



Rezoning the City Coney Island and the Lower East Side Community Development Studio, Spring 2009 970:511 CSQ 113, 1:10 – 3:50

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CSQ 358 Wed 1:30 – 4:30

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Project Description

In the last few years, New York City has rezoned parts of many New York communities. In some cases the city downzoned or decreased the density of development in areas. In other places the city upzoned or increased the allowable density. In some of the rezoning efforts, the city tried to encourage the development of affordable housing through an inclusionary zoning program. The program lets developers build with greater density and/or height if they agree to produce a certain amount of affordable housing. The rezoning will shape development in and around these communities for some time.

The New York Community Council (NYCC), a coalition of community organizations, asked for our assistance to better understand what rezoning has meant in Coney Island and the Lower East Side. The NYCC would like to better understand how rezoning shapes neighborhood change within rezoned areas and in the surrounding communities. The NYCC is interested in changes in residential, industrial, and commercial areas. We will 1) take a crash course on rezoning in Coney Island and the Lower East Side 2) tour these communities with neighborhood leaders 3) create a research design that will allow us to explore change within and outside the rezoned areas 4) produce a report with our findings, and 5) present that report to the client.

Course Materials, Resources, and Information

Server

Common/511CDS_09

Course Website

Sakai under the course number

Grading

40% Class Participation, Leadership

50% Final Work Products

10% Presentation

Academic Integrity

Please review the University's Academic Integrity Policy here:

<http://academicintegrity.rutgers.edu/integrity.shtml>

Course Schedule

PLEASE NOTE FIRST CLASS IS ON FRIDAY

January 23. Studio 101: Introduction to Project and Client
ROOM 409!
Introductions
Expectations
Studio 101
Project overview

Sandercock, Leonie. *Cosmopolis II. Continuum. Chapter 9.*

“New York by the Numbers: Neighborhoods, Up Close and Personal.” *New York Times*.
Sep 14, 2008. http://www.nytimes.com/interactive/2008/09/14/nyregion/thecity/20090111_thecity_census.html?emc=eta3

Lees, Slater, and Wyly. 2007. *Gentrification*. New York: Routledge. (Chapters 2, 3, 5 are on Sakai)

Smith, Neil. *Gentrification Generalized: From Local Anomaly to Urban “Regeneration” as Global Urban Strategy.* in Fisher, Melissa Suzanne and Greg Downey. *Frontiers of Capital*. 2007. (google books)

OPTIONAL – YOU MIGHT ENJOY

Monday January 26. *How Zoning Makes Buildings*
Center for Architecture, 536 LaGuardia Place

6:30 – 8:00 PM Panel Discussion on Policies about NYC Zoning
Sponsored by the American Planning Association NY Chapter
and the American Institute for Architects NY Chapter
To RSVP: <http://www.aiany.org/calendar/day.php?id=2009-01-26>

January 27. Project Planning & Research Teams
Gentrification 101
Project Planning, Research Design, Team Formation

PolicyLink and Pratt Institute Center for Community and Environmental Development.
2004. Increasing Housing Opportunity in New York City: The Case for Inclusionary
Zoning. <http://www.policylink.org/Research/NYIZ/>

Community Development Studio. 2007. Williamsburg. <http://policy.rutgers.edu/academics/projects/studios/index.php>

Plannyc. Lower East Side/East Village Rezoning. 2008. <http://www.plannyc.org/taxonomy/term/748>

New York City Planning. East Village Rezoning. 2008. <http://www.nyc.gov/html/dcp/html/evles/index.shtml>

Prior zoning. http://www.nyc.gov/html/dcp/pdf/evles/zoning_existing.pdf

New York City Planning Comprehensive Rezoning. http://www.nyc.gov/html/dcp/html/coney_island/coneyisland5.shtml

Coney Island Development Corporation. Strategic Plan. <http://www.thecidc.org/Planning/StrategicPlan.html>

Zukin, Sharon. 1989. Loft Living: Culture and Capital in Urban Change. New
Brunswick: Rutgers University Press.

