



**14TH STREETSCAPE CONCEPT DESIGN**

LANDMARKS PRESERVATION COMMISSION DRAFT SUBMISSION

DECEMBER 21, 2018

KEN SMITH WORKSHOP

MEATPACKING BUSINESS IMPROVEMENT DISTRICT



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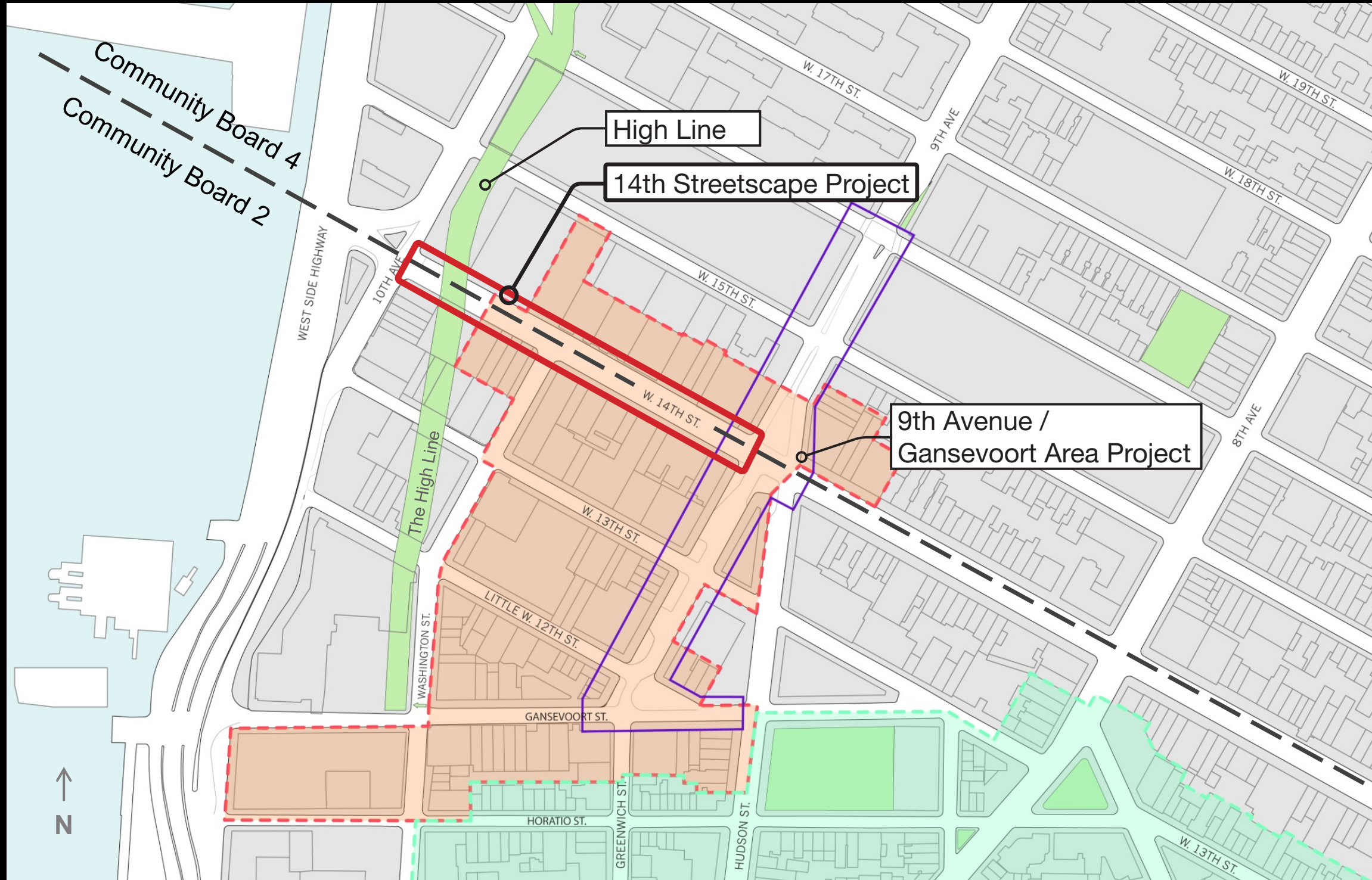
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# SITE CONTEXT - DISTRICT MAP - PROJECT SITE 14TH STREET BETWEEN NINTH AND TENTH AVENUES



Historic Districts

-  Gansevoort Market Historic District
-  Greenwich Village Historic District

## **STATEMENT OF INTENT AND APPROPRIATENESS**

The Meatpacking Business Improvement District is proposing new planters along 14th Street between Ninth and Tenth Avenues. The proposed 14th Street planters are similar to the ones previously approved by LPC for the Ninth Ave / Gansevoort Plaza project and will create more streetscape continuity within the district and provide green amenity for retail and community users. The planters are same 5'x10' shape as those previously approved by LPC for use along the Ninth Avenue corridor between 14th Street and Gansevoort Plaza.

The Meatpacking District was a working warehouse district and 14th Street has particularly wide sidewalks where historically there were wide awning structures for weather protection and the sidewalks were typically used for stacking palettes and goods. The proposed planters are designed in reference to the stacked palettes that historically occurred along the streetscape. The 14th Street steel planters are proposed to have Cor-Ten finish to reflect the roughness of the historic district and it's a material already found in the district area.

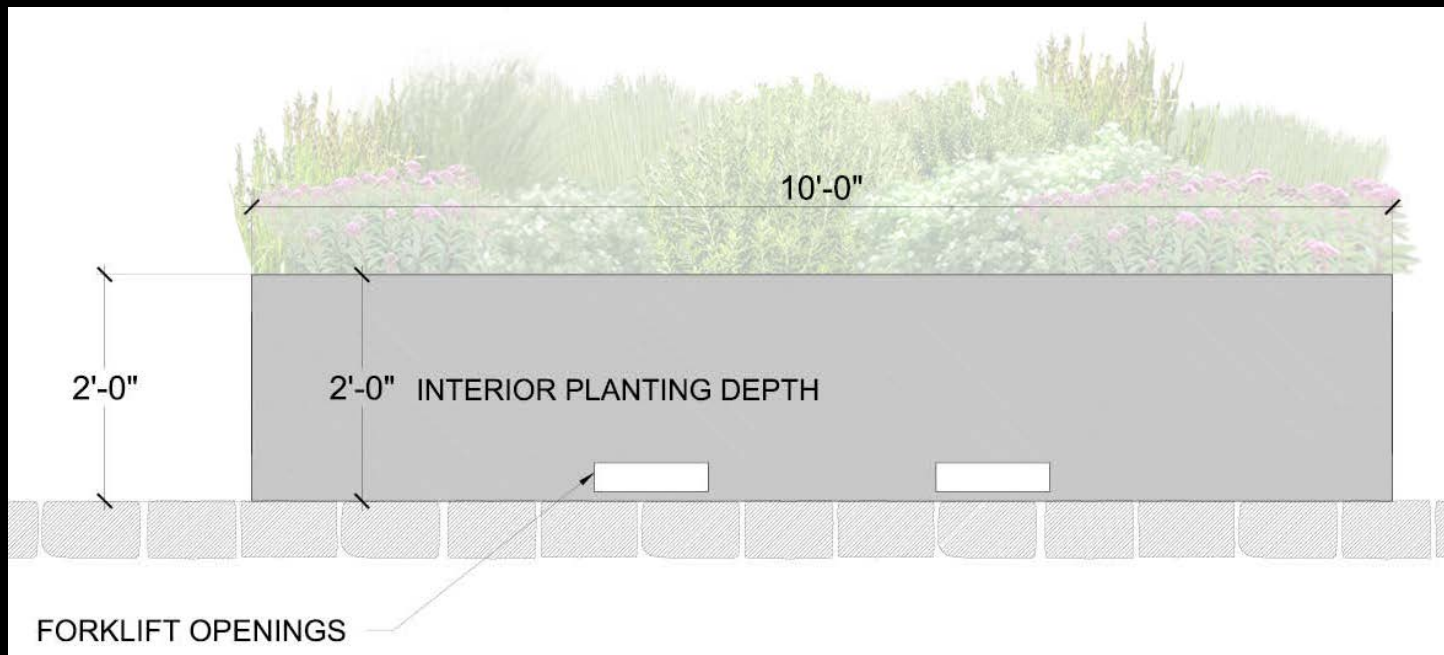
34 new planters are proposed for 14th Street all with herbaceous plantings similar The Highline, and in addition, 12 of these planters will be planted with street trees. There are also 7 existing street trees, which will be maintained and a low steel wicket of similar design to the planters will be installed for continuity.

