

# HIGH LINE

A stylized graphic consisting of two vertical lines connected by a horizontal bar at the top, resembling a high line structure or a simple ladder.


Lighting and Placemaking: Parks & Civic Spaces

IES SF and Pacific Energy Center  
April 15, 2015

# L' O B S E R V A T O I R E I N T E R N A T I O N A L



Museums



Performing  
Art Centers



Institutional




Exterior /  
Landscape



Hospitality



Corporate




Events /  
Temporary Installations




Residential



Mixed Use



Commercial



Strategy /  
Branding

[www.lobsintl.com](http://www.lobsintl.com)





NEW YORK CENTRAL R. R. CO.  
QUAIL FREIGHT STATION

MICHIGAN  
CENTRAL  
510920  
NEW YORK, N. Y. 1910

























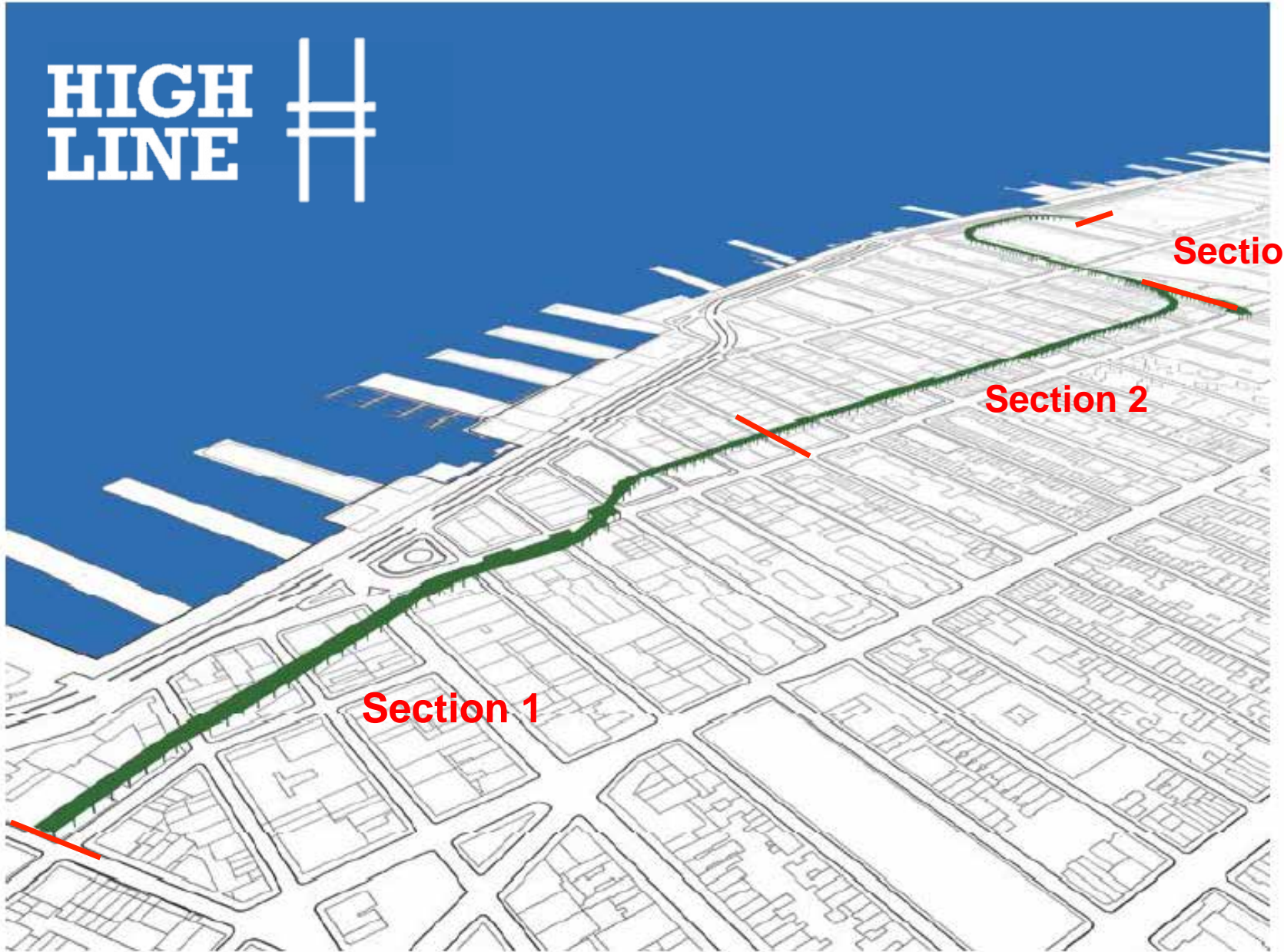








**HIGH  
LINE**



**Section 1**

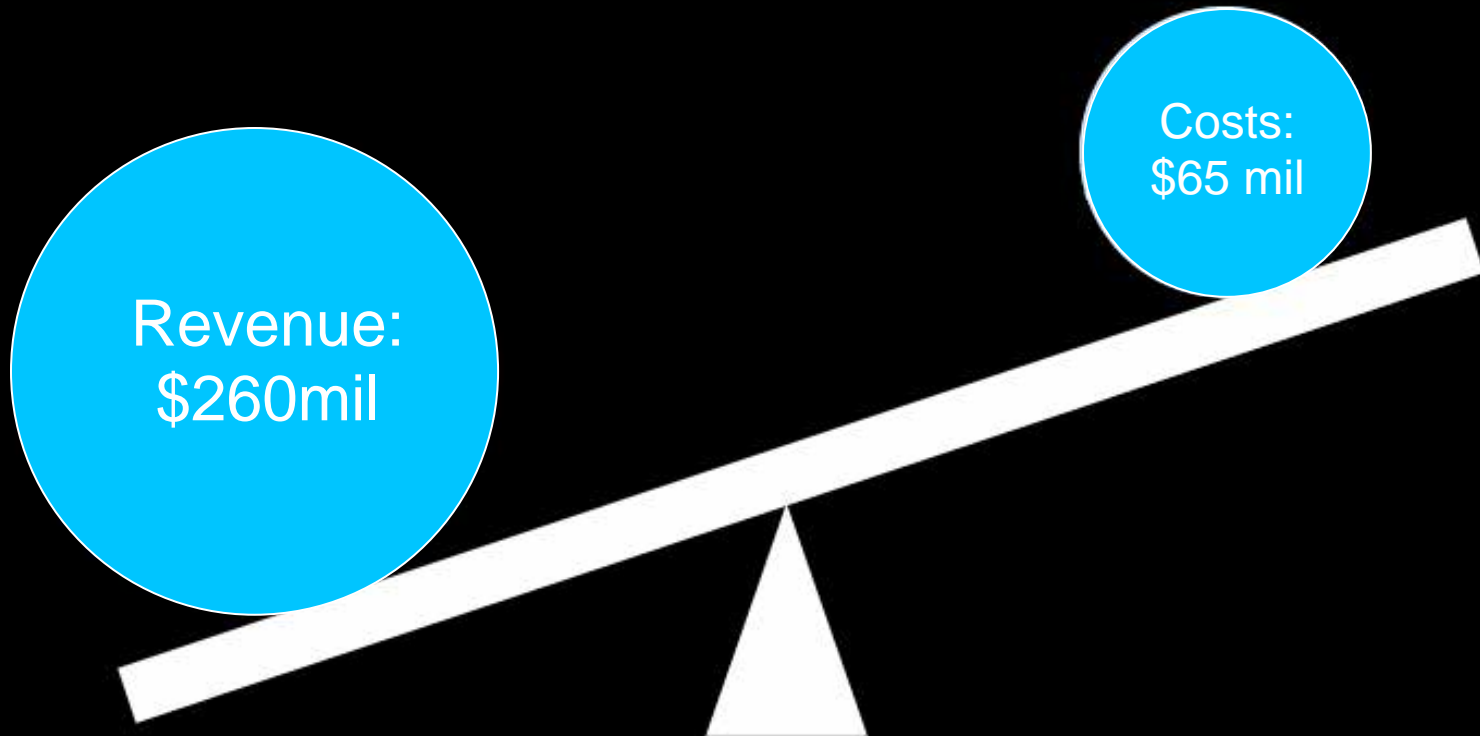
**Section 2**

**Section 3**



# Economic Impact Study by HR&A Advisors, 2003 (High Line Sections 1 & 2)

- Generate **ADDITIONAL \$260 million** in property taxes over 20 years
- Cost to renovate the High Line **\$65 million**
- Attract ~ 400,000 tourists per year





