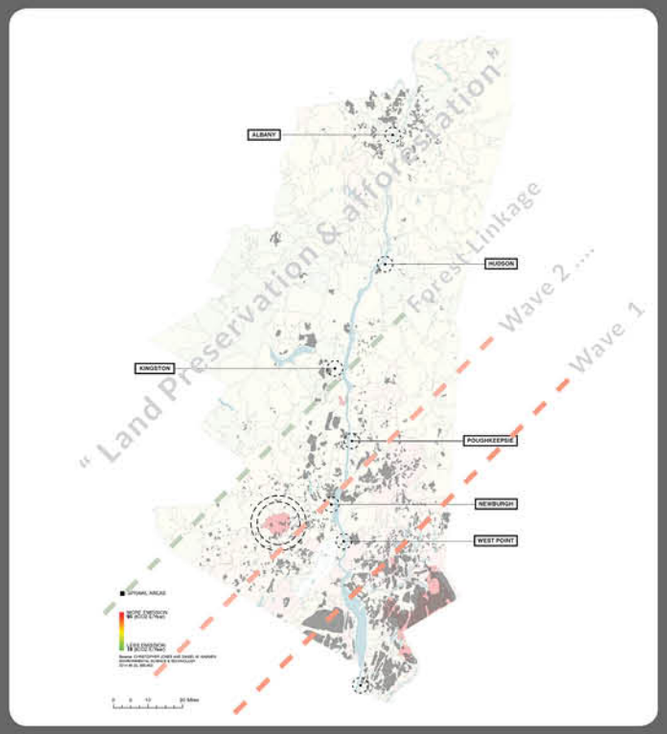
Kunal Mokasdar | MSAUD | GSAPP Spring 20 | Speculative City | Prof. David Eugin Moon

Decades of failed policies and speculation have enabled Sprawl to spread pollution across the Hudson Valley. The GND presents itself as an opportunity to create mechanisms that empower the large scale moves that trigger reversal of this trend.

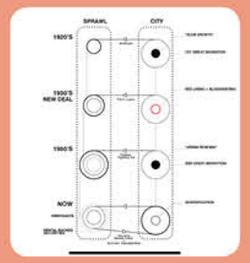
The upstate sprawl Bomb[1] has been one of the major contributors to the increase in carbon emissions, due to its dependence on private vehicles, and by replacing natural carbon sequestering landscapes with artificial lawns.

The proposal speculates the rapid shift towards walkable density and conversion of lawns into land preservation and afforestation[2].

1. Fleischer, Peter, Angie Schmitt, Noah Kazis, Gary Toth, and Aaron Donovan. "Why NYC Residents Should Care About the Upstate Sprawl Bomb." Streetsblog New York City, June 4, 2010. https://nyc.streetsblog.org/2010/06/04/why-nyc-residents-should-care-about-the-upstate-sprawl-bomb/.
2. Ocasio-Cortez, Alexandria. "H.Res.109 - 116th Congress (2019-2020): Recognizing the Duty of the Federal Government to Create a Green New Deal." Congress.gov, February 12, 2019. https://www.congress.gov/bill/116th-congress/house-resolution/109?q={"search":["green+new+deal"]}&s=4&r=1.



CRISIS



AT RISK

The waves of car dependent suburban development have taken over the carbon sequestering landscape of forest. The massive infrastructure supporting automobile, and its dominance over all other transportation formats in America has perhaps obscured our ability to see it as an adjustable and differential network.[1]

This sprawl is typically characterized by low density, Multiple cars ownership, Rolling lawns and Vacant lands ready to be parceled. Despite Slow Population Growth, 425k acres were urbanized between 1882 and 1997 but the sprawl has declined in density by 30% and has just grown in population by 2.6%.[2] The lifestyle has caused the suburban homes to be the most carbon intensive form of settlement against rural and city fabrics. In the case of the Hudson Valley, 36% of CO_2 is emitted by the transportation sector, and another 30% is attributed to the residential sector[3].

1. Easterling, Keller. Organization Space: Landscapes, Highways, and Houses in America. Cambridge, MA: The MIT Press, 2001.
2. Pendall, Rolf. "Sprawl Without Growth: The Upstate Paradox." Brookings. Brookings, July 28, 2016.
3. NYSERDA. Accessed May 5, 2020.

CO_2 Emissions : 40-45 Tons/year

Population Density/sq.mile - 3250

CO_2 Emissions : 45-55 Tons/year

Population Density/sq.mile - 2000

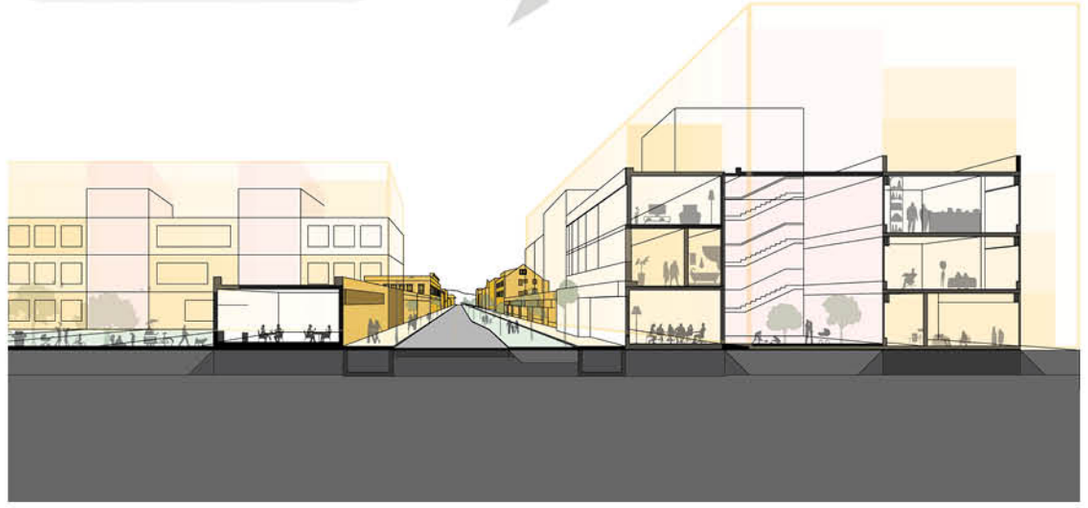
CO_2 Emissions : 35-40 Tons/year

Population Density/sq.mile - 7500

The proposal takes the case of Woodbury located right next to Harriman train Station in Orange county, NY to demonstrate retreat of suburban settlement. Taking advantage of the Green New Deal, preservation of landscape can become a new way of earning increased FAR in the designated areas marked out in collaboration with the town planning department.

One of the major factors that drive this project is the existence of public trail over decayed industrial infrastructure. The Cultural and communal activities are concentrated along this trail amidst sporadic SFH sprawl. This occurrence becomes an opportunity to respond to the new in demand for walkable neighborhoods and workspaces. The new density brings together the ideas of incremental growth, collective public spaces, pedestrian infrastructure and mixed use commercial development.

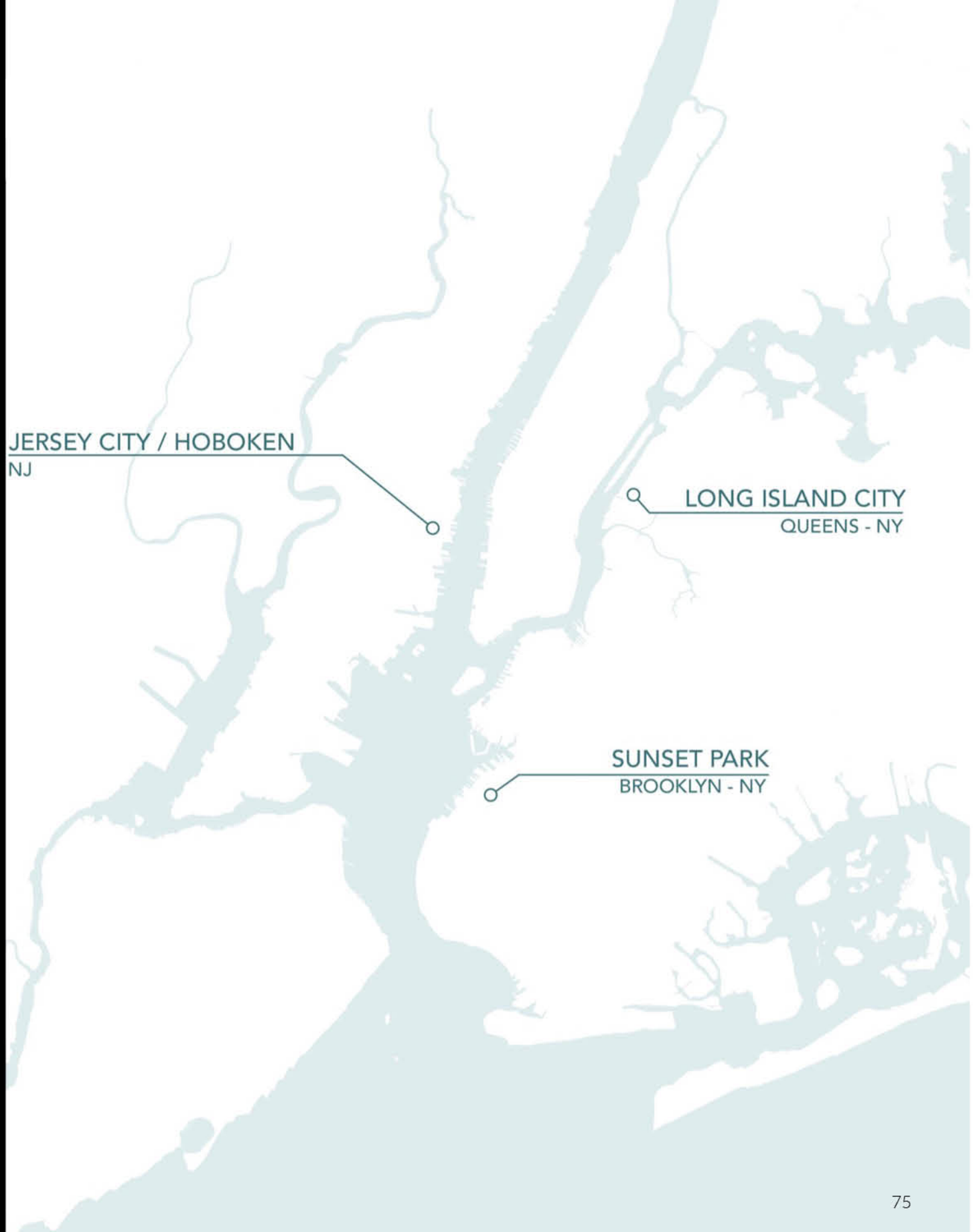
This project is imagined over a 50 years time frame where the incoming population can get accommodated along with owners opting for the exchange. Also this speculation evokes the sense of urgency and asks will there be a threshold? Can we define what's peak sprawl? Can rapid retreat heal the climate and its sequestering ability?

