SOCIALFRONT

WATERFRONT TO SOCIALFRONT

: An alternative redevelopment plan for the post-industrial riverside in Newark, New York region

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APRIL, 2010
This book is an urban thesis of Social-front project in DSD UA NYR studio.

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<td>BCDC</td>
<td>Brick City Development Corporation</td>
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<td>CDC</td>
<td>Community Development Corporations</td>
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<td>EDC</td>
<td>New Jersey Institute of Technology Enterprise Development Center</td>
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<td>EPA</td>
<td>Environmental Protection Agency</td>
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<td>ECC</td>
<td>Essex County College</td>
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<td>ECD</td>
<td>Episcopal Community Development</td>
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<td>FOCUS</td>
<td>FOCUS, Hispanic Center for Community Development, Inc.</td>
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<td>GKWSY</td>
<td>Garden State Parkway Highway</td>
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<td>GNBDC</td>
<td>Greater Newark Business Development Consortium</td>
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<td>LCPD</td>
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<td>NA</td>
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<td>NLC</td>
<td>New Life Community</td>
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<td>NJDOT</td>
<td>New Jersey Department of Transportation</td>
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<td>NJEDA</td>
<td>New Jersey Economic Development Authority</td>
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<td>NJIT</td>
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<td>New Jersey Turnpike Highway</td>
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<td>NRBP</td>
<td>Newark Regional Business Partnership</td>
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<td>NJPAC</td>
<td>New Jersey Performing Art Center</td>
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<td>NJWC</td>
<td>Newark North Ward Center</td>
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<td>RPA</td>
<td>Regional Plan Association</td>
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<td>RU</td>
<td>Rutgers University</td>
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<td>SJCDC</td>
<td>St. James Community Development Corporation</td>
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<td>UEZ</td>
<td>Urban Enterprise Zone</td>
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Preface

This is a final report of the Urbanism graduation project in the studio of DSD (Delft School of Design): Urban Asymmetries Epicenter New York Studio. The studio in DSD is aiming for understanding the process and condition of uneven and asymmetrical development in contemporary urban environments and exploring the relations between political and economic forces in the uneven situation. The methodology of the research breaks with orthodox approach of conventional urban planning and tries to find out the logic behind current mechanism of the city. Especially this studio will focus on New York region which is an epicenter of Capitalism and furthermore Neo-liberalism.

The graduation projects deal with a problematic site in relation to a broader impact-region: the present-day urban situation of Newark, New Jersey in the context of the New York Region. The object of the project is to try to intervene with counter-proposals to the area known as the North Ward in Newark, addressing contemporary problems that are a direct result of a long-standing dynamic of uneven urban development.

As an urban proposal amongst graduation projects in the studio, this alternative urban plan will address a counter-proposal to tackle the current situation through analyses and design projects. The site of the project will deal with waterfront area which has been abandoned since the function ceased as an industrial producer for economic value of the city. The main vision of this plan is how the exploitable waterfront area can be planed to be a ‘social front’ in order to contribute to the neighborhood not by solely market-oriented private development as it has a potential to be.

Our special thanks go out to the people who were helpful in providing services, information, their knowledge, time or tutoring, in order to make this possible, with special thanks to Richard Cammieri, director special projects of the NCC; Mark Krazevic, professor at Rutgers University; Damon Rich, urban planner of the municipality of Newark.
[Fig.1] Foreclosures in Newark City, 2009
1. INTRODUCTION
1.1. Introduction

The New York metropolitan region was stricken by subprime-mortgage financial crisis in 2007. The continuous crisis draws a big circle following the fringe of Manhattan island which has been financial hegemony of the world. The lower middle class who used to live in one plot of the circle had to leave their house which they were in eager to possess merely. This ‘foreclosure epidemic’ expressed significantly as a severe urban phenomenon in a representative post-industrial city, Newark. Over recent decades, gentrification has been controversial amongst urbanists as well as relevant professionals because there are many redevelopment projects which were supposed to be beneficial to people but finally resulted in exploiting inhabitants’ right to the city in order to provide creative deconstruction to ‘specific’ people who did not have any social relationship to the project areas. Therefore, Newark City which has have abundant vacant land by
closing industrial functions after industrial period and foreclosures by recent financial crisis can be said that its vulnerability of the gentrification and exploitation by market-oriented neo-liberal system is severe problematic in the current urban discourse. Consequently, in this report, the research and proposal for Newark city will explore how to intervene the possible problems not by private market but by actual inhabitants and stakeholders who reside in the neighborhood with their history.

[Fig. 1-2] Research area, New York region
The New York region is an epicenter of Neoliberalism as well as economic center of the world. The New York region has been the locus of an historical struggle between the stronger and weaker classes which continues to this current day, and it thereby is a model for the way in which many metropolitan areas shape and redefine themselves to remain a force in the globalized, neoliberal economy. This process of redefinition features inequality, as the main agenda of urban policies seem to aim for strong economic centers which cater to investors, and often, within such conditions that marginalize existing residents.

The city of Newark is autonomous from Manhattan in both culture and administration. But even the state border running across Hudson River cannot prevent the compelling and appealing force of the New York centrality, consequently affecting the urbanization of its periphery. The relation of Newark to Manhattan is one of the reasons for Newark
being one of the poorest among US cities, with one of the highest crime rates in the United States, with almost unprecedented levels of unemployment, and now, when the results of the 2007 debit crisis start to more and more show their effect, also among the leading cities in the United States in terms of bankruptcy and foreclosures.
As a case study, Newark City is, regretfully, mostly characterized with the poorest ‘black’ city in New York metropolitan region as it has ‘riots’ event in 1967.

As a case study, Newark City is, regretfully, mostly characterized with the poorest ‘black’ city in New York metropolitan region since it had experienced ‘riots’ event in 1967. This city is focused again owing to the recent financial crisis. As if it had craters on the ground, we can see numerous vacant lands throughout the city. Yet, it remains for a new development in order to introduce other larger complex or symbolic cultural facilities which do not directly beneficial to the neighborhood.

Traditionally it locates in geographically important position as described as its nick name, ‘Gateway city’. By this reason, it has functioned as a gate itself in regional scale by self-sacrifice of providing the highway throughout the city and taken a main transport position by introducing Newark Liberty Airport and several important transport infra-

Project area, Newark City

[Fig. 1-5] Newark Downtown view from a PATH train
structures. However, these economic activities are not connected to actual inhabitants but to regional affluent suburban society.

Several actions to redevelop the city, it made outturn that those plans do not help the city basically. Deregulation remedies such as the UEZ (Urban Enterprise Zone) established in the 1980s, but it has been failed to attract companies, though, it used as an exclusive tool to disband ex-urban fabric as well as ex-inhabitants. Not only legal tool, but also some introducing super block development including universities and cultural complexes brought about questions if it touches ‘real’ Newark citizens.

Through the history of development of the city, we can realize that almost those urban actions resulted in deregulation and privatization of the notion of entire property of the city. With these background, we cannot help to avoid to ask ourselves as urbanists, how to prevent this social economic vulnerability from the exploitative gentrifying development forces within the neo-liberalism in the city of Newark.

[Fig. 1-6] Vacant lands next to the downtown
[Fig. 1-7] Newark city
[Fig. 1-8] North ward, Newark city
2. THEORY
2.1. Problem field

Neo-liberal Urbanization

"Urban restructuring through ‘creative destruction’, violently segregates, as nearly always has a class dimension since it is the poor, the underprivileged and those marginalized from political power that suffer first and foremost from this process. (D. Harvey, 2005)"

As David Harvey expressed ‘creative destruction’, capitalists create something at the sacrifice of the underprivileged poor people. Under the terminology of ‘liberalism’ which camouflages with ‘freedom’ or ‘liberty’ in order to destruct existing protective shell of government to accumulate their wealth. This process has been constructed to disembed liberalism from the web of social and political constraints, so called; it is ‘Neoliberalism’. Nowadays less attractive deteriorated inner city has been gentrified into fancy place for middle class people. The behind logic of this
procedure is under the neo-liberal development which is producing uneven urban environment.

David Harvey notes, the neo-liberal state should favor strong individual property rights, the rule of law, and the institutions of freely functioning markets and free trade. […] Private enterprise and entrepreneurial initiative are seen as the keys to innovation and wealth creation. […] Through trickle down, neo-liberal theory holds that the elimination of poverty can best be secured through free markets and free trade (Harvey 2005, pp.65).

Over recent decades, it revealed the ‘Trickle down theory’ did not work but helped privileged class to accumulate their wealth creation. The free market and free trading consequently deprived unprivileged people of the opportunity and the right to the city.

For this discourse, from Henri Lefebvre’s writings on urban phenomenon and David Harvey , Peter Marcuse Tom Angotti’s books helped to understand on this insistence, furthermore, for more practical interventions and examples, the Right to the City movement as well as ‘Hui zen in Transformatie’ compiled by Neil Smith are recommendable to refer cases for inclusive urban actions.
2.2. Theoretical Framework

Neo-liberal urbanization in the field of urbanism

"Enclosure and the assignment of private property rights is considered the best way to protect against the so-called 'tragedy of the commons' (the tendency for individuals to irresponsibly super-exploit common property resources such as land and water). (D. Harvey, 2005)"

The tragedy of the commons theory was about the argument that unrestricted over-exploitation is not better to give the opportunity to use for individuals or groups. Therefore, it could have been a good reason for entrepreneurs or capital class to utilize common empty areas. In other words, it resulted directly in creative deconstruction to reclaim deteriorated city center area to redevelop; it also straightly link to displacing lower class who already resided in the urban areas.
“The city’s elite institutions were mobilized to sell the image of the city as a cultural centre and tourist destination (inventing the famous logo ‘I Love New York’). […] City business was increasingly conducted behind closed doors, and the democratic and representational content of local governance diminished. (D. Harvey, 2005)”

Neo-liberal regeneration process always carries with gentrification; for example, Soho in Manhattan, East end in London, downtown district in Newark city and recently even in Harlem in Manhattan. To utilize deteriorated area in the city, the destruction is usually justified as creative improvement rather than blamed as discarding existing urban quality. This procedure not only displaces poor people but also dismantles existing social web within the neighbourhood. D. Harvey (2005) also mentioned as ‘creative destruction’, not only of prior institutional frameworks and powers (even challenging traditional forms of state sovereignty) but also of division of labour, social, relations, welfare provisions, technological mixes, ways of life and thought, reproductive activities, attachments to the land and habits of the heart.

The terminology, ‘Gentrification’ started in Britain when large villas were replacing small shops by the third century. Gentrification and urban gentrification denote the socio-cultural changes in an area resulting from wealthier people buying housing property in a less prosperous community. Consequently, gentrification, meaning the replacement of a weak social group by a stronger social group within a defined territory, is usually understood as a negative phenomenon which includes a process of expulsion of working class, urban poor and immigrants from desirable neighbourhoods with a potential for high real estate value (T. Karminer, 2009).

As a major problem of urban phenomena by neo-liberal urbanization, gentrification with displacement is obviously visible tragedy. After post-industrial era, mostly post-industrial zones or ex-infrastructure areas are very exploitable resources for capital class to make a profit. Especially, any riverside which was used for industrial sites or port areas could convert into exclusive parks for solely ‘good’ business environment rather than actual ex-workers who used to work in the industrial sites. After redevelopments, relatively weak people who do not have any ‘official’ right or ownership could be replaced easily.

[Fig. 2-4] SoMa Downtown Newark Development (designed by Richard Meier)
Neo-liberal Urbanization & community alliance

Neo-liberal urbanization brought about severe urban asymmetries. The main theory of neoliberal destruction is individual ‘freedom’ but it is nothing more manipulated wonderful-sounding expression either well-paved TNT. Therefore, it is important to be aware of the logic behind. Sometimes neoliberalism is well faked as fantasy, but, it is mostly in company with cruel destruction for social weaker class.

Usually neo-liberal regeneration results in a gentrification phenomena. When it is not clear if PPP (Public-Private Partnership) is working properly because of enlarged private sector, or, if there is unexpected displacement of weaker class owing to the redevelopment of deteriorated unused land nearby, gentrification could be caused.

As knowing the real meaning of neoliberalism, other alternative movements have arisen. One of representatives is RTTC(Right to the City) movement. Based on a philosopher Henri Lefebvre’s theory, besides, added with D. Harvey

After TINA (there is no alternative) by former British Prime Minister, Margaret Thatcher, in the World Social Forum, there was raised another manifesto, ‘Another world is possible’. (D. Harvey, 2005)
and P. Marcuse’s supports, the social movement is very persuasive. Looking at the several main principles, they propose practical possible solutions.

