

Sept. 16, 2002

<b>Urban design armature for Lower Manhattan</b>	
<b>1. Identity</b>	<p><b>Icon</b> Memorial Museum for Remembrance</p> <p><b>Image</b> Financial Center – Wall Street Historical Center – US and New York City Waterfront access, boating, and water views</p>
<b>2. Social/economic diversity</b>	<p><b>Social</b> Mixed-use (20% low-moderate income housing) Mixed-income Diverse ethnicities Diverse age groups Training the disadvantaged</p> <p><b>Economic development strategies</b> Finance Technology Education (presently three universities and 40,000 students) Health care Bio-tech Small businesses Tourism/hotels Cultural places and events Retail uses at street level Flexibility for future development</p>
<b>3. Access and connections to Manhattan, the other boroughs and tri-state region</b>	<p><b>Mass transit connections</b> Train (PATH) Subways Light rail Ferries</p> <p><b>Access and connections – mass transit</b> Subway entrances and lobbies Ease of pedestrian movement to/from transit Stairway and escalator service standards Connections between transit stops Elimination of multi-fare transfers Ease of transfers</p>
<b>4. Surface transit</b>	<p><b>Streets</b> Managed street use Reimpose street grid at WTC Underground west street (6 lane highway) Preserve historic streets Street surfaces, lights, signage and toilet designs</p> <p><b>Access – streets</b> Sufficient space for vehicles and pedestrians, including sidewalks Security Pedestrian level of service standards Neighbourhood connections Space for buses Waterfront access</p>
<b>5. Urban form</b>	<p>Scale Block size Building massing, configuration, height Street widths Street grid Diverse architectural styles Diverse building style Water view corridors</p>

Figure 10.5  
Design armature for use in  
developing conceptual urban designs.

<p><b>6. Open spaces</b></p>	<p>Playgrounds (open and covered)          Networks/connectivity of open space          Semi-private courtyards          Roof tops          Ferry docks          Trails          Dog Rus</p>
<p><b>7. Nature and buildings</b></p>	<p><b>Sustainability</b>  <b>Nature</b>          Construct parkways, trails (jogging, cycling, skating) along waterfront.          Connect parks and green spaces.  <b>Siting</b>          Stagger buildings to allow day lighting, use of wind towers, water views and minimize shadows  <b>Communications</b>          (wireless, broadband, broadcast)  <b>Heating and cooling</b>          Solar heating (fuel cells, wind tower, day lighting, subterranean water for heating-cooling, natural ventilation)          Building, heavily landscaped buildings and roofs, shadow locations          Subterranean water for heating and cooling, water collection for landscaped areas (reuse of gray water)  <b>Waste water disposal</b>          Co-generation within buildings  <b>Buildings</b>          Passive and recyclable materials, sun screening          Communication devices (receivers, transmitters)</p>
<p><b>8. Community services and civic amenities</b></p>	<p><b>Personal services</b> (food, drugstore, cleaners, etc.)          Professional (doctor, dentist, attorney, tutors, counselors, etc.)          Restaurants, cafes, bars, etc.          Outdoor markets          Identity (TriBeCa, Battery Park City, Chinatown, South Street Seaport, etc.)  <b>Schools</b>          Public          Private          Colleges          Schools as mixed-use (e.g. part of office or residential building)  <b>Culture/entertainment</b>          Open and enclosed art and performing spaces          Public amenity programming (art, performance, celebration)          Museums          Movies  <b>Health</b>          Clinics          Medical offices          Hospitals (teaching)</p>
<p><b>9. Urban issues</b></p>	<p><b>Automobiles and trucks</b>          Parking          Traffic          Air-pollution (CO<sub>2</sub> emissions)          Noise          Road safety</p>
<p><b>10. Regulations and enforcement</b></p>	<p>Make existing environmental legislation mandatory.          Use Battery Park City Residential and Commercial Green Guidelines          Enforce LEED Certification          Sustainable development incentives</p>

Figure 10.5  
 (Continued).