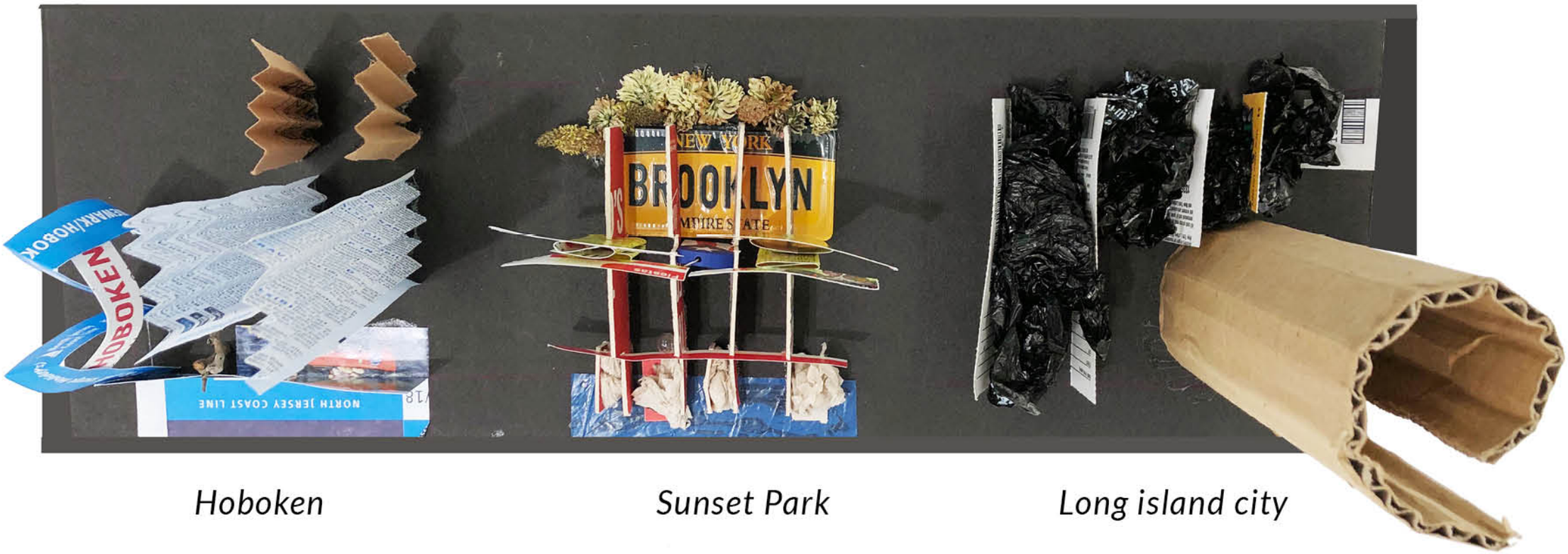


Urban District

III$_x$

Urban District is a swatch of study within a larger city context. Urban district scale helped us define many conceptual ideas. Understanding of Neighborhoods, Zoning Laws, ecosystems, etc. This scale is what introduces us to urban design. We zoom in further and further to understand details, Layers, community and people. The Idea of Derive; wondering without a fixed route to explore is what becomes a tool. Walking around on foot absorbing information with all our senses and collating this in a communicative way was the learning. This section presents a series of study areas that were in and around New York.

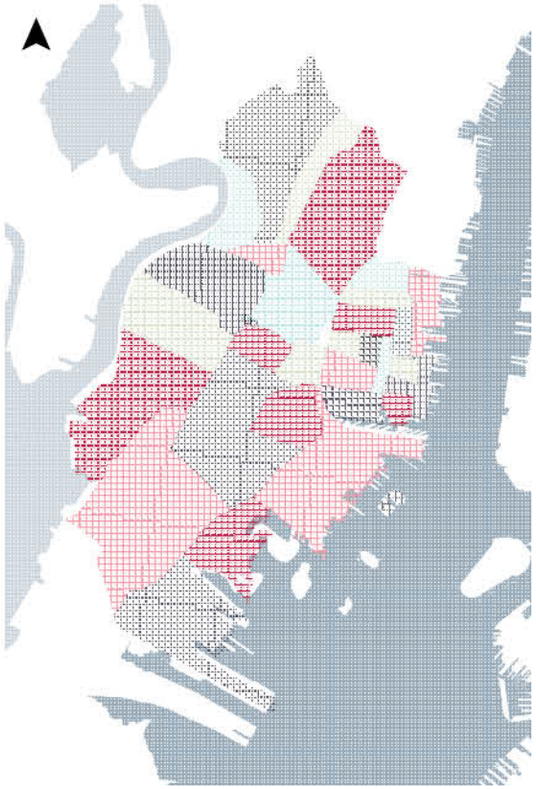




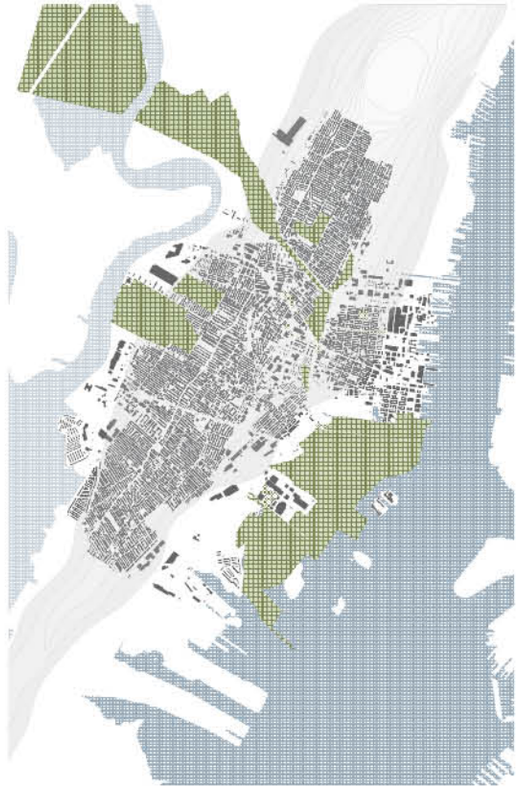
Hoboken *Sunset Park* *Long island city*

Urban Derive

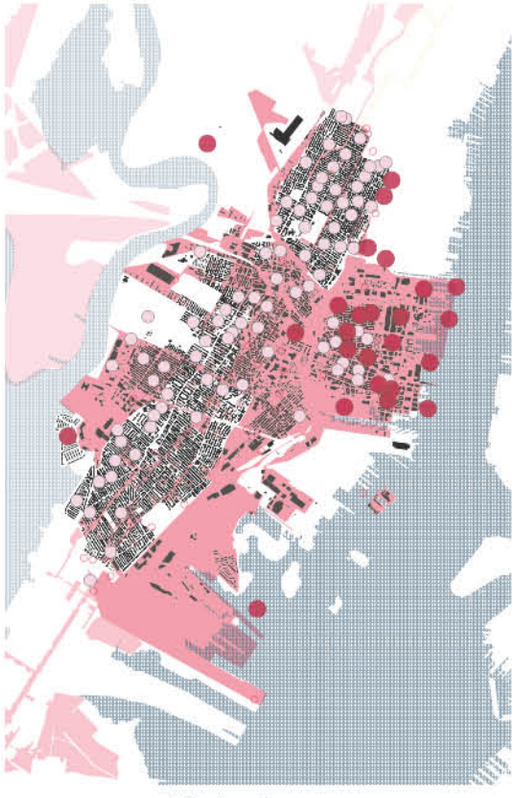
Model Constructed from on site materials.



Neighborhood



Land form & Green Spaces



Median Income

Site Construction
Jersey City, NJ

HISTORIC DISTRICT
HIGH RISK FLOOD ZONE + REDEVELOPMENT
FLOOD RISK ANALYSIS
LOW
HIGH
EXISTING REHABILITATED STRUCTURES
NEW CEVELOPMENT
+ 128 Feet FROM SEA LEVEL
+ 8 Feet FROM SEA LEVEL
REDEVELOPMENT OPPORTUNITIES
PROPOSED PUBLIC OPEN SPACES
STORM WATER TANKS

OPEN SPACE NETWORK
STORM WATER MANAGEMENT
RE-DEVELOPMENT DISTRICT

THE HEIGHTS
HOBOKEN
DOWNTOWN
NEWPORT
HUDSON RIVER

NORTH

JERSEY CITY AXONOMETRIC DRAWING

01. Re-Development Climate District

Blah Blah Blah Description one liner

Hudson Valley, New York

Columbia University Urban Design Studio, summer, June 2019 to Aug 2019

Team Members : Moneera Al-Ajaji, Alvi-R-Khan

How often do we get an opportunity to rethink our cities?