Besides, through the history of American planning practice, progressive planning has been existed and developed since Jane Jacobs criticism on rational-comprehensive planning. Looking at the stream of those discourses, it would make us aware and uncover the deceiving visionary and manipulated neoliberal urbanization. The more valuable worth is far from their insistence; and our task should be starting with comprehending on the logic behind the uneven urban developments.
2.3. Aims of the Project

The general project aims is to put forward a counter proposal based on the formation of the right to the city to stand against the ongoing excluding process.

There would be four criteria to define project aims.

1) Social institutionalization  
The city needs a framework to make it inclusive and to empower local autonomy.

2) Qualitative space  
Abandoned areas should be used for local initiatives.

3) Means of production  
The city should strengthen its local economy.

4) Social cohesion  
The city should combines fragmented individual society by alternative social and spatial structures.

These four criteria combined into three detailed principles. 
- Strengthening self-determination  
- Consolidating local modes of production  
- Enhancing spatial relations
2.4. Research Questions

Main research questions

1) How can we as urbanists resist these upcoming developments from downtown and make sure that future development are bettering the living conditions without people being displaced?
2) To what extend can we as urbanists stimulate and create social, economical and political structures that are beneficial for the community?
3) How can the mechanisms in place (spatially, financially, politically, etc.) be adopted and directed in such a way that a higher level of feasibility is being achieved, but at the same time our ideals of establishing a durable community that can stand against the exclusion-expansion dialectic?

Sub research questions

1) Strengthening self-determination
   - How can we remobilize people to construct their own community to participate in actual development process?
   - What could be the role of government and legal framework for the ‘real’ Newark?

2) Consolidating local modes of production
   - How can we encourage inhabitants to involve in the economic activities?
   - What could be new or improved local modes of production?

3) Enhancing spatial relations
   - How can we develop or improve the vacant lands and abandoned areas with local people rather than depending on market force?
   - How can we make the insecure spaces improved and safe?
2.5. Societal and Scientific Relevance

Societal relevance
Since riots in 1967, Newark has been suffering from social dissolving and conflicts. With the theme of ‘slums clearance’, the most problematic area, city center was erased with capitalists’ ambitious projects such as University Heights and Gateway business district developments. As continuing efforts to optimize the image of the city, social weaker class has kept marginalized in terms of spatial and emotional aspects. By this creative destruction of capital class, on the contrary to the continuous distorted market-oriented developments, the demands for alternative solutions are asked today. With looking for inclusive urban planning practice and equilibrium development process, strategical community alliance should be organized.
Scientific relevance

Post-industrial cities now are transforming into creative cities for visionary images. However, the actual needs from the neighbourhood might be different from those solutions. Because those remedies finally resulted in that inhabitants are usually replaced to the periphery of the city rather than remaining in their home ground. Without causing gentrification, transforming post-industrial zones should be reconsidered. There would be asked for a new urban design strategy for deteriorated unused land not using for imaginary capital development but reusing productive place for existing inhabitants. Another form of waterfront development in a post-industrial city could help to prevent exploitable market-oriented developments.
2.6. Methodology

Basically the methodology is structured by both sides approaches. Under the theoretical framework which is formulated from Marxists' urban approaches by D. Harvey and P. Marcuse, from the historical analysis and project criteria, there are two directions to conclude into an urban strategy, “Embedded Urbanization”. The strategy was able to achieve through the urban analysis which was defined by problem statement and categorized by project aims. As final projects, there will be two different urban proposals including “Social Front” which focused on waterfront area and “Social Corridor” on North ward neighbourhood.
The image contains a complex diagram related to urban studies and development. The diagram is divided into sections labeled "historical analysis" and "problem summaries". Within these sections, there are various topics and keywords listed, such as "social institutionalisation", "qualitative space", "modes of production", and "social cohesion". The diagram also includes a section labeled "Embedded Urbanization" with additional terms like "strengthening self-determination", "consolidating local modes of production", and "enhancing spatial relations".

Moreover, the diagram features a "RELATIONAL WEB STEERING NEO-LIBERAL DEVELOPMENT" section, with sub-sections for "legislation", "organization", and "transformation". The diagram visually represents these concepts with icons and labels, such as "social corridor" and "social front".

The image also includes a reference to "Fig. 2-10" and "Methodology".
3. Analysis & Strategy
3.1. Collective Research

Historical Analysis

The aim of historical analysis is to examine how the cities formulated and who made the cities and so on. Our final project site is Newark in New York metropolitan region and our research area is New York region including Newark and Manhattan. The dimension of this historical analysis will cover the history of New York region in order to find out the mechanism of the formation of the region, finally to focus on Newark.

The beginning point of this historical analysis of New York region was divided by crucial events within the history. Firstly, the USA was independent from the Great Britain in 1776. Afterwards, America experienced the Civil War from 1861 to 1865. After World War 1 from 1914 to 1920, the world has undergone the Great Depression in 1929. Furthermore, the world experienced World War once more, WW2 during 1940s. Despite several efforts to recover the depression and post-war situation, the USA has had stagflation including inflation and depression. Consequently, the
USA actively accepted Neo-liberalism into their system and finally they now confront financial crisis which was initiated by sub-prime mortgage crisis in 2007.

Independence (1776), American Civil War (1860s), The Great Depression (1929), Stagflation (1960s) and Subprime Mortgage Crisis (2007), the series of big events represent a turning point of the history. We took these events for each chapter of our analysis to find out why and by whom these accidents caused. Therefore, we could realize what our role is to intervene this serious situation in Newark.

In order to look at the history, we sorted several themes into meta-topics and ended up in several conclusions; by periods, meta-topics and super conclusions as a total conclusion.

In the history of New York Metropolitan region, historical dialectics also have been formulated itself in there. Wonder period which can be seen as a stable periods in which a social or economic model is in place and is working and trying to maintain itself. Capitalism and even Neo-liberalism -developed from Capitalism- are expected to accompany a crisis after certain stable period. Then, Formative period can show up after the crisis with a new economic or social model which is supposed to adapt to a condition in which this economic growth is started again. However, owing to its insecurity, after some maintaining period, Wonder period, certainly, a crisis would come again.

As a conclusion of historical analysis, this mechanism could be found out in the history constantly.
1776-1870 The nation of free

[Fig. 3-3] New York region, 1776-1870
1870-1929 Boasting industrialization

[Fig. 3-4] New York region, 1870-1929
1929-1960 Big Deal Economy

[Fig. 3-5] New York region, 1929-1960
1960-2008 Neoliberalism

[Fig. 3-6] New York region, 1960-2008
Collective Framework

There were found out 4 different dialectics within the history:

Unification – Asymmetry
Exclusion – Expansion
Creative destruction – Destruction creation
Exploitation – Controlling.

Unification – Asymmetry
In order to make us of certain resources, land, technology or workforce these first gave to be unified. This means that they have to be incorporated into system so capitalism can put its own value on it and by this commodifying it.

Exclusion – Expansion
The expansion – exclusion dialectic which curbs of certain areas which are then made fit for capital investment through - area specific - instatement of tax and regulatory exemptions.

Creative destruction – Destruction creation
The opening up of new markets, foreign or domestic, and the organizational development from the craft shop and factory to such concerns as U.S. Steel illustrate the same process of industrial mutation–if I may use that biological term—that incessantly revolutionizes the economic structure from within, incessantly destroying the old one, incessantly creating a new one. This process of Creative Destruction is the essential fact about capitalism. It is what capitalism consists in and what every capitalist concern has got to live in.

Exploitation – Controlling
In order for capitalism to grow there has to be an discrepancy in its division of wealth. What we mean by that is that in order for one to benefit (bourgeois) the other has to suffer (proletariat). And to keep this in balance the bourgeois always tries to stabilize the condition in such a way that the proletariat is only exploited to such an extent that social unrest is avoided. This prevented the destabilization of the system and the beginning of a possible crisis.
[Fig. 3-7] Uneven relations between city and suburban

[Fig. 3-8] Exclusion Process
3.2. Site Visit

Site impression
-Manhattan, New York

Manhattan is becoming a large enclave itself.

Lower class is being marginalized or consolidate.
Depression and decline of the city are torturing poor people.

`Gateway`, only for rich enclaves and suburban.
By mere coincidence we ran into a local inhabitant (Sam) who was willing to provide us with many honest answers: he told us about the problems in the neighborhood (drug gangs, foreclosures, lack of control) without being too emotional about it. He insisted constantly ‘This is my avenue, so I had to act…’, ‘The apartment were I live, it is rent, but I don’t know who owns it!’, ‘But listen, don’t displace people. Companies and corporations with big money involved, they forget about the ‘little people’, too many times that happened!’, ‘They’re (the residents) are concerned how to get the food on the table. The people are not involved or informed about it, they just don’t know!’ But people living now ‘check-to-check’, it is getting harder, also in ‘Forrest Hill, etc…’.

The interviews with inhabitants as well as local community organizations helped a lot to recognize the real problems and fundamental needs.
New York Community Garden
Christine Boyer (Professor / Princeton University)
Joel Balu (Professor / Stony Brook University)
Mark Krasovic (Sociologist / Rutgers University)
St. Lucy’s Community Center (First ward community)
New Community Corporation (NCC)
La Casa de Don Pedro Home Builder construction site
Newark City / Damon Rich (Urban planner)
BCDC / Kai Campbell (Senior Associate)
Brian McGarth (Local Architect in Ironbound)
“Mainly urban planning in the US is about zoning codes but these are not very extended though. The reasons of the government to establish UEZ and projects like the waterfront parks, since both of these strategies do not seem to provide the inhabitants of Newark with much better opportunities, in contrast, they tend to only facilitate job and leisure opportunities for the middle classes of society that are living in the suburbs beyond the municipal borders of Newark.”

“Ironbound District is mostly characterized by strong Portuguese communities. This district will be developed into retail and shopping district in Newark.”

“The concept of social welfare goes against the main principles of American society: every individual has the right, but also the duty to chase its own opportunities. This means that government interference should be reduced to a minimum.”

“In spite of the initial intention, the Mount Laurel doctrine and HOPE program are resulted in that the amount of low-income housing was decreasing and low-income groups were forced to move.”
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“Well that’s just it, this is Newark. This city was built on the common working men and working class. So, well no, when the corporate dollars comes in, don’t forget about ‘the little guy’. Cause we built and we made this city!”

“This church was able to maintain its central social role for Italian community although during the next decades many Italian moved away to the suburbs.”

“Our BCDC was established by the municipality to provide the private market with a direct interlocutor for acquiring property and to develop plans for this property. We try to grant private parties tax benefits and thereby to steer private developments to a desirable direction.”

“We’re building Bayonne Box. This ‘Bayonne Box’ is a popular dwelling typology in Newark for housing of the lower income class and often built by private developers.”

“Since 1968 government had forgotten about the desperate population and the private market just couldn’t care less. During the several decades our NCC has managed to set up a full range of facilities for the poor.”

“The concept of social welfare goes against the main principles of American society: every individual has the right, but also the duty to chase its own opportunities. This means that government interference should be reduced to a minimum.”
The city of Newark has historically been addressed to as ‘gateway’ city, as its geographical position between New York and Philadelphia pushed into serving commuters between those cities. Now, as the Metropolitan area around New York has grown far beyond the city of Newark, the city again serves as such; connecting New York with the suburbs behind Newark. This position of the city has been cause for the large-scale highways, railways, the airport and the seaport. This infrastructure is problematic as it is slicing up the urban fabric and takes up over 40% of the municipalities’ surface. However, the problem of the ‘gateway’ also refers to the cities’ economic condition. The economy of Newark is mainly operating in favour of its region. Whereas unemployment rates within the city rise up to 13.5%\(^1\), only about

\(^1\) City map of Newark, by the municipality (2007)
\(^2\) Newark Municipal census tract 2009
25% of the job provision inside the city is occupied by Newarkers. The airport is exemplary in this, as it provides at average 50% less jobs than other American airports, comparable in size and number of flights. Inhabitants of Newark with decent salaries, mainly spend their money in large shopping centres outside the city, causing the city to miss over half a billion dollars of retail revenues. Finally, strategies for the city of Newark mainly address the enhancement of these areas functioning as gateway. The vision of development is focused on creating business areas, supposed to generate both jobs and financial means to improve the ‘living quality’ of the city.

In reality, this strategy shows not to work, as most municipal investment are done in order to empty out lots, and beautify the facades of their commercial corridors which connect the commercial centre with the suburbs. Neighbourhoods behind these corridors and around the city centre do not benefit from these investments in any way, as the job provision businesses bring, is but marginal.

3 Master plan of Newark, 2004
4 Master plan of Newark, 2004
5 Master plan of Newark, 2004

[Fig. 3-17] Interstates, as a ‘Gateway’ in the metropolitan region
SOCIALFRONT - ANALYSIS

Problem Definitions -02

Abandoned City

The race riots of 1967 enhanced the already negative image of Newark as refuge for the poor, black class. This made the city unattractive to live in, and caused those who could afford it, to flee the city.

