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Fall 12-1985

## Rejuvenation for Manhattan's West Side

Richard J. Kahn

*SU School of Architecture*

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562:

**Architecture  
Reading  
Room**



*REJUVENATION FOR MANHATTAN'S  
WEST SIDE.*

*RICHARD J. KAHN  
THESIS PROPOSAL  
FALL, 1985*



*INTENT*



## REJUVENATION FOR MANHATTAN'S

### WEST SIDE.

American beginnings were largely dependent upon water travel. With the establishment of new cities, importing and exporting was done by sea. People and goods came from other countries and arrived at cities by boat, which, in turn led to the growth of the city at the water fronts. The railroads began to bring people and goods to the center of the city, which put focal interest on the business center. As time went on, and the main source of transportation moved away from the water, the water front areas became neglected and began to deteriorate. The water's edge began to be unused and abandoned, and left for crime and "seedy" people. The costs to maintain the water fronts became too high, and most areas were left to die.

Today's cities have turned their backs on the water fronts, leaving them for industrial areas, and polluted by wastes. This caused the public to have an unfavorable view of the water front areas, which led to further abuse and poor development of these areas. The water front areas began to be congested with major traffic corridors and elevated highways. This led to further strangulation of the water fronts, causing decay and inaccessibility of these areas by the public.

Most piers of today have become rundown and deserted. Now major water front cities are beginning to re-evaluate their water front values. Many cities are starting to realize the economic and social potential of these spaces, and the benefits they can produce. A drastic positive change has begun to occur along major water fronts during the past twenty years. Such cities as Louisville, New Orleans, Boston, and New York have started redeveloping their water fronts into parks, markets, apartments, public marinas, etc.

Past attitudes towards the water fronts have left the areas with the problem of physical and visual pedestrian access interrupted by major traffic corridors, and elevated highways.

Today there are many development projects going on in major American cities. Most of these projects deal with the inner zones of the city, and do not have relevance to the exterior edges. Two relatively recent development projects in Manhattan are; Battery Park City, and South Street Seaport. Although these two developments deal with similar issues of this proposal, that does not, and should not, take away from the intentions of this proposal.

It is the Intent of this proposal to redevelop a specific water front site, rejuvenating the area into one that people will want to be a part of, rather than shy away from. It will be through thorough exploration and experimentation of this special site condition (pier), that this will be achieved. It is intended



that of this proposal will develop a catalyst, that will generate further development along the zone of the water's edge. This catalyst will attempt to break away from the form and function of the existing pier buildings, which will make the further development of these sites a more attractive proposition. This proposal will deal with the following issues:

1-The water's edge: working with the interaction between the hard regular urban edge, and the softer irregular water's edge, and making for a better transition between the two.

2-The examination, and thorough investigation of past uses of the piers, and finding possible present uses for them. To show that the piers do not have to be restricted in function to boat landings.

3-Dealing with the idea of setting up an example (prototype) for the further development along the water's edge.

31 Edge highway conditions

Right  
at  
issue





Manhattan, a city which grew rapidly from its water's edge, began to organize its internal space about a grid system as early as the 19th century, while it was held together by its outer water's edge. The outer edge became an international zone for people and goods. While the grid was the organizer for the people of the city, the irregular edge of the water belonged to international affairs. These issues have led to the choice of vehicle to be used to accomplish the intent of this proposal. This vehicle will deal with the issue of making a sense of place to unite and gather. The building will also deal with the ideas of the edge as an international zone. "There is an essential fact of New York: A merchant metropolis with an extraordinarily heterogeneous population. The first shipload of settlers sent out by the Dutch was made up largely of French speaking Protestants, British, Germans, Finns, Jews, Swedes, Africans, Italians, Irish followed, beginning a stream that has never yet stopped in New York City. Ethnicity and class and religion are inevitably tied to each other."(1)

The vehicle to be used is a mixture of typologies. It will be an international school for foreign students, and a cultural awareness center open to the public. The school will be for approximately 1200 international students, to study in New York and learn more about their own culture, and other cultures. The school will have close ties with United Nations various consulate offices in New York, as well as with international business

having headquarters in New York City. Children of United Nations officials will attend the school, as well as other students from all parts of the world. It will be a prep school at the equivalent level to that of a high school. This school will teach courses such as: mathematics, sciences, social studies, art, music, English (as a primary and secondary language), languages (such as Italian, Spanish, French, German, Russian, Hebrew, and Chinese), and religion classes. Most of the students will live with American families to further their experiences of other life styles.

The cultural awareness center will be open to the public. Its purpose is to educate the people further about their own heritage, and about other heritages. The intention of the center will be a celebration of all cultures. The center will present shows and lectures on art, religion, drama, and literature on a diverse range of cultures. The center will intend to unite the cultures by bringing them together and helping people become more open and educated about other cultures.



PROGRAM:

Cultural Center:

Slide Exhibition: A series of spaces designed for the exhibiting of slides as a learning device. Shows will take place continuously, throughout the day. Each space will provide shows on different subjects, and will change periodically.

Slide Rooms 6 @ 750 s.f. .... 4500 s.f.

Exhibition Spaces: These spaces will exhibit art work from all parts of the world. The exhibits will be temporary. Space will be provided for small lectures and dedications.

Exhibiting Area ..... 9000 s.f.

Demonstration area ..... 800 s.f.

Storage ..... 1000 s.f.

Auditorium (for 200 people): This will be for small shows, films and lectures that will take place throughout the day. This space will also be available for small groups to hold their own lectures and films.

Seating area ..... 2000 s.f.

Projection booth ..... 100 s.f.

Lobby ..... 300 s.f.

Ticket area ..... 200 s.f.

Storage ..... 500 s.f.

Green Room ..... 350 s.f.

2 dressing rooms @ 150 each ..... 300 s.f.

Bathrooms ..... 200 s.f.

Stage ..... 500 s.f.

Auditorium (for 800 people): This will be a larger and more formal auditorium for daily performances.

Seating area .....	8000 s.f.
Projection / lighting booth .....	250 s.f.
Orchestra area .....	800 s.f.
Lobby .....	1200 s.f.
Ticket area .....	200 s.f.
Storage .....	750 s.f.
4 dressing rooms @ 150 each .....	600 s.f.
Green Room .....	500 s.f.
Bathrooms .....	500 s.f.
Stage .....	2000 s.f.

Communitive Space: The hierarchically space of the center. It will act as a space for people of different heritages to meet and interact (a literal melting pot). There will be space allocated for the permanent exhibiting of paintings and sculpture.

Main Space .....	9000 s.f.
Waiting Areas .....	2000 s.f.
Permanent Exhibit .....	1000 s.f.

Administration:

Curator's office .....	200 s.f.
Manager's office .....	200 s.f.
Assistant manager's office .....	150 s.f.
Receptionist .....	150 s.f.
Files / records .....	400 s.f.

General:

Lounge / Restaurant .....	2500 s.f.
Kitchen .....	1000 s.f.
Conference Room .....	4000 s.f.
Security .....	150 s.f.
Concessions .....	800 s.f.
Gift shop .....	500 s.f.
Bathrooms .....	600 s.f.

Entry Spaces:

Foyer /Entry Space .....	1000 s.f.
Ticket Area .....	100 s.f.
Reception /Information .....	250 s.f.
Coat Room .....	350 s.f.
Provisions for Handicapped .....	500 s.f.

Mechanical and Circulation as needed.

TOTAL ..... 59400 s.f.



SCHOOL:

Learning Spaces: Classrooms and studios of the school, where students will receive their formal education.

Classrooms 12 @ 800 s.f. each .....	9600 s.f.
Labs 4 @ 1000 s.f. each .....	4000 s.f.
Prep area 4 @ 200 s.f. each .....	800 s.f.
Art studios 2 @ 2000 s.f. each .....	4000 s.f.
Music rooms 6 @ 300 s.f. each .....	1800 s.f.
Work shops 2 @ 2000 s.f. each .....	4000 s.f.
Computer room 6 terminals @ 60 s.f. each .....	360 s.f.

Gallery and Exhibition: Spaces for the exhibiting of students work. There will also be space designated for temporary work from outside the school.

Gallery spaces .....	2000 s.f.
Storage .....	200 s.f.

Library: The learning center of the school. A thorough collection of literature, on art, religion, and culture from around the world.

Reading Area .....	2500 s.f.
Private Reading Rooms 20 @ 100 s.f. each .....	2000 s.f.
Reading Area for Reserve Books .....	750 s.f.
Music and Listening Rooms 10 @ 100 s.f. each .....	1000 s.f.
Stacks .....	2000 s.f.
Librarian's Office .....	250 s.f.
Reference Material .....	250 s.f.
Circulation Desk .....	200 s.f.

Card Catalog /Computer Area .....	500 s.f.
Seminar Room .....	2000 s.f.
Reproduction Area .....	300 s.f.
Slide /Micro Storage and Viewing .....	750 s.f.
Workroom and Storage .....	300 s.f.

Auditorium and Drama Department: Auditorium for students to put on plays, lectures, and concerts. There will also be classrooms for drama courses.

Classrooms 2 @ 800 s.f. each .....	1600 s.f.
Seating (for 600) .....	6000 s.f.
Stage .....	1500 s.f.
Stage Set Area .....	1000 s.f.
Projection and Control Booth .....	500 s.f.
Dressing Rooms 4 @ 150 s.f. each .....	600 s.f.
Orchestra Area .....	600 s.f.
Storage .....	750 s.f.

Multi Use Spaces: The hierarchically space of the school. It will act very similarly to the communitive space of the cultural center. It will house permanent exhibitions and make direct reference to the communitive space of the center. This space will be a place for students to get their informal education, and learn from each other.

Main Lounge Area .....	5000 s.f.
Private Lounge Areas .....	1000 s.f.
Permanent Exhibit Area .....	1000 s.f.

Physical Education Department:

Gym .....	4000 s.f.
Boys Locker Room and Showers .....	1200 s.f.
Boys Instructor's Office .....	250 s.f.
Girls Locker Room and Showers .....	1200 s.f.
Girls Instructor's Office .....	250 s.f.
Equipment Room .....	500 s.f.

Cafeteria:

Dining Area .....	2500 s.f.
Faculty Lounge .....	500 s.f.
Kitchen .....	1300 s.f.
Service Lines 2 @ 250 s.f. each .....	500 s.f.
Dry Storage .....	300 s.f.
Dishwashing .....	250 s.f.
Walk-In Refrigerator and Freezer 100 s.f. each ....	200 s.f.
Office .....	150 s.f.
Staff Locker Rooms /Restrooms 2 @ 300 s.f.each ....	600 s.f.
Garbage .....	300 s.f.

Administration Offices:

Principal .....	250 s.f.
Assistant Principal .....	200 s.f.
Reception /Information .....	150 s.f.
Clerical Area .....	500 s.f.
Reproduction /Office Machines .....	200 s.f.
Secretarial Area .....	500 s.f.
Vault (fire proof storage) .....	150 s.f.



Records ..... 500 s.f.  
Storage ..... 200 s.f.  
Guidance 2 @ 200 s.f. each ..... 400 s.f.  
Waiting Area ..... 200 s.f.

Health Area:

Nurse's Office ..... 250 s.f.  
Waiting ..... 200 s.f.  
Exam Rooms 2 @ 200 s.f. each ..... 400 s.f.  
Storage ..... 100 s.f.  
Bathrooms 2 @ 50 s.f. each ..... 100 s.f.

General:

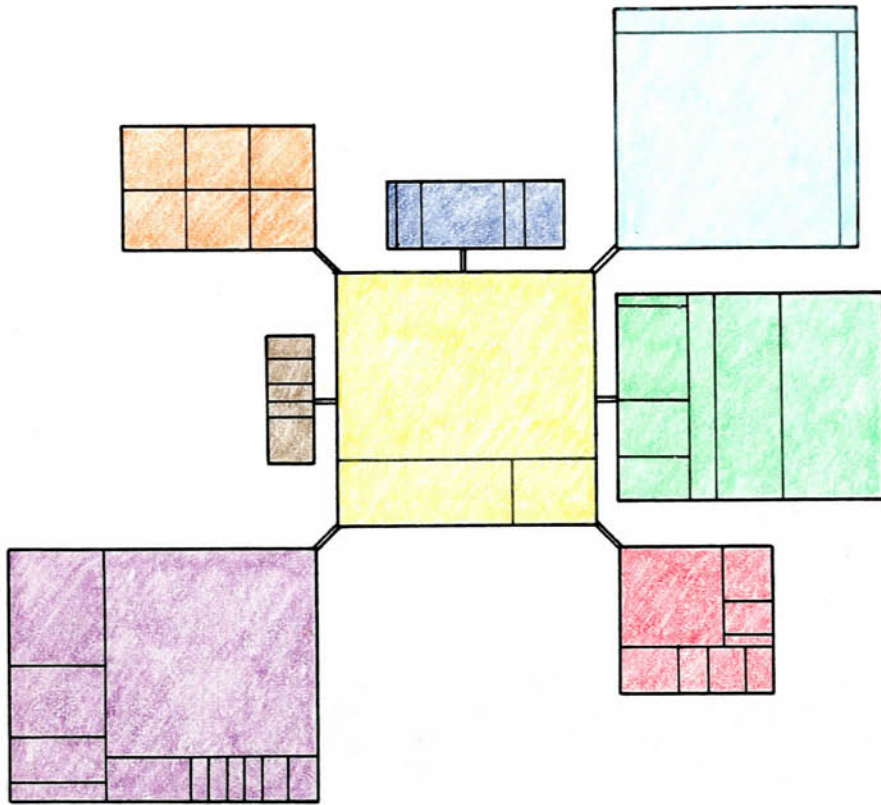
Bookstore ..... 300 s.f.  
Bathrooms ..... 1000 s.f.  
Custodial /Repair and Maintenance ..... 500 s.f.  
Loading Dock Area ..... 1000 s.f.