For context, there are 22 existing street trees on the adjacent block of 14th Street between Eighth and Ninth Avenues and 7 existing street trees between Ninth and tenth Avenues. They are typified by non-regular spacing and opportunistic placement. The proposed 12 new street trees will maintain the context of sporadic and opportunistic placement.

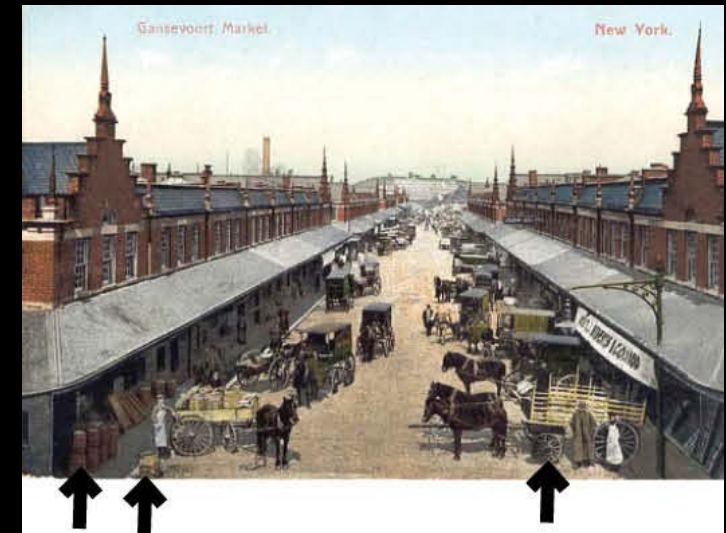
# STATEMENT OF INTENT AND APPROPRIATENESS - JANUARY 14, 2014 LPC APPROVAL 9TH AVENUE / GANSEVOORT PLAZA



Proposed Planter Unit : Non Fixed Planter and Forklift



Non-Fixed Planters



Historic Precedents

PLANTER PRECEDENT: This page from the January 2014 LPC hearing shows the similar planter design that was approved for the Ninth Avenue / Gansevoort Plaza area.

**STATEMENT OF INTENT AND APPROPRIATENESS - JANUARY 14, 2014 LPC APPROVAL 9TH AVENUE / GANSEVOORT PLAZA**



**Gansevoort Triangle and Ninth Avenue Pedestrian Corridor—**

Location Plan



PLANTER PRECEDENT: This page from the January 2014 LPC hearing shows the similar planter design that was approved for the Ninth Avenue / Gansevoort Plaza area.

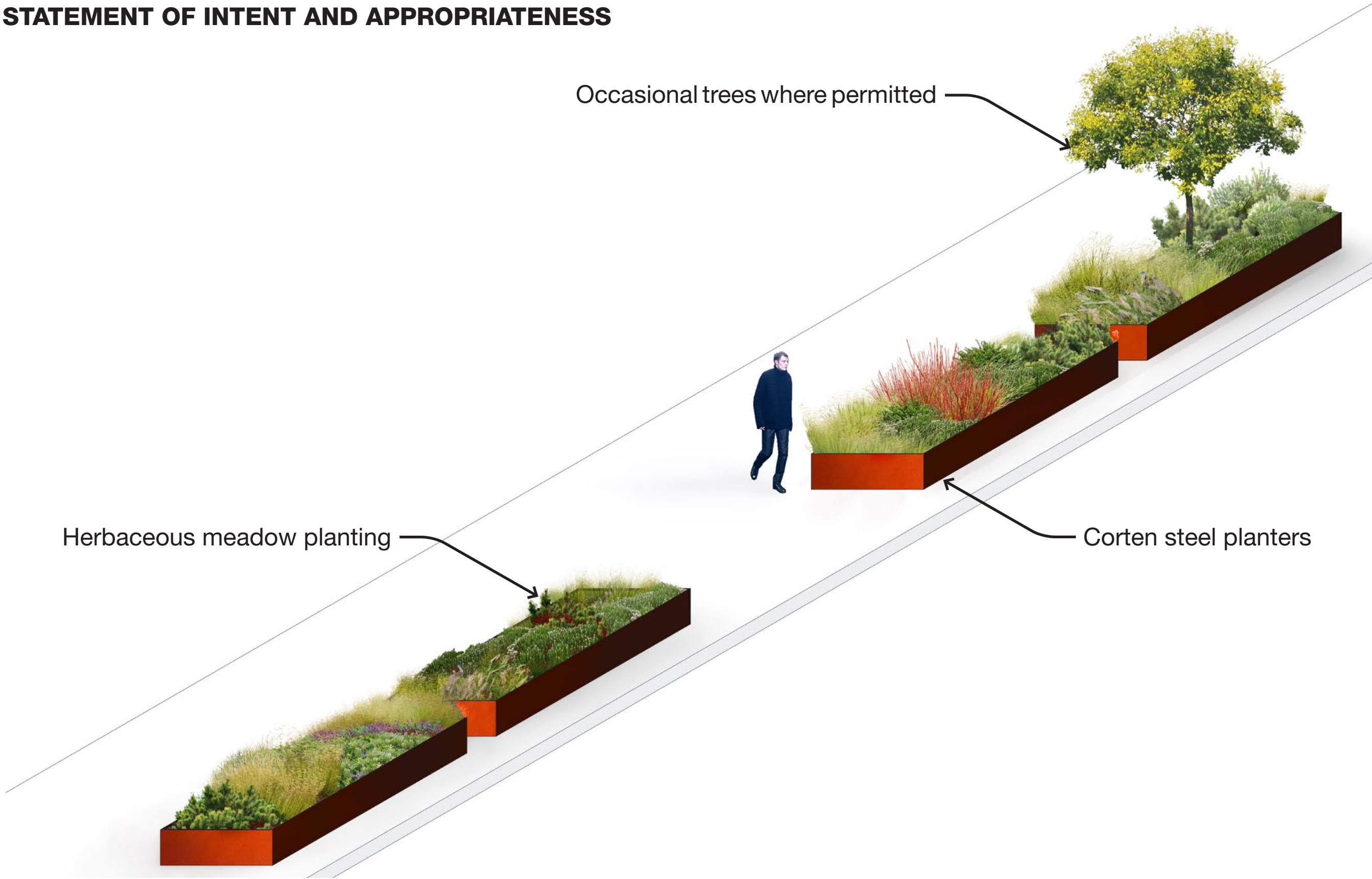
## STATEMENT OF INTENT AND APPROPRIATENESS



Historically, the Meatpacking District was a working warehouse district with wide sidewalks that frequently accommodated stacked pallets and goods.



**STATEMENT OF INTENT AND APPROPRIATENESS**



The proposed planter is designed to look like it is sitting on the sidewalk, recalling the stacked palettes and goods that once populated 14th Street's wide sidewalks in the Meatpacking District.

# STATEMENT OF INTENT AND APPROPRIATENESS



The proposed planters do not cause impact to any historically significant materials.