In a reckless attempt to encourage the remaining population to buy houses, the sub-prime mortgage lured thousands into debt they could not afford. It led to the massive foreclosures happening in 2008 and 2009, emptying out the all ready poor parts of the city.

The poverty of the city has an impact on the extensive crime-rates, making public space in these neighbourhoods unsafe. People stay indoors, afraid to get caught in cross fire of drug-dealers. As a result, streets and squares are barely used.
Together with the empty, foreclosed buildings, there is a massive vacancy-rate. Both buildings and plots are left empty or temporarily used as parking lots in order to exploit their speculative value. It is a process stimulated by both the state government and the municipality, as their vision prescribes that this land can make part of the future developments. But as it is questionable if these developments will happen, right now about 40,000 square meters of land are left vacant\textsuperscript{1}.

\textsuperscript{1} Calculation done according land use in 2004
The harsh living conditions of the city enhanced by tendencies of social fragmentation lay an emphasis on the protection of private property. Businesses, houses, vehicles, even vacant plots are surrounded by fences. In a higher scale, rich neighbourhood communities came together to equip their neighbourhood with the status of historic district. This status protects them against any kind of restructuring, happening in their neighbourhood. Some of these neighbourhoods are even consolidated by the status of “Super-neighbourhood”, enabling them to have influence on decisions of the local government.

Amongst developers, the greatest interest exists in the expensive dwelling market, existing at the borders of the city.

1 Interview with Damon Rich, planning department in Newark
2 Interview with Mark Kracevic, sociologist at Rutgers university (additional information at; http://www.newarknow.org/)
To counter this development of housing for the rich, the municipality naïvely implemented the obligation to build 20% of all dwellings as affordable units. As this means that these dwellings are supposed to be affordable for someone earning 80% of the median income in the area. It is clear to see how the poorest are not serviced. Hence, the measure consolidates the rich enclaves as the median income in these areas is considerably higher than in neighbourhoods around the commercial centre.

Schools are used as central point of some of these rich enclaves, where bands between the school and the community are used to actively exclude unwanted people, again as protectionist measure, protecting rich enclaves from interference from the poor class, unwanted in these areas. It is due to the processes described above, that the lower class is banned to areas, from which all other activity has already withdrawn from. These areas are characterized by vacancies, oversized parking lots, derelict industry and public housing.

3 Interview with Kai Campbell, Brick City Development Corporation

[Fig. 3-21] Planned area for the waterfront park
The race riots in 1967, responded to the racial tensions existing in this period, and even though racism is officially opposed, still strong correlation exists amongst the Afro-American population and poverty. Tensions existing due to racial differences are, even today, one of the most pending conflicts existing in Newark. The separation along racial lines is parallel to the one separating socioeconomic classes, and therefore clearly expressed in space. But as one might expect these communities to cling together, many are still fragmented, remaining vulnerable to developments laid upon them.

The poverty of Newark, concentrated in the parts of the city, weighting for redevelopment, has produced dramatic crime rates. Most crimes being drug-related, Newark lists fourth (2007) as city with most murders every year.

1 23.9% of Newark households live in poverty, defines by the federal census bureau; households with an annual income below $15,000
2 http://www.wikipedia.com, United States cities by crime rate
As many of the ones killed in shootings are passers-by, caught in cross-fire, this has a dramatic impact on the use of public space. The municipality has set a harsh policy to counter this crime-rate, resulting in situations where police officers feel licensed to use excessive violence on the arrested. It is one of the few ways in which the low socioeconomic class meets civil institutes.

The 11th of November this year, the municipality of Newark made a fund available to retrieve firearms from its residents. Everyone turning in their firearm would receive $200 and by informing the police about individuals owning a gun and walking around with it, they received $1,000 when this individual would be arrested. The program, meant to make the city more safe, increases suspicion amongst residents, as the turning in of once firearm would cause less protection, but keeping it might cause fellow residents to call the municipality, in an urge for money.\(^3\)

\(^3\) http://www.nj.com/

[Fig. 3-23] Chronic criminality in the city
Problem Definitions - conclusion

Problem statement

“Neo-liberal urbanization accompanying with creative deconstruction destroyed living environment for social weaker class who has been already resided in urban areas. Since Keynesian economic model ignored in 1970s, capitalism severely disembedded from the web of social and political regulations and constraints and it resulted in uneven developments and urban asymmetries. Newark city has been abandoned since 1967 riots and functioning as a ‘Gateway’ to facilitate solely for New York metropolitan region by devoting itself with heavy infrastructures and regional transport systems. In the meantime, the city has not communicated with ‘real’ Newarkers but excluded them by legal tools and piecemeal private developments. By Subprime Mortgage Crisis, Newark hit again its problematic on this financial Katrina. With long-time disused post-industrial areas, foreclosures and vacant land are obviously vulnerable to this neo-liberal urbanization.”
After the empirical research on the site, actual needs and detailed goals for the city could be identified as the diagram above. These needs come from the project aims and criteria such as ‘strengthening self-determination’, ‘local modes of production’ and ‘enhancing spatial relations’ which were defined before. Since the poor areas and vacant lands are in danger of new developments by external people rather than real inhabitants, it is important to strengthen local structures including organization as well as its economy. Accompanying with social institutionalizing and community development, it should be guaranteed to participate local communities into the spatial development for deteriorated and unused lands. Otherwise, exclusive ‘Gateway’ would be expanded from downtown to entire city, and, at the same time, poor real inhabitants would be more marginalized and experience more aggravated poverty. Consequently, the city never solve the bedrock problem.
3.3. Urban Analysis & Strategy

Introduction

We found out the mechanism of the urban transformation in New York region and Newark city which is controlled by political and economical forces. Therefore, four problem definitions on Newark city, so called, “Gateway city”, “Abandoned city”, “Excluding city” and “Conflicting city” could be defined through the analysis. Within these four definitions, at the same time, forward the project criteria: Social institutionalization, Qualitative space, Modes of production and Social cohesion, three main project aims such as strengthening self-determination, consolidating local modes of production, enhancing spatial relations were concluded. According to these three aims, we sorted several necessary layers to look into the current urban situations. Those layers are also looked through 5 different scales.
including megalopolitan, metropolitan, urban region, urban and neighbourhood area.

This systematic structure of the methodology helped to gain better understanding and much information on the region in order to reach the urban strategy to achieve the ultimate goal of the project.
Strengthening self-determination
Introduction

Theoretical Analysis & Strategy

Design

Conclusion
**Strengthening self-determination - Conclusion**

As a conclusion, the scattered communities and various stakeholders should work together not by outer influence but by their own consolidation.

Newark city is the densest city in New Jersey and mostly has poor population. They almost rent their house so that very vulnerable to foreclosure storm as its economic unstable situation. Amongst the neighborhoods, there are also relatively rich enclaves next to the fresh national parks and downtown areas which can directly connect with Manhattan and suburban by well-connected infrastructures. Therefore, there could be such an invisible confliction between the gaps. Furthermore, though there are lots of communities such as CDCs, they mostly do not communicate each other; even they are kin on market driven projects within their corporations. Many projects which are collaborat-ed with public and private sectors are trending toward market-oriented tendency. Even, the UEZ helps for capitalist’s class to establish their own business not for actual inhabitants or the whole city.
Therefore, it would be easy for the poor to be marginalized toward out of the city rather than staying in their neighborhood.

As a conclusion, the scattered communities and various stakeholders should work together not by outer influence but by their own consolidation. Many social programs and potential development area should be controlled by actual inhabitants. Rather than excluding tools such as the UEZ or other special zoning law, substantial intervening action is needed for the future development.
Consolidating local means of production

[Fig. 3-35] Occupation-production, transportation and material moving, 2000
INTRODUCTION

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Urban region scale - Unemployment (2000)

Sources:
- US 2000 census data per ZIP code
- Municipality of Newark

-1% to 1%
1-3%
3-5%
5-7%
7-10%
10-15%
15-20%
20-35%
35-50%
50-100%

10-15%
15-20%
20-35%
35-50%
50-100%

1-3%
3-5%
5-7%
7-10%

1-3%
3-5%
5-7%
7-10%

1-3%
3-5%
5-7%
7-10%

1-3%
3-5%
5-7%
7-10%

Total number of jobs in Newark = 147,395

Total number of jobs out of Newark = 51,404

Commuting Train
PATH
Lightrail
Main Bus line

Urban region scale - Public Transportation (2000)
Consolidating local means of production - Conclusion

It is time to re-focus on the real inner urban area not by exploiting declined areas to create and expand existing external economic structure but by consolidating local economy or maximize local assets.

Economic situation is a severe problem in Newark city. Looking at the unemployment map, the city has too much non-active labour forces. Official unemployment reaches 15% overall and, in detail, 77,400 people are not working at this moment though workable people are 87,720. In the commuter sheds, the few jobs in the city are mostly occupied by suburban inhabitants, therefore, the city cannot have benefits from taxation by residents. While, only small percentage of people are working outside of the city. There is no reciprocity in the economic structure. Though there are many young population in the city, they are not educated enough; the education map shows many Newark citizens are under high-school education level in contrast with suburban. It means that the poverty and unemployment could be easily repeated to the next generations.

[Fig. 3-40] A conclusion of “consolidating local means of production”
Current major occupations in Newark are production, transportation and material moving. Owing to existing heavy infrastructures and air/sea port, transporting jobs are majority. In the industrial booming, Newark was famous for leather and chemical industries as a mean of production. However, those industries are declining and it is mostly transformed into housings such as Bayone Box or business center by public and private partnership. The city is losing its producing abilities and replacing with capitalists’ favorite developments. Newark has well-connecting public transportation throughout the city, mostly buses. 20–30% of Newark citizens is using public transportation and it is a large percentage of population comparing the other cities New York metropolitan region, except Manhattan. There are two light rail lines in the city; but it facilitates the solely downtown area or Newark Airport to transfer people to the other cities. The subway recycled from Morris Canal is connects certain northern part of the city; however, it is limited on the western part of the Branch Brook Park.

As qualitative features of Newark, there are some potentials of the city though it is declining. People are in favor of Democratic Party and more social reform. They are still keen on their city because they have formed the city by themselves. There are many qualities of promising toward future. The main issue of the city is how can reorganize and improve its situation by these assets.

The city’s economy heavily depends on Gateway business district and Port areas. However, those economic values do not help or communicate with the real Newark citizens. They are making money from the economic engine in the city but they spend out of the city. It is time to refocus on the real inner urban area not by exploiting declined area to create and expand existing external economic structure but by consolidating local economy or maximize local assets.
Enhancing spatial relations

[Fig. 3-42] Vacant Lands
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Urban region scale - Urban Growth

Sources:
- US 2000 census data per ZIP code
- Municipality of Newark

UR35

Urban Growth

URBAN REGION SCALE

Fig. 3-43

Urban region scale - Infrastructure

State Highway
- other Highway
- Railway

UR31

Infrastructure

URBAN REGION SCALE

Fig. 3-44

Urban region scale - Vacancy (2000)

UR34

Vacancies

URBAN REGION SCALE

Fig. 3-46

Urban region scale - Ethnicity (2000)

UR36

Ethnicity

URBAN REGION SCALE

Fig. 3-45

White population
- Majority/Mix

Hispanic population
- 1-5%
- 5-10%
- 10-15%
- 15-20%
- 20-30%
- 30-40%
- 40-60%
- 60-75%
- 75-90%
- 90-95%
- 95-100%

[Fig. 3-43] Urban Growth

[Fig. 3-44] Infrastructures

[Fig. 3-45] Ethnicity

[Fig. 3-46] Vacant rate in New York and Newark urban region
Enhancing spatial relations - Conclusion

Consequently, rather than expanding exclusive neighborhood and regional scale oriented economic value should be re-considered at this point.

Newark was already formed around 17c and has experienced rapid urbanization during the industrial periods. Now it is under the deindustrialization which is ready for new developments, in other words, vacant and abandoned lands. Physically, the situation of Newark is desperate in terms of increasing foreclosures and vacant land not only because of deindustrialization but also owing to the economic crisis. Though the city is trying to improve its image by showing Business district firstly from the entrance of the city and newly built cultural facilities along the riverside, the contrast between them is becoming severe.

Also, heavy infrastructure lines are interfering in connection between urban fabrics so that it was resulted in immense
terrain vague in-between neighborhoods. Physical borders and deteriorated vacant lands are the most problematic in terms of dealing with living amenity and exploitable new developments. Looking as ethnicity map, the distinction amongst different people is outstanding like a map for different realms. It could say that there is invisible boundary between different ethnicity but also it would be quality of strong neighborhoods and communities.

In the criminality map shows overall area of the city is suffering from cruel criminals. Deteriorated urban environment and chronic poverty throughout the city caused these problems; therefore, it is important to improve physical environment and social interactions between different ethnicity and communities. At the same time, providing local economic initiatives and motivation to the real inhabitants should be accompanied.