Mechanical and Circulation as needed.

TOTAL ..... 80210 s.f.






Outdoor Spaces ..... 20000 s.f.

TOTAL PROGRAM ..... 159610 s.f.

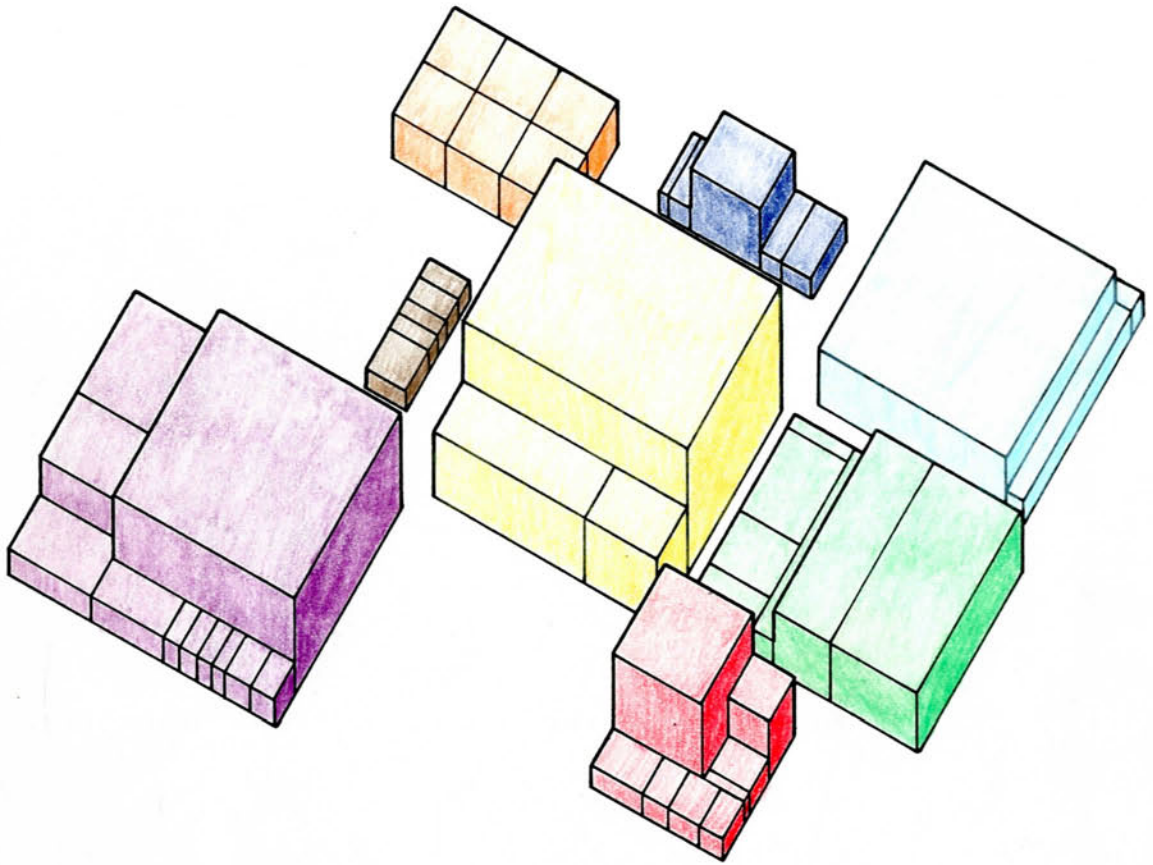


**PROGRAM ANALYSIS:**

CULTURAL CENTER

- |   |  |
|---|--|
|  EXHIBITION SPACES       |  COMMUNITIVE SPACES |
|  SLIDE AREAS             |  ENTRY SPACES       |
|  AUDITORIUM (800 PEOPLE) |  ADMINISTRATION     |
|  AUDITORIUM (200 PEOPLE) |  GENERAL            |

RELATIONSHIP /  
RELATIVE SIZE  
DIAGRAM



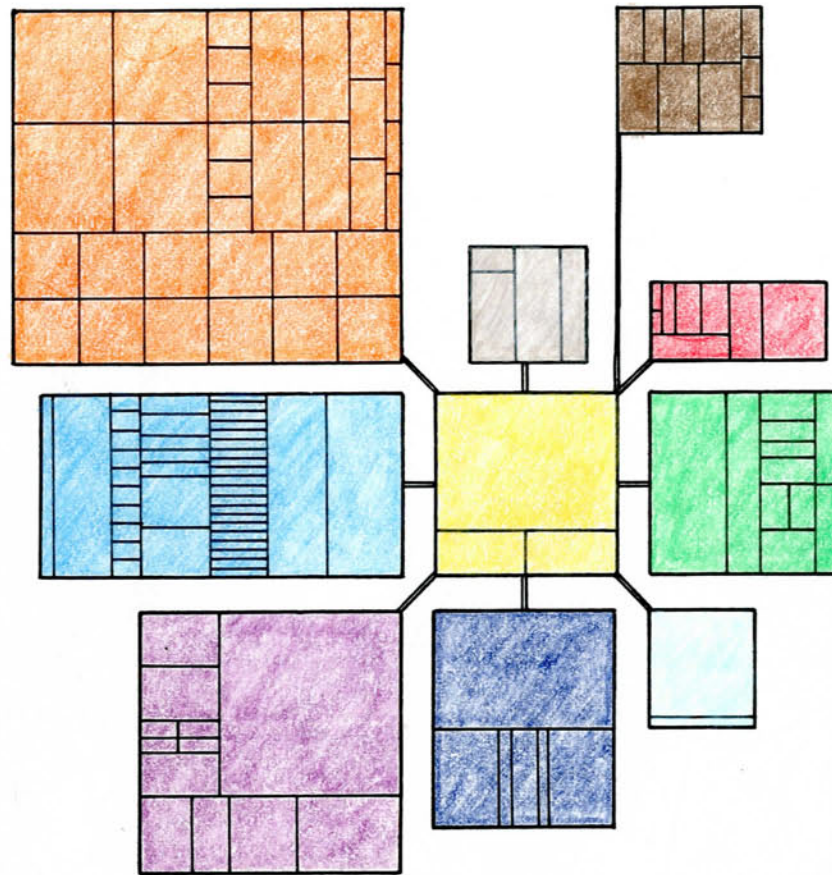
**PROGRAM**  
**ANALYSIS:**

CULTURAL CENTER

- |   |  |
|---|--|
|  EXHIBITION SPACES       |  COMMUNITIVE SPACES |
|  SLIDE AREAS             |  ENTRY SPACES       |
|  AUDITORIUM (800 PEOPLE) |  ADMINISTRATION     |
|  AUDITORIUM (200 PEOPLE) |  GENERAL            |

VOLUMETRIC  
RELATIVE SIZE  
DIAGRAM



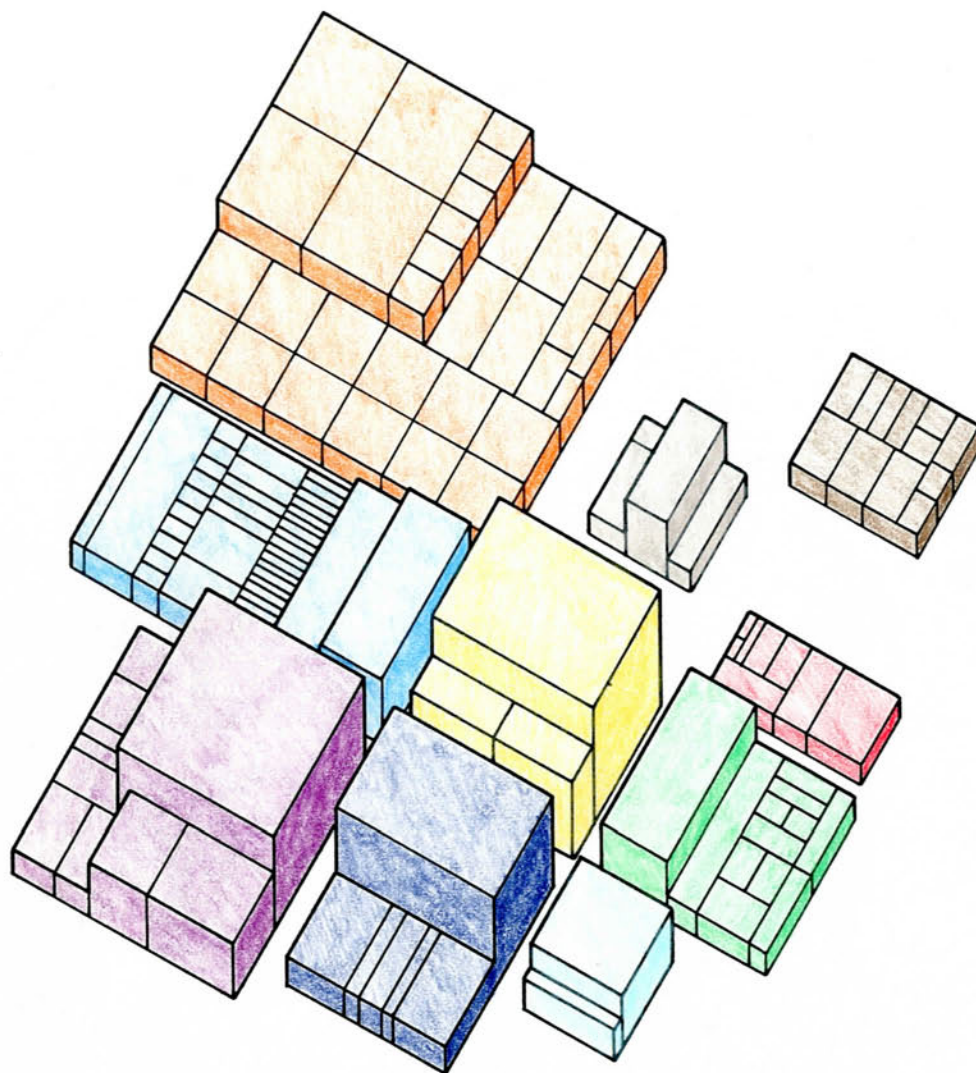


**PROGRAM ANALYSIS:**

SCHOOL

- |  |  |
|--|--|
|  LEARNING SPACES        |  MULTI-USE SPACES         |
|  LIBRARY                |  ADMINISTRATION           |
|  CAFETERIA              |  AUDITORIUM / DRAMA DEPT. |
|  GYM                    |  HEALTH AREA              |
|  GALLERY and EXHIBITION |  GENERAL                  |

