



Reimagining Chinatown

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Overview

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- IV. Closing



Our Clients



Gale Brewer

Manhattan Borough President



Margaret Chin

City Council Member, District 1

Vision Statement

Promote, preserve, and protect the historic singularity and cultural uniqueness of Manhattan Chinatown by

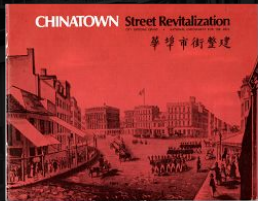
- preventing displacement
- supporting the area's economic vitality
- safeguarding neighborhood character



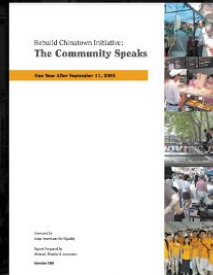


Research 調查研究

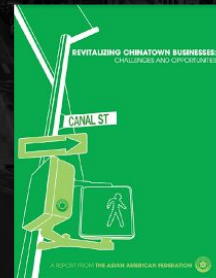
Previous Studies & Their Limitations



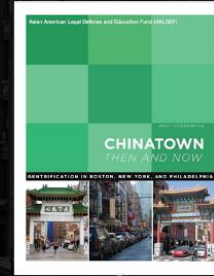
1976



2002



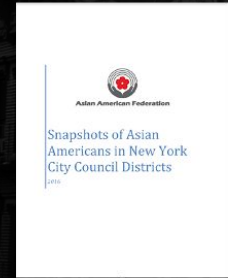
2008



2013

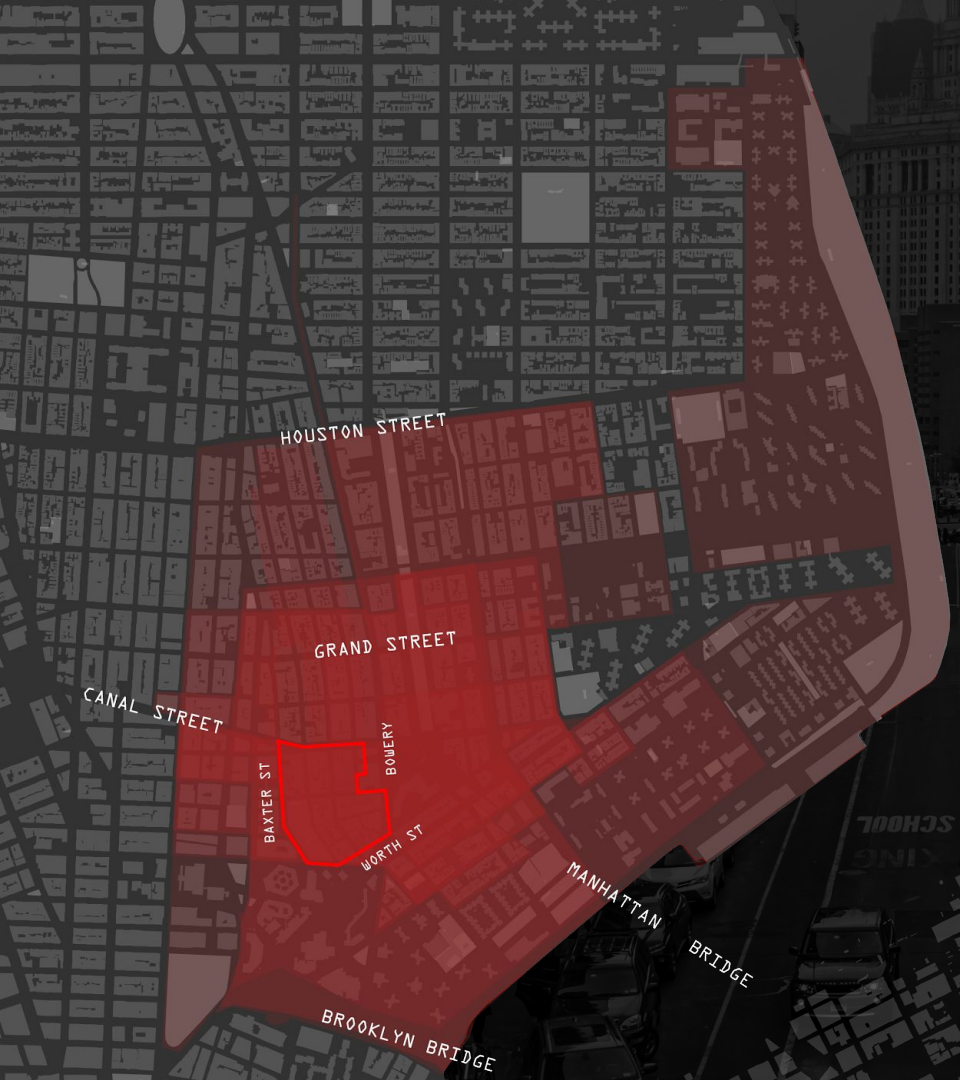


2014



2016

Boundary Disputes



Asian American Federation Study Area 2008

Department of City Planning Neighborhood
Tabulation Area 2010

Chinatown and Little Italy Historic District 2010

Chinatown Working Group CAPZ Linguistic
Landscape 2011

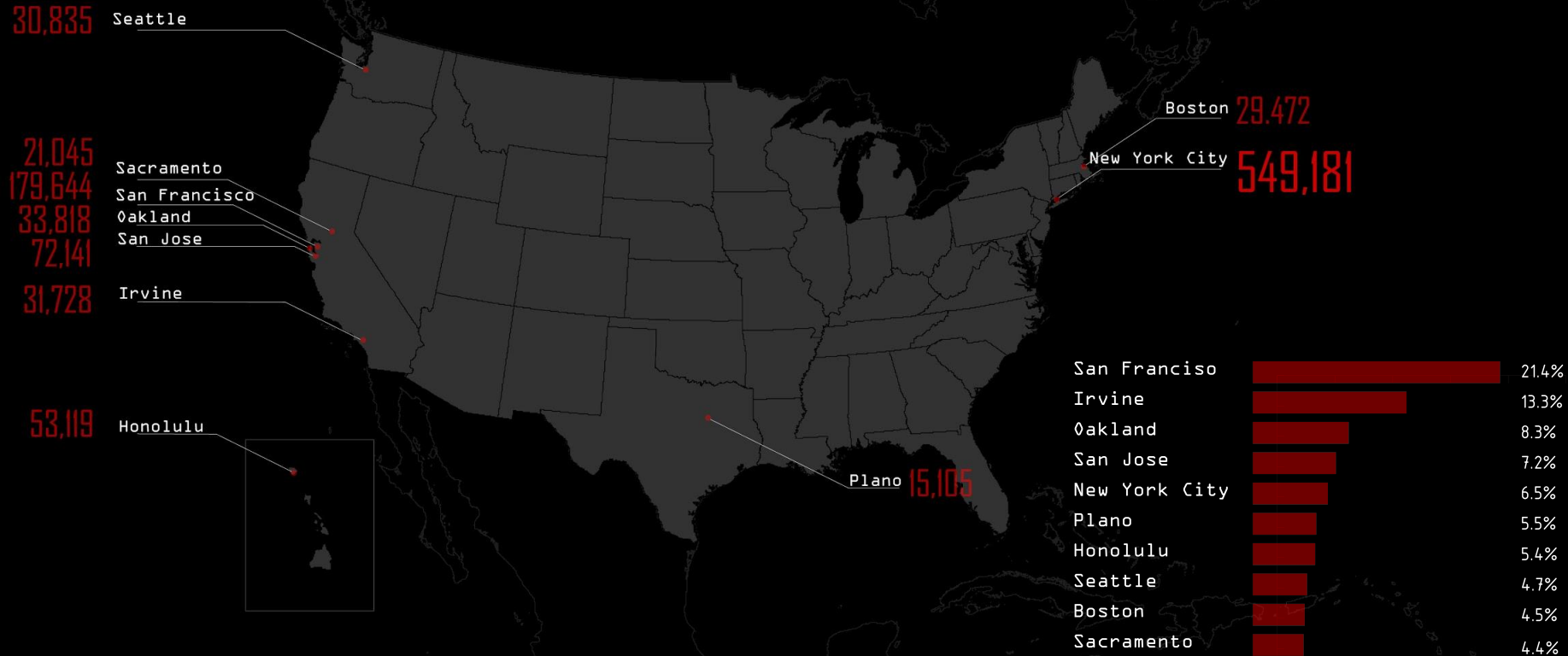
Chinatown BID Boundary 2011

Chinatown Working Group Rezoning Plan 2013

Google Maps 2017

Source: Pratt Center for Community Development, The Collective for Community, Culture and the Environment, Chinatown Working Group, Chinatown Partnership, Chinatown BID, National Park Service, Asian American Federation, NYC Department of City Planning, Google Maps.

