

# Warrendale / Cody Rouge A Child-Centered Master Plan



**HECTOR**

Urban design, planning & civic arts











# Our Team



Planners  
Architects  
Landscape architects  
Urban designers  
Graphic designers  
Housing & economic  
development specialists  
Public health experts  
Educators

who regularly plan,  
design & build with  
young people.



# Our Team

8 firms

5 are minority-owned or led

8 have women in ownership  
or leadership roles





# Our Team

Newark, NJ

Detroit, MI

Philadelphia, PA

Washington, DC

Orange, NJ

Ann Arbor, MI











Stage & storytelling area

Artwork

Herb garden

Rain Garden Peace Path

Seating: Meditation area



Hard court & bathroom



Seating near sports areas



Grass sports area



Turf field



Seating

Edge seating



6th Street

5th Street



Festival



Seating with shade



Adult exercise



Sprayground



Nature play



Seating with shade



# ROOT SHOCK

HOW TEARING UP CITY NEIGHBORHOODS  
HURTS AMERICA, AND WHAT WE CAN DO ABOUT IT



Mindy Thompson Fullilove, M.D.

# URBAN ALCHEMY

Restoring Joy in America's Sorted-Out Cities



Mindy Thompson Fullilove, M.D.

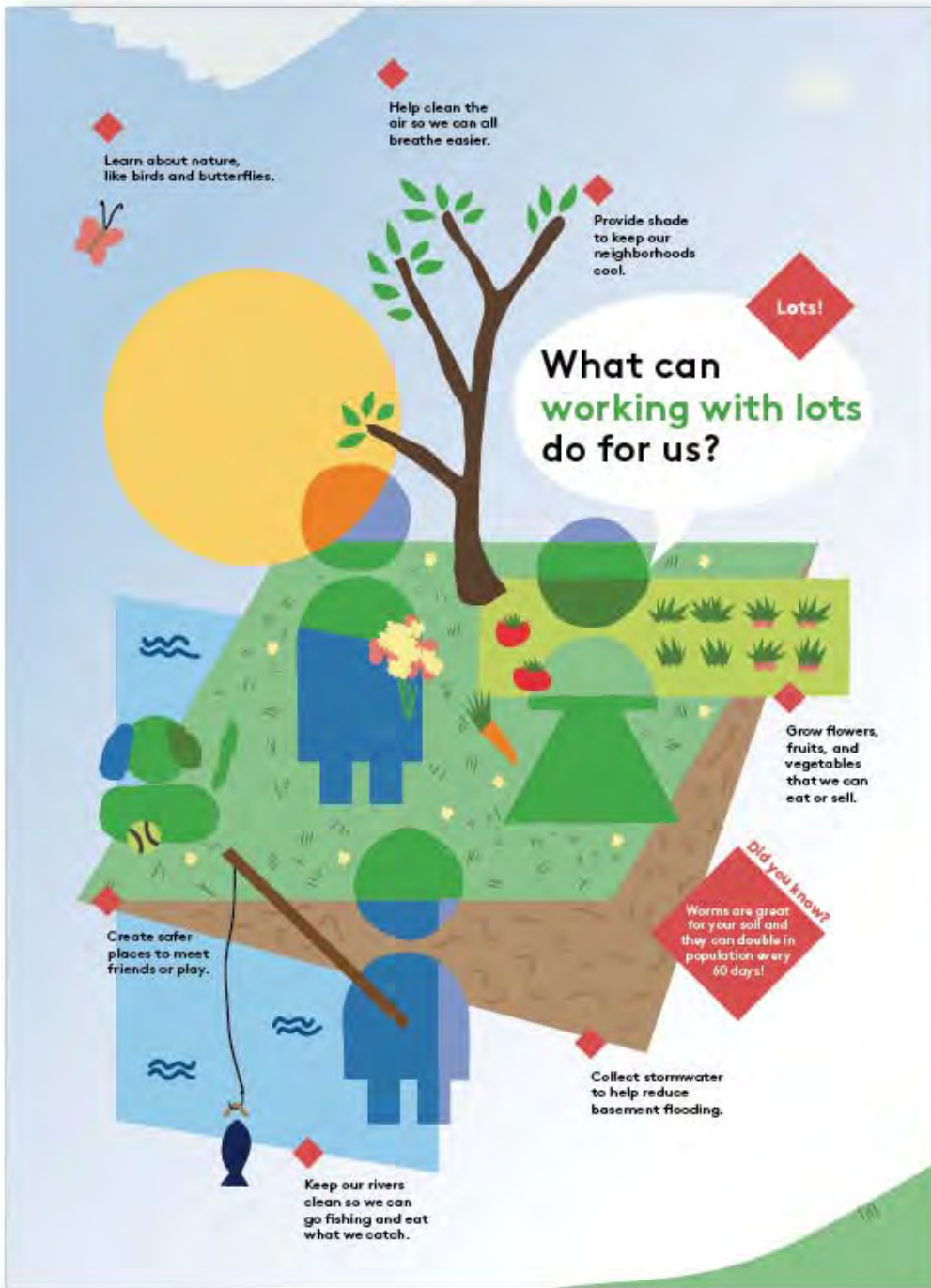
Author of *Root Shock: How Tearing Up City Neighborhoods  
Hurts America, and What We Can Do About It*













## Downtown Elmira

### Current Conditions and Challenges

Need for affordable housing and off-campus student housing and support space



Vacant and under-utilized structures

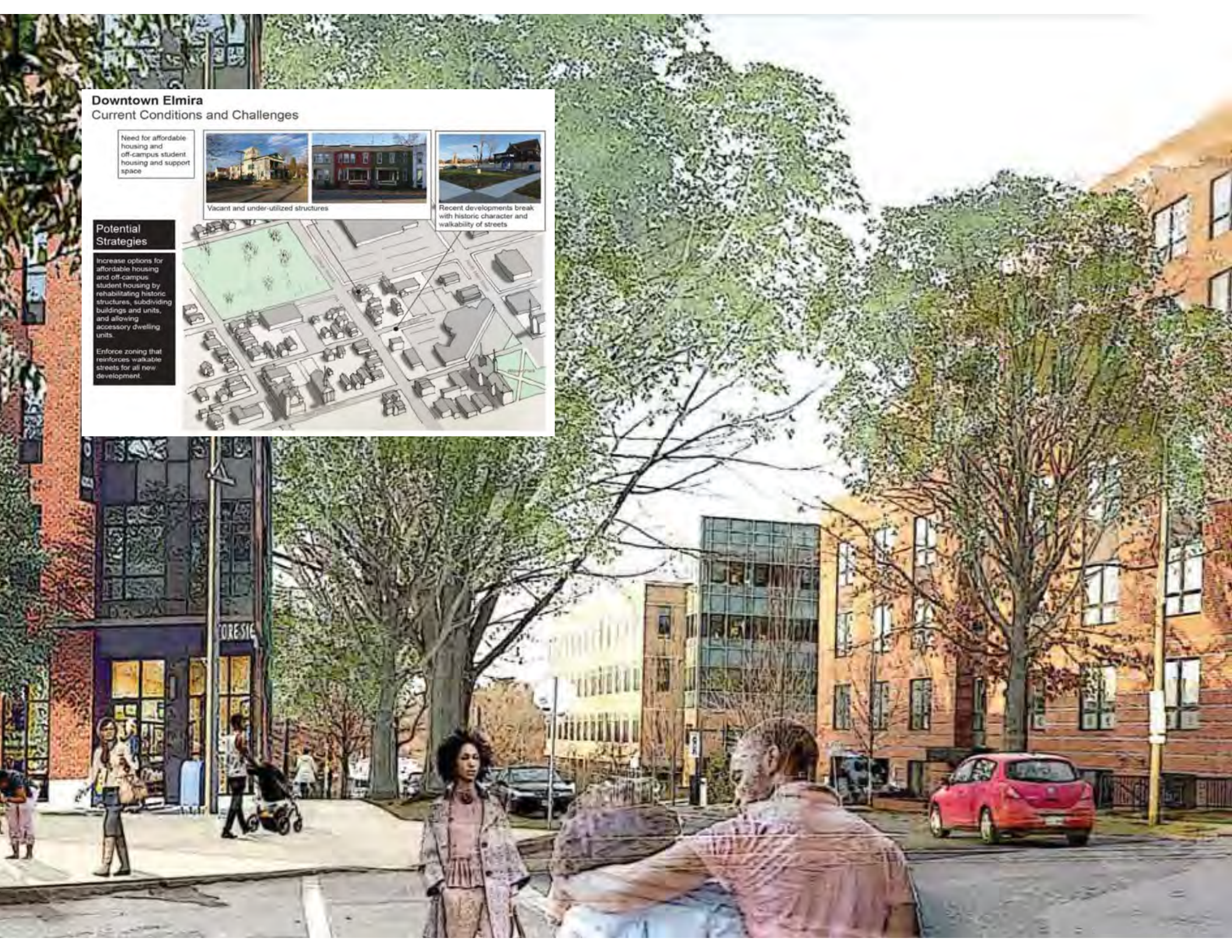


Recent developments break with historic character and walkability of streets

### Potential Strategies

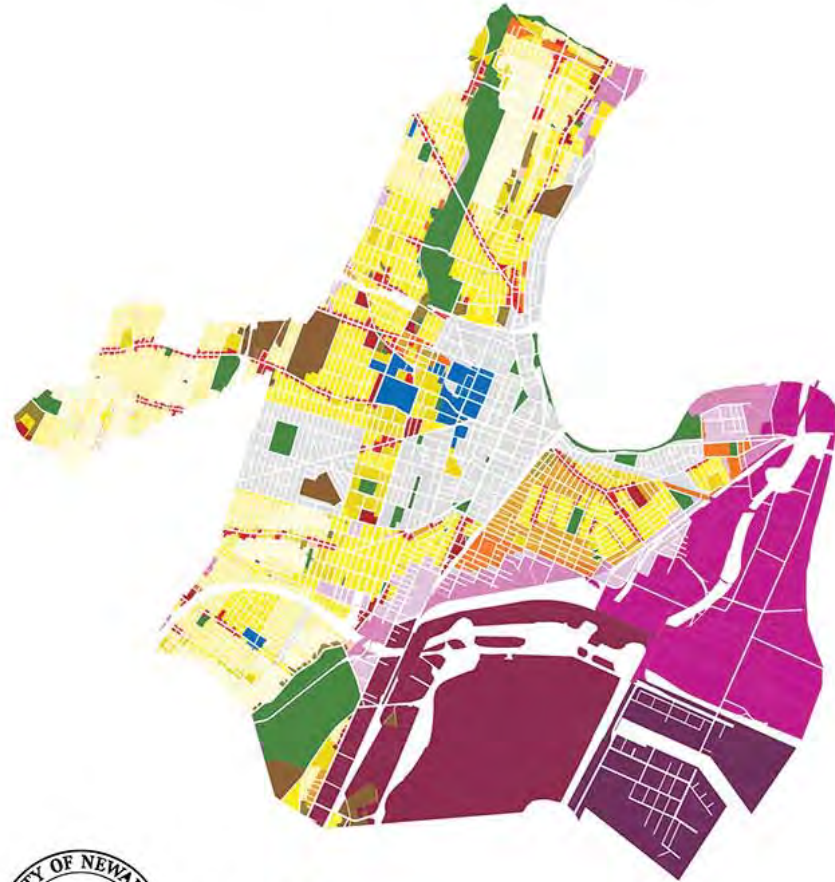
Increase options for affordable housing and off-campus student housing by rehabilitating historic structures, subdividing buildings and units, and allowing accessory dwelling units.

Enforce zoning that reinforces walkable streets for all new development.





# Newark Zoning & Land Use Regulations



**NPO**  
NEWARK PLANNING OFFICE

November 2014

## Introduction to Zones

On the preceding Newark Zoning Maps, every area of the city appears as a color that corresponds to one of the zones below. This introduction to the zones

provides a general overview of what land uses are permitted and prohibited in each zone, the rules for design, and maps of where within Newark the zone appears.

Residential  
1 Family  
**R-1**



Residential  
1-2 Family  
**R-2**



Residential  
1-3 Family & Town House  
**R-3**



Residential  
Low-Rise Multifamily  
**R-4**



Residential  
Mid-Rise Multifamily  
**R-5**



Residential  
High-Rise Multifamily  
**R-6**



Neighborhood Commercial  
**C-1**



Community Commercial  
**C-2**



Regional Commercial  
**C-3**



Light Industrial  
**I-1**



Medium Industrial  
**I-2**



Heavy Industrial  
**I-3**



Mixed Use 1  
Residential & Commercial  
**MX-1**



Mixed-Use 2  
Residential, Commercial, Industrial  
**MX-2**



Port  
**PORT**

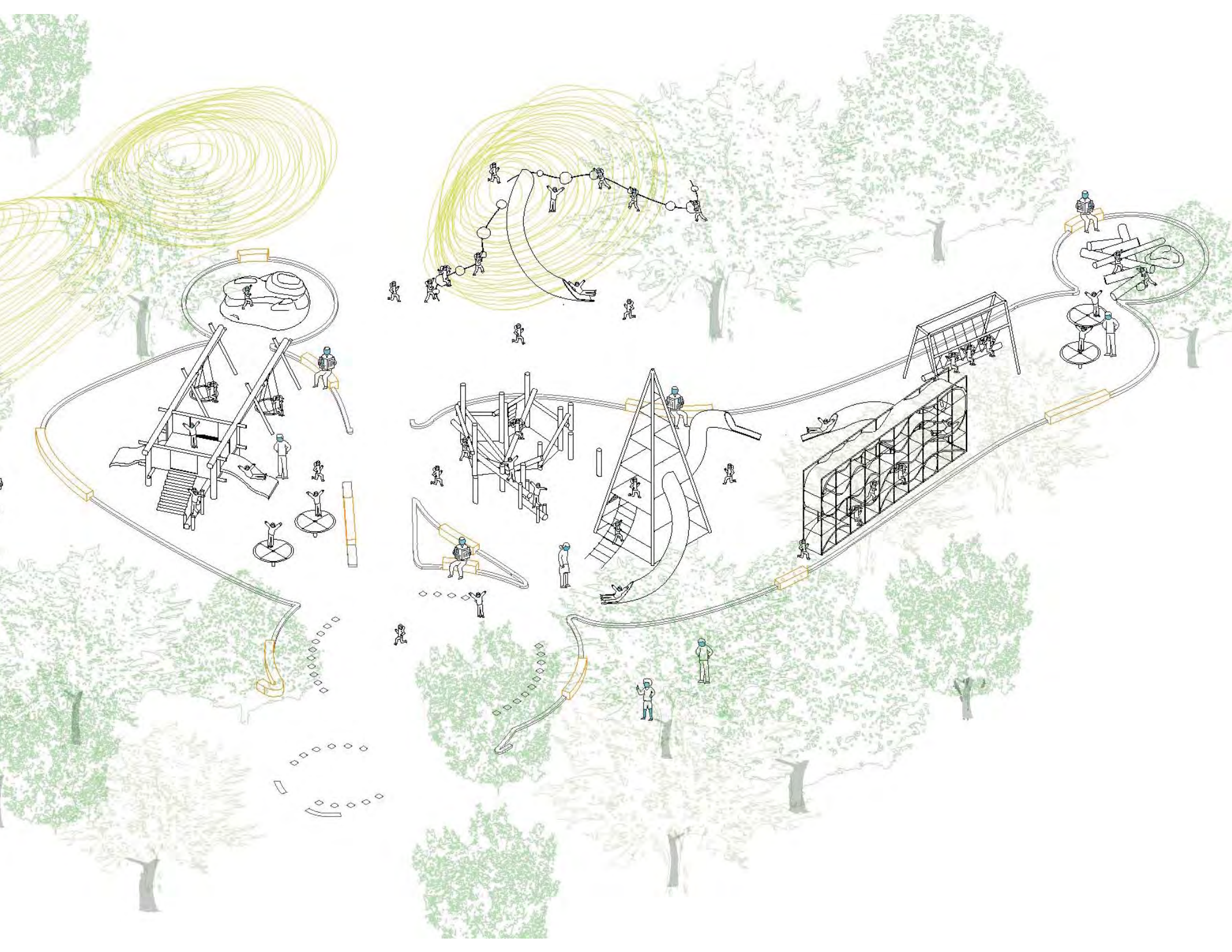


Airport & Airport Support  
**EWR & EWR-S**



Redevelopment Zones/ Special Districts  
**RDV/SD**







# Project Principles

1. Challenge Typical Neighborhood Planning
2. Put Young People in Leadership Roles
3. Value What's There
4. Build Civic Literacy



# Challenge typical neighborhood planning

## Setting the bar: mental health is socially produced









# Put young people in leadership roles

## South Philly civic investigation



# Put young people in leadership roles

## South Philly civic investigation







NO  
DUMPING  
\$300.00  
FINE

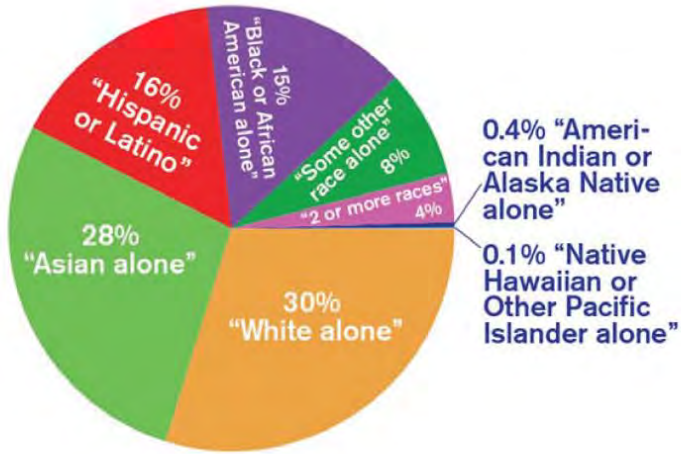
Informational sign with illegible text.







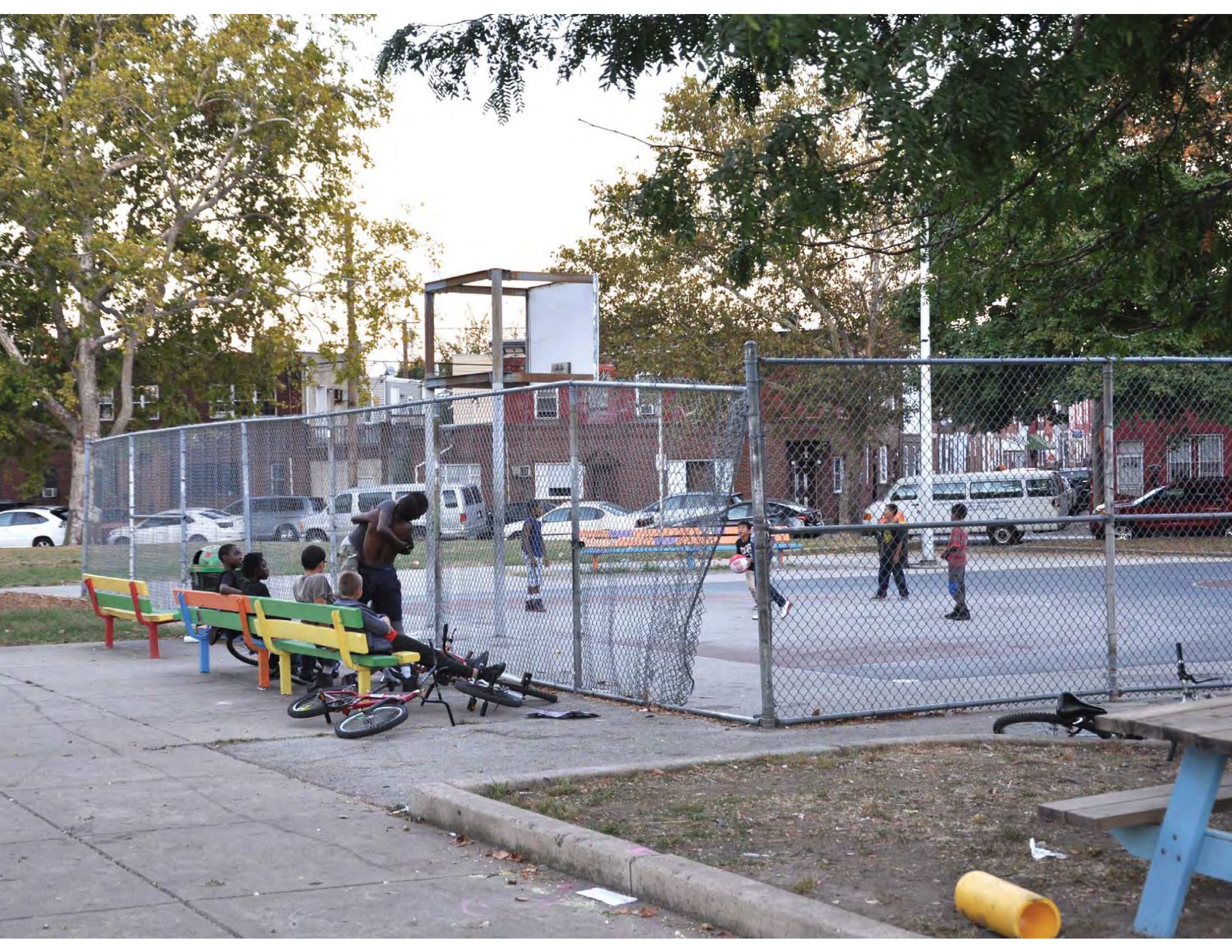
# Race & Ethnicity counted in 2010



THE MAP TO THE RIGHT SHOWS ONE DOT FOR EACH PERSON COUNTED ON EACH BLOCK.











ROBINSON  
931-3133

JUNIOR







# 1941 - 1958

1954

**NEIGHBORHOOD PROBLEMS**

## Top City Officials To Visit So. Phila.

## Youth Shot in New Riot Outbreak

1941  
South Philadelphia residents will have a chance to talk over their neighborhood problems with top city officials when "City Hall Comes to South Philadelphia" on February 18 at 8 p. m. The question-and-answer session will be held at the Shiloh Baptist Church, 21st and Christian sts. It

1951

School Children Take Clean Streets Message To Parents  
*Philadelphia Tribune 1951 2091, Apr 21, 1951, Philadelphia Historical Newspapers - Philadelphia Tribune, pp. 13*

## School Children Take Clean Streets Message To Parents

Here is what you can do to help:

1. Don't throw paper, matches, cigar or cigarette stumps on the pavement or street. Carry them in your hand until you find a receptacle or throw them in the sewer inlet at the corner.
2. Put your trash and ashes out in tightly covered receptacles so that nothing will blow away to litter the streets.
3. When you sweep your pavement be sure and sweep the dirt in a pile in the street, and then take it up with a dust pan or shovel and put it with your ashes or rubbish. If you leave it in the street the wind will only blow it back again.
4. If you see anyone throwing things on the pavement or street speak kindly to them and ask their cooperation. In New York City people are fined \$10 or ten days in jail for this offense, and they are being fined at the rate of 300 and 400 per day.
5. If you sit on newspapers for your steps on winter nights, be sure and take these papers in before you go to bed or else they will blow all over the neighborhood.

Let's roll up our sleeves and get the job done.

## South Philadelphia

Sponsors of the Philadelphia Panorama, the only permanent exhibition of city planning in the country, have selected South Philadelphia as the first community in the City to be saluted for its achievements and its plans for the future.

1956

1957

## Youth Shot, 7 Arrested As Cops Fear Gang War

18-year-old South Philadelphia boy was shot and critically wounded.

Heading the list of South Philadelphia residents participating in plans for the event is Morris R. Levitt, president of the South Philadelphia Citizens Conference. Committee chairmen are: Mrs. Joseph A. Pierro, in charge of arrangements; Robert Hanover in charge of publicity; David E. Amey in charge of awards; Joseph J. Carreri in charge of the motorcade; Mrs. Nina Kipp in charge of refreshments; Angelo Monaco in charge of organization participation; and Miss Anne Wright and Dr. Tanner G. Duckrey in charge of school participation.

1959

## Police Seek Thugs Who Burned Boy

In the riotous Philadelphia, police are hoodlums who beat a 10-year-old youth, and then tortured him by lighting two matches to his chest each Thursday afternoon. Victim of this brutality was Harold Conner, 714 E. 18th St.

10-year-old attendants were attracted to the scene by the screams and the youths' fight.



# 1960-1969

## CORE Establishes South Philadelphia Unit at Metropolitan AME

PHILADELPHIA (AP)—As with  
break of interracial violence  
growing fast again in South Phila-  
delphia has 100,000, almost 40,000  
more in the area more than a third  
and started a high school district  
to be placed in South.

## Court Bans Negro Rallies in South Philadelphia Area

PHILADELPHIA (AP)—A federal  
court has ordered that a group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

## One boy dead after Philly racial clash Long-Smoldering Racial Hate

PHILADELPHIA (AP)—A 13-year-old  
boy was killed in a racial clash  
between Negro and white youths  
in South Philadelphia last night.

bans rallies by Negro leader  
Cecil B. Moore, head of the  
national Association for the  
Advancement of Colored People,

PHILADELPHIA (AP)—A federal  
court has ordered that a group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

## Panthers Put Down S. Phila. Impostor

PHILADELPHIA (AP)—A group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

## South Phila. Seethes

PHILADELPHIA (AP)—A group  
of demonstrators who have been  
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conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

## South Philly's Community Development Corp. Clicking

## Remarks About Woman's Hair Triggers Slaying South Philadelphia Is Dangerous Report Tensions In Area Gone Underground



PHILADELPHIA (AP)—A group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

## Seek Permanent Playground At Ridgeway Site

PHILADELPHIA (AP)—A group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

The five programs which were  
approved for funding were P.O.L.K.  
Wagon, Park Tree Center, an ex-  
tension of St. Andrew's Summer  
Recreation and Tutorial Program,  
Prime Breast Pedestrian, and Dob-  
son Community Center. Funding  
of the Negro Community Center

PHILADELPHIA (AP)—A group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

The separate proposals were  
submitted to SHCO for technical  
assistance in writing and budget-  
ing and for making funding for  
summer programs. All five have  
been funded by a private funding  
source.

PHILADELPHIA (AP)—A group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.

## Groups Join In Unified Area Plan

PHILADELPHIA (AP)—A group  
of demonstrators who have been  
conducting a series of rallies  
in the South Philadelphia area  
be barred from the area.



