

Transforming and Reinventing NYC Neighborhoods

Columbia University, GSAPP Summer workshop 2026

Research question:

How does New York City plan for neighborhood transformations in response to economic, environmental and social demands?

The goal of this 3-week workshop is to introduce students to a variety of ways NYCDCP leads planning efforts to transform neighborhoods in response to economic, environmental and social demands. In this workshop students will have an opportunity to dive deeply into the factors behind recent neighborhood transformations in all five boroughs. Students will learn directly from a variety of public and private sector stakeholders involved in the process from developing a neighborhood plan into an approved rezoning including city planners, developers and community representatives. At the end of the workshop students will present their findings to invited guests. We will wrap up the workshop by assembling the five case studies into a printed booklet to be shared publicly.



Neighborhood Case Study selection criteria:

Each neighborhood case study included in the workshop will be selected for a specific set of criteria. Here is a preliminary list of possible case studies:

1] Bronx – Special East Tremont Corridor District, Metro-North Station Area Plan

Focus: Transforming a neighborhood ‘backside’ into a city center with expanded opportunity for housing and commercial activity and transit-oriented development.

2] Manhattan - Midtown South Mixed-Use Plan

Focus: Transforming an industrial district for the garment industry into a vibrant high density, mixed-use neighborhood with opportunities to expand the city’s affordable housing.

3] Queens – OneLIC Neighborhood Plan

Focus: Transforming an industrial area into a mixed-use community, increasing affordable housing, industrial preservation, and allowing for new waterfront development.

4] Brooklyn – Atlantic Ave Mixed-Use Plan

Focus: Transforming a manufacturing district dominated by auto-related businesses into a mixed-use neighborhood permitting residential uses while preserving light industry.

5] Staten Island – Bay Street Corridor Neighborhood Plan

Focus: Transforming low-density residential neighborhoods into transit-oriented hubs with expanded opportunities for housing. This will be an opportunity to see how the 2025 *City of Yes Housing* rezoning is impacting neighborhoods that initially resisted it.

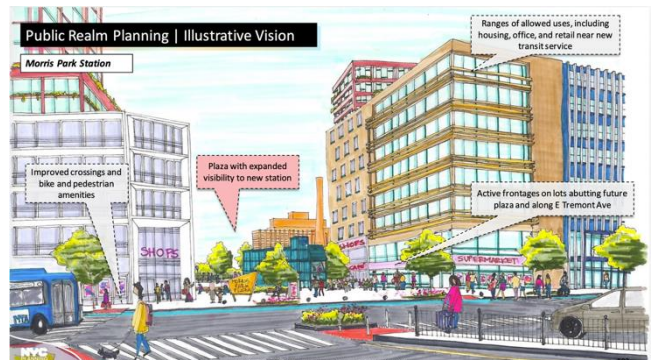
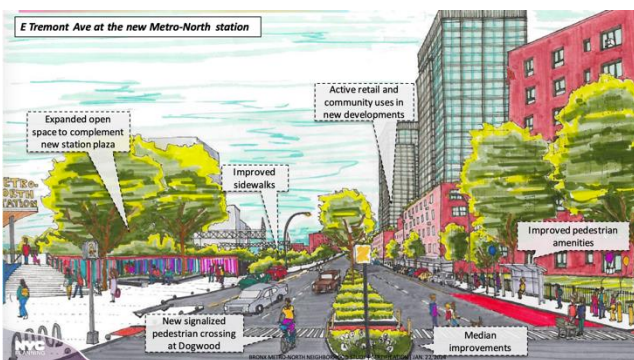
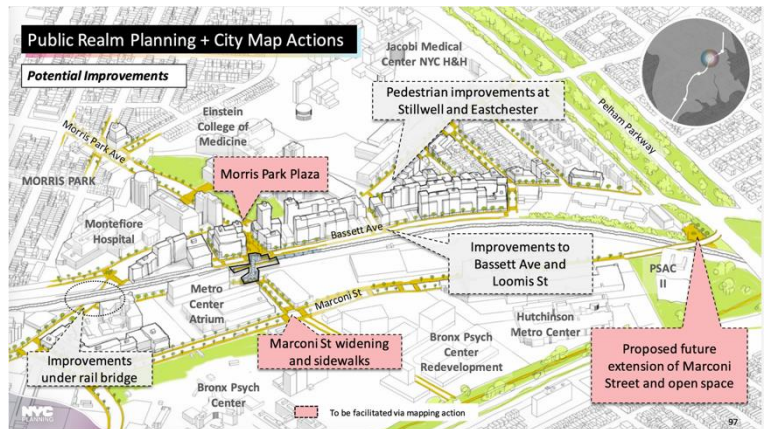
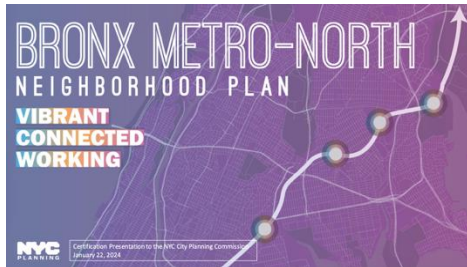


Bronx
Bronx Metro-North Station Area Plan
Special East Tremont Corridor District (ETC)
 Rezoning approval 08/15/2024

NYCDP Reference: [LINK](#)

The Bronx Metro-North Station Area plan is a neighborhood plan designed to complement four new Metro-North stations coming to Parkchester/Van Nest, Morris Park, Hunts Point, and Co-op City. The plan was approved by the City Council in August 2024, and the MTA anticipates that the new stations will open in 2027.

