james corner field operations
the high line – vibrancy and economic impact

fresh kills park
staten island, new york
2,200 acres
race street pier
philadelphia, pennsylvania
1 acre

shelby farms park
memphis, tennessee
4,500 acres
Seattle Central Waterfront
Seattle, WA
28 blocks

Quanhai Water City
Shenzhen, China
4,500 acres
queen elizabeth olympic south park
london, uk
55 acres

the high line
new york, new york
6 acres
MIN. 30'-0" WIDE

HISTORY
Conclusions

This report concludes that it is feasible to construct and operate the High Line in a manner that is consistent with current federal and municipal regulatory requirements. This industrial structure can be converted into open space under federal law, assuming the support of the City and State of New York. The rail easement can be maintained consistent with the plans for the redevelopment of the Hudson Yards and the requirements of the federal "railbanking" program.

The report concludes that the High Line will provide tax revenue to the City of New York that will be greater than the capital costs associated with the High Line’s re-use.
EXHIBITION AT GRAND CENTRAL
2003
DESIGN COMPETITION
2004

WHAT WILL GROW HERE?

WEST CHELSEA REZONING
2005

Objectives

- Provide market rate and affordable housing opportunities in West Chelsea
- Facilitate proposed open space along the High Line
- Enhance West Chelsea gallery district
- Encourage a dynamic mix of land uses
- Enhance pedestrian connections to waterfront
- Ensure the form of new buildings relates to neighborhood character and proposed High Line open space
- Relate to planning initiatives in adjacent areas
**2005 – west chelsea rezoning**

**BEFORE**

**M1-5:** Light manufacturing and commercial uses  
5 FAR  
No residential use allowed

**M1-5/R8A:** Mixed residential, commercial and light manufacturing uses  
6 FAR, adopted in 1999

**M1-5/R9A:** Mixed residential, commercial and light manufacturing uses  
7.5 FAR, adopted in 1999

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**AFTER**

...study area...
design intent
AGRI-TECTURE: A FLEXIBLE, RESPONSIVE SYSTEM OF MATERIAL ORGANIZATION

The striated surface transitions from high intensity areas (100% hard) to richly vegetated biotopes (100% soft), with a variety of experiential gradients in between.
layers of the park
ABATEMENT AND PAINTING

DRAINAGE AND WATERPROOFING
PLANT COMMUNITIES

NATIVE GRASS MATRIX

FLOWERING MEADOW

WOODLAND THICKET
## GRASSES + PERENNIALS

### SUN MATRIX GRASSES
- *Carex appalachia*  
  Appalachian Sedge
- *Carex eburnea*  
  Bristle Leaf Sedge
- *Carex flaccasperma*  
  Blue Wood Sedge
- *Andropogon gerardii*  
  Big Bluestem
- *Andropogon canescens*  
  Bluestem
- *Bouteloua curtipendula*  
  Sideoats Gamma
- *Bouteloua gracilis*  
  Blue Gamma
- *Koeleria macrantha*  
  June Grass
- *Molinia moorhexe*  
  Moor Grass
- *Panicum virgatum*  
  Switchgrass
- *Sporobolus heterolepis*  
  Prairie Dropseed
- *Schizachyrium scoparium*  
  Little Blue Stem
- *Bouteloua gracilis*  
  Blue Gamma
- *Koeleria macrantha*  
  June Grass
- *Molinia moorhexe*  
  Moor Grass
- *Sporobolus heterolepis*  
  Prairie Dropseed
- *Schizachyrium scoparium*  
  Little Blue Stem
a walk through the park
WOODLAND FLYOVER
maintenance and operations
impact and inspiration

one of the fastest growing and vibrant neighborhoods in NYC with a population increase of more than 60% in the last 10 years

building permits around the HL doubled since 2006

more than $2 billion in private investment since 2006 including 29 major development projects (19 completed, 10 underway)

3.7 million visitors in 2011

demonstrated success of the HL has encouraged and inspired other cities including St. Louis, Chicago, Philadelphia and Atlanta
WEST CHELSEA REZONING
2005
programming

high line subculture

community, educational and children’s programming

public art

guided tours, public lectures and films

local and sustainably grown food at concessions and food-oriented programs

fundraising galas, private events
HOW DO YOU FEEL?

I feel sad.

I feel vulnerable and powerless. I feel very anxious and overwhelmed. I feel alone. This is a moment when I feel like I am not in control. I feel so lost.