# INTERVIEW QUESTIONS

Personal (4)

Organization (4)

Relationships (4)

In a Perfect World (4)

1) Environ

2) Deco

3) Trea

Recov

Bur

Land

\* Nav

\* Patt

7 of Serial  
 1) What's the best part about your job?  
 2) How long have you been doing your job?  
 3) What do you enjoy most about the park?  
 4) What does your life mean?  
 (Job description)  
 Organization  
 1) What types of things do you do at work?  
 2) What are you in charge of?  
 3) What's the easiest part of your job?  
 4) How much money do you get paid daily, while focusing on what appears to be done?  
 Relationships  
 1) What other groups do you work with?  
 2) What are the challenges you face with jobs?  
 3) Who are your competitors?

1) What do you do to make people happy?  
 In a perfect world  
 1) What would make the perfect park?  
 2) How would a park bring different people together?  
 3) What would you like your neighborhood to be like?  
 4) If you could change anything in this world, what would it be?

What is your title and what does it require of you?

Do you like where you work? & your job?

How did you get this job?

What's the best part about your job?

How much money is spent daily, while focusing on what needs done?

How do you make decisions?

How do you fund park projects?

Who funds your organization?

Do you see your relationships with the communities as stable, why or why not?

Do you ask people to monitor the park? who's job is that?

How do you respect culture and diversity?

What other groups do you work with?

... would you help every park?

... who decides what the neighborhood park will be like?

- what would a perfect park look like to you?

How would parks benefit from your organization?



គម្រោងសម្រាប់កុមារខ្មែរ  
CAMBODIAN ASSOCIATION OF GREATER PHILADELPHIA, INC.  
2416 - 18 South 7th Street, Philadelphia, PA 19148  
Phone: (215) 324-4070 Fax: (215) 324-2995  
Web Address: <http://www.cagp.org> E-Mail: [cagp@cagp.org](mailto:cagp@cagp.org)



www.cagp.org  
CAMBODIAN ASSOCIATION OF GREATER PHILADELPHIA, INC.

### YOUTH PROGRAMS

— Out of School Time Programming —

**NOW ENROLLING**  
Space Limited! Apply Today!  
5 to 12 years old


Accepting CCIS Subsidy

### WHAT WE OFFER

AFTER SCHOOL & SUMMER DAY CAMP PROGRAMS

Homework Help	English Learning
Project Based Learning	Cultural Performing Arts
Nutritious Meals	Educational Workshops
Computer Lab	Fieldtrips & Scavenger
Recreational Sports	Language Start
Arts and Crafts	and More!

For More Information  
Eddy Sackath | [eddy@cagp.org](mailto:eddy@cagp.org)  
[www.cagp.org](http://www.cagp.org) | 215-389-0748



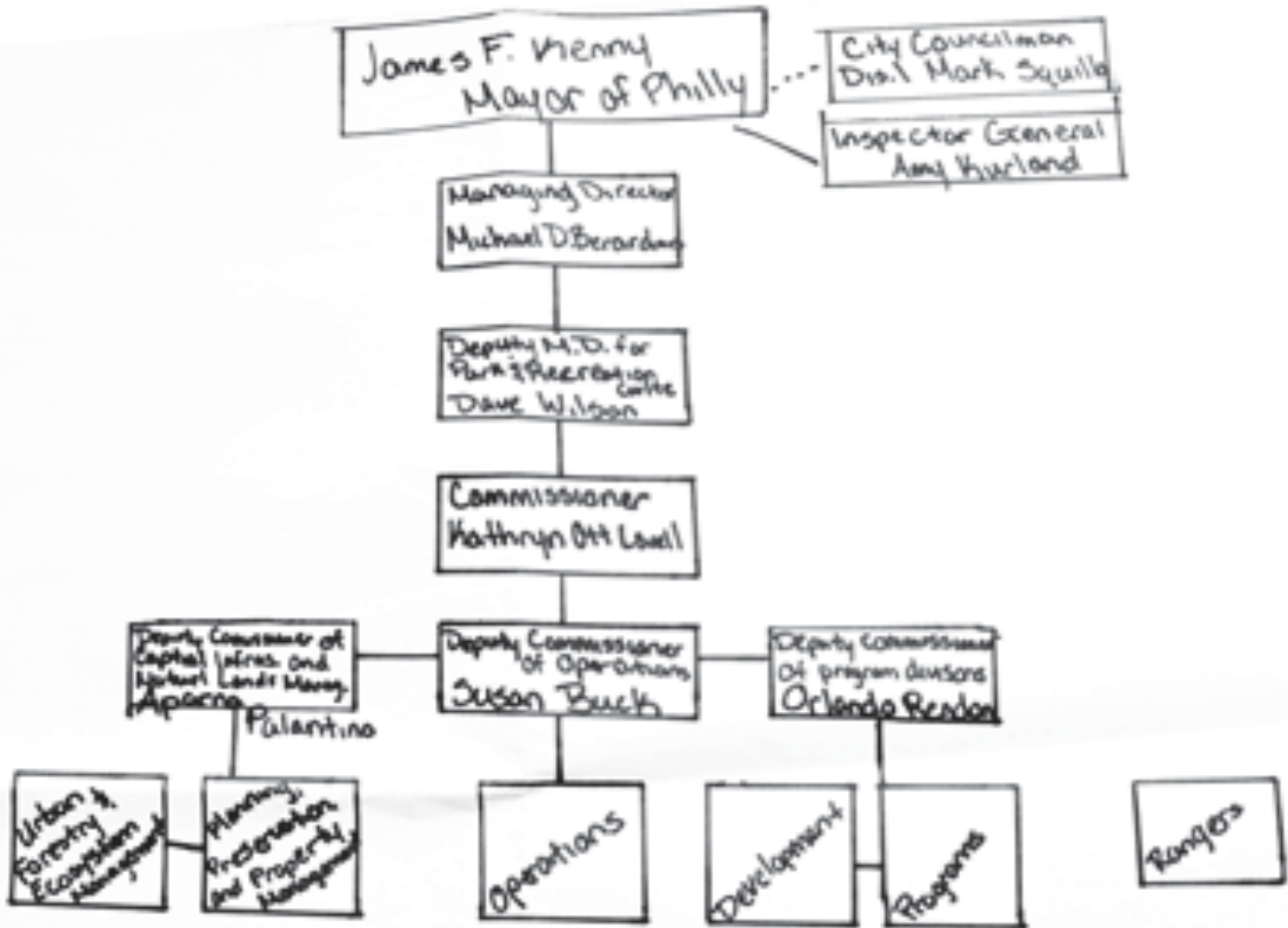














- Why are parks that are downtown different from parks in neighborhoods?
- Is there more \$ put into these parks?
- are they cleaner?
- What makes a good park environment? (Neighborhood? Police/security?)

- Why are some parks bigger than others? Who decides/builds them?
- How important is rebuilding this park for you?
- How do you decide where the \$ goes to?
- Do you believe in the power of parks?
- Who controls parks in Philadelphia?



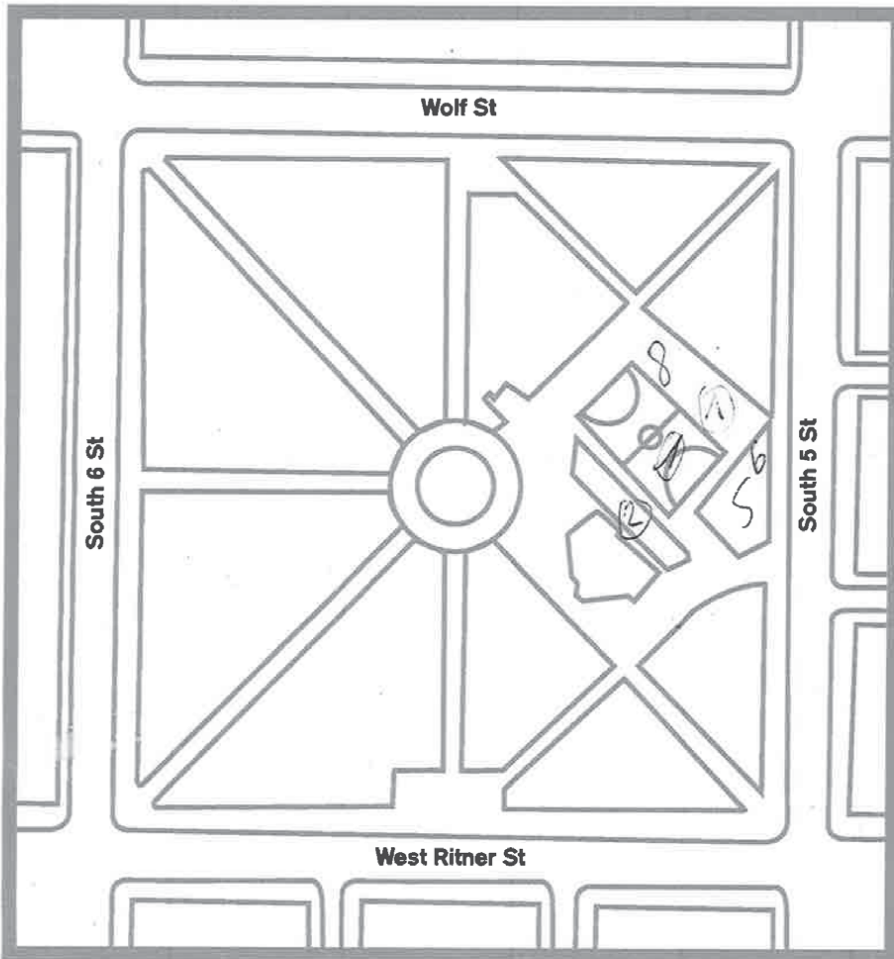
Organization	Mission (what they do)	Benefit to us	Benefit to them
7th St Civic Association  Budget:	<ul style="list-style-type: none"> <li>To improve the quality of life of those living in our boundaries</li> </ul>	<ul style="list-style-type: none"> <li><del>Publicity</del> service, helps get to know the community</li> </ul>	<ul style="list-style-type: none"> <li>Publicity they need to be known. Also we benefit their mission statement by improving the quality of life w/ a park.</li> </ul>
Friends of Mifflin Square  Budget:	<ul style="list-style-type: none"> <li>Promote a healthy, safe, clean space for the diverse communities in South Philly and to have access to a peaceful space for physical fitness.</li> </ul>	<ul style="list-style-type: none"> <li><del>Keep</del> service, publicity, <del>more</del> money, <del>partnership</del> partnership Gardening, Plan activities possible connections</li> </ul>	<ul style="list-style-type: none"> <li>Rebuild the park they pay for &amp; take care of small funds for park activities</li> </ul>
United Communities of South <del>West</del> east Philadelphia  3,240,792	<ul style="list-style-type: none"> <li>To improve the quality of life for every generation and member of the multicultural community we serve by providing educational, advocacy and social programs</li> </ul>	<ul style="list-style-type: none"> <li>Connect with youth Money Publicity Connect with other organizations Host meetings ESL</li> </ul>	<ul style="list-style-type: none"> <li>Recognition of their role as caregivers in the community, spaces and support for youth in the neighborhood Partnership</li> </ul>

Organization	Mission (what they do)	Benefit to us	Benefit to them
CAGP (CAMBODIAN ASSOCIATION)  Friends of Rittenhouse SA Budget 653,000	<ul style="list-style-type: none"> <li>To improve the quality of life of Cambodian-Americans in Philadelphia through service, advocacy and cultural education</li> </ul>	<ul style="list-style-type: none"> <li>Publicity Service Community outreach, translation, meeting space</li> </ul>	<ul style="list-style-type: none"> <li>Gives them direct service as they said in their mission statement through the direct culture and the parks ability to improve the quality of life and money</li> </ul>
Budget: \$ 533,539			
Bhutanese American Organization (BAO-P)	<ul style="list-style-type: none"> <li>To <del>help</del> help the population of Bhutanese people in Philadelphia have a normal life.</li> </ul>	<ul style="list-style-type: none"> <li>Publicity Service</li> </ul>	<ul style="list-style-type: none"> <li>We can help give them a normal life with a nice park &amp; employ the park &amp; cultural education</li> </ul>
Budget:			



## 10 Things About Mifflin Square Park

In your section of the park, find 10 things that are especially good, bad, or ugly. Mark each thing on the park map below, and to the right write its name and what questions it raises for you about the park and its community.



#1 Name: *DBasket<sup>corner</sup> Nice* is hot or tight  
 Questions: *do people use it alot? Different time of day*

#2 Name: *NO ~~dirty~~ clean* Somebody <sup>of</sup> day  
 Questions: *do people <sup>dirty in it</sup> pick it up? why here?*

#3 Name: *I seen people walk dog*  
 Questions: *isn't he not?*

#4 Name: *I seen ~~poor~~ DIRTY* Dirty Basket corner  
 Questions: *meat why is meat here? how long has it been there?*

#5 Name: *I seen dog pen*  
 Questions: *what people live dog pen in side*

#6 Name: *I seen people live juid road*  
 Questions: *what no trash inside*

#7 Name: *what no trash inside*  
 Questions: *translann we can ask them clean*

#8 Name: *translann we can ask them clean*  
 Questions: *nice tree tree*

#9 Name: *nice tree tree*  
 Questions: *Stick with dog leash*

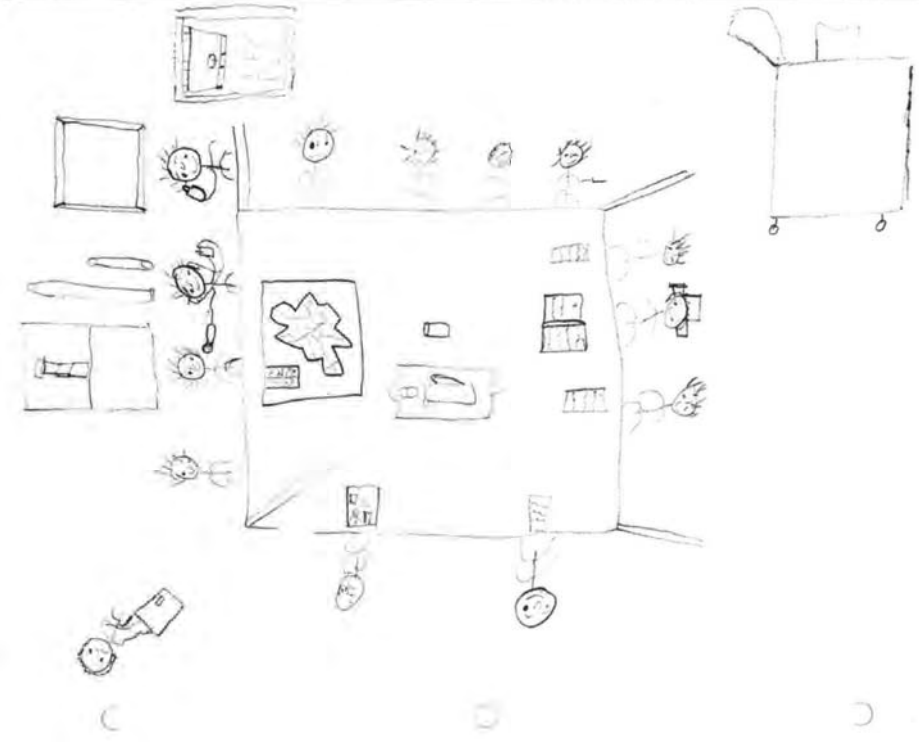
#10 Name: *Stick with dog leash*  
 Questions:







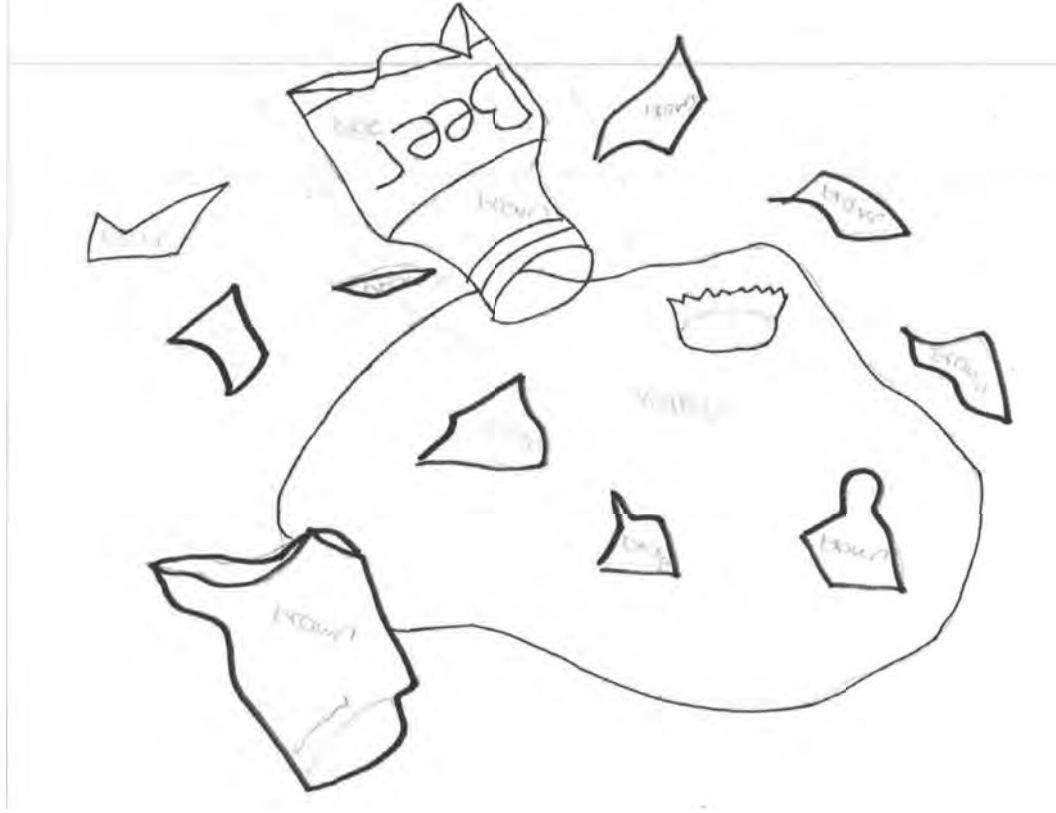
The reason why parks look better in certain areas is that people pay for more what they want for their community









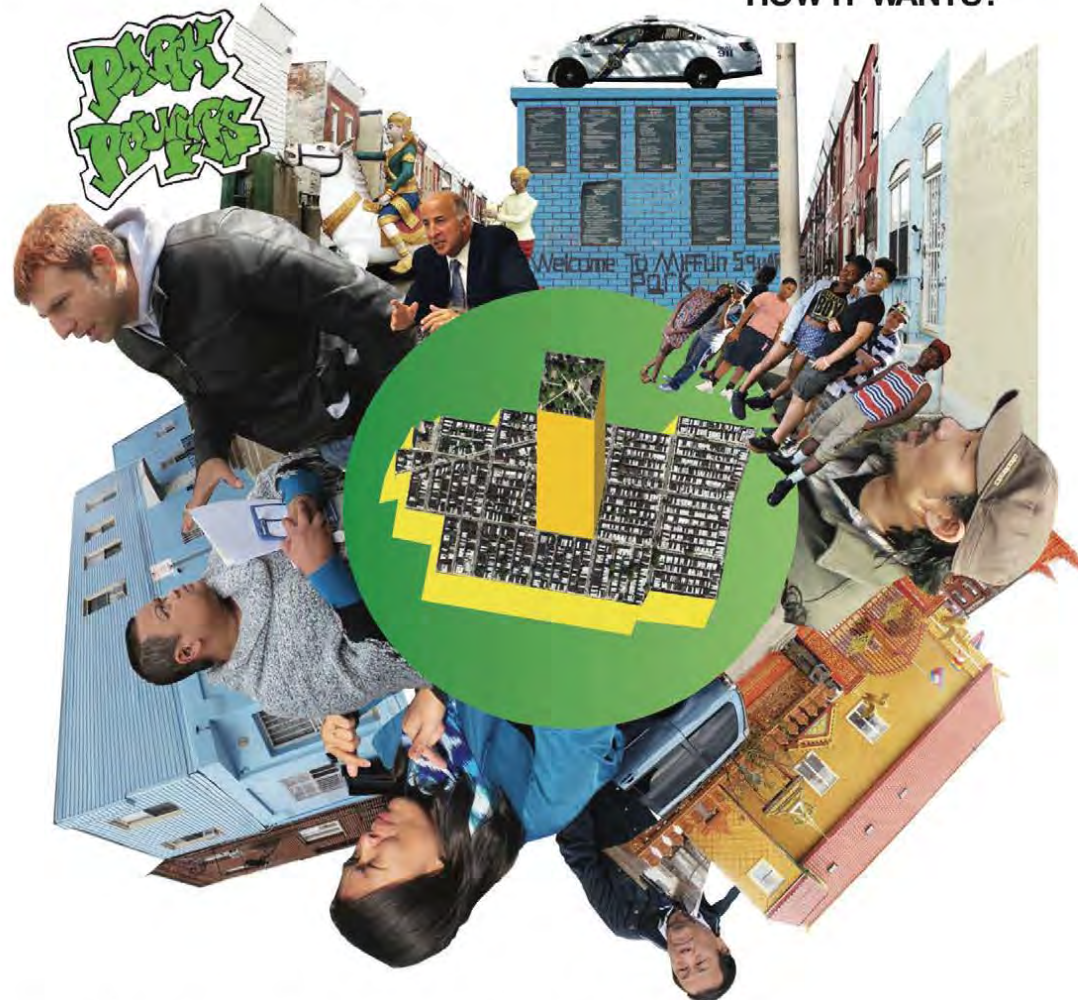




DURING SUMMER 2016, 15 YOUNG PHILADELPHIANS,  
MURAL ARTS, SEAMAAC & ARTIST DAMON RICH  
ARE TRYING TO FIND OUT

WHAT DOES  
**Southeast Philly have to do**  
TO GET  
**Mifflin Square Park rebuilt**

HOW IT WANTS?



Since its creation in 1893, Mifflin Square Park has been a place for people in Southeast Philly to relax, play sports, hang out with neighbors, bring kids, eat & more. Over one hundred years later, many things have

**Park Powers**  
A Restored Spaces Initiative project

The Park Powers posters were created by Park Powers / Trash Academy students & Damon Rich.

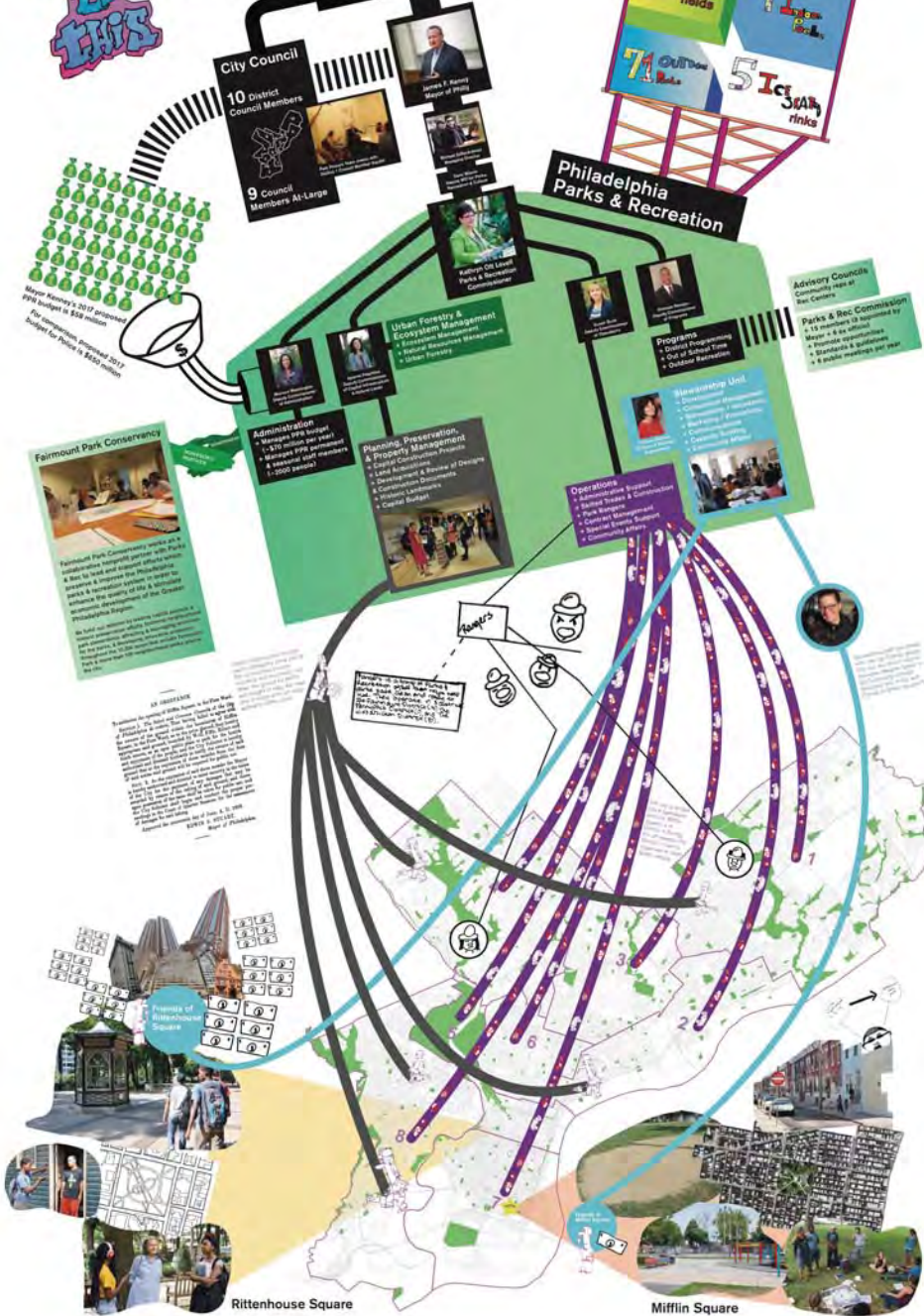
Lead artist **Damon Rich, Hector**

Hector urban design, planning & civic arts





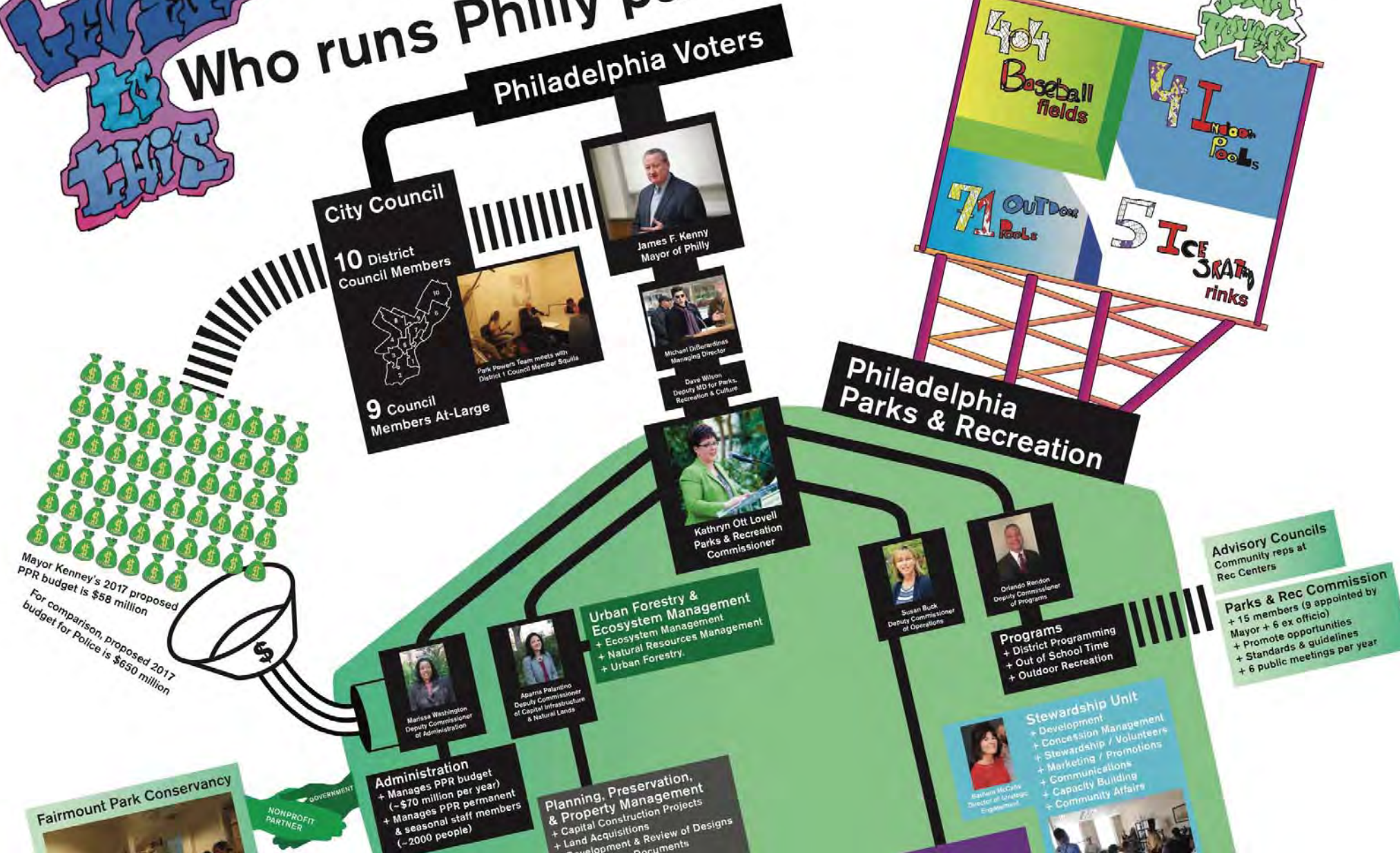
# Who runs Philly parks?