Top 10 Cities with the Highest Percentage of Populations of Chinese Americans



Chinese Americans in Major New York City Chinatowns

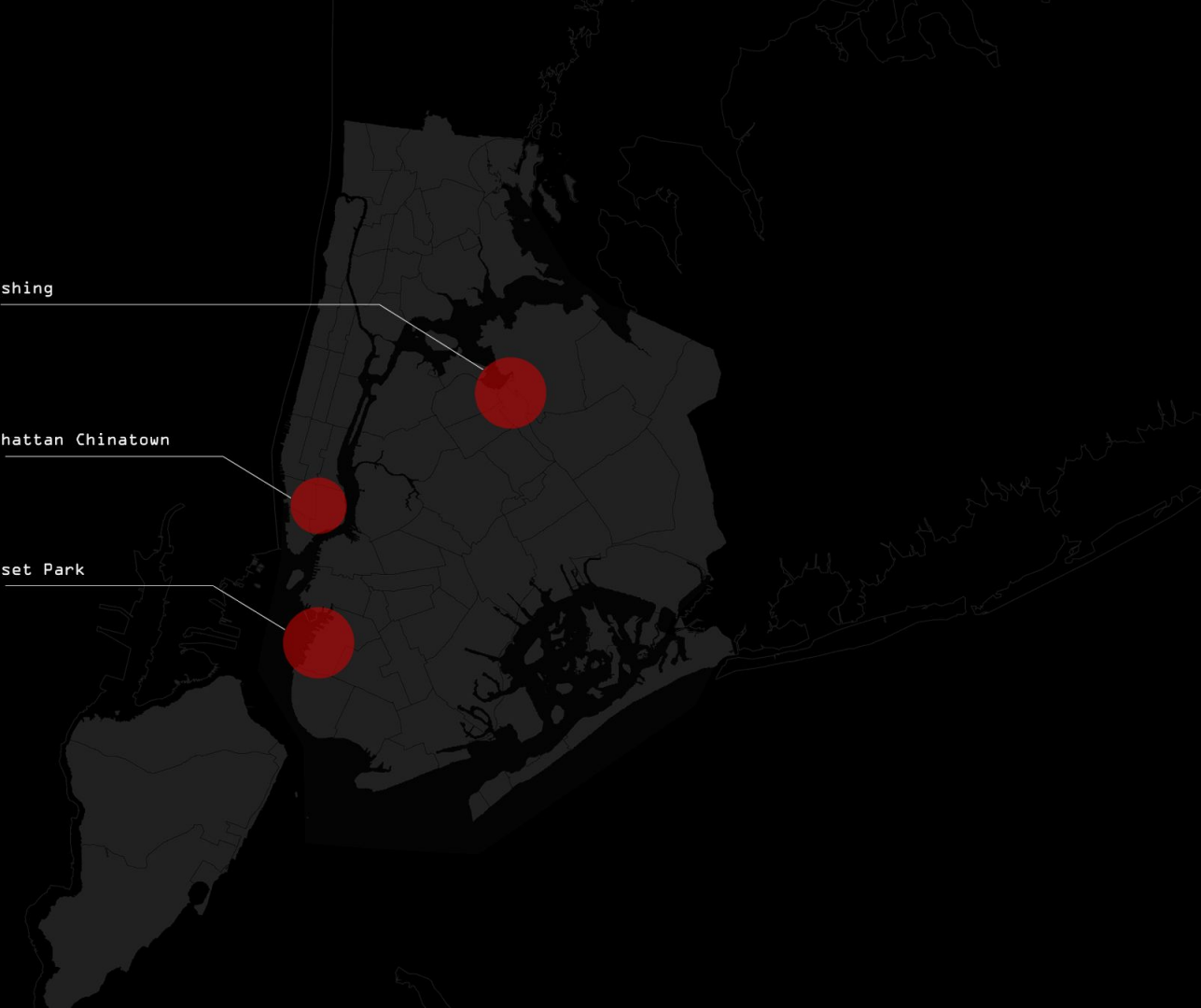


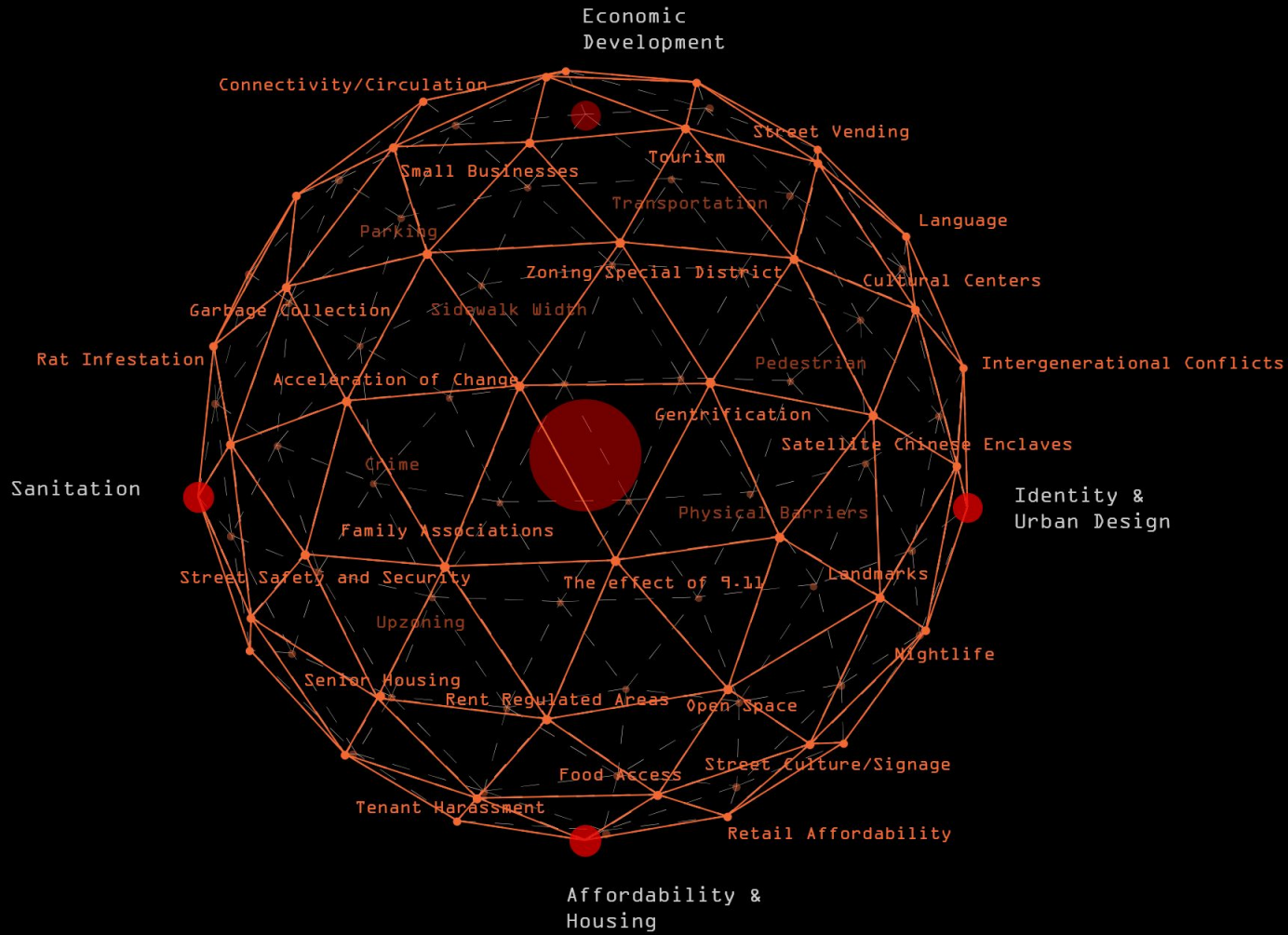
Source: 2011-2015 ACS

36,053 Flushing

24,812 Manhattan Chinatown

34,010 Sunset Park





Identity & Urban Design

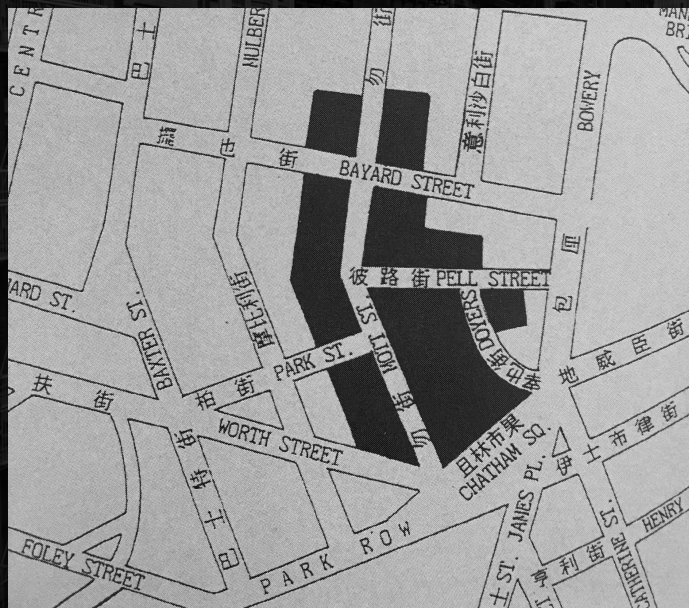


German Band, Lower East Side, 1876



Little Italy, Mulberry Street, c. 1900

Identity & Urban Design



Chinatown Historic Core, c. 1900



Chinese 49ers During the California Gold Rush

Identity & Urban Design



Canal and Baxter Streets, 1910

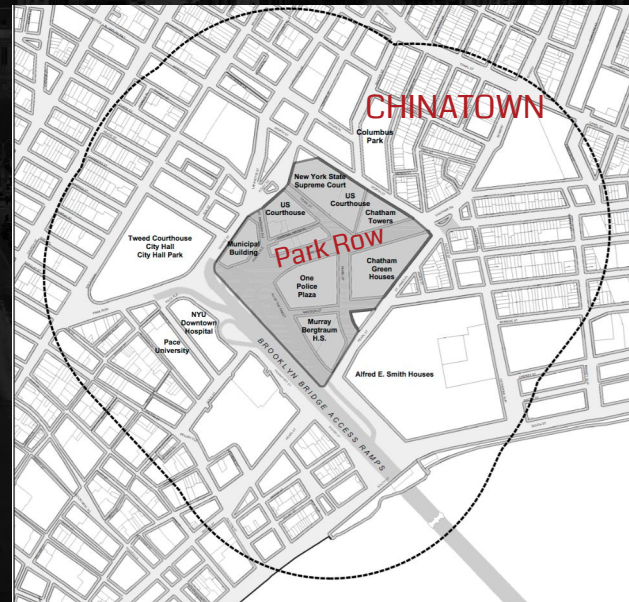


Pell and Mott Streets, 1930s

Identity & Urban Design



Park Row, 2015



EIS Study Area, 2007

Identity & Urban Design



1960s



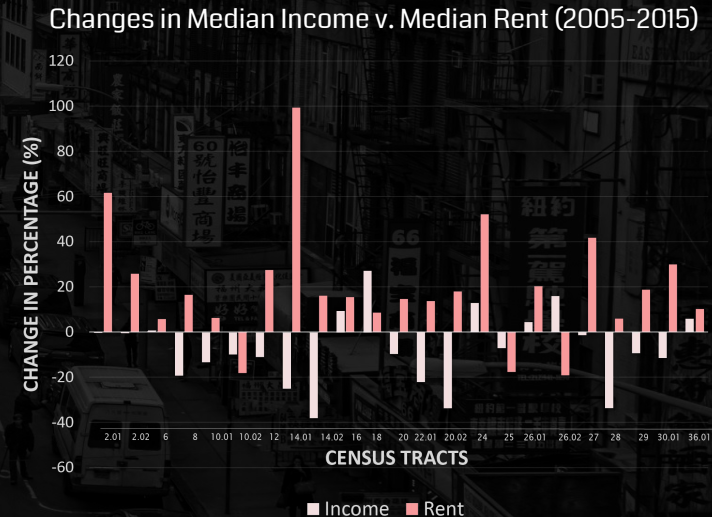
2017

Identity & Urban Design



Affordability & Housing

- Affordable housing units are not truly affordable
 - Local AMI (\$37,362) less than Citywide AMI (\$85,900) published by HUD (2013)
 - Limited supply for low-income and extremely low-income groups
- Financial stress
 - Rental price increased more rapidly than household income