RELATIONSHIP /  
RELATIVE SIZE  
DIAGRAM

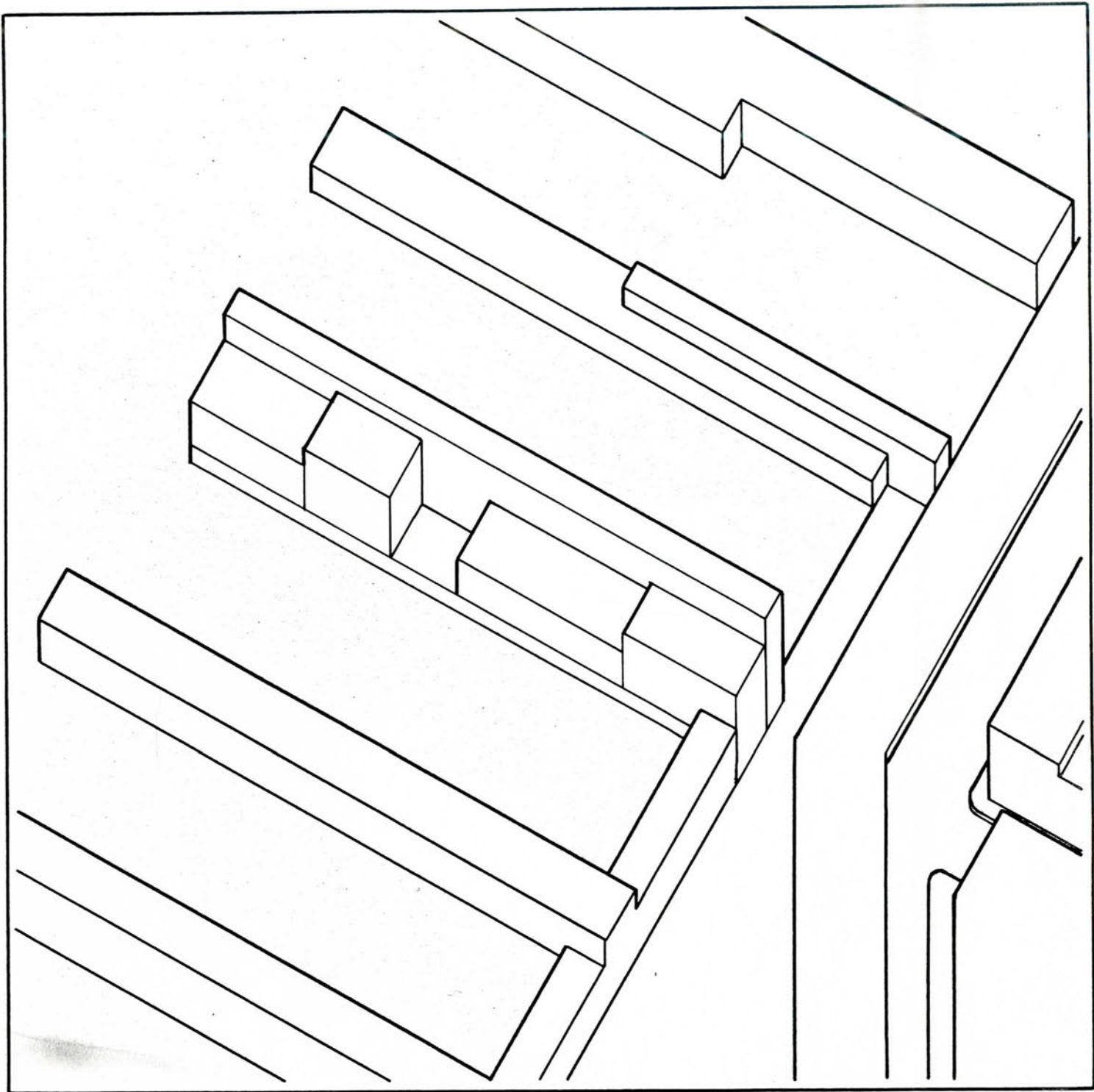


**PROGRAM ANALYSIS:**

SCHOOL

- |  |  |
|--|--|
|  LEARNING SPACES        |  MULTI-USE SPACES         |
|  LIBRARY                |  ADMINISTRATION           |
|  CAFETERIA              |  AUDITORIUM / DRAMA DEPT. |
|  GYM                    |  HEALTH AREA              |
|  GALLERY and EXHIBITION |  GENERAL                  |

VOLUMETRIC  
RELATIVE SIZE  
DIAGRAM



**PROGRAM**  
**ANALYSIS:**

SCHOOL /  
CULTURAL CENTER

TOTAL SQUARE FOOTAGE :

CULTURAL CENTER .....	59,400 S.F.
SCHOOL .....	80,210 S.F.
OUTDOOR SPACES .....	20,000 S.F.
 TOTAL SQUARE FOOTAGE ..	 159,610 S.F.
TOTAL SITE AREA .....	70,000 S.F.

PROGRAM SITE  
FIT DIAGRAM



*SITE*



The site is located in Manhattan at the end of West 57th Street, along the Hudson River. The area is primarily composed of industrial buildings along 12th Avenue, and changes to residential and commercial buildings along 10th and 11th Avenues. Further north between 59th and 72nd Streets is the new development projected by Donald Trump. This project will include apartments, retail space, offices, television studios, and parks and outdoor spaces. Further south between 34th and 39th Streets, along 12th Avenue is the new Javits Convention Center by I.M.Pei. Located at 46th Street and the Hudson River, is the Intrepid Museum. Along 8th Avenue runs the A, E, AA, and CC Subway lines. At Columbus Circle (59th Street and 8th Avenue) the B, D, 1, 2, 3 Subway lines can also be caught. Bus lines M-103, M-128, M-27, and M-11 all run within 8 blocks of the site. There are several large parking lots within 6 blocks of the site. The population of the area between 11th and 10th Avenue averages 600 people per block. The population increases to approximately 900 people per block between 10th and 9th Avenue. The massing of the area is fairly consistent, with most buildings being low to medium height. The site is a pier, surrounded on three sides by the Hudson River. The west side highway cuts the site off from the rest of the city. The De Witt Clinton Park exists between 52nd and 54th Streets along 12th Avenue. The site was occupied by a boat shed which was removed in the last month. There are two adjacent piers, which were part of the removed pier shed, which will have an effect on the outcome of this proposal.

The site has very special conditions which make it unique and different from other sites in Manhattan. This is why this thesis becomes unique from other redevelopments going on in New York City. Because of the morphological structure of Manhattan, it is not necessary for the site to make a direct link to the city (i.e. bridge or tunnel through the zone of the highway). There exists distinct layers of the city: the urban zone, the zone of the water's edge, and the separation zone of the highway. These zones exist by themselves, and there is no reason that they must be connected through artificial means (i.e. bridge or tunnel).

\* DISAGREE -  
no logic - ducking  
of 13800

Conclusions can be drawn from the site investigation conducted in this proposal. There are a series of distinct layers of the city which can and do exist by themselves. The site condition (pier) is a continuous rhythm of repetitive pieces. The system of the piers are self supportive, although all the systems of the city interact in some way.

It is not the intention of this proposal to redesign the entire west side of New York; but rather it is the anticipated hope that this project will set a spark that will ignite into further development along the west side of Manhattan.

What about  
Existing  
spark

immediate  
do this

\* inconsistent  
① w/ previous  
statements  
study of N.Y.  
w/ side program  
② w/ side description  
approach, access to  
site, and in plan.  
etc.



