

The Future of Pier 76

Opportunities and strategies

Urban Planning Studio, Spring 2019

Wednesdays, 3:00 to 7:00 pm

300 Avery

Location: Manhattan, New York City

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Key Dates:	First Class	Wednesday, January 23
	Mid-Term Review	Wednesday, March 6 (12 – 6pm)
	Spring Break	Monday, March 18 – Friday, March 22
	Final Review	Wednesday, May 8 (10am – 6pm)
	End of Year Show	Opening on Saturday, May 18

Overview

For most of human history the waterfront represented sustenance and commerce. Waters were fished, goods were shipped and trade was generated up and down the world's waterways. Even the merchants of the Silk Road traveled via the Mediterranean Sea and the Indian Ocean. In the 19th century water also became a source of power; great dams and waterworks fueled industry. Still later, urban residents were cut off from their waterfronts as massive highways were built circumventing the City. However, as container shipping, commercial air transport and a moribund industrial sector freed up these spaces, the relationship between the worlds' people and its waterfront changed.

In this studio we will address the planning challenges of one specific place where land and water meet. We will look at Pier 76 through the prism of history, government policy, community needs and fiscal realities. We will talk to stakeholders, interview officials and research best practices and relevant emerging technologies. We will arrive at a set of viable recommendations that serve both the community and the city as a whole and that add to the body of knowledge around these important issues.

SECTION 1: Introduction & Context

Class 1: January 23

Course Introduction, Goals & Objectives, Approach

Reading for next class:

- Dunlap, David. "The Hudson Waterfront: What's Next?" The New York Times, 26 June 1994.
- Offenharts, Jake. "Hudson River Development Could Stick Taxpayers With Cost of Storm Repairs." The Village Voice, 16 May 2018.
- Manhattan Community Board 4. "Future of Pier 76 as part of Hudson River Park." Letter to the Governor, 10 May 2013.
- Manhattan Community Board 4. "Budget Allocations to NYPD for Pier 76." Letter to the Mayor, 6 April 2018.
- Manhattan Community Board 4. "Pier 76 – Exterior Lighting." Letter to NYC Department of Design and Construction, 3 February 2011.
- Manhattan Community Board 4. "Hudson River Park Strategic Planning Task Force Recommendations." Letter to Hudson River Park Trust, 8 June 2012
- Hudson River Park Act, N.Y. Ch. 592 (S. 7845.) 8 September 1998.
- Hudson River Park Trust. "Annual Financing Plan Fiscal Year 2019." 1 February 2018.
- Pier 76 Site Plan and related documents

Class 2: January 30

Discussion of assigned readings

Individual assignment 1: Describe Pier 76

Describe Pier 76 in terms of the historical development of the waterfront and Manhattan's West Side. What purpose did it originally serve, what has been its relationship to inland communities, and what social and economic forces have shaped its evolving role and potential for addressing past, current and future needs? In general terms, ascertain the pier's physical conditions, location, and ownership and user history. Prepare brief written summaries with visual and graphic aides using PowerPoint slides or similar presentation tools. Be prepared to present your work at the next class.

Reading for next class:

<https://urbanland.uli.org/planning-design/three-u-s-cities-reinventing-modern-waterfront/>

Class 3: February 6

Site Visit, Pier 76 and environs. Meeting at 3:30 at location TBD. The site visit will go till approximately 5:00 pm

Tour and discussion with Noreen Doyle, Executive Vice President, Hudson River Park Trust

Discussion: Redevelopment of piers in Hudson River Park. How would the redevelopment of Pier 76 address the HRPT's goals and needs? What opportunities and challenges does redevelopment present? What are the key regulatory controls governing the current and future use of Pier 76.

Outside classroom, location TBD, 5:30 – 7:00 pm.

Presentation and discussion of Individual Assignment 1

Individual assignment 2: Today's Waterfront

Identify current trends and underlying values shaping waterfront development now. Each student must choose a local, national or international example – discuss the goals and objectives of the development, and explore to what extent planning issues were key to the project. What considerations were given to community, environmental, economic and resiliency concerns? Why may some be considered “best practices,” and others missed the mark? Prepare brief written summaries with visual and graphic aides using PowerPoint slides or other presentation tools. Be prepared to present your work at the next class.

