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 unleasable 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.





















POWERHOUSE ARTS DISTRICT





CONTEXT





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 an 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









Art Gallery with workspace and educational component	40,000 sf nt
High End Art Auction House	20,000 sf
Retail	20,000 sf
Office	480,000 sf
Hotel	300,000 sf
Condominiums	300,000 sf
Art Plaza	
Artists Residences	
Art Display Space	

Financial District

Condominiums

Hotel

Office

Powerhouse Arts District

Artist's Residence

Art Gallery

Art Display Space

Financial District

Condominiums

Hotel

Office

Powerhouse Arts District

Artist's Residence

Art Gallery

Art Display Space

Retail

Art Plaza

Auction House

Financial District

Condominiums

Hotel

Office

Condominiums

Art Display Space

Hotel

Office

Artist's Residence

Art Gallery

Art Display Space

Retail

Art Plaza

Auction House

Powerhouse Arts District

Artist's Residence

Art Gallery





















FAR 15 FULL BUILD-OUT



VIEWING ACCESS TO MANHATTAN



VIEWING ACCESS TO MANHATTAN



VIEWING ACCESS TO MANHATTAN



CONNECTION TO EXISTING OPEN SPACE


CONNECTION TO EXISTING OPEN SPACE



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CONNECTION TO EXISTING OPEN SPACE















HIGH-RISE DEVELOPMENT



HIGH-RISE DEVELOPMENT





Hotel Ballroom and Amenities







Condominiums



Restaurant and Observatory







HIGH-RISE FORM



HIGH-RISE FORM



HIGH-RISE FORM










































VIEWING AXIS





CONNECTION TO EXISTING PEDESTRIAN REALM



VEHICULAR APPROACH



OFFICE ACCESS



Residential and Hotel Access











Service Access



Parking Access



GROUND LEVEL PLAN [L1]



GROUND LEVEL PLAN [L1]







Service Access

AUCTION HOUSE/SERVICE LEVEL PLAN [B1]



PARKING ACCESS

AUCTION HOUSE/SERVICE LEVEL PLAN [B1]







GROUND LEVEL PLAN [L1]











HOTEL BALLROOM LEVEL PLAN [L3]







OFFICE LEVEL PLANS [L4-L24]



HOTEL LEVEL PLANS [L26-L54]





Condominium Level Plans [L56-L78]



Structure



Structure




STRUCTURE





STRUCTURE



SECTION AA



SECTION AA



SERVICE



MECHANICAL ROOM

Mechanical Room

MECHANICAL ROOM

SERVICE



MECHANICAL ROOM

MECHANICAL ROOM

Mechanical Room

SERVICE

AUCTION HOUSE



MECHANICAL ROOM

Mechanical Room

MECHANICAL ROOM

SERVICE

Artists' Workshop Auction House



















































Office Facade















Residential and Hotel Facade