Lloyd, Richard. 2006. Neo-Bohemia: Art and Commerce in the Postindustrial City. New
York: Routledge.

January 30 (Friday) Tour of the Lower East Side
11:00 Meeting Place: GREEN MONSTER
(Astor Place in front of the Cube by Cooper Union)

Cahill, Caitlin. 2006. "At Risk? The Fed Up Honeys Re-present the Gentrification of the
Lower East Side." *Women Studies Quarterly*. 34 1&2: 334-363.

East Village History Project. <http://east-village.com/>

Strausbaugh, John. 2007. "Paths of Resistance in the East Village." New York Times. September 14. <http://www.nytimes.com/2007/09/14/arts/14expl.html?partner=permalink&exprod=permalink>

BFJ Planning. 2005. Rezoning the East Village: A Discussion Paper. Prepared for the East Village Community Coalition
<http://www.evccnyc.org/images/stories/news/evzoning.pdf>

Mele, Christopher. 2000. Selling the Lower East Side: Culture, Real Estate, and Resistance in New York, 1880-2000. University of Minnesota Press.

Anderson, Lincoln. 2005. "Fast-Track East Village Rezoning Gains Speed." Sept 14-20. The Villager. v75, n17. http://www.thevillager.com/villager_124/fasttrackeastvillage.html

East Village Community Coalition. Neighborhood Rezoning
http://www.evccnyc.org/index.php?option=com_content&task=view&id=22&Itemid=43

Janet Abu-Lughod and others. 1994. From Urban Village to East Village: The Battle for New York's Lower East Side. Blackwell Publishers.

February 3. Project Design

Hackworth, Jason. 2002. "Postrecession Gentrification in New York City." Urban Affairs Review 37 6:815-843.

Newman, Kathe and Elvin Wyly 2006 "The Right to Stay Put, Revisited: Gentrification and Resistance to Displacement in New York City." Urban Studies 43 1:1-35.

Smith, Neil. 1996. The New Urban Frontier: Gentrification and the Revanchist City. Routledge. Chapters 1 and 2.

Feb 6 (Friday). Coney Island **NEW YORK CITY**
11 am. Meeting Location TBA

Center for An Urban Future. Nov 2008. Coney Island Visions. http://www.nycfuture.org/images_pdfs/pdfs/ConeyIslandVisions.pdf

Municipal Art Society of New York. Imagine Coney. <http://mas.org/imagineconey/>

February 10. Project Work
February 17. Project Work
February 24. Project Work
March 3. Project Work
March 10. Mid-semester meeting with Client
March 17. SPRING BREAK
March 24. Project Work (AAG)

March 27. FRIDAY
Tenement Tour, Lower East Side
11:00 Meeting Location Essex Street Market
Tour Leader: Adam Steinberg, Rutgers Geography PhD Student

March 31. Project Work
April 7. Project Work
April 14. Complete Reports and Draft Presentation
April 21. Polish Presentation
April 28. Presentation to EJB Community
May 5. Final Presentation

Resources

Zoning

Ben-Joseph, Eran. 2005. *The Code of the City: Standards and the Hidden Language of Place Making*. Boston: MIT Press.

Proudfoot, J and McCann, EJ. (2008). *At Street Level: Bureaucratic Practice in the Management of Urban Neighborhood Change*. *Urban Geography* 29 (4): 348-370.

Maantay, Juliana. 2002. *Zoning Law, Health, and Environmental Justice: What's the Connection?* *Journal of Law, Medicine, and Ethics*, 30(4): 572-594.

Maantay, Juliana. 2001. *Zoning Equity and Public Health*. *American Journal of Public Health*, 91 (7): 1033-1041.

Pratt Center for Community Development (July 2008). *Downtown Brooklyn's detour: The unanticipated impacts of rezoning and development on residents and businesses*. http://www.prattcenter.net/pubs/PrattCenter-Downtown_Brooklyn_Detour.pdf.

