



Life guard stations, restrooms, and offices to be ready by Memorial Day.

COURTESY GARRISON ARCHITECTS

NEW FACILITIES LANDING ON NEW YORK'S SANDY-RAVAGED BEACHES

## LIFE PRESERVER

Surf's up! But don't worry, the city's new beach facilities will be able to handle it.

The New York City Department of Parks & Recreation and Department of Design and Construction have teamed up to answer Mayor Michael R. Bloomberg's mandate that the Hurricane Sandy-pummeled seaside in

the Rockaways, Coney Island, and Staten Island be repaired and ready for sun worshipers by Memorial Day weekend. In part, this work involves rebuilding sections of the boardwalks and restoring WPA-era concession stands. It also involves the design, fabrication, **continued on page 10**

PRITZKER JURY RECOGNIZES JAPANESE ARCHITECT FOR HIS INVENTIVE, DIVERSE BODY OF WORK



TOMIO OHASHI

## Toyo Ito's Shining Moment

The jurors of the Pritzker Architecture Prize have named Toyo Ito the 2013 laureate. Tokyo-based Ito has long been regarded as one of architecture's most inventive minds and he has produced a large and diverse body of work that pushes the limits of

technology, materials, structure, and form. His buildings often express a joyful or poetic sensibility, and yet with each project he seems to approach architecture anew. This knack for reinvention and lack of a signature style accounts, **continued on page 6**



Bogardus Plaza

COURTESY MATTHEWS NIELSEN

ANOTHER TEMPORARY PLAZA GOING PERMANENT IN NEW YORK

## CAST IRON GARDEN

The unofficial procedure of the co-called "tactical urbanism" movement is to use short-term actions to bring about long-term change. Under the Bloomberg administration, New York City has championed the creation of affordable temporary plazas carved from street space using little more than planters, benches, and paint. One of these plazas, at the southern edge of Tribeca, is about to make the jump from temporary to permanent with a concept designed by Mathews Nielsen Landscape Architects.

Bogardus Plaza, named after the architect and pioneer of cast-iron buildings, James Bogardus, was created in 2010 by closing the southernmost block of Hudson Street where it intersects with Chambers Street and West Broadway. "This section of Hudson Street has always been somewhat of an anomaly," said Matthews Nielsen principal Signe Nielsen, who lives in Tribeca. Nielsen said Bogardus Plaza isn't part of what's generally considered the "Tribeca enclave" of wealthy residents. With a busy subway station inside the plaza, she said the populations **continued on page 4**

**SPECIAL ISSUE: LIGHTING**  
 AN LOOKS INTO HOW LIGHTING DESIGNERS ARE IMPROVING URBAN NIGHTSCAPES. SEE PAGES 16-19  
 FIXTURES FOR IN/OUT. SEE PAGES 14-15

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NYCHA TO LEASE PUBLIC HOUSING LOTS TO DEVELOPERS

## Infilling the Park

Facing a mounting deficit and a backlog of 420,000 repairs, the New York City Housing Authority (NYCHA) is now taking steps to implement a controversial infill strategy that could have a long-lasting impact on the public housing system. In March, after much deliberation, NYCHA officially announced its plan to lease parcels of land in eight Manhattan public housing developments to private developers. For several months, NYCHA officials have held meetings at the proposed sites and their plans have been met with criticism from residents and government representatives.

"The problem **continued on page 12**



LIGHTING TURNS CITIES' DARK NOOKS AND CRANNIES FROM DAUNTING TO ENCHANTING. SEE PAGE 16

BRETT GARDNER



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The facilities will be placed atop concrete piles above FEMA's 500-year flood mark.

COURTESY GARRISON ARCHITECTS

**LIFE PRESERVER** continued from front page and installation of 17 new buildings, which will replace destroyed lifeguard stations, restrooms, and offices.

The city hired Garrison Architects to design the new facilities. "In December we were asked by David Bernie at the DDC to submit some modular work to restore the beaches," said James Garrison, founder of the Brooklyn-based practice. "We started before Christmas and the schedule required us to be done with design and construction documents by January 23. We completed fundamental design by January 27 working 16-hour days."

In order to deliver the project on such a tight deadline, the design team opted for an industrialized building process. The 17 buildings, broken down into 35 modular units of shipping dimension—12 feet high, 15 feet wide, and of varying lengths up to 57 feet—are being prefabricated in the Chicago shop of the Deluxe Building Corp. Garrison provided Deluxe with 3D models that feed directly into the fabricator's CNC plasma machines, which cut the profiles. "This whole idea that means and methods aren't the realm of the architect breaks down when a building is completely designed and goes into the fabrication process from the architect's documents," said Garrison. "It changes the way we think about our relationship to construction."

Once complete, the modules will be trucked to the site and placed atop

pre-prepared concrete pier foundations. The units will be clustered, mostly in groups of two, connected to each other by bridges, and connected to beach and boardwalk by stairs and ramps. Atop the concrete piers, the facilities will be perched above the 500-year mark established by FEMA's Hurricane Sandy Advisory Base Flood Elevation for New York and New Jersey—7 feet to 14 feet above grade and 4 feet to 8 feet above the boardwalk depending on location.

The buildings are oriented perpendicular to the boardwalk, sometimes positioned on the beach side, sometimes on the landside. Though they are programmed for different functions, the architectural expression, materials, and hardware are standardized to take advantage of the efficiencies of industrialized construction.

Corrugated 316 stainless steel cladding wraps each module lengthwise, top and bottom. "Because they're on piles, they have an elevation on the underside," said Garrison. The long sidewalls are clad with fiber reinforced concrete panels and louvers of black locust wood, which provide shade for continuous ventilating clerestories. While the majority of the spaces will be unconditioned, portions of the restrooms will be heated for those who use the beaches in winter, such as surfers. But with a double skin system wrapping the steel frame and plenty of cross ventilation, the facilities are expected to be comfortable during the hot months as well. **AARON SEWARD**



COURTESY BOHLIN CYWINSKI JACKSON

**UNVEILED**

**15<sup>TH</sup> AND WALNUT**

The architectural firm behind Apple's famous crystalline cube on Fifth Avenue has designed a dynamic glass retail structure in downtown Philadelphia at the intersection of 15<sup>th</sup> and Walnut streets. After studying various massing configurations that would allow tenants to customize their own identity without compromising the overall building appearance, Bohlin Cywinski Jackson (BCJ) devised a three-story structure with enough visual weight to hold its own among the masonry architecture of Center City.

"We evolved into a horizontal layering effect on the facade to give the appearance that the walls could slide," said Andrew Moroz, associate at BCJ. Since solar heat gain is not an issue on the well-shaded, north-facing site, the architects were able to use ultra-clear low-iron glass. The material allows the steel structure to show through. Though it's only three stories, with twenty-foot floor-to-floor heights the building reaches 65 feet tall. The structurally-glazed horizontal layers help to emphasize the building's corner, where a second-story open terrace will be built for the unlikely anchor tenant of this sleek modern building: The Cheesecake Factory.

Philadelphia's new stormwater regulations stipulate that the structure must retain 20 percent of the rainwater that hits its roof. The architects employed a mix of green and blue roof technologies that could later be partially occupied, depending on tenant fit-outs. Moroz said site demolition will begin this spring followed by a 14-month construction period. **BK**

Architect: Bohlin Cywinski Jackson  
Client: Midwood Development  
Location: Philadelphia  
Completion: 2014