**LEAVES  
TO  
THIS**

# Who runs Philly parks?



Mayor Kenney's 2017 proposed PPR budget is \$58 million  
 For comparison, proposed 2017 budget for Police is \$650 million

**Philadelphia Voters**

**City Council**  
 10 District Council Members  
 9 Council Members At-Large

**James F. Kenny**  
 Mayor of Philly

**Michael DiBarbaro**  
 Managing Director

**Dave Wilson**  
 Deputy MD for Parks, Recreation & Culture

**Kathryn Ott Lovell**  
 Parks & Recreation Commissioner

**PARK PROFILES**

- 404 Baseball fields
- 41 Indoor Pools
- 71 Outdoor Pools
- 5 Ice Skating rinks

**Administration**  
 + Manages PPR budget (~\$70 million per year)  
 + Manages PPR permanent & seasonal staff members (~2000 people)

**Urban Forestry & Ecosystem Management**  
 + Ecosystem Management  
 + Natural Resources Management  
 + Urban Forestry.

**Planning, Preservation, & Property Management**  
 + Capital Construction Projects  
 + Land Acquisitions  
 + Development & Review of Designs Documents

**Programs**  
 + District Programming  
 + Out of School Time  
 + Outdoor Recreation

**Stewardship Unit**  
 + Development  
 + Concession Management  
 + Stewardship / Volunteers  
 + Marketing / Promotions  
 + Communications  
 + Capacity Building  
 + Community Affairs

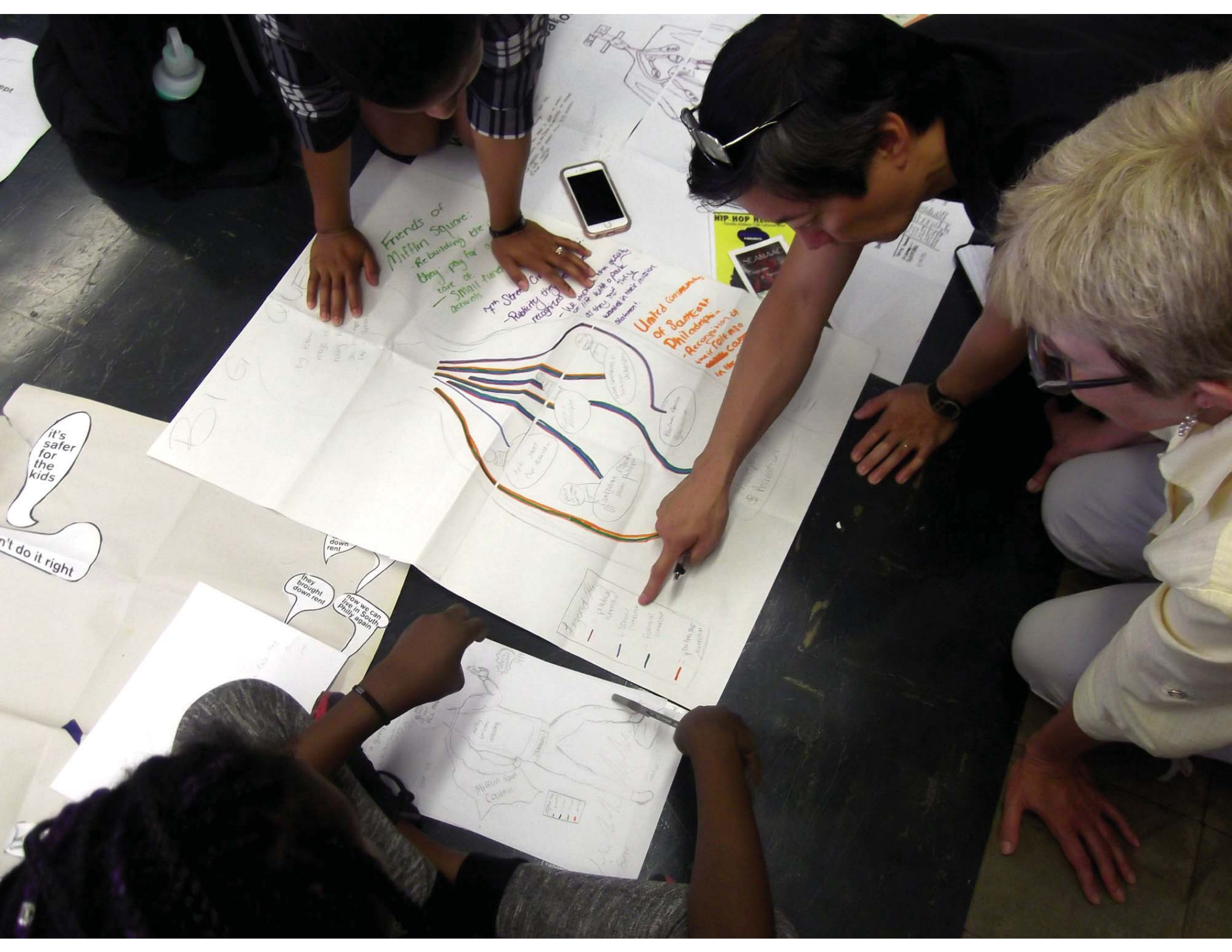
**Advisory Councils**  
 Community reps at Rec Centers

**Parks & Rec Commission**  
 + 15 members (9 appointed by Mayor + 6 ex officio)  
 + Promote opportunities  
 + Standards & guidelines  
 + 6 public meetings per year

**Fairmount Park Conservancy**  
 NONPROFIT PARTNER

GOVERNMENT





Friends of Mifflin Square:  
Rebuilding the  
they pay for  
care of  
Small Area  
detours

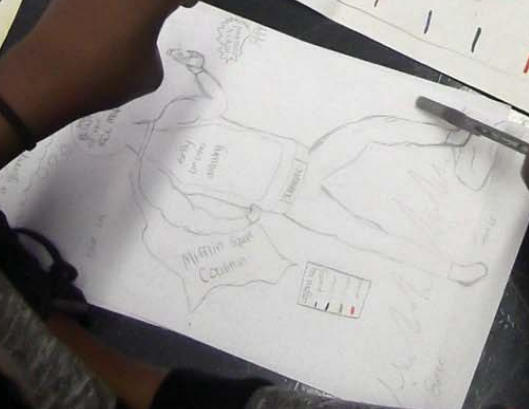
4th Street  
- Rubbery they  
residents  
- We had to  
for the walk  
at they are  
wanted in their  
statement.

United Community  
of Southeast  
Philadelphia  
- Recognize  
lower income  
in the

it's safer  
for the  
kids

down  
rent  
they  
brought  
down rent  
how we can  
live in South  
Philly  
again

Support the  
Public  
Library  
- 30th  
- 30th  
- 30th  
- 30th





I HAD A HAMMER

# Who will it take to get Mifflin Square rebuilt?

## Who lives in Southeast Philly near Mifflin Square?

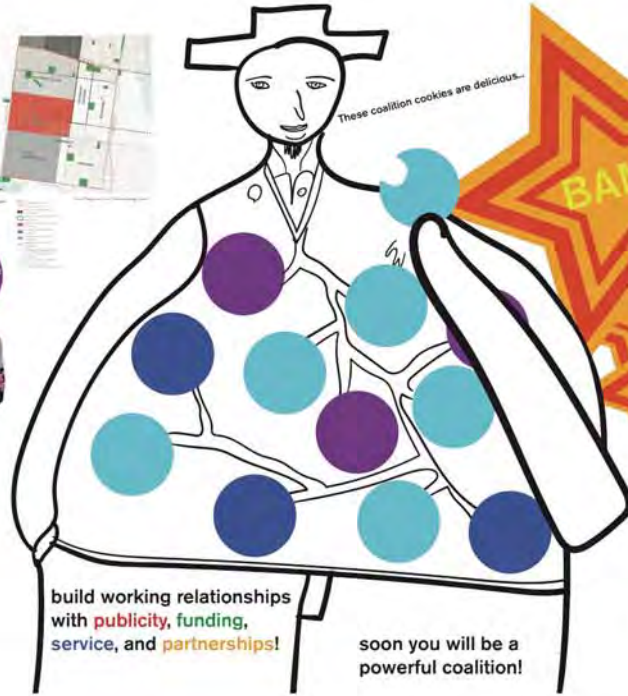
Rebuilding Mifflin Square first requires getting the neighborhood organized, which means getting enough people to care about doing something.

As you can see, Philadelphia is a very diverse & very segregated place. If you focus on South Philadelphia, it is more diverse and somewhat less segregated than the rest of the city's population.

2010 Census Data  
1 adult = 1 person  
White  
Black  
Asian  
Hispanic  
Other Race  
Multi-Race

This map shows 1 person for every 10 people in reality.

## What organizations could join a Mifflin coalition?







As you can see, Philadelphia is a very diverse & very segregated place. If you focus on South Philadelphia, it is more diverse and somewhat less segregated than the rest of the city's population.

2010 Census Data  
1 dot=1 person

- White
- Black
- Asian
- Hispanic
- Other Race
- Native American
- Multi-racial

MAP COURTESY JUSTICEMAP.ORG



This map shows 1 person for every 10 people in reality



### Cambodian Association of Greater Philadelphia

"To improve the quality of life of Cambodian-Americans in Philadelphia through service, advocacy, & cultural education"



### Lower Moyamensing Civic Association

"To improve the quality of life in our neighborhood"

### PHS Leafy Street Tenders

### Mo Ten Chh



### Mural Arts Philadelphia

Restored Spaces  
SE x SE



### Philadel Parks & Recrea

"To advance prosper stewardship of land safe recreation, and and cultural centers"



### Whitman Council

### United Communities of Southeast Philadelphia

"To improve the quality of life for every generation & member of the multicultural community we serve by providing educational, advocacy, and social programming"

### Bethanna CUA

សម្មាគមន៍គ្រួសារលាវ ប៉ាឡាដេលផ្សារ  
Lao Family Community Organization  
of Greater Philadelphia  
LFCO  
2136 South Gate Street Philadelphia Pa 19148

### Schools

South Philly High  
Taggart  
Francis Scott Key  
Carmen



### City Council

"We help Philadelphia & its citizens grow by connecting people to the natural world, to each other, & to fun, physical & social opportunities."

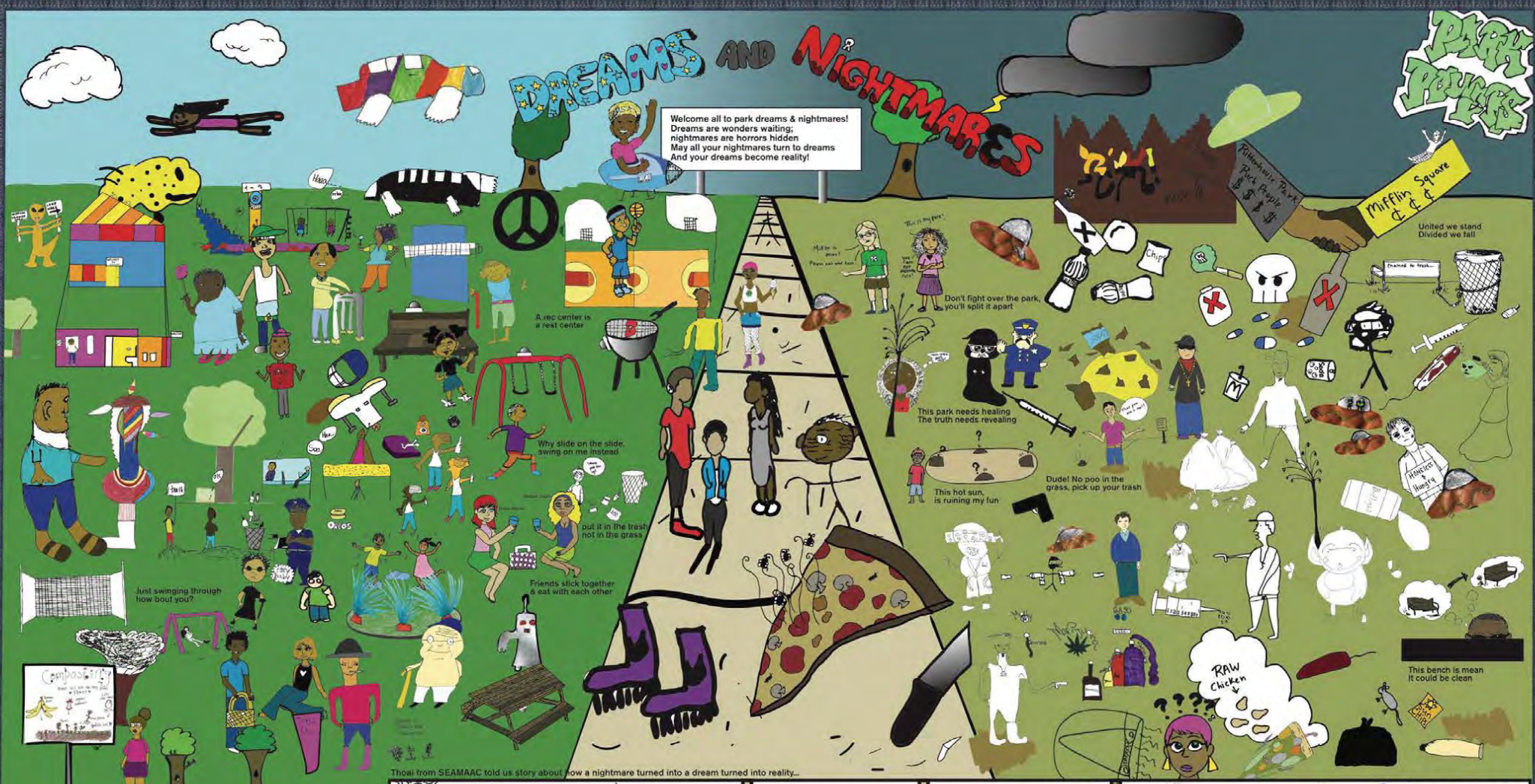
Bring me a design that like and....  
I'll give you the money to build it



### Philadelphia Police Dept







# DREAMS AND NIGHTMARES

Welcome all to park dreams & nightmares!  
 Dreams are wonders waiting;  
 nightmares are horrors hidden  
 May all your nightmares turn to dreams  
 And your dreams become reality!

**Park People**

Philadelphia Park  
 Pick People  
 Love \$ 100  
 Mifflin Square  
 United we stand  
 Divided we fall

A rest center is a rest center

Why slide on the slide, swing on me instead

Put it in the trash not in the grass

Friends stick together & eat with each other

Just swinging through how bout you?

Don't fight over the park, you'll split it apart

This park needs healing The truth needs revealing

Dude! No poo in the grass, pick up your trash

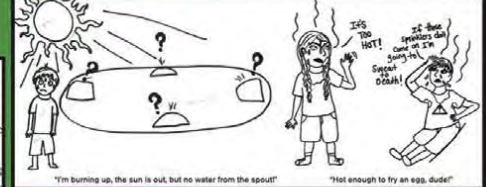
This hot sun, is ruining my fun

This bench is mean it could be clean

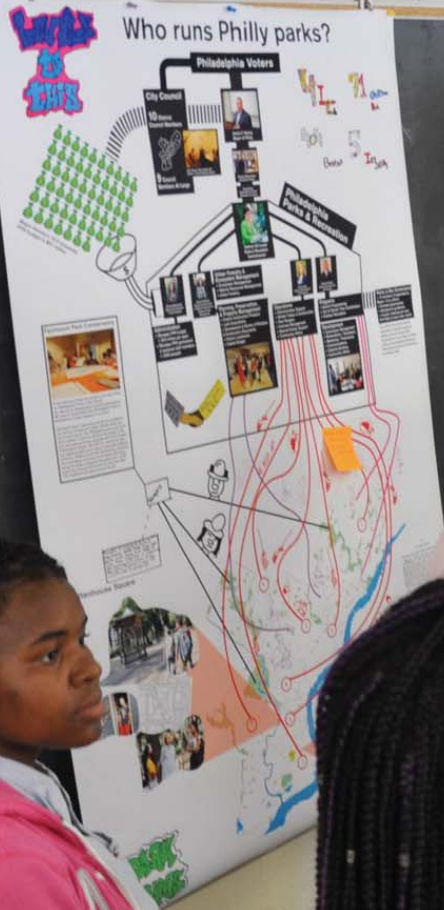
RAW Chicken

Thchai from SEAMAAC told us story about how a nightmare turned into a dream turned into reality...

Back in the day, getting people on the same page about building parks wasn't easy.









WELCOME

PARK

DURING SUMMER 2016, 16 YOUNG PHILADELPHIANS, MURAL ARTIST SEAMAAC, ARTIST DAMON RICH & MORE ARE TRYING TO FIND OUT

### WHAT DOES South Philly have to do TO GET Mifflin Square Park rebuilt HOW IT WANTS?

**PARK POWERS**

Since it was created in 1882, Mifflin Square Park has been a place for people in South Philadelphia to relax, play sports, hang out with neighbors, bring kids, eat, and more. Over one hundred years later, many things have changed but Mifflin Square remains a central open space in a dense neighborhood. Like many things in an old city, it needs some work. But what do residents & groups in South Philly have to do to get the park rebuilt, and rebuilt the way they want it?

This summer, a group of fifteen young Philadelphians are working with a team of artists & designers to document the park & how it is used, conduct interviews with decision makers, go on site visits, and make art & design projects that answer question like:

- What is the purpose of urban parks?
- Who controls parks in Philadelphia?
- Who makes the rules for public space?
- Who designs, cleans, patrols, pays?
- How do neighborhoodly organize to get what they want? What can go wrong?
- How can Mifflin Square Park be designed to best benefit the people who live & work nearby?
- What should Mifflin Square be for the next 100 years?

Park Powers is an investigation-based civic arts project by City of Philadelphia Mural Arts Program Restored Spaces and SEAMAAC led by artist Damon Rich, partner at Hactor Urban Design, Planning & Civic Arts and a team of partner organization staff.

## DREAMS AND NIGHTMARES

Welcome all to park dreams & nightmares! Dreams are wonderful things. Nightmares are horrible! But if your nightmares turn to dreams, and your dreams become reality!

20 yrs LATER











CITY OF PHILADELPHIA PARTNERS

**Mark Squilla,**  
District 1 Councilman  
City of Philadelphia





Once upon a time there was a neighborhood packed with different kinds of people in the middle was Mifflin Square, land owned by the city to be shared by all residents for their pleasure. Inside the square, there were many good times with occasional problems.

ကတည်းက ရပ်ကွက်တစ်ခုမှာ မတူညီမျှသော လူမျိုးစုံကပ်နေတဲ့ အလယ်မှာ မိဖလိန် ဘက်က မြေကွက်တစ်ခုကို မြို့အတွက် အသုံးပြုရန်အတွက် မြို့အဖွဲ့က ဝယ်ယူခဲ့တာပါ။ အဲဒီကွက်ထဲမှာ အများစုက အပူချိန်အတွက် အသုံးပြုရန်အတွက် ဝယ်ယူခဲ့တာပါ။ အဲဒီကွက်ထဲမှာ အများစုက အပူချိန်အတွက် အသုံးပြုရန်အတွက် ဝယ်ယူခဲ့တာပါ။

Èraa una vez un vecindario habitado por una multitud de personas de todo tipo. Al centro se encontraba Mifflin Square, un terreno propiedad de la ciudad destinado a ser compartido para el disfrute de todos los residentes. Dentro de la plaza, pasaron muchos buenos momentos con algunos que otro problema ocasional.

Ngày xưa ngày xưa ở một khu vực có rất nhiều người sinh sống. Ở giữa khu vực đó là quảng trường Mifflin Square, một khu đất thuộc về hình thức chung của sinh hoạt vui chơi. Bên trong quảng trường, có rất nhiều hoạt động vui nhộn và đôi khi có vài rắc rối nhỏ xảy ra.



从前这里曾有一个街区，充斥着形形色色的人。Mifflin Square 广场位于市中心，它归属于城市并被所有居民共同享用。在那里，有很多美好的时光，也偶有一些麻烦。

एक बार एक समय में एक पड़ोस में बहुत तरह के लोगों का मिलना हुआ था। मिफ्लिन स्क्वायर शहर के बीचों-बीच में था। यह शहर के लोगों के लिए था। इस क्षेत्र में बहुत अच्छे समय बीतते थे। कभी-कभी कुछ-कुछ छोटे-छोटे समस्याएं आती थीं।

Èraa una vez un vecindario habitado por una multitud de personas de todo tipo. Al centro se encontraba Mifflin Square, un terreno propiedad de la ciudad destinado a ser compartido para el disfrute de todos los residentes. Dentro de la plaza, pasaron muchos buenos momentos con algunos que otro problema ocasional.

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# Mifflin Coalition

2019 Mifflin Square Plan  
 2019 Mifflin Square Plan (Vietnamese)  
 2019 Mifflin Square Plan (Chinese)

Reconstituiți Mifflin Square până la următorii  
 Xây dựng lại Mifflin Square cho mọi người!

让我们一起重建  
 街区

Hăm găm este  
 una realizăre

Hãy hoàn thành  
 điều đó

[miffinsquareplan.org](http://miffinsquareplan.org) (215) 467-0690 [friendsofmiffinsquare@gmail.com](mailto:friendsofmiffinsquare@gmail.com)













# Put young people in leadership roles

## South Philly community design leaders & public conversations





















# BENCHES

Goals:

- Comfort
- Safety
- Community building



- \* MORE WISDOM PLANNING
- \* BETTER RULES TO SET
- \* TREES PLANTING
- \* LIGHTING
- \* SAFETY - SECURITY
- \* SOCIAL MEDIA, BIRTHS, FESTIVALS, PROGRAMS
- \* CLEANING
- \* NARRATING / STORYTELLING / PUBLIC ART
- \* BETTER SPACES (VOLLEYBALL COURT, CRAFTING, BASKETBALL)
- \* CLEAN - OFF-ROAD
- \* CONNECTING PEOPLE TO STREET VENDORS
- \* COMMUNITY (MUSIC, NEWS, EVENTS)
- \* A MODEL





Community Design Leaders









Handwritten notes on a white sheet of paper, including the word "Bayang" and other illegible text.