Urban Justice Center and FUREE. (July 2008). *Out of Business: The crisis of Small Businesses in Rezoned Downtown Brooklyn* (July 2008) July 2008 http://www.urbanjustice.org/pdf/publications/oob_31jul08.pdf

Wolf-Powers, Laura. "Up-Zoning New York City's Mixed Use Neighborhoods : Property-Led Economic Development and the Anatomy of a Planning Dilemma" *Journal of Planning Education and Research* 24.4 (2005): 379-393.

Zukin, Sharon. (1989). *Loft-living: Culture and Capital in Urban Change*. New Brunswick, NJ: Rutgers University Press.

Gentrification

Atkinson, Roland. 2000 *Measuring Gentrification and Displacement in Greater London*, *Urban Studies* 37 1:149-165.

Beauregard, Robert. 1986. "The Chaos and Complexity of Gentrification." In *Gentrification of the City*. Ed. N. Smith and P. Williams. London: Unwin Hyman.

Curran, Winifred. 2007. "From the Frying Pan to the Oven': Gentrification and the Experience of Industrial Displacement in Williamsburg, Brooklyn." *Urban Studies*. Forthcoming.

Curran, Winifred and Susan Hanson. 2005. "Getting Globalized: City Policy and Industrial Displacement in Williamsburg, Brooklyn." *Urban Geography*.

Curran, Winifred. 2004. Gentrification and the Changing Nature of Work: Exploring the Links in Williamsburg, Brooklyn. *Environment and Planning A*. 36 (7): 1243-1260.

DeFilippis, James and Elvin Wyly. 2008. "Running to Stand Still: Through the Looking Glass with Federally Subsidized Housing in New York City". *Urban Affairs Review*. 43 (6): 777-816.

Freeman, Lance. 2005 "Displacement or Succession? Residential Mobility in Gentrifying Neighborhoods." *Urban Affairs Review* 40 4:463-491.

Freeman, Lance and Braconi, Frank. 2002 "Gentrification and Displacement" *The Urban Prospect*. 8 1:1-4.

_____. 2004 "Gentrification and Displacement: New York City in the 1990s" *Journal of the American Planning Association* 70 1: 39-52.

Hackworth, Jason. 2002. "Postrecession Gentrification in New York City." *Urban Affairs Review* 37 6:815-843.

Hackworth, J. and Smith, N. (2001) *The Changing State of Gentrification*, *Tijdschrift voor Economische en Sociale Geografie* 92(4), pp, 464-477.

Hackworth, Jason. 2002. "Post Recession Gentrification in New York City." *Urban Affairs Review*. 37 6: 815-843.

_____. 2001. "Inner city real estate investment, gentrification, and economic recession in New York City." *Environment and Planning A: Urban and Regional Research*. 33 5: 863-880.

_____. 2000. "State devolution, urban regimes, and the production of geographic scale: The case of New Brunswick, NJ." *Urban Geography*. 21 5: 450-458.

Hartman, C and Robinson, D. 2003 "Evictions: The Hidden Housing Problem" *Housing Policy Debate* 14 4: 461-501.