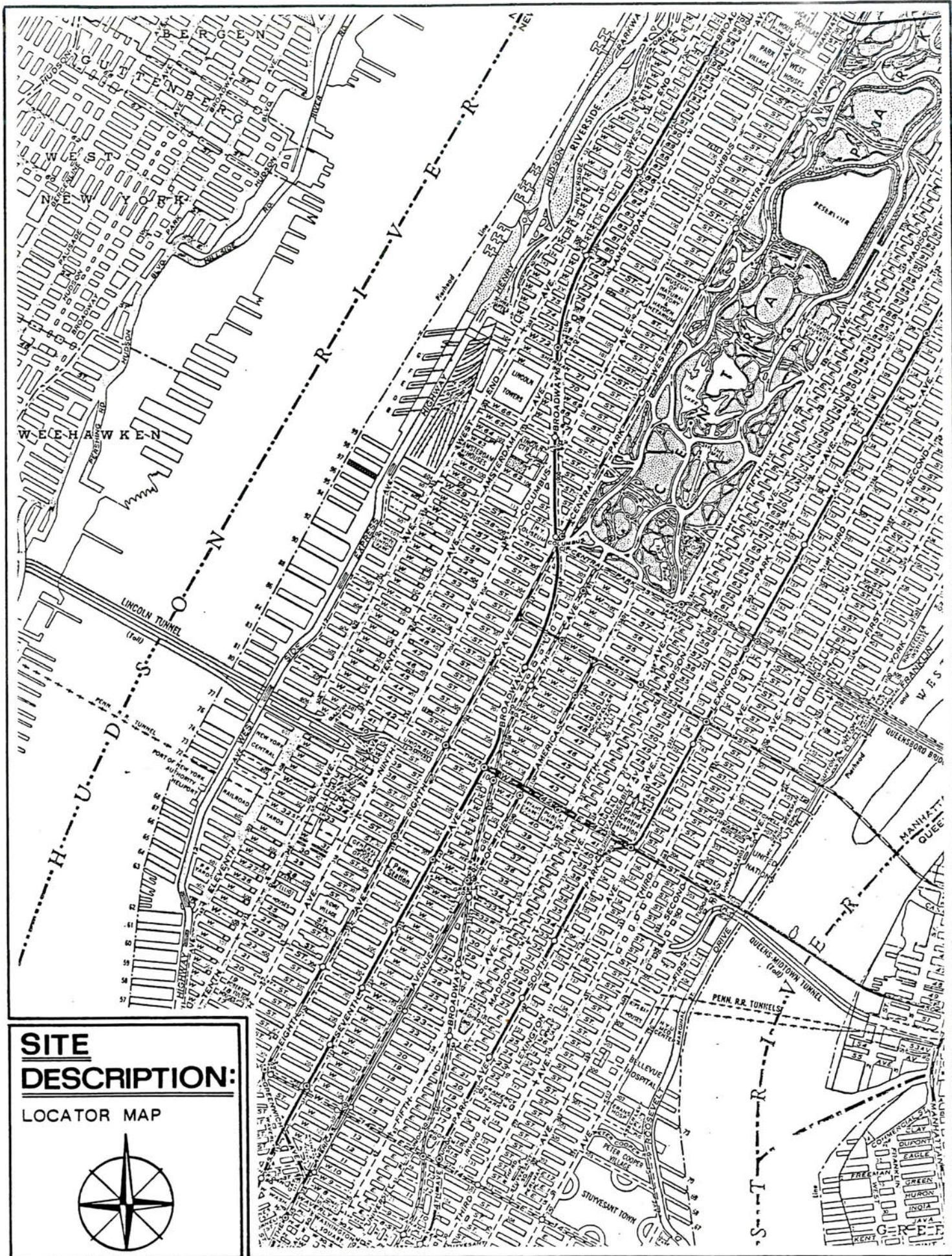


**SITE  
DESCRIPTION:**

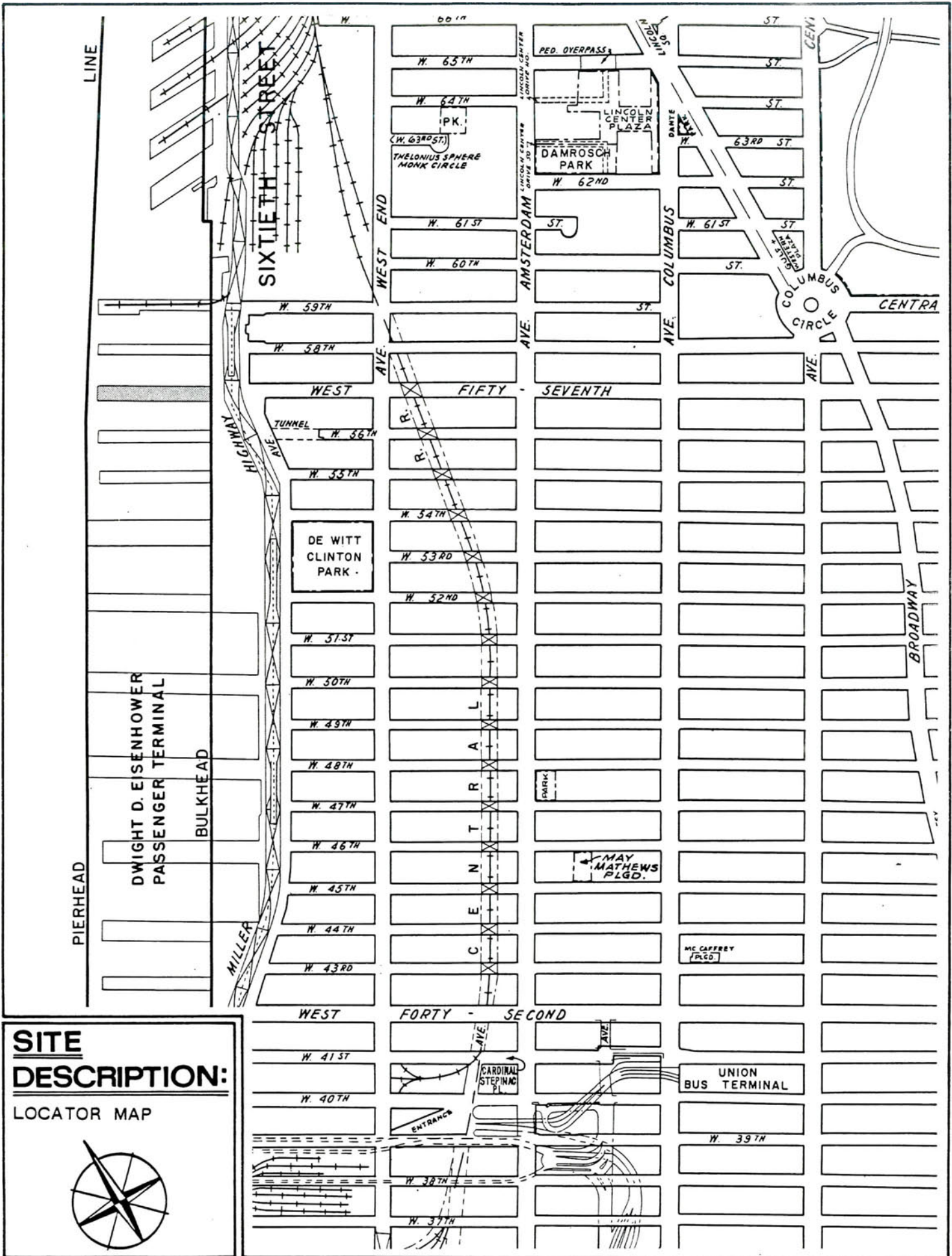
LOCATOR MAP





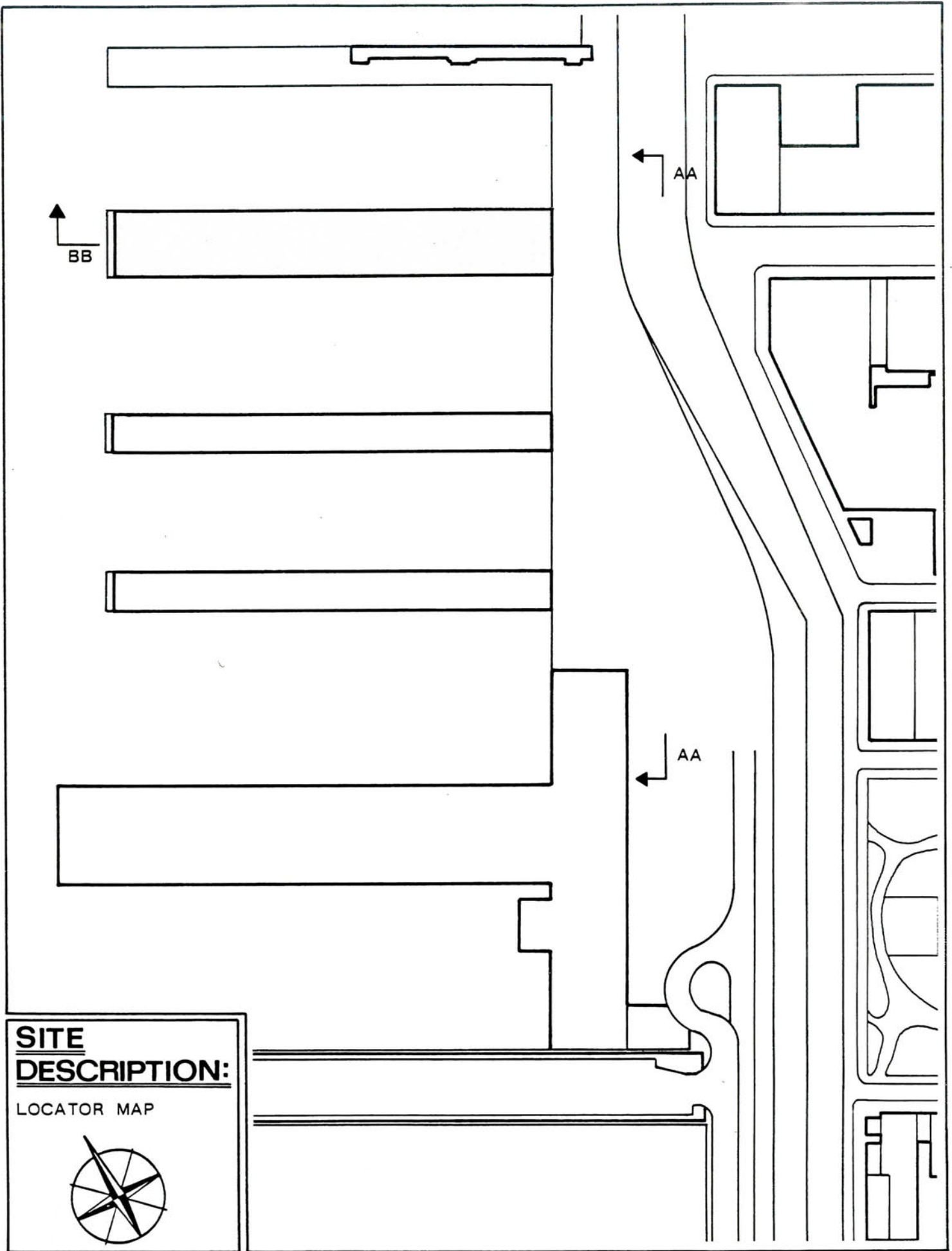






**SITE DESCRIPTION:**  
**LOCATOR MAP**

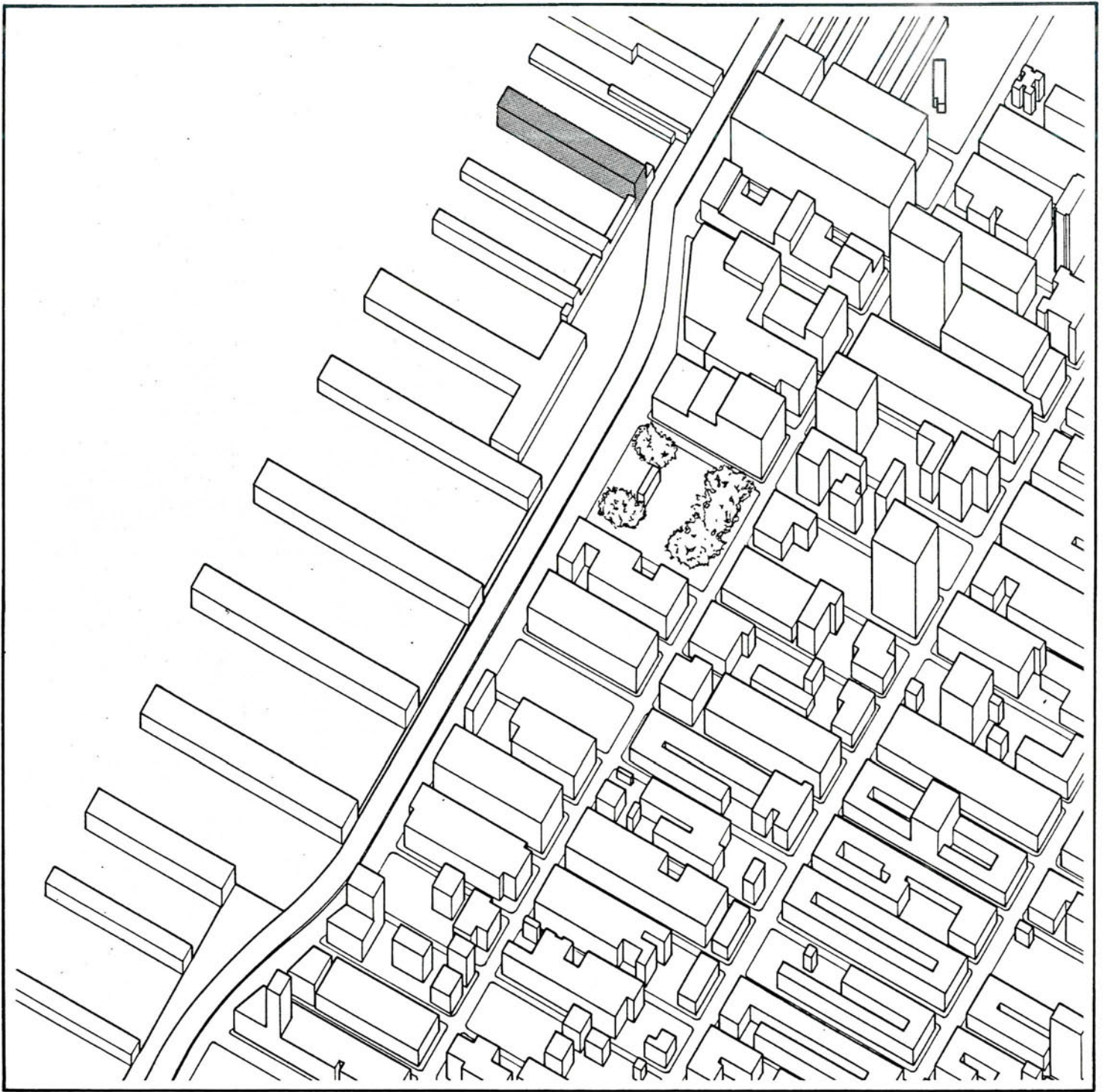




**SITE  
DESCRIPTION:**

LOCATOR MAP



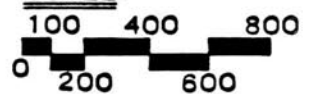


**SITE**  
**DESCRIPTION:**

PROPOSED SITE:

THE SITE IS LOCATED IN NEW YORK CITY, AT THE END OF WEST 57TH STREET, ALONG THE HUDSON RIVER.

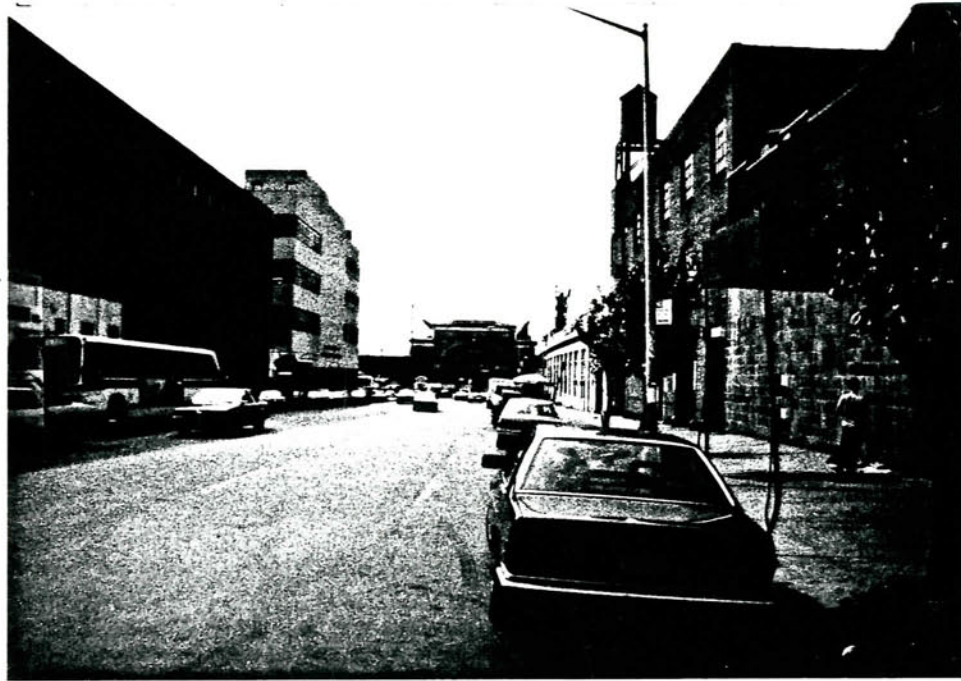
**SCALE:**







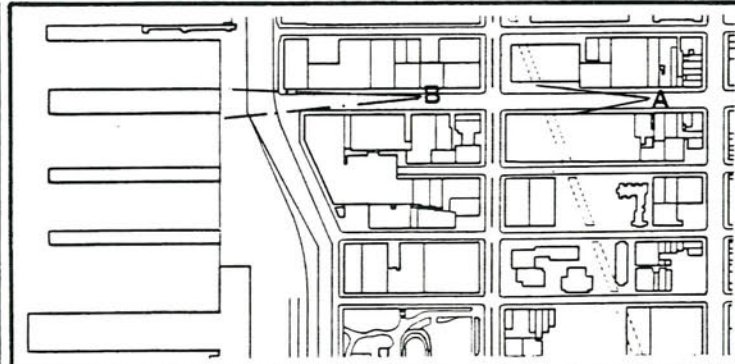
A



B

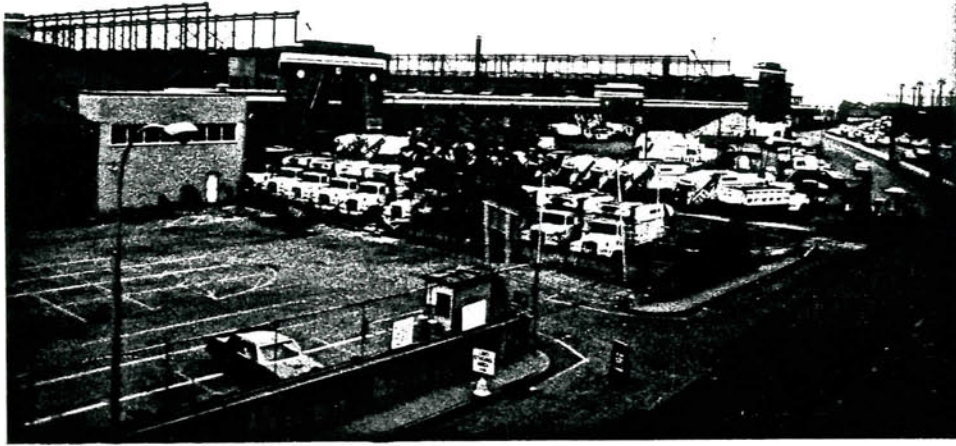
**SITE DESCRIPTION:**

SITE PHOTOGRAPHS



VIEWS LOOKING WEST ALONG 57th STREET.