TENNIS











































**Put young people in leadership roles**  
**Building heroes quick actions & pilot projects**



**Put young people in leadership roles  
Building heroes quick actions & pilot projects**





Put young people in leadership roles  
Building heroes quick actions & pilot projects





**Put young people in leadership roles  
Building heroes quick actions & pilot projects**





Put young people in leadership roles  
Building heroes quick actions & pilot projects



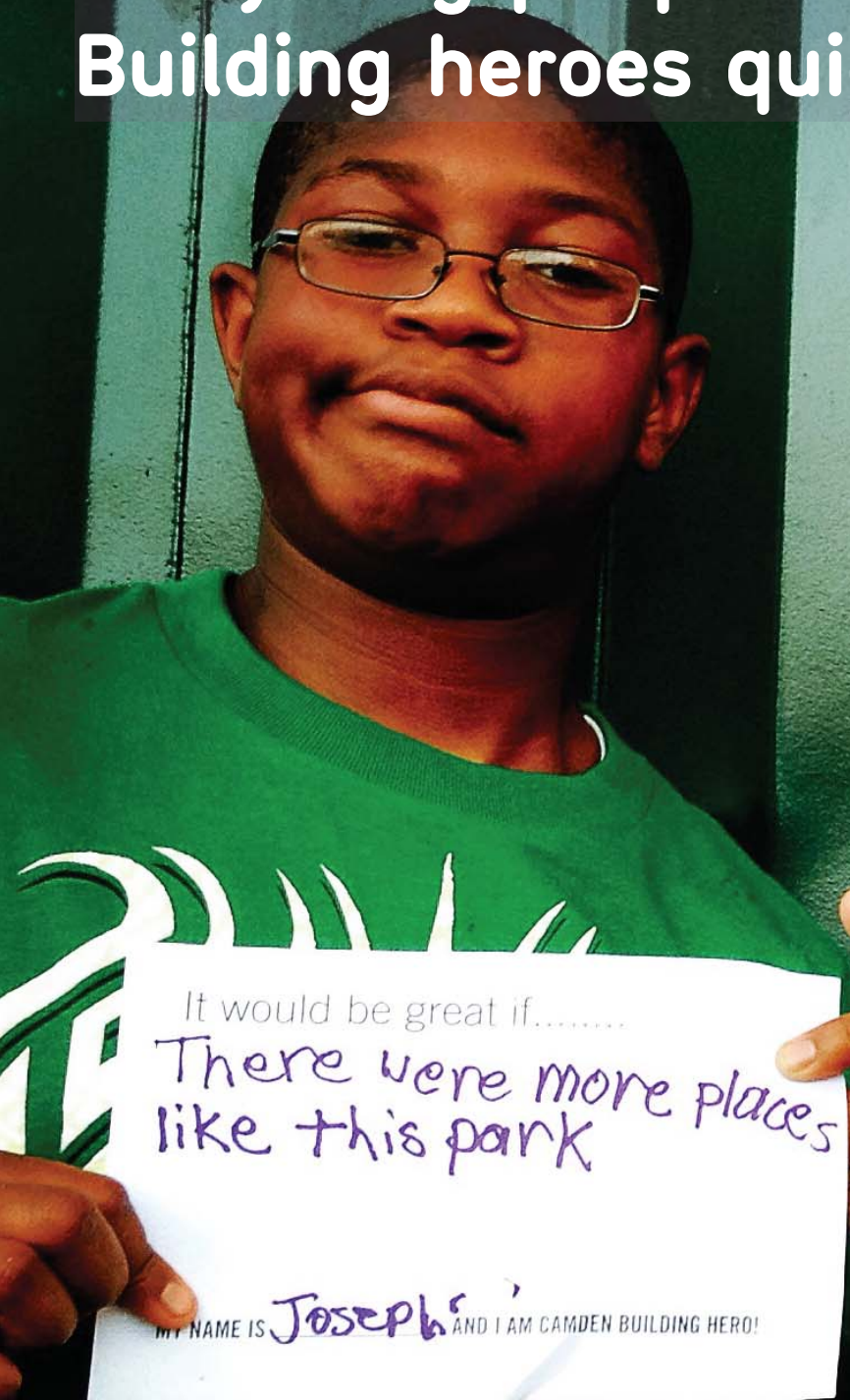


Put young people in leadership roles  
Building heroes quick actions & pilot projects





# Put young people in leadership roles Building heroes quick actions & pilot projects





Put young people in leadership roles  
Building heroes quick actions & pilot projects





# Put young people in leadership roles Building heroes quick actions & pilot projects

I would love a place to.....

I would Love for more  
play grounds like This in  
our Neighborhood. It will  
help Keep them safe.

MY NAME IS Jose. S AND I AM CAMDEN BUILDING HERO!



**Put young people in leadership roles**  
**Building heroes quick actions & pilot projects**





**PUBLIC  
WORKSHOP**

**TINY  
WPA**

# THE BUILDING HERO PROJECT





# Put young people in leadership roles Building heroes quick actions & pilot projects



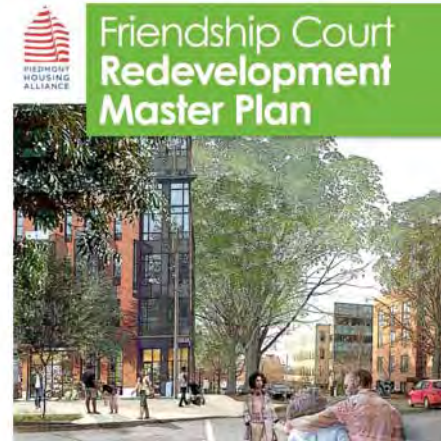


# Value what's there

## Housing & economic development



# Value what's there Housing & economic development



## Downtown Elmira Current Conditions and Challenges

Need for affordable housing and off-campus student housing and support space



### Potential Strategies

Increase options for affordable housing and off-campus student housing by rehabilitating historic structures, including buildings and units, and allowing accessory dwelling units.

Enforce zoning that reinforces walkable streets for all new development





**Value what's there**

**Park & neighborhood as places of play**



# Value what's there Park & neighborhood as places of play





# Value what's there Park & neighborhood as places of play





# Value what's there Park & neighborhood as places of play





**Value what's there  
Park & neighborhood as places of play**





# Value what's there Park & neighborhood as places of play





# Value what's there Park & neighborhood as places of play



1 Library

1 Rec Center

1 School

40 Design  
Teams

8 Countries

9 Finalists

3 Winners





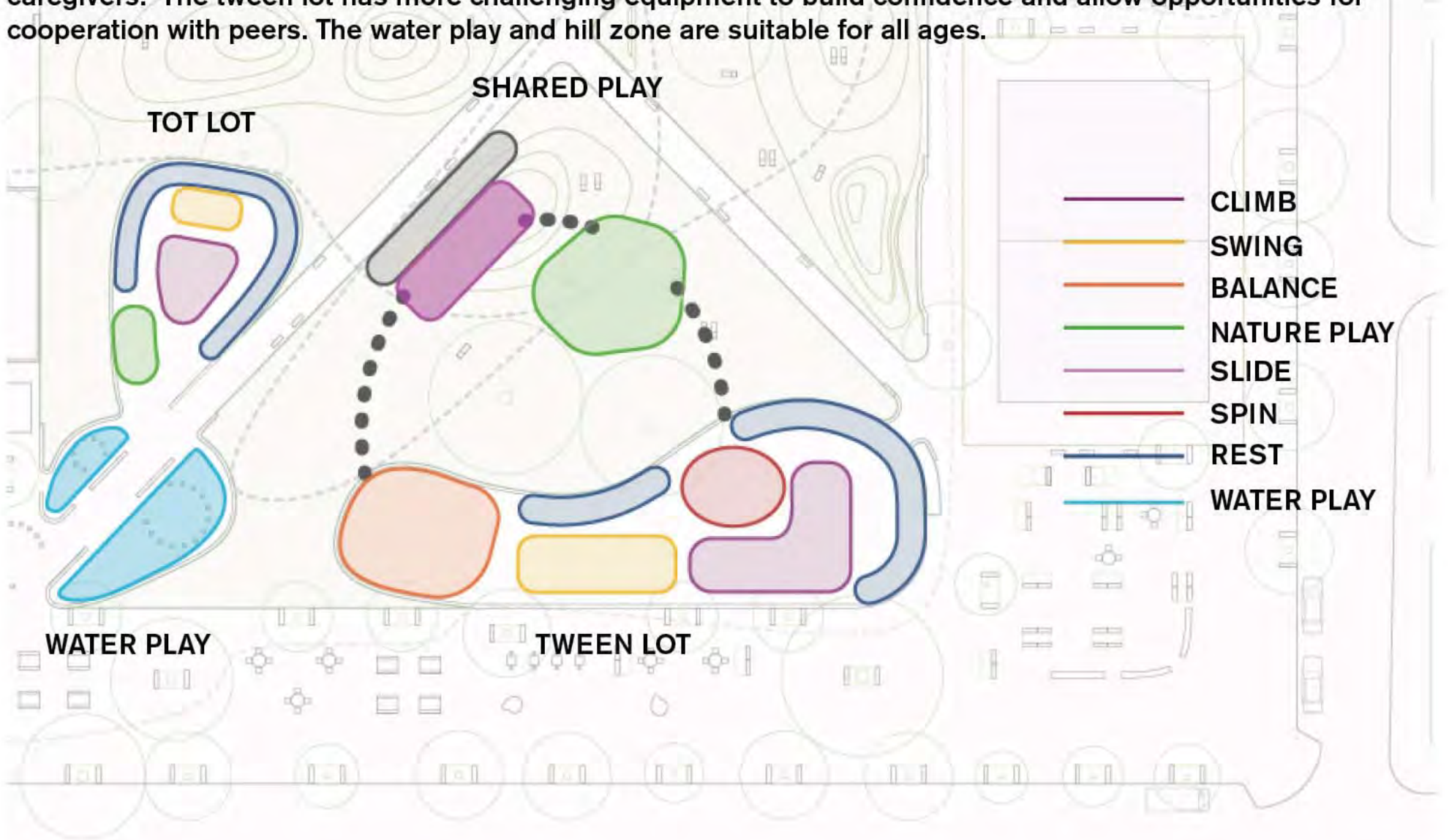
# Value what's there Park & neighborhood as places of play





# Playgrounds

The playground area is divided into 4 main areas. The tot lot, which is the most enclosed, offers equipment suitable for children up to 5 years old. They have space to safely explore while being looked after by their caregivers. The tween lot has more challenging equipment to build confidence and allow opportunities for cooperation with peers. The water play and hill zone are suitable for all ages.





## Climb

Achieving new heights offers a sense of adventure, while the motor skills necessary to climb up walls or nets builds strength and confidence.



**TOT LOT:**  
PLATFORM WITH  
MULTIPLE ACCESS  
POINTS FOR  
CLIMBING AND  
SLIDING

**TWEEN LOT:**  
LOOKOUT TOWERS  
WITH BRIDGE,  
SLIDES, AND  
MULTIPLE ACCESS  
POINTS



## Slide + Step

Adults and children alike both love slides. By combining multiple creative methods to access the top of a hill and an iconic slide through the landscape, this can be the gateway to the park.



**HILL ACCESS:**  
USE CREATIVE  
WAYS TO  
ACCESS HILL  
SLIDE WITH  
STEPS,  
STONES,  
CLIMBING  
WALLS, ETC.

**HILL SLIDE:**  
SUITABLE FOR  
ALL AGES AND  
POTENTIAL  
ICON OF THE  
PARK CAN  
INCLUDE  
SEVERAL  
PATHS TO  
GET UP



## Balance + Spin

Spinning is not only fun, but beneficial for vestibular system and strengthens brain health and balance. Opportunities to balance on objects of various height provide challenge and build confidence.



**TWEEN LOT:**  
MULTI-PURPOSE  
AREAS TO  
BALANCE  
AND/OR  
HANG OUT  
WITH  
FRIENDS

**TWEEN LOT:**  
PLACES TO  
SPIN OR  
TWIST



## Water Play

Playing with water can cool you off on a hot summer day. In addition it builds balance, strength, and coordination. Water also offers endless opportunity for physical experiments and discovery.



**TOT LOT:**  
INTERACTIVE  
WATER  
AREA FOR  
MOVING  
AND  
CONTROLLING  
WATER  
FLOW

**WATER PLAY:**  
VERTICAL  
WATER  
SPRAYERS  
FOR ALL  
AGES





# Value what's there Park & neighborhood as places of play







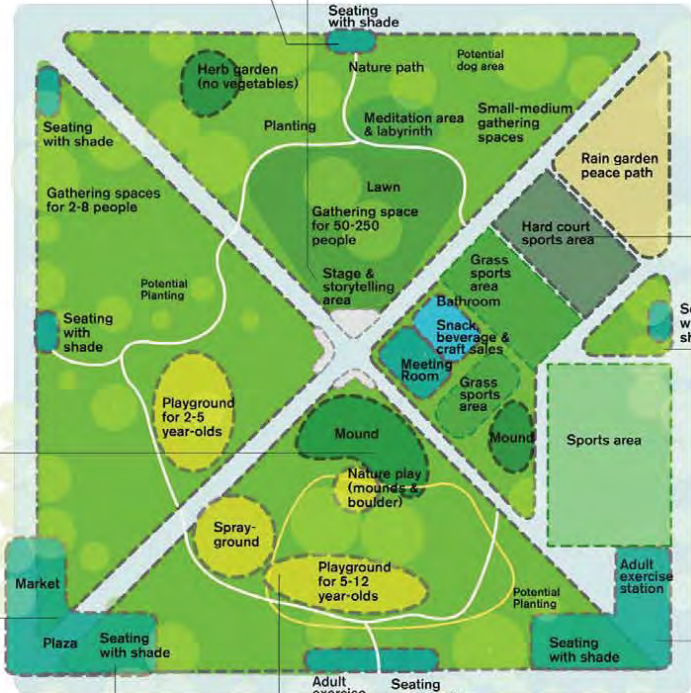
Stage & storytelling area

Artwork

Herb garden

Rain Garden Peace Path

Seating: Meditation area



Hard court & bathroom



Seating near sports areas



Grass sports area



Turf field



Seating

Edge seating



Festival



Seating with shade



Adult exercise



Sprayground



Nature play



Seating with shade

















Station 2:  
- Sport area  
- make sports  
- separate play  
- longer play  
- like the spray ground in

Station 2:   
- make sports  
- separate play  
- longer play  
- like the spray ground in













Circle or write the parts you like in this design idea

*playgrounds, rain garden, peace pond*

Cross out or write the parts you don't like in this design idea

Anything else?



Circle or write the parts you like in this design idea

*not immediately  
next to  
each other*

Cross out or write the parts you don't like in this design idea

*this one isn't  
my favorite*

Anything else?







# Value what's there

## Making meaningful places



Value what's there  
Making meaningful places





Value what's there  
Making meaningful places



**BASED IN PONTIAC**, Harambee of Oakland County, Inc., a non-profit housing and redevelopment corporation, has retained all black architectural firms in Michigan to work on a 40

Metropolitan Citizens Development Authority  
Francis E. Griffin of Griffin and Ward, Detroit  
Nathan Johnson, Nathan Johnson and Associates  
Detroit; Quentin Garland, Quentin Garland