- Lees, Loretta. 2003. "Super-gentrification: The Case of Brooklyn Heights, New York City." *Urban Studies* 40 12:2487-2509.
- Lees, L. 2000 "A Reappraisal of Gentrification: Towards a 'Geography of Gentrification.'" *Progress in Human Geography* 24 3: 389-408.
- Ley, David and Cory Dobson. 2008. *Are There Limits to Gentrification? The Contexts of Impeded Gentrification in Vancouver.*
- Lloyd, Richard. 2006. *Neo-Bohemia: Art and Commerce in the Postindustrial City.* New York: Routledge.
- Marcuse, Peter 1986 "Abandonment, Gentrification, and Displacement: The Linkages in New York City." In Smith and Williams (Eds). *Gentrification and the City.* London: Unwin Hyman, pp. 153-177.
- Newman, Kathe and Elvin Wyly 2006 "The Right to Stay Put, Revisited: Gentrification and Resistance to Displacement in New York City." *Urban Studies* 43 1:1-35.
- Saegert, S., Eizenberg, Efrat, Extein, Melissa, Hsieh, Tsai-shiou, Benitez, Lymari, Chang, Chung (2003). *Limited Equity Co-ops as Bulwarks against Gentrification.* Urban Affairs Association. Cleveland, OH.
- Slater, Tom. 2006. "The Eviction of Critical Perspectives from Gentrification Research." *International Journal of Urban and Regional Research.* 30 4: 737-.
- _____. 2004. "North American gentrification? Revanchist and emancipatory perspectives explored." *Environment and Planning A* 36 7: 1191-1213.
- _____. 2002. "Looking at the 'North American City' through the lens of gentrification discourse." *Urban Geography* 23 2:131-153.
- Smith, Neil. 2002. "New Globalism, New Urbanism: Gentrification as Global Urban Strategy." *Antipode* 34 3:427-450.
- _____. 1996. *The New Urban Frontier: Gentrification and the Revanchist City.* Routledge.
- _____. 1989. "Tompkins Square: Riots, Rents, and Redskins." *Portable Lower East Side.* 6.
- _____. 1987. "Of Yuppies and Housing: Gentrification, Social Restructuring, and the Urban Dream." *Environment and Planning D: Society and Space* 5:151-172.

- _____. 1982. "Gentrification and Uneven Development." *Economic Geography*. 58:139-155.
- _____. 1979. "Toward a Theory of Gentrification: A Back to the City Movement by Capital not people." *Journal of the American Planning Association*. 45:538-548.
- _____. 1979. "Gentrification and Capital: Practice and Ideology in Society Hill." *Antipode*. 11:24-35.

Wyly, E and Hammel D. (1999) "Islands of Decay in Seas of Renewal: Housing Policy and the Resurgence of Gentrification" *Housing Policy Debate* 10 4: 711-781.

Urban Justice Center, CAAV, FIERCE, and FUREE. (January 2007). New York City Anti-gentrification Network: Summation of Convenings.
http://www.urbanjustice.org/pdf/publications/NYC_anti_gentrification.pdf

New York Housing Bibliography and Resources

Community and Advocacy Organizations

ANHD <http://www.anhd.org/>

Council of Brooklyn Neighborhoods <http://www.cbrownneighborhoods.homestead.com>

Develop Don't Destroy Brooklyn http://dddb.net/php/latestnews_ArchiveDate.php

Housing First <http://www.housingfirst.net/help.html>

Housing Here and Now <http://www.housinghereandnow.org/>

Met Council on Housing <http://www.metcouncil.net/>

New York State Association for Affordable Housing <http://www.nysafah.org/index.shtml>

Urban Justice Center Community Development Project: <http://www.urbanjustice.org/ujc/projects/community.html>

NYC Housing Affordability

ANHD. 2004. Affordable Housing at a Crossroads: Not-For-Profit Housing Production in the New Marketplace. <http://www.anhd.org/resources/Affordable%20Housing%20At%20A%20Crossroads.pdf>

Beveridge, Andrew. 2003. "Who Can Afford to Live in New York City." Gotham Gazette. October. <http://www.gothamgazette.com/article//20051004/5/1608>

Carlson, Neil. 2005. "The Making of a Movement: How Organizing is Transforming Housing in New York City." <http://www.anhd.org/resources/the%20making%20of%20a%20movement%20report.pdf>

Chen, David. November 19, 2003. "Bit by Bit, Government Eases its Grip on Rents in New York." New York Times.

Coalition for the Homeless. "The Affordable Housing Crisis and Homelessness in New York City." <http://www.coalitionforthehomeless>

Community Service Society. Policy Brief: Closing the Door: Accelerating Losses of New York City Subsidized Housing. May 2006. http://www.cssny.org/pdfs/ClosingTheDoor_Brief.pdf

DeFilippis, James. 2003 Keeping the Doors Open: HUD-subsidized Housing in New York City, Community Service Society Policy Brief. Accessed at <http://www.cssny.org/pubs/policybrief/policybrief13.pdf>, last accessed on January 21.