- Rent burden
- Overcrowding is common



Source: ACS 5-Year Estimate, 2010; ACS 5-Year Estimate, 2015

Economic Development

- Local Economic Conditions
 - Dominated by small businesses
 - Strong service sector
 - Retail trade has greatly declined, health care has greatly increased
 - Average unemployment rate is greater in Chinatown than Manhattan's overall by 2.4%, median annual income is lower than Manhattan's average by \$20,000
- Economic Challenges
 - Business Owners
 - Customer loss
 - Increased commercial rents
 - Local Workers & Residents
 - Limited English proficiency
 - High unemployment

Street Vending



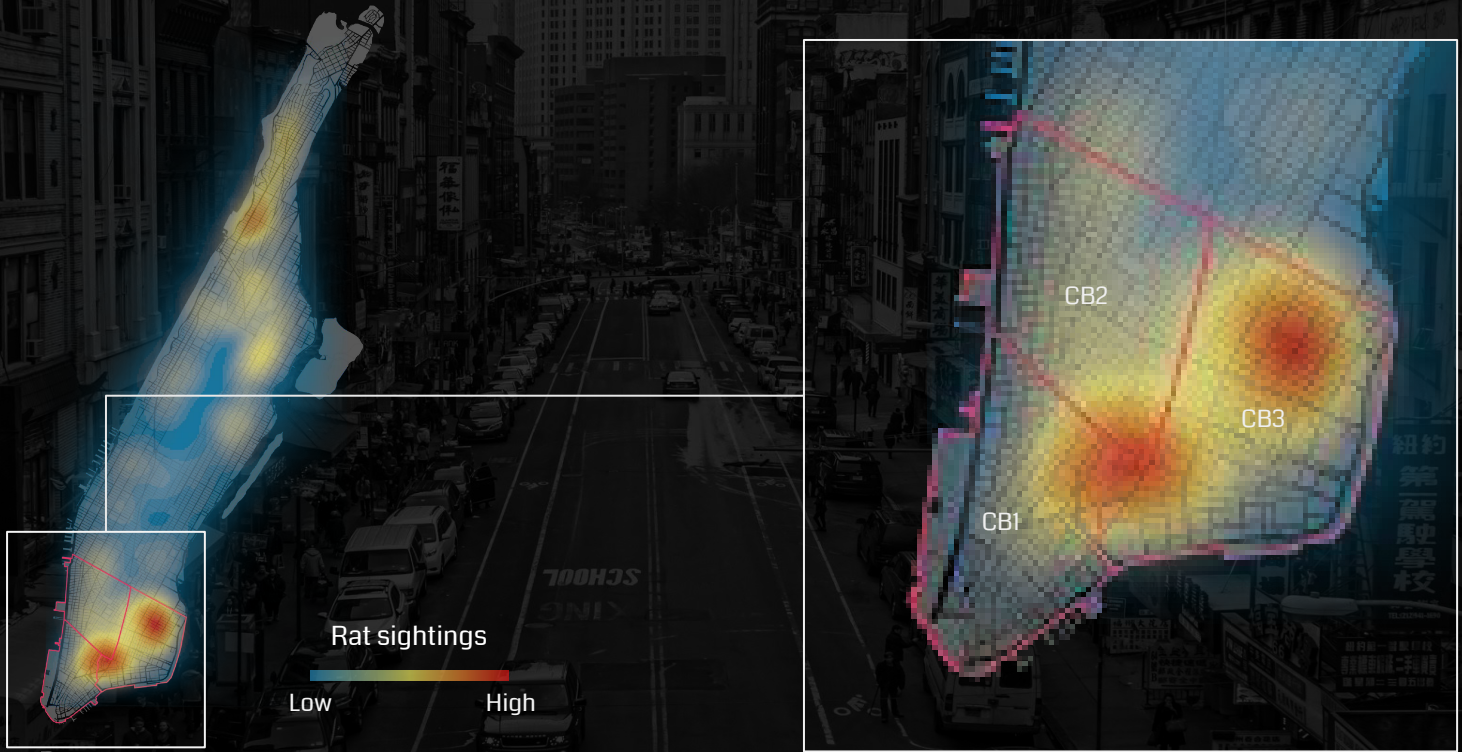
Map of Street Vending Conditions on Canal Street (from Broadway to Bowery)

Sanitation

- Existing Sanitary Conditions
 - Commercial Trash Piles
 - Scattered Debris
 - Stagnant Water
 - Rat Infestation



Rat Infestation



Vision Statement

Promote, preserve, and protect the historic singularity and cultural uniqueness of Manhattan Chinatown by

- preventing displacement
- supporting the area's economic vitality
- safeguarding neighborhood character





