

social virtues of a public park with its new role as a healer of polluted landscapes. A drawn-out development process and the need for large developers to attract capital and tenants to projects in advance of construction necessitate robust arguments for project design decisions. This is one territory where urban designers and architects, rather than marketing consultants, can more proactively add value for developers and seize opportunities for innovative design.

At the same time, the acquisition and development of projects within existing urban districts provoke a more nuanced understanding of development and urban design by large-scale developers and the urban designers and architects that work with them. This understanding is prompted partly by the range of building sizes and types that must be accommodated in such a plan, and this diversity may also lead to a more nuanced and rich practice of urban design on *tabula rasa* sites. Urban infill development sites also require a more nuanced phasing strategy, since existing tenants and residents need to be considered and accommodated while larger planning moves are contemplated. The beneficial result of this approach is that the planning of specific ground-floor uses and the larger public-space network that is typically the focus of urban design occurs simultaneously. The ability to microengineer the mix of ground-floor uses over a longer time may encourage a finer grain of urban design that begins with the charged boundary between buildings and street rather than the clear separation of building-as-poche and “urban realm” that was the conceptual underpinning of the Battery Park City method.

The inherent negative social effects of gentrification, potentially provoked when a single entity quietly buys the real estate in an urban area (whether Harvard University in Boston or Goldman Properties in Philadelphia) have to be mitigated not only with sensitive planning but also with public policy through mechanisms such as inclusionary zoning, which fixes the percentage of affordable housing. A more balanced discourse about gentrification needs to emerge, one that avoids the polarized positions of affordable housing activists on the one hand and the champions of sanitizing versions of economic development on the other. More research needs to be done to determine other market-sensitive policies to encourage economic diversity for other use types such as retail and office space.

More generally, there is still a place for urban design as a discipline distinct from architecture and as a vehicle for designing large city districts. Urban design conceived as single-author architectural