Housing First! "A Home for All New Yorkers: Housing First! 2005 Policy Update." August 2005. http://www.housingfirst.net/pdfs/HF_Policy_Update0805.pdf

Scott, Janny. 2006. "Lower-Priced Housing is Vanishing at a Faster Pace." New York Times B3 May 27.

NYC Housing Data

Department of Planning, New York City. New York: A City of Neighborhoods. <http://www.nyc.gov/html/dcp/html/neighbor/neighbor.shtml>

Furman Center for Real Estate and Urban Policy. 2005. State of New York City's Housing and Neighborhoods. New York University. <http://furmancenter.nyu.edu/publications/SOC2005.htm>

Infoshare Online. <http://www.infoshare.org>

New York City Housing and Neighborhood Information System (NYCHANIS). Furman Center. NYU. <http://furmancenter.nyu.edu/nychanis/index.html>

New York City Rent Guidelines Board. 2005. 2005 Housing Supply Report. http://www.housingnyc.com/downloads/research/pdf_reports/05HSR.pdf

Wha Lee, Moon. 2006. "Selected Findings of the 2005 New York City Housing and Vacancy Survey." <http://www.metcouncil.net/factsheets/2005-Housing-and-vacancy-survey-initial-findings.pdf>

NYC Housing Development Subsidy Programs

Gould Ellen, Ingrid, Michael Schill, Amy Ellen Schwartz, and Ioan Voicu. Housing Production Subsidies and Neighborhood Revitalization: New York City's Ten-Year Capital Plan for Housing. Federal Reserve Board of New York Economic Policy Review June 2003 http://furmancenter.nyu.edu/CREUP_Papers/0306elle.pdf

NYU Furman Center for Real Estate and Urban Policy. Housing Policy in New York City: A Brief History. <http://www.law.nyu.edu/realestatecenter/publications/documents/NYChousingpolicybrief1.pdf>

Schwartz, Alex. 1999. "New York City and Subsidized Housing: Impacts and Lessons of the City's \$5 Billion Capital Budget Housing Plan." Housing Policy Debate 20 4: 839-877.

VanRyzin, Gregg and Thomas Kamber. 2002. "Housing and Workforce Development Policy in New York City: Subtenures and Housing Outcomes for Low Income Renters in New York City." Journal of Urban Affairs 24 2: 197-

Schwartz, Amy Ellen, Ingrid Gould Ellen, Ioan Voicu, and Michael Schill. "The External Effects of Place-Based Subsidized Housing." http://www.law.nyu.edu/realestatecenter/publications/hsg_extern_paper_ssm_rv7.pdf

Schill, Michael. "Removing Regulatory Barriers: One City's Experience." <http://www.law.nyu.edu/realestatecenter/publications/documents/removingbarriers.pdf>

Acitelli, Tom. 2006. "Murky Future for 421a Tax Incentives Worries Developers, Marketers." The Real Deal. New York Real Estate. 4 4 http://www.therealdeal.net/issues/APRIL_2006/1143753174.php

Burd, Josh and Gail Robinson. 2006. "Tax Breaks for Affordable Housing." Gotham Gazette. <http://www.gothamgazette.com/article/communitydevelopment/20061221/20/2067>

Department of Housing Preservation and Development, City of New York. Developers, Tax Incentives 421-a. <http://www.nyc.gov/html/hpd/html/developers/421a.shtml>

"Ending a Housing Giveaway." Editorial. New York Times. October 15, 2006. <http://www.nytimes.com/2006/10/15/opinion/nyregionopinions/421a.html/partner/nytrss?ex=1167368400&en=e590edb0ad31dfff&ei=5070>

Gramlich, Edward 1976. "New York: Ripple or Tidal Wave. The New York City Fiscal Crisis: What Happened and What is to be Done?" American Economic Review. 66 2:415-429.