Initiatives 改進建議

● Identity &
Urban Design

● Affordability &
Housing

● Sanitation

● Economic
Development

Initiatives



Enhancing Wayfinding

Preserving Community Identity

Promoting Efficient Circulation

Improving Living & Street Conditions

Securing Housing Tenure

Empowering the Local Economy





Tour Brochure
& Kiosk Map

Walking App
Prototype

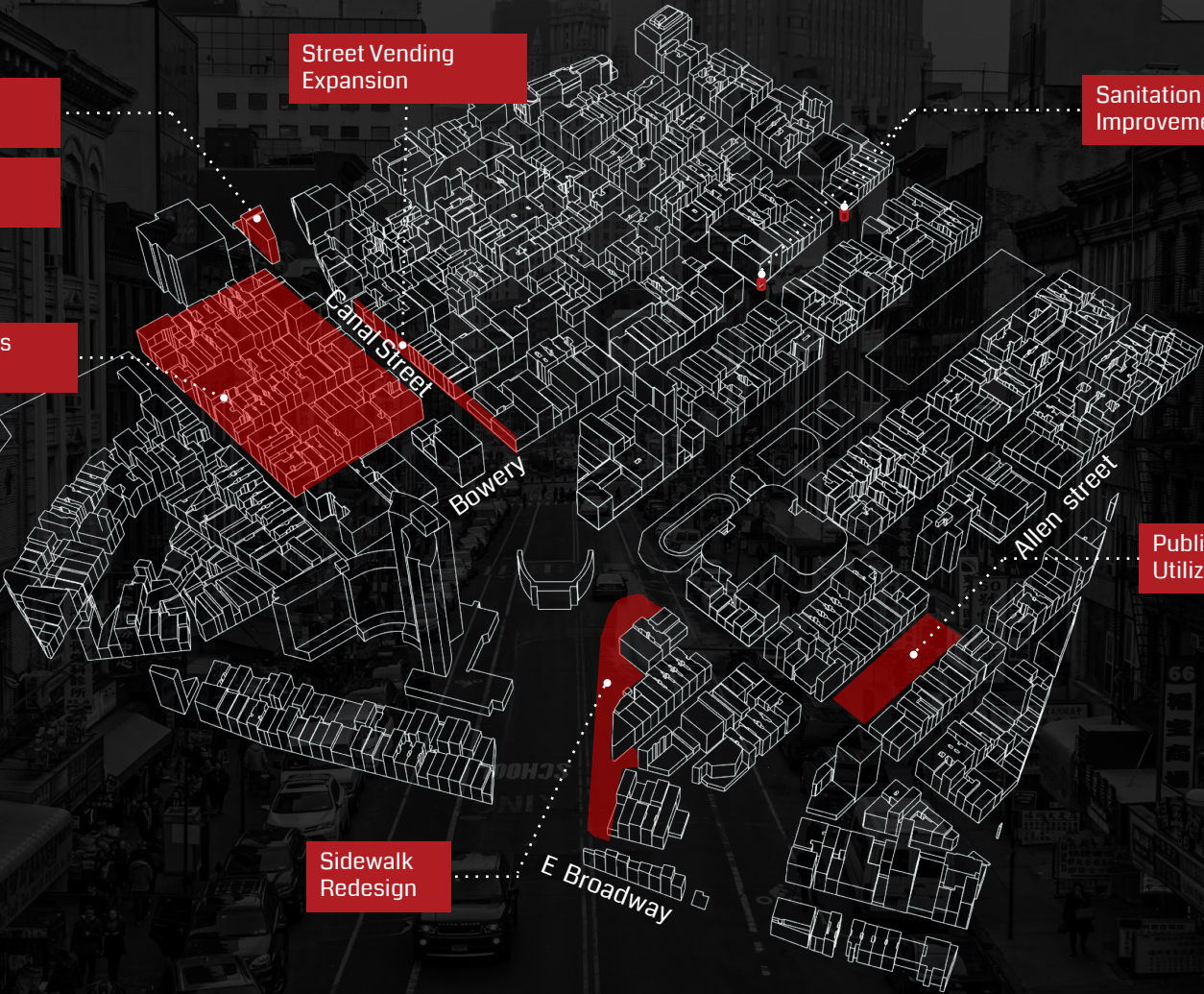
Local Business
Stabilization

Street Vending
Expansion

Sanitation
Improvement

Public Space
Utilization

Sidewalk
Redesign



Canal Street

Bowery

Allen Street

E Broadway



Tour Brochure & Kiosk Map

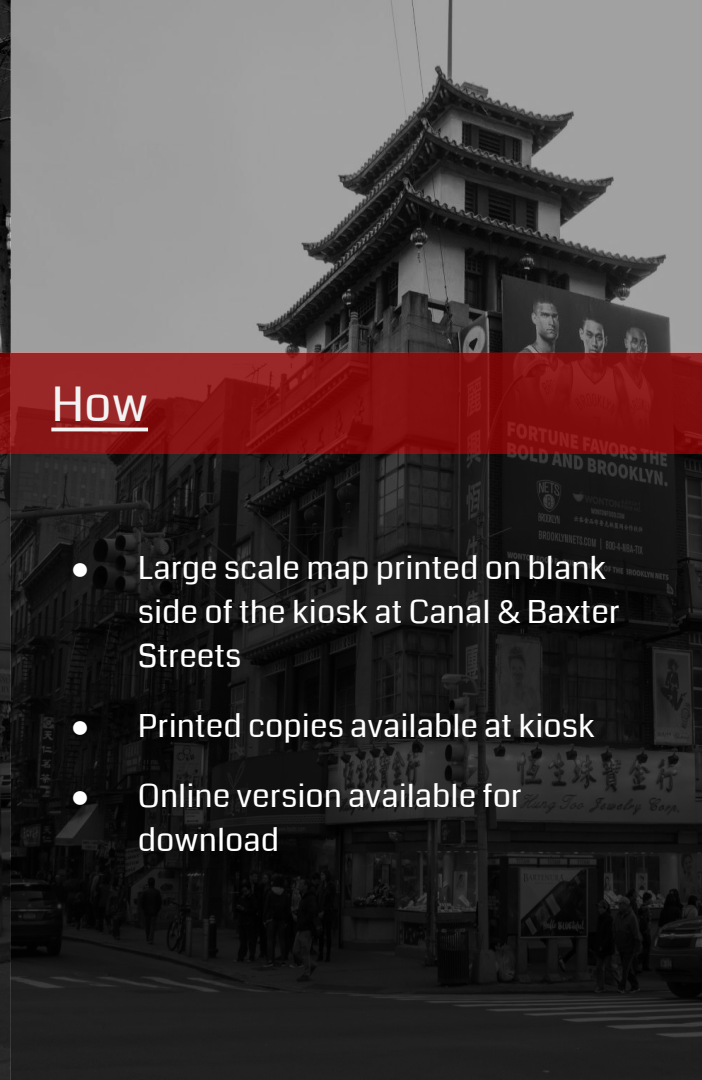
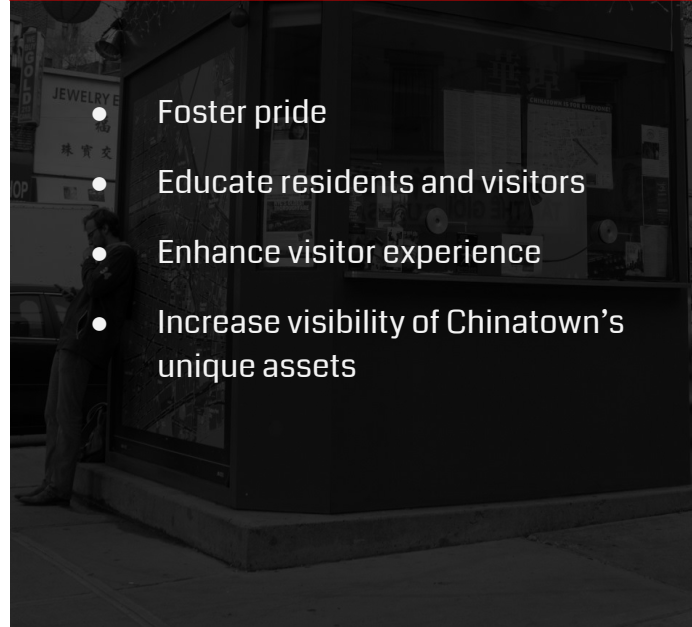


Why

- Foster pride
- Educate residents and visitors
- Enhance visitor experience
- Increase visibility of Chinatown's unique assets

How

- Large scale map printed on blank side of the kiosk at Canal & Baxter Streets
- Printed copies available at kiosk
- Online version available for download



WELCOME TO CHINATOWN

曼哈頓華埠歡迎您



WELCOME TO CHINATOWN

曼哈頓華埠歡迎您



BEFORE CHINATOWN

Lower Manhattan was dominated by a lake called Collect Pond (also known as Fresh Water Pond).

The lake was filled in.

1813

This area on top of this became Five Points, the notorious slum and famous subject of both Charles Dickens and Jacob Riis.

"reeking everywhere of dirt and filth." — Charles Dickens

In the early to mid 19th century, the area was home to populations of Irish, German, Jewish, Italian, and Puerto Rican.

Manhattan Chinatown's story begins at the dawn of the 19th century when the first merchants began to arrive from China.

LOCAL LANDMARK SPOTLIGHTS

Bowery Savings Bank 1895

包厘街儲蓄銀行 130 Bowery
Designed by Stanford White in the Roman Revival style, this early savings bank is an LPC Landmark.

Mahayana Temple 1997

大乘寺 133 Canal Street
The largest Buddhist temple in New York City, it also boasts the tallest Buddha statue in the city at 16 feet.



FOLLOW US!
Local Historical Landmarks Walking Tour
Buy & recommend your own HERE!