Consequently, rather than expanding exclusive neighborhood and regional scale oriented economic value should be reconsidered at this point. By communicating different and various peoples and communities and improving spatial quality of the deteriorated urban environment, social as well as spatial relations crossing over the distinctive boundaries should be enhanced.

[Fig. 3-48] Newark inhabitants
As a conclusion of urban analysis, the real Newark could be explicited like the left drawing. There are exclusive enclaves and Gateway zones which are not connecting real inhabitants but facilitating regional metropolitan area or even global. Constantly from the history, there has been creative deconstruction process from slum clearance 1960s after the riots in 1967 through the UEZ and other legal tools to waterfront project currently. The poor class has been suffering from chronic poverty and displacement or deprived by foreclosures and so on. From the procedure of the political and economical decisions which are mostly controlled by capitalists' intention, marginalized poor people have been keeping pressed by dispossessions. Rather than expanding excluding tools, inclusive legal and organization framework and social and spatial improvement can save the real Newark.
As a counter proposal to current processing plans by government, rather than developing by conventional capitalists’ destruction, more sophisticated approaches from the view of actual communities would be demanded. In order to break down the expanding procedure from the downtown, inner urban block should be reconnected by social and spatial cohesion and the post-industrial zones such as waterfront areas could be reformed as other alternative ways by the new structure constructed by actual needs. The spatial interventions of this urban proposal consist of continuous spatial and social sequences which interlock existing communities with reformed industrial zones to local productive value. The main strategy is based on community alliance by legal and organizing frameworks and includes alternative spatial structure to intervene deteriorated and abandoned potential developments.
4. Planning & Design
4.1. Introduction

Project area

[Fig. 4-1] Project area, waterfront in North ward, Newark

Lower Broadway Neighbourhood

North Broadway Neighbourhood
### INTRODUCTION

**THEORY**

**ANALYSIS & STRATEGY**

**PLANNING & DESIGN**

**CONCLUSION**

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**Fig. 4-2** Demographic information of Lower and North Broadway Neighbourhood

<table>
<thead>
<tr>
<th>DENSITY</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>278,980 people</td>
<td>9,692 people</td>
<td>11,354 people</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>14,794 people per square mile</td>
<td>11,495 people per square mile</td>
<td>12,652 people per square mile</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AVERAGE FAMILY SIZE</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>3.4 member</td>
<td>3.7 member</td>
<td>3.6 member</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>3.7 member</td>
<td>3.6 member</td>
<td>3.6 member</td>
</tr>
<tr>
<td>North Broadway</td>
<td>3.6 member</td>
<td>3.6 member</td>
<td>3.6 member</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FOREIGN BORN RESIDENTS</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>24.10%</td>
<td>20.60%</td>
<td>19.90%</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>20.60%</td>
<td>19.90%</td>
<td>19.90%</td>
</tr>
<tr>
<td>North Broadway</td>
<td>19.90%</td>
<td>19.90%</td>
<td>19.90%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIVING BELOW POVERTY LEVEL</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>28.40%</td>
<td>31.60%</td>
<td>29.20%</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>31.60%</td>
<td>31.60%</td>
<td>31.60%</td>
</tr>
<tr>
<td>North Broadway</td>
<td>29.20%</td>
<td>29.20%</td>
<td>29.20%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AREA</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>26.0 sq mi (67.30 km2)</td>
<td>0.655 sq mi (1.69 km2)</td>
<td>0.897 sq mi (2.32 km2)</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>0.655 sq mi (1.69 km2)</td>
<td>0.897 sq mi (2.32 km2)</td>
<td>0.897 sq mi (2.32 km2)</td>
</tr>
<tr>
<td>North Broadway</td>
<td>0.897 sq mi (2.32 km2)</td>
<td>0.897 sq mi (2.32 km2)</td>
<td>0.897 sq mi (2.32 km2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ETHNICITY (MAJOR, OVER 50%)</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>BLACK</td>
<td>HISPANIC</td>
<td>HISPANIC</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>HISPANIC</td>
<td>HISPANIC</td>
<td>HISPANIC</td>
</tr>
<tr>
<td>North Broadway</td>
<td>HISPANIC</td>
<td>HISPANIC</td>
<td>HISPANIC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UNITS WITH A MORTGAGE</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>73%</td>
<td>65.30%</td>
<td>61.60%</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>65.30%</td>
<td>61.60%</td>
<td>61.60%</td>
</tr>
<tr>
<td>North Broadway</td>
<td>61.60%</td>
<td>61.60%</td>
<td>61.60%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MEDIAN RENT ($/MONTH)</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>774</td>
<td>634</td>
<td>755</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>634</td>
<td>755</td>
<td>755</td>
</tr>
<tr>
<td>North Broadway</td>
<td>755</td>
<td>755</td>
<td>755</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLD INCOME ($, 2008)</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>35,296</td>
<td>27,259</td>
<td>34,022</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>27,259</td>
<td>27,259</td>
<td>27,259</td>
</tr>
<tr>
<td>North Broadway</td>
<td>34,022</td>
<td>34,022</td>
<td>34,022</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SINGLE MOTHER HOUSEHOLDS</th>
<th>Newark</th>
<th>Lower Broadway</th>
<th>North Broadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newark</td>
<td>21.50%</td>
<td>24.70%</td>
<td>24.10%</td>
</tr>
<tr>
<td>Lower Broadway</td>
<td>24.70%</td>
<td>24.70%</td>
<td>24.70%</td>
</tr>
<tr>
<td>North Broadway</td>
<td>24.10%</td>
<td>24.10%</td>
<td>24.10%</td>
</tr>
</tbody>
</table>

Current Government’s Plan

Current plans by municipality and RPA are mostly focusing on “growth”. Green network plan for parks and public amenity by RPA represents beautifying main streets connecting downtown and the rest suburban areas. Also waterfront parks are considered as one of strips from the downtown. Besides, as looking at thee economic model proposed by Newark city, it is nothing more than “Trickle down theory”.

Looking at the recent proposals for waterfront parks in Ironbound and the downtown, these are decorating wealthier areas and only connecting with downtown and Ironbound district.
[Fig. 4-5] Waterfront Park project (by Newark City)

Downtown waterfront park plan (by Newark City)

Ironbound waterfront park (by Ironbound community)
Problem Statement

After post-industrialization, market force has been reforming the city of Newark for preference of pro-profit development, which is resulted in replacing inhabitants and existing urban quality. From the history, deteriorated city center and post-industrial waterfront areas are most vulnerable to be developed in the way of neo-liberal regeneration process. Although there is no man's land in post-industrial zone, there is possibility to indirectly gentrify the neighborhood by those redevelopments. The main stream of this redevelopment of waterfront has started from downtown and Ironbound district for the first phase. The next step would be in the waterfront of Northward but the Northward neighborhood, especially Broadway neighbourhood is occupied by social weaker class relatively poorer than other waterfront areas. Already some vacant lands and foreclosures in Northward are converted into market houses and in waterfront areas there is built a hotel according to the city's favor to transform this waterfront into leisure-purpose public park which is questionable if it is exactly beneficial or preference for the existing inhabitants.

1) Social institutionalization
There are also active communities in North ward but they are not consolidating and communicating each other.

2) Qualitative space
In the waterfront area, there are a lot of empty factories and vacant lands. Besides, the cemetery, elevated highway and non-reachable riverbank are causing deteriorated urban amenity, but, in turn, those factors are most available spaces to make it qualitative. However, now the spaces are uncovered for private sectors not for neighbourhood.

3) Means of production
In the past, the waterfront line produced chemical and leather products. Now, there are few factories functioning for manufacturing and automotive service. Most of industrial value is on the decline. The percentage of population below poverty level is around 30% in Northward (Newark average is 28.40%). Though, continuously the waterfront area is disconnecting from the neighbourhood as an economic value.

4) Social cohesion
The major ethnicity is Hispanic (overall over 50%) and Black, Afro-Americans. However, there is a lack of cohesion although they have certain homogeneity. The fenced territories and detached housing typologies do not help social interactions. Car-overwhelming streets and a lack of maintenance are threatening the quality of the urban space, furthermore, social cohesion.

[Fig. 4-6] Current waterfront landscape; downtown area, newly built hotel and abandoned industrial sites
Vision

“Waterfront to Socialfront”
Propose an alternative redevelopment plan for the local community in the post-industrial waterfront in Northward, Newark city.

Aim of project
- This project is aiming for opening market-exploitable post-industrial riverfront area to the neighborhood as a reproductive local value.
- This project is concentrated on enhancing existing local asset to withstand market-oriented developments and reinforce the local economic value to achieve its autonomy.

Principles

1. Strengthening self-determination
   - Legislation, Organization
2. Consolidating local means of production
   - Organization
3. Enhancing spatial relations
   - Transformation

- Legislation-
  1) Inclusive legal framework : respecting relationship to people and social exchange in the use of the land
  2) Re-configuring zoning code : preserve communal space in the zoning code
  3) Communal land ownership : make land use for the common ownership and the public trust
  4) Vacant land management : restrict the vacant land rather than tax abasement

- Organization-
  1) Community involvement : consolidate communities and stakeholders for common interests
  2) Consolidating local means of production : strengthen existing productive value and insert new economic urbanity with relations to existing situations
  3) Local mode of consumption : encourage local exchange and circulating within the local circuit.

- Transformation-
  1) Networks - traffic roads to communal roads : restructure existing road network in order to secure communal purposes
  2) Development - local mode of development : rather than focusing pro-profit development, emphasize on more reinvesting on the area with proper typologies and new mode of development
  3) Relations - communal space as an infrastructure : public space for the exact exiting neighborhood and for local social exchange not for ambiguous public
[Fig. 4-7] The structure of the project
## 4.2. Legislation

### Existing legal framework

<table>
<thead>
<tr>
<th>LEGAL TOOL</th>
<th>EXPLANATION &amp; CRITICISM</th>
<th>RESULT</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ZONING</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Traditional zoning</strong></td>
<td>Zoning code is a traditional device of land use regulation used by local governments in most developed countries. In the USA, zoning code is the only one regulating legal tool to control the land uses to separate one uses from another. However, this zoning code is sometimes criticized because it has too much room for allowances so that it neglects speculation which uses this almost unlimited slackness.</td>
<td>Speculation, Gentrification</td>
<td>Make a compulsory common land and public space through the zones for communities to involve into the developments.</td>
</tr>
<tr>
<td><strong>Waterfront zoning</strong></td>
<td>Mostly waterfront zoning allows private development in case it contains affordable house for 20%. However, Angotti criticized (2009, pp.234), a small number if affordable housing units along with a large number of luxury units while effectively displacing many more affordable units from the neighbourhood. Furthermore, Mixed-use zoning is also used for producing single-use residential zone rather than real ‘mixing uses’.</td>
<td></td>
<td>Radically introduce high percentage(~80%) of affordable housing regulation on the waterfront zones.</td>
</tr>
<tr>
<td><strong>SPECIAL ZONING</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>UEZ(Urban Enterprise Zone)</strong></td>
<td>UEZ set up in 1983 for the purpose of creating more jobs and introducing business environment by revitalizing the deteriorated urban areas in New Jersey. It is a special zoning to give tax-reduction to both entrepreneurs and customers. However, the scope of this zone covers not only for commercial areas but also poor residential zones. It means by using this legal tool, the city wants to clean the slums and poor-residents areas through the speculation developments.</td>
<td>Slum clearance, Rich enclaves, Excluding poor areas</td>
<td>Reduce the scope of UEZ into exact active business areas and recall the boundary onto poor zones.</td>
</tr>
<tr>
<td><strong>Super neighbourhood, Historical district</strong></td>
<td>The city of Newark made special districts such as Super neighbourhood and Historical district. This district zoning was lined as safe guard against the rest poor areas.</td>
<td></td>
<td>Do set up the interventions such as social or retail programs in-between these special districts and the rest of areas for them use same spaces.</td>
</tr>
</tbody>
</table>
Introduction

[Fig. 4-8] Land use plans, current (1998) and future (2004) (by government)

Legend

Commercial:
- Community Commercial
- Neighborhood Commercial
- Regional Commercial
- Shopping Center Commercial

Industrial:
- Heavy Industrial
- Light Industrial
- Medium Industrial

Special Purpose:
- Cemeteries
- Government, Education, and Medical
- Mixed Use - Residential and Nonresidential
- Parks and Open Space

Residential:
- High Density Detached and Attached One-to-Three-Family and Townhouse Residential
- High-Rise Multi-Family Residential
- Low-Rise Multi-Family Residential
- Low Density Detached Single-Family Residential
- Medium Density Detached and Semi-Detached Single- and Two-Family Residential

