

THE VOYAGE



PROJECT TITLE: HIGH LINE REDEVELOPMENT

PROJECT INITIATED: MID NOVEMBER 2022

PROJECT COMPLETED: MID DECEMBER 2022

PROJECT OVERVIEW:

This project was the culmination of a semester spent studying the intersection between Architecture and Urban Design. Using the Urban Design practices I was taught about during the semester, I was tasked with redeveloping an underutilized lot and its surrounding area adjacent to the High Line in NYC.

SKILLS DEVELOPED:

This was the first project I utilized Enscape rendering on for my final presentation. I further developed my Photoshop skills to layout what I believe are my best presentation boards, graphically. I advanced my Illustrator skills to create effective diagrams that communicate key features of the project.

Urban Design Studio

Project 3 - High Line Redevelopment

Final Design Presentation

Semester 7, Fall 2022

Justin Richards

"THE VOYAGE" High Line Art Bar and Gallery



Axon:



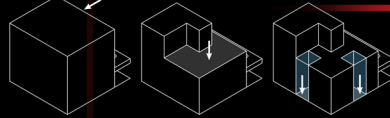
Urban Planning Precedent Research:

At the beginning of this project I was tasked with researching the smart city as an urban design concept. Smart cities use the internet of Things, or IoT to better process, and distribute data. Most smart city technologies are invisible to the unaware observer, that is you wouldn't know they're even there unless you knew beforehand. One piece of smart city technology that is able to be seen easily is smart street lighting, which I have chosen to implement on the site and adjacent streets. Smart street lighting uses sensors to detect movement and illuminate for a period of time around that detection. This provides great energy efficiency because the lights don't need to be on all night if no one is walking near them. Smart street lights can also house many other smart technologies within them, such as traffic sensors that can help to improve traffic flow by collecting data and adjusting it with other street lights to provide traffic flow solutions. They can also be used as signal towers to improve roadwork and bring with it people walking around the city. Finally, they can be utilized for surveillance with cameras, however this can be controversial when considering who has access to the cameras.

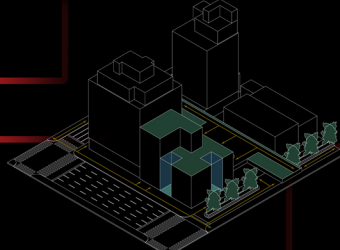


Design Development:

Volumes:

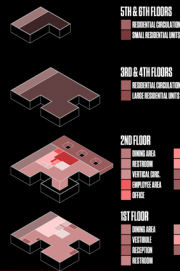


Site Axon:

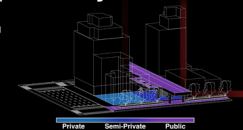


Green Space Fenestration Circulation

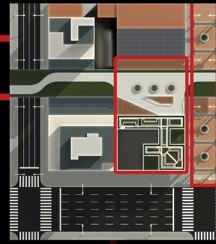
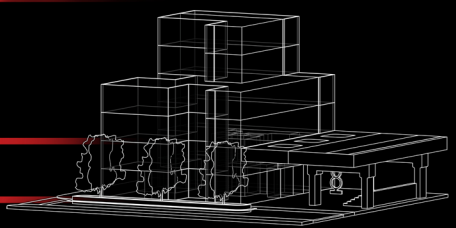
Program Axon: Lighting Path:



Privacy Gradient:



Connection Axon:



East Elevation:



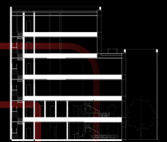
North Elevation:



West Elevation:



Lat. Section:



Long. Section:

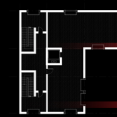


Site Plan:

The building is placed on the corner of 10th and 20th in the Chelsea district of New York City. Along the northern side of the building is 20th Street, which has been redesigned as a street plaza. West of the building is the High Line along with the new elevated plaza that connects the building to the High Line. Below that is the new flexible event space and connects to the street plaza.