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**STATEMENT OF INTENT AND APPROPRIATENESS**

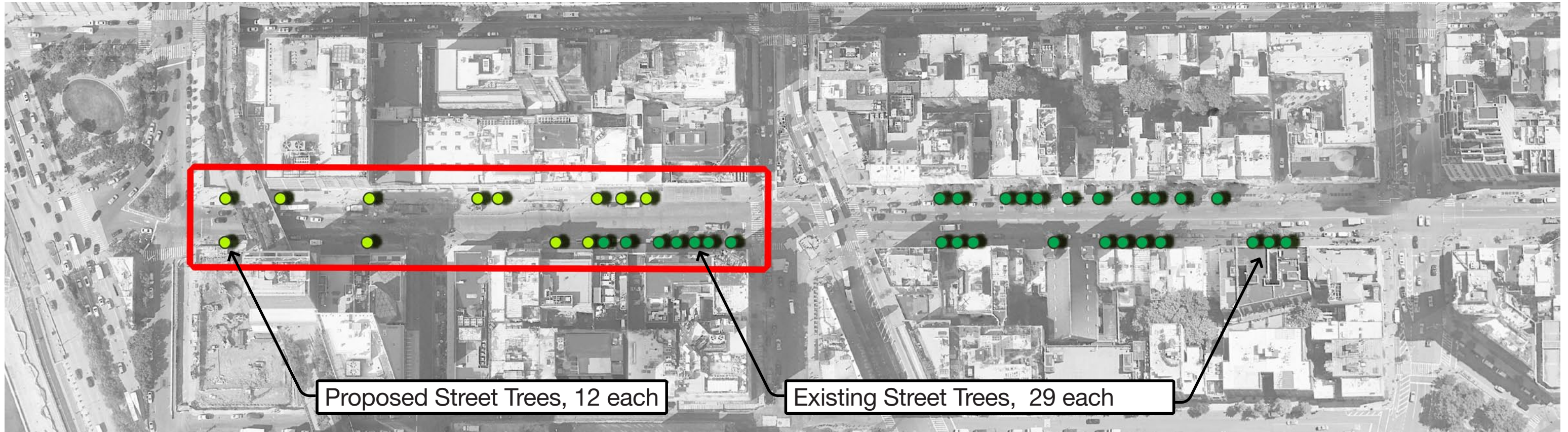
**EXISTING TREES - WEST 14TH STREET**



**EXISTING STREET TREES**

At the west end of 14th Street, there are existing street trees that are located sporadically and opportunistically.

# STATEMENT OF INTENT AND APPROPRIATENESS



## PROPOSED STREET TREES

Proposed new street trees will be spaced sporadic and opportunistic in keeping with the prevailing character of the neighborhood.

**STATEMENT OF INTENT AND APPROPRIATENESS - CHARACTER OF EXISTING STREETScape**

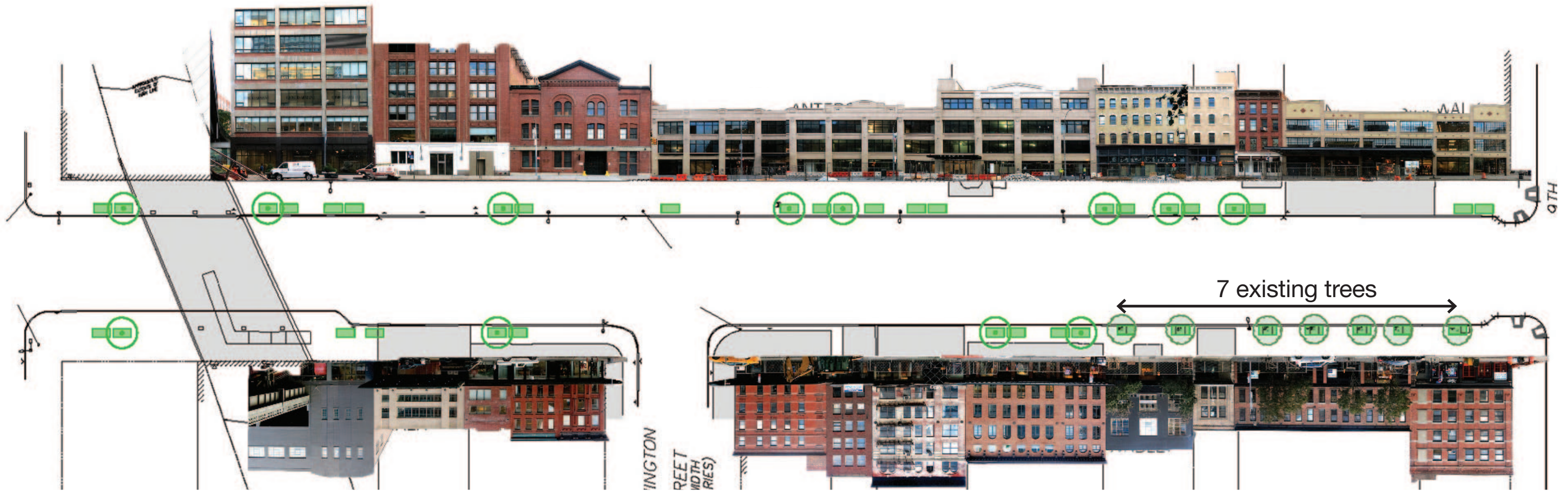
NORTH SIDE



SOUTH SIDE

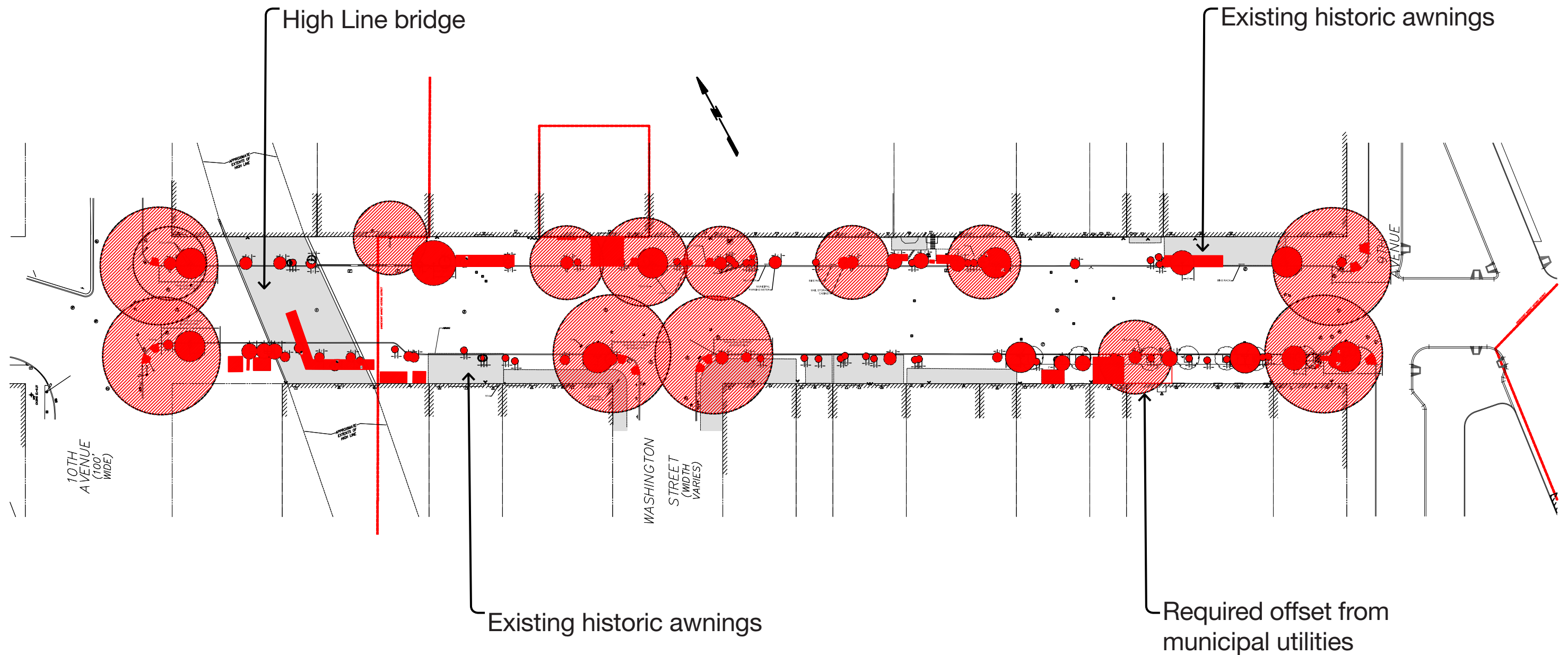
# STATEMENT OF INTENT AND APPROPRIATENESS - CHARACTER OF STREETScape WITH PROPOSED PLANTERS