# Existing legal framework

<table>
<thead>
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</thead>
<tbody>
<tr>
<td><strong>5-year tax abatement</strong>&lt;br&gt;For the solution to vacant newly built houses, the city legislated '5-year tax abatement' to developers not to home owners. It allows builders to get the five-year property tax abatement that used to be reserved for owners who promised to live in the abated homes. But according to the article in NJ.com, construction costs for one Central Ward three-family house were $235,000 and the purchase price was $499,900, and, a South Ward three-family, for which the listed building costs were considerably less, $170,000, sold for considerably more: $505,900 (Joan Whittow, 2009). It means in spite of crisis, they made almost double to the construction cost for their profit. It is severely considerable that the policy which trends to tax reduction and abatement does not help the city and Newark residents.</td>
<td>Benefits to only developers,</td>
<td>Convert 5-year tax basement into 5-year tax surcharge.</td>
<td></td>
</tr>
<tr>
<td><strong>NSP (Neighborhood Stabilization Program), LWYW (Live Where You Work program)</strong>&lt;br&gt;This is a program through the United States Department of Housing and Urban Development’s (HUD) fund. The NSP provides for approximately $45,000,000 funds to municipalities to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. Especially, Newark city collaborates with other neighbour eighteen entities including Irvington, Orange, East Orange, Montclair, and Essex County. Accompanying with LWYW program that Newark is a special home buyer incentive program that provides low-interest mortgage loans to home buyers who work in and who are looking to purchase a home in Newark, the city tries to infill vacant houses and lands with new residents from out of the city even though many Newark residents do not have their own houses or lost them by the crisis.</td>
<td>Basically replacing Newark residents with outer residents.</td>
<td>Return the HUD fund to make the foreclosures and vacant land into public housing or common land ownership.</td>
<td></td>
</tr>
<tr>
<td><strong>2010 Rolling sale</strong>&lt;br&gt;This is a program that City-owned properties are being sold for the exclusive purpose of development as workforce housing. Redevelopers will be limited to a developer fee, overhead and profit of no greater than 12% of hard construction costs. It, for sale housing, should provide a minimum of 20% of units to be affordable to households that earn less than 50% of area medium income. The city sales city-own properties to developers. Though it has certain limitation and regulation to control its developments, it is dangerous because anyhow it is going be sold to individuals then it would lose its feature of public ownership and only 20% of affordable housing regulation.</td>
<td>Finally vacant land would be privatized.</td>
<td>Keep the public ownership and establish common land bank for non-profit organizations or communities.</td>
<td></td>
</tr>
</tbody>
</table>
Proposing inclusive legal framework

There are hundreds problematic in existing legislation. Historically Newark City has been tried to redevelop or remove deteriorated poor areas through the exclusive policy. Though New Jersey State and Newark city are relatively put many efforts into social welfare policies comparing the other areas in the USA, the existing legal tools are consciously or unconsciously functioning to marginalize poor residents and neglect them to be replaced through the market force. Therefore, here is more social inclusive legislation suggested. Finally these legal tools will be fundamental framework for Socialfront development in the waterfront area.
Re-configuring Zoning Code

Here are recommendations for re-configuring Zoning Code.

1. Encourage the diversity of mixed use
2. Discourage anti-permeability action
3. Create street-wall continuity outward, communal court inward
4. Industrial productive area harmonized with collective housing
Zoning down grade: from current zoning in waterfront area
- R3, R4 (residential), B2->R4, B3->B2, B4->B2 (Business), I1, I2->I1, I3->I1 (Industry)
Finally R3, R4, B2, I1 will exist in the waterfront area.

Main Principles

R3: residential + home office
- Make diversity housing mix with permeability and offers Common ownership and rental opportunities for long-term residents.
- Fence in a front yard should be replaced by porch or stoop.
- Rear yards should regulated from 0% permeability to minimum 50%.
- Prevent small side-setbacks between buildings.
- Encouraging mixed use.

R4: mix-rise residential + home office
- High-rise no single housing. More mix with local commercial
- Fence in a front yard should be replaced by porch or stoop.
- Rear yards should regulated from 0% permeability to minimum 50%.
- Preventing small side-setbacks between buildings
- Encouraging mixed use
- Mix with high-rise and low, mid-rise housing

B2: Mixed-Use buildings, small businesses
- No large retails, No set-back in-front
- Intimate pedestrian condition, mixed-use local retail shops

I1: Light Industries with residential purposes
- A friendly and neighborly industrial zone with public amenity and collective housing
- Preventing Heliport, warehouses, large scale commercials, traffic programs
- Introducing vocational schools with mixing with public housing, put eyes on the street
R3: residential + home office, R4: high-density residential (high-rise included)
Makes diversity housing mix with permeability and offers Common ownership and rental opportunities for long-term residents

Permitted uses
R3 single, 2-3-family dwellings, town house, row house, multiple dwellings, schools, churches,
R4 multiple dwellings, schools, churches, offices on 2 acres (8,000 m²) of land

Height
- No building shall exceed 55 feet (16.7m) or 5 stories
- Town houses, 1-3-family dwellings cannot exceed 3 stories or 35 feet (10.6m) height.
- (For R4: No detached housing, High-rise cannot exceed 140 feet (42.6m) height.)

Front Yard Setback
- The front setback of a new structure shall match the shorter front setback of the 2 closet principal buildings on each side of the project site on the same block frontage as the site.
- Bay windows (with no wall section wider than 6 feet (1.8m), Balconies, stoops, and porches are permitted to encroach into the front setback area.
- When the block has no existing development to serve as the reference for the required setback, the front yard setback shall be 6 feet.
- Minimum 5m of the frontage of the building should be attached with other buildings, except communal passages.

Rear Yard Setback
- Minimum depth of rear yard shall be 20 feet (6m).
- Minimum 20% of rear yard should be allocated for semi-private space

Side Yard Setback
- No side yard is allowed except for communal usage to enter the common court yard

Lot Coverage
- No townhouse shall occupy more than 75% of the lot area.
- No detached structure shall occupy more than 50% of the area.

Lot Size
- For new lots created by subdivision for freestanding structures, the width of the lot shall not be less than 20 feet (6m) and no more than 40 feet (12m).
- The total lot area shall not be less than 3,500 feet² (325m²).
- Lots for townhouses must be at least 15 feet (4.5m) wide.

Transparency
- In a front yard, the fence or wall cannot be permitted.
- The fence or wall in a Rear Yard cannot exceed 4 feet (1.0m). Open to the inward block shall be persuaded. The minimum of 20% of the structures shall be devoted to transparent or doorway areas.
- For communal passage in the side yard cannot exceed 6 feet (1.8m), and can be in both plot lots

Off-Street Parking
- Parking shall not be required of any housing in the R3.
Maximum building height = 5 stories or 16.7m (55 feet)

Front Yard = 1.8m (6ft)
Fence not allowed

Rear yard extension of sidewalk

Street light every 10m

Front light for each house

Plantation (every 6m)

Min. 5m frontage

Sloping roof after min. 5m frontage
Flat roof allowed

Communal passage

Min. 5m frontage

Attached

Min. 5m from the front

No side setback

Min. 6m rear yard

After min. 5m from the front side setback allowed for communal passage, side yard allowed

Fence allowed max. 1m

Min. 20% of rear yard should for semi-private space

Communal court (attached with others)

Min. 5m from the front

Side setback allowed for communal passage, side yard allowed

Fence allowed max. 1m

Min. 20% of rear yard should for semi-private space

Max. 1.8m

Max 16.7m (55 feet)

10.6m (35 feet)

Min. 6m

Max 10.6m or 3 stories for townhouse & single house

R3,4

Fig. 4-14 Zone for Residential 3 and Residential 4
**B2: Mixed-Use buildings, small businesses**
No large retails, No set-back in-front
Make Intimate pedestrian condition, mixed-use local retail shops

**Permitted uses**
B2 single , 2-3-family dwellings, town house, row house, mid-rise multiple
dwellings , schools, churches, retail stores on ground floor , general retail business
uses

**Height**
- No building shall exceed 55 feet (16.7m) or 5 stories
- Town houses, 1-3-family dwellings cannot exceed 3 stories or 35 feet (10.6m) height.

**Retail stores on ground floor and residential above**
- For new construction in B2 zone, the front of the ground floor of the structure ( in
an area at least 40 feet deep with at least 500 feet2) shall be constructed and used
as commercial or live/work business area containing use permitted in this district.
The floor to floor height in this area shall be a minimum of 16 feet. Entrance lobbies
to residential portions of the same structure are also permitted in the front of the
ground floor.
- Above the commercial building, residential units must be on upper those.

**Front Yard Setback**
- The front setback of a new structure shall match the shorter front setback of the 2
closet principal buildings on each side of the project site on the same block frontage
as the site.
- The front set back of a new structure shall be zero.

**Rear Yard Setback**
- Minimum depth of rear yard shall be 20 feet (6m).

**Side Yard Setback**
- No side yard is allowed except for communal usage to enter the common court yard

**Lot Size**
- For new lots created by subdivision for freestanding structures, the width of the lot
shall not be less than 35 feet (10.6m) and no more than 40 feet (12m).
- The total lot area shall not be less than 3,500 feet2 (325m2).
- Lots for townhouses must be at least 20 feet (6m) wide.
- Lots for small local retail purposes, including community retail supplied by
community organizations and permitted by community, can be subdivided into
minimum 10 feet (3m).

**Driveway**
- Driveways are not permitted in the B2.

**Inner Court**
- Any bounding wall is not required. In case it has, it must not exceed 5 feet (1.5m)

**Off-Street Parking**
- No off-street parking is required in the B2.
Maximum building height = 5 stories or 16.7m (55 feet)
No exceed 10.6m or 3 stories for townhouse/semi-detached house
Vacant, solely parking use not allowed
Above residential
Front yard not allowed
Side yard not allowed
Fence allowed max. 1m
min. 20% of rear yard should for semi-private space
Rear yard
communal passage
community court (connect with others)
Street light every 10m
[Fig. 4-15] Zone for Business 2
I1: Light Industries with residential purposes
A friendly and neighborly industrial zone with public amenity and collective housing

Permitted uses
I1  2-4-family dwellings, town house, row house, low-rise multiple dwellings, schools, churches, general retail business uses, automobile sales, light industrial uses that are not noxious

Height
- Town houses, 1-3-family dwellings cannot exceed 3 stories or 35 feet (10.6m) height.
- For other uses, an additional 20 feet or 2 stories whichever is less, shall be permitted provided that such additional height is set back 10 feet from the front wall.
- For public rental housing use, an re-additional 20 feet or 2 stories can be permitted

Front Yard Setback
- The front setback of a new structure shall match the shorter front setback of the 2 closet principal buildings on each side of the project site on the same block frontage as the site.
- When the block has no existing development to serve as the reference for the required setback, the front yard setback shall be 6 feet (1.8m).
- On the additional sidewalk, must be planted as a bio-retention area.

Rear Yard Setback
- Minimum depth of rear yard shall be 20 feet (6m).
- In case having residential uses in a lot, rear yard must be used for communal space for minimum 20% of whole rear yard are.

Side Yard Setback
- No side yard shall be of a distance between zero and 3 feet (0.9m).

Lot Size
- For new lots created by subdivision for freestanding structures, the width of the lot shall not be less than 35 feet (10.6m)
- The total lot area shall not be less than 3,500 feet2 (325m2).
- Lots for townhouses must be at least 20 feet (6m) wide.

Transparency
- For residential or business uses should follow for R or B codes.
**INFORMATION**

- **THEORY**
  - Analysis
  - Planning & Design

**PLANNING**

- Front yard not allowed
- Side yard not allowed (communal passage allowed)

- Maximum building height = 3 stories or 10.6m (35 feet)

- If public housing use, 2 additional stories allowed

- Minimum 20% rear yard should for semi-private space

- Minimum 6m rear yard

- Street light every 10m

**DESIGN**

- Incentive (public housing) 16.7m (55 feet)

- Public housing
- Bio-retention area max. 10.6m (55 feet) min. 1m

- 6m x 6m, 5m x 5m, 4m x 4m, 3m x 3m, 3m x 3m

- Minimum 20%
Common Land Ownership

-existing ownership
[Fig. 4-17] Existing land ownership
Common Land Ownership

-proposing ownership
[Fig. 4-18] Proposing alternative land ownership
Socialfront development Act

Socialfront Act
(Redevelopment regulation of post-industrial waterfront area in North Ward)

This Act is legislation for the waterfront area in Northward (Socialfront) as a regulatory process including land uses, housing, recreation, commercial and industrial area. This regulation is limited in the Socialfront area in order to encourage mixed-use environments in small scale and community-oriented development. It has authority to permit and promote any development in the Socialfront area. A master plan of ‘Socialfront’ with this Socialfront Act will have legal force as a specific design guideline for executive developments in the future.

General Design Guidelines:
All measures should be taken to reconnect the fragmented post-industrial plots with social programs and affordable housings mixed with workshops and local commercial purposes. Retail should be incorporated into the ground-level of buildings social programs should include neighbor residential area with communal space. Light industries and small business are encouraged in this district, in that case, these should include public housings either long-term rental affordable housings.
The main purpose of this guideline is to avoid large-scale market-oriented development, rather, to provide public amenity as a productive land and social connectivity to entire North Ward neighborhood.

