

a one-shot development with big parcel and big money. None of these design ideas can stand alone. A dynamic urban setting, economy and society usually rely on not only the vision and policies from the government, but also through the responsibility and involvement from the public.

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Towards a Sustainable City: Rebuilding Lower Manhattan

Introduction

The attack of September 11, 2001 on New York City, killing some 2800 innocent people from 115 countries reverberated around the globe. With New York City being the home to many cultures and a centre of world trade and finance, it seemed like an attack on the modern world. The World Trade Center (WTC), 16 acres covering 12 city blocks, and other buildings in the surrounding area, were destroyed (Figure 10.1). This action had a staggering impact on the lives of people who live and work in Lower Manhattan and on New York City's economy. Thirteen million square feet of office space was demolished and nearly 17 million square feet of office space was damaged. Over 600,000 square feet of retail was lost.

Eighty-three thousand jobs disappeared in Lower Manhattan. Many businesses and residents left the city. Most of those who lost their jobs earned less than \$25,000 p.a. There were two entry-level service employees (e.g. restaurant, sales clerks, and maintenance workers), for every one high-income employee. Twelve hundred to two thousand small businesses were ravaged. Sales volumes of the remaining businesses have dropped by up to 80%. Consequently, the surviving retail, service firms, and restaurants are struggling (Alliance for Downtown NY,