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1. Title of Thesis

LIVE+WORK

A Mixed Use Development in Harbor View, New York

2. Thesis Statement:

Can providing affordable and well-designed housing and studio space for artists stimulate reinvestment in a financially troubled urban setting?

- a. Multi-dimensional developments have proven to improve the overall health of a community. Creating opportunities for people from various backgrounds to interact develops a deeper understanding of the human condition and ultimately fosters respect for one another. When a community is healthy, people look out for each other. Can good architecture have an impact on how people feel about their community?
- b. An examination of best-practices in multi-income level housing and models for mixed use urban redevelopment is planned. Readings, case studies and site visits are anticipated.
- c. The success of this project will be contingent upon a careful understanding of existing characteristics of the neighborhood and design ideas that will complement but not mimic traditional local architecture. Land and construction costs will be studied in addition to innovative fabrication models to test the feasibility and to minimize the environmental impact of the project.

3. Program

- a. I grew up in the neighboring community of Buena Vista. I am committed to using my knowledge of architecture and construction to improve community for all.
- b. Site development will include
 - 40 loft apartments, corresponding office/retail/gallery space, private outdoor space, bicycle storage
 - Public Gallery space, primary and secondary sizes with offices, catering kitchen, storage, restrooms
 - Pier/Performing Arts Area with stage, backstage area, flexible multi-use areas, support services
 - 150,000sf total, including exterior site development

4. Site

- a. The triangle of land between Wilhelm and Scattergood Streets on Lower Bay of the Hudson River is an ideal location for a development of this type, with easy access to public transportation into New York City and major transportation nodes.
- b. A disproportionate amount of abandoned manufacturing and port related buildings stifle development of a more vibrant and dense community-limiting 24/7 use.



- c. Bing Map satellite photo and historic postcard begin to describe the character of the community

5. Technology
 - a. This site will be developed using the principles of the Sustainable Sites Initiative, and the buildings will be designed with a goal of Zero Net Energy consumption. Rubrics/metrics will be generated to track adherence to the guidelines.
 - b. Green development is not only important for the impact on the community, it is also a personal goal to understand the types of opportunities this approach might indicate. With the current recession still affecting one in eight residents of Harbor View; development projects of this type will create new jobs.
 - c. Locally sourced building materials and green technology systems appropriate for this area will be explored. A number of earth-friendly start up businesses have recently been established- this project will incorporate and support these efforts.
6. Cultural Context
 - a. Harbor View currently fails to meet the needs of most of the residents by offering limited access to the river bank and severely limiting opportunities for affordable and well designed living spaces for the growing young and energetic creative class. An aging population and high proportion of under-utilized prime real estate have hampered development. Preservation of the long term residents in concert with supporting new homeownership is key to long term healthy neighborhoods.
 - b. The issues presented in this proposal are not unique to this site: many communities in the Mid-Atlantic region face similar problems. Strategies in urban design and innovative architecture are not the only way to address urban decay in post-industrial cities, though a good faith effort can provide the impetus for both publicly and privately supported re-investment.
7. Resources
 - a. Three sources
 - Michael Sorkin's Variations on a Theme Park: The New American City and the End of Public Space offers critical essays on the failure of New Urbanism and alternative approaches to creating meaningful and beautiful places for habitation.
 - From Brown to Green: Development of London's 2012 Olympic Park; a study of the rehabilitation of abandoned industrial sites into viable development land.
 - 22 Readings on Artists & Gentrification <http://thinktank.boxwith.com/docs/reader/reader-vol2.pdf>
 - b. Inspiration
 - The Northbank Artist Community in Vancouver, Washington is a unique example of non-profit corporations investing in housing and work spaces for artists in a formerly abandoned warehouse section of town.
 - Dutch Boy Studios in Sunnyvale, California former greyfield site transformed into artists lofts
 - Live/Work Network- a grass roots membership organization in the UK supports older artists to age- in - place by providing services and studio spaces available.
8. Biographical Information

I am currently employed at JOB Architects in Center City. I have completed all departmental required coursework, and will complete my degree requirements by taking a creative writing class.