NORTH SIDE



SOUTH SIDE

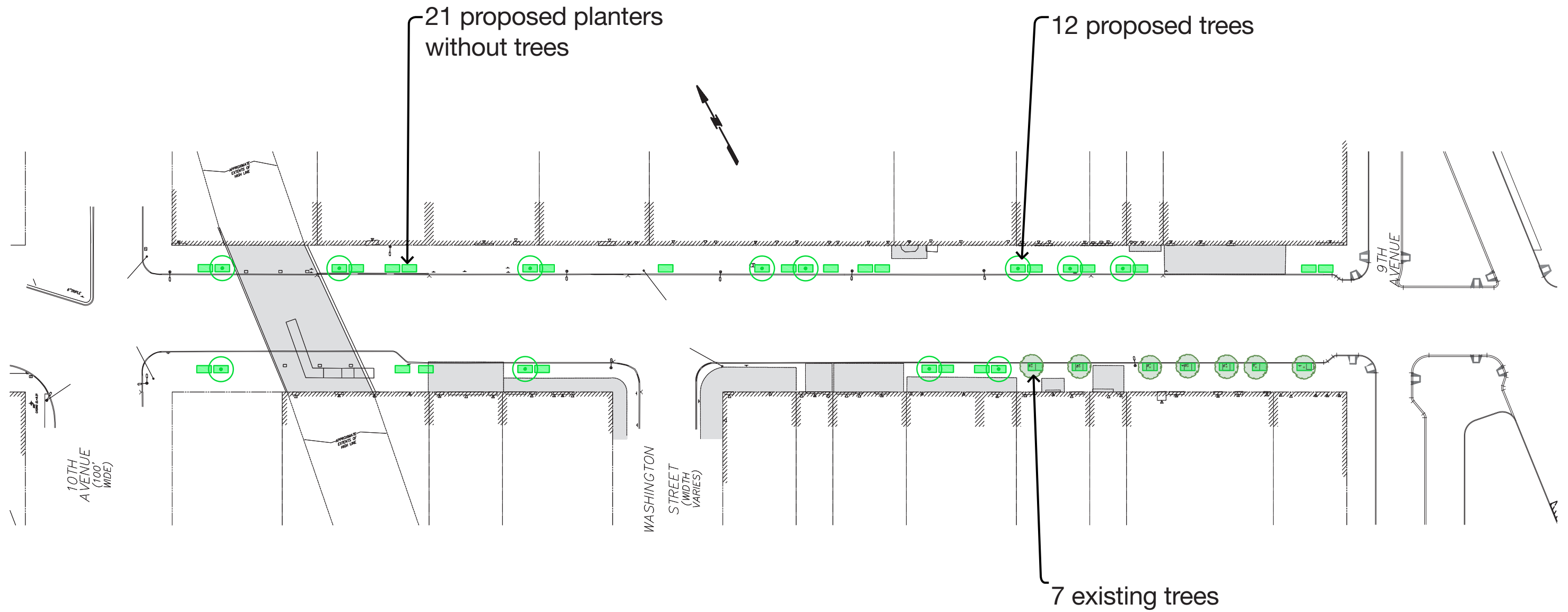
# SITE CONSTRAINTS



There are many constraints, including required municipal offsets from utilities and existing historic awnings, that limit the placement of planters and trees.



# PROPOSED DESIGN



Proposed planters and street trees are opportunistically placed where possible minimizing conflict with existing awnings and site utilities

**PERSPECTIVE VIEW A - BIRDS EYE VIEW OF NORTH SIDE OF STREET LOOKING NORTH EAST \_ BEFORE**



Existing view  
North side of 14th Street, looking northeast

**PERSPECTIVE VIEW A - BIRDS EYE OF NORTH SIDE OF STREET LOOKING NORTH EAST \_ AFTER**



This view shows the proposed planters with “Highline” type herbaceous planting and sporadic street trees  
North side of 14th Street, looking northeast

**PERSPECTIVE VIEW B - STREET LEVEL VIEW OF NORTH SIDE OF STREET LOOKING WEST \_ BEFORE**



Existing view  
North side of 14th Street, looking west

**PERSPECTIVE VIEW B - STREET LEVEL VIEW OF NORTH SIDE OF STREET LOOKING WEST \_ AFTER**



This view shows the proposed planters with “Highline” type herbaceous planting and sporadic street trees  
North side of 14th Street, looking west

**PERSPECTIVE VIEW C - STREET LEVEL VIEW OF NORTH SIDE OF STREET LOOKING NORTHWEST \_ BEFORE**



Existing view  
North side of 14th Street

**PERSPECTIVE VIEW C - STREET LEVEL VIEW OF NORTH SIDE OF STREET LOOKING NORTHWEST \_ AFTER**



This view shows the proposed planters and sporadic street trees, which avoid historic awning structures North side of 14th Street, looking northwest