Jersey City today, has 33 percent of its area under redevelopment. Does this give us the chance to re-imagine the city? The way we construct it? The way we address public spaces and the influx of population? Can the new development look forward to mitigating looming climate threats?

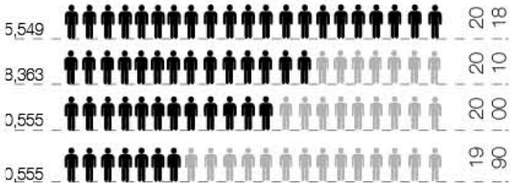
We are proposing a set of strategies addressing this development. A set of guidelines that overlay sectionally on the existing planar zoning. Through these strategies, we want to achieve resilient built forms with inclusive public spaces.

Goals:
Encourage and support resiliency on new development throughout the current and future floodplains.

Introducing resilient temporary programs in the ground level. The programs are driven by the needs of the users to improve current street-scape

The city is growing, and its growth is at a rapid pace. It's accommodating more and more people, optimizing the available floor area. The graph of density is escalating at an exponential rate.

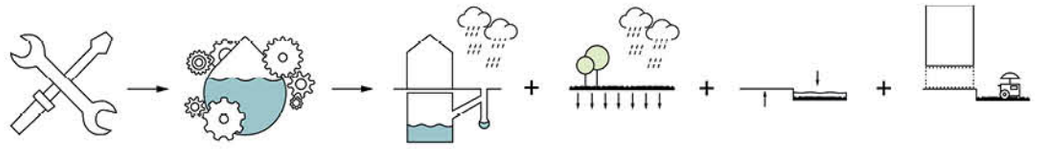
Now is the time to iterate the way we envision our cities.



