

POST_INDUSTRIAL /

Reclaiming the Industrial Landscape

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Industrial Parcel Characteristics

- Large Parcels/Assemblies
- Few owners
- Located near downtown core
- Existing infrastructure connections such as rail, highway, and port access
- Often contributing contamination to land, air, water

**Caption text
for sample
image**

Massachusetts Waterfront



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Rowes Wharf

Fan Pier

Boston

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Massachusetts Mills



Lowell

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Waterfronts . . . Highways

So you want to reconnect your waterfront to the city...

Embarcadero Freeway

San Francisco, CA

Ferry Building

“The waterfront without the Ferry Tower would be like a birthday cake without a candle.”

-- Herb Caen, columnist for the *San Francisco Chronicle*

“If we can dream it up,
we can dream it down.”

--Reverend Ike

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Design Guidelines for Public Open Space

Well-defined edges

Simple rectilinear shape to help unify the space

Symmetrical around Market Street axis

Oriented to the Ferry Building

Building height-limits to keep shade off open space

Existing café seating and promenading areas kept

Widened sidewalks

Integrated Vaillancourt Fountain (turned on)

Comfortable with few people, but accommodates large civic gatherings and diversity of programmed and spontaneous activities



Critical Mass meets at Justin Herman Plaza

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Central Freeway

"This demolition finishes the end of the freeway wars. It's a time when San Franciscans have decided they prefer living in San Francisco rather than driving through it."

-- Robin Levitt, San Francisco resident involved in bringing Central Freeway down.

Octavia Boulevard

Design Implications

In-law units

Geary Blvd transit corridor

Predictions

1. The highway has two divergent futures:
 - cities will tear them down
 - suburbs will build more
2. Massive parking lots will surround cities.
3. Cities will be seen as an oasis in the congested desert of suburbs.

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If you don't tear it down...

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Paris



viaduc daumesnil

viaduc des arts

New York



high line 1929

high line 2005

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“the team retools this industrial conveyance into an instrument of postindustrial leisure, life and growth”

(Field Operations and Diller Scofidio + Renfro)

“changing the rules of engagement between plant life and pedestrians”

(Field Operations and Diller Scofidio + Renfro)

Rail . . . Brownfield

What if the weeds aren't growing on their own...

The EPA now estimates that there will be 355,000 hazardous sites designated in the next 30-35 years.
Less than 1% these will be part of the Superfund program.
The cleanup cost over the next 30-35 years will be around \$253 billion.

"A factory that produces not
only vehicles...
but also clean water, air
and soil".
--Julie Bargmann

Ford River Rouge Site/ Truck Plant, Dearborn MI: Present Industrial Landscape
McDonough & Partners, Julie Bargmann/DIRT Studio

Fresh Kills Land Fill, Staten Island NY: (Intended) Post-Industrial Landscape

Vintondale, PA: Post-Industrial Landscape

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Brownfield . . . Warehouse District

What if the site isn't out on a landfill...