**PERSPECTIVE VIEW D - STREET LEVEL VIEW OF SOUTH SIDE OF STREET LOOKING SOUTHWEST \_ BEFORE**



Existing view  
South side of 14th Street

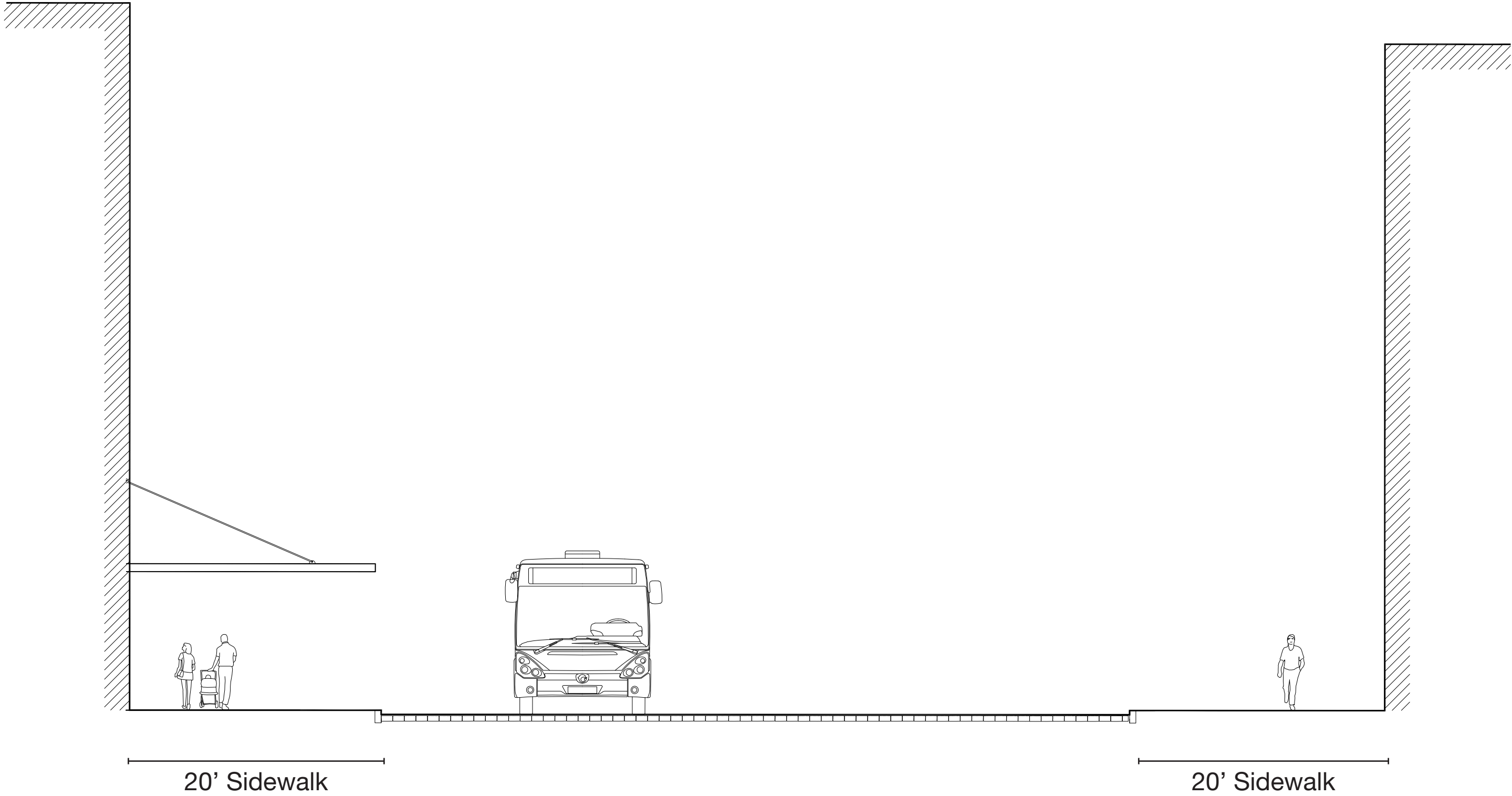


**PERSPECTIVE VIEW D - STREET LEVEL VIEW OF SOUTH SIDE OF STREET LOOKING SOUTHWEST \_ AFTER**

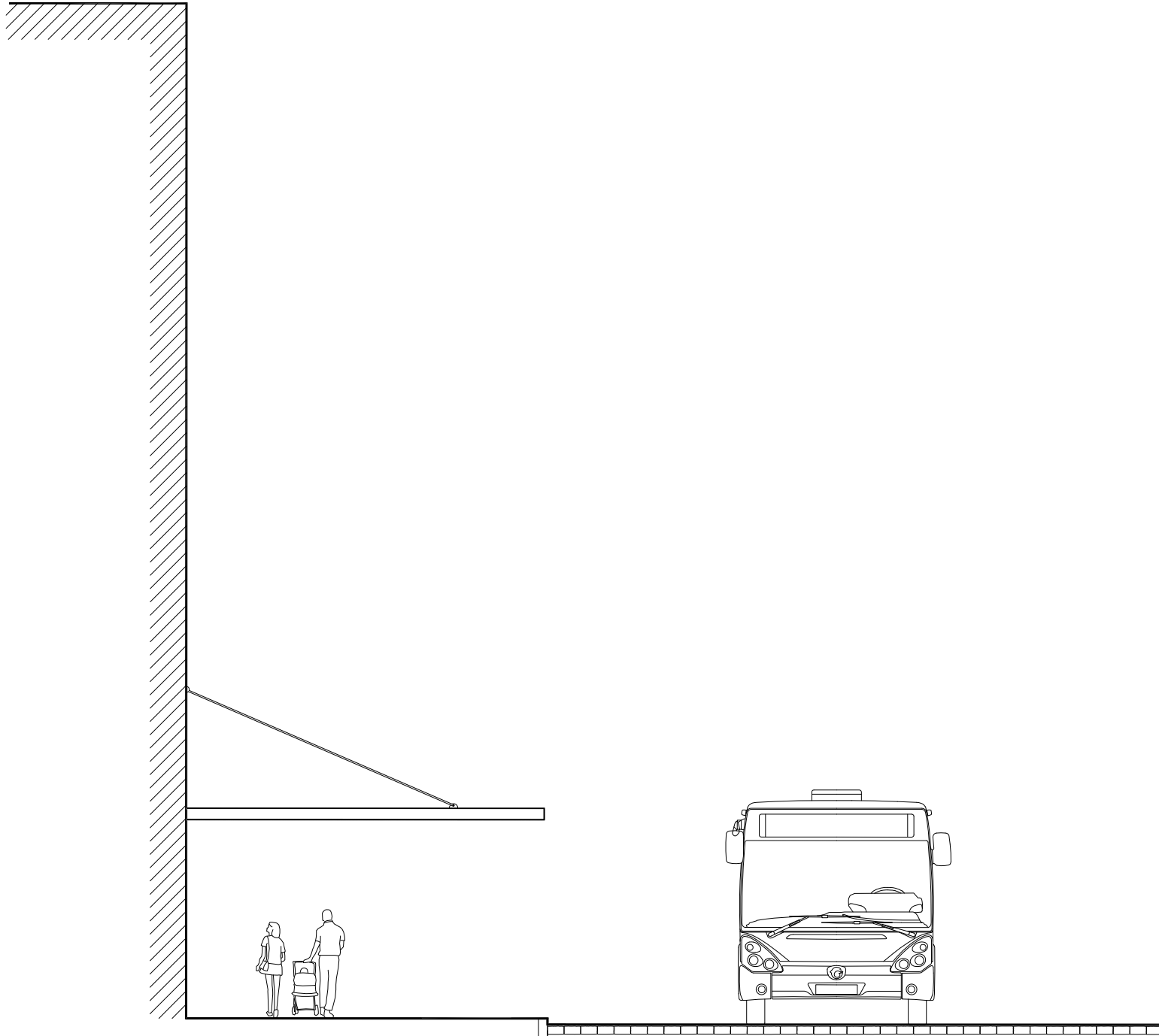


This view shows the proposed steel wickets at existing street trees west of Ninth Avenue on south side of 14th Street, looking southwest

