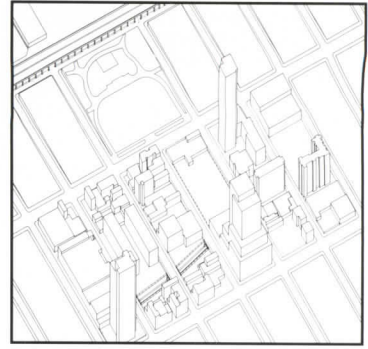


PROPOSED MASTER PLAN



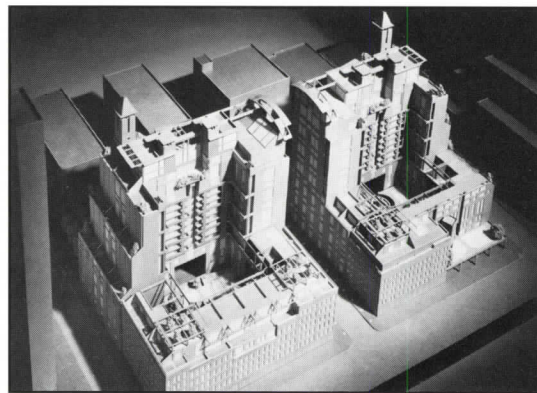
EXISTING NEIGHBORHOOD

**Alternatives to High Rise In New York Housing**  
 "We were able to produce a consensus in a diverse community through design," says architect Steven Peterson of his work in the Clinton neighborhood on New York's West Side. Confronted with the City's request for proposals to build two 30-story towers on Tenth Avenue, the community reacted initially with a knee-jerk negative. "Don't build anything" gave way, however, to hope of a compromise fostered by Peterson/Littenberg Architects, who were hired by the Clinton Preservation Local Development Corporation.

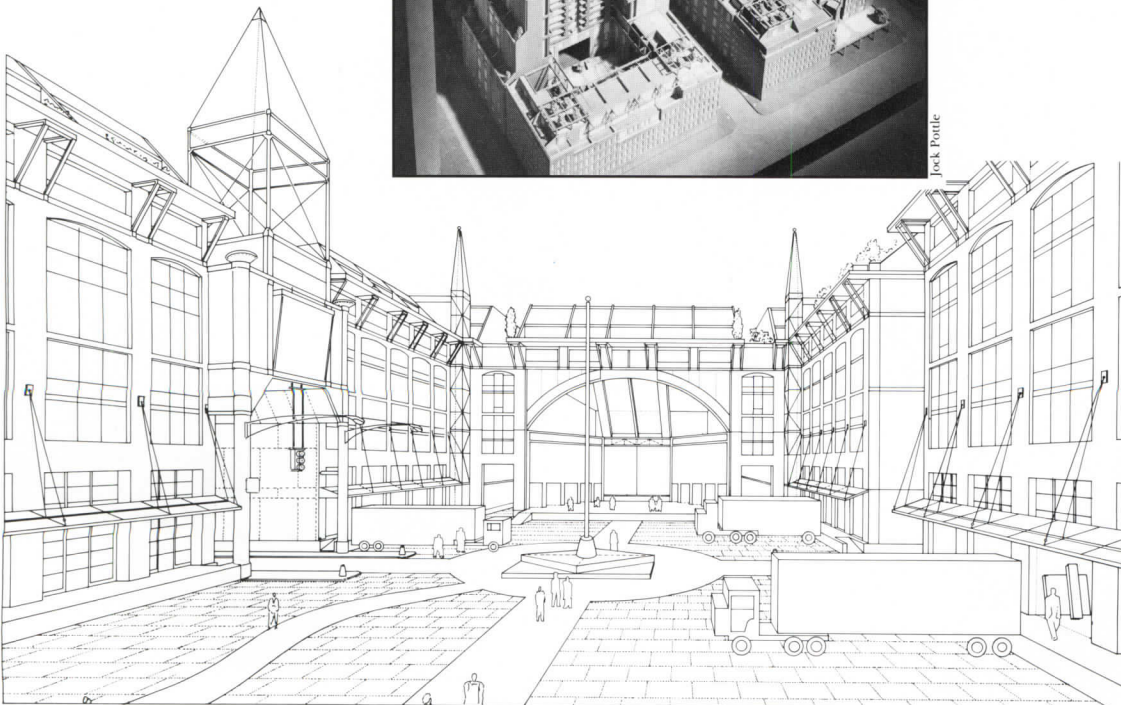
Peterson and partner Barbara Littenberg designed a low- and mid-rise alternative that reused existing walkups on Tenth Avenue while matching the number of dwellings and square footage contained in the city's twin tower proposal. From those two blocks (model, left), "we backed into the master plan," says Peterson, whose firm went on to study the entire six-block urban renewal area (compare axonometrics above).

For some blocks, the proposed master plan would retain the light manufacturing uses now characteristic of the area and build loft housing above (bottom left). The SoHo model, says Peterson "works architecturally and socially," permitting existing commercial tenants to stay while adding new and necessary housing, only 20 percent of which would be market-rate, with 80 percent held for low- or moderate-income tenants.

The community plans to submit the proposal formally to the City as part of a Uniform Land Use Review Process for the area that gets under way this fall. They hope the design will be incorporated as a master plan amendment, which would form a series of design guidelines for future block development.



Jack Torde



CLINTON MARKET SQUARE AND AMPHITHEATER