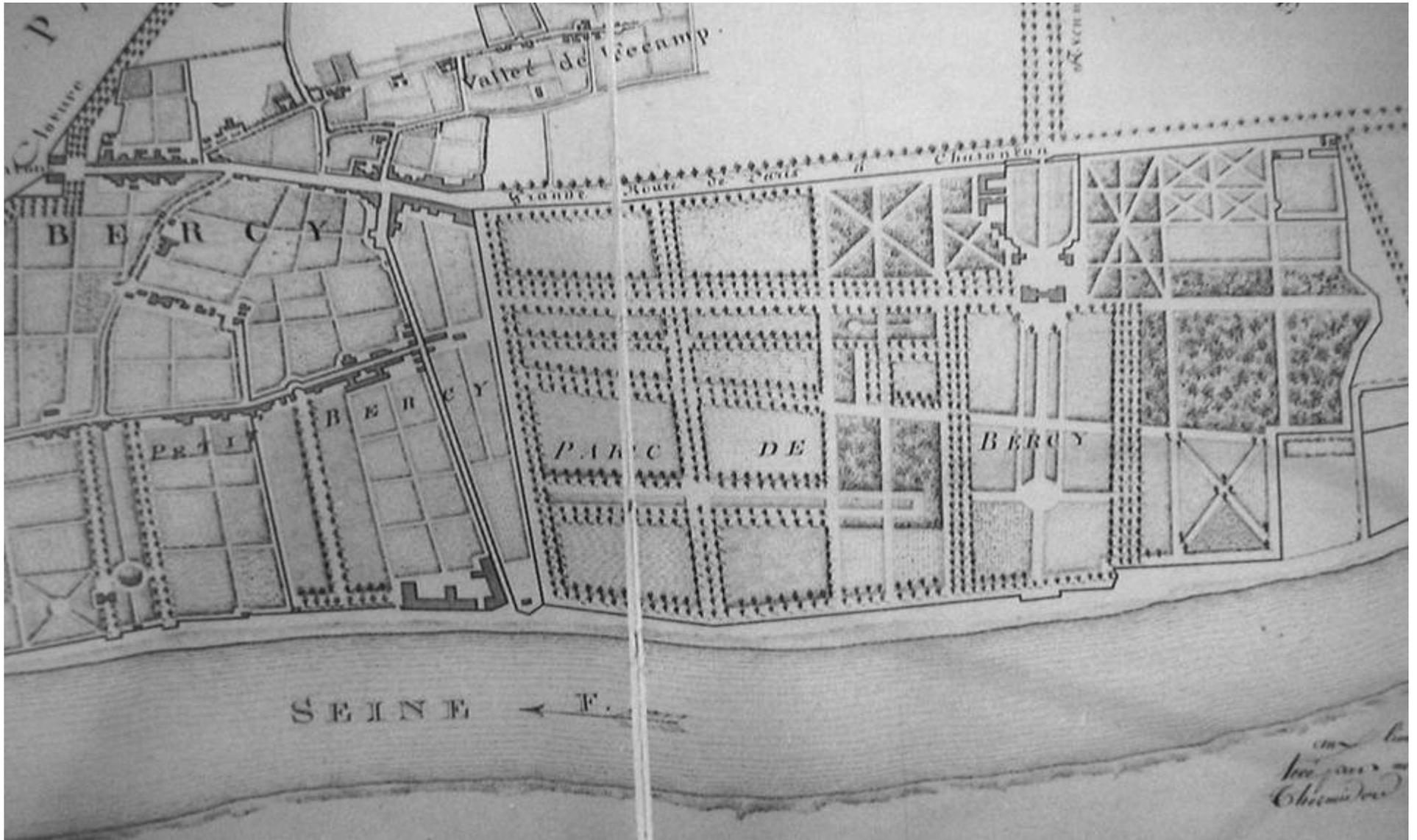
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Bercy District



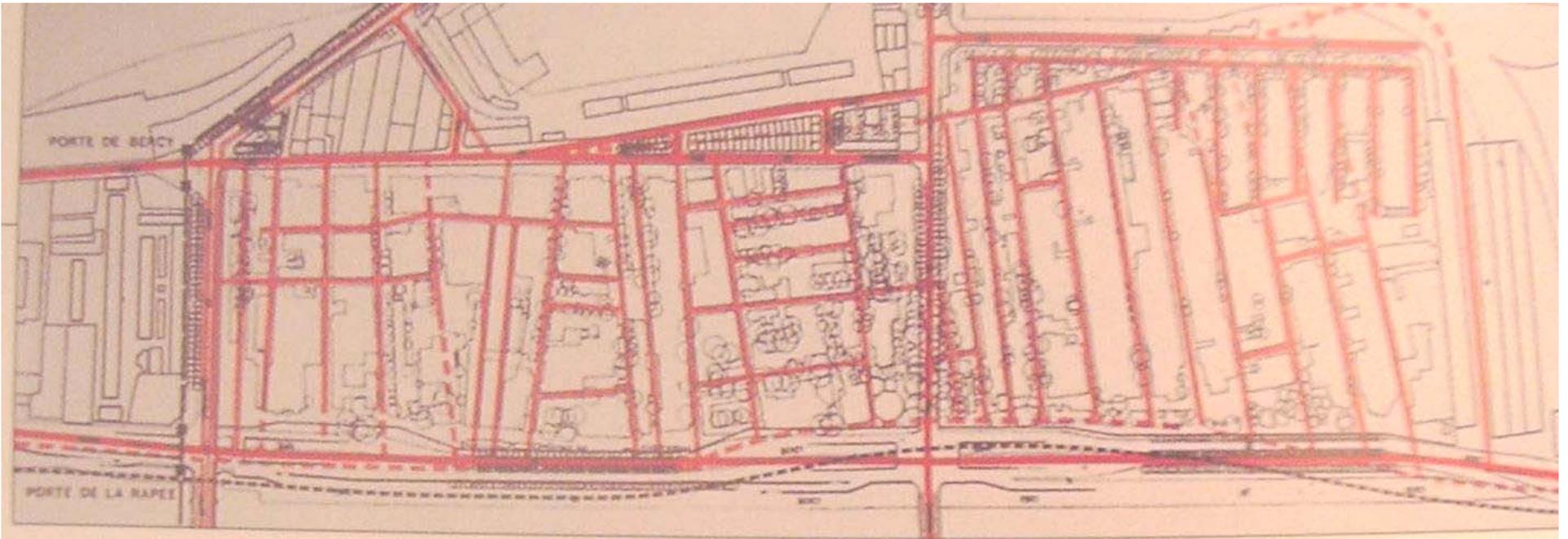
Bercy, Tourist Map (1900)