Value what's there  
Making meaningful places







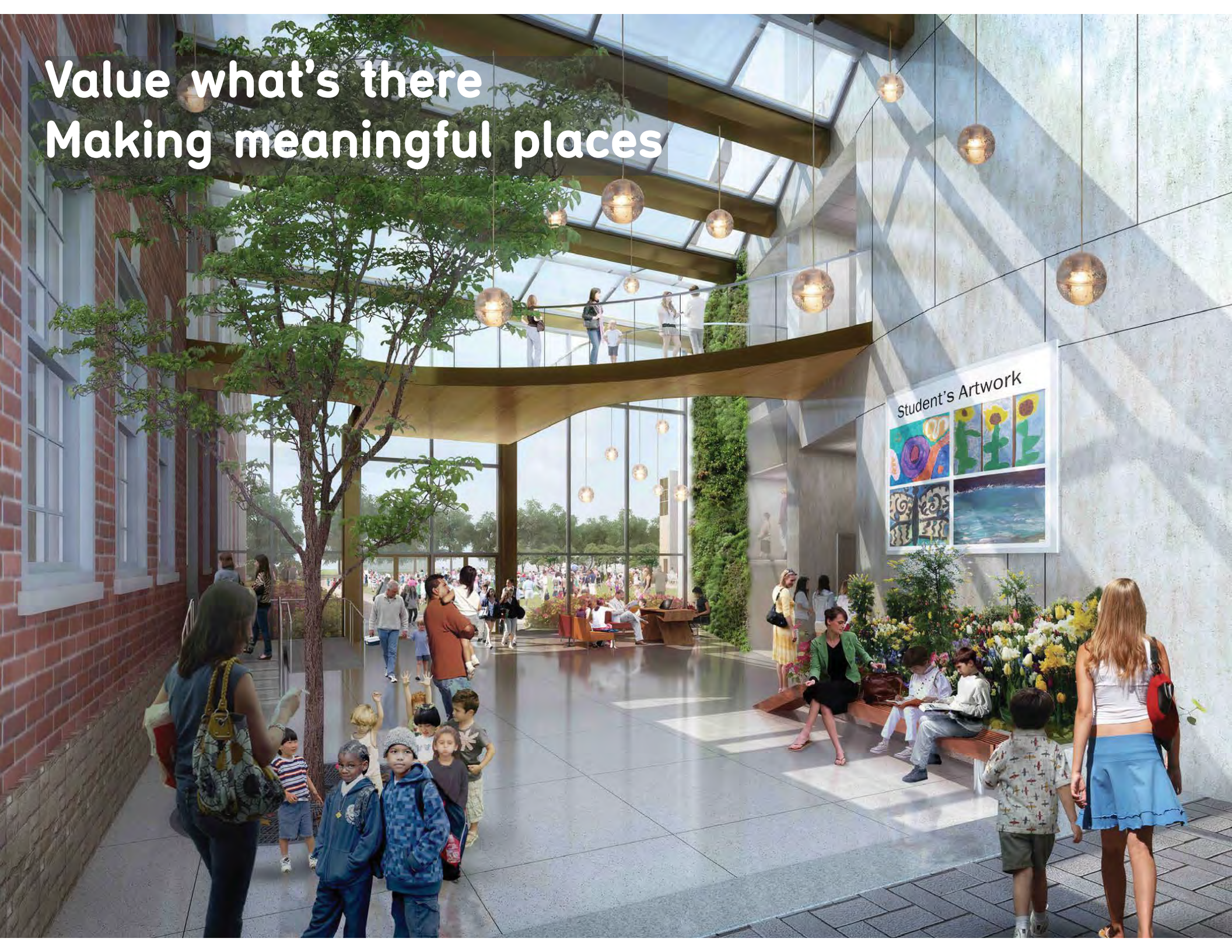


Value what's there  
Making meaningful places



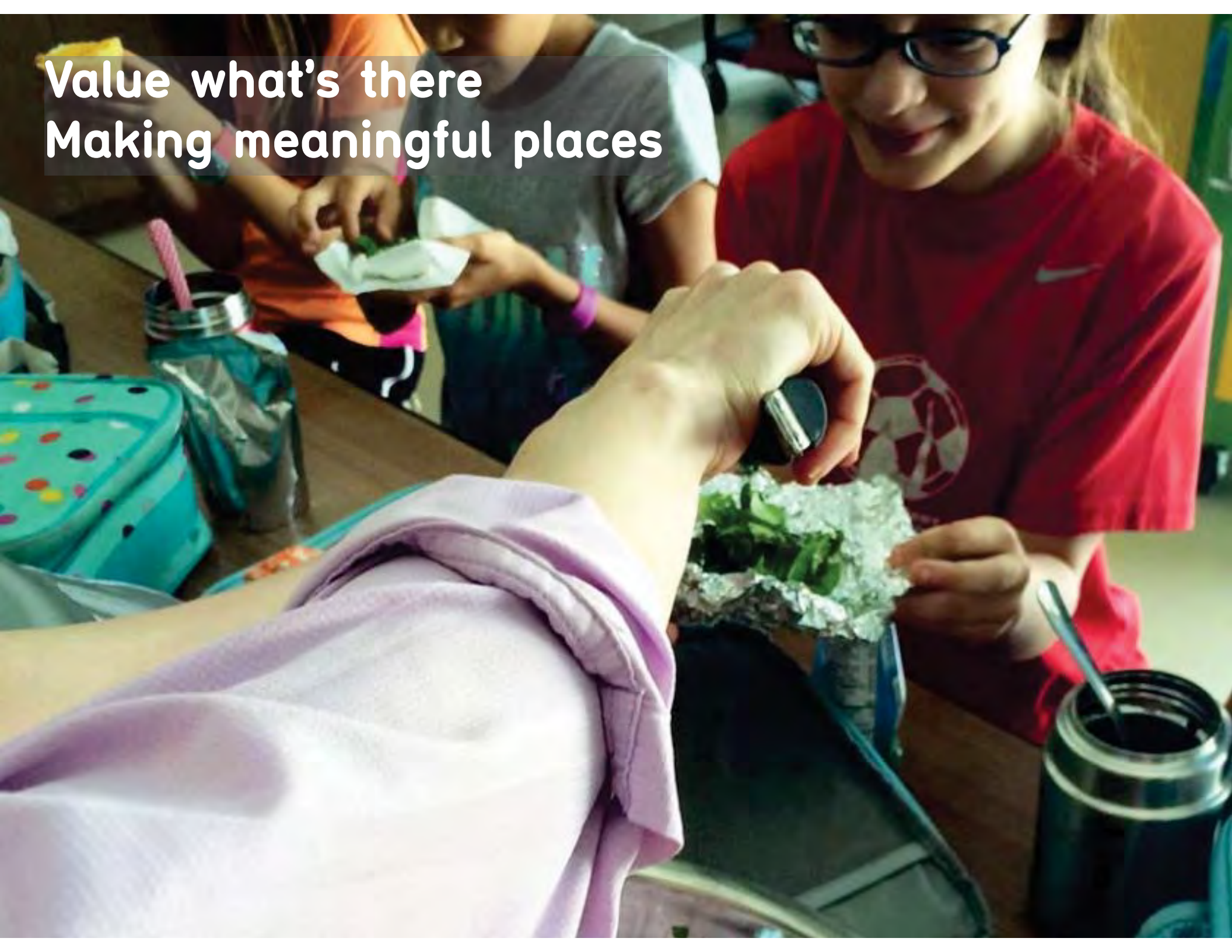


Value what's there  
Making meaningful places



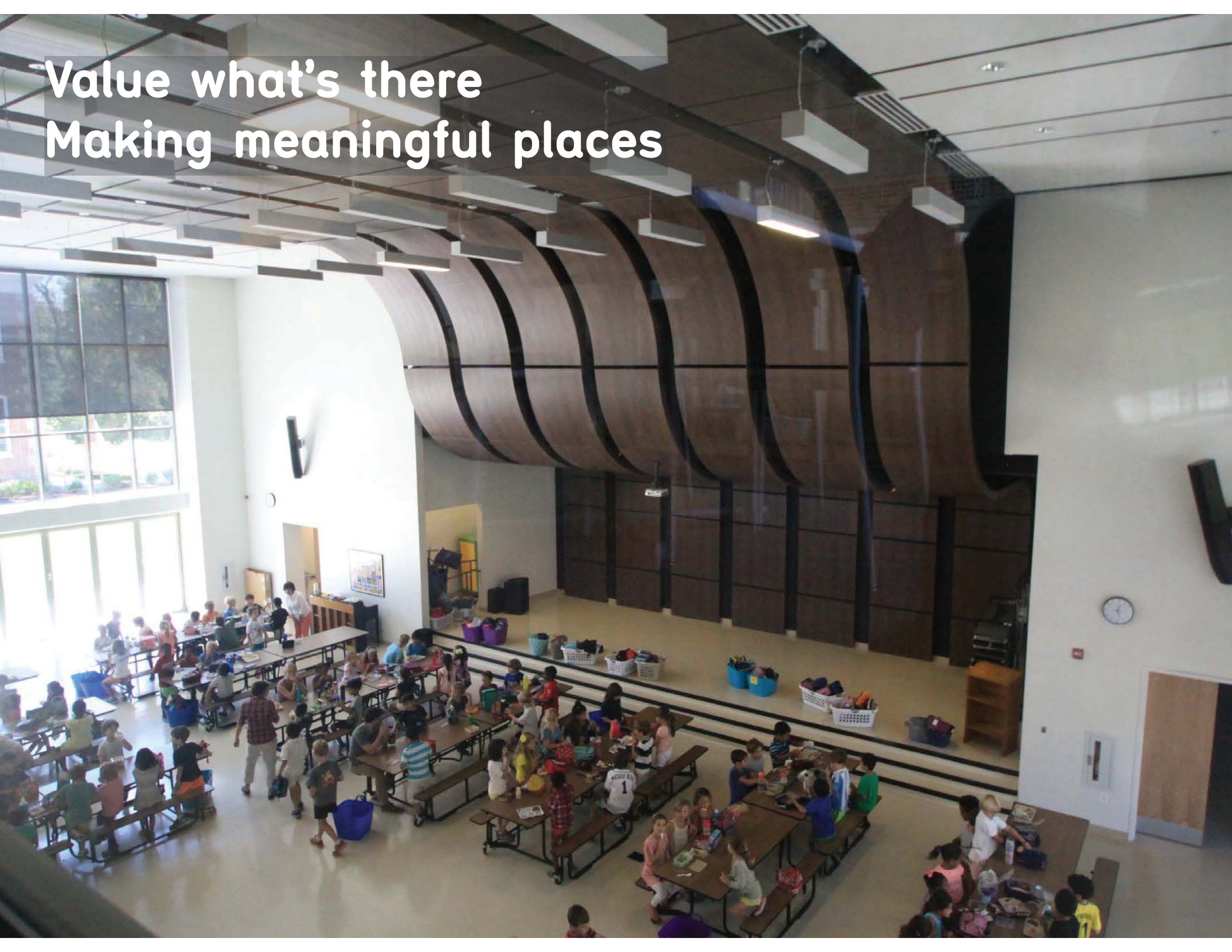


Value what's there  
Making meaningful places





Value what's there  
Making meaningful places





Value what's there  
Making meaningful places





# Value what's there Making meaningful places



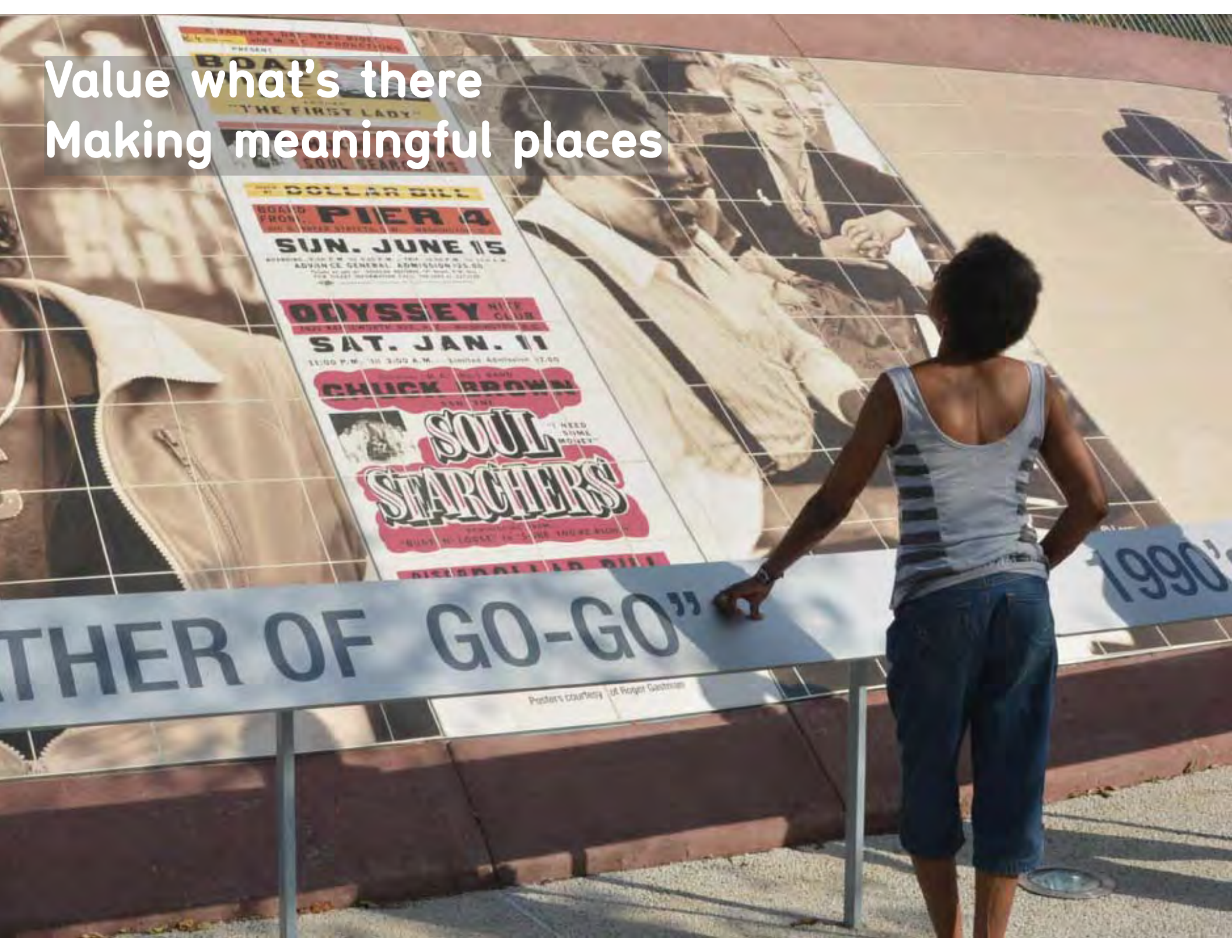


Value what's there  
Making meaningful places





Value what's there  
Making meaningful places



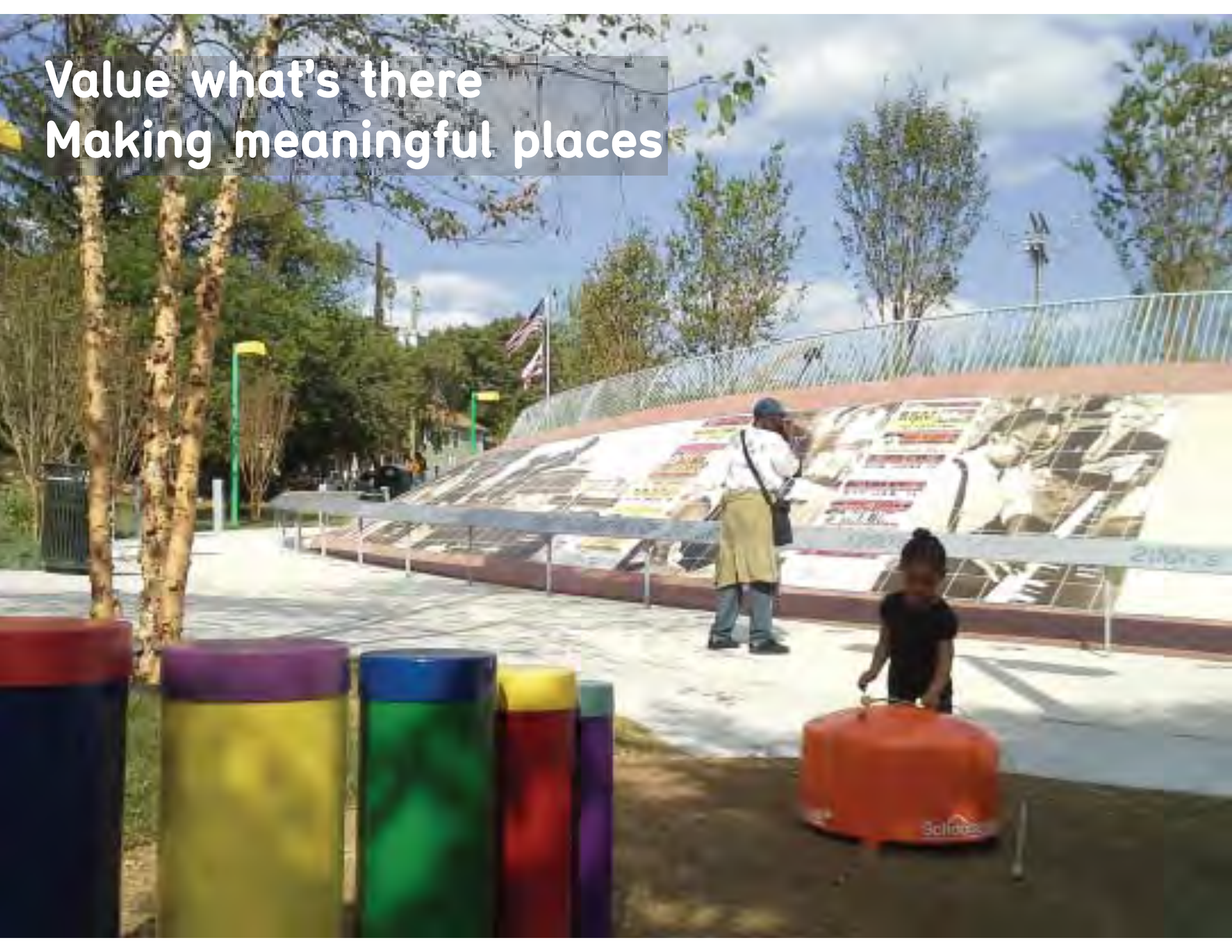


# Value what's there Making meaningful places



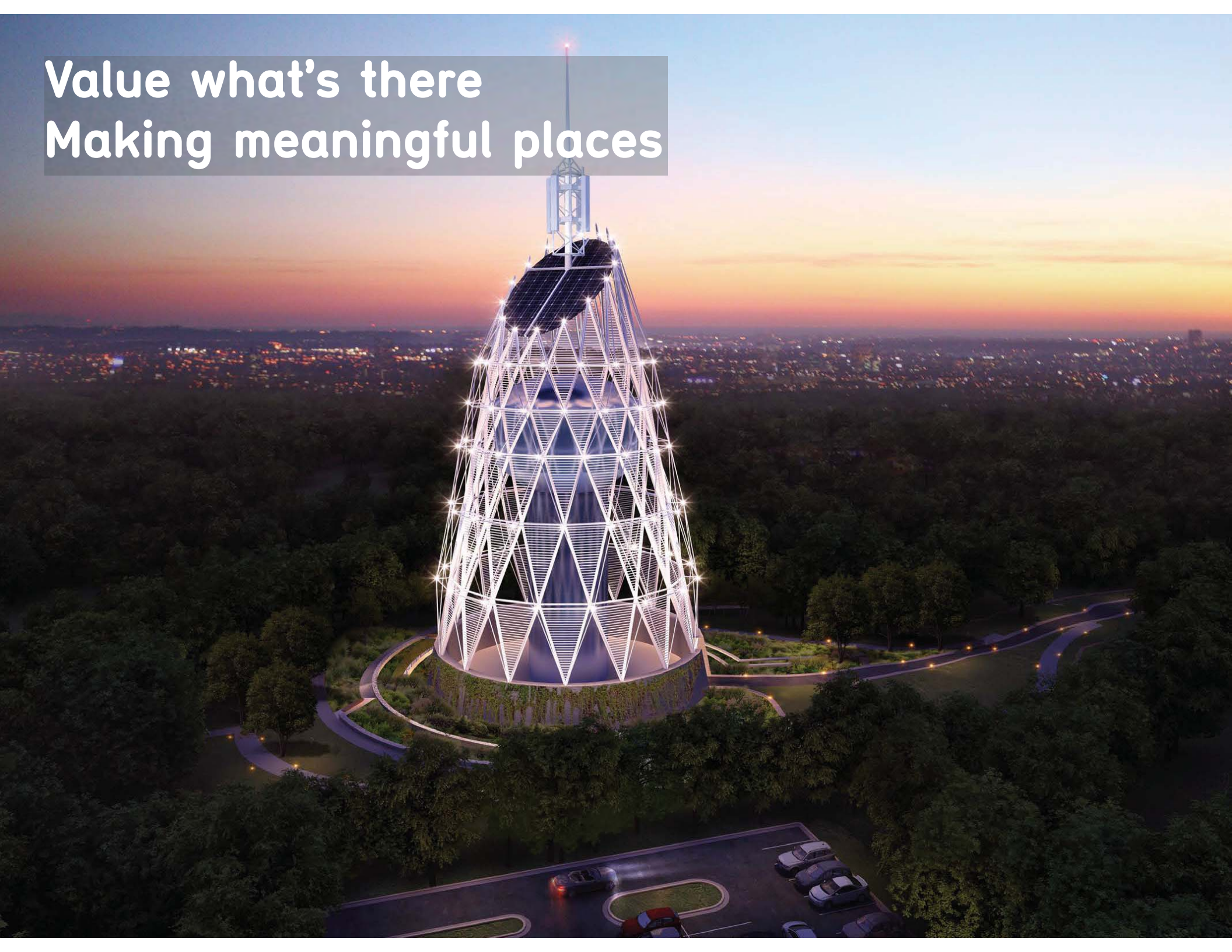


Value what's there  
Making meaningful places



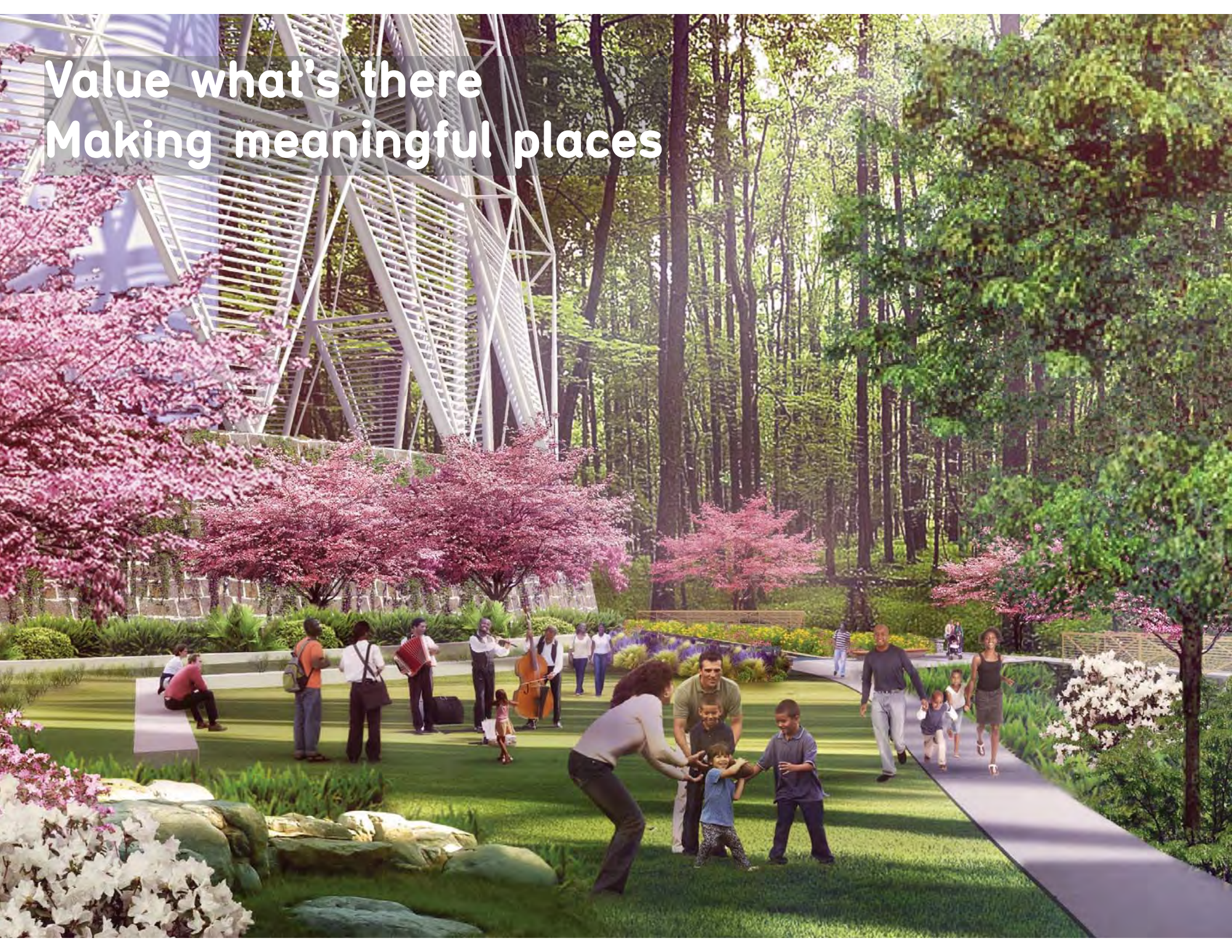


Value what's there  
Making meaningful places





Value what's there  
Making meaningful places

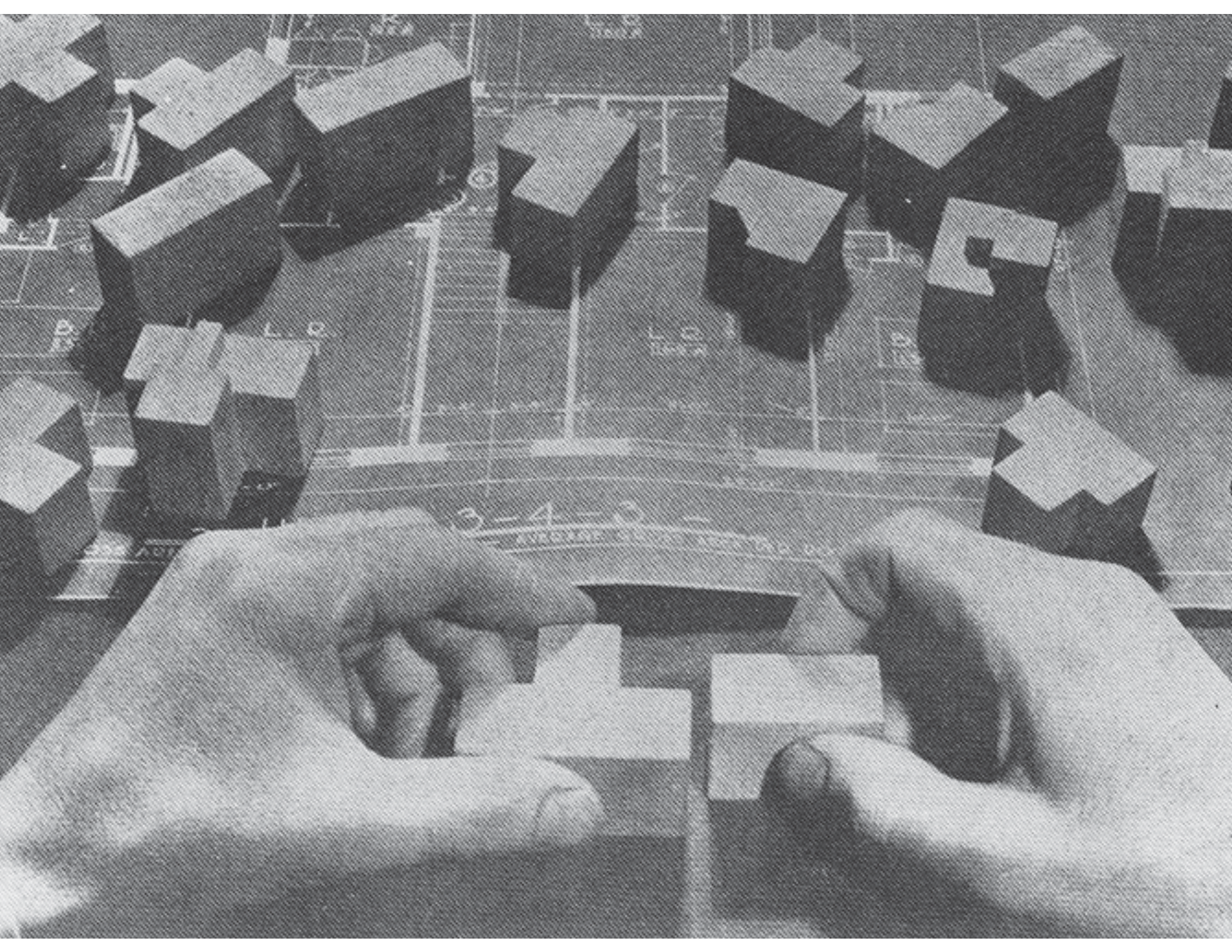




**Build civic literacy**

**Break it down: Newark Zoning Workshop**







## The connection between **abandoned buildings** and **homeless people**



A project by Ms. Malary's Ecology Class at the Heritage School in cooperation with the Center for Urban Pedagogy (CUP)

Where do abandoned buildings come from?  
Why do people lose their homes?  
What should be done to fix these problems?



# Proposal Generates Protest

Shulman, LIC residents blast power plan at hearing

By Bobby Cuza  
STAFF WRITER

Queens Borough President Claire Shulman yesterday promised a lawsuit if necessary to stop a plan to place two electric generators along the Long Island City waterfront.

Shulman was among the 200-some residents, business owners and public officials who turned out at a public hearing last night to fight the New York Power Authority's proposal to put generators at 42-30 Vernon Blvd.

Shulman said she was "amazed" that the Power Authority showed no interest in alternative sites she proposed at Kennedy Airport or the former Phelps-Dodge site in Maspeth.

"Long Island City is in the midst of a renaissance," Shulman said during the Department of Environmental Conservation hearing in Long Island City. "To jam a power plant, however supposedly clean, into such an area is simply unfair."

Also opposing the generators were a representative of U.S. Rep. Joseph Crowley and Assemb.-elect Michael Gianaris, who promised that he and Assemb. Cathy Nolan would push legislation to halt the project.

The planned site, along the East River south of the Queensboro Bridge, is one of five throughout the city where the Power Authority hopes to install small gas turbine generators in time for next summer's anticipated power supply shortage.

State officials have cited an "urgent and compelling need" for more power to avert blackouts. In addition, the Power Authority spent \$65 million on special equipment to reduce nitrogen oxide emissions and make the generators the city's cleanest.

Power Authority spokesman Michael Petralia said time is the critical factor. "We need to have these plants sited by June 1, and in terms of the objective criteria, Vernon Boulevard seems to be the site in



Activists of site of a groundbreaking ceremony at Queens West oppose plans to place new generators in Long Island City.

electric grid — that is causing there to be this dire and urgent need for new generation."

The Long Island City site is just a few blocks north of Queens West, where city and state officials have for years touted an ambitious redevelopment project that would include apartment buildings, office buildings and hotels when complete.

Yesterday morning, while attending a groundbreaking ceremony at Queens West, Mayor Rudolph Giuliani and Gov. George Pataki were greeted by a small band of protesters who assailed them for touting the revitalization of the waterfront on the one hand, and on the other, approving a power-generating site just blocks away.

and help us with this development, and at the same time, authorize [the generator site] at the far end of this, is really shameful."

Gov. Pataki promised demonstrators that the state would take a second look. "We're looking at alternatives. If we can find one, we would prefer it," he said. "I just don't know if it's practical."

Critics also contend that the Power Authority has unfairly avoided public scrutiny of its plan. In order to fast-track the project and have each pair of the Power Authority promised to cap output at 79.9 megawatts, thus avoiding the time-consuming approval process required of 80-megawatt plants.

That amounts to a loophole in the law, said Lia Garcia, an attorney with the New York Public Inter-



## Citywide Anti-Gentrification March and Rally Sat., Oct. 28, 2000

We demand affordable housing and economic development that benefit local communities not corporations

12:30 p.m.: Assemble at Mt. Morris Park\* (124<sup>th</sup> St. & 5<sup>th</sup> Ave.)

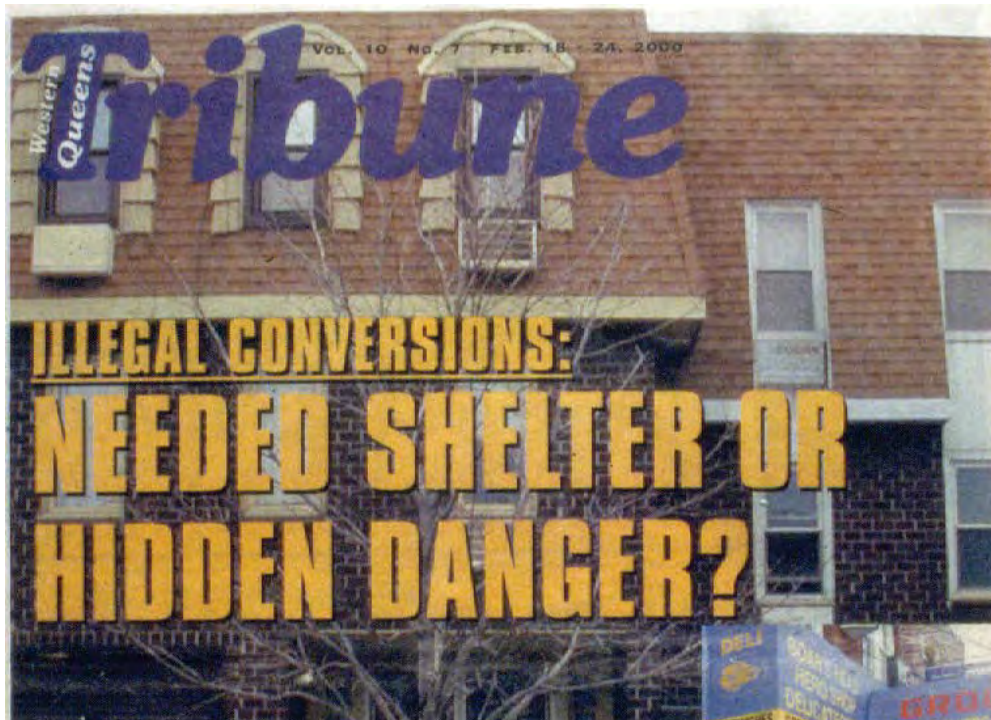
For a march across 125<sup>th</sup> St. and rally at Morningside Park (113<sup>th</sup> St.)