Edward Mooney House 1785

修尼爾 18 Bowery
The oldest brick row house in New York.

Five Points & Canal Street 1820s

五點地區及堅尼街
Originally occupied by Collect Pond, this area was filled in by 1813. By 1825, what had been the pond became an infamous slum: Five Points.

LOOKING AHEAD

Years after the first Chinese immigrants began to settle in Lower Manhattan, Chinatown is still a thriving and growing community. The neighborhood is easily distinguished by its multi-layered signage in various Chinese dialects, street vendors, and oriental motifs on doors, lights, and architectural features.

Since no major planning interventions have been successfully completed during Chinatown's tenure, the neighborhood has grown and changed organically. Recent years have seen increased interest in creating a master plan or special purpose district for the neighborhood.



HISTORY OF CHINATOWN

1847

A Cantonese merchant—and 35 crew members set off towards New York to look for business opportunities. They opened shops along Mott, Pell, and Doyers Streets—now known as the Chinatown Core.

Chinese immigrants began to arrive in higher numbers, many settled in the area to take advantage of the businesses already established and to join family associations for protection and community.

1855

Chinese population starts to boom after the California Gold Rush and the construction of the transcontinental railroad.

The Chinese population continued to increase

1882

Various legislative attempts to stem Chinese immigration with the Chinese Exclusion Act

1965

The annual immigration quotas were revoked, the Chinese population continued to increase

1801

Church of the Transfiguration

普濟顯聖容天主堂 28 Mott Street
Designated an LPC Landmark in 1966, this 19th century church is one of the few Georgian-Gothic churches remaining in New York.

1961

Kimlau Square

華裔商人忠烈坊 Park Row
Now home to the Kimlau Memorial Arch and statue of Lin Ze-Xu, this area is the former location of the connection point between the elevated Third and Second Avenues railroad lines from 1878-1955.

1927

Loew's Canal Street Theatre

堅尼街31號劇院 31 Canal Street
Built during the Golden Age of Cinema by renowned theater architect Thomas Lamb, Loew's can seat 2,300 and was designated an LPC Landmark in 2010.

Doyers Street 1791

華色街 Park Street & Bowery
A testament to its age, Doyers Street is one of the only streets in the city that curves. It was also the site of numerous gang fights. Today it is far quieter, although some tunnels built by gangs for escape still remain.

Over the last several centuries, the area we now know of as Chinatown has been home to numerous different ethnic enclaves. These include Irish, German, Jewish, Italian, Puerto Rican, and obviously Chinese. The physical character of the neighborhood has also changed drastically over the past few centuries.

Created as part of "REIMAGINING CHINATOWN"
A Columbia University GSAPP Urban Planning Studio
Instructors: Ethel Sheffer & Douglas Woodward

Sponsored by
Manhattan Borough President Gale Brewer
&
Councilmember Margaret Chin, District 1

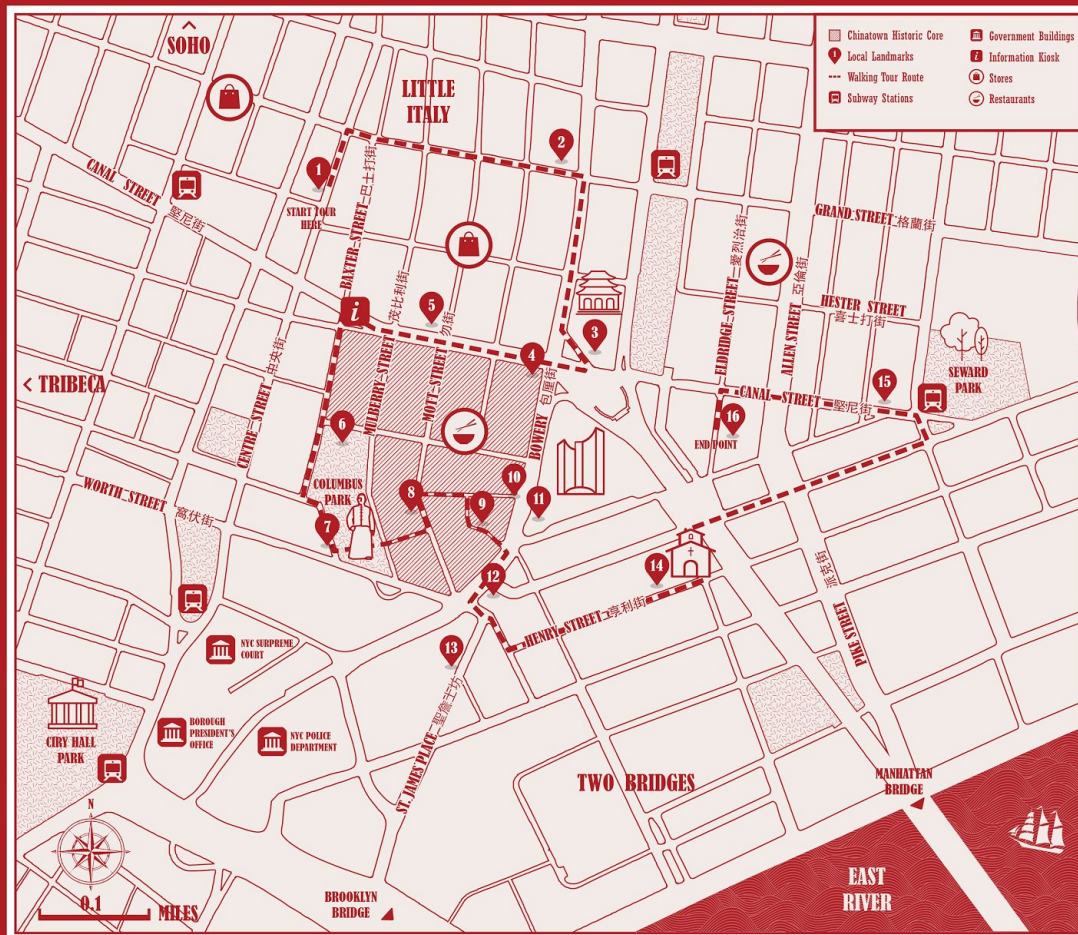


COLUMBIA
GSAPP

Designed by W. Jiang Edited by Madeline Berry & Joan Zhang

WELCOME TO CHINATOWN

曼哈頓華埠歡迎您



CHINATOWN LANDMARKS

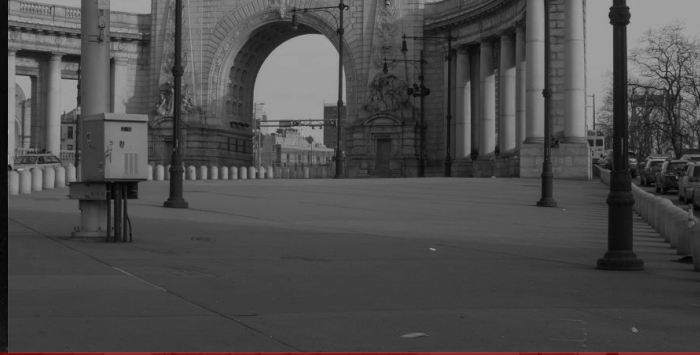


1. **Museum of Chinese in America, 1980** 215 Centre Street
美國華人博物館, 215號中央街
- 2.* **Bowery Savings Bank, 1895** 130 Bowery
包厘街儲備銀行, 130號包厘街
3. **Mahayana Temple, 1997** 133 Canal Street
大乘寺, 133號堅尼街
4. **Citizens Savings Bank (HSBC Bank), 1924** 58 Bowery
公民存款銀行 (匯豐銀行), 58號包厘街
5. **American Legion 11, Kimlan Chinese Memorial Post 1291, 1961** 191 Canal Street
紐約華裔美國退伍軍人會 1291, 191號堅尼街
6. **Columbus Park, 1897** 67 Mulberry Street
哥倫布公園, 67號瑪利街
7. **Five Points & Canal Street**
五點地區 & 堅尼街
- 8.* **Church of the Transfiguration, 1966** 29 Mott Street
紐約華埠顯聖容天主堂, 29號勿街
9. **Doyers Street**
宰也街
10. **Edward Mooney House, 1785** 18 Bowery
穆尼閣, 18號包厘街
11. **Confucius Plaza, 1975** 1-9 Bowery
孔子大廈, 1-9號包厘街
12. **Kimlan Square, 1961** Park Row
華裔軍人忠烈坊
13. **First Shearith Israel Graveyard / Chatham Square Cemetery, 1682** 55-57 St. James Place
且林士果廣場墓地, 55-57號聖詹姆斯坊
- 14.* **First Chinese Presbyterian Church, 1819** 61 Henry Street
中華基督教長老會, 61號亨利街
- 15.* **Loew's Canal Street Theatre, 1927** 31 Canal Street
堅尼街31號劇院
- 16.* **Eldridge Street Synagogue, 1887** 12 Eldridge Street
華埠愛烈治街猶太教堂, 12號愛烈治街