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Map of Bercy, including Grand-Chateau with landscape design by Le Notre, 1799

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Bercy street network, c.1900

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Economics of wine storage, transportation, and taxation

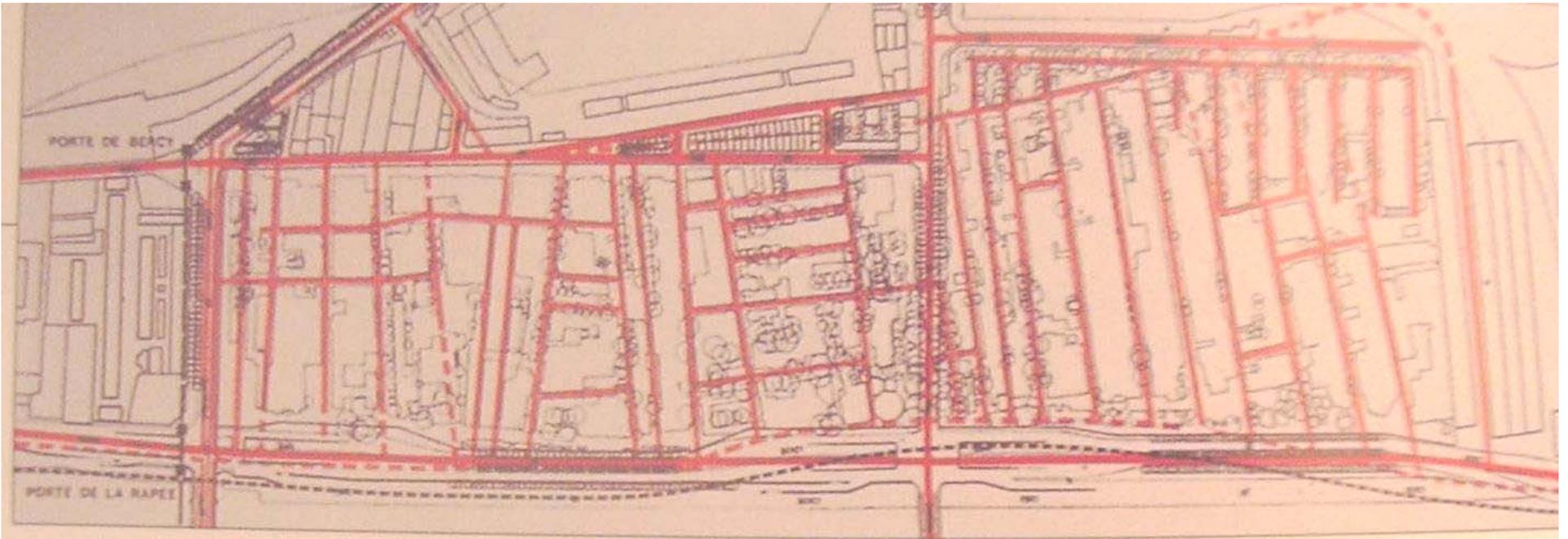
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Les Grands Projets: Paris c.1981-1997