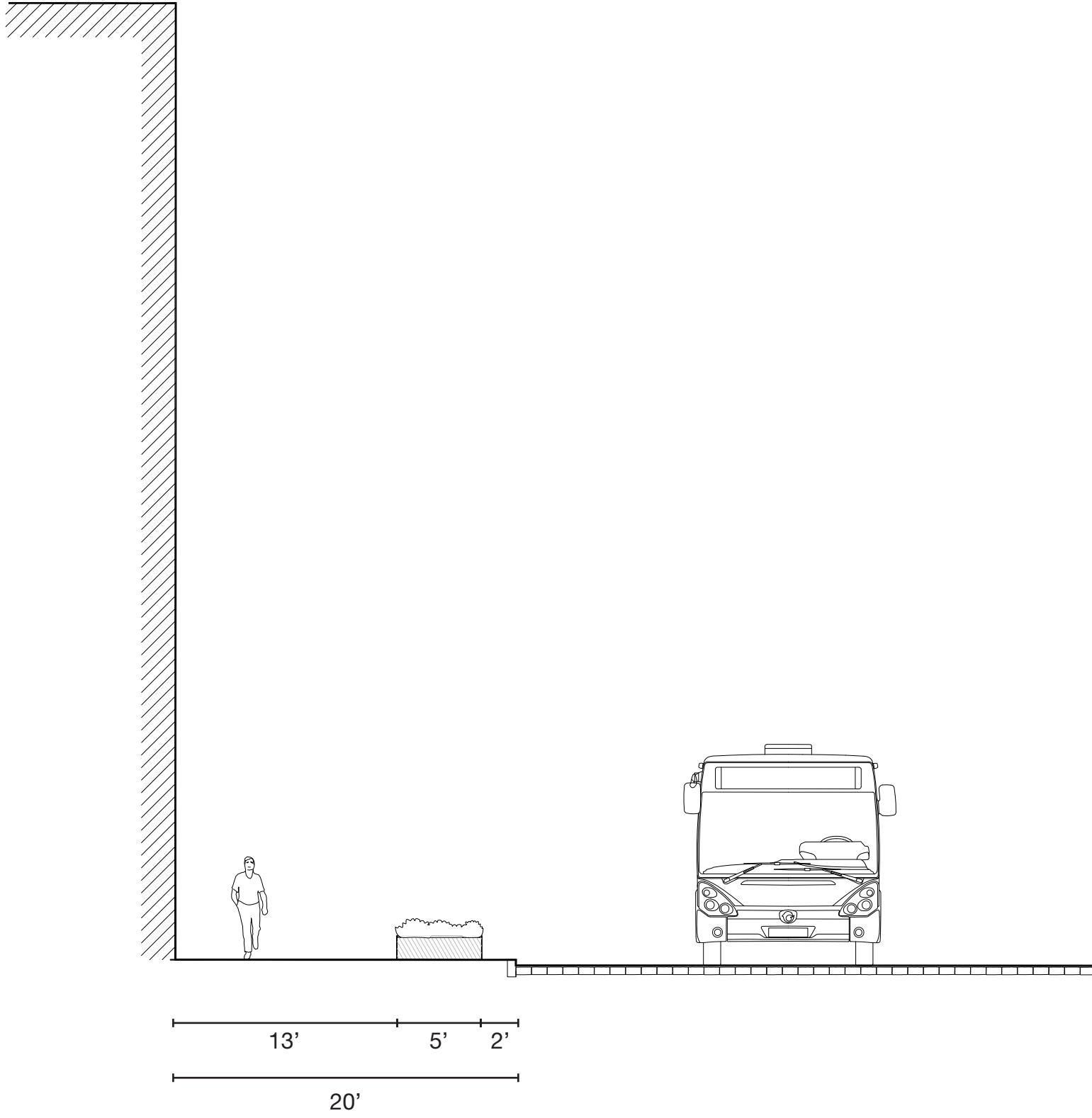
**EXISTING 14TH STREET SECTION**



**PROPOSED PLANTERS - CONDITION UNDER HISTORIC AWNINGS - NO PLANTINGS**

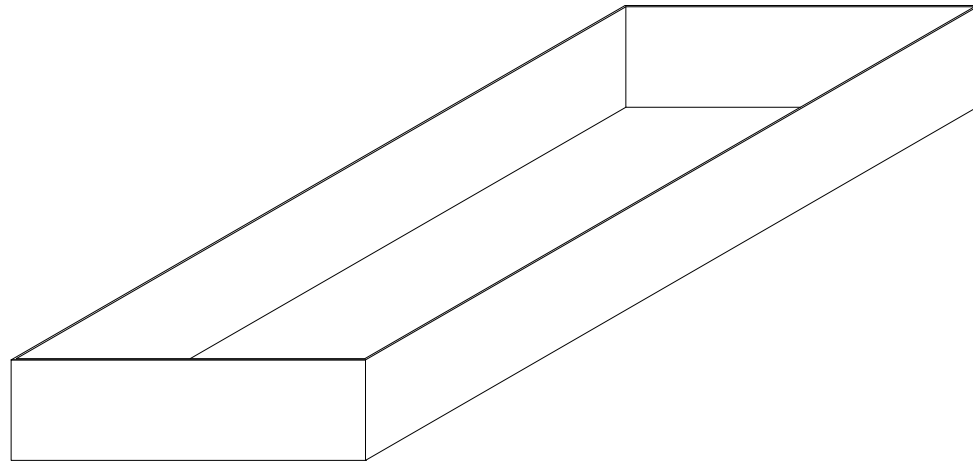


**PROPOSED PLANTERS - CONDITION WITH PLANTER WITHOUT STREET TREE**



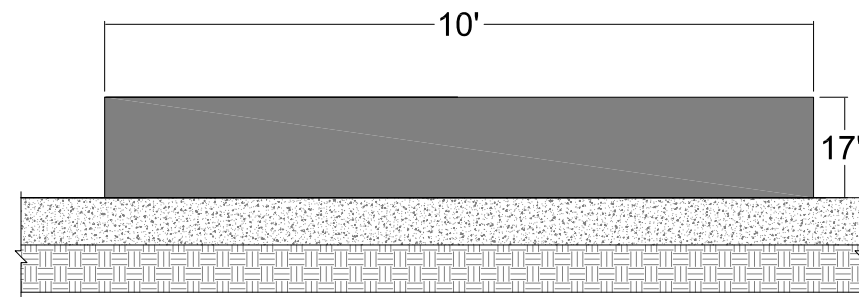
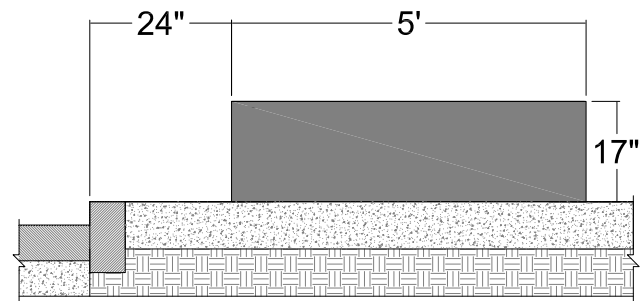
# PROPOSED PLANTER WITHOUT STREET TREE

AXON

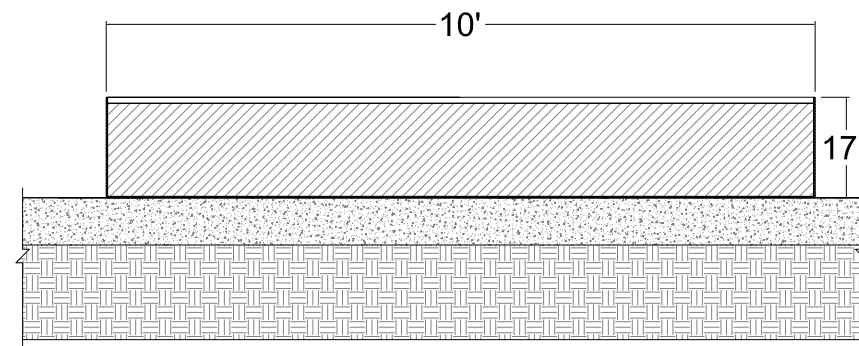
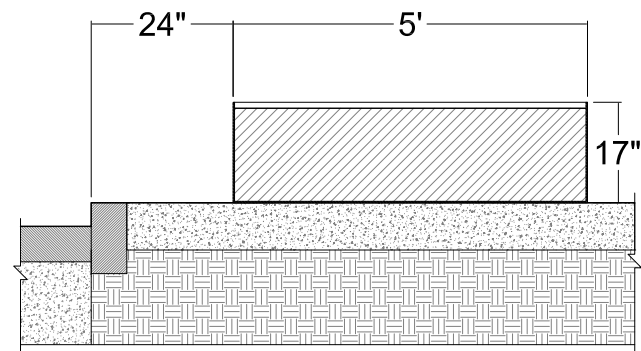


Planters are proposed to be fabricated from plate metal to reflect the historic context of the Meatpacking District and adjacent High Line and 9th Avenue Reconstruction Project. Proposed are three planter details that give continuity to the project but allow both movable planters and in-ground planting. Fabrication material is 1/4" Corten steel.