* Landmarks Preservation Commission (LPC) Landmark



Public Space Utilization



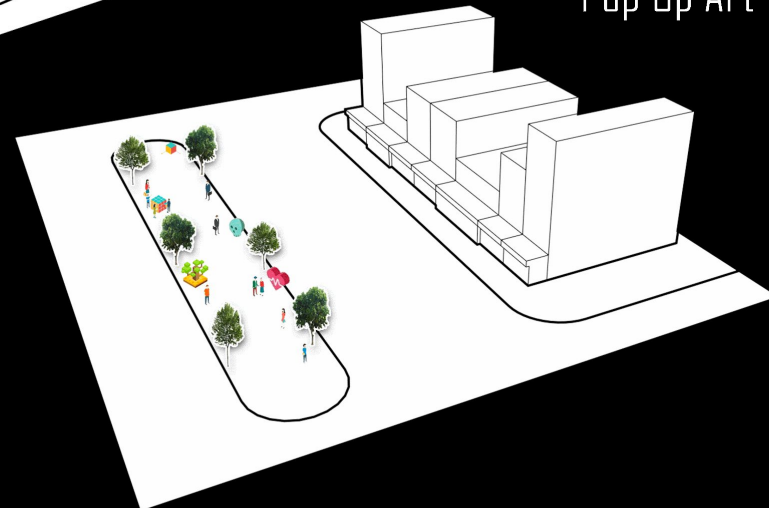
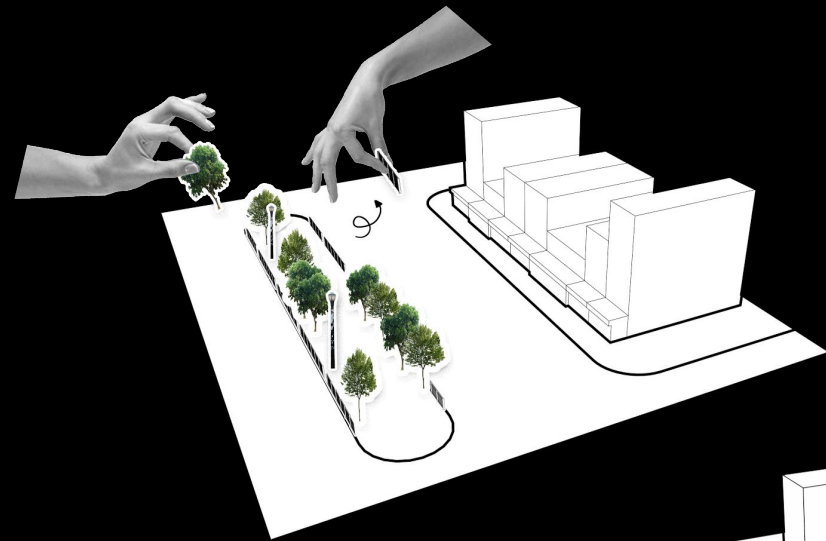
Why

- Create a communal space for vendors and merchants
- Identify locations for cultural activities
- Attract young visitorship

How

- Night Market
- AAFE, CCBA, or CREATE in Chinatown to encourage and organize cultural activities and events

Public Space Utilization



Pop Up Art



Street Vending Expansion

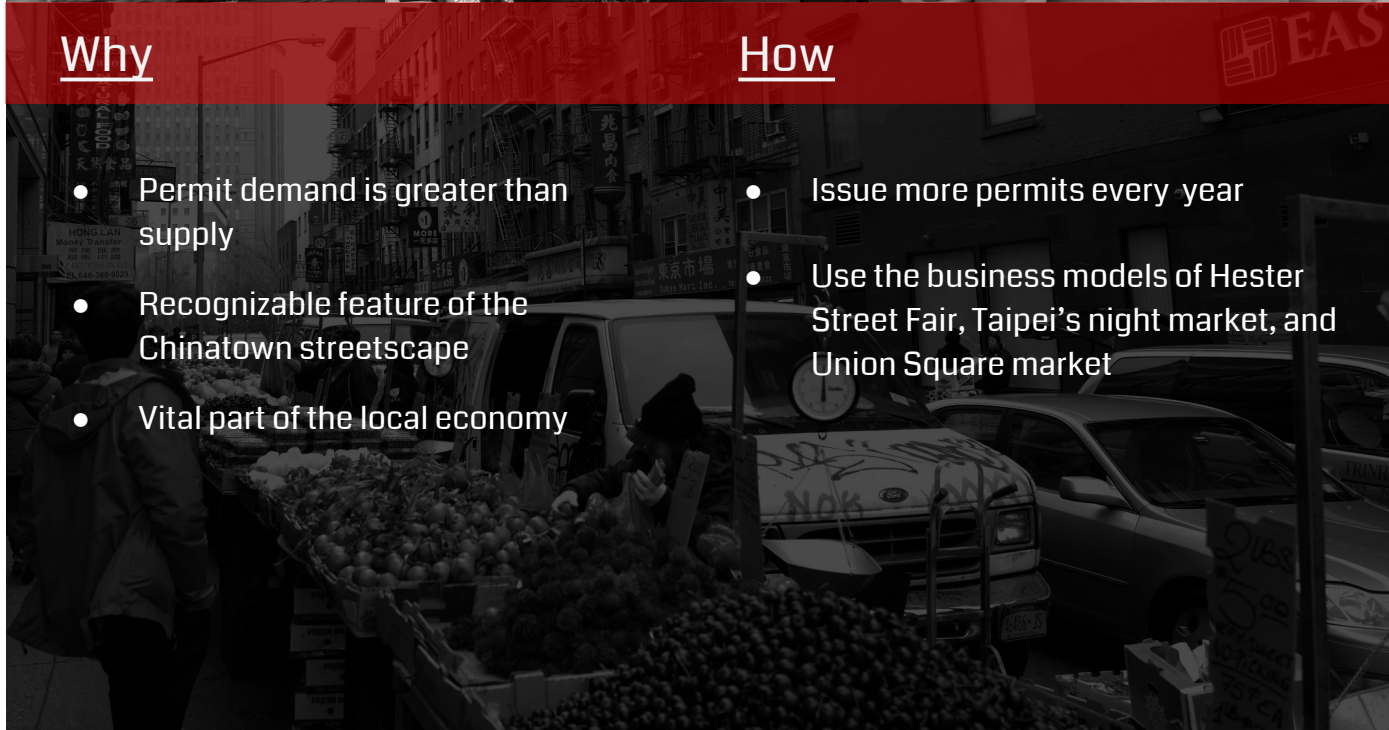


Why

- Permit demand is greater than supply
- Recognizable feature of the Chinatown streetscape
- Vital part of the local economy

How

- Issue more permits every year
- Use the business models of Hester Street Fair, Taipei's night market, and Union Square market





Sanitation Improvement

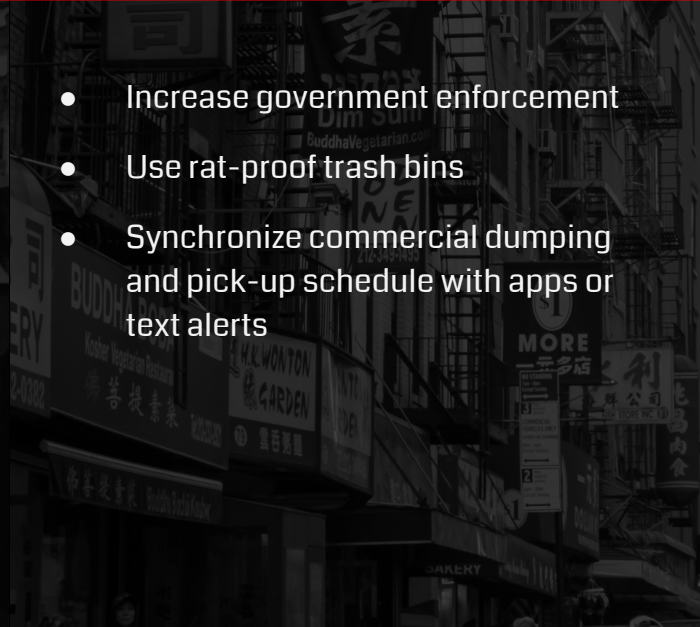


Why

- Illegal trash dumping is pervasive
- Trash piles and trash overflow mar the streetscape
- Organic waste provides food source for vermin

How

- Increase government enforcement
- Use rat-proof trash bins
- Synchronize commercial dumping and pick-up schedule with apps or text alerts