Uses
A building or premises may be used for any purpose, except any regional transport-purpose, noxious or polluting industries or large-scale automotive service businesses.

Height
No building heights exceed a height of 12 stories except specially permitted landmark high-rise housings which should be mixed with other functions and providing 30% of public housing.

Density
For the urban amenity of the area, general density of this district should reach at least the average density of Newark City, 4,400 people per km2.
Current non-residential area and solely industrial area are total 1.3838km2 therefore, 1,620 new households (6,000 people, average family size is 3.7) are need. (Total current North Ward population is 51,226 inhabitants, Broadway(lower and north) neighbourhood is 27,000)
Street
Every street should have additional plantation area, especially for industrial zone (and post-industrial zone as well) restricted to plant bio-retention area. Unused infrastructure area (railway and highway) should be used for public bike route for commuting network.

Communal space
Propose breaking blocks with pedestrian communal path to prevent large-scale development. Along this path, mixed uses (public housing, social program, small business, retail) for community can locate. Every social program should be open to the communal space.

Housing
At least 80% in a block should be infilled with affordable houses. Affordable housing should be remedied attached Bayone Box style, or mixed with 30% rental social row houses. In case of high-rise housing apartment, it should be mixed with other types.

Vacant Land Management

Vacant land
In the ‘Socialfront’ area, originally vacant land is not permitted. Over 3-year long vacant land should be allowed government’s or communities’ intervention (community garden, social temporary programs or transition housing, etc.), otherwise taxation of property would be weighted by 50% more, or will be expropriated by Socialfront Cooperations.

Foreclosure and unsold new houses
To developers, 5-year tax surcharge will be imposed and 5-year tax abasement to new home buyers will be applied.

Communal Land Ownership

Ownership
Communal space and path area should be expropriated by Socialfront cooperations which consists of housing cooperations and local communities (NHA, Casa Don Pedro, North Ward Center, FOCUS and New Life Community). In the communal land, self-construction which is controlled and initiated by Socialfront Cooperations will be permitted.
4.3. Organization

As a conclusion of the analysis of Newark stakeholders, we found out there are processing market-oriented developments. For the suggestion, like the above diagram, it is important to consolidate the fragmented local communities and neighbourhoods. Therefore, by proposing “Socialfront project” which will be legal and social framework to network together, there will be suggested to create local cooperations for each departments. These cooperations should work together with existing communities as well as newly created industries and work places. Thereby, fragmented communities and local social enterprises would communicate each other within each different cooperations. There cooperations will work together within the framework of “Socialfront” as economic system as well as spatial relations.
[Fig. 4-21] A proposal for organization of Socialfront project
Local Means of Production

-A proposal for the transformation of work places

There is no major active jobs in the waterfront area. Mostly the lands are occupied by LLC (Limited Liability Company), in turn, vacant land and buildings are owned by individual speculators or real estate companies. Also there are still some factories are functioning including BIO clean energy and Waste management company. For the transformation of jobs and workplaces, it would be recommendable to change speculative vacant lands to affordable housing development with communal ownership and communal space and some factories and vacant building would be transformed into recycling and waste management industry accompanying with retails and local shops for inhabitants as well as labours.
EXISTING
REAL ESTATE & FINANCE BUSINESS TRANSPORT ENTERTAINMENT SERVICE PRODUCTION EDUCATION PUBLIC FACILITIES

TOOL
EXPRESSION
ZONING/LAND USE VACANT MANAGEMENT ACT SOCIAL FRONT DEVELOPMENT ACT COMMUNITY ALLIANCE COMMUNAL OWNERSHIP EDC RETAIL DEVELOPMENT SUPERFUND RECLAMING INZ FUND

PROPOSING
REAL ESTATE BUSINESS TRANSPORT RETAIL ENTERTAINMENT SERVICE SOCIAL ENTERPRISE PRODUCTION EDUCATION HEALTH PUBLIC FACILITIES

[Fig. 4-23] Real estate & Finance (LLC...)

[Fig. 4-24] Business

[Fig. 4-25] Transport
[Fig. 4-26] Entertainment

[Fig. 4-27] Service

[Fig. 4-28] Production
EXISTING/PROPOSING LOCAL WORKFORCE COMPATIBILITY INDEX

PROPOSING post-industrial riverfront workplace TOOL
EXISTING new / improved abandoned / vacant / nonactive existing declining active
PRIVATE PUBLIC

Spring Enterprise LLC / vacant / Social Interim Use
Mc Carter Reality LLCs / declining / Affordable housing development
Public/ Affordable housing (with community alliance)

Tonymar LLC / vacant
BLS Properties LLC / vacant
Willow Park INC / vacant
LIDO Entertainment INC / vacant
Foresthill Enterprises INC / declining
Hotel SILVA Investments INC / declining
(Comfort Suite)
Sports Center SEAVIEW Properties Group LLC / vacant
Community Restaurants
Locl Open Market Associateion
TRI STATE Riverside Properties LLC

Warehouse Collecting & distributing waste center
CELCOR Associates LLC / vacant
A&A Construction INC / vacant
Willow Park INC / vacant
LIDO Entertainment INC / vacant
FORESTHILL Enterprises INC / declining
Hotel Anneg Builders INC.
Auto Car Repair
Recycling Design Art Museum
JCM Real Estate Enterprise LLC / vacant
Anneg Builders INC.
Auto Car Repair
Recycling Design Art Museum

Social Money Center
Trucking LETS
Light Manufacturing Workshop TRY MOTORS
Auto Car PENN JERSEY PAINT&VANISH

Public Housing / New Typologies NHA
Highway Restructuring McCARTER HWY
Highway Restructuring NORFOLK SOUTHERN CORP.
Urban Cemetery Park (Mt Pleasant Cemetery)
Church (Mt Pleasant Church)
Sewage System (PASSaic Valley Sewage)

Housing
Health Care Center
College
Library
Schools / vacant land (Center Urban Education)

[Fig. 4-31] Proposing transformation of workplace
Local Mode of Consumption - Social Hours

Newark Social Hours can be recommendable as a local currency to reinforce community trading and stimulate local social exchange.

One HOUR is worthy $10.00 bill because 10 dollars per hour is the average of wages/salaries of low income jobs in overall the US. There are 5 categories in Social Hours: 1) buying grocery food and essential goods which can purchase in local retails, farmer’s market and flea market, 2) nursing, child care, chiropractic for health care services, 3) plumbing, carpentry, electrical work, roofing, car and bike repair such as hardware services, 4) farming, gardening, bee-farming, 5) in cultural services including local restaurants, movie theater, sport center, entry to social schools, etc.

1 ITHACA HOURS is same as $10 because ten dollars per hour is the average of wages/salaries (http://www.lightlink.com/hours/ithacahours/intro.html) The average wage at Walmart for full-time hourly associates in New York is approximately $11.86 per hour. (http://walmartstores.com/pressroom/news/6509.aspx) And, national average wage for a child care worker was $9.05 per hour. (http://www.rwlc.org/pdf/ProvidersApril2008.pdf)
NCC credit union accepts them for loan fee as well. In order to achieve the hours by doing the services in the 5 categories and beneficial social activities also can be accepted as Social Hours. There are 5 denominations; 1) beautifying and maintaining front garden, common garden and street, 2) collecting and transporting recyclable wastes to Work Cooperation, 3) helping the disabled or elderly people. The hours can be transferring directly between members as well as indirectly through the point saving card system. However, it cannot be exchanged into real 'dollars' but should be traded within the society. And, Social hours cannot be accumulated for a year.
Socialfront Economic Model

US Federal

NJ State

NW City

Highway Systems

Federal: 90%, State: 10%

HUD Funds

Vacant land and bus stops

Housing Coop.

Communities

Communal space

Housing Coop.

Working Coop.

Communities

Public housing

Vacant land long-term rent

Public transportation / public space

Collecting wastes

Vacant land long-term rent

Recycling products

Self-construction area

Commercial space

New bus lines and bus stops

Informal activities

Maintaining

Free vander area

Providing street furniture

[Fig. 4-34] Socialfront economic model
4.4. Transformation

Master Plan
Outline of Master Plan

DEVELOPMENTS
Local Mode of Development

RELATIONS
Communal Space as an Infrastructure

NETWORKS
Traffic Roads to Communal Networks

- Relations to the place
- Relations to the human
- Relations to the nature
- Filtering regional scale to the local
- Integrating with communal networks
- Transforming by community involvement
- Steering the direction of development
- Local mode of development
- Inclusive housing typologies
DEVELOPMENTS
Local Mode of Development
- Steering the direction of development
- Local mode of development
- Inclusive housing typologies

RELATIONS
Communal Space as an Infrastructure
- Relations to the place
- Relations to the human
- Relations to the nature

NETWORKS
Traffic Roads to Communal Networks
- Filtering regional scale to the local
- Transforming by community involvement
**NETWORKS**

Traffic roads to communal streets

---

**Strategies**

- **REGIONAL SCALE**
  - CENTER
  - PROPOSING

- **LOCAL SCALE**
  - CENTER
  - PROPOSING

---

**Tool box**

- **WITH COMMONS**
- **FILTERING HIGHWAY**
- **ROUTE TO WATERFRONT**
- **IN A BLOCK**

- **DEVELOPMENT DIRECTION**
  - RIVER
  - PROPOSING

- **RELATIONS TO PLACE**
- **RELATIONS TO HUMAN**
- **RELATIONS TO NATURE**

- **NETWORKS**
  - Traffic roads to communal streets

---

**Tool box**

- **WALK THROUGH BLOCK**
- **LOCAL DEVELOPMENT**
- **INCLUSIVE TYPOLOGIES**

---

**Diagram**

- [Diagram of networks and strategies]

---
Networks

- current situation in North ward

Generally in the North ward, the space of street is overwhelmed by car-oriented design which has a wide traffic road and a narrow pedestrian sidewalk. Even, the sidewalk is sometimes occupied by car-parking though the only open space is the street for inhabitants. We can see usually people meet and talk with neighbours in the sidewalk and front staircase, however, it is also closed with fences and the gap of front yard which is eaten by car-parking. Therefore, for the street design in the waterfront area, improved street typologies are asked.
- current situation in waterfront area

Now the waterfront area is blocked by the Mc-Carter highway and seriously deteriorated with vacant land and abandoned post-industrial factories. The street is not organized at all but it is partly re-configuring with new developments such as hotels and expanding highway construction.

In this project, here new direction is requested that rotate the current way of development, north-south direction into west-east direction towards neighbourhoods.

[Fig. 4-37] Existing roads in waterfront area (North)
In Newark city, so many important highways are passing through the urban fabric. Among the highways, McCarter Highway (Route 21) is solely connecting Newark Airport/Port with the periphery of the city. Rather than emphasizing on the highway, other routes such as NJTP is possible for an alternative route because it is crossing in swamp area not in urban areas. It is recommendable to extend NJTP and scale down McCarter highway for inner urban quality. It also would affect on regional scale in terms of the position of Newark city. Because it is reconsiderable if it is actually beneficial for Newark to be a “Gateway city”. Rather than direct connection of urban center with suburban, it is time to think to filter the scales in terms of local quality.
-Proposing roads networks
**Street typologies**

- **T** (Typical type)
  - M1, M2, M3
- **C1**, **C2**, **C3**, **C4** (Community street)
- **I1**, **I2**, **I3** (Inner path in a block)
- **A1**, **A2** (Community Alley)
- **W** (Waterfront walk)

Street typologies include:
- McCarter street
- Community street
- Inner path in a block
- Community Alley
- Waterfront walk
There could be 4 categories for the street in the waterfront area. Firstly, main typical type will be same as existing block in Northward area, but, here, the type will be improved. Rather than strongly emphasized on traffic networks, the proposed typical street contains various elements including improved pedestrian path, assigned parking lots and jogging/bike routes through the entire area. Secondly, the McCarter highway will be downgrade in order to integrate with existing urban fabric to improve accessibility towards waterfront. Also, the routes to waterfront should be different from others, in other words, it should be more open to waterfront in the direction to the neighbourhood rather than to the downtown or external areas. For the last, in a block, there will be communal path through the blocks. It will be elaborated with community gardens, social programs and playground.
The new typical type of the street will be improved. The street parking will be assigned by different materials and jogging/bike route could be needed. For the front yard, only 0.5~1m will be allowed for vegetation or staircase. The materials such as paving, path block and street furniture, will acquire from recycling factory within the area.
M2  McCarter street -18m (one-way)  
scale = 1:400  

EXISTING

PROPOSING
(M1) Mc Carter street -typical, 18m

(M2) Mc Carter street -elevated, 17m

scale = 1:500
C1 Communal street -38m

scale = 1:400

EXISTING

PROPOSING

ROUTE TO WATERFRONT
C2  Communal street -18m

C3  Communal street -18m

C4  Communal street -18m

scale = 1:400
Inner path - ~6m

Inner path - 8m

scale = 1:400
13. Inner path -2.5m (with self-buildings)

14. Inner path -2m (in the existing block)
A1  Community Alley -12m

A2  Community Alley -9m  

scale = 1:400
The main materials for paving will follow Newark’s existing context. Mostly the Asphalt and cement block cover all over the Newark street. Rather than choosing fancy or so much sophisticated materials, it would be more reasonable to adopt realistic and neighbour-identified materials. In the existing situation, the main cement block have a gap or crack in-between. Sometimes we could see weeds from the gap, in other words, it would present a hope or another type of green to beautify the area. As a material, it will be applied in this project. Only new materials would be recycled blocks which are recycled from tire or rubber/plastics and rubbles from construction materials. These materials will be supplied from the recycling factories in the Socialfront area.
INTRODUCTION

THEORY

ANALYSIS & STRATEGY

PLANNING & DESIGN

CONCLUSION

[Fig. 4-43] Weed as a hope -existing

[Fig. 4-44] Weed as a hope -applied

[Fig. 4-45] Guerrilla gardening
- **DIY Traffic Calming**

   [Fig. 4-46] Examples of DIY traffic calming

   Basically Northward waterfront area is not in favor of pedestrian walk. Accompanying with restructuring street typologies, active DIY traffic calming remedies will be encouraged by inhabitants in order to claim the street into their everyday life.