Class 4: February 13

Presentation and discussion: Planning and the public review process (Borelli)

Presentation and discussion of Individual Assignment 2

Set group teams: (1) Community Needs and Stakeholder Goals, (2) Economic Development and Real Property Development, and (3) Site Planning and Physical Design. Each team will address specific topical areas, keeping focus on the central issue of the Tow Pound and regulatory concerns.

Team assignments. Prepare a presentation and be prepared to present your work at the next class.

Group 1: Community Needs and Stakeholder Goals

Who are the players and what are the politics? – Research community needs, including review of NY City Planning's Community District Needs Statement for the subject Community Board. Identify key local and jurisdictional stakeholders (elected officials and community organizations, and so on) and their positions on redeveloping Pier 76 or the Hudson River waterfront more generally. Stakeholder positions should be described in terms of the issue itself, relative power, and place among other priorities. How are they constrained by law and regulation? Don't forget that the City of New York itself is a stakeholder. How might individual policy objectives and electoral politics play a role in decision-making?

Group 2: Economic Development and Real Property Development

Evaluation of client needs in the context of broader Community needs – Identify the key economic considerations underlying the redevelopment of Pier 76, and how they are related to the client’s charge and community need. Would a public/private sector partnership work in this instance? How does the redevelopment of Pier 76 address the client’s statutory mandate and immediate needs?

Group 3: Site Planning and Physical Design

Land Use, Zoning and Design – Using case studies of projects within Hudson River Park, and/or other relevant redevelopment projects in New York City or elsewhere, describe development opportunities at Pier 76 in terms of scale, uses and design. How does redevelopment relate to the upland neighborhood and specific upland developments? How do zoning regulations and provisions of the Hudson River Park Act affect types and intensities of future land uses? What are your initial thoughts about uses and physical design?

SECTION 2: Existing Conditions and Preliminary Findings and Direction

Class 5: February 20

Presentation and discussion: Columbia University and Manhattanville Waterfront (Griffith)

Presentation and discussion of Team Assignments

In-class analysis of strengths, weaknesses, opportunities and threats (SWOT)

Organization for Midterm Presentation and assignment of responsibilities

- Existing Conditions
- Key Issues and Opportunities
- Next Steps

Class 6: February 27

Midterm Presentation working session

Midterm Presentation (Class 7): March 6

Class 8: March 13

Review and consideration of Midterm Presentation critiques

Guest lecturer

Discussion: Civic Planning Models

Reading for this class:

- Gabriel Metcalfe, “Civic Planning in America: Towards a Politics of Place,” *The Urbanist*, SPUR, May 2007

Reading for next class:

- Jan Gehl, *Cities for People*, Island Press, 2010, pp. 1-29
- “Places in the Making: How Placemaking Builds Places and Communities,” MIT Department of Urban Studies and Planning, 2013
- “Instrumental City: The View from Hudson Yards,” Shannon Mattern, *Places Journal*, April 2016.

Spring Break: March 18 – March 22

Class 9: March 27

Discussion: Urban Design & Placemaking

Stakeholder Engagement, Deliverables and Next Steps

Reading for next class:

- “Informed and Interconnected: A Manifesto for Smart Cities,” Rosabeth Moss Kanter and Stanley S. Litow, Working Paper 09-141, Harvard Business School, 2009
- Anthony Townsend, *Smart Cities: Big Data, Civic Hackers and the Quest for a New Utopia*; W. W. Norton & Company; 2013, pp. 19-56

SECTION 3: Synthesis and Development

Class 10: April 3

Guest lecturer

Discussion: Public assets, citywide and local needs

Organization for Final Presentation and assignment of responsibilities

Reading for next class:

<https://www.planning.org/ethics/ethicalprinciples/>

Class 11: April 10

Discussion of Conflicting Priorities and the Planner's Responsibilities

Guest lecturer

Working Session

Reading for *next* class:

<https://www.aresearchguide.com/3tips.html>

<https://www.mindtools.com/CommSkill/PublicSpeaking.htm>

Class 12: April 17

Communicating Ideas and the Art of Presentation

Working Session

Class 13: Aril 24

Working Session

Class 14: May 1

Working Session

Final Presentation: May 8