Floor Plans:

6



5



4



3



2



1

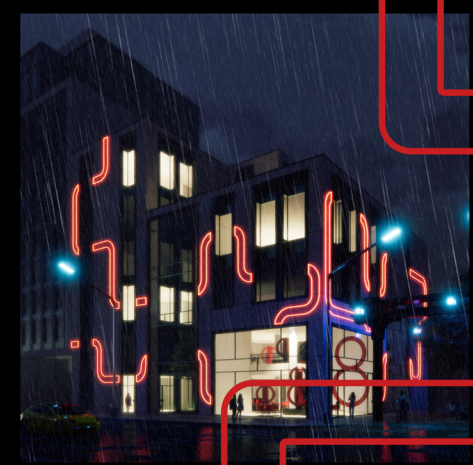


Renderings:

Render 1: The new flexible event space underneath the High Line. The space is currently arranged to show an artist showcasing a new sculpture in a small outdoor setting. The space could easily be rearranged to serve as an additional dining space, a small music venue, a temporary market, and just about anything else that can be set up in an open space.

Render 2: The rooftop gardens of the building. The gardens require a portion of the available roof space to be utilized for greenery, as a private garden space is available to building residents. The gardens are a perfect place to get some fresh air and look out over the High Line and Chelsea district.

Render 3: The Voyage at night showing off its distinct lighting. One of the pieces of criticism I received during the schematic design presentation was that the building, partially housing modern art, did not reflect that program on the exterior. Smart modern art galleries call attention to themselves with a visually exciting exterior. Considering the form of the building to call attention to it did not feel appropriate to me with the given site context, so the next apparent option was to use more signage to draw in the eye while still representing consistent with the site context. This signage also reinforces the building's theme, as the line represents the line on a map designating the path one might take on a voyage.

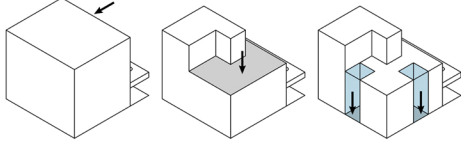


DEVELOPMENT

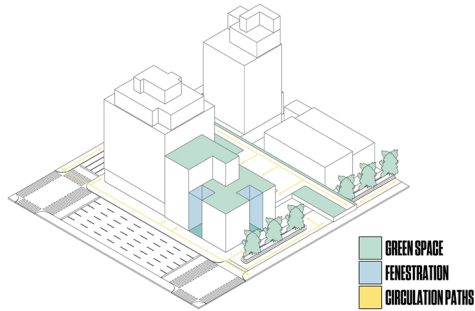
URBAN DESIGN STUDIO PROJECT 3 - HIGH LINE REDEVELOPMENT
JUSTIN RICHARDS SEMESTER 7, FALL 2022 PHASE 3 - DIAGRAMMING

HIGH LINE ART BAR SCHEMATIC DESIGN PHASE

VOLUME AXONOMETRIC



OVERVIEW AXONOMETRIC

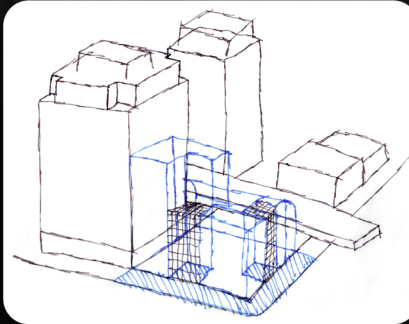


Schematic Design Presentation [Board 1]

These were the initial diagrams I presented in class as I was figuring out what the defining characteristics of this project were going to be. The first diagram showed how I arrived at the physical shape the building would take on. The second diagram showed how I planned to carry some of the vegetation from the High Line onto The Voyage's rooves and down to the sectioned off portion of 20th Street that would be converted to a pedestrian zone.

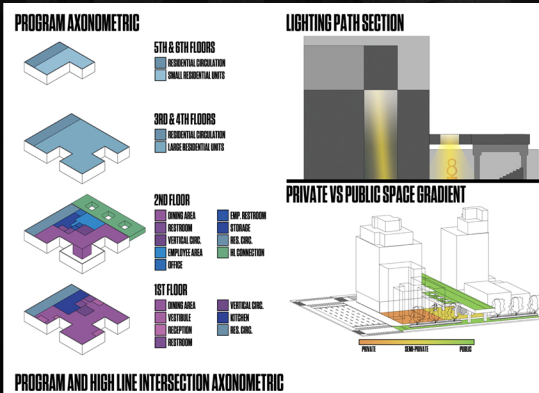
Schematic Design Presentation [Board 2]

The third diagram shows the different floor layouts. The fourth diagram shows the way light permeates through the green spaces and through the High Line to the flex space below. The fifth diagram shows the gradient between public and private spaces. The sixth diagram shows the connection point to the High Line and how the building compares in scale.