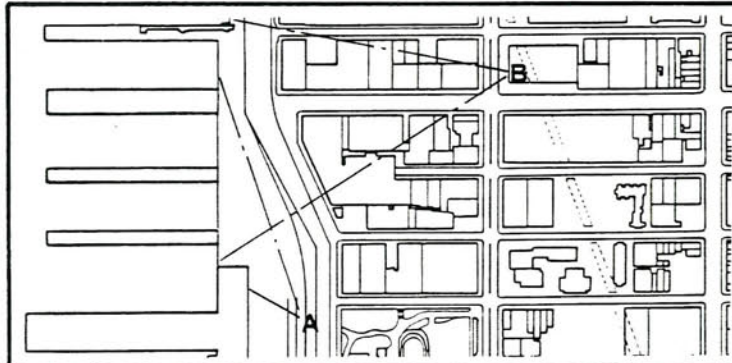
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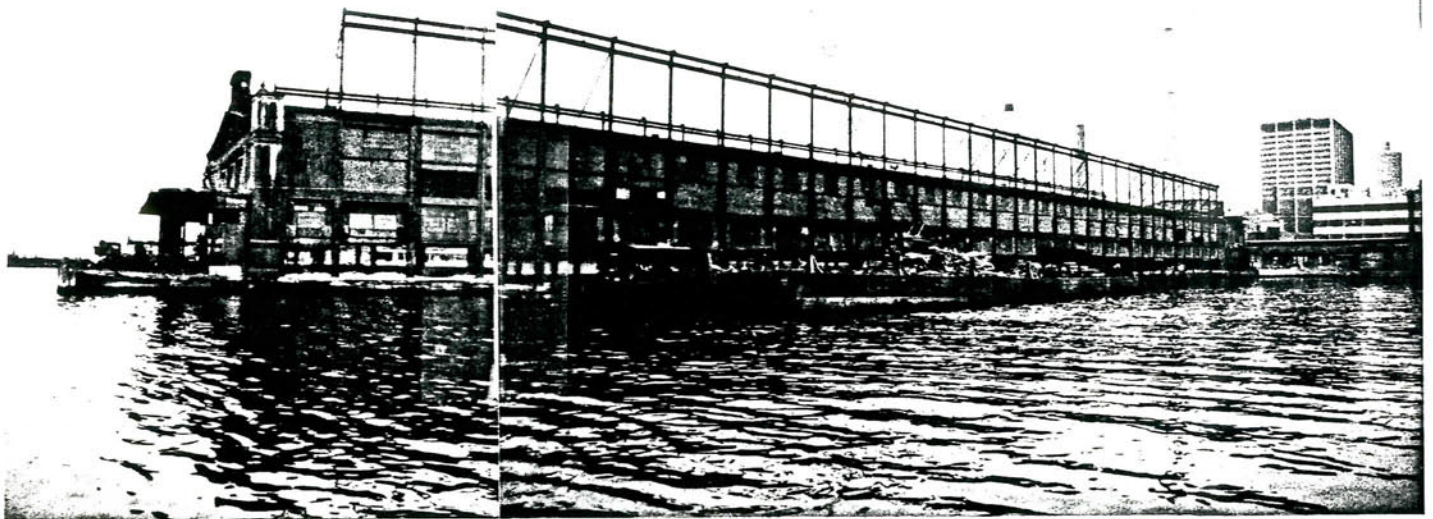
B

**SITE DESCRIPTION:**

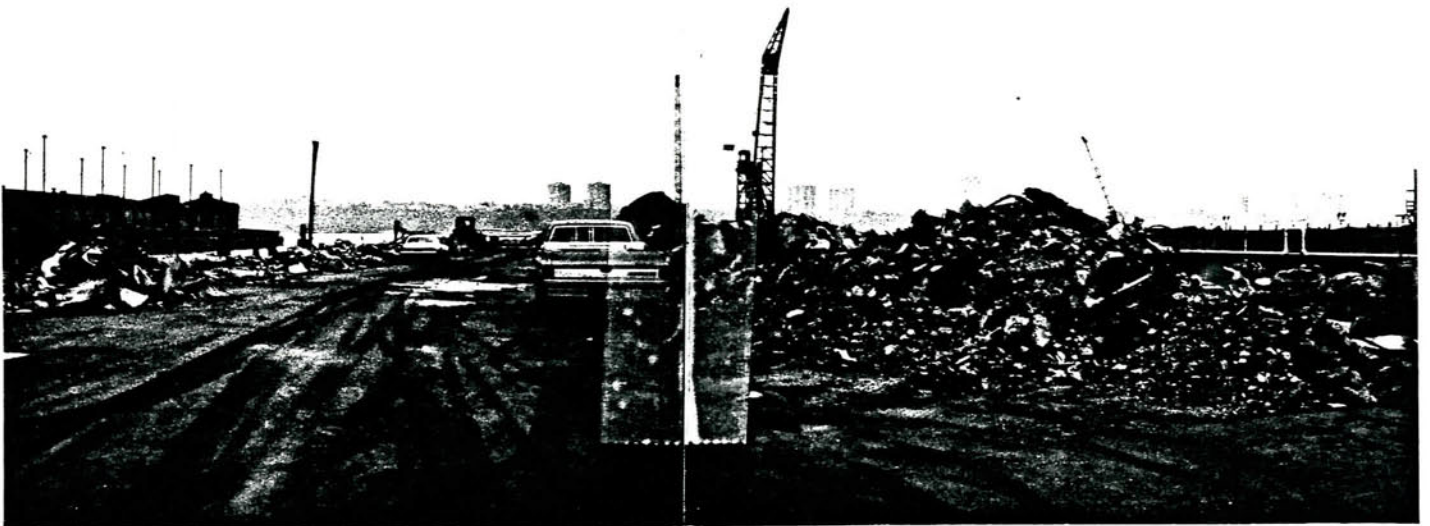
SITE PHOTOGRAPHS



VIEWS OF THE SITE WITH PIER SHED EXISTING (A), AND WITH PIER SHED REMOVED (B).



A



B

**SITE DESCRIPTION:**

SITE PHOTOGRAPHS



VIEWS OF THE SITE WITH PIER SHED EXISTING (A), AND WITH PIER SHED REMOVED (B).





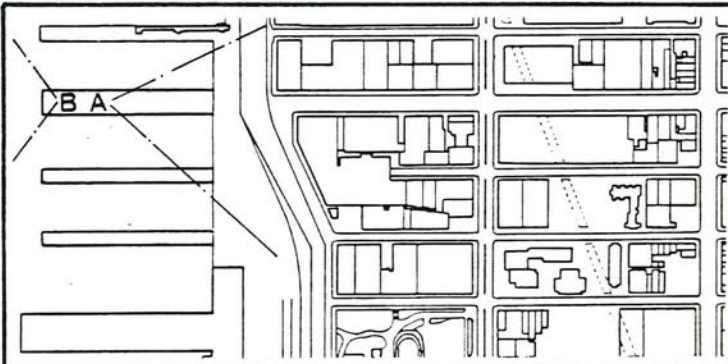
A



B

**SITE DESCRIPTION:**

SITE PHOTOGRAPHS



VIEWS FROM THE SITE, OF NEW YORK CITY (A), AND NEW JERSEY (B).





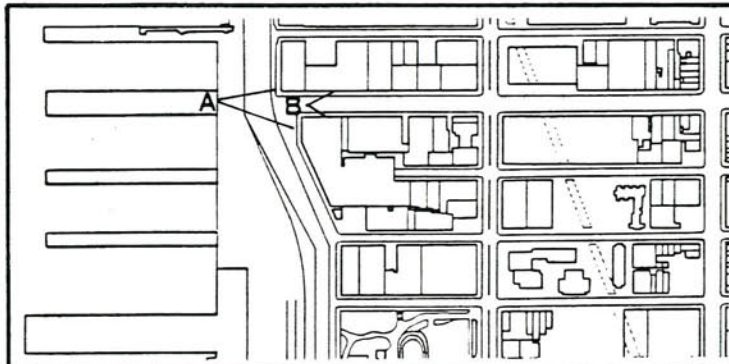
A



B

**SITE DESCRIPTION:**

SITE PHOTOGRAPHS



VIEWS LOOKING EAST ALONG 57th STREET.





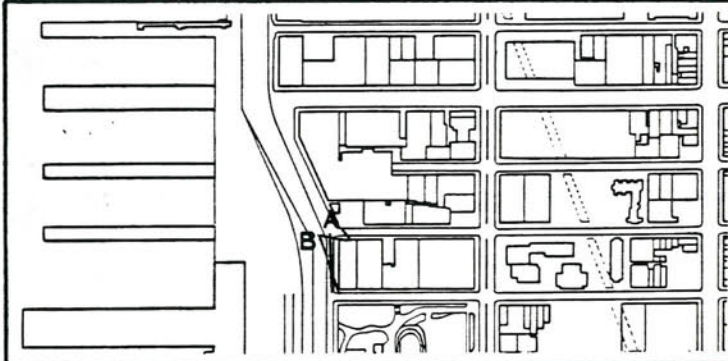
A



B

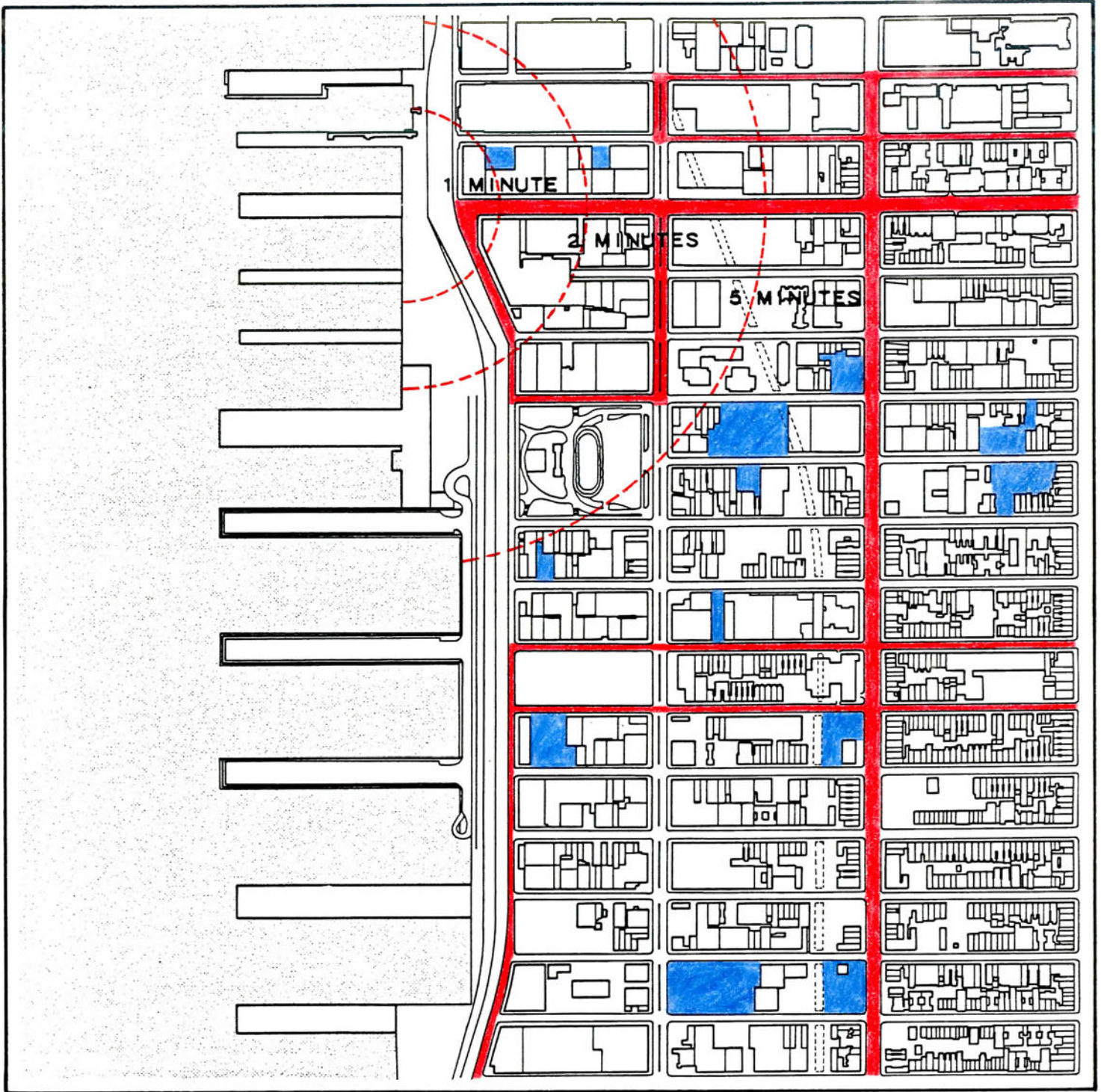
**SITE DESCRIPTION:**

SITE PHOTOGRAPHS



VIEWS OF DE WITT CLINTON PARK.