ELEVATION

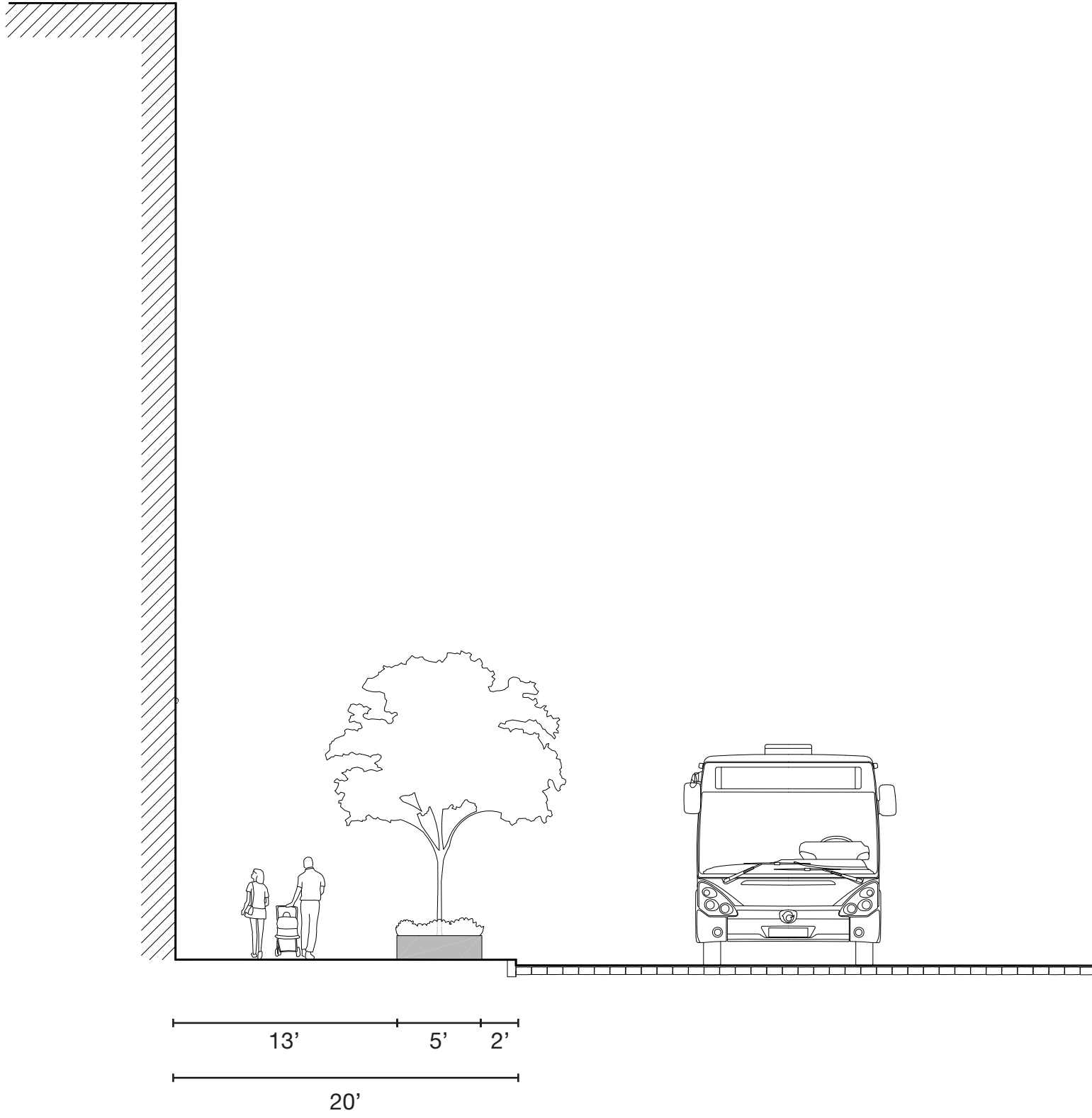


SECTION



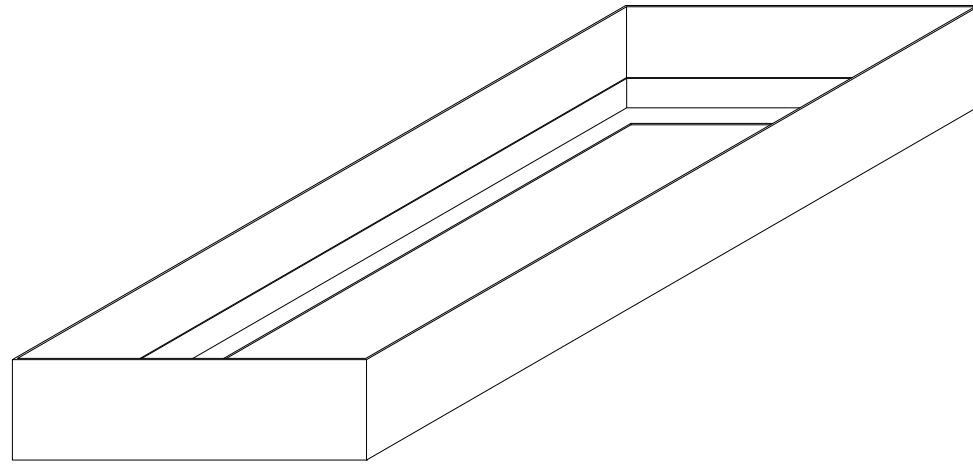
**MOVABLE PLANTER:** CORTEN STEEL MOVABLE PLANTER BOX FOR HERBACEOUS PLANTINGS, 17" HEIGHT

**PROPOSED PLANTERS - CONDITION WITH PLANTER AND STREET TREE**



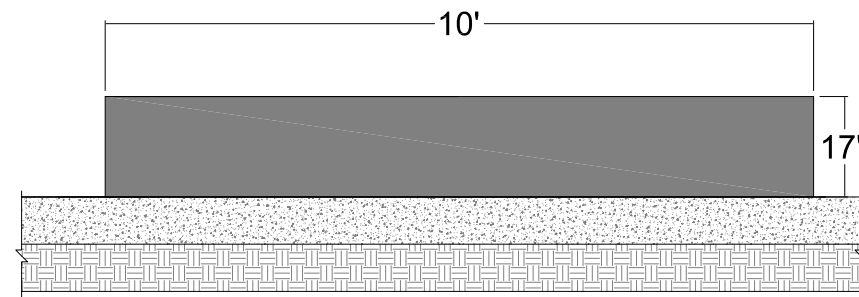
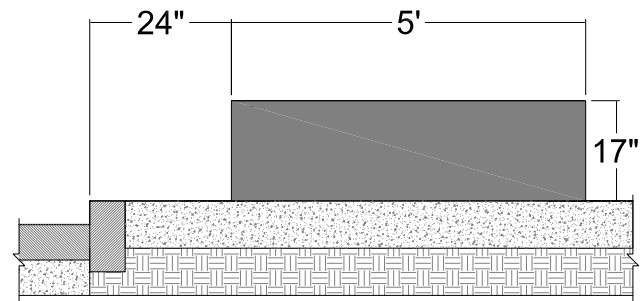
# PROPOSED PLANTER WITH STREET TREE

AXON

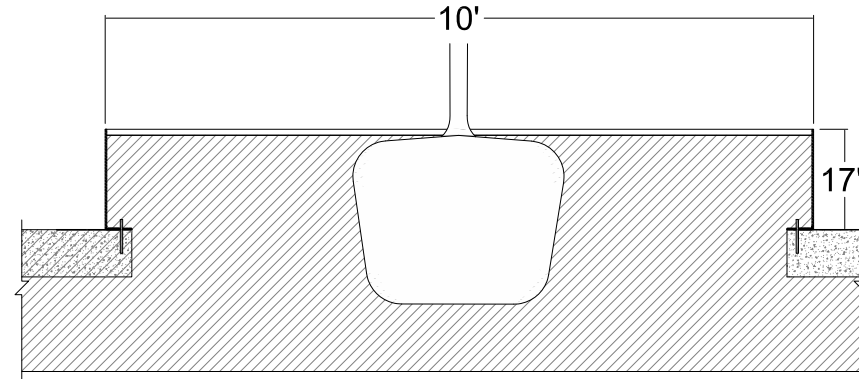
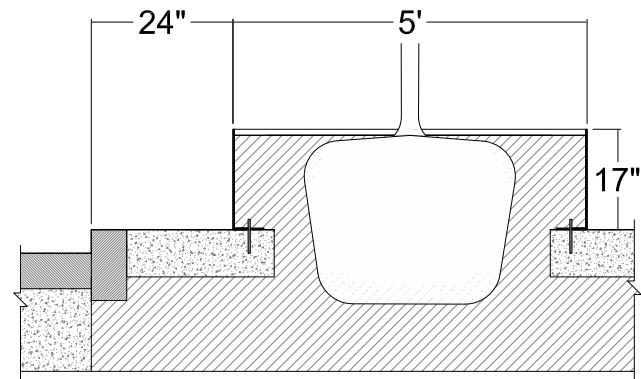


NOTE:  
Planters with street trees will have open bottom and opening in concrete sidewalk for tree root growth.