The Bronx Metro-North Station Area plan will create nearly 7,000 homes, including 1,700 permanently income-restricted affordable housing, as well as 10,000 jobs, all of which will be close to public transit. The plan does this increasing the amount of housing allowed in sections of Parkchester/Van Nest and Morris Park. To further the Bronx’s ongoing economic growth, the plan will lead to the creation of 10,000 new jobs in these areas by strengthening commercial corridors and supporting the growth of local institutions and job centers, including Calvary Hospital, Hutchinson Metro Center, Jacobi Medical Center, and Montefiore Hospital.





Manhattan

Midtown South Mixed-Use Plan (MSMX)

Rezoning approval 08/14/2025

NYCDP Reference: [LINK](#)

The Midtown South Mixed-Use Plan focuses on centrally-located areas where new housing was not permitted under half century-old zoning rules.

The final plan will:

- create about 9,500 new homes, including 2,800 permanently affordable, income-restricted homes.
- invest over \$470 million in Midtown South, including public realm, health care and programs to bolster garment and fashion industries.
- transform 21 blocks of Broadway into a pedestrian-friendly promenade.
- By expanding housing, bolstering economic activity, and enlivening the public realm, this plan will help foster vibrant, 24/7 mixed-use neighborhoods in the heart of Manhattan.

Frequently Asked Questions: June 2025

MSMX

Midtown South Mixed-Use Neighborhood Plan

The Midtown South Mixed-Use Plan (MSMX) seeks to foster vibrant, 24/7 mixed-use neighborhoods across 42 blocks of Midtown South by updating decade-old zoning that prohibits new housing. By allowing housing alongside businesses, the plan will help Midtown thrive and give New Yorkers more opportunities to live near everything it has to offer.

Read this guide for answers to some of the most frequently asked questions about the plan.

LEGALIZING HOUSING IN MIDTOWN SOUTH

Why is it important to allow housing in Midtown South?

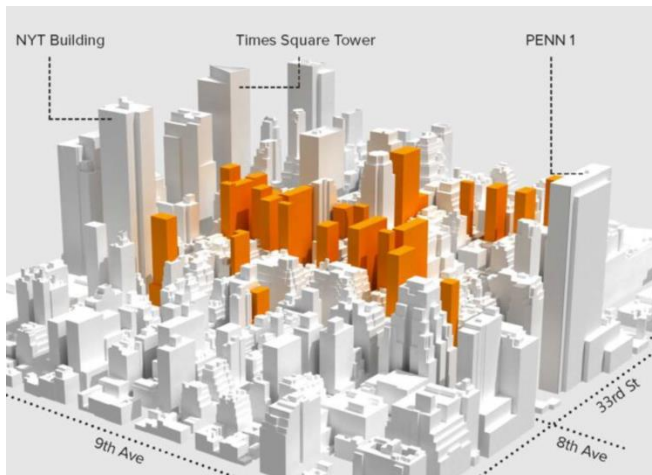
Midtown South is one of New York City's most centrally located neighborhoods with exceptional access to public transit and jobs. However, outdated zoning from the 1960s needlessly prohibits housing here. The area has long been a neighborhood from which even as area businesses face major challenges, and New Yorkers face a historic housing crisis. With vacancy rates citywide at a historic low of 1.4%, updating zoning to allow housing is a commonsense way to address the housing affordability crisis afflicting New Yorkers and create a more vibrant, mixed-use Midtown South — one where people can live closer to jobs and amenities instead of commuting from miles away.

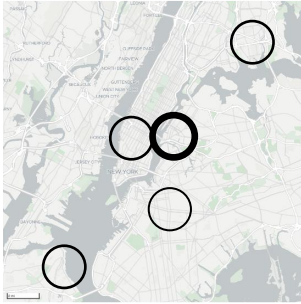
NYC PLANNING Reach out and learn more at midtownsouthplan.nyc

COZEN O'CONNOR

NYC COUNCIL APPROVES MIDTOWN SOUTH MIXED-USE PLAN

The Plan Paves the Way for 9,500 New Homes





Queens

OneLIC Neighborhood Plan

Rezoning approval 11/12/2025

NYCDPC Reference: [LINK](#)

The OneLIC Neighborhood Plan will create a more affordable, connected, and resilient Long Island City, Queens, by creating thousands of new homes and good jobs, and delivering hundreds of millions of dollars in community investments, including significant new public open space along the waterfront and underneath the Queensboro Bridge.

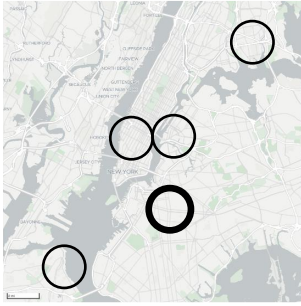
The plan will:

- *Create nearly 15,000 new homes across the neighborhood — the most amount of housing generated by a neighborhood-specific rezoning in at least 25 years — including more than 4,000 permanently affordable, income-restricted homes.*
- *Enable a fully connected waterfront between Queensbridge Park and Gantry Plaza State Park*
- *Provide space for more than 14,000 new jobs across more than 3.5 million square feet of commercial and industrial space.*



Illustrative view of Gordon Triangle from intersection of 44th Drive and Vernon Blvd





Brooklyn
Atlantic Ave Mixed-Use Plan (AAMUP)
 approved 5/28/2025

NYCDP Reference: [LINK](#)

The Atlantic Avenue Mixed-Use Plan was a **community-led planning process for an inclusive, mixed-use stretch of Atlantic Avenue** and neighboring blocks in Crown Heights and Bedford-Stuyvesant. The plan supports new housing with affordable housing, new space for jobs and services, safer, more pedestrian-friendly streets and investments in neighborhood improvements.