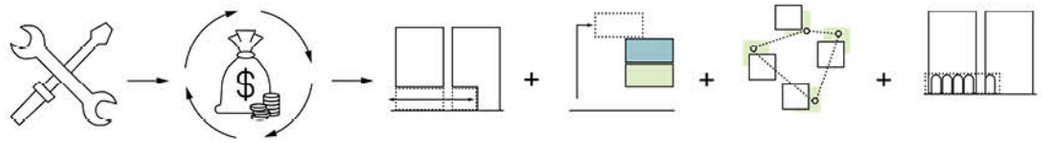
POPULATION GROWTH

30.5 %
REDEVELOPMENT ZONE

66% COMMUNITIES LIVING IN
VULNERABLE ZONE

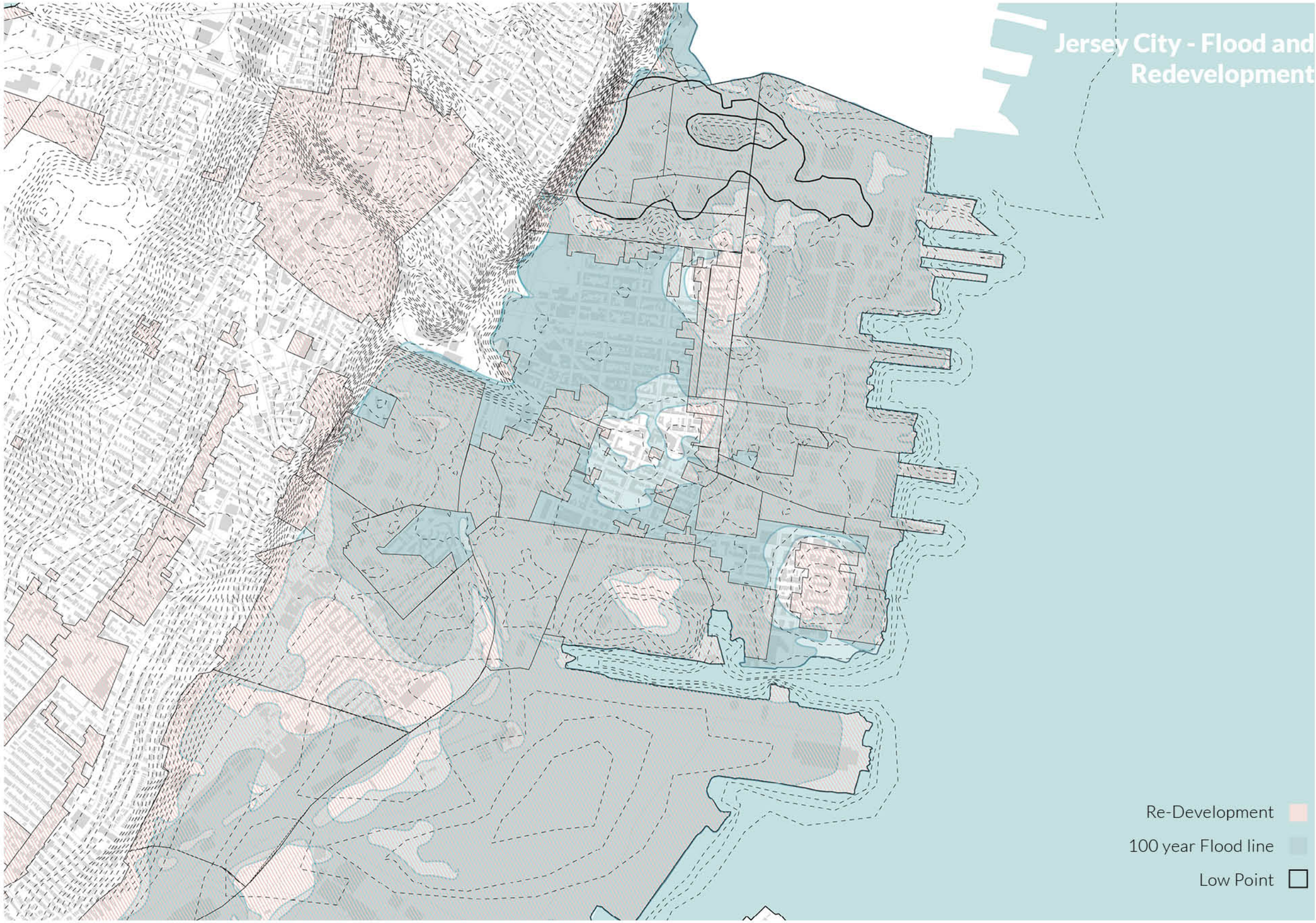


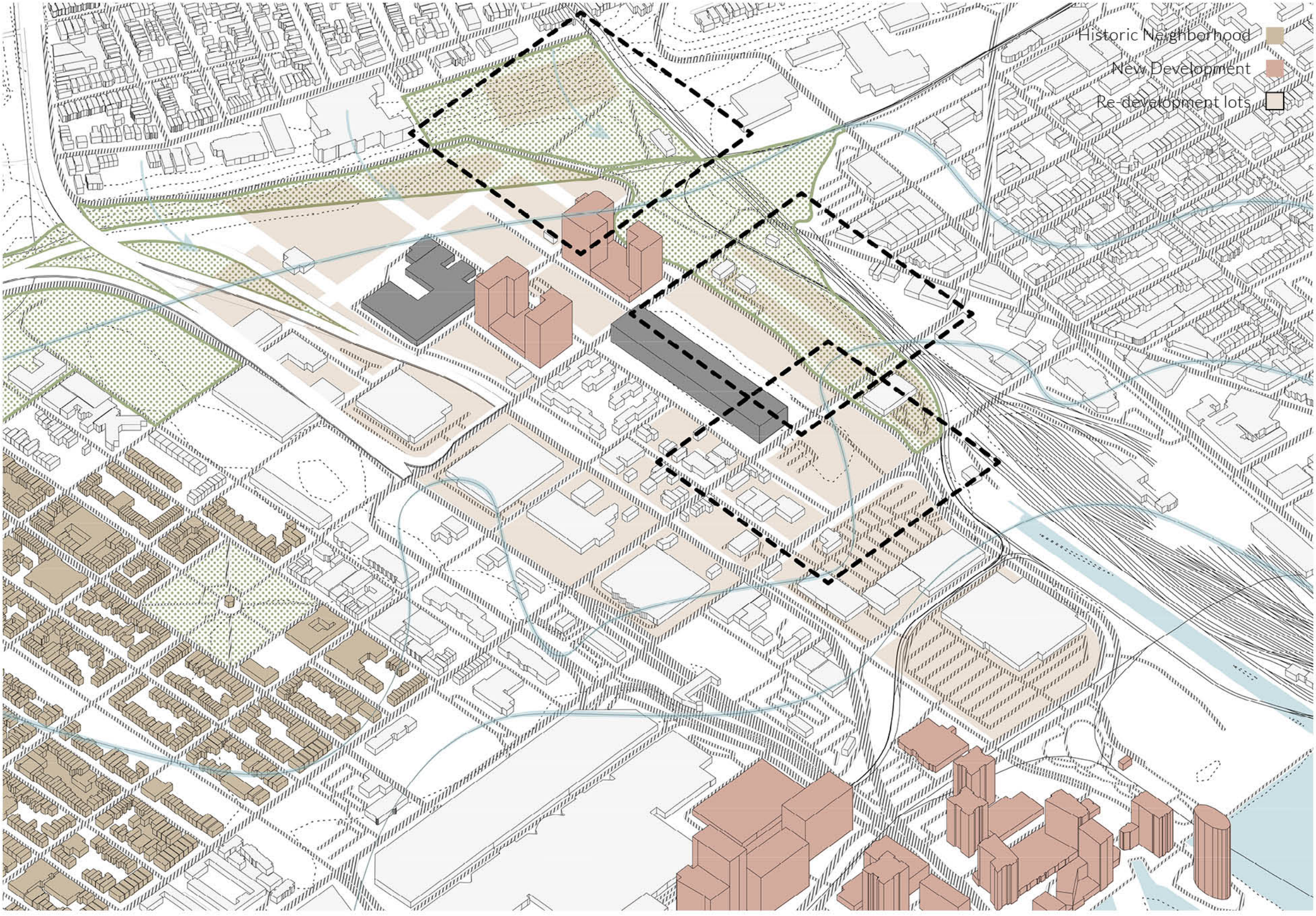
RESILIENT REDEVELOPMENT

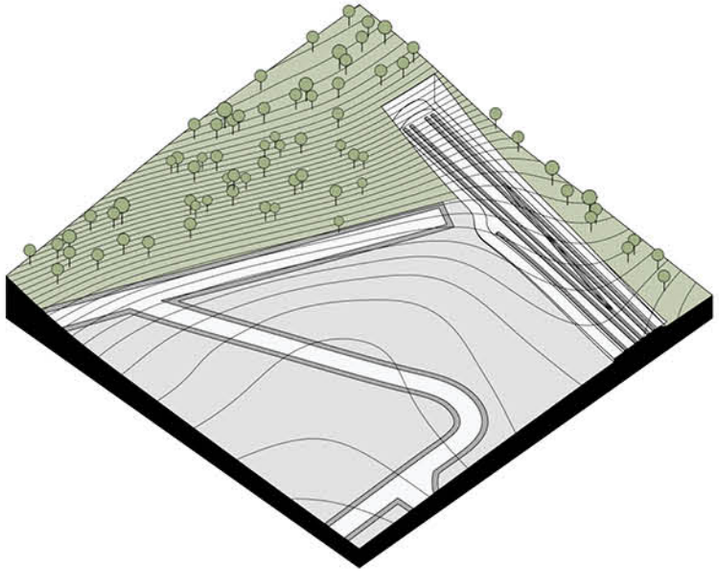


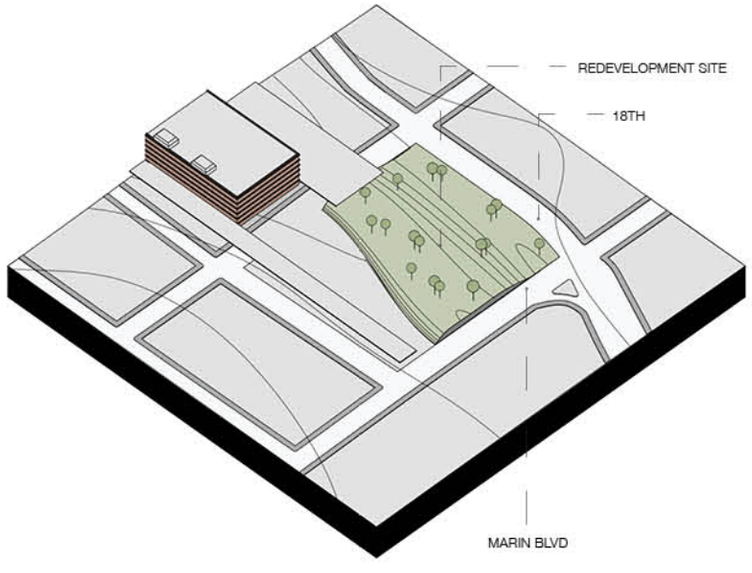
PERMEABLE GREEN SPACE NETWORK

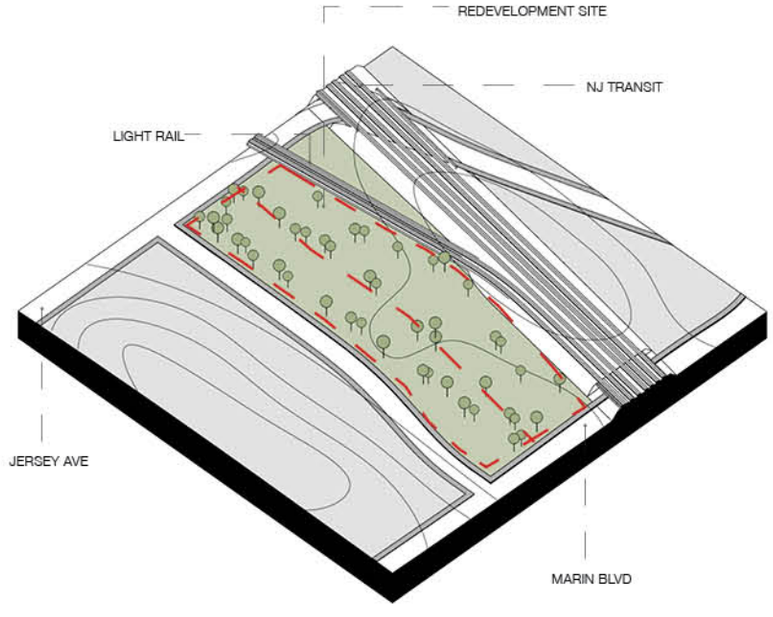
Jersey City - Flood and Redevelopment



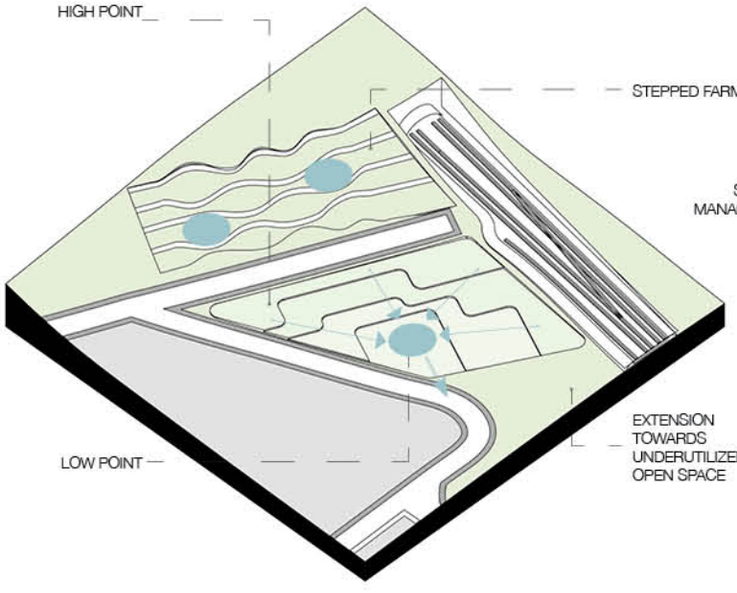

Historic Neighborhood
New Development
Re-development lots

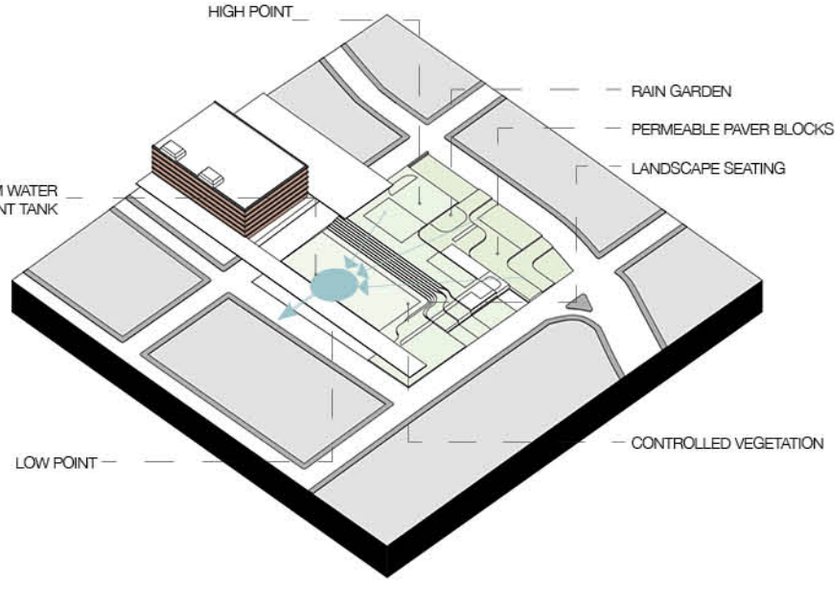


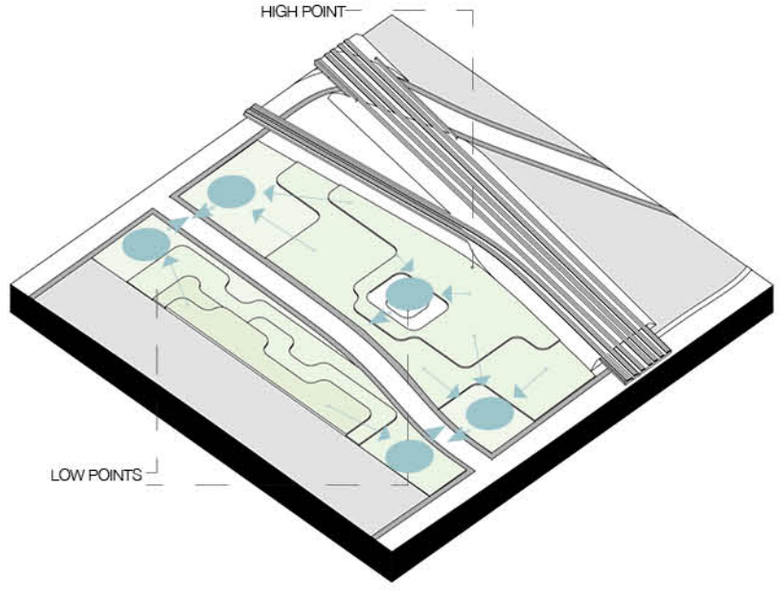


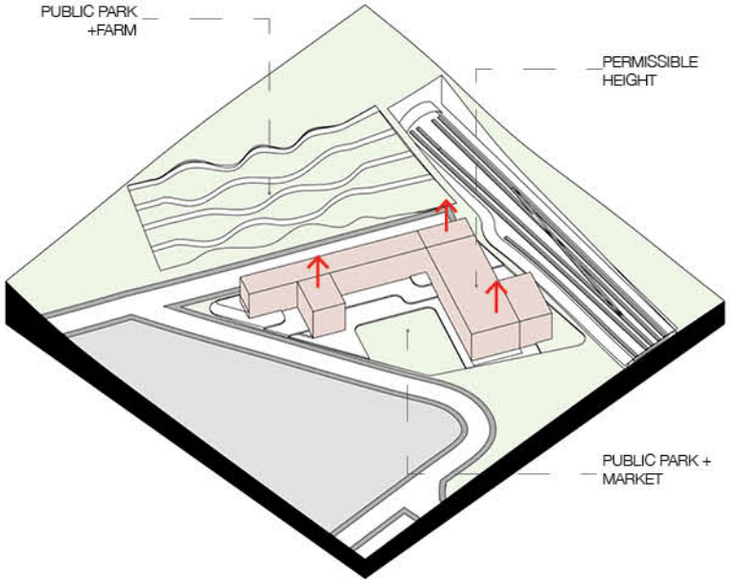


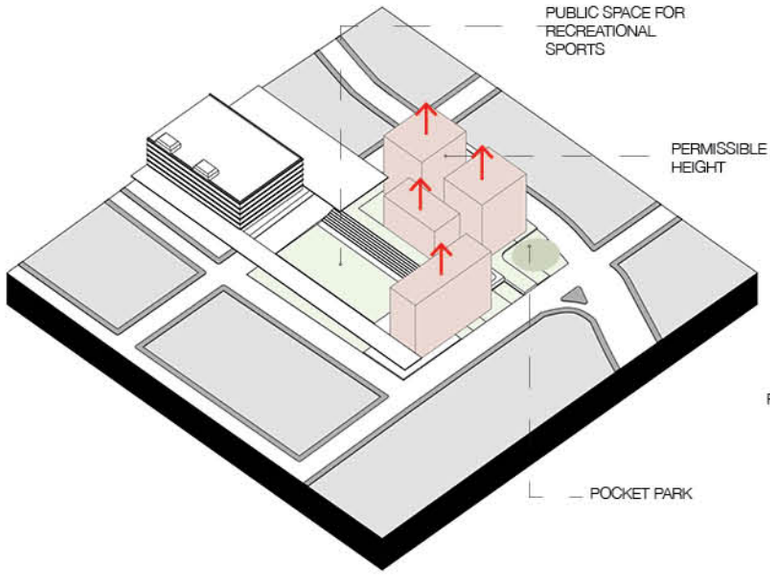
SITE 3 - REDEVELOPMENT

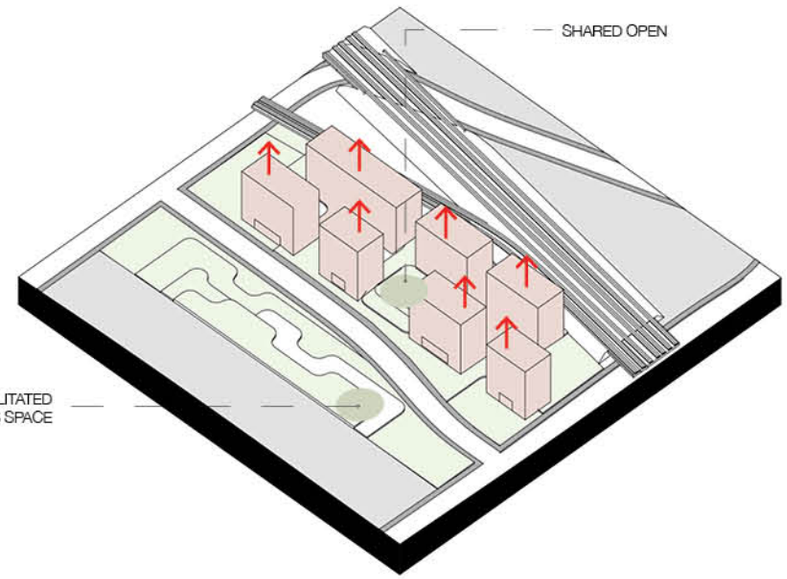


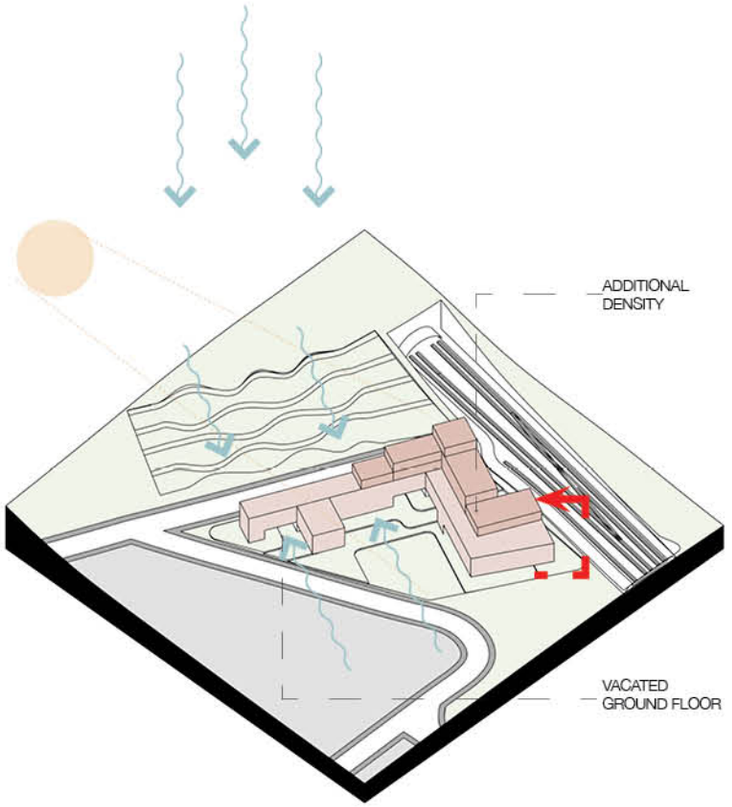


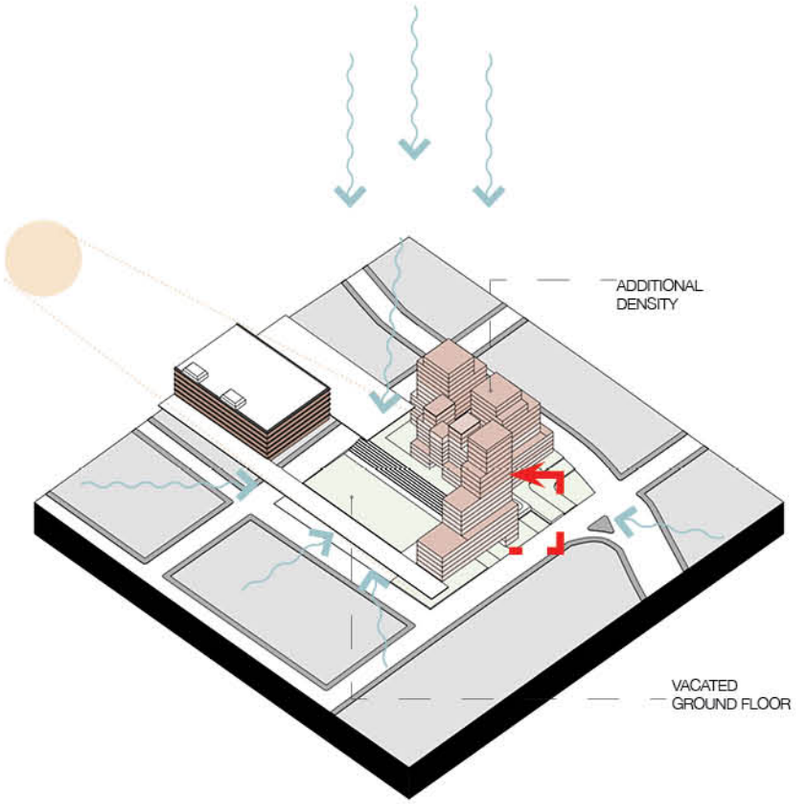


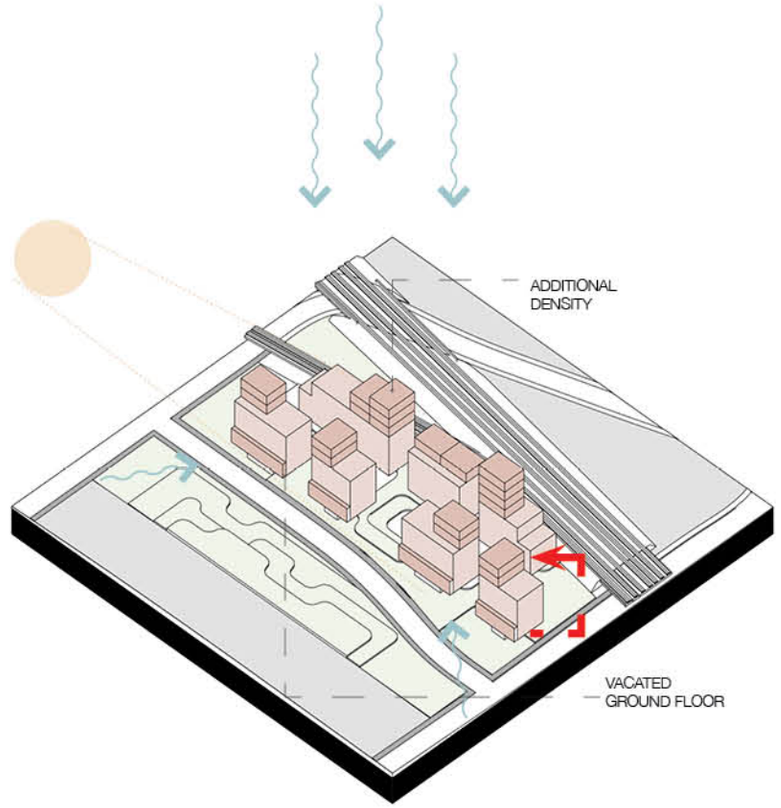

PUBLIC PARK
+FARM
PERMISSIBLE
HEIGHT
PUBLIC PARK +
MARKET

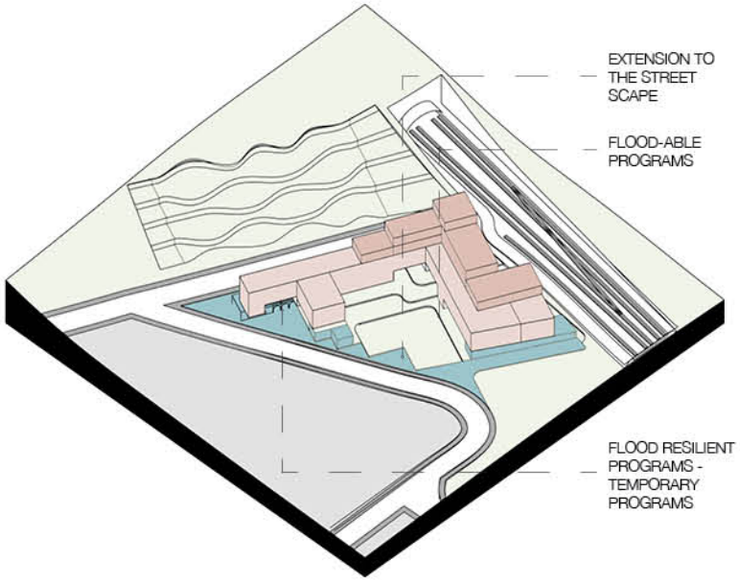

PUBLIC SPACE FOR
RECREATIONAL
SPORTS
PERMISSIBLE
HEIGHT
POCKET PARK

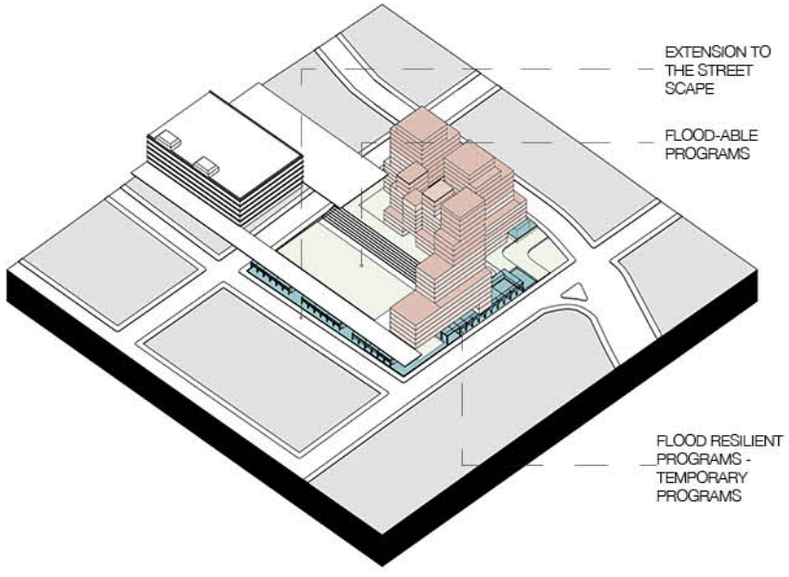