   As examples, laying rope on the street, bike parking, zigzag car parking and paint work on the asphalt are recommendable. Furthermore, graffiti work on the ground would be acceptable.
[Fig. 4-47] Before Graffiti work

[Fig. 4-48] After Graffiti work

[Fig. 4-49] DIY traffic calming - Graffiti work on the street
-combination of roads typologies

TYPICAL SECTION : SOUTH TO NORTH
TYPICAL SECTION: WEST TO EAST (MCCARTER HIGHWAY TO WATERFRONT)
DEVELOPMENT
Local mode of development

Strategies

Tool box

REGIONAL SCALE
CENTER
EXISTING
PROPOSING

LOCAL SCALE
CENTER
EXISTING
PROPOSING

DEVELOPMENT DIRECTION
RIVER
EXISTING
PROPOSING

WITH COMMONS
FILTERING HIGHWAY
ROUTE TO WATERFRONT
IN A BLOCK

RELATIONS TO PLACE
RELATIONS TO HUMAN
RELATIONS TO NATURE

RELATIONS TO PLACE
RELATIONS TO HUMAN
RELATIONS TO NATURE
Since a decline of the industrial period, the waterfront area has been abandoned and never developed. However, as seeing the current ownership map, mostly it is owned by private real estate developers or LLC. It means it could trend to be developed for speculative housing and commercials in a fancy waterfront. In other government's proposal for waterfront in Ironbound as well as downtown area, those waterfront have been transformed into ambiguous public park rather than alternative productive functions.
Possible plans of waterfront in North ward

[Fig. 4-53] possible situation, developer’s favorite

[Fig. 4-54] possible situation, extending government’s waterfront proposal

[Fig. 4-55] Socialfront proposal
-block layout, walk-through blocks

The direction of the development should be in the way to the neighbourhoods, Northward. Thereby the waterfront development would be more open to the local communities. Moreover, the main idea of block layout for Socialfront is to intervene all parcels of the blocks with communal path and public spaces. It should be reserved or tactically claimed by communities for social interactions. Based on this communal spaces and functions, the all developments will be controlled and organized by community involvement.
Layer 1
Set up the direction of the development (neighbour-oriented)

Layer 2
Prepare communal parks as public amenity from entire Northward neighbourhood
Assign affordable housing developments

Layer 3
Preserve communal path through the blocks
Insert social activities

Layer 4
Encourage people to build their own house and small workshops in the assigned communal land.

[Fig. 4-57] Layers of block design
-Current modes of development

As the right map, ‘modes of housing development in the North ward’, it is now waiting or already transforming to the market purposes. For the individual development, mostly it is replacing with Bayone box housing typology which has a very narrow gap between housings, which does not helpful for feeling of the community. And, public housing now is converting into ‘townhouse’ type because of the market rather than for the alternative collectivity to the problematic high-rise type. It has also insufficient density to replace as many people as it used to have. In the post-industrial areas, already some parts are transforming into hotels or large sports complexes.

Therefore, other mode of development is requested to achieve the goal of this project. Housing cooperation which is supervised by Socialfront Cooperation group will be an alternative structure of local mode of development.
**Local mode of development**

- **City**
  - Taxation, Vacant management, Regulations
  - Fast-track building permit

- **Socialfront Coops.**
  - Giving priority to develop
  - Socialfront guideline
  - Organizing help, Guarantee for a sale

- **LLC**
  - NCC Credit Union
    - Loan in low interest
  - LCPD Home builders
    - Construction fee
  - BCDC
    - Consultant fee

- **Price for housing**
  - 30% of ownership to Communal space
  - 20% of ownership to Housing Cooperation
  - 50% of ownership to Individuals

- **Real price for members**
  - Conditions for members
    - min. 5 years Newark residents
    - ex-inhabitants of foreclosures
    - less than 50% of average Newark household income
    - workers in workplaces in Socialfront area

- **HUD Funds**

- **SUPERFund**

- **Infrastructure**
  - Social Hours & Loan from Credit Union

- **COST**
  - Land cost
  - Construction cost

- **PROFIT**
  - no more than 12% of construction cost

- **Organizing, Maintaining, Social works**

- **50% of ownership to Individuals**
  - 30% of ownership to Communal space
  - 20% of ownership to Housing Cooperation

- **Conditions for members**
  - min. 5 years Newark residents
  - ex-inhabitants of foreclosures
  - less than 50% of average Newark household income
  - workers in workplaces in Socialfront area

**[Fig. 4-59] Socialfront development model**
-Current typologies

[Fig. 4-60] Existing housing typologies in North ward
There are 4 major types of housing typologies in North ward; attached, detached Bayone Box type, row-type public housing and high-rise public housing. Recently almost individual housing type is replaced with Bayone box type. Therefore, foreclosures and vacant lands are replacing with this type. However, this type has mostly 1~2m gap in-between, which is not proper to multiply in the entire area. It should be remedied.

And, the representative for public housing is also transforming from high-rise apartment to low-rise town house type; however it is also in favor of taste of market but do not provide enough sense of collectivity and quantity of number of households.
housing typology - affordable housing

The remedied Bayone Box styled housing is emphasized on inner circulation through the building itself and openness towards communal space in the block. And, self-construction housings are divided into 2 kinds of types such as affordable housing in the self-construction field and smaller self-construction building in the communal spaces for transitional houses as well as social and local commercial facilities.
For more collectivity in the public housing type, here are suggested to mix with various types in the same block and combine with other social functions. The public housing is also recommended to improve circulation by people with communal gallery in the building and the communal space in the block.

[Fig. 4-64] Public housing typologies
-Self-construction development

In the communal lands, urban farm, Highway workshop and river bank, self-construction housings are encouraged by Socialfront Cooperations. And, self-affordable housing complex could be accepted. Especially transitional housing is for homeless and low-income population. According to the location and functions of public space, some useful functions will be introduced such as small cafes, shops and social facilities.
-References

[Fig. 4-66] Self-construction affordable housing / Elemental
[Fig. 4-67] Garden house in Schrebergarten

[Fig. 4-68] Self-construction play ground by community
[Fig. 4-69] Tactical maneuver / Tree house, ‘Bra-ke’ by City Mine(d) & Benjamin Verdonck
-Development Projects

Waste Management Compound

Low-income affordable housing

Public housing with social programs

Urban farm
Waste Management

Low-income affordable housing
Affordable housing with workshop
Public housing with social programs
Urban farm
Socialfront working district
Sport field
Public housing with riverbank
Affordable housing with workshop
RELATIONS
Communal space as an infrastructure
Relations

-Current hidden secondary spaces

[Fig. 4-70] Existing hidden secondary open space in North ward

There are found out hidden secondary spaces in North ward during the site visit. They use the spaces for semi-public uses such as commercial shops, sport place, laundry place and alley to connect with back yard. These spaces are open to public but it is selective for neighbours. This concept of hidden layer would be applied in the waterfront area as well.
[Fig. 4-71] Creating relational spaces

Bike Route
Bus Stop
Pedestrian path
Lower Bank
North Bank
Urban Farm
Public Accessibility
Neighbourhood Public Amenity
Waste Management
Recycling Industry
Recycling Route
Open spaces in Socialfront
The main idea of the plan the Socialfront is to reuse or recycle abandoned areas and vacant lands based on the existing assets and value. Though the cemetery, infrastructures and some still active factories are mostly affect on the site to be abandoned, in turn, these factors could be an activator to introduce relative industries and uses. Existing waste management and clean energy factory will be remained and improved and in the relation with those existing value, recycling factory and light manufacturing industries could be attractive in the unused factories. Besides, if the cemetery extends the greenery into the waterfront, urban farm would be laid next to the huge amount of the forest of the cemetery. Infrastructures such as a highway and unused railway will be transformed into public spaces including workshops or bike route. Rather than cleaning all those factors from the waterfront, it would be more reasonable to make relations to the places.
-references

[Fig. 4-73] Recetas Urbanas, Execution Unit6 / by Santiago Cirugeda

[Fig. 4-74] WORM@VOC / by 2012 Architecten

[Fig. 4-75] ABERNA / by NL Architects
### -relations to the human

A Schedule of social activities in Socialfront

#### Annual/Seasonal events

<table>
<thead>
<tr>
<th>Month</th>
<th>Events</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>Newark Cherry Blossom Festival and Marathon (9)</td>
</tr>
<tr>
<td>February</td>
<td>Beautiful Newark Campaign (13)</td>
</tr>
<tr>
<td>March</td>
<td>Socialfront Tennis game competition (17)</td>
</tr>
<tr>
<td>April</td>
<td>the Newark Black Film Festival (19)</td>
</tr>
<tr>
<td>May</td>
<td>Annual exhibition of Socialfront Working District (9)</td>
</tr>
<tr>
<td>June</td>
<td>the Gospel and Africa-Newark Festivals (17)</td>
</tr>
<tr>
<td>July</td>
<td>Hispanic-Newark festival (9)</td>
</tr>
<tr>
<td>August</td>
<td>the annual Columbus Day Parade (17)</td>
</tr>
<tr>
<td>September</td>
<td>Annual/Seasonal events (9)</td>
</tr>
<tr>
<td>October</td>
<td>the annual Columbus Day Parade (17)</td>
</tr>
<tr>
<td>November</td>
<td>the annual Columbus Day Parade (17)</td>
</tr>
<tr>
<td>December</td>
<td>the annual Columbus Day Parade (17)</td>
</tr>
</tbody>
</table>

#### Regular events

**Sunday**
- Socialfront Urban Farm (farm experience school for children (7))

**Monday**
- Socialfront Security institute (street warrior class (16))
- Socialfront Cooking School (free cooking class (13))

**Tuesday**
- Socialfront Design School (music class (8))

**Wednesday**
- Socialfront Urban Farm (collecting wastes (5, 19))

**Thursday**
- Socialfront Security institute (famers’ market (7))
- Socialfront Cooking School (urban bee farm community meeting (2nd Thurs., 8))

**Friday**
- Socialfront Design School (social kitchen (1st Friday, 5, 19))
- Socialfront Security institute (social kitchen (1st Friday, 5, 19))

**Saturday**
- Socialfront Urban Farm (urban bee farm community meeting (2nd Thurs., 8))

### Social Education

- **Existing**
  - Socialfront Urban Farm (farm experience school for children (7), farming workshop (7))
  - Socialfront Security institute (street warrior class (16), elderly people health exercise class (19))
  - Socialfront Cooking School (free cooking class (13))
  - Socialfront Design School (music class (8))

- **New**
  - Socialfront Urban Farm (farm experience school for children (7), farming workshop (7))
  - Socialfront Security institute (street warrior class (16), elderly people health exercise class (19))
  - Socialfront Cooking School (free cooking class (13))
  - Socialfront Design School (music class (8))
The Socialfront cooperations will organize social activities including from the annual big events to the regular events in their everyday lives. This schedule will keep the inhabitants exchange their social interactions and help people to use the public and common spaces more effectively.
-relations to the nature

1. Bank Stabilization
   - reducing erosion

2. Soil Phytoremediation
   - using plants to extract heavy metals from contaminated soils

3. Urban Farm
   - Tree nursery, Floricultural, Bee farm

4. Urban Forest

5. Sport Field
The Passaic River is contaminated by chemical industries and ex-factories. ‘Our Passaic’ organization has been developing ‘Lower Passaic River Restoration Project’ with U.S. Environmental Protection Agency (EPA), U.S. Army Corps of Engineers and New Jersey Department of Transportation as well as a partnership with the National Oceanic and Atmospheric Administration, U.S. Fish and Wildlife Service and New Jersey Department of Environmental Protection. They investigate together with Superfund Program and the Water Resources Development Act, the Clean Water Act and other laws to improve the health of the river.