New York City Department of Housing Preservation and Development. 2006. Recommendations of the 421-a Task Force. October. <http://www.prattcenter.net/nyc421a-2.php>

Pratt Center for Community Development & Habitat for Humanity. 2006. Reforming New York City's 421-a Property Tax Exemption Program: Subsidize Affordable Homes, Not Luxury Development. April <http://www.prattcenter.net/pubs/PrattCenter-NY421-aReport.pdf>

Thompson, William. 2006. "An Overview of Section 421-a Housing Subsidy Distribution." Policy Brief. http://www.comptroller.nyc.gov/press/pdfs/05-23-06_policy_brief_421a.pdf

Varady, David. 1994. "Middle-Income Housing Programmes in American Cities." Urban Studies 31 8:1345-1366

Liberty Bond

Introducing the New York Liberty Bond Program. <http://www.empire.state.ny.us/wtc/LibertyBonds/WTC-LibertyBondBrochure.pdf>

Inclusionary Zoning

http://www.nyc.gov/html/dcp/html/zone/zh_inclu_housing.shtml

<http://www.nyc.gov/html/hpd/html/developers/inclusionary.shtml>

PolicyLink and Pratt Institute Center for Community and Environmental Development. 2004. Increasing Housing Opportunities in New York City: The Case for Inclusionary Zoning. <http://www.prattcenter.net/pubs/izreport.pdf>

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NYC Housing Policy

Department of Housing Preservation and Development, City of New York. Progress Report 2005. New York City. <http://www.nyc.gov/html/hpd/downloads/pdf/2005-annual-report.pdf>

Fernandez, Manny. 2009. "New York Housing Plan is Delayed." New York Times. Jan 6. <http://www.nytimes.com/2009/01/06/nyregion/06housing.html?partner=permalink&exprod=permalink>

Neighborhoods Facing Similar Issues

Downtown Brooklyn/Atlantic Yards

<http://www.atlanticyards.com/>

<http://atlanticyardsreport.blogspot.com/>

<http://brooklynviews.blogspot.com/>

http://www.dddb.net/php/latestnews_ArchiveDate.php - Develop Don't Destroy site – great site

<http://www.fansforfairplay.com/>

<http://www.newyorkgames.org/news/>

<http://www.nolandgrab.org/>

http://www.onnyturf.com/gmap/?gmap_id=2 -- really cool gis maps

<http://www.plannyc.org/>

Harlem

AKRF, Inc. 1982. Harlem Area Redevelopment Study: Gentrification in Harlem. 2 parts. Report prepared for Harlem Urban Development Corporation.

Brodhead, Frank. 1999, "Harlem's Gentrification and Its Discontents." <http://www.tenant.net/Tengroup/Metcounc/Apr99/harlem.html>

Downer, L. 1999. "Melting the Ghetto: METROPOLIS: in Hard-Core Harlem." The Financial Times. 26 June.

Grunwald, Michael. 1996. "Harlem Finally Rides the Economy's 'A' Train: As Crime Falls, A Retail Boom Arrives." Washington Post. May 5, PA01.

Little, Rivka Gewirtz. 2002. "The New Harlem: Who's Behind the Real Estate Gold Rush and Who's Fighting It?" The Village Voice. September 18-24. Accessed on-line <http://villagevoice.com>

Rhodes, Anthony Love. No date. "Town Meeting Demands Action." Online: <http://www.harlemlive.org/community/harlemNtrans/gentrification>

Schaffer, R. and Neil Smith. 1986. "The Gentrification of Harlem?" Annals of the Association of American Geographers. 76.

Taylor, Monique. 2002. (Nov). Harlem between Heaven and Hell. University of Minnesota Press.

Thomas, Greg. 2003. "Pataki's Man in Harlem: How Randy Daniels Helped Put Chain Stores and Market Prices Uptown." The Village Voice. January 29-February 4. accessed online.