\*Westside contingent will assemble at Tiemann Place (124<sup>th</sup> St. & B'way)

Bring a friend, banners signs, noisemakers and kick-butt spirit. We especially appeal to students to join us

For additional information: Contact the Harlem Tenants' Council at 212/316-2240. Endorsing organizations (list in formation): CITYWIDE TENANTS' COALITION • Action for Community Empowerment • AFRAM • Asian American for Equality • Belnord Tenants Assoc. • Black Radical Congress, NY Metro • Block Association-116th Street (East Harlem) • Brecht Forum • Brooklyn Tenants' Council • Centro de Trabajadores Latinos • CHARAS El Bohio Cultural & Community Center • Centro de Trabajadores Latinos • Chelsea Housing Group • Committee of Correspondences • Concerned Residents for Morningside, Manhattanville and Harlem • Congreso Nacional Dominicano • DC 1707 AFSCME • Drum-Desis Rising Up & Moving • East Side Tenants' Coalition • Free Mumia Abu-Jamal Coalition (NYC) • Good Old Lower East Side (GOLES) • Harlem Fighback • Harlem Restoration Project • Harlem Tenants' Council • Housing Solidarity Network • International Socialist Organization • Liberation Book Store • Lower Washington Heights Neighborhood Assoc. • Metropolitan Council on Housing • Musicians Union (New York Local 802) • Park Terrace Tenants Assoc. • QLOUT (Queens League of United Tenants) • RENA (Riverside Edgcombe Neighborhood Assoc.) • Simpson Street Tenants Association (Bronx) • Sixth Street Community Center • Skyview Tenants Assoc. (Bronx) • SRO Tenants United • Tenants' Alliance • Tenants and Neighbors • Theater of the Oppressed Laboratory • West Harlem Coalition • West Side Tenant Union

Citywide Tenants Coalition, 271 West 125<sup>th</sup> Street, New York, NY 10027, Phone: 212/316-2240, Fax: 212/316-4926  
<http://nycwidetenants.freeyellow.com>, email: [nycwidetenants@yahoo.com](mailto:nycwidetenants@yahoo.com)







Community Meeting Turns Chaotic

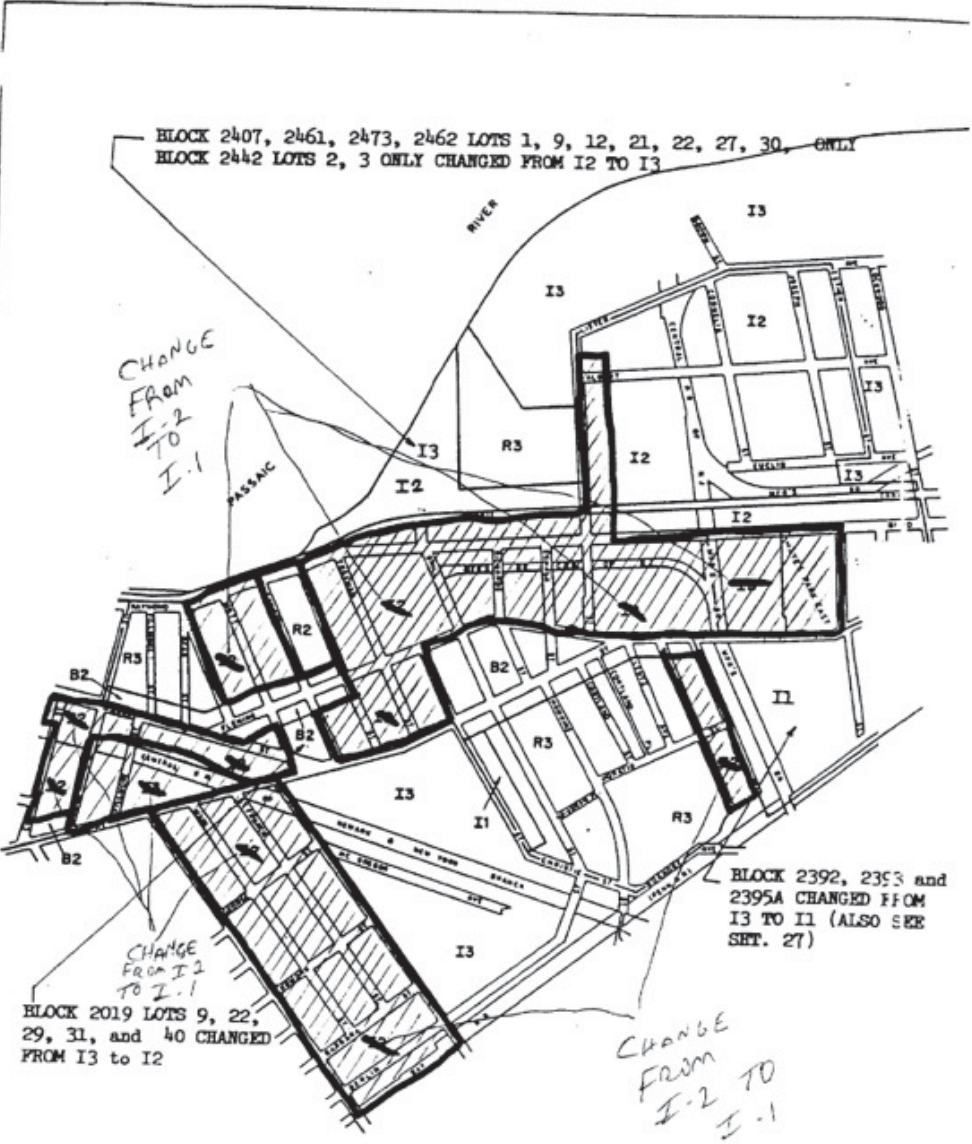




# Freedom School



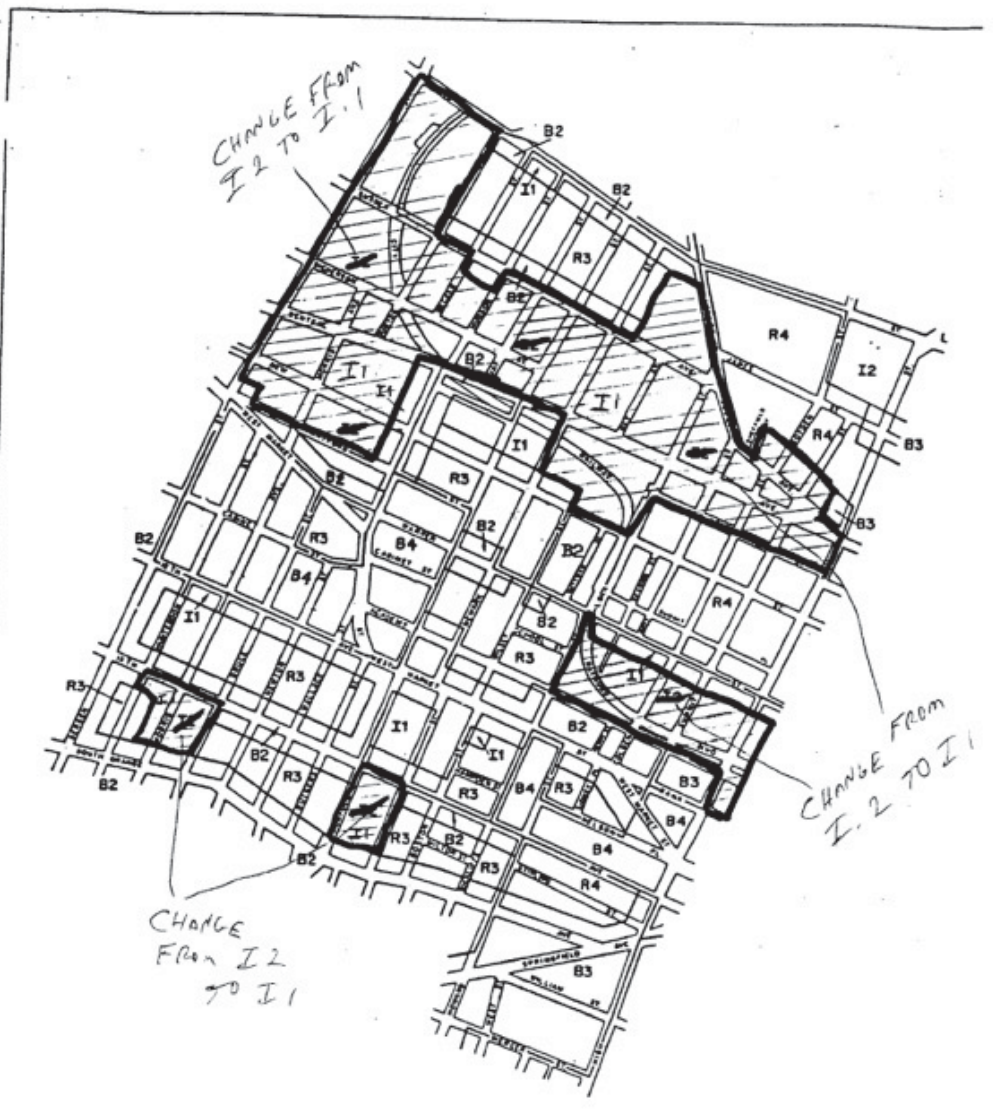




Revised: May 1988

ZONING DISTRICT MAP  
CITY OF NEWARK, N. J.

REVISIONS	DATE	SHT. NO.
		17



Revised: May 1988

ZONING DISTRICT MAP  
CITY OF NEWARK, N. J.

REVISIONS	DATE	SHT. NO.
		11

# Newark Zoning Maps 1954-2015







# How We Made the Model

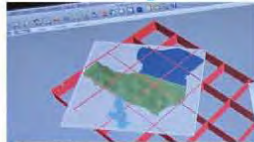
## Como Construimos la Maqueta (2012-15)



Trying different ways to build the model  
Exploramos diversos modos de construir la maqueta



Prototype houses made of plastic rods  
Modelamos las casas usando varillas plásticas



We wanted to show Newark's hills, uphill & downhill  
Queríamos mostrar las colinas, cerros y cuevas de Newark



We used a robot to mill the base from thick plywood  
Utilizamos un robot para tallar la base de la maqueta hecha en madera contrachapada gruesa



Sanding the pieces of the base  
Pulimos las piezas de la base



Tracing & painting roads & other surface features  
Tracamos y pintamos las calles y otros elementos de superficie



We spent all Spring Break 2012 drawing & painting  
Estuvimos dibujando y pintando durante todo el receso de primavera del 2012



Making the small houses from plastic  
Hicimos las casas pequeñas utilizando plástico



Other building made by stacking laser-cut cardboard  
Los otros edificios se hicieron apilando capas de cartón que fueron cortadas por una máquina de laser



Manufacturing & painting houses  
Fabricando y pintando las casas



Painting other buildings (here Northern State)  
Pintando otros edificios (la imagen muestra el edificio de Northern State)



Buildings painted on 11x17 inch paper sheets  
Edificios pintados en una hoja de papel de 11x17 pulgadas



Discussing the meaning of the building colors  
Discutiendo el significado de los colores asignados a los edificios



School & neighborhood groups painted buildings  
Grupos comunitarios y escolares pintando edificios



People invited over neighbors to help & visit  
Vecinos invitan otras personas para visitar y ayudar



People shared stories as they worked  
Participantes comparten sus historias mientras trabajan



Sometimes people sang songs  
En ocasiones las personas cantaban canciones



Placing the painted buildings onto the model base  
Colocando los edificios pintados sobre la base de la maqueta



Assembling all the pieces & making final adjustments  
Ensamblando todas las piezas y haciendo ajustes finales



Making & placing highways & railroads  
Construyendo y colocando las autopistas y ferrocarriles



Assembling pieces of the model together  
Montando todas las piezas de la maqueta







## Surface

-  green 1
-  green 2
-  green 3  
(cemetary)
-  brown 1
-  brown 2
-  brown 3
-  grey 1
-  grey 2 (street)
-  grey 3
-  grey 4 (asphalt)
-  grey 5  
(pebbled concrete)
-  basic block color grey
-  basic block color green

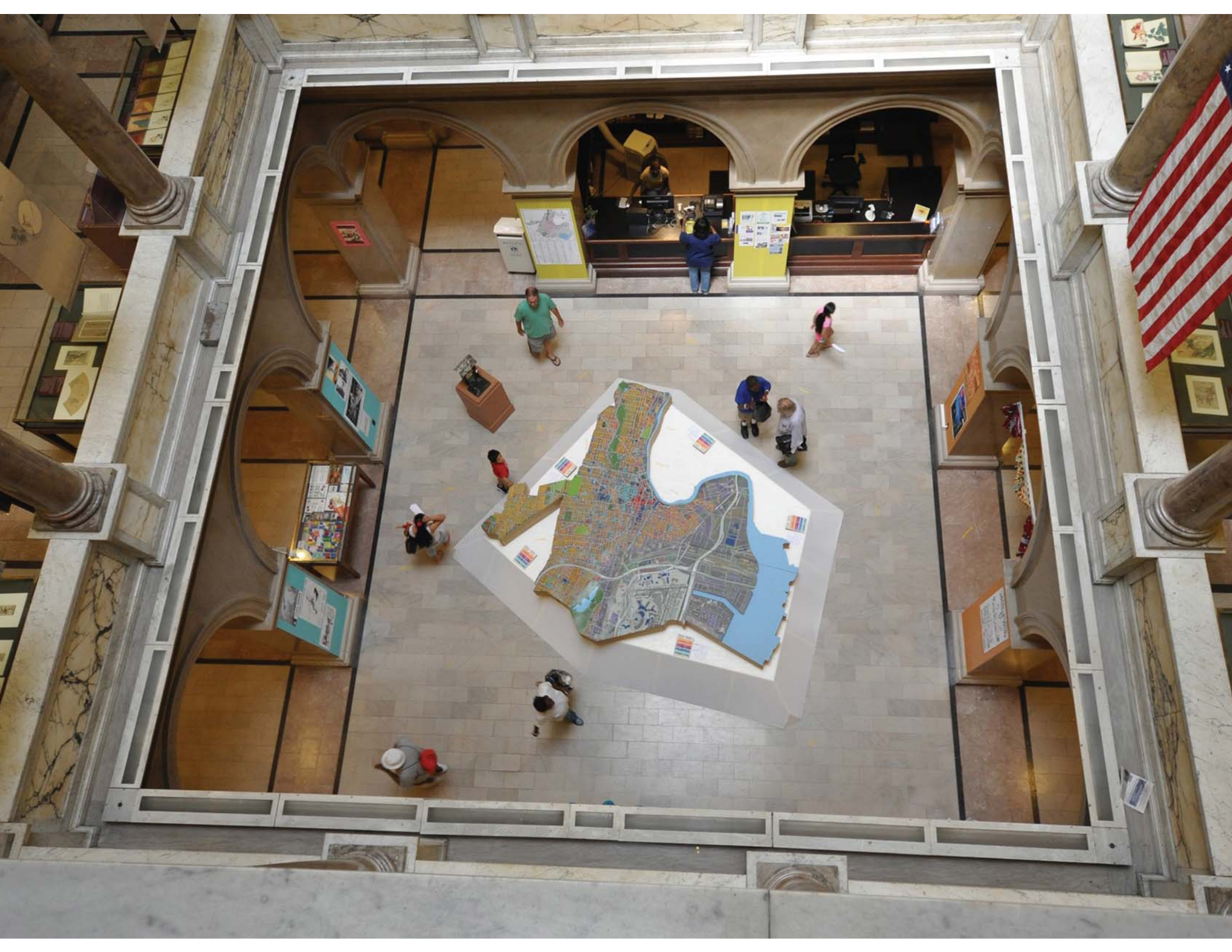
## Newark Land Use & Building Form

-  one- & two-family house
-  medium-sized apartment building
-  high-rise apartments
-  shopping + apartments
-  shopping and business office
-  industrial & warehouse
-  public: government, hospital,  
& entertainment
-  education
-  religious & charitable
-  recreation structure
-  parking structure
-  vacant land
-  vacant building

















Jobow network

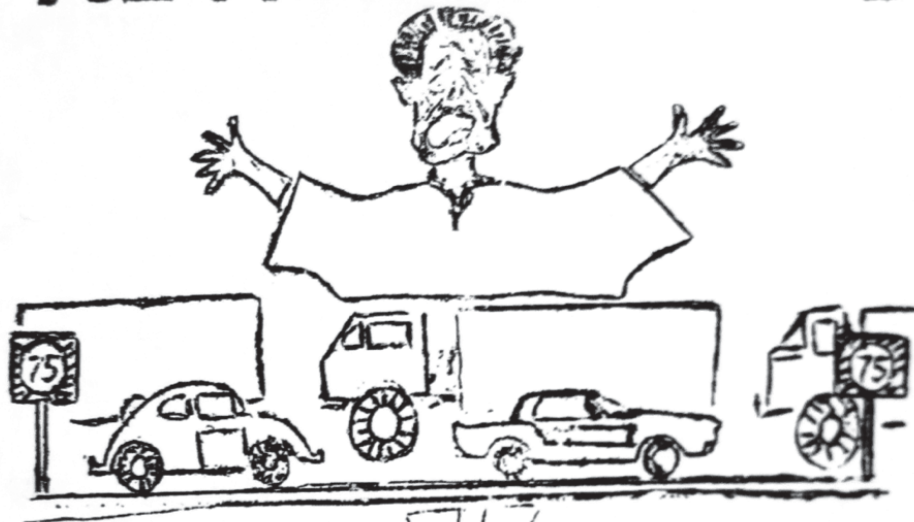
NEWARK URBAN RENEWAL AREAS

Dedicated to Every Block in Newark

Usted está aquí



# KEEP BLACK NEWARK ALIVE



○ STOP ○  
ROUTE 75

RALLY! SUNDAY DEC 15  
3:00 PM

CENTRAL PRESBYTERIAN CHURCH - CORNER  
CLINTON AVE & FELMONT AVE.

- SPEAKERS -

LEROI JONES  
SPIRIT HOUSE, UNITED CHURCH  
THURMOND SMITH  
MCC

REV. B.E. JOHNSON  
METROPOLITAN BAPTIST CHURCH  
REV. LEWIS WISE  
MCC









Who makes decisions about what gets built in Newark?

## ZONING FOR NEWARKERS

This 90-minute workshop by the Newark Planning Office introduces Newark's planning and zoning process: the rules for what you can build and where you can build it.

If you've ever wondered how decisions are made about what gets built in Newark, this workshop will begin to answer your questions.

Lower Broadway

Neighborhood Association

Monday, April 22, 2013, 6 pm

Wynona Lipman Gardens Community Ctr

200 Cathedral Ave (across from St Lucy's Church  
left on to Ruggiero Plaza Dr off of 7th Ave)

Call (973) 485-0701x4602 to learn more

RSVP encouraged but not required

What voice do residents and neighbors have in the process?





# NEWARK ZONING WORKSHOP

This 2-hour workshop offered by the Newark Planning Office introduces Newark's planning and zoning process: the rules for what you can build and where you can build it.

If you've ever wondered how decisions are made about what gets built in Newark, this workshop will begin to answer your questions and prepare you to participate in the first comprehensive revision of Newark's zoning laws in 50 years..

The workshop covers 3 main topics through hands-on knowledge-building group activities:

- + Zoning for Use
- + Zoning for Design
- + Planning Process

To learn more, call Natalia O'neill Vega at (973) 733-5736.



ZONING FOR USE: WHERE SHOULD WE ALLOW OR PROHIBIT CERTAIN LAND USES?



ZONING FOR DESIGN: WHAT RULES SHOULD WE HAVE FOR FRONT YARDS, WINDOWS, ETC?



A WORKSHOP TO HELP NEIGHBORS TALK ABOUT DEVELOPMENT IN THE NEIGHBORHOOD.



**NPO**  
NEWARK PLANNING OFFICE



**Clinton Hill Neighborhood Association**  
**2/22/13**



**United Parks As One**  
**8/28/13**



**Historic Weequahic Neighborhood Association**  
**2/5/13**



**Lower Broadway Neighborhood Association**  
**4/23/13**







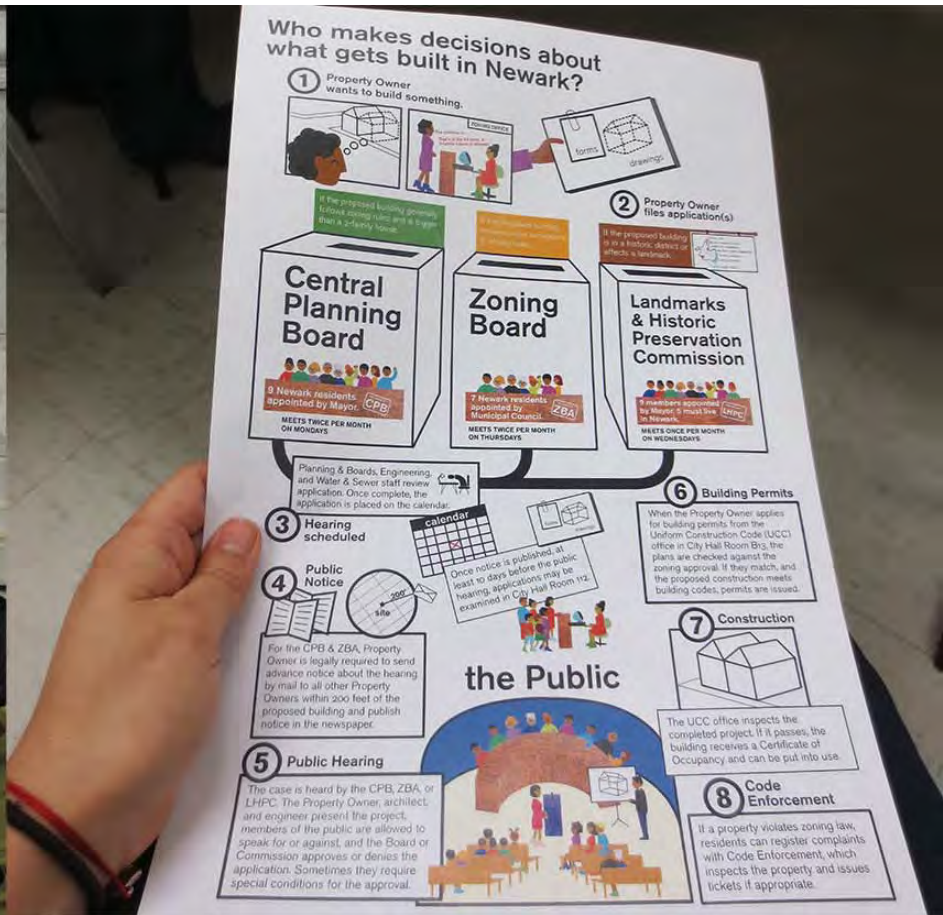








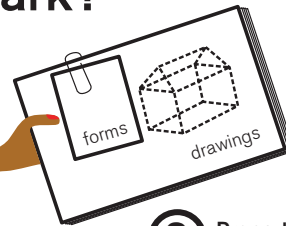
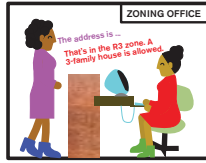
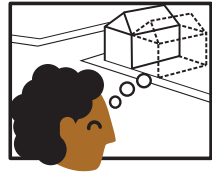






# Who makes decisions about what gets built in Newark?

**1** Property Owner wants to build something.



**2** Property Owner files application(s)

If the proposed building generally follows zoning rules and is bigger than a 2-family house.

If the proposed building requires major exceptions to zoning rules.

If the proposed building is in a historic district or affects a landmark.



**Central Planning Board**

9 Newark residents appointed by Mayor. **CPB**

MEETS TWICE PER MONTH ON MONDAYS

**Zoning Board of Adjustment**

7 Newark residents appointed by Municipal Council. **ZBA**

MEETS TWICE PER MONTH ON THURSDAYS

**Landmarks & Historic Preservation Commission**

9 members appointed by Mayor. 5 must live in Newark. **LHPC**

MEETS ONCE PER MONTH ON WEDNESDAYS

Planning & Boards, Engineering, and Water & Sewer staff review application. Once complete, the application is placed on the calendar.

**3** Hearing scheduled



**4** Public Notice



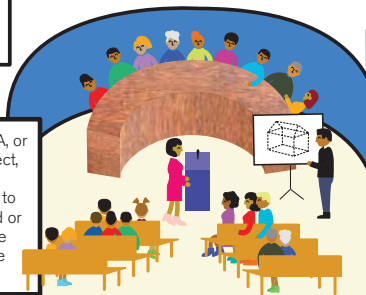
For the CPB & ZBA, Property Owner is legally required to send advance notice about the hearing by mail to all other Property Owners within 200 feet of the proposed building and publish notice in the newspaper.

Once notice is published, at least 10 days before the public hearing, applications may be examined in City Hall Room 112.

**the Public**

**5** Public Hearing

The case is heard by the CPB, ZBA, or LHPC. The Property Owner, architect, and engineer present the project, members of the public are allowed to speak for or against, and the Board or Commission approves or denies the application. Sometimes they require special conditions for the approval.



**6** Building Permits

When the Property Owner applies for building permits from the Uniform Construction Code (UCC) office in City Hall Room B13, the plans are checked against the zoning approval. If they match, and the proposed construction meets building codes, permits are issued.

**7** Construction



The UCC office inspects the completed project. If it passes, the building receives a Certificate of Occupancy and can be put into use.

**8** Code Enforcement

If a property violates zoning law, residents can register complaints with Code Enforcement, which inspects the property and issues tickets if appropriate.





CITY of NEWARK





# Newark Zoning & Land Use Regulations



**NPO**  
NEWARK PLANNING OFFICE

November 2014



# Forest Hill

Belleville Township

- R-1 One-Family Residential (page 20)
- R-2 One-to-Two-Family Residential (page 20)
- R-3 One-to-Three-Family and Townhouse Residential (page 24)
- R-4 Low-Rise Multifamily Residential (page 26)
- R-5 Mid-Rise Multifamily Residential (page 26)
- R-6 High-Rise Multifamily Residential (page 27)
- C-1 Neighborhood Commercial (page 28)
- C-2 Community Commercial (page 28)
- C-3 Regional Commercial (page 28)
- MX-1 Mixed Use, Residential/Commercial (page 44)
- MX-2 Mixed Use, Residential/Commercial/Industrial (page 45)
- I-1 Light Industrial (page 43)
- I-2 Medium Industrial (page 43)
- I-3 Heavy Industrial (page 43)
- INST Institutional
- PARK Parks and Open Space
- CEM Cemetery
- EWR/EWS-S Airport/Airport Support (page 47)
- PORT Port (page 48)
- RDV-SD Redevelopment Zones & Special Districts (page 49)
  - 1 Newark's River Public Access and Redevelopment Plan
  - 2 West/Green/Springfield Redevelopment Plan
  - 3 Broad Street Station District Plan
  - 4 Lincoln Park Redevelopment Plan
  - 5 Berger South Redevelopment Plan
  - 6 Living Downtown Plan
  - 7 Old Third Ward Urban Renewal Plan
  - 8 Harborland Redevelopment Plan
  - 9 Downtown Core District Redevelopment Plan



# North Broadway /Woodside

Belleville Township

- R-1 One-Family Residential (page 20)
- R-2 One-to-Two-Family Residential (page 20)
- R-3 One-to-Three-Family and Townhouse Residential (page 24)
- R-4 Low-Rise Multifamily Residential (page 26)
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# Introduction to Zones

On the preceding Newark Zoning Maps, every area of the city appears as a color that corresponds to one of the zones below. This introduction to the zones

provides a general overview of what land uses are permitted and prohibited in each zone, the rules for design, and maps of where within Newark the zone appears.

<p>Residential 1 Family</p> <p><b>R-1</b></p> 	<p>Regional Commercial</p> <p><b>C-3</b></p> 
<p>Residential 1-2 Family</p> <p><b>R-2</b></p> 	<p>Light Industrial</p> <p><b>I-1</b></p> 
<p>Residential 1-3 Family &amp; Town House</p> <p><b>R-3</b></p> 	<p>Medium Industrial</p> <p><b>I-2</b></p> 
<p>Residential Low-Rise Multifamily</p> <p><b>R-4</b></p> 	<p>Heavy Industrial</p> <p><b>I-3</b></p> 
<p>Residential Mid-Rise Multifamily</p> <p><b>R-5</b></p> 	<p>Mixed Use 1 Residential &amp; Commercial</p> <p><b>MX-1</b></p> 
<p>Residential High-Rise Multifamily</p> <p><b>R-6</b></p> 	<p>Mixed-Use 2 Residential, Commercial, Industrial</p> <p><b>MX-2</b></p> 
<p>Neighborhood Commercial</p> <p><b>C-1</b></p> 	<p>Port</p> <p><b>PORT</b></p> 
<p>Community Commercial</p> <p><b>C-2</b></p> 	<p>Airport &amp; Airport Support</p> <p><b>EWR &amp; EWR-S</b></p> <p>Redevelopment Zone/ Special District</p> <p><b>RDV/SD</b></p> 

Table 4-2: Commercial Districts

P = Permitted    - = Not Permitted  
 C = Conditional Use Only  
 \* = Additional Standards apply (Section 40:4-6)  
 Any use not listed below is also prohibited.