ELEVATION

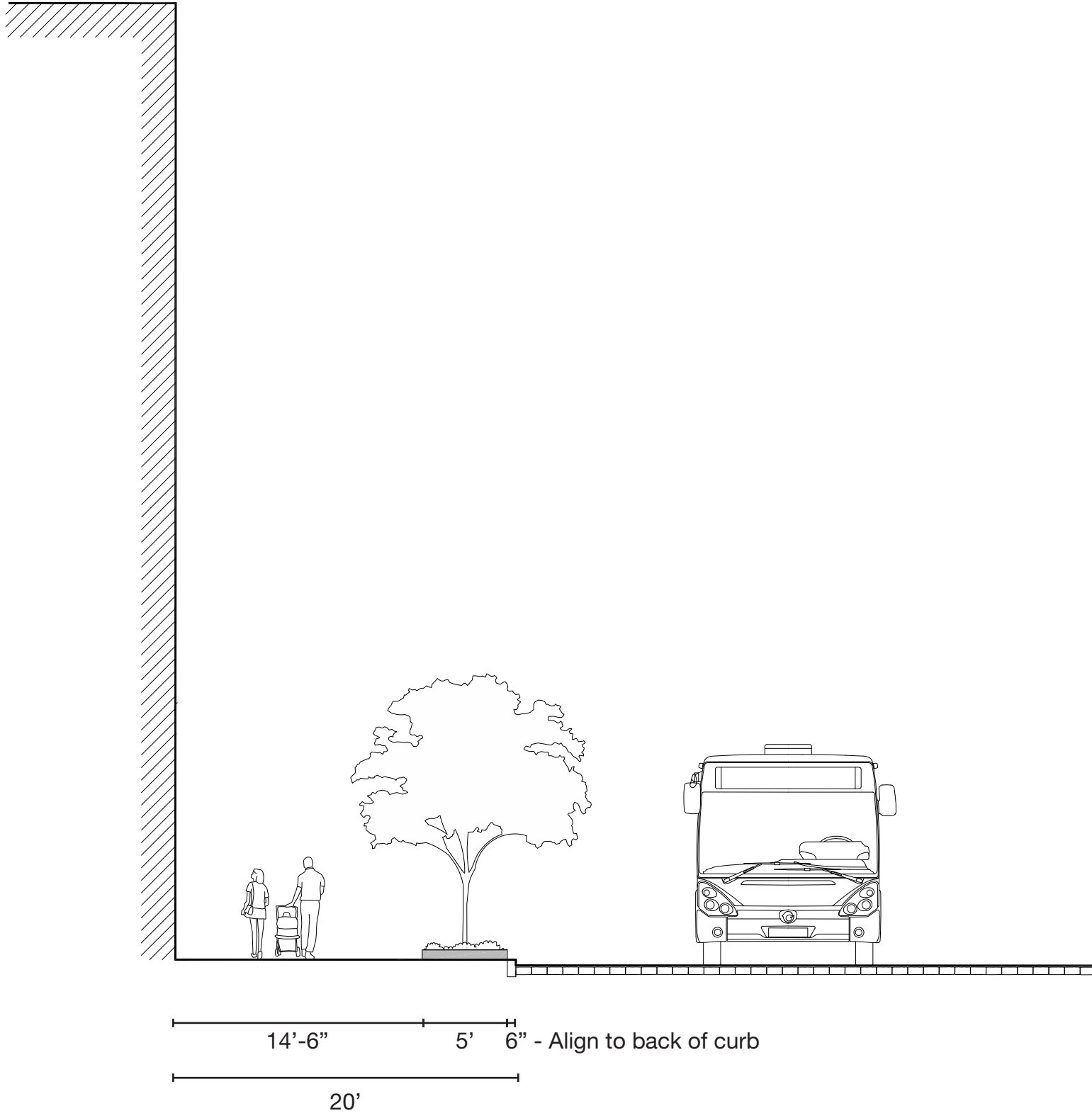


SECTION



**FIXED PLANTER:** CORTEN STEEL PLANTER BOX WITH OPEN BOTTOM AT NEW STREET TREE PIT - 17" HEIGHT

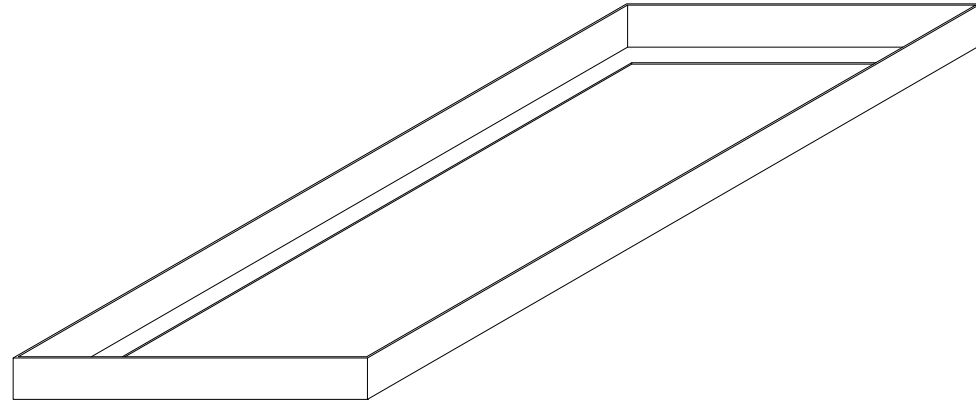
**PROPOSED PLANTERS - CONDITION WITH EXISTING TREES AND STEEL WICKET**





# PROPOSED STEEL WICKET AT EXISTING STREET TREE

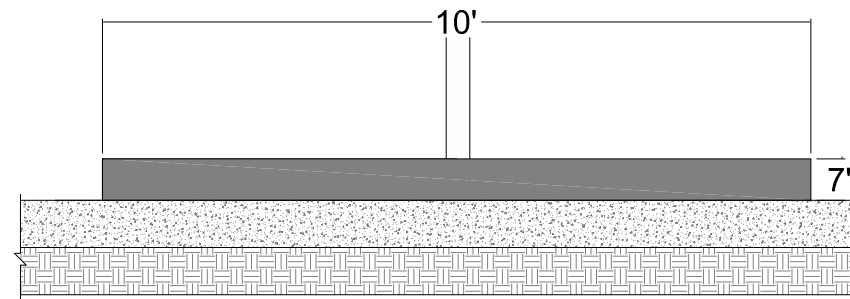
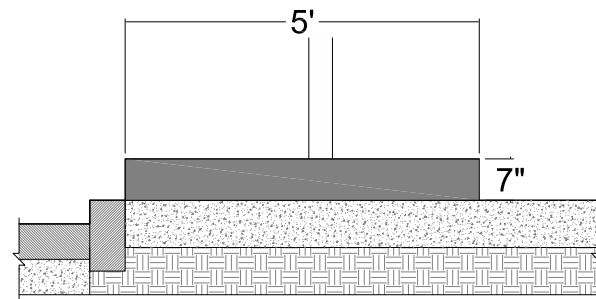
AXON



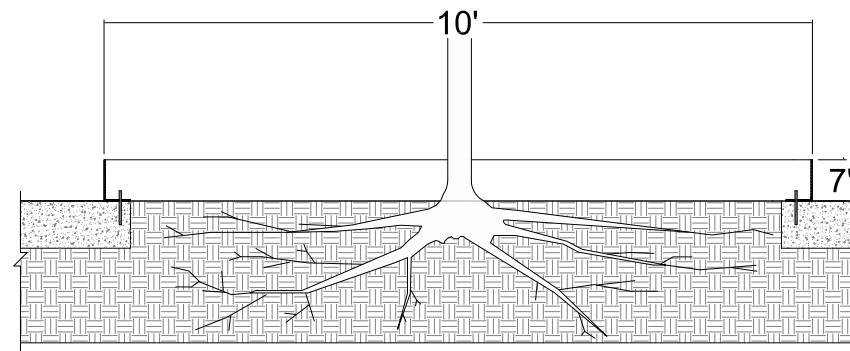
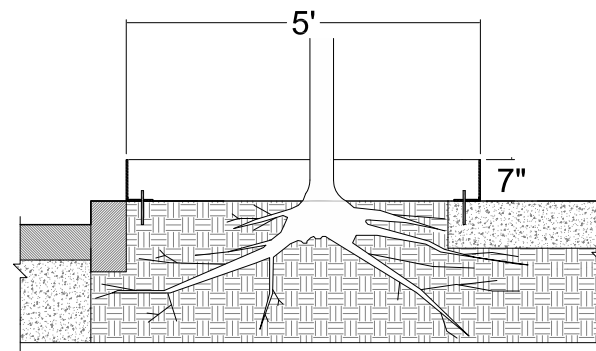
## NOTE:

- Steel wickets at existing trees will be flush with back of curb
- Will have 7" height walls.

ELEVATION



SECTION



**FIXED WICKET AT EXISTING TREES:** CORTEN STEEL PLANTER "WICKET" WITH OPEN BOTTOM AT EXISTING STREET TREE PIT - 7" HEIGHT

**END**