Lower East Side

Janet Abu-Lughod and others. 1994. From Urban Village to East Village: The Battle for New York's Lower East Side. Blackwell Publishers.

- DeGiovanni, Frank. 1987. *Displacement Pressures in the Lower East Side*. New York: Community Services Society.
- Grebler, Leo. 1952. *Housing Market Behavior in a Declining Area: Long-term Changes in Inventory and Utilization of Housing on New York's Lower East Side*. Columbia University Press.
- Ewen, Elizabeth. 1985. "Immigrant Women in the Land of Dollars: Life and Culture on the Lower East Side." *Monthly Review Press*.
- Hevesi, Dennis. 2003. "Chinatown Journey: From Protesters to Developers." *New York Times*. Real Estate Section January 12 Section II, p1,6.
- Maffi, Mario. 1994. *Gateway to the Promised Land: Ethnic Cultures on New York's Lower East Side*. New York University Press.
- Mele, Chris. 1996. "Globalization, Culture and Neighborhood Change: Reinventing the Lower East Side of New York." *Urban Affairs Review*. 32(1):3-22.
- _____. 1994a. "The Process of Gentrification in Alphabet City." In *From Urban Village to East Village: The Battle for New York's Lower East Side*. Abu-Lughod. 169-88. New York: Basil Blackwell.
- _____. 1994.b "Neighborhood Burnout: Puerto Ricans at the End of the Queue." In *From Urban Village to East Village: The Battle for New York's Lower East Side*. Abu-Lughod. 125-40. New York: Basil Blackwell.
- _____. 1995. "Changing Forms of Displacement in the East Village of New York." *Comparative Urban and Community Research*. 5:69-94.
- Muniz, Vicky. 1998. *Resisting Gentrification and Displacement : Voices of Puerto Rican Women of the Barrio (Latino Communities: Emerging Voices in Political, Social, Cultural, and Legal Issues)*. New York: Garland.
- Schwartz, Harry and Peter Ables. 1973. *Planning for the Lower East Side*. Praeger Publishers.
- Sharff, Jagna. 1998. *King Kong on 4th Street: Families and the Violence of Poverty on the Lower East Side*. Westview Press.
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- Smith, Neil and James De Filippis. 1999. "The Reassertion of Economics: 1990s Gentrification in the Lower East Side." *International Journal of Urban and Regional Research*. 23:638-53.
- Smith, Neil. 1986. "Gentrification, the Frontier, and the Restructuring of Urban Space." In Neil Smith and P. Williams ed. *Gentrification of the City*. Boston: Allen and Unwin. 15-34.
- Smith, Neil. 1992. "New City, New Frontier: The Lower East Side as Wild, Wild West." In *Variations on a Theme Park*. Ed. M. Sorkin. 61-93. New York: Noonday.
- Smith, N. and M. LeFaivre. 1984. "A Class Analysis of Gentrification. In *Gentrification, Displacement and Neighborhood Revitalization*. Ed. J.J. Palen and B. London. 43-63. Albany: State University of New York Press.
- Trav, S.D. 2003. "Exit, Stage Lower East Side: The Closing of Surf Reality and the Theatorium Signals the End of a Theatrical Era." *The Village Voice*. March 5-11. Accessed on-line.
- Turner, Joan. 1984. *Building Boundaries: The Politics of Urban Renewal in Manhattan's Lower East Side*. PhD dissertation, City University of New York.
- Zukin, Sharon. 1995. *The Culture of Cities*. Blackwell Publishers.
- Greenwich Village Society for Historic Preservation.
<http://www.gvshp.org/EVcorridor.htm>
- <http://www.nytimes.com/2007/12/16/nyregion/thecity/16bowe.html?ref=thecity>
- Williamsburg/Greenpoint
- Curran, W. 2004 "Gentrification and the Nature of Work: Exploring Links in Williamsburg, Brooklyn" *Environment and Planning A*, 36 7: 1141-1330.
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