## PUBLIC ENGAGEMENT AND INPUT





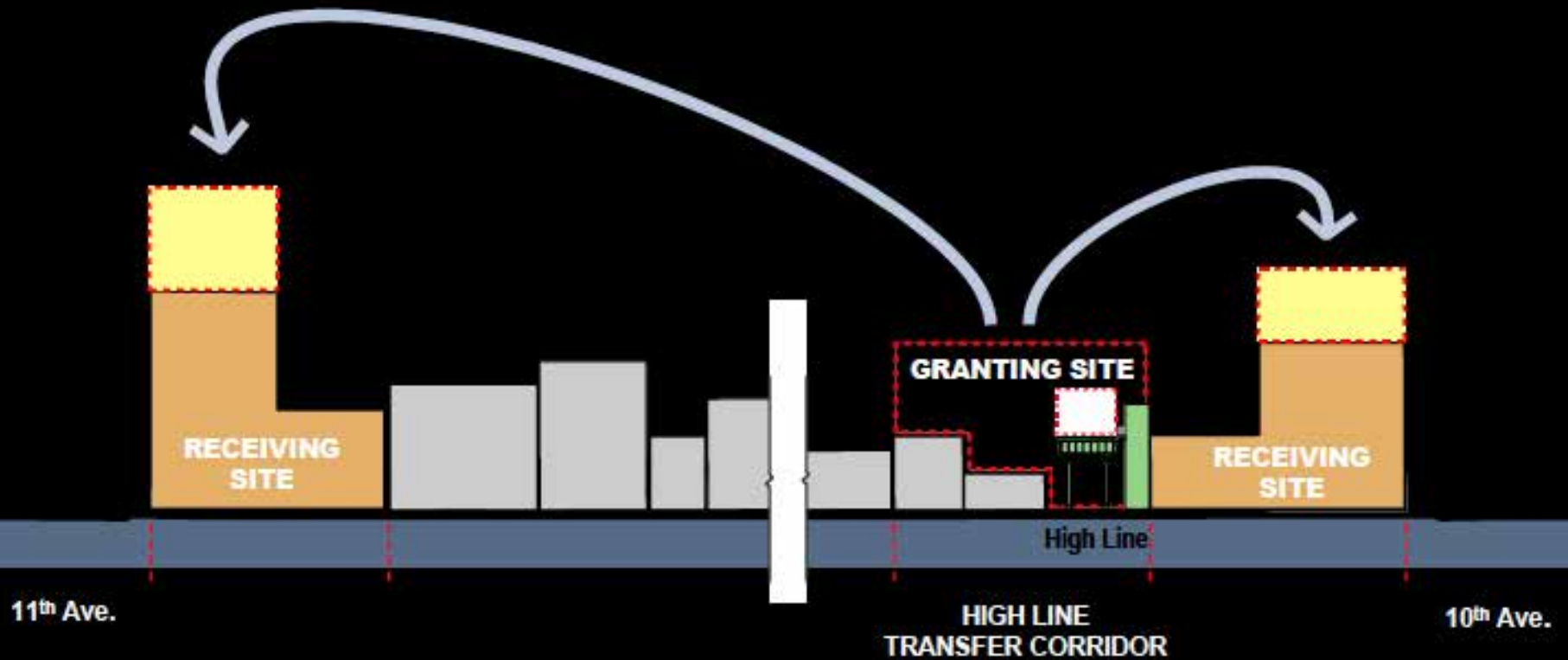
Image by The High Line







# WEST CHELSEA REZONING — HIGH LINE TRANSFER CORRIDOR



## PARTNERING WITH GOVERNMENT



JAMES  
CORNER  
FIELD  
OPERATIONS

**DS+R**  
DILLER SCOFIDIO + RENFRO

L'OBSERVATOIRE

Pentagram





JAMES  
CORNER  
FIELD  
OPERATIONS

**DS+R**  
DILLER SCOFIDIO + RENFRO

L'OBSERVATOIRE

Pentagram





**PIT**  
0% : 100%