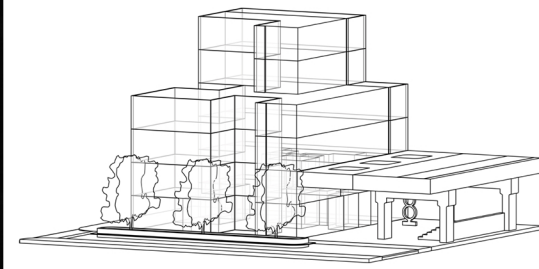


In Context Sketch

These were two sketches overlaid on tracing paper done to get a better idea of how The Voyage would look within the context of the buildings adjacent to it, as well as explore the relationship between the High Line, its connection to The Voyage, and their relationship with the pedestrian zone and the flex space underneath the High Line.

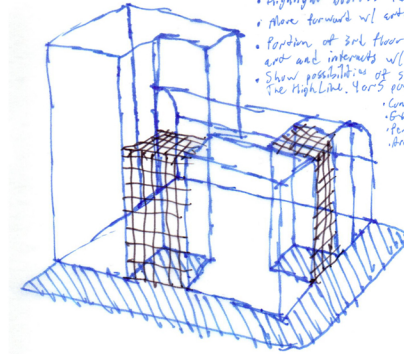


PROGRAM AND HIGH LINE INTERSECTION AXONOMETRIC



"THE VOYAGE"

- Focus on narrative
- Focus on "modern" aesthetic
- Red corrugated lines "pushing"
- Relate to changing themes with changing galleries, as it were voyaging through the art world
- Highlight business idea
- Plan forward w/ artist skilled units
- Portion of 3rd floor exhibits art and interacts w/ High Line
- Show possibility of space under the High Line, 4 or 5 possible uses
- Concept
- Exhibit
- Performance
- Art store

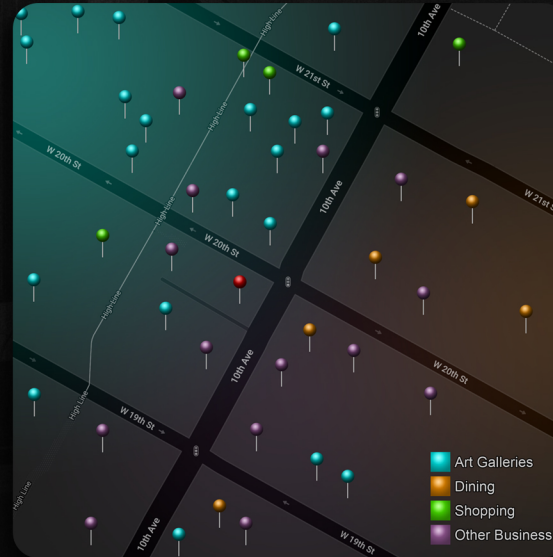


Inceptual Sketch

This was the first sketch on tracing paper that resembled what The Voyage would become by the end of the semester. What got afterwards was fairly faithful to this sketch, namely the two void sections that serve as green spaces, and the split roof elevations, though the rounded section in the back did not make it off the page.

When The Voyage became The Voyage

The notes scrawled out next to this sketch were done immediately after the receiving feedback on my schematic design presentation. The main critique I got from that feedback was that the building did not resemble a modern art gallery. This was when I had the idea to adorn the building with its signature red neon lines, which also became part of the building's narrative.



Precedent Research: Historical Fabric

This map was created as part of the research done before design work began on The Voyage. The map shows how art galleries have taken over a majority of the rentable space west of 10th Avenue, which informed the decision to make The Voyage's program art related.

Precedent Research: The Smart City

This diagram was made to show potential urban planning interventions for the streets adjacent to The Voyage. The smart street lamps that only illuminate based on motion and the reutilization of underused parking spaces were adapted for The Voyage.