Bibliothèque Nationale
Français François
Mitterand by Dominique
Perrault, 1998

Parc Andre Citroen

Parc
de la Villette



Bercy street network, c.1900

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Parc de Bercy,
Pelouse
autorisee

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Businessmen from adjacent conference center

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Many populations: neighborhood children / parents

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Bercy-Village shopping over old streets with rails

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New hotel and housing blocks

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Housing Blocks under direction of Jean-Pierre Buffi

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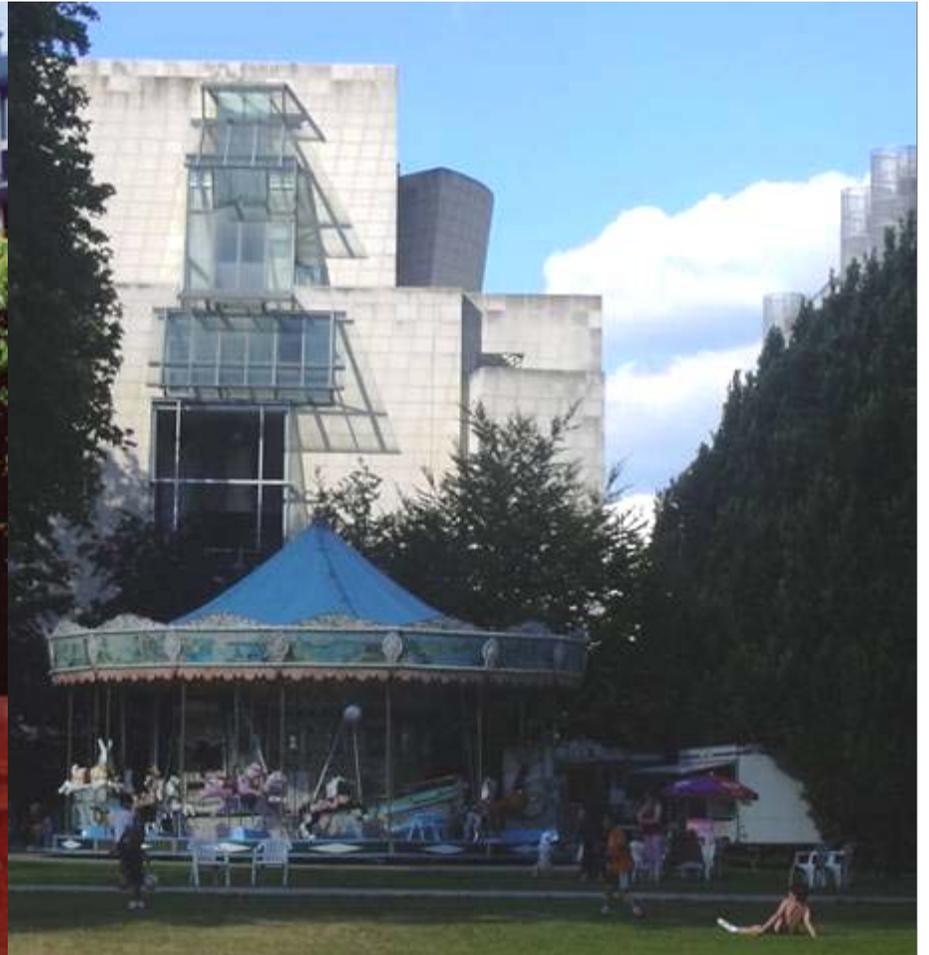
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Weathering and disrepair

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**Former American Center
(1994) by Gehry, now
converting (1998-?) to Maison
du Cinema**

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Questions for Discussion: The **future** of obsolete industry and infrastructure

What happens to de-industrialized areas when economic factors require re-industrialization?

What happens when energy markets make certain infrastructure necessary and others obsolete?

Should successful industrial redevelopment retain its industrial past?

How can urban designers transform these spaces to have longevity?

How long will this boom of industrial redevelopment last?