SHARED OPEN
REHABILITATED
OPENS SPACE

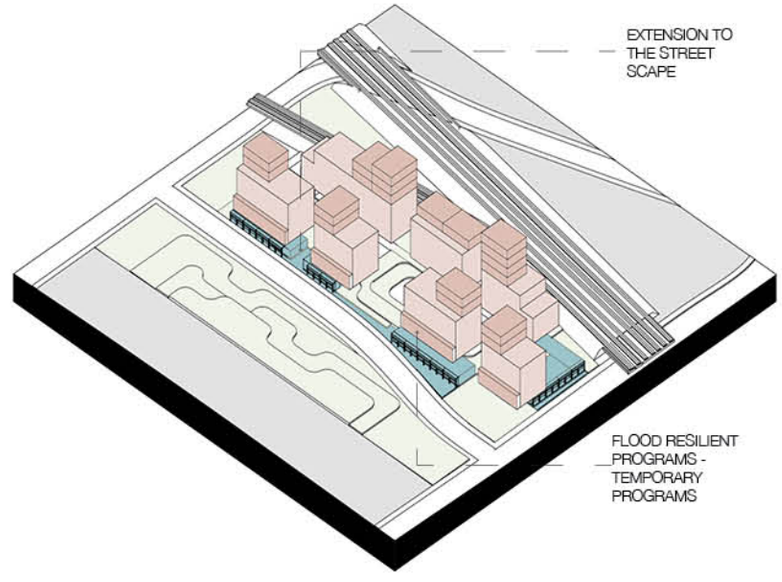

ADDITIONAL
DENSITY
VACATED
GROUND FLOOR

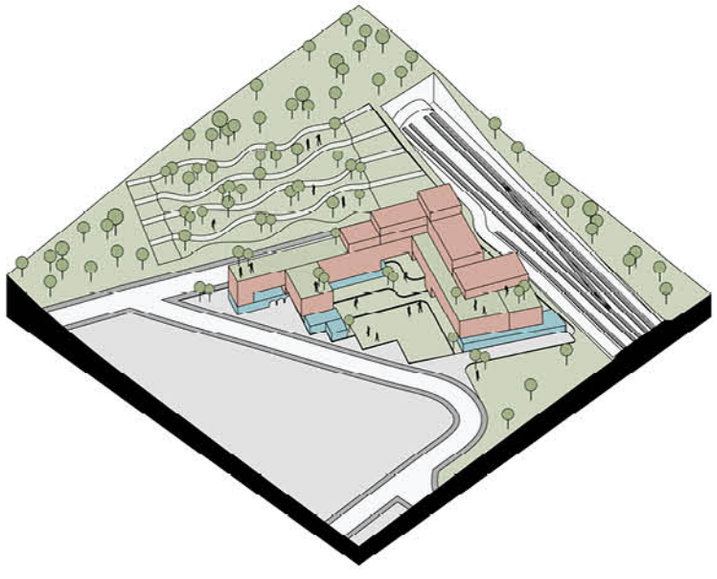

ADDITIONAL
DENSITY
VACATED
GROUND FLOOR


ADDITIONAL
DENSITY
VACATED
GROUND FLOOR

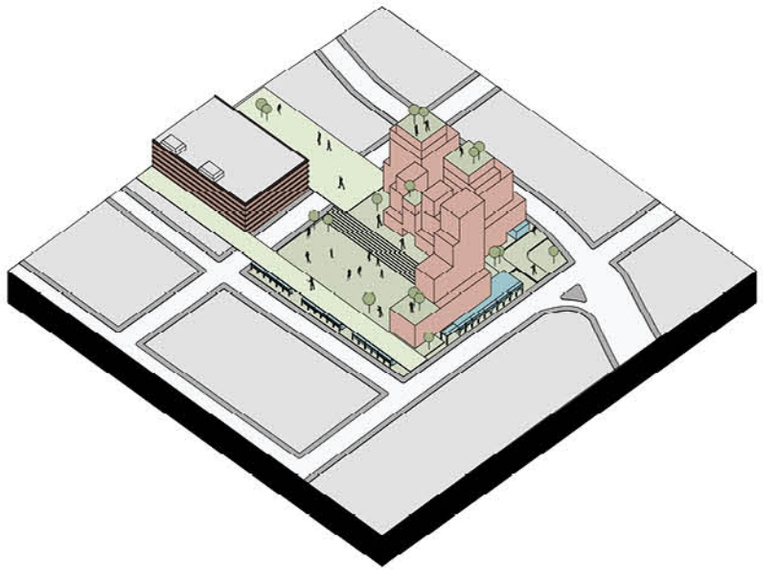




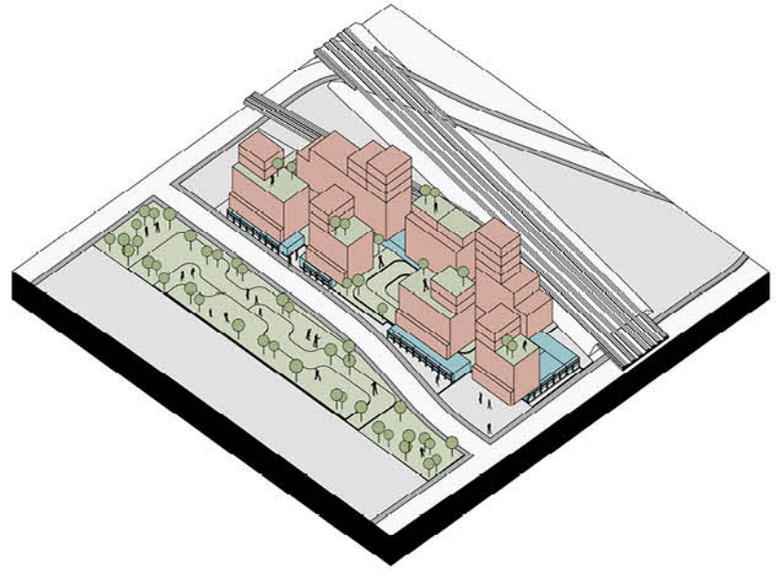




SITE 1



SITE 2



SITE 3

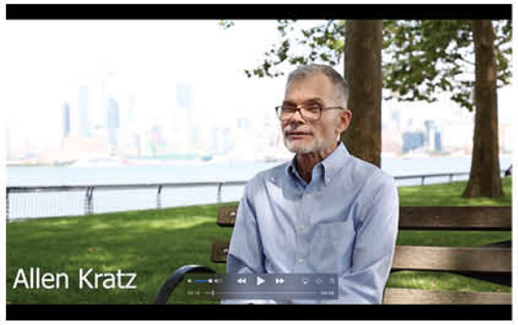
02. Reading New York Urbanism

Hoboken, NJ

Columbia University Urban Design Studio,
summer, June 2019 to Aug 2019

Team Members : Kuan-I-wu , Zhou-Wu

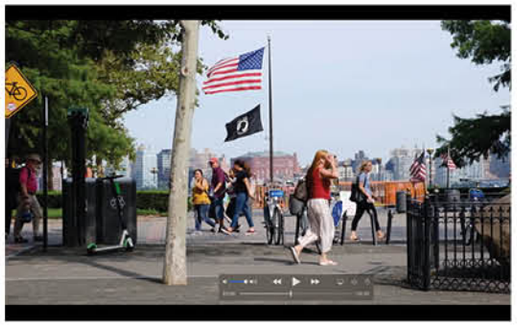
PIER - A PARK

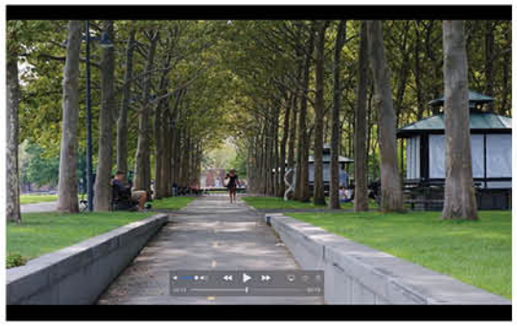

Allen Kratz


Ray Maryn

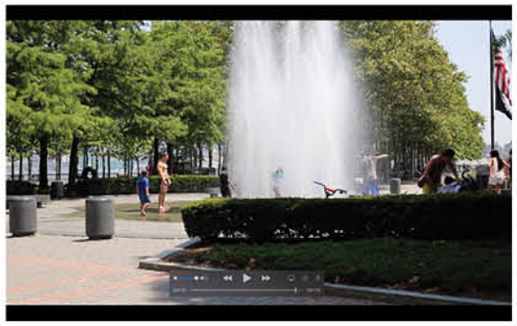

Eligh Muhammad


Billy






PIER A PARK
HOBOKEN

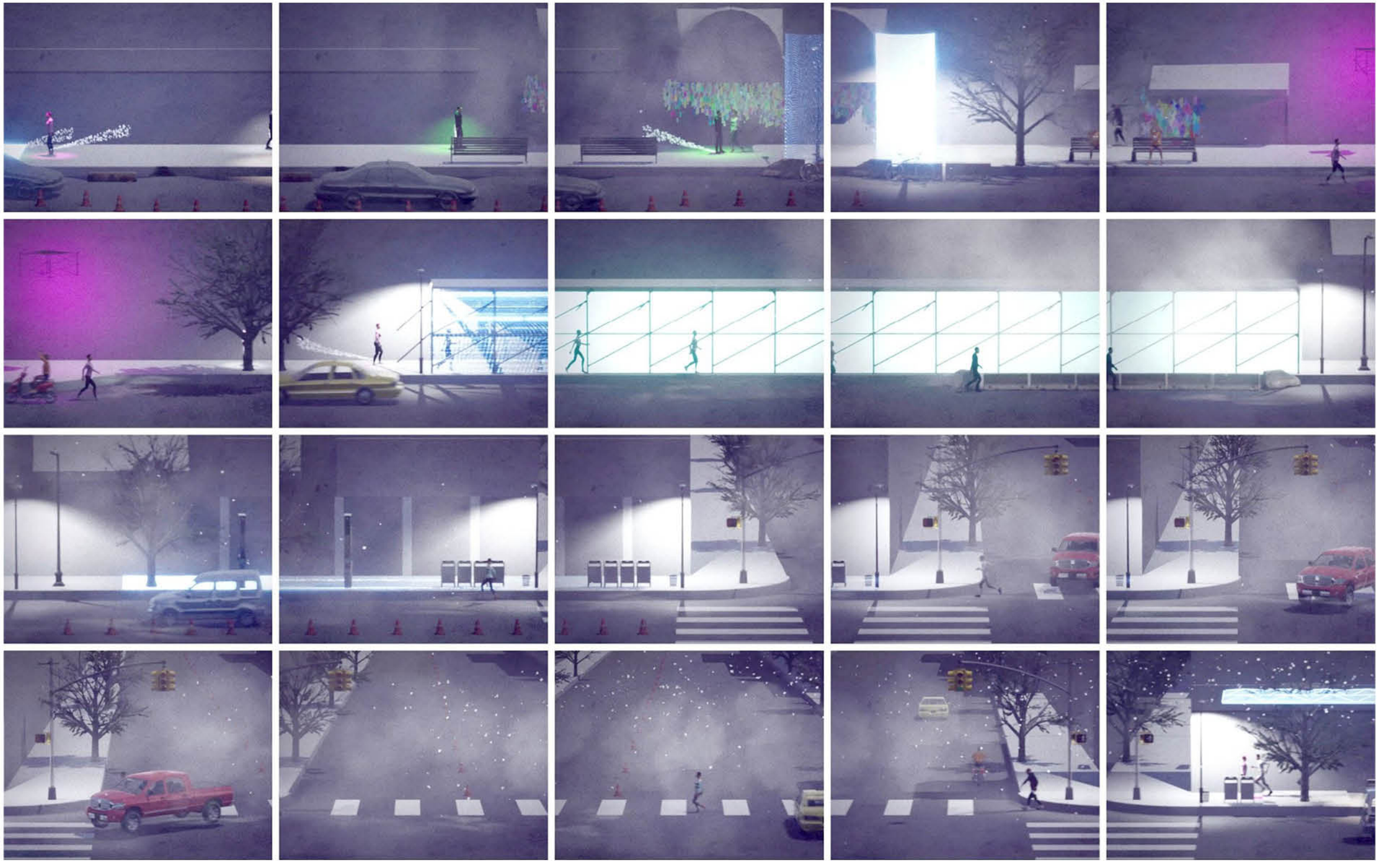


03. Unreal

Somewhere In, NY

Columbia University Urban Design Studio, Fall.
Sep 2019 - Dec 2019.

Team Members : Elie Zinoun



04. Points Unknown - Cartographic Narratives

Inwood, NY

Columbia University Urban Design Studio, Spring. Jan 2020 - Apr 2020.