	C-1	C-2	C-3
<b>Principal Uses</b>			
Dwelling, Above the Ground Floor of Retail, Office or Service Use	P	P	P
Animal Daycare, Animal Grooming	-	-	C
Automobile Rentals	-	-	C
Automobile Repair and Tire Repair	-	-	C
Automobile Sales	-	-	C
Bail Bond Agency	-	P	P
Bar/Lounge, Cigar or Hookah (See Section 40:4-6)*	-	-	-
Bars, Taverns, Lounges	-	C	C
Billboards	-	-	-
Body Art Studio	-	C	C
Business, Specialized or Vocational Schools	-	P	P
Check-Cashing Establishments	-	-	P
Child Care Center	P	P	P
Cigar/Tobacco Retail Sales Establishment (See Section 40:4-6. Additional Standards)	-	P	P
Commercial Antennas & Microwave Dishes	C	C	C
Commercial Recreation	-	-	P
Community Centers	P	P	P
Community Gardens	P	P	P
Consignment Store	P	P	P
Consumer Repair Services	P	P	P
Convenience Retail (permitted on ground floor only)	P	P	P
Department Store	-	-	P
Dry Cleaning and Laundry Establishment	-	C	C
Emergency Food Distribution Center, Food Pantry, Soup Kitchen	-	C	C

Table 4-2: Commercial Districts

P = Permitted    - = Not Permitted  
 C = Conditional Use Only  
 \* = Additional Standards apply (Section 40:4-6)  
 Any use not listed below is also prohibited.

	C-1	C-2	C-3
Finance, Insurance, Real Estate, or Securities Brokerage Consumer Services	P	P	P
Fish, Meat and Poultry Markets	-	P	P
Fitness Center	-	P	P
Fresh Food Market	P	P	P
Funeral Home or Mortuary	C	C	C
Furniture and Appliance Stores, Used	C	C	C
Gasoline Station	-	-	C
Governmental (Non-Municipal) Uses	P	P	P
Gun, Ammunition/Weapons Dealers	-	-	-
Hotels (See Section 40:4-6. Additional Standards)	-	-	P
Large Format Retail and/or Shopping Centers	-	-	C
Laundromat	P	P	P
Liquor Stores	-	-	C
Market Gardens	P	P	P
Massage Facility	-	C	C
Medical Clinic or Emergency Care Facility	-	P	P
Medical Offices	-	P	P
Methadone Maintenance Clinic	-	-	C
Municipal Uses	P	P	P
Nightclubs, Discotheques & Cabarets	-	C	C
Offices (only permitted on second floor or above in C-2)	P	P	P
Pawn Shops	-	-	C
Personal Service Establishment	P	P	P
Pet Shop (See Section 40:4-6. Additional Standards)	-	-	P
Places of Worship	C	C	C



## Chapter 4: Permitted Uses by District

### 40.4. Use Categories

These two pages group all Principal Uses listed in the Use Charts that follow into Use Categories in order to ease identification of which Principal Use use applies to a specific proposed development. Each Use Category (highlighted in yellow and listed in bold type) contains a variety of similar and related Principal uses (listed in non-bold type). Each Principal Use listed has a specific definition found in Chapter 2.

#### Animals (Pets)

Animal Boarding or Kennel, Pet Shop, Animal Shelter, Pound  
Animal Grooming & Animal Daycare  
Veterinary Clinic, Office & Veterinary Hospital

#### Antennas

Commercial Antenna & Microwave Dishes

#### Automotive Services, Sales and Repair

Automobile Repair & Tire Repair  
Automobile Paint & Body Repair  
Automobile Sales and Rentals  
Automobile Car Wash  
Commercial, Industrial Truck & Bus Services  
Gasoline Station  
Operation Facilities for  
Bus/Taxicab/Ambulance/Limousine  
Truck Terminal  
Vehicle Towing Facility

#### Aviation

Airport  
Heliprot

#### Community Facilities

Community Center  
Places of Worship

#### Day Care Facilities

Child Care Centers

#### Education & Cultural

Business, Specialized or Vocational Schools  
Colleges & Universities  
(Galleries included under Retail Sales, General)  
Museum  
Primary & Secondary Schools

#### Entertainment & Nightlife

Bars, Cigar/Hookah  
Bars, Taverns & Lounges  
Nightclubs, Discotheques & Cabarets  
Private Clubs (including Motorcycle Clubs)  
Sexually Oriented Businesses

#### Food & Drink

Convenience Retail  
Emergency Food Distribution Center, Food Pantry,  
Soup Kitchen  
Fish, Meat and Poultry Market  
Fresh Food Market  
Liquor Store  
Live Animal Market  
Supermarket  
Take-Out Restaurant  
Sit-Down Restaurant  
Wholesale Bakeries

#### Funeral

Cemeteries  
Crematorium, Animal  
Funeral Home/Mortuaries

#### Government Uses

Governmental (Non-Municipal Uses)  
Municipal Uses

#### Manufacturing

Artist Live/Work Studio (Nuisance Producing)  
Laundry Facility, Commercial/Wholesale  
Manufacturing, Light  
Manufacturing, Heavy  
Manufacturing, Medium  
Research & Development

#### Medical & Social Service

Emergency Food Distribution Center, Food Pantry,  
Soup Kitchen Medical Offices  
Homeless Shelter  
Hospital/Medical Institution  
Medical Clinic or Emergency Care Facility  
Methadone Maintenance Clinic  
Substance Abuse Treatment Centers (does not include  
Methadone Maintenance clinics)

#### Office

Office

#### Outdoor Storage

Materials Salvage or Junk Facility  
Outdoor Storage  
Outdoor Storage, Chemical

#### Parking

Parking Garage, Commercial Vehicle

#### Personal Services

Body Art Studio  
Personal Service Establishment  
Massage Facility

#### Recreational

Commercial Recreation  
Fitness Centers  
Passive Recreation Park  
Active Recreation Park  
Theater

#### Residences & Lodging

Single-Family Dwelling  
Two-Family Dwellings  
Three-Family Dwelling  
Town Houses  
Low-Rise Multi-Family Dwellings  
Mid-rise Multi-Family Dwellings  
High-rise Multi-Family Dwellings  
Dwelling above certain ground floor retail, offices and  
personal services  
Adult Family Care Home  
Artist Live/Work Space (Nuisance Producing)  
Assisted Living Facilities  
Community Residences for Developmentally  
Disabled, Persons with Head Injuries and  
Terminally Ill Persons, and Community  
Shelters for Victims of Domestic Violence  
Dormitories  
Hotels  
Nursing Homes  
Rooming and Boarding House

#### Retail (no food)

Check-Cashing Establishments & Bail Bond Agencies  
Consumer Repair  
Consignment Stores  
Department Store  
Dry Cleaning and Laundry Establishment  
Financial, Insurance, Real Estate, or Securities  
Brokerage Consumer Services  
Exterminator / Pesticide Application Business  
Furniture and Appliance Stores, Used  
Gun, Ammunition/Weapons Dealers  
Heavy Retail and Service  
Laundromat  
Large Format Retail and/or Shopping Center  
Pawn Shops  
Pet Shop  
Resale or Thrift Shops  
Retail Sales, General Consumer Goods

#### Signage

Billboards

#### Utilities

Electrical or Gas Switching Facility, Power Distribution,  
or Substation  
Power Generation Facilities  
Solar Energy System (ground mounted, roof mounted,  
over parking lots and structured parking)  
Telephone Switching Facility  
Wind Energy System, Large

#### Urban Agriculture

Community Garden  
Market Garden  
Urban Farm

#### Warehousing & Distribution

Data Center  
Self Storage  
Warehousing, Wholesaling & Distribution

#### Waste & Recycling

Materials Salvage or Junk Facility  
Recycling Center  
Waste Transfer Station



### 3-family house

Minimum lot size for subdivision is **3500** square feet

Maximum building height is 3 stories and 36 feet.

Architectural elements such as towers and cupolas may break this limit but not by more than 6 feet.

Minimum width for subdivision is **35** feet

Maximum lot coverage by building is **55%**

Maximum Impervious Yard Area

REAR YARD  $\leq 75\%$

FRONT YARD  $\leq 55\%$

A paved walkway is permitted along one side of a dwelling.

One driveway no wider than 10 ft is permitted in the front yard.

Front setback must match the smaller setback of its neighbors.

On through lots, the setback must match the smallest front setback of any neighbor, and the adjacent street frontage must be the front yard.

On corner lots, front setback must match the smaller front setback of its neighbors... the other frontage's setback shall be 6 feet or less.

On undeveloped blocks, setback must be 6 feet.

Bay windows, balconies, stoops, and porches are permitted to encroach into the front setback area.

Side setback must be at least 3 feet... or can be 0 feet if other side has a side setback of 3 feet

...or can be 0 feet if other side has a side setback of 0 feet.

Rear Yard setback must be at least 30ft.

#### Transparency

FRONT  $\geq 30\%$

STREET FACING SIDE & REAR  $\geq 20\%$

NON-STREET FACING SIDE & REAR  $\geq 10\%$

Example Front 1, Example Front 2

Example Street Facing Side 1, Example Street Facing Side 2, Example Street Facing Rear 1, Example Street Facing Rear 2

Example Non-Street Facing Side 1, Example Non-Street Facing Side 2, Example Non-Street Facing Rear 1, Example Non-Street Facing Rear 2

Primary street-facing façade must include primary entrance at front setback.

All units must be accessible from front or side façade

Rear primary entrances are prohibited



# Build civic literacy

## Communicating what matters



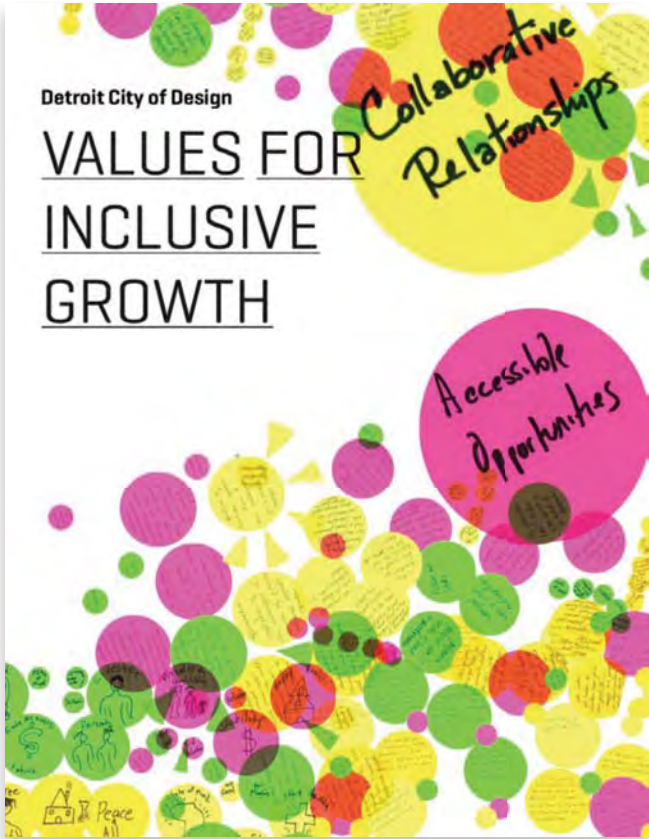
# Build civic literacy Communicating what matters





Detroit City of Design

# VALUES FOR INCLUSIVE GROWTH



## OUR VALUES FOSTER INCLUSIVE GROWTH



## OUR VALUES

**Diverse Experiences**

**Collaborative Relationships**

**Accessible Opportunities**



**What can working with lots do for us?**

- Learn about nature, like birds and butterflies.
- Help clean the air so we can all breathe easier.
- Provide shade to keep our neighborhoods cool.
- Lots!**
- Grow flowers, fruits, and vegetables that we can eat or sell.
- Did you know?** Worms are great for your soil and they can double in population every 60 days!
- Collect stormwater to help reduce basement flooding.
- Keep our rivers clean so we can go fishing and eat what we catch.
- Create safer places to meet friends or play.

**A Little about Lots!**

What is Green Infrastructure?

HELLO A Field Guide

How can I work with lots in Detroit?

Detroit Future City

**What is Green Infrastructure?** *It's not a highway for trees!*

Detroit is made up of systems and services like: roads, sewers, garbage removal, power lines, and the Internet. This is called infrastructure.

Green infrastructure is when we use the land and plants in special ways to help the land absorb more water. Instead of it flowing into pipes underground. This makes less work for our sewer system and keeps our water clean, which saves us money and helps Detroit become healthier, too.

Here are some types of Green Infrastructure that help land absorb more water:

- Planting trees
- Making hills, valleys, or other shapes with the land
- Paving streets and driveways differently

By making these changes, Green Infrastructure can:

- Help clean the air we breathe
- Keep water out of our basements
- Cool our houses in the summer

One way is not better than another...it's whatever works best for your lot!

Leave lotside for more benefits!

**Green Infrastructure creates jobs, too!**

- To take care of green spaces: Landscape Technicians
- To grow plants from seeds: Seed Farmers
- Mowers
- Teachers
- To take care of trees: Arborists
- Designers
- Compositors
- Plumbers
- Drivers
- Machine Repairpeople
- Soil + Rock Suppliers
- To show off finished projects: Tour Guides
- Engineers
- Growers
- To study plants and animals: Ecologists
- These are called, vermiculture!
- Earthworm Farmers
- Machine Operators + Renters

Remember, all landscapes need upkeep!

**Interested in working with lots?** *Tell your neighbors and friends about Green Infrastructure!*

The Detroit Future City (DFC) Field Guide to Working with Lots, a tool to help Detroiters with Green Infrastructure projects, will be available this Fall in print and online!

It will show and share:

- Examples of good work that is already being done in Detroit
- Green Infrastructure lot designs you can use on your land
- Other design ideas and resources!

Pick up a free Field Guide at the DFC Implementation office, located at 2990 West Grand Blvd.

Find other pick-up locations and more at [DFC-lots.com](http://DFC-lots.com)

Share the news! Let people know in your neighborhood and network that the Field Guide is an accessible tool to help work with lots.

Call 313-294-LOTS or email [fieldguide@dettothefuturecity.com](mailto:fieldguide@dettothefuturecity.com) for more information!

Made possible with support from the Erb Family Foundation.



# Interested in working with lots?

Tell your neighbors  
and friends about  
Green Infrastructure!



Green Infrastructure projects are happening in cities all over the world—now is a great time to get involved in Detroit!

The Detroit Future City (DFC) Field Guide to Working with Lots, a tool to help Detroiters with Green Infrastructure projects, will be available this Fall in print and online!

## It will show and share:

- ◆ Local examples of good work that is already being done in Detroit
- ◆ Green Infrastructure lot designs you can use on your land
- ◆ Other design ideas and resources!

Pick up a free Field Guide at the Detroit Future City implementation office, located at **2990 West Grand Blvd.**

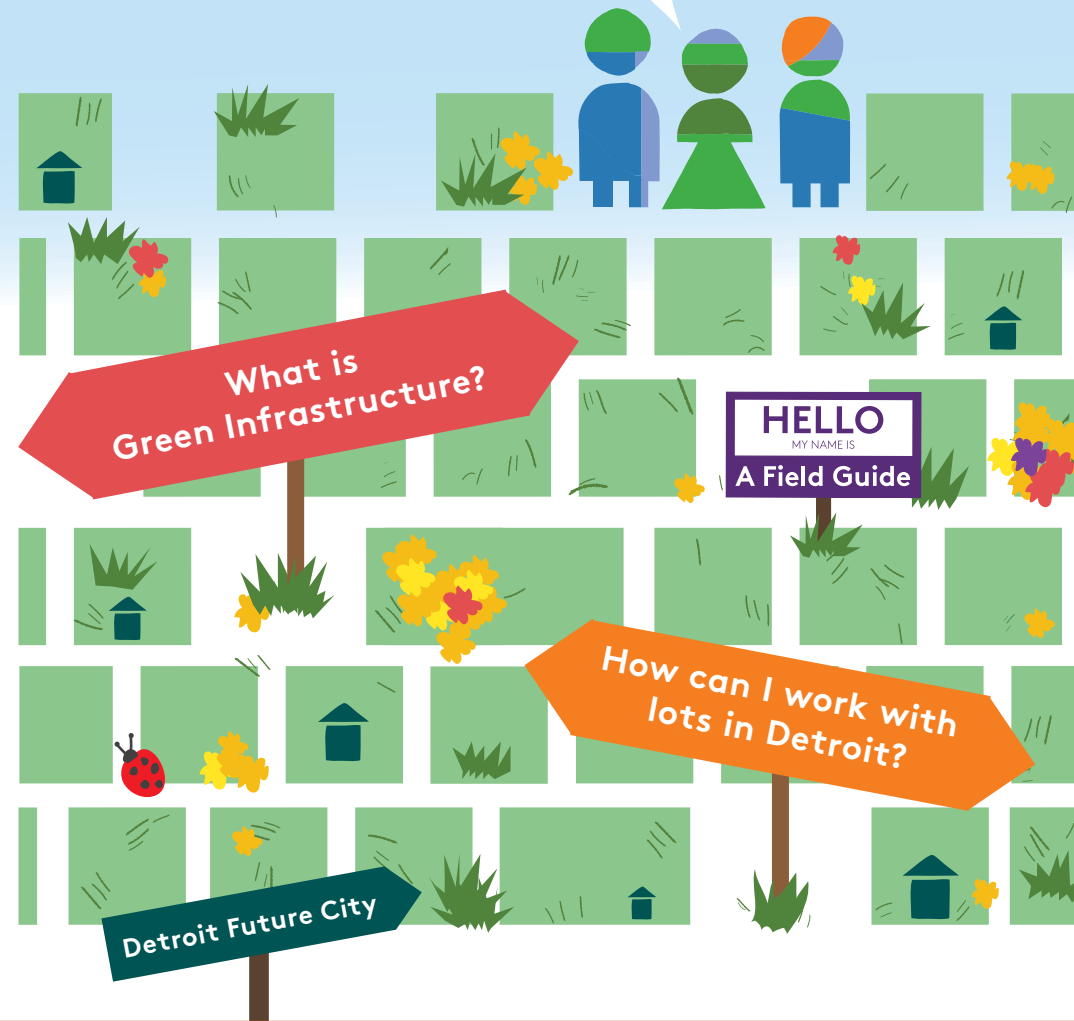
Find other pick-up locations and more at **DFC-lots.com!**

Share the news! When others start Green Infrastructure projects tell them what you would like to see in your neighborhood.

Call 313-DFC-LOTS  
for more  
information!



A Little  
about  
Lots!





# Build civic literacy Communicating what matters









Detroit  
Environmental  
Agenda



# 2017 Voter's Guide

[detroitenv.org/vote4detroit/](http://detroitenv.org/vote4detroit/)





# Build civic literacy Communicating what matters












# 1. Qualify

Each option has different requirements. Look at how many people are in your household.

For each household size, there is a monthly income limit. If you earn less money than the limit, you qualify for at least one option.

How many people are in your home?  
Include everyone, and don't forget to count the kids!

Monthly Income Limit in 2014  
(before taxes are taken out)

	<b>\$1,704</b>	<b>\$3,278</b>	<b>\$1,607</b>
	<b>\$2,145</b>	<b>\$4,123</b>	<b>\$1,990</b>
	<b>\$2,584</b>	<b>\$4,969</b>	<b>\$2,367</b>
	<b>\$3,023</b>	<b>\$5,815</b>	<b>\$2,746</b>
	<b>\$3,464</b>	<b>\$6,661</b>	<b>\$3,123</b>
	<b>\$3,903</b>	<b>\$7,507</b>	<b>\$3,500</b>
	<b>\$4,343</b>	<b>\$8,353</b>	<b>\$3,877</b>

If you have a larger household, call a nearby Head Start center to find out what the Monthly Income Limit is for your family.

Head Start

Great Start

Child Care  
Subsidy



# Build civic literacy Communicating what matters





# We support a strong and connected community!

Get online here!  
Our network is called:



email: [RC@NewAmerica.org](mailto:RC@NewAmerica.org) or go to: [www.NewAmerica.org/Resilient-Communities](http://www.NewAmerica.org/Resilient-Communities)





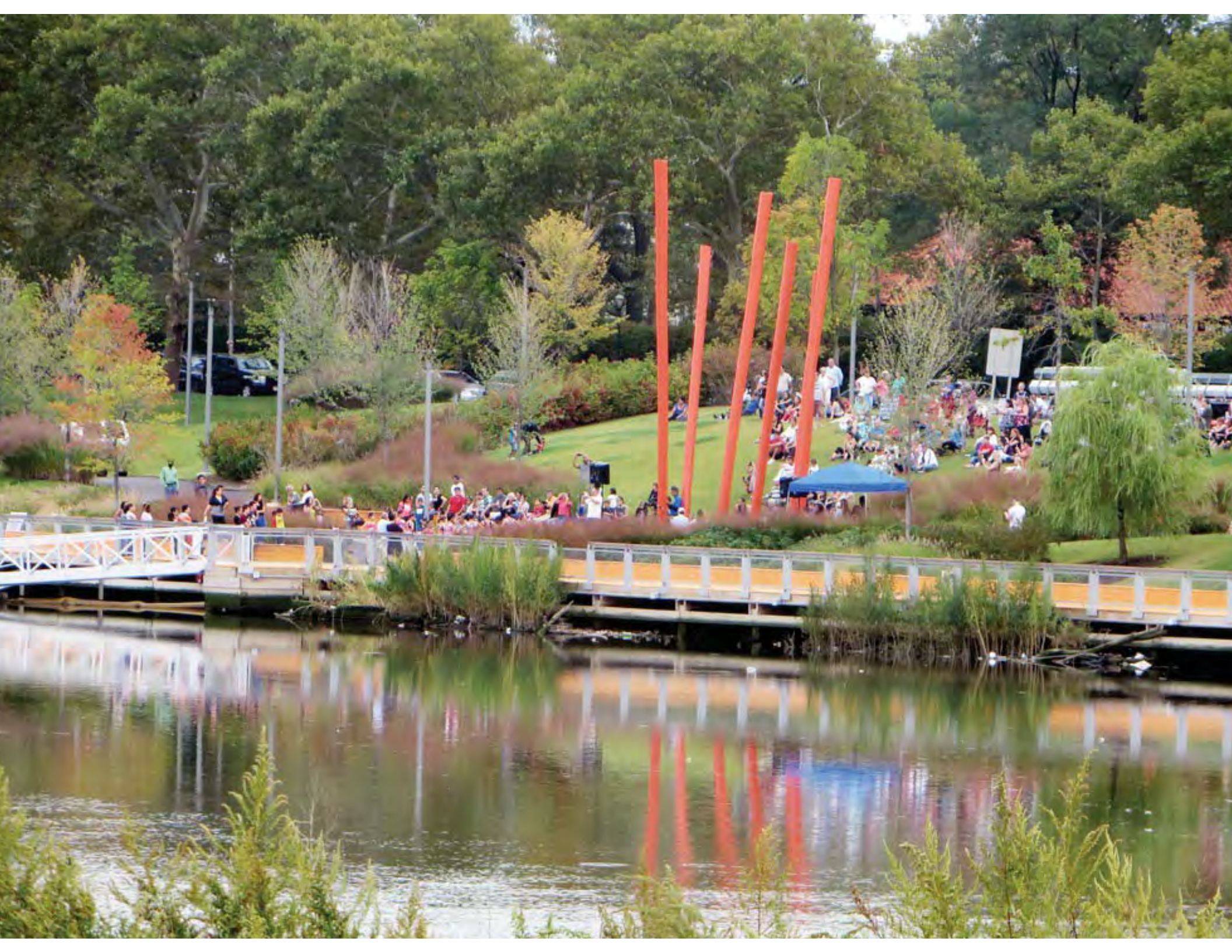
# Build civic literacy Communicating what matters



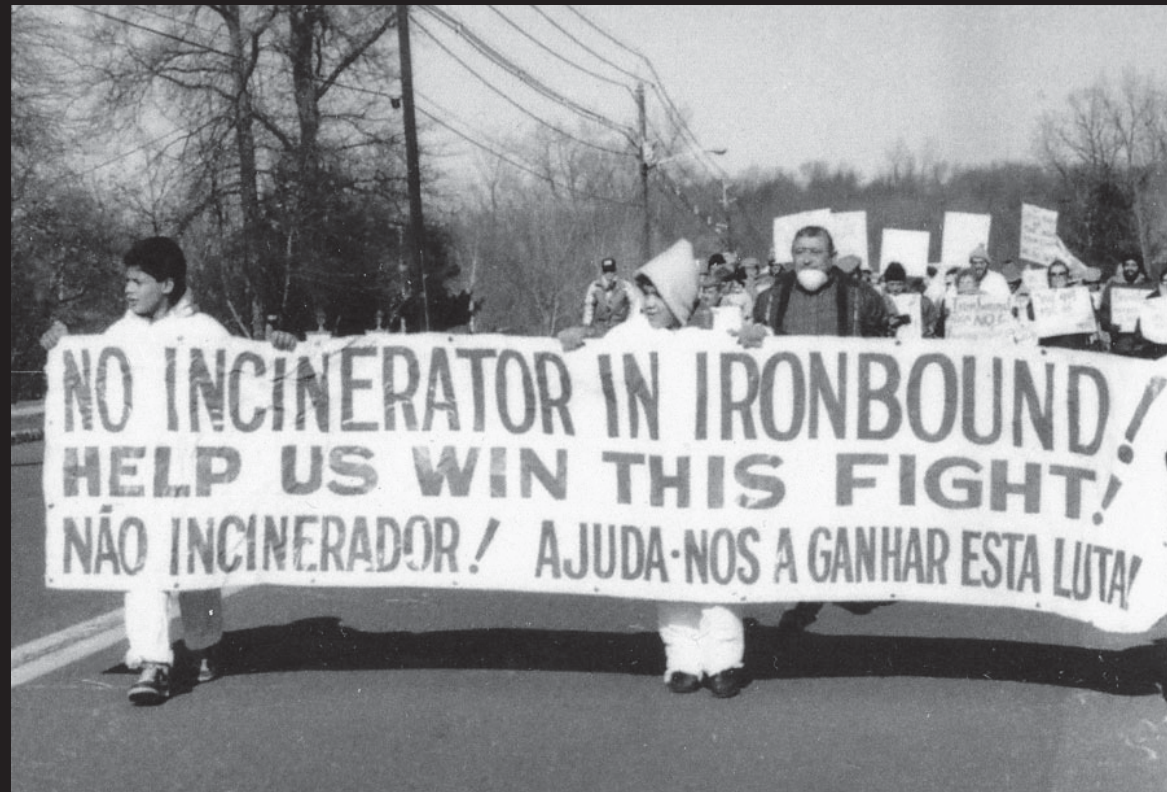
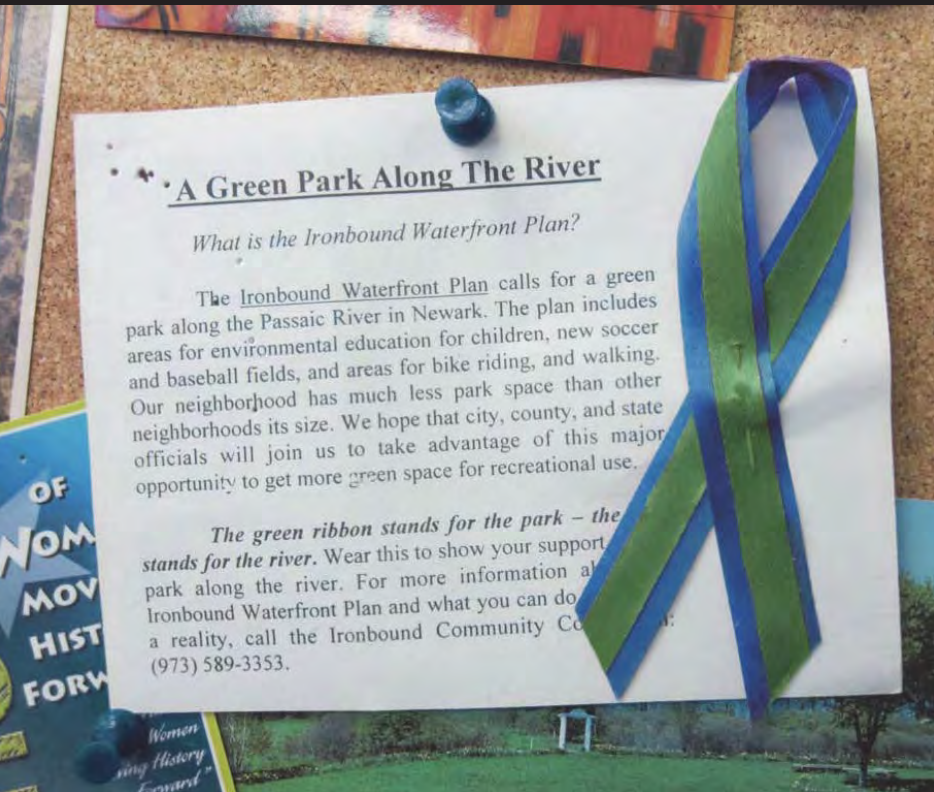


# Making it Real: Newark Riverfront













# Our goal: **Two cents from two percent.**

From 2009 to 2012, we want to involve two percent of Newarkers (5600 people) in imagining and remaking their riverfront through workshops, tours, exhibitions, and clean-ups.