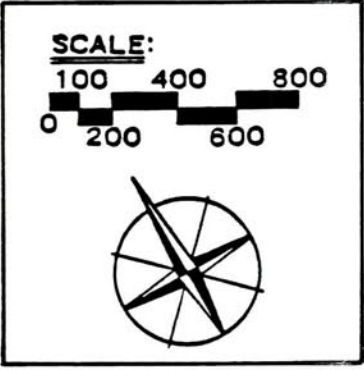
**SITE DESCRIPTION:**

ACCESSIBILITY TO THE SITE:

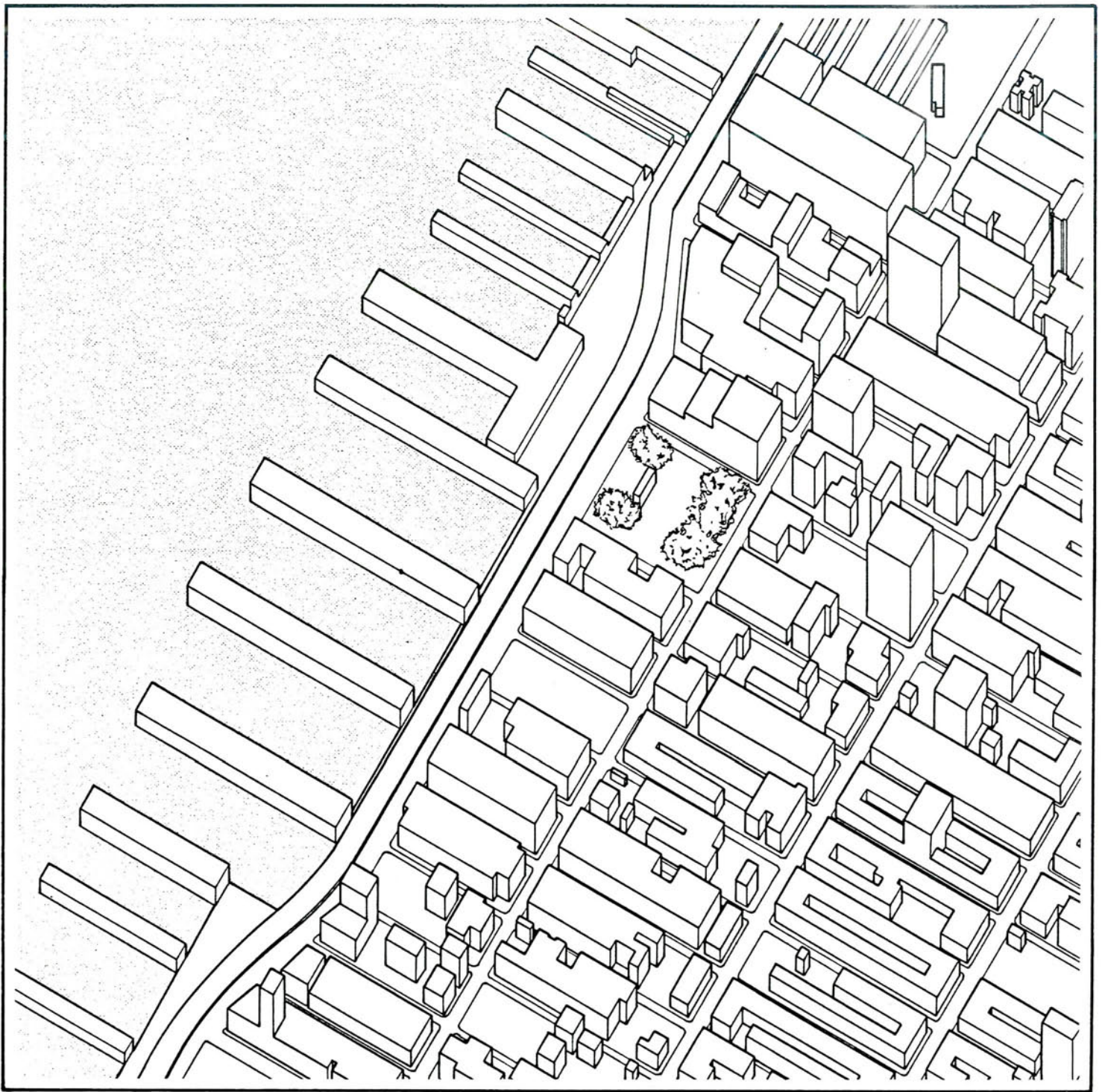
POSSIBLE WAYS FOR PEOPLE TO ACCESS THE SITE.

■ PARKING

■ EXISTING BUS ROUTES







**SITE**  
**DESCRIPTION:**

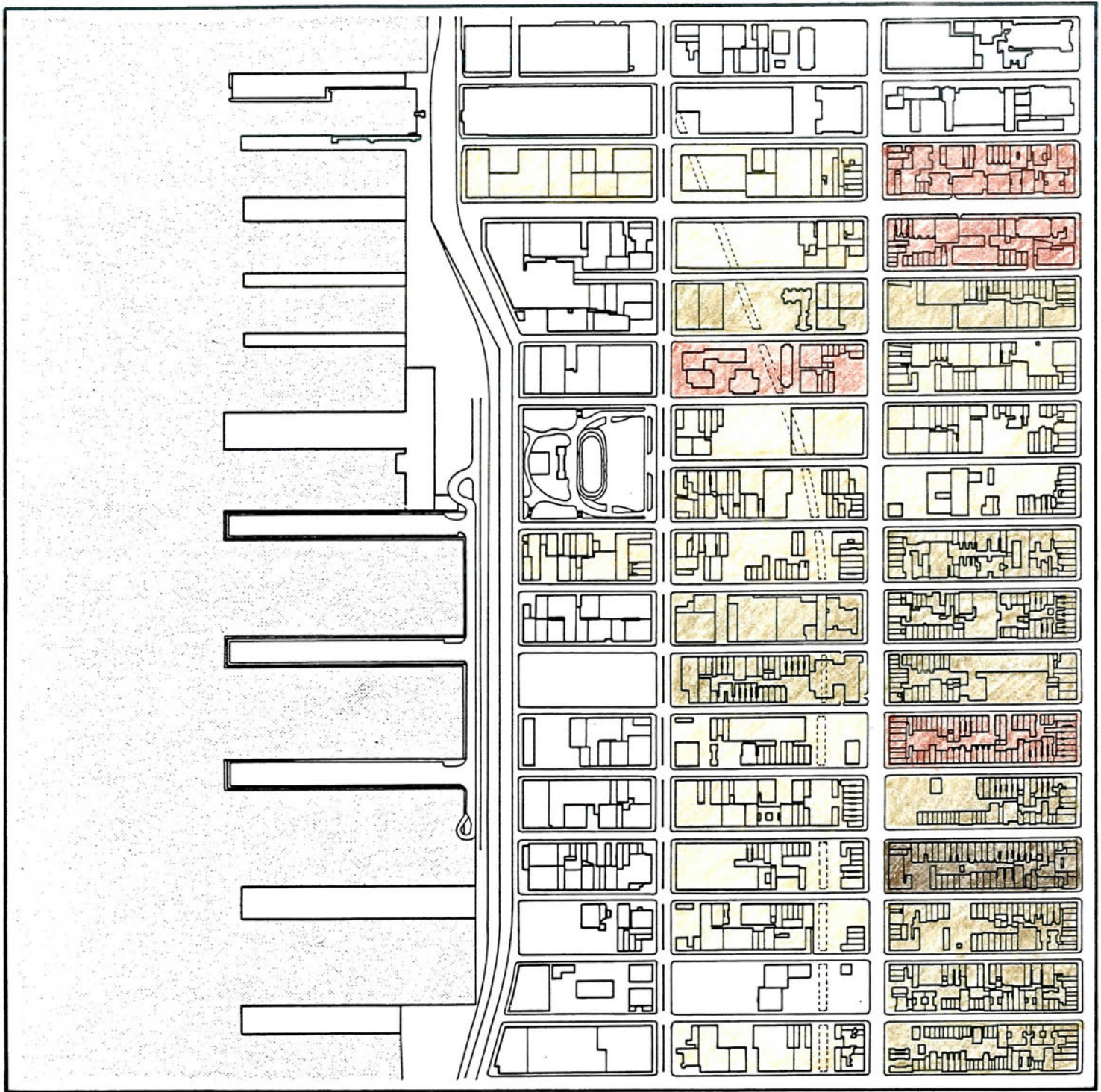
BUILDING  
MASSING:

BUILDINGS OF THE SITE AREA ARE  
MOSTLY LOW TO MEDIUM HEIGHT  
STRUCTURES.

**SCALE:**







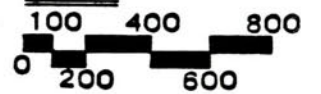
**SITE DESCRIPTION:**

POPULATION:

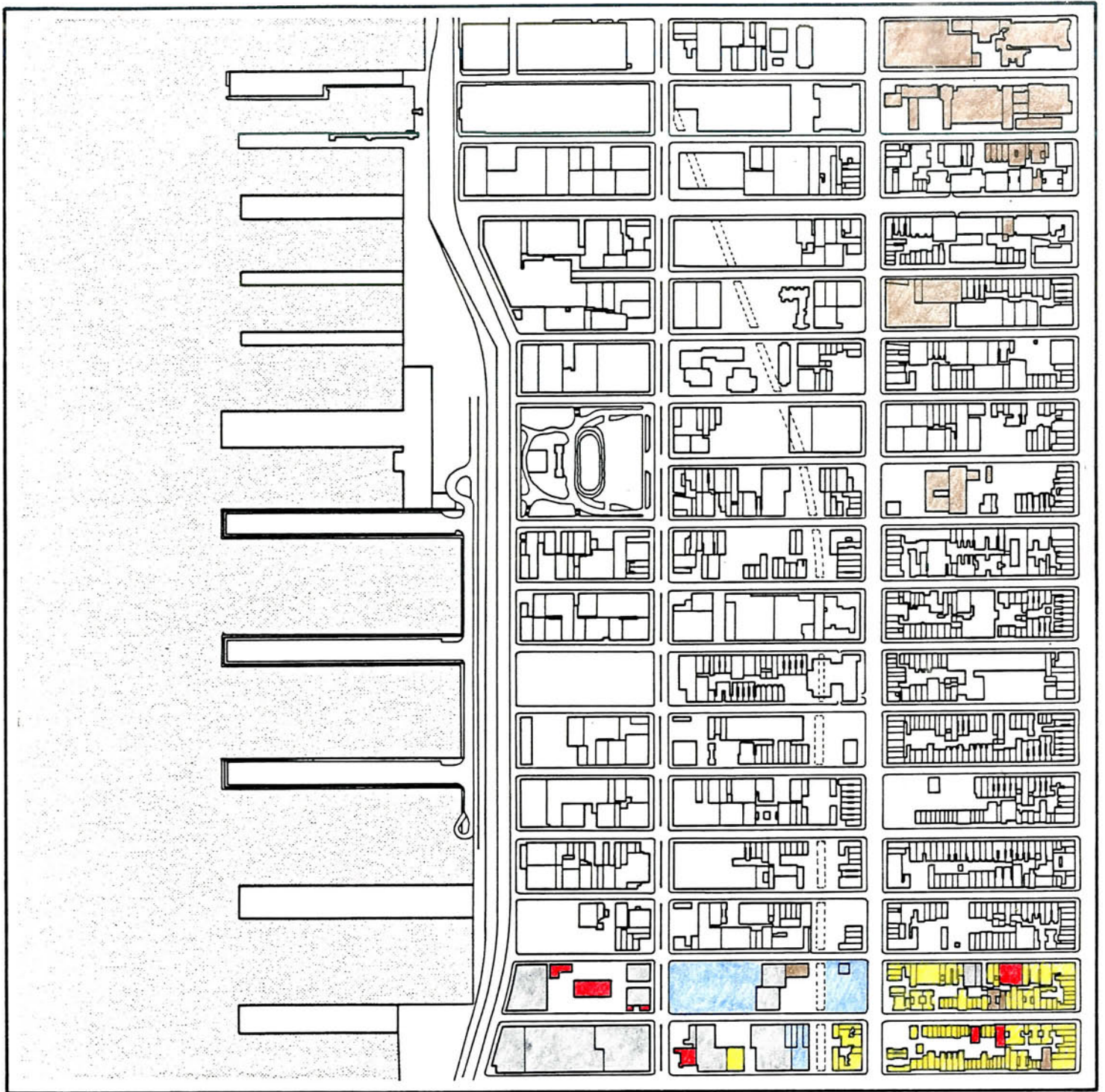
THIS DIAGRAM SHOWS THE POPULATION DENSITY FOR THE SITE AREA.

