PROTECTING THE ARTISTS’ SOCIAL CONSTRUCT IN A MUTUALLY BENEFICIAL DEVELOPER ENVIRONMENT
RE-IDENTIFYING JERSEY CITY’S POWERHOUSE ARTS DISTRICT
Jersey City, NJ is an area which is going through initial stages of redevelopment and creating a new identity. Its proximity and view of New York City has opened up a wave of new development and high rise towers. However, one of the major casualties to this new wave has been the Jersey City’s Powerhouse Arts District. Many of the old warehouses, which local artists have been using as gallery and work spaces, have been demolished in order to make way for these new high rises. In particular, on 111 First Street in Jersey City sat an old warehouse, which legally housed over 70 local artists in a live/work environment. This warehouse was demolished in 2006 and the site now sits empty leaving the tenants to scramble and disperse from this designated Arts Community. What was once a thriving art community, Jersey City’s Arts District now seems to be losing value in its historic identity due to a beneficial developer’s environment.

This project is a mixed-use high rise which will incorporate the program of the newly constructed high rise buildings of retail, hotel, and condominiums with the program of the existing Powerhouse Arts District, art gallery, auction house, art work spaces, and artist lofts. In order for this combination of program to occur and to retain developer interest in this high rise tower, relationships between the program were investigated. Typical “inefficient” or unleaseable spaces in a traditional high rise were used as opportunities to incorporate these art district programs into the site. Artist lofts were design on the perimeter of the mechanical floors to take advantage of double height spaces as well as privacy. Art galleries, and an auction house was incorporated on the lower service level in order to take advantage of loading/unloading access. Art work spaces were designed around program which required column free spacing and a sunken art plaza was designed to add additional frontage to different retail and art programs located below grade. The design of both the high rise and its program intends to restore the deteriorating identity of the Powerhouse Arts District in Jersey City, NJ.
Art as a Lifestyle

Art as Education

Art as a Hobby/Interest

Art as Commercial

Condominiums

Art Galleries

ArtsFirst Workshop

Auction House

Hotel

Plaza

Artists’ Residences
Community Outreach Programs
Art and experimental workshops for seniors, adults, teens, and children
Continuing education classes for adults and after-school workshops
Collaborations with nonprofit groups that use the arts and humanities to reach at-risk youths and adults
Office spaces available for local community groups and associations

Art Development
Maintain and administer a community gallery
Organize Powerhouse Arts District street fairs and open studio tours
Offer project space on a partnership basis to existing arts and educational institutions.
Open space for the public which will serve as a sculpture garden.
Powerhouse Arts District

Local Artists’ Needs
Powerhouse Arts District

Local Artists Needs

Local Community Needs
## Program

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<tr>
<th>Activity</th>
<th>Area (sf)</th>
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<tbody>
<tr>
<td>Art Gallery</td>
<td>40,000</td>
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<tr>
<td><em>with workspace and educational component</em></td>
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<tr>
<td>High End Art Auction House</td>
<td>20,000</td>
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<tr>
<td>Retail</td>
<td>20,000</td>
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<tr>
<td>Office</td>
<td>480,000</td>
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<tr>
<td>Hotel</td>
<td>300,000</td>
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<tr>
<td>Condominiums</td>
<td>300,000</td>
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<tr>
<td>Art Plaza</td>
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<td>Artists Residences</td>
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<td>Art Display Space</td>
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<td>Program</td>
<td>Financial District</td>
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VIEWING ACCESS TO MANHATTAN
Connection to Existing Open Space
Connection to Existing Open Space
Connection to Existing Open Space
CONNECTION TO EXISTING PEDESTRIAN REALM
Connection to Existing Pedestrian Realm
Connection to Existing Pedestrian Realm
CONDOMINIUMS
HIGH-RISE FORM
Connection to Existing Open Space
Creating Enclosure
Connection to Existing Pedestrian Realm
Residential and Hotel Access
Auction House/Service Level Plan [B1]
PARKING LEVEL PLAN [B2-4]
Structure
SECTION AA

MECHANICAL ROOM

MECHANICAL ROOM

MECHANICAL ROOM

SERVICE

AUCTION HOUSE

SECTION AA
MECHANICAL ROOM

MECHANICAL ROOM

MECHANICAL ROOM

SERVICE

ARTISTS’ WORKSHOP
AUCTION HOUSE

SECTION AA
Single Pane Glass
Cavity
Double Pane Glass
Natural Air Intake
Operable Window
Motorized Louvers
Exhaust Air Ventilation
Dropped Ceiling
Raised Floor
Motorized Louvers
Swing Season Night
Office Level Section
Summer Season Day and Night

- Single Pane Glass
- Cavity
- Double Pane Glass
- Natural Air Intake
- Operable Window
- Exhaust Air Ventilation
- Dropped Ceiling
- Raised Floor
- Motorized Louvers

Office Level Section
Winter Season Day

- Single Pane Glass
- Cavity
- Double Pane Glass
- Natural Air Intake
- Operable Window
- Exhaust Air Ventilation
- Dropped Ceiling
- Raised Floor
- Motorized Louvers
- Office Level Section
Single Pane Glass
Cavity
Double Pane Glass
Natural Air Intake
Operable Window
Raised Floor
Motorized Louvers
Exhaust Air Ventilation
Dropped Ceiling
Office Level Section

Winter Season Day
Winter Season Night

- Single Pane Glass
- Cavity
- Double Pane Glass
- Dropped Ceiling
- Operable Window
- Raised Floor
- Natural Air Intake
- Motorized Louvers

Office Level Section
Residential & Hotel Level Section
Residential & Hotel Level Section

- Double Pane Glass
- Natural Air Intake
- Operable Window
- Exhaust Air Ventilation
- Operable Louvers
- Fin Tubes
- Natural Air Intake
South Elevation