Asian Americans for Equality
亞洲人平等會

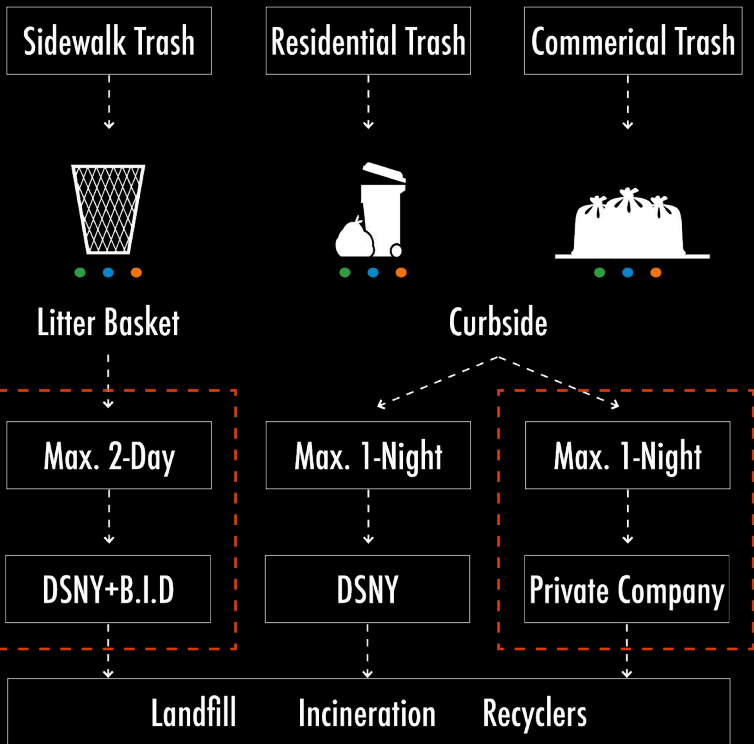
Trash Pickup



Recyclable

Mixed - Paper

Non - Recyclable



Category

Location

Existing Time

Collector

Destination



Walking Tour App Prototype

Why

- Encourage both older and younger generations to explore their neighborhood
- Enhance visitor experience
- Help keep Chinatown relevant to an increasingly tech-focused society

How

- Prototype designed by studio
- Sponsorship by a local organization

Manhattan Chinatown ...



Chinatown is the oldest continuous ethnic enclave in North America. Over the past several centuries it has been home to several ethnic groups including Jewish, German, Irish, Italian, Puerto Rican, and obviously Chinese. Today the neighborhood is distinguished by its distinctive signage. Remnants of past enclaves still exist if you know where to look.

START TOUR

Take a walk with us and experience Chinatown's unique cultural and historic heritage.



Sidewalk Redesign

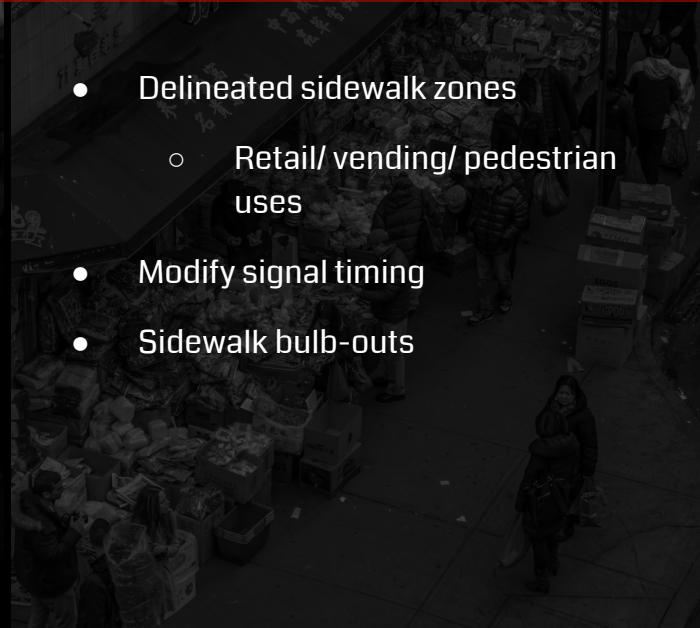
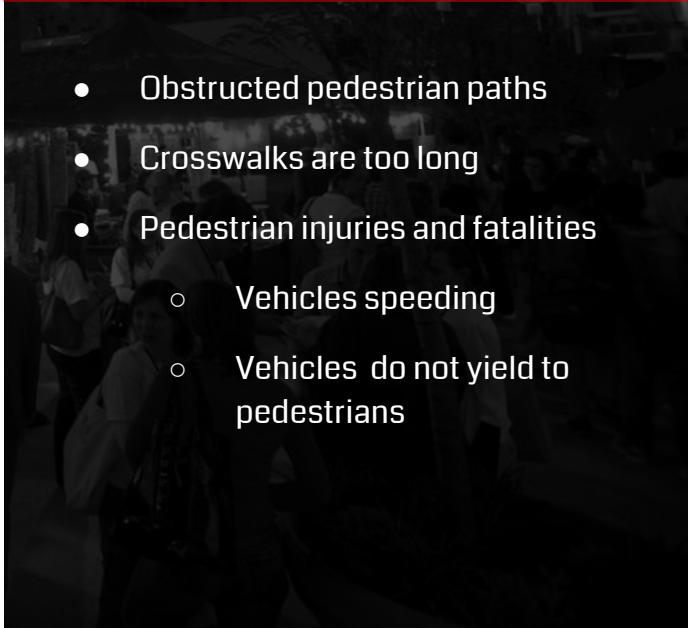


Why

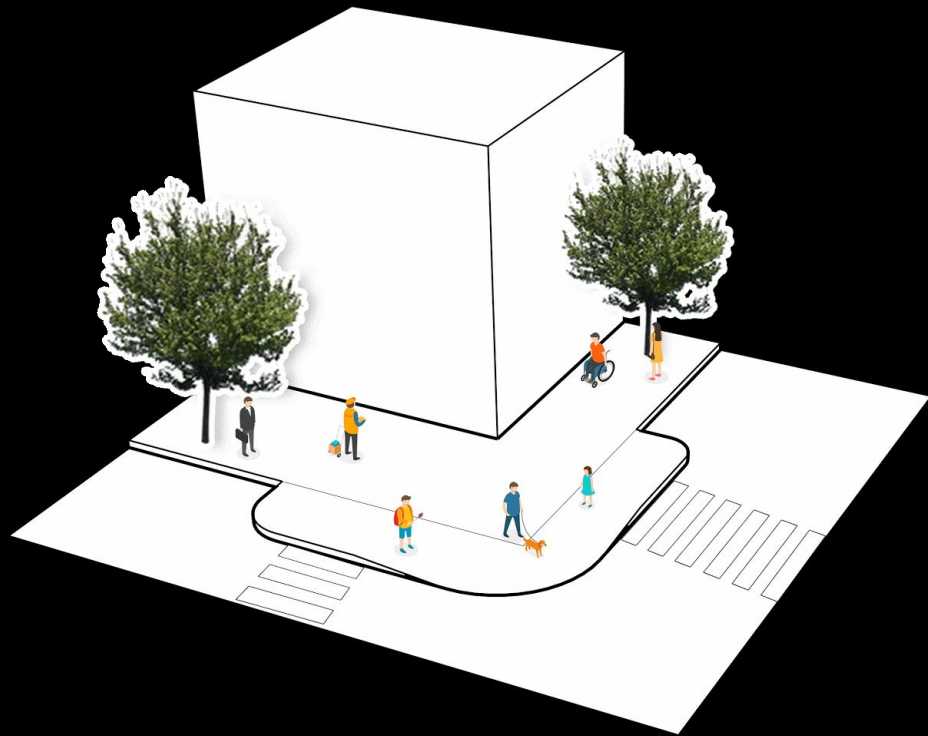
- Obstructed pedestrian paths
- Crosswalks are too long
- Pedestrian injuries and fatalities
 - Vehicles speeding
 - Vehicles do not yield to pedestrians

How

- Delineated sidewalk zones
 - Retail/ vending/ pedestrian uses
- Modify signal timing
- Sidewalk bulb-outs



Sidewalk Redesign





Local Business Stabilization

Why

- Challenges for small business owners
 - Increased commercial rents
 - Outdated retailers and restaurants
- Loss of customers
 - Growth of other Chinatowns
 - Increased non-Chinese population
 - Displaced local residents
 - Closing of Park Row
 - No parking for tour buses

How

- To attract customers
 - Preserve historic architecture
 - Preserve unique ethnic businesses
 - Modernize and broaden product offerings
- To retain local residents
 - Explore sector-based workforce programs
- To retain business
 - Vending on Canal Street
 - Redevelop second floor spaces



Chinatown Special Purpose District

Why

- To preserve and support Chinatown's uniqueness:
 - Historical significance
 - Cultural importance
 - Resources for residents & visitors

How

- Define boundary by the existing linguistic landscape and demographics.
- Rezoning to:
 - Provide affordable housing for current residents
 - Support local economy by limiting big-box commercial tenants
 - Legalize existing signage