**PLAINS**  
40% : 60%

**BRIDGE**  
50% : 50%

**MOUND**  
55% : 45%

**RAMP**  
60% : 40%

**FLYOVER**  
100% : 10%



**MOORLAND**  
Drosera  
Luzula  
Sphagnum  
Thuidium  
wet

**TALL MEADOW**  
Aster  
Rosa  
Alnus  
Panicum  
Sorghastrum  
dry

**WETLAND**  
Aster  
Zinnia  
Epilobium  
Lupinus  
Syringium  
Sedum  
wet

**WOODLAND THicket**  
Aster  
Zinnia  
Echinops  
Cypripedium  
Saxifraga  
Sedum  
wet/shade

**MIXED PERENNIAL MEADOW**  
Aster  
Fragaria  
Nasturtium  
Alnus  
Panicum  
Sedum  
dry/shade

**YOUNG WOODLAND**  
Aster  
Rosa  
Cypripedium  
Lupinus  
Saxifraga  
Sedum  
shaded



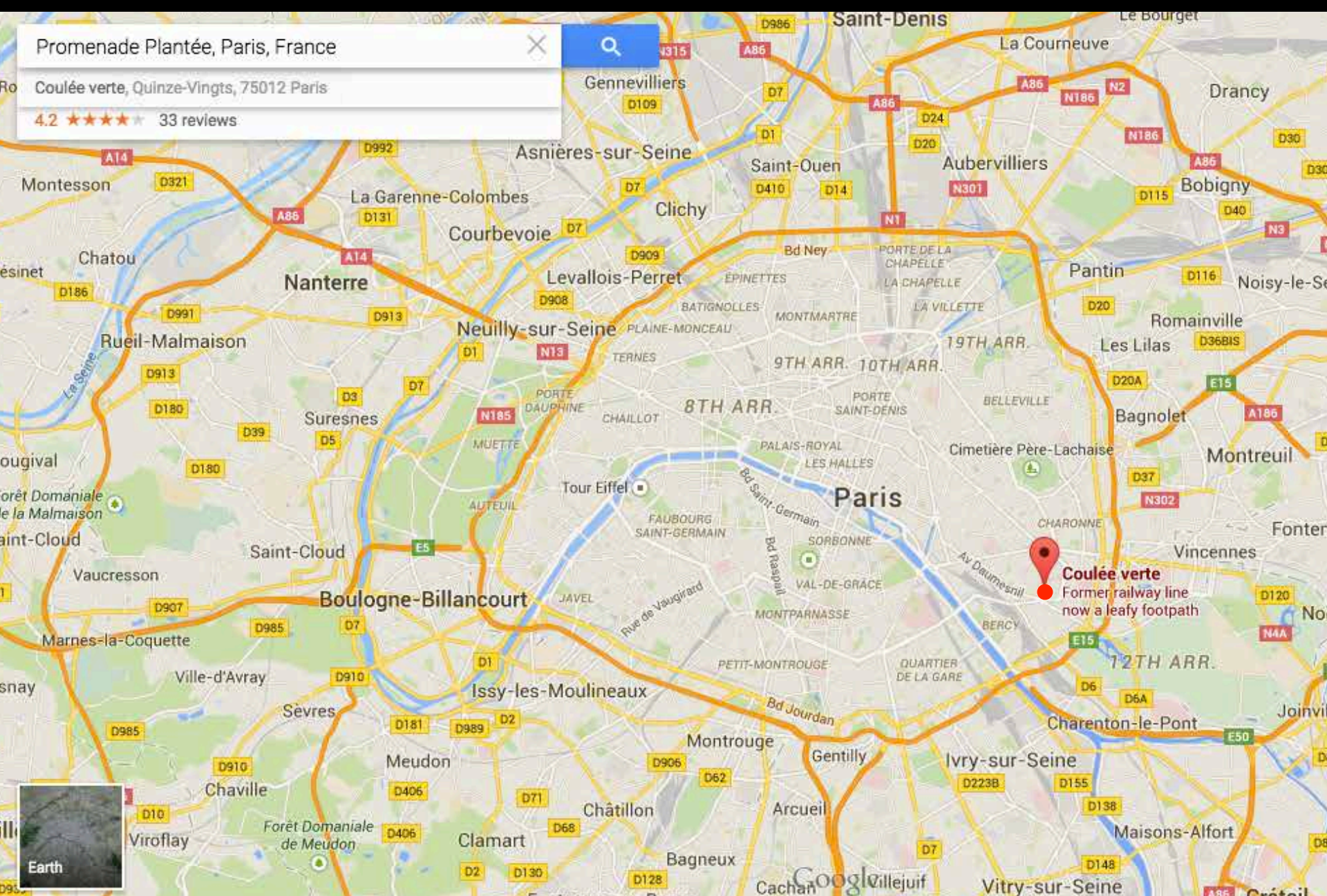


Project Precedents – Promenade Plantée,





# Project Precedents – Promenade Plantée, Paris, France





# Project Precedents – Rails to Trails

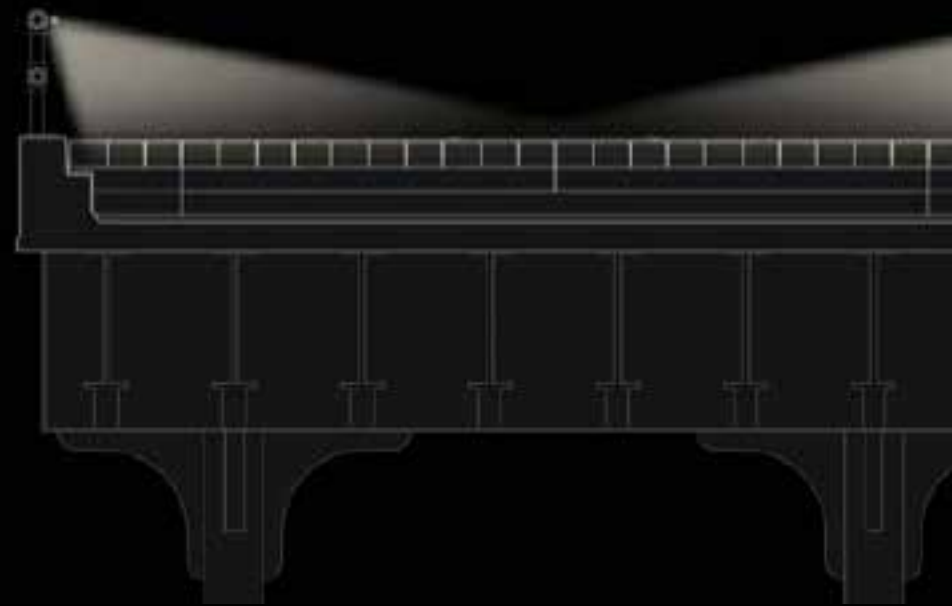
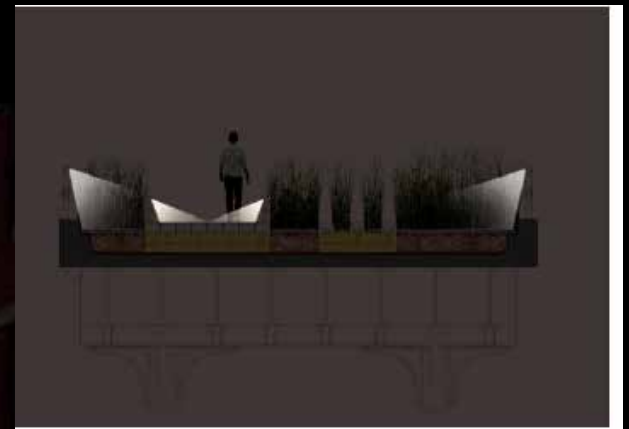