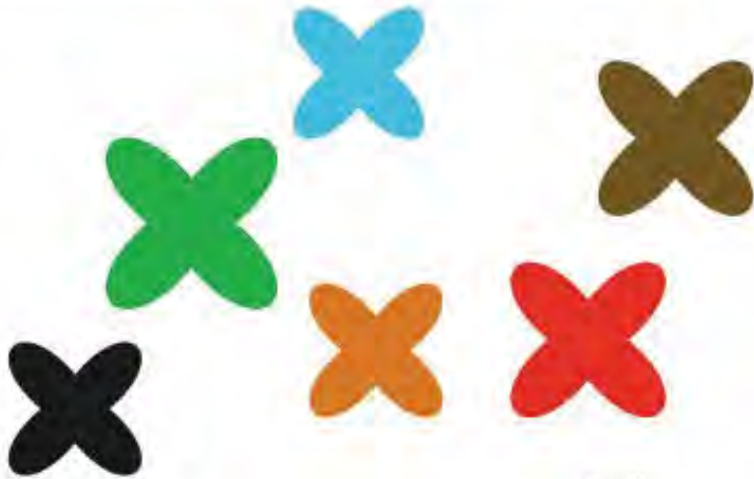






# What is the future of Newark's riverfront?

## Newark Riverfront 3000





# Welcome to Newark Riverfront 3000

In the year 3000 you will not know the Newark of today.

**STEP 1**

**STEP 2**

Newark







Newark

AROUND NJ AROUND THE CLOCK







NEWARK VUELVE AL RIO!  
PASEO GRATIS EN BOTE Y  
PASEO EDUCACIONAL POR LA  
ORILLA DEL RIO!

FREE BOAT TOURS  
AND WALKSHOPS!

# NEWARK

## GOES BACK TO THE RIVER

IF FAMOUS DESIGNS | BOB | 8015 | 615 | 18













6/4/12 REVISION

# Newark's River



Public Access & Redevelopment Plan  
June 2012



City of Newark  
Mayor Cory A. Booker  
Adam Zipkin, Deputy Mayor for Economic & Housing Development  
Damon Rich, Chief Urban Designer





# 24 RIVERFRONT DECISIONS

**NORTH WARD**  
1. NEW PARKS  
2. LAND USE  
3. PUBLIC ACCESS

**LOWER BROADWAY**  
4. NEW PARKS  
5. LAND USE (NORTH)  
6. LAND USE (SOUTH)  
7. DENSITY  
8. PUBLIC ACCESS

**DOWNTOWN**  
9. NEW PARKS (NORTH)  
10. LAND USE (NORTH)  
11. DENSITY (NORTH)  
12. PUBLIC ACCESS (NORTH)  
13. NEW PARKS (SOUTH)  
14. LAND USE (SOUTH)  
15. DENSITY (SOUTH)  
16. PUBLIC ACCESS (SOUTH)  
17. VEHICULAR ACCESS (SOUTH)

**IRONBOUND**  
18. NEW PARKS (WEST)  
19. LAND USE (WEST)  
20. DENSITY (WEST)  
21. PUBLIC ACCESS (WEST)  
22. NEW PARKS (EAST)  
23. LAND USE (EAST)  
24. DENSITY (EAST)



7

# Density

Current zoning imposes no guidelines as to density of future development.

Consider:

Should action be taken to set density guidelines?

If so, what density will best promote the vision of the area's future?

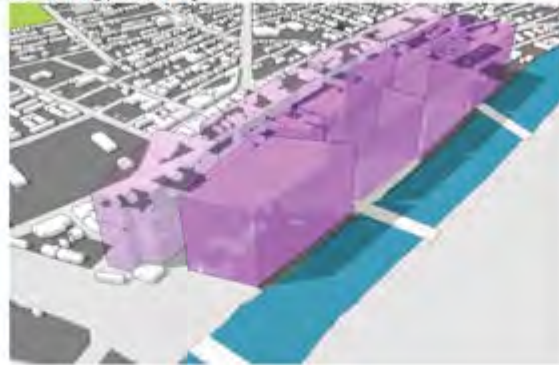


Existing Land Use

Other Ideas?

Handwritten notes area with horizontal lines.

### A. Existing / No change



## LOWER BROADWAY

PRO: Maintains flexibility for future development

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

CON: Creates potential to overburden city services

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

### B. Medium Density



PRO: Creates uniform allowed density

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

CON: Limits development potential

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

### REQUIRED CITY ACTION

Zoning- Density controls

### C. Density Steps Down to River



PRO: Creates sense of openness on riverfront

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

PRO: \_\_\_\_\_

CON: Creates potential for "wall of buildings" between upland neighborhood and riverfront

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

CON: \_\_\_\_\_

### REQUIRED CITY ACTION

Zoning- Density controls

## PUBLIC INVESTMENT

 **Acquisition**  
X acres  
\$X million

 **Park Development**  
X acres  
\$X million

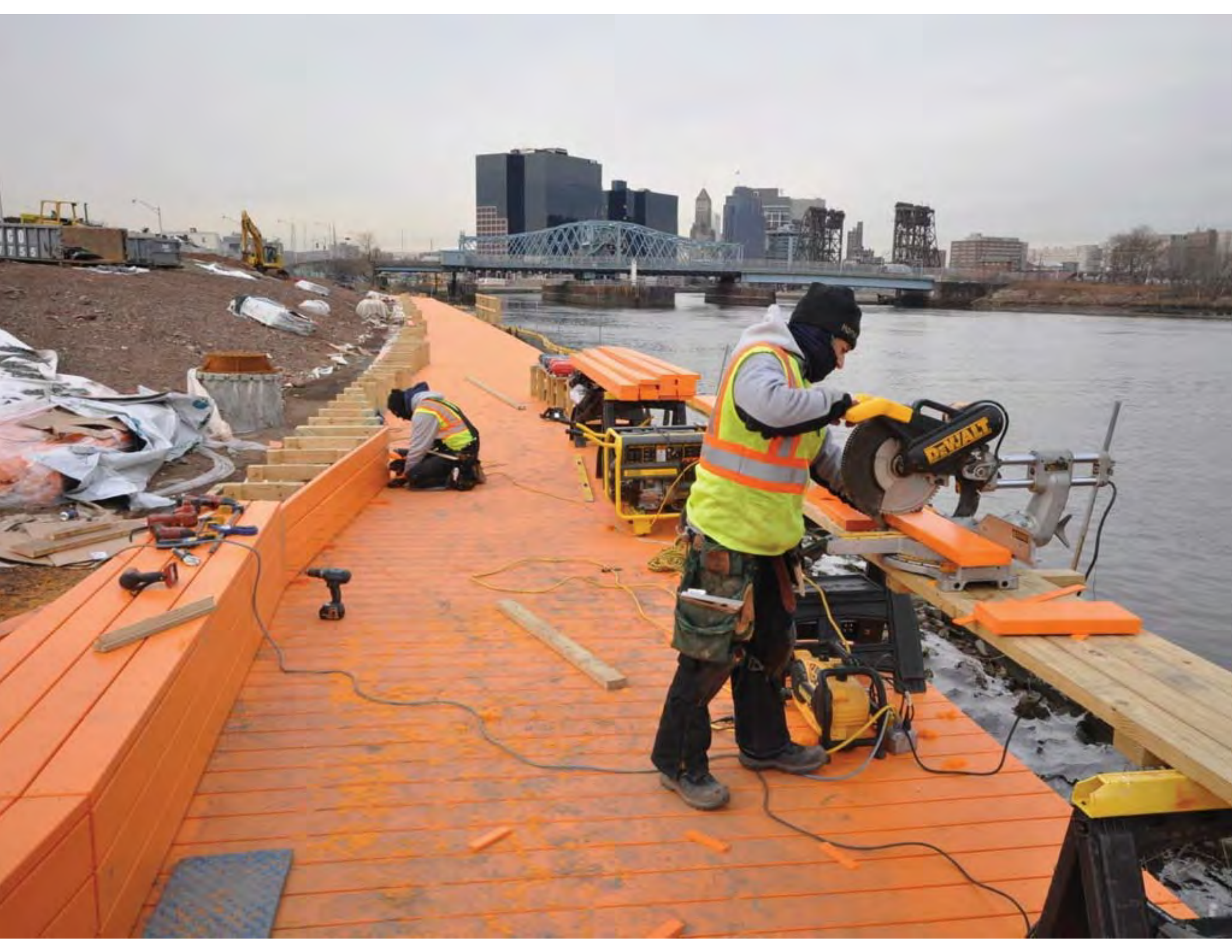
 **Maintenance**  
\$X/year

## PRIVATE INVESTMENT

 **Zoning- Use and Density Controls**

 **Zoning- Public Space / Open Space Requirement**









Newark Riverfront Park    Welcome!    Bienvenido!    Bem-vindo!    Byenveni!

























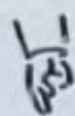








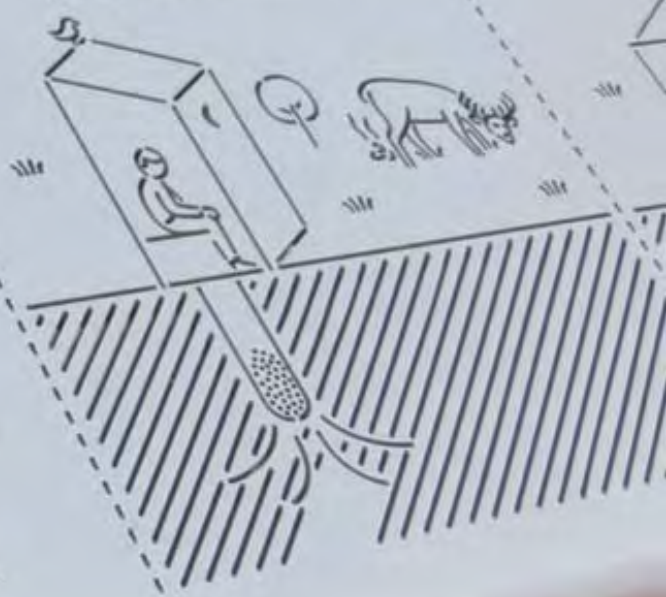
What's that concrete platform behind here?



# Combined Sewer Overflow

That's the top of an underground netting chamber. It works like a net or pasta strainer attached to the end of the sewer pipe that runs under Park Street to the river. When it rains and sewers overflow, the nets in the chamber hold back some of the gross garbage and sewage that would otherwise go into the river. These drawings show the history of sewers in Newark and why they overflow.

Before 1850, there were no sewers in Newark.





On 2, 1918, fire raged for  
the river's surface, an  
ted around the world.

Built in 1925 to hold 15  
million cubic meters of  
gas, the "Gentle Giant"  
stood 300 feet tall until  
imploded in 1996.

OTIS ELEVATOR

Supplied elevators for Eiffel Tower  
and Empire State Building.

HARRISON  
GAS  
HOLDER

COAL

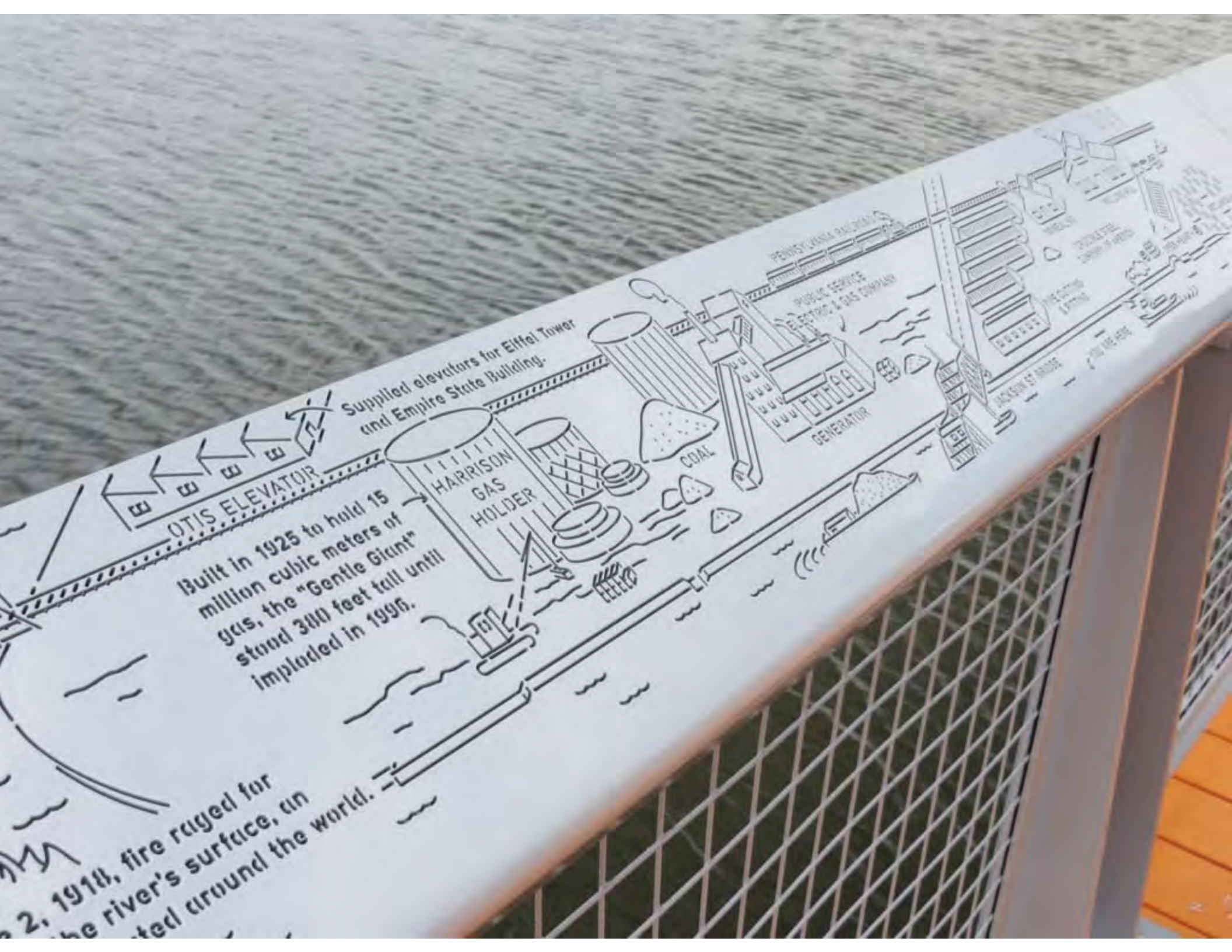
GENERATOR

PENNSYLVANIA RAILROAD

PUBLIC SERVICE  
ELECTRIC & GAS COMPANY

JACKSON ST BRIDGE

1910-1920







GREAT EGRET  
ARDEA ALBA

Stout wingspan



white leathers

What's up, bird?

Just wading, looking for snacks like fish, shrimp, crabs, and insects.

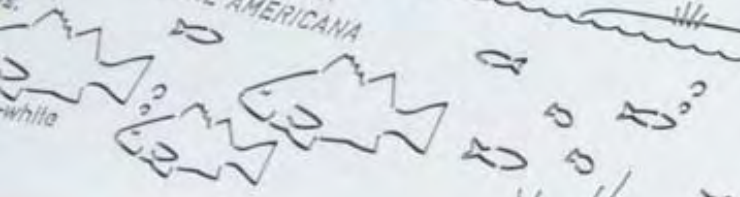


grayish blue leathers

Wingspan

GREAT BLUE HERON  
ARDEA HERODIAS

WHITE PERCH  
MORONE AMERICANA



GRASS SHRIMP  
PALAEMONETES PALUDOSUS



BLUE CLAW CRAB  
CALLINECTES SAPIDUS

Do not catch me or eat me. I am poisonous!



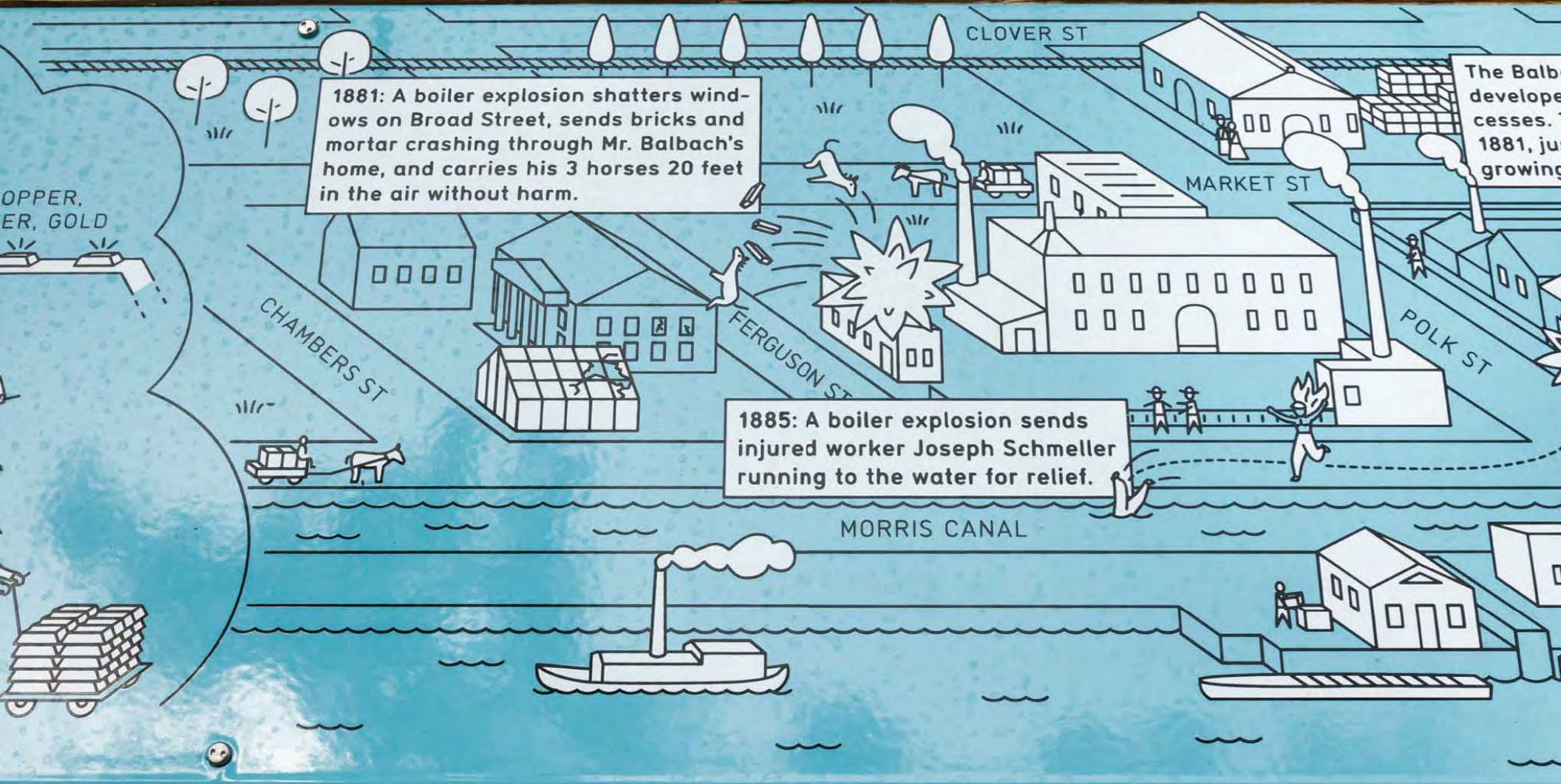












1881: A boiler explosion shatters windows on Broad Street, sends bricks and mortar crashing through Mr. Balbach's home, and carries his 3 horses 20 feet in the air without harm.

1885: A boiler explosion sends injured worker Joseph Schmeller running to the water for relief.

The Balbach developed processes. In 1881, just growing

COPPER, IRON, GOLD

CLOVER ST

MARKET ST

POLK ST

FERGUSON ST

CHAMBERS ST

MORRIS CANAL











# Newark Riverfront Park Essex County Parks System

Welcome!  
Bienvenido!  
Bem-vindo!  
Byenveni!





MAYOR CORY A. BOOKER, THE NEWARK MUNICIPAL COUNCIL,  
SEX COUNTY EXECUTIVE JOSEPH N. DIVINCENZO, THE TRUST  
R PUBLIC LAND, IRONBOUND COMMUNITY CORPORATION,  
D NEWARK RIVERFRONT REVIVAL CELEBRATE

# NEWARK RIVERFRONT PARK

SATURDAY  
AUGUST 3  
2013

# OPENING CELEBRATION



WALK TO THE WATER  
ORANGE PARTY

LOWER  
BROADWAY  
WALKS TO THE  
WATER!

NEWARK  
RETURNS  
ITS RIVER









# How do we get started & see it through?

## Phases & steps





**HECTOR**  
Team leader & project manager  
Urban design & planning

**PROJECT THREAD 1:  
WARRENDALE-  
CODY ROUGE SCHOOL OF  
PLANNING & DOING**

**Public Workshop**  
Participatory design-build

**University of Orange**  
Youth urbanism

**PROJECT THREAD 2:  
GETTING IT DONE  
(HITCH IMAGINATION TO  
ADMINISTRATION)**

**Hinge Collective**  
Landscape architecture  
Restorative public open space

**Michael Marshall Design**  
+  
**Centric Design Studio**  
Architecture



**People of  
Warrendale-  
Cody Rouge**

**The Work Department**  
Design strategy  
Coalition building facilitation

**Mindy T Fullilove, MD**  
Clinical psychiatry  
& Public health

**Ideas & Action**  
**Marc Norman**  
Housing & economic development

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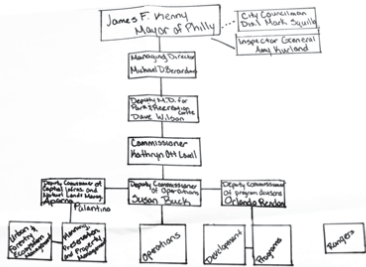


Phase 1  
Shared understandings

Phase 2  
Public conversations & preliminary conclusions

Phase 3  
Building consensus

Phase 4  
Document, Finalize, Disseminate







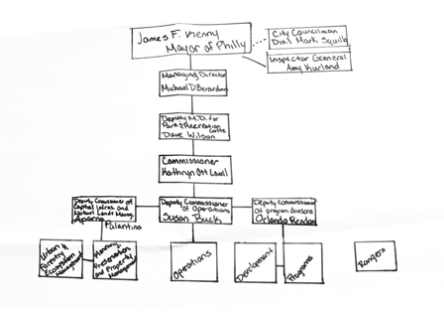


# Phase 1 Shared understandings

# Phase 2 Public conversations & preliminary conclusions

# Phase 3 Building consensus

# Phase 4 Document, Finalize, Disseminate





# Q & A









# Project Principles

1. Challenge Typical Neighborhood Planning
2. Put Young People in Leadership Roles
3. Value What's There
4. Build Civic Literacy





Hector  
Mindy Thompson Fullilove, MD  
Ideas & Action, Marc Norman  
The Work Department  
Public Workshop  
University of Orange  
Hinge Collective  
Michael Marshall & Centric Design Studio