

Doyers Street: Heritage Meets Resilience



Historic, vibrant, and vulnerable – Doyers Street reflects both the strength and fragility of Chinatown.

Geometric Challenges

Ultra-narrow, curved geometry →
congestion, limited visibility, and
emergency access

Infrastructure Risks

Aging underground utilities →
frequent flooding, poor drainage, and
maintenance risks.

Street Activation vs. Drainage

Outdoor dining, street furniture, and
murals enliven the street but block
runoff in heavy rain.

Social Vulnerability

- Older population and 90% family-operated businesses → high social vulnerability.
- Few public bathrooms or shaded public spaces.

Cultural Assets

Culturally significant historic buildings
anchor community identity and attract
tourism.



Designing a resilient future beneath and above the street.



General Infrastructure Renewal

- Replace century-old water, sewer, and gas lines; add smart monitoring sensors.
- Install permeable paving and stormwater tanks to prevent flooding



Public Realm Enhancements

- Keep shade structures, planters, and public seating to reduce heat and support pedestrian comfort.
- Maintain outdoor dining in a safer, better-drained setup.



Zoning & Policy Tools

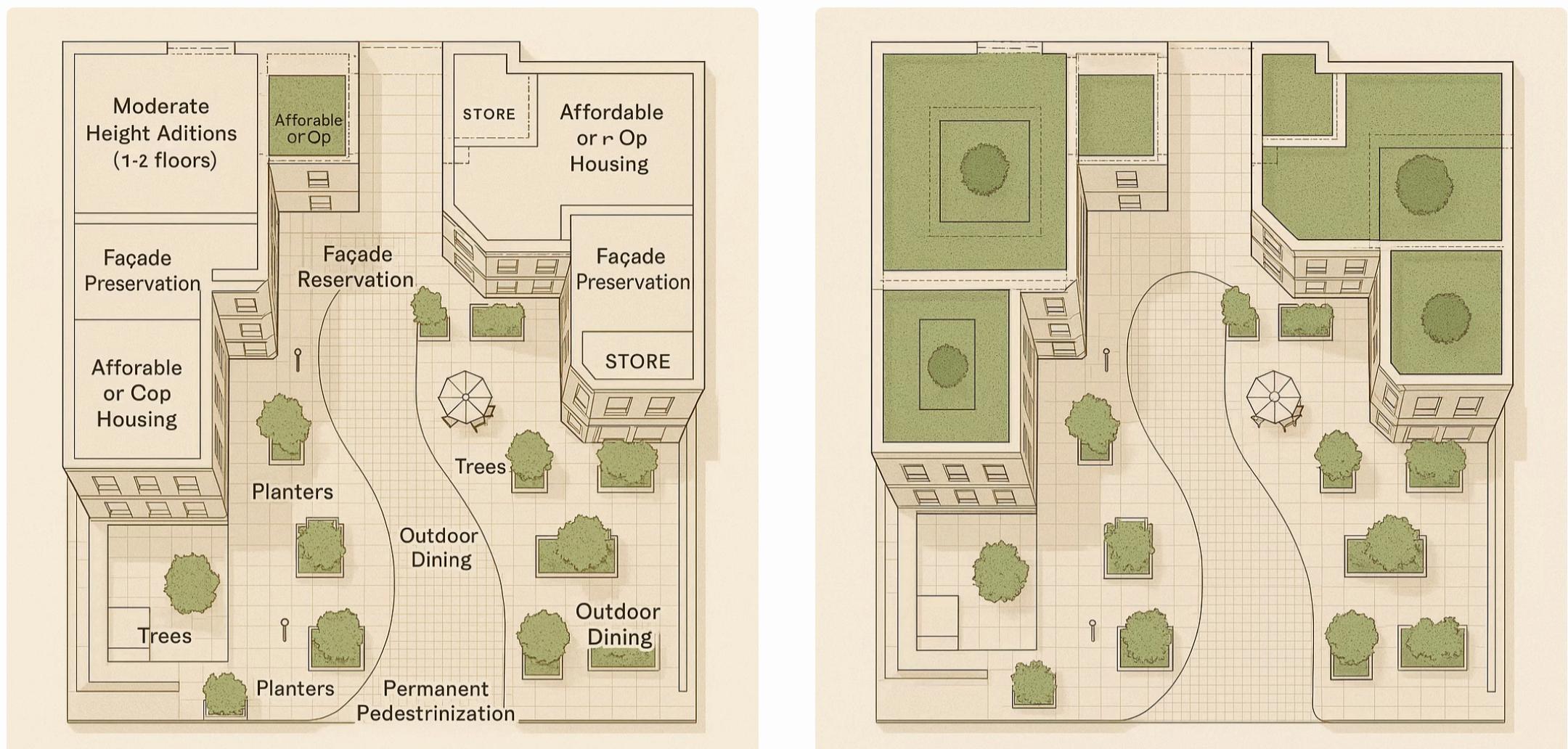
- C6-2G zoning allows mixed-use and limited vertical expansion (1–2 stories).
- Leverage Inclusionary Housing for affordable/co-op housing.



Cultural Continuity

- Prioritize restoring old buildings before redevelopment. (Preserve culture while restoring)
- Require new buildings to match traditional façade proportions and materials.





Development Vision and Tradeoffs

Build Up to Back Up Chinatown's Future.

Core Vision:

Moderate Height Additions (+1–2 floors)

- Respect the uneven skyline (3–8 stories); small increases bring balance.
- New upper floors create affordable or co-op units for local families.

Green Roofs for Community Use

- Convert new rooftops into green spaces for residents — small gardens, seating, or solar integration.
- Adds sustainability, mitigates heat, and offers open space in a dense district.

Façade Restoration and Harmony

- Preserve historic façades; for newer buildings, mimic older proportions, materials, and tones.
- Optional coordinated color palette (brick reds, neutrals) to unify the visual identity.

Permanent Pedestrianization

Keep outdoor dining, street art, lighting, and planters — integrate drainage underneath to prevent ponding.

Balance & Tradeoffs

- **Economic:** Added housing value, tourism appeal.
- **Social:** Keeps Chinatown families local.
- **Environmental:** Adds green roofs and permeable surfaces for stormwater control.
- **Cultural:** Heritage is preserved through design, not erased.

Preserve the culture. Modernize the foundation.

Key Stakeholders:

- Chinatown residents & family business owners
- Chinatown BID + preservation and cultural groups
- NYC DOT, DCP, DEP (policy + infrastructure partners)
- Property owners and developers
- Tourists and cultural visitors

Engagement & Incentives:



Owners

Tax credits + revenue from upper floors and green roof enhancements.



Residents

Affordable housing, community roof access, safer infrastructure.



City

Meets LMCR and sustainability goals.



Public

Enhanced street experience and cultural continuity.



Artists

Expanded mural and design collaboration.

- Community Engagement:** Bilingual community outreach + participatory façade and green roof design workshops.