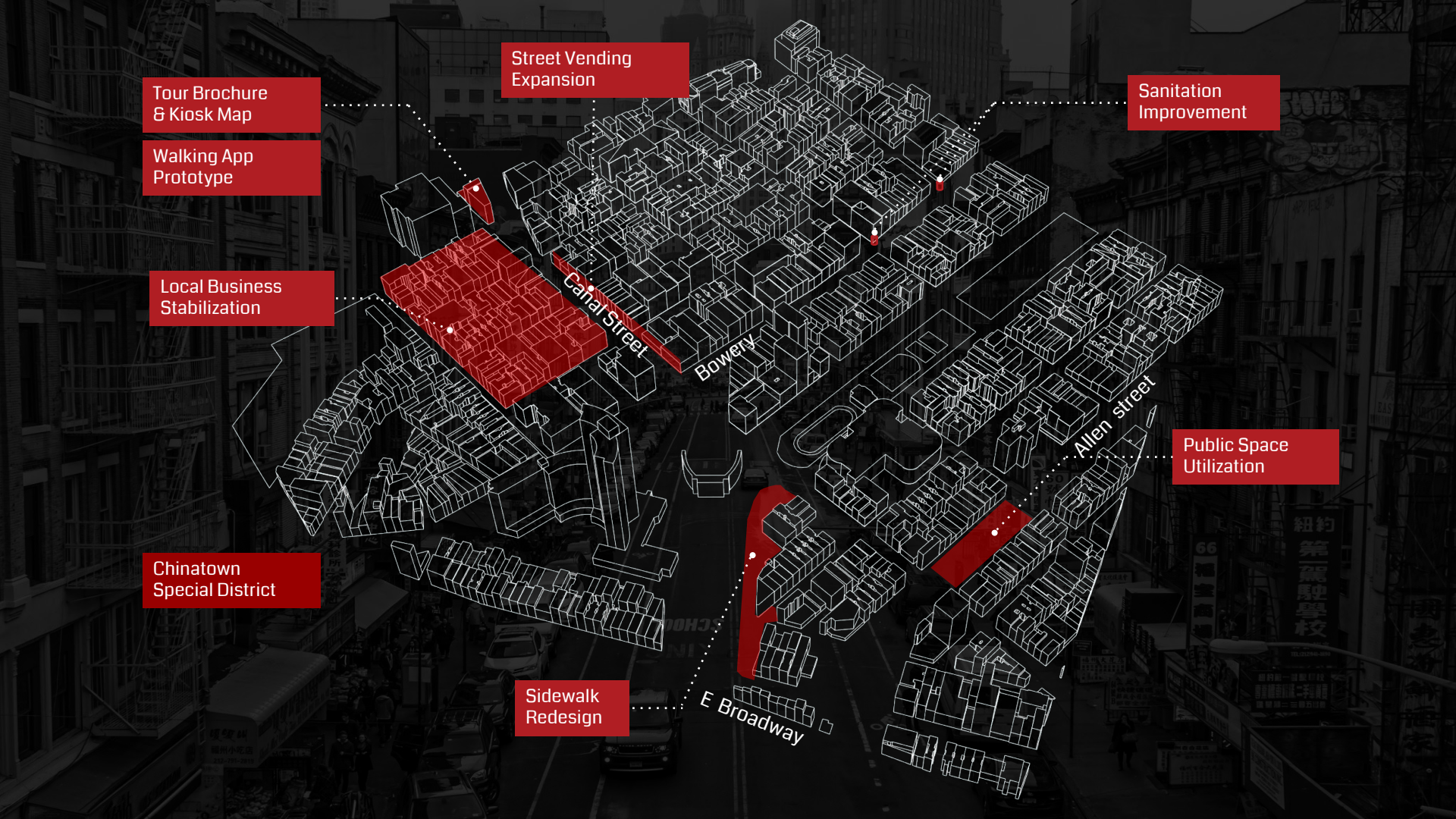
Specific Objectives

- Affordable Housing
 - Apply Mandatory Inclusionary Housing, using a newly created local AMI
 - Restrictions applicable to development:
 - Limit development within the Historic Core subdistrict
 - For each new development outside of the Historic Core subdistrict,
 - Create a mechanism to fund the preservation of affordable housing within the historic core
 - Require a non-eviction certificate
 - Allow senior NYCHA residents priority move-in
 - Incentivize seniors to move into new units by working with local organizations to provide niche services
 - Allow the transfer of development rights within the Historic Core subdistrict to identified receiving sites
 - Use the transfer fee to improve open spaces, tenant protections, education, and legal counseling



Specific Objectives

- Support Local Businesses
 - Require a special permit for hotel use within the whole district
 - Limit big box or chain stores to 10,000 square feet
 - Set aside a percentage of commercial floor area in new development for unique local businesses
- Legalize the signage to modify size, illumination, and quantity restrictions



Street Vending Expansion

Sanitation Improvement

Tour Brochure & Kiosk Map

Walking App Prototype

Local Business Stabilization

Public Space Utilization

Chinatown Special District

Sidewalk Redesign

Canal Street

Bowery

Allen street

E Broadway

Acknowledgements 感謝

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former chair of CWG

Jerry Shiao, President of CCBA

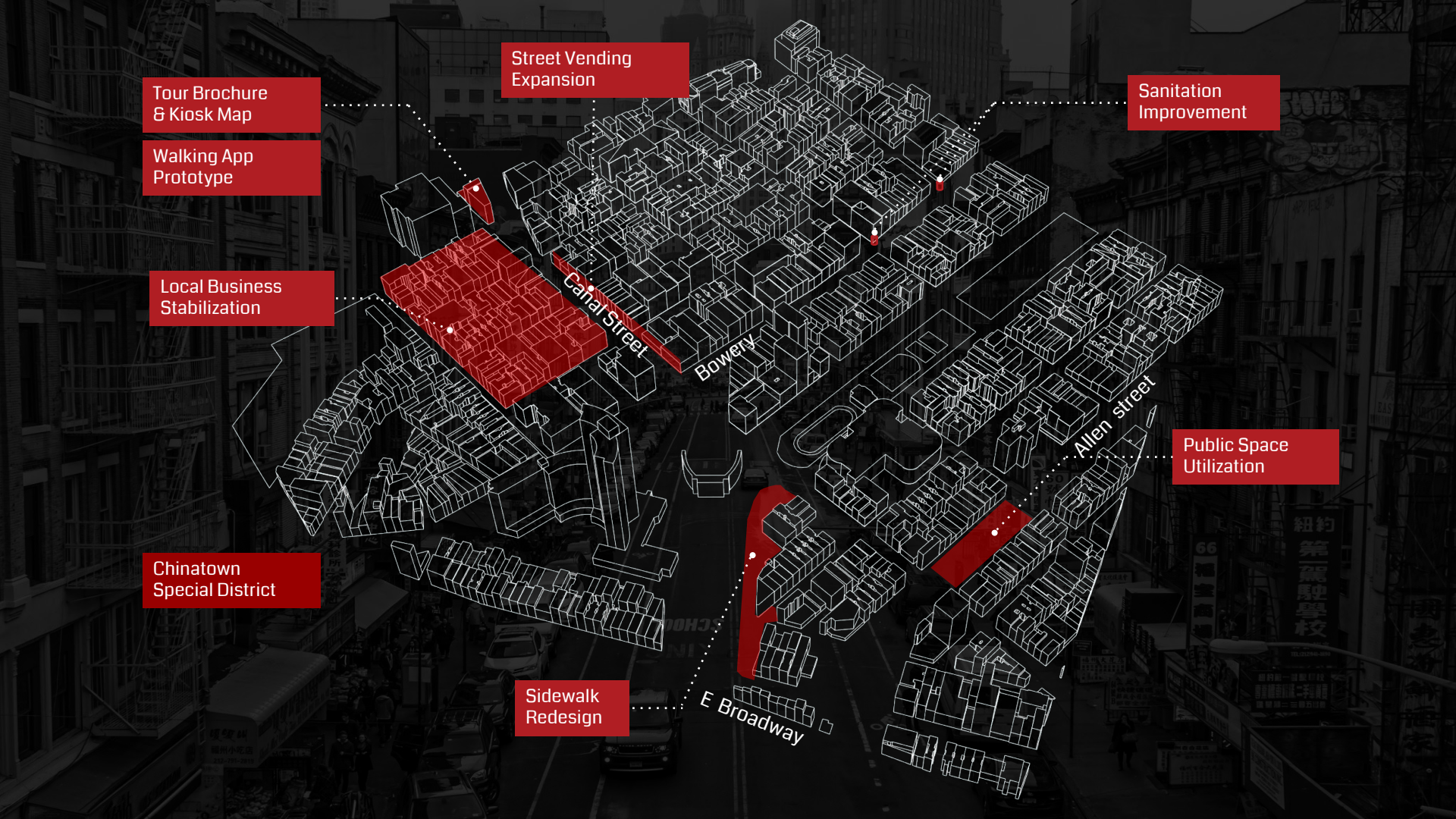
Ethel Sheffer, Studio Instructor

Douglas Woodward, Studio Instructor

Dorothy MacAusland, Teaching Assistant
GSAPP Faculty

Thank You
謝謝





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Data Sources

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