- |   |   |
|---|---|
|  1-499   |  1000-1499 |
|  500-999 |  2000+     |

**SCALE:**













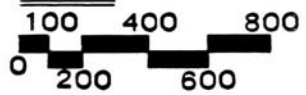

**SITE DESCRIPTION:**

GENERALIZED LAND USE:

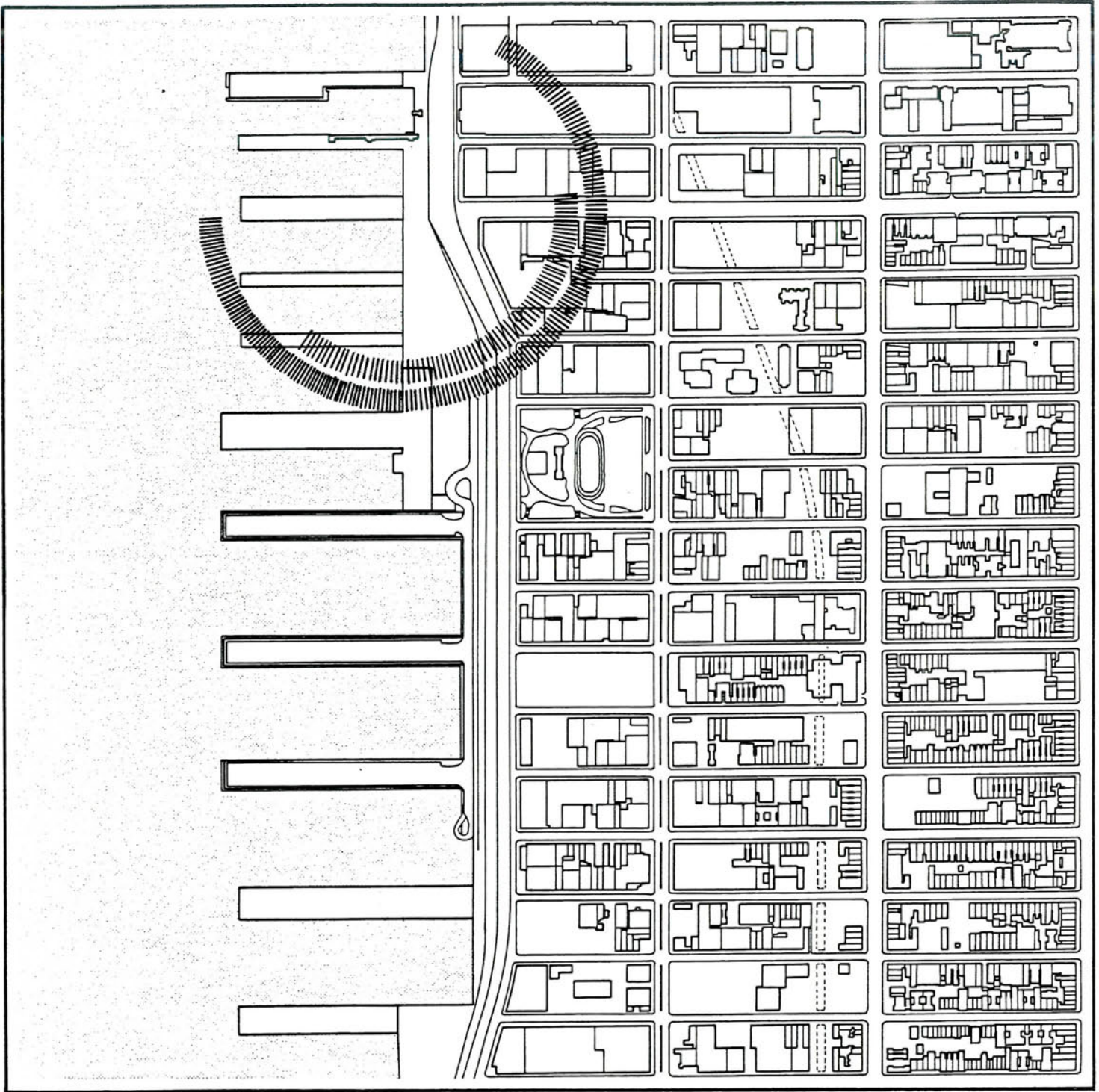
THIS DIAGRAM SHOWS HOW THE LAND IN THE VICINITY OF THE SITE IS USED.

 RESIDENTIAL	 PARKING AND AUTOMOTIVE
 COMMERCIAL	 INDUSTRIAL
 INSTITUTIONAL	 OPEN SPACE

**SCALE:**

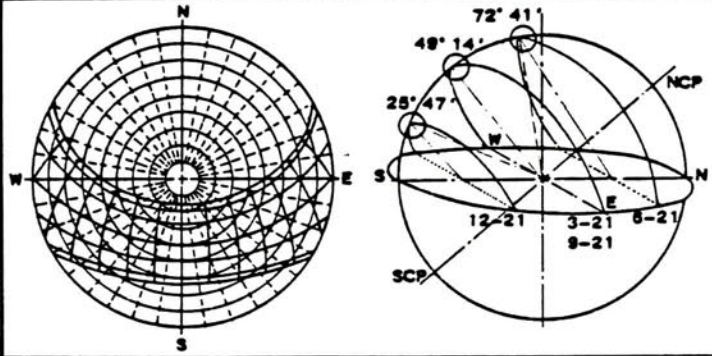




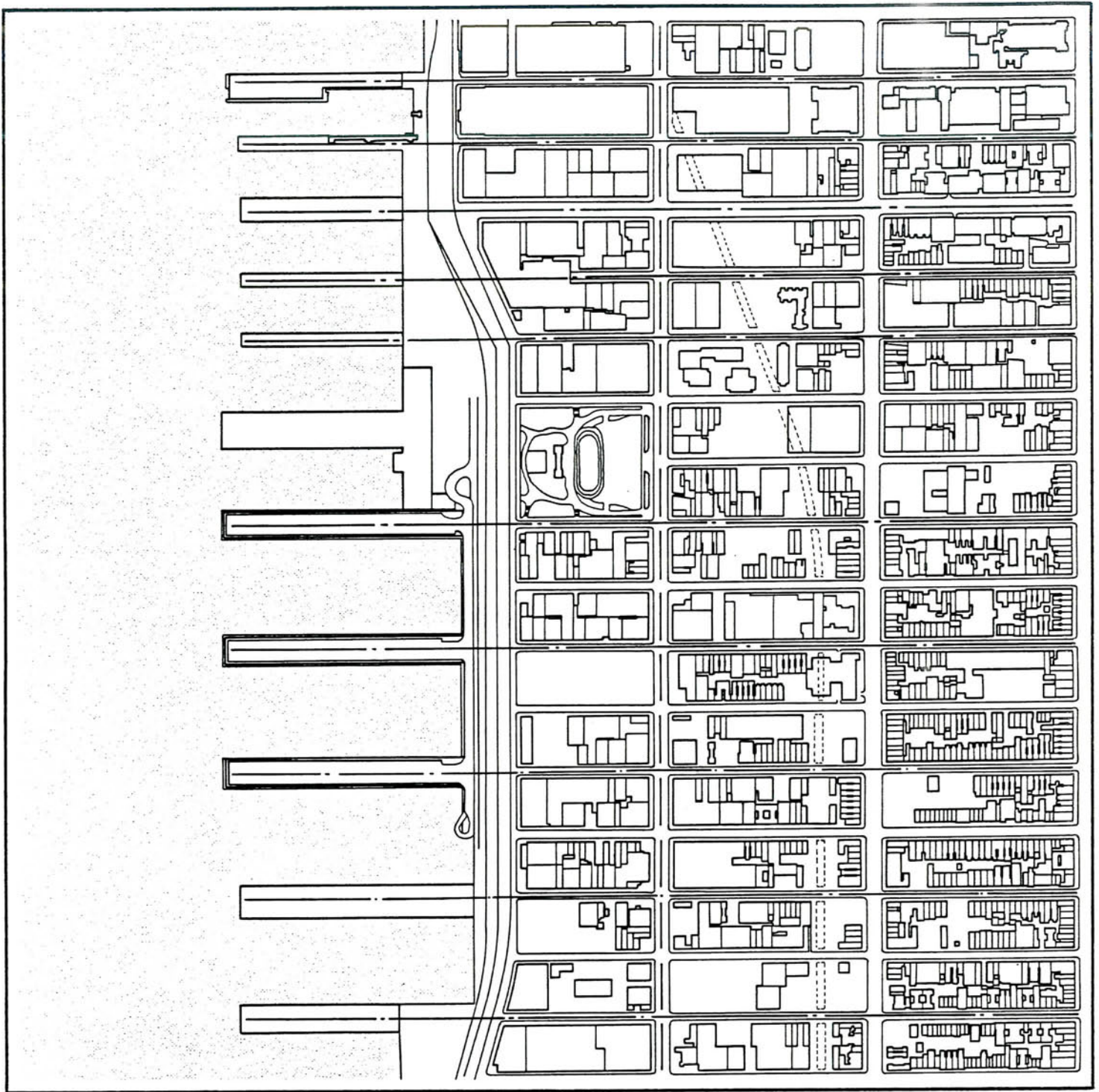
**SITE DESCRIPTION:**

SOLAR ANGLES:  
N.Y.C. = 40° 46'

SUMMER  
SOLAR ↗ = 72° 41'  
WINTER  
SOLAR ↗ = 25° 47'



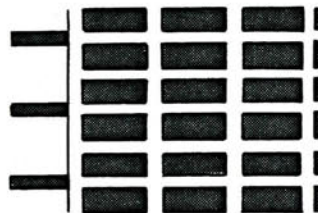




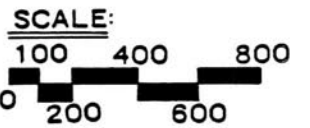
**SITE DESCRIPTION:**

PIER ORIENTATION:

THERE IS A CONSISTENT RHYTHM OF THE PIER BUILDINGS WHICH IS SET UP BY THE RHYTHM OF THE CITY GRID.



GRID VS. PIER SYSTEM.







