# The Neighborhood's Catalogue

Lower East Side Planning and Design File

The Park East Design Study

Diane L. Abbott Daniel S. Friedman Michael J. Kerski Edward F. Papp

University of Wisconsin-Milwaukee School of Architecture and Urban Planning May, 1981 THE NEIGHBORHOOD'S CATALOGUE: LOWER EAST SIDE PLANNING AND DESIGN FILE

Diane L. Abbott, Daniel S. Friedman, Michael J. Kerski & Edward F. Papp

## Abstract

An example of neighborhood participation in planning and design based on neighborhood needs and priorities. This catalogue was designed to support the process of slow redevelopment over time, combined with conservation of diverse social and historical continuity and the exploration of new land and building uses. The catalogue shows how to involve neighborhoods in participation, supportive design, incremental planning, and phased development. This project was made possible by a grant from the National Endowment for the Arts.

Pp. vi + 117; drawings, maps, plans, and photographs.

### PUBLICATIONS IN ARCHITECTURE AND URBAN PLANNING

Center for Architecture and Urban Planning Research University of Wisconsin-Milwaukee P.O. Box 413 Milwaukee, Wisconsin 53201

Report R81-5

ISBN 0-938744-18-6

Additional copies of this report are available for \$15.00 prepaid by writing to the above address.

This report was made possible in part by a grant from the National Endowment for the Arts.

# Contents

Section 1 introduces the purpose and philosophy of the Neighborhood's Catalogue.

How to Use This Catalogue The Park East Design Study Nine Principles of the Study

Section 2 discusses the urban and regional forces that influence Lower East Side life.

The City's Freeway System
The Park East Freeway Link
Alternatives for the Stub End
Downtown Redevelopment and City
Housing Trends

Section 3 profiles the Lower East Side and its changing community of neighborhoods.

Lower East Side Growth and Development Population Characteristics Architectural Styles Forces of Influence The Neighborhoods of the Lower East Side

Section 4 explores incremental alternative zoning plans for the Park East corridor land.

Rebuilding the Corridor
Selected Building Types and Land Uses
Redevelopment Analyses and Recommendations
Key Zoning Concepts

# Contents

Section 5 describes the patterns of Lower East Side neighborhood blocks and streets.

> Patterns: Planning and Design Guidelines Public Land Patterns

Public Circulation Patterns

Section 6 describes the patterns of Lower East Side neighborhood dwellings and lots.

Building Configuration Patterns
Private Land Patterns
Building and Site Element Patterns
Building Detail Patterns

Section 7 contains facts about neighborhood action and plan implementation.

Demapping the Park East Freeway
Park West: Helpful Lessons
Implementation: The Major Players
Planned District Development
Historic Lower East Side Neighborhood
Association

Section 8 lists useful neighborhood resources.

Research Checklist
Directory of Public Agencies
City Zoning Map
Temporary Recreational Proposal
Neighborhood Association Survey
Planning Checklist
For Additional Information...
Primary Resources