Team Members : Nupur Roy, Helen Winter

Inwood Rezoning - It's only a matter of time...

At the mouth of the Harlem river, ensconced within a landscape of rolling hills and natural forest, the sleepy neighbourhood of Inwood is a far cry from its high-density, high-rise neighbors to the south. The neighborhood, which occupies the northern tip of Manhattan, has long been considered the last affordable district in New York's most exclusive borough--but the landscape is shifting. At present, it is a landscape of large lots, sparsely populated industrial areas and low-density apartment buildings. These spaces, often archetypal examples of urban disuse and disinterest, became for the people of Inwood, the glue keeping a community together and the center of a hard-fought legal battle with the City of New York.

The progress of rezoning efforts since 2014 in Inwood will be a focus of our investigation. We propose a study of conditions arising with de Blasio's "Housing New York Plan", regarding MIH requirements for rezoned neighborhoods as a means of framing a larger issues related to uneven development of New York City. The aim would be to examine local cultural dynamics by investigating community perspectives to identify the consequences of policy.

The Inwood Rezoning Plan was an essential part of mayor Housing New York's promise to create 200,000 units of affordable housing through MIH (Mandatory Inclusionary Housing) requirements for rezoned areas in New York City. Local opposition of the intended zoning cited the city's review of the proposed zoning as "profoundly negligent" in their assessment, and many citing the potential displacement of low-income renters and locally-owned businesses that the rezoning could engender. A Supreme Court judge's decision annulled the 2018 Inwood rezoning plan due to an incomplete review of the project's environmental impacts, indicating demographic and other conditions had not been fully assessed. The study aims to deepen and diversify the story of current housing policy's impact and the legal mechanisms which govern it. We will investigate the intertwined racial, cultural and economic conditions of uneven development and displacement in New York City.