**SITE**  
**ANALYSIS:**

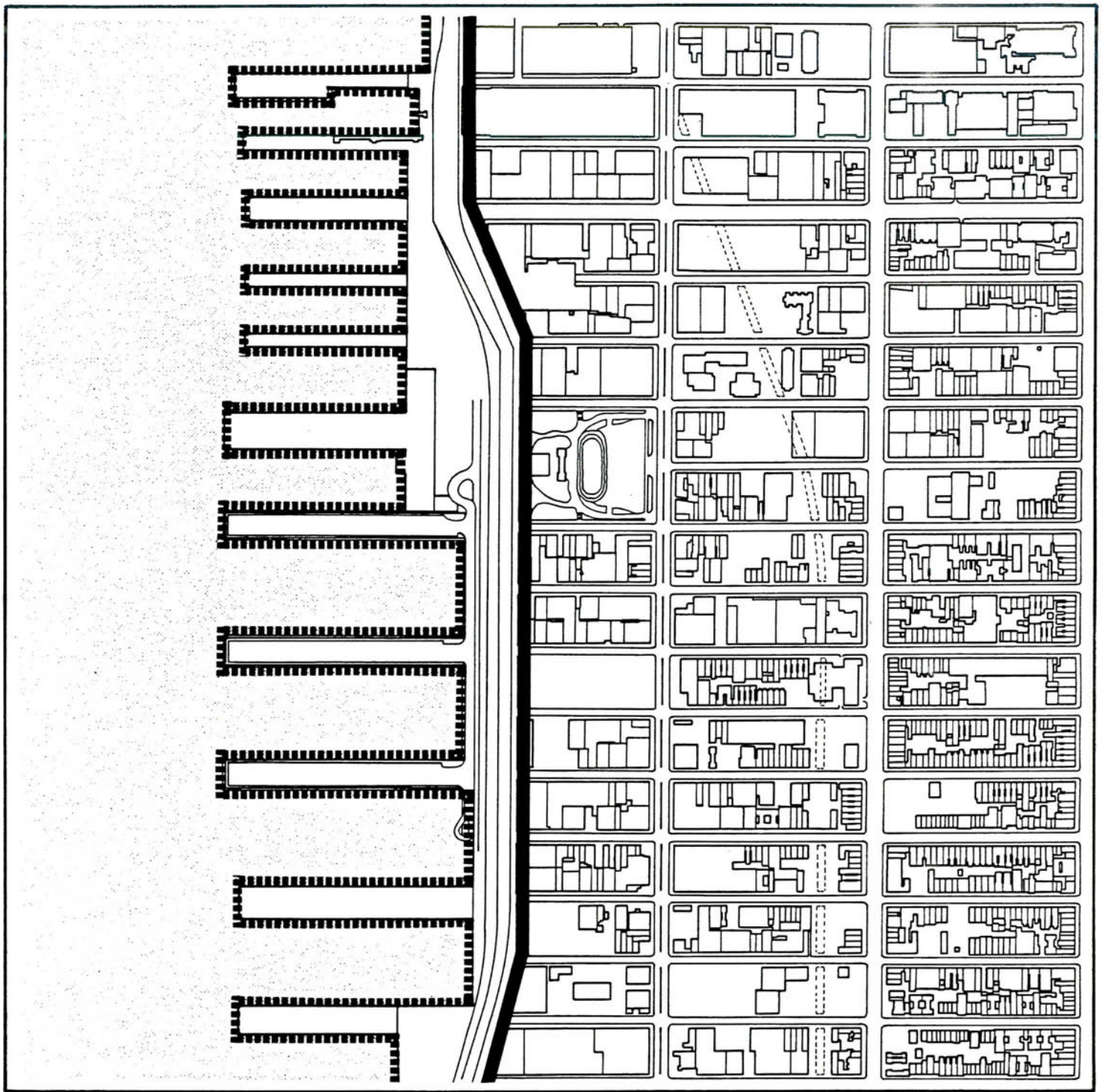
PIER RHYTHM:

THERE IS A CONSISTENT RHYTHM  
CREATED BY THE PIER STRUCTURES  
BOTH IN LOW STORY MASSING AND  
AXIAL PLACEMENT WITH THE CITY  
STREETS.

**SCALE:**





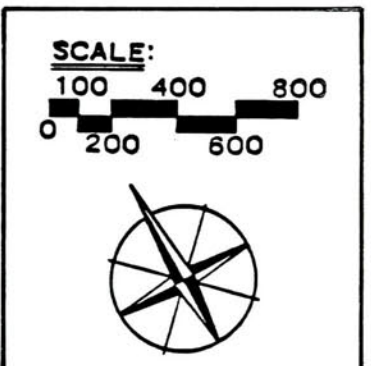


**SITE ANALYSIS:**

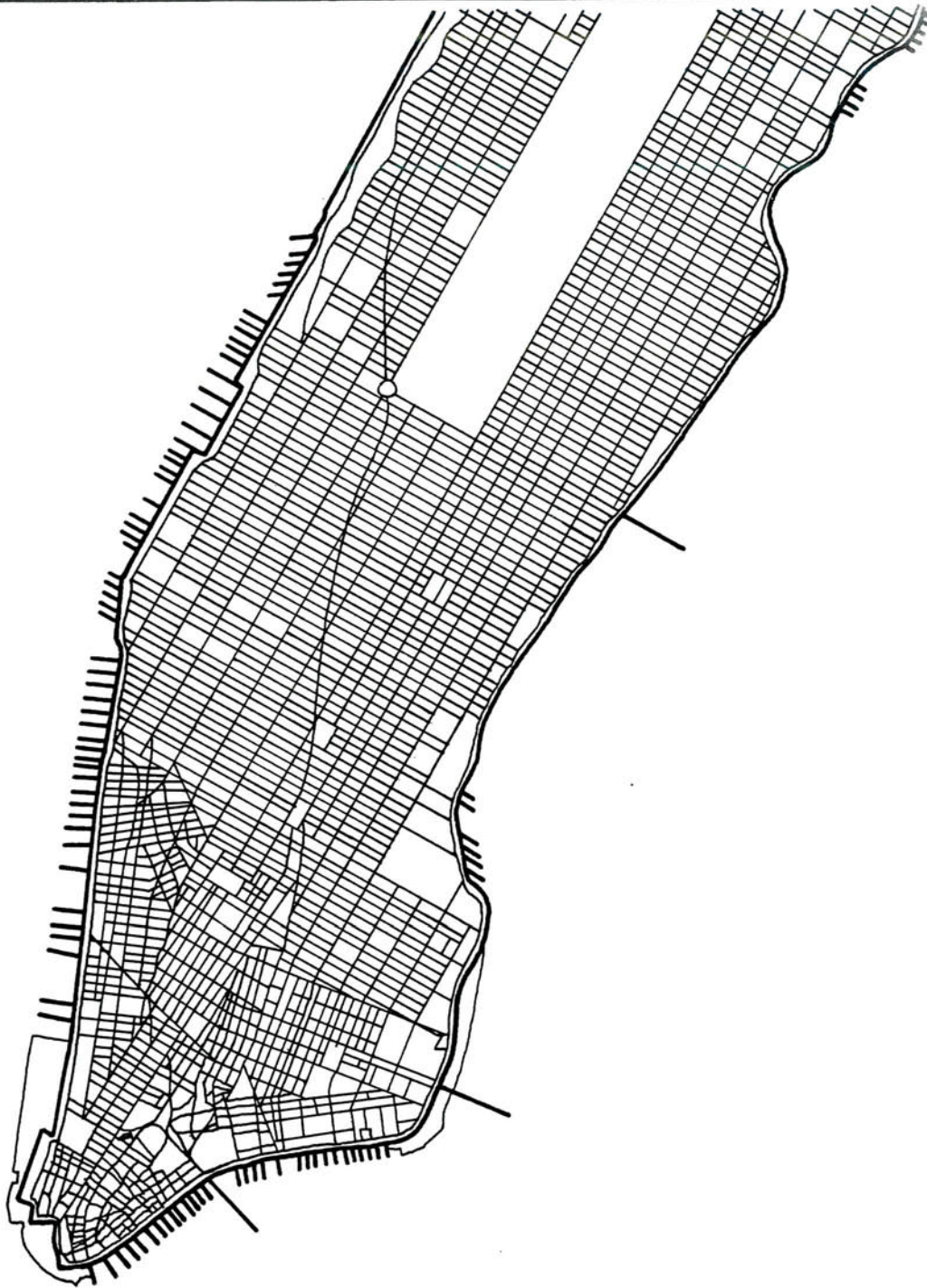
EDGES :

THERE IS A REGULARITY OF THE URBAN EDGE VERSUS AN IRREGULARITY OF THE WATER'S EDGE.

■ URBAN EDGE  
 - - - - WATER'S EDGE





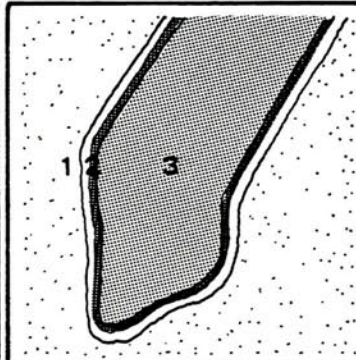


**SITE**  
**ANALYSIS:**

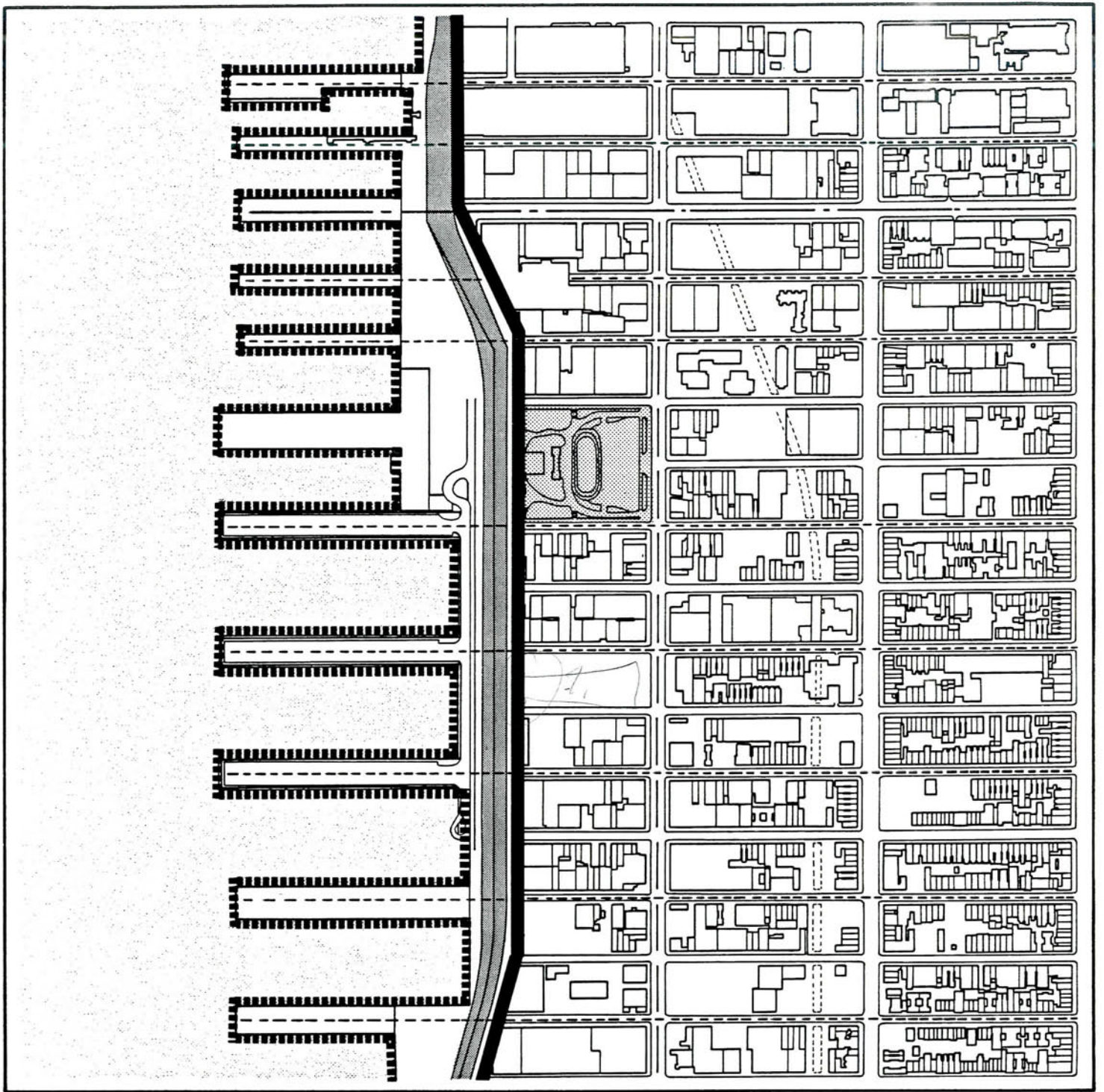
**LAYERS**

MANHATTAN IS  
COMPOSED OF  
LAYERS WHICH  
EXIST BY  
THEMSELVES :

- 1-WATER'S EDGE
- 2-HIGHWAY
- 3-INNER GRID







## SITE ANALYSIS:

KEY PRESSURES SUMMARY:

KEY PRESSURES TO BE CONSIDERED.

▤ WATER'S EDGE

▣ URBAN EDGE

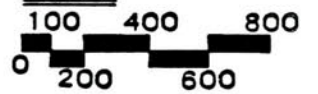
— AXIS

▨ WEST SIDE HIGHWAY

▧ EXISTING GARDEN

----- PIER RHYTHM

SCALE:







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