Rather than focusing on more commercial ‘profit’ development with PPP (Public-Private Partnership), it would be more fundamental to recover polluted lands and encourage community to participate into the developments. Here are some proposals to remedy the contaminated post-industrial lands to achieve relationship to the nature as an essential action.
District design
There are 4 major district developments in the Socialfront area. It covers from Lower Broadway neighbourhood up to North Broadway neighbourhood. There districts have distinctive functions such as affordable housing, public housing, urban farm and Socialfront working district. All these different functions will be woven by communal path and networks as this report has shown.

In this chapter, the detailed programs in each district and how to transform the areas by Socialfront project will be illustrated.

District 1 _ Affordable housing area

District 2 _ Urban Farm

District 3 _ Socialfront Working District

District 4 _ Public housing area

Development Profile :
Total about 1780 households housing development (various types), renovation of factories and new buildings, restructuring highway and street layout, new bus route and stops, public parks, communal spaces, urban farm field, soil phytoremediation.
District design

-district 1 -affordable housing

**District 1 - Affordable housing area**

**Area**: Lower Broadway
**Current situation**: almost vacant lands and unused factories, some active industries such as Clean Energy factory, light manufacturing factories and newly built Comfort Suite Hotel.
**Current ownership**: mostly occupied by LLC and real estate developers
**Stakeholders**: LLCs, Corporations, Newark city, NJ DOT, LCDP community, ECD, Socialfront Coop.(new), Housing Coop.(new), etc.
District 1 _ Affordable housing area

**Main aim:** To steer to transform real estate owned vacant lands into affordable housing development (Housing Cooperation) with communal spaces. And, keep the existing active industry but intervene with communal path.

**New Urbanity:** Affordable housing blocks with communal space, public parks in the direction to the waterfront and South Bank Park.

**Housing development:** Total about 1000 households, 400 households (affordable), 100 households (market), 150 households (self-construction/affordable), 300 households (public housing), 50 households (self-construction/transitional).
District design

-district 2 -urban farm

District 2 _ Urban Farm area

**Area** : Mt. Pleasant Cemetery area

**Current situation** : Almost no accessible to this location. A lot of vacant lands and abandoned buildings. Elevated McCarter Highway.

**Current ownership** : Norfolk Southern Corp., Newark City, Mt. Pleasant Cemetery.

**Stakeholders** : NJ DOT, EPA, Our Passaic Organization, Farmer’s Market, Norfolk Southern Corp., Newark City, Mt. Pleasant Cemetery, FOCUS, The Newark Public School, Socialfront Coop.(new), Urban Farm Coop.(new), etc.
District 2 _ Urban Farm area

**Main aim**: To utilize unused and unreachable place for urban farm by introducing new public accessibility and social activities. Owing to its polluted environment, not for edible farming but using plantation for farming industries such as floricultural industry with bee-farm and tree nursery field.

**New Urbanity**: Urban farm field, small shops and retails in the farm, workshop and youth center under the highway. New bus stops in the elevated highway to reach the area. Bike path and pedestrian path in the unused railway.

**Housing development**: 50 households (self-construction/farmer’s housing)
District design

-district 3 - Socialfront working district

District 3 _ Socialfront working district

**Area** : North Broadway and Riverside Avenue

**Current situation** : A lot of vacant lands and abandoned ex-
chemical factory compound. Elevated McCarter Highway.

**Current ownership** : Many parts are already owned by Newark City, Norfolk Southern Corp., LLCs, Corporations.

**Stakeholders** : NJ DOT, Newark City, EPA, Our Passaic Organization, Norfolk Southern Corp., NCC Credit Union, FOCUS, The Newark Public School, Street Worrier Inc., Newark Alliance, Socialfront Coop.(new), Socialfront Working Coop.(new), etc.
District 3 _ Socialfront working district

**Main aim**: To activate current unused factories into recycling and food industries. Make an industry compound by Socialfront Cooperations in order to provide jobs for the neighbourhood.

**New Urbanity**: Renovated and restructured factories with new industries, education facilities related to the factories, public facilities, Soil Phytoremediation greenery through out the site.

**Development**: 11 buildings renovated, 5 new buildings.

**Housing Development**: Total 200 households
- 50 households (public housing with workshops), 110 households (affordable), 40 households (market)
District design

-district 4 -public housing

**District 4 _ Public housing area**

**Area**: North Broadway

**Current situation**: Huge vacant land of NHA and newly rebuilt townhouse-type public housing by NHA

**Current ownership**: NHA, Newark City, Norfolk Southern Corp., LLCs, Corporations.

**Stakeholders**: NHA, NJ DOT, Newark city, EPA, Our Passaic Organization, FOCUS, New Life Community, Socialfront Coop.(new), Northward Sport club(new), Northward rowing club(new), etc.
District 4 _ Public housing area

Main aim: To introduce mixed-type of public housing in terms of heights and functions. To claim the highway and river bank with public programs and transitional housing for the poor.

New Urbanity: New public housing blocks with connection to the existing NHA public housing and infill with new tower-type housing in the existing block to insert social programs. Sport field and North Bank Park. Small retail on the North Bank. Affordable housing with workshop.

Housing development: Total about 530 households; 300 households (public), 60 households (public/in the existing block), 50 households (self-construction/transitional), 30 households (market), 90 households (affordable).
Related Projects

- architecture interventions

AFFORDABLE HOUSING  with workshop / Sven

PUBLIC HOUSING  with education / Edwin

PUBLIC HOUSING  with social facilities / Chris

AFFORDABLE HOUSING  self-construction / Jasper
For the detailed architecture interventions, other architecture students tried to dig into more housing issue in Lower Broadway neighbourhood of the waterfront area. There are 4 different architecture interventions; 2 affordable housing and 2 public housing projects.

1) Affordable housing by recycling abandoned factories / Sven Hoogerheide
2) Affordable self-construction housing / Jasper Hilkhuijsen
3) Public housing with social programs / Chris Karelse
4) Public housing with social programs / Edwin J.A. Franken
5. Conclusion
5.1. Evaluation

Phasing of the Project

NETWORKS

DEVELOPMENTS

RELATIONS

- Public Housing
- Starting restructuring streets
- Tactical self-construction
- Preparation for redevelopment
- Construction of parks & public spaces
- Network restructuring completion
- Affordable housing
- Passaic River restoration

Socialfront working district
- Extension and maintaining of self-construction buildings
- Maintaining social activities and exchanges
Comparison with Government’s vision

Final aim: Transformation of the city by expanding development
Economic model: Economic growth & expanding
Dependency: Dependent on the global and external influence

Sustainability of the neighbourhood by infill-development with communities
Local circulation
Dependent on the local value and subsidies from the government.
Relationship with other waterfront projects in the city

GOVERNMENT’S MASTER PLAN

SOCIALFRONT MASTER PLAN

Effect of development: Expansion of centrality
Mode of development: PPP either Private development
Connectivity with downtown and NY: Directly linked by roads and infrastructures
Program: Agglomerated big public parks, business and commercial uses

De-centrality and networks
Community Cooperation (Socialfront Coop.)
Detouring following by blocks
Networked public park, factories, local shops and social programs
New position of Newark within the relationship in New York Metropolitan context

Formation	Concentration
Economic system	Global
Infrastructure	Direct
Social aspect	Ignoring weaker class

Circulation	Global and Local
Direct / Indirect
Considering weaker class
5.2. Conclusion

The main stream of the excluding neo-liberal development has been processed from the downtown towards deteriorated inner city and by following with waterfront line. In the Northward, it is important to control the waterfront district in order not to gentrify the poor neighbourhood next to the waterfront. Namely, it should be transform this waterfront to social front which will be reproductive places rather than solely greenery or leisure spaces for ambiguous public.

Firstly, strength its self-determination by consolidating local communities for their common interest and stakes. For the fragmented communities, it would be recommendable to establish common cooperation in order to reorganize their detail departments.

Secondly, consolidate the local modes of production in terms of economic as well as social exchange. It is important to respect exiting local assets, thereby, extend and improve economic value to interact with the rest of neighbourhoods. Lastly, enhance the spatial relations by public networks and everyday-life common space. It should be set forth beforehand to make inhabitant to participate into tactical remedies and self-construction.

In this Socialfront project, there are 3 main strategies to propose for the solutions.

1) Traffic roads to communal street
In order to intervene in social dissolution by the ‘Gateway’, it should be fundament to consolidate abundant infrastructures. It is important to rescale some highways which are mono-functional and have alternative routes. For example Route21 (McCarter Highway) could be downgrade into a main road with 4lanes. Accompanying this restructuring, in the waterfront area, neighbourhood-direction route will be emphasized and more pedestrian-oriented encouraged and public accessibility will be improved. This top-down restructuring will go with community involvement which will be applied with tactical remedies such as guerrilla gardening and DIY traffic calming. Consequently, traffic oriented heavy roads will be returned to the community.
2) Local mode of development
Historically the transformation of the city was in the direction towards market oriented developments. Rather than depending on private sector, it is important to control the limitation of the development with local communities. This should be based on new legislation considered for socialfront project. Vacant management, Socialfront Act and new Zoning code should be allowed for new legislation. And, new type of housing should be taken into account for new development. Thereby, market-favor development could be reduced and encourage them to transform into affordable housing developments and cooperative development with existing society.

3) Communal space as an infrastructure
Rather than huge amount of green public space, Socialfront project suggests more relational sequence path with communal initiatives. By expropriation of each partial of vacant lands, municipality with Socialfront Cooperation will prepare communal lands as an infrastructure. Within the communal lands, social activities and exchange will exist in this network.

In order to withstand neo-liberal gentrification with displacement of social weaker class, it should be fundamentally considered that the government sets the vision for local assets and existing communities not for economic growth by external privates. And, local communities also should make an effort to communicate and consolidate to achieve the same goal and vision. Nowadays waterfront areas are mostly transformed into market-favor developments and ambiguous green areas for the middle class even though they were industrial sites which were productive economic value for working class in the past. As a case project, this Socialfront in Newark will give alternative view against the on-going neo-liberal destruction in waterfront sites. It is time to think that waterfront should convert into socialfront which interacts and reproducts social and local economic exchange.
waterfront to SOCIALFRONT, what we want for OUR right to the city.
References


Liane Lefaivre & Doell, (2008). “Ground-up City Play as a design tool”, 010 Publisher,Rotterdam.


Web pages


Image sources

[Fig. 1-1] Subprime Mortgages in the New York Region

[Fig. 2-4] SoMa Downtown Newark Development (designed by Richard Meier)

[Fig. 2-6] Social movement: RTTC

[Fig. 2-8] Green Network
source from Draft Vision Plan (2006) by RPA

[Fig. 2-10] Cycle of Success, Economic model by Newark city
source from Newark Masterplan (2008)

[Fig. 4-4] Examples of DIY traffic calming

[Fig. 4-6] Self-construction affordable housing / Elemental

[Fig. 4-67] Garden house in Schrebergarten

[Fig. 4-68] Self-construction play ground by community
Liane Lefaivre & Doell, (2008), Ground-up City Play as a design tool, 010 Publisher, Rotterdam.

[Fig. 4-69] Tactical maneuver / Tree house, ‘Bra-ke’ by City Mine(d) & Benjamin Verdonck

[Fig. 4-70] Existing hidden secondary open space in North ward / Play ground in parking lots

[Fig. 4-73] Recetas Urbanas, Escucion Unites / by Santiago Cirugeda

[Fig. 4-74] WORM@VOC / by 2012 Architecten
NL Architecture 2008-09

[Fig. 4-75] A8ERNA / by NL Architects
NL Architecture 2008-09

[Fig. 4-76] Tea Party supporters rallied Saturday in Searchlight, Nevada

[Fig. 4-77] ITHACA Hours

[Fig. 4-78] The Kitchen Monument / by Raumlabor&Plastique Fantastique
source from http://www.raumlabor.net/ [accessed in 1st April, 2010]

[Fig. 4-79] Food for Thought / by Fritz Haeg

[Fig. 4-80] Urban Bee-farming / New York City Beekeepers Association

[Fig. 4-81] Clean-up work in the Passaic river

[Fig. 4-82] Guerilla Gardening

[Fig. 5-1] ’North Newark with a Steam Engine Pulling Freight Cars’ by Charles E. Luffman, c. 1945
A list of Appendixes

Appendix 001 - Theory
Appendix 002 - Historical Analysis
Appendix 003 - Urban Analysis
Appendix 004 - Site Visit