

Figure 10.7
Schematic examples
of general locations
of transportation
nodes that encourage
organic community
growth.

New York City is one of the nation's safest cities. Key, personal services should be accessible at a maximum of 10 minutes walk. Mass transportation should provide access to museums, performing centres, sports venues, and government services that may be located cross-town from the neighbourhood node.

Market-driven private investment will organically attach itself to the armature (transit, housing, schools, health services, degree of safety, open space, and water front access) created by public investment and policy. This concept of organic mixed uses differs

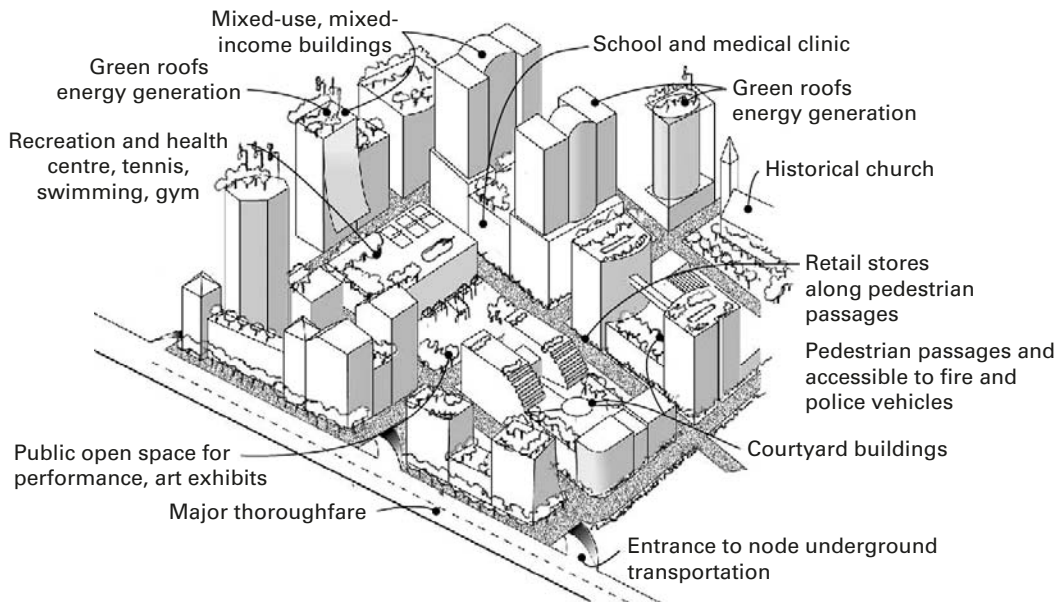


Figure 10.8
A conceptual idea of the mixed uses in a self-contained, walkable neighbourhood node.

from the post-war idea of planned multiple uses in one building or complex, as organic uses are intermixed over a several block area (Figure 10.8). Social, economic, and environmental justice depends heavily on mass transportation to incorporate a percentage of low- to moderate-income families into every neighbourhood node. The lesson learned from September 11 is that in cases of disaster and when mass transit is disrupted, moderate- and low-income service people are critically needed. Firefighters, police, health care workers, labourers, and food suppliers must live in close proximity in order to provide immediate help. This interdependency succinctly states the case for mixed-income, diverse neighbourhoods.

Conclusion

Civic action was galvanized to help form public policy (as opposed to simply commenting on the government's proposed plans) and to be involved from the beginning in the revitalization of Lower Manhattan's damaged neighbourhoods. New Yorkers were emotionally, functionally, and financially engulfed in the tragic aftermath of September 11. One of major objectives of R.Dot was to demonstrate that a more democratic, global, creative, socially integrated, and economically productive 21st century Lower Manhattan could grow organically from the ruins. R.Dot has published a number of papers to guide policy makers, which address many of the issues in this chapter.