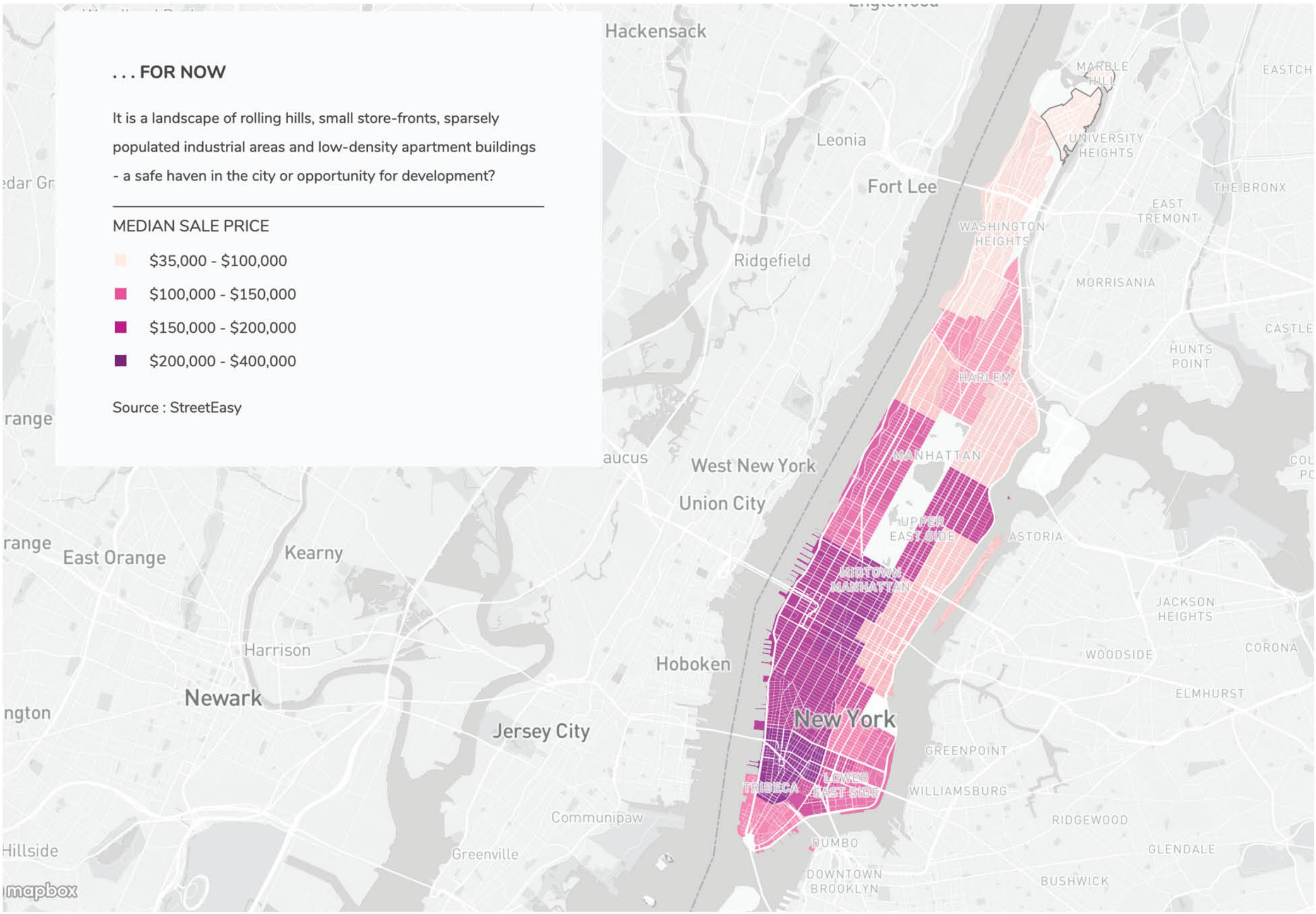
. . . FOR NOW

It is a landscape of rolling hills, small store-fronts, sparsely populated industrial areas and low-density apartment buildings - a safe haven in the city or opportunity for development?

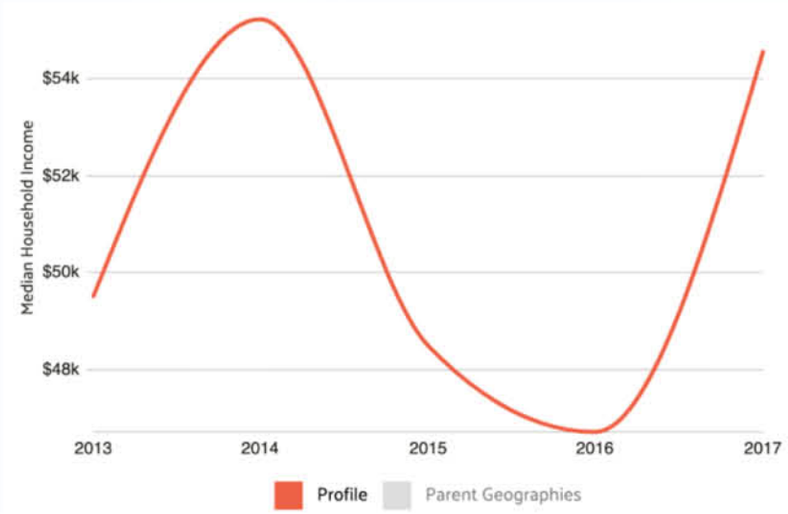
MEDIAN SALE PRICE

- $35,000 - $100,000
- $100,000 - $150,000
- $150,000 - $200,000
- $200,000 - $400,000

Source : StreetEasy



CONSEQUENCES OF UNFULFILLED PROMISES: ECONONOMIC DIMENSIONS OF PROPOSED REZONING

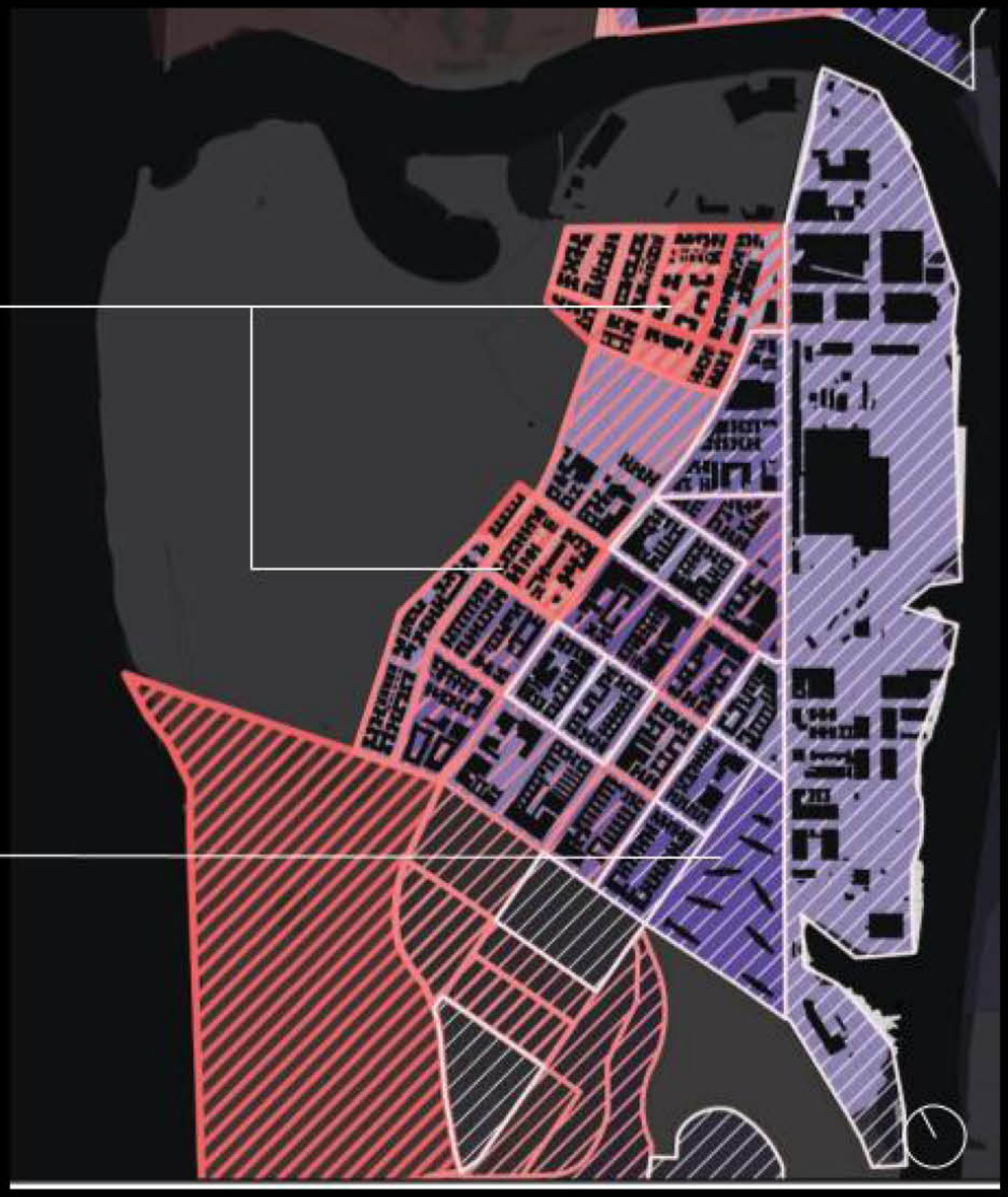


LEGEND

income per annum

- $20,000 - $50,000
- $50,000 - $75,000
- $75,000 - $100,000
- $100,000 - $150,000
- $150,000 - $200,000

Source : Data USA



Median Household Income - Thousands

Median household income $50,000

- Less than 20
- 20-40
- 40-60
- 60-80
- 80 & more

Major Race - Count

- Hispanic 50%
- White 15%

Source : Us census data - 2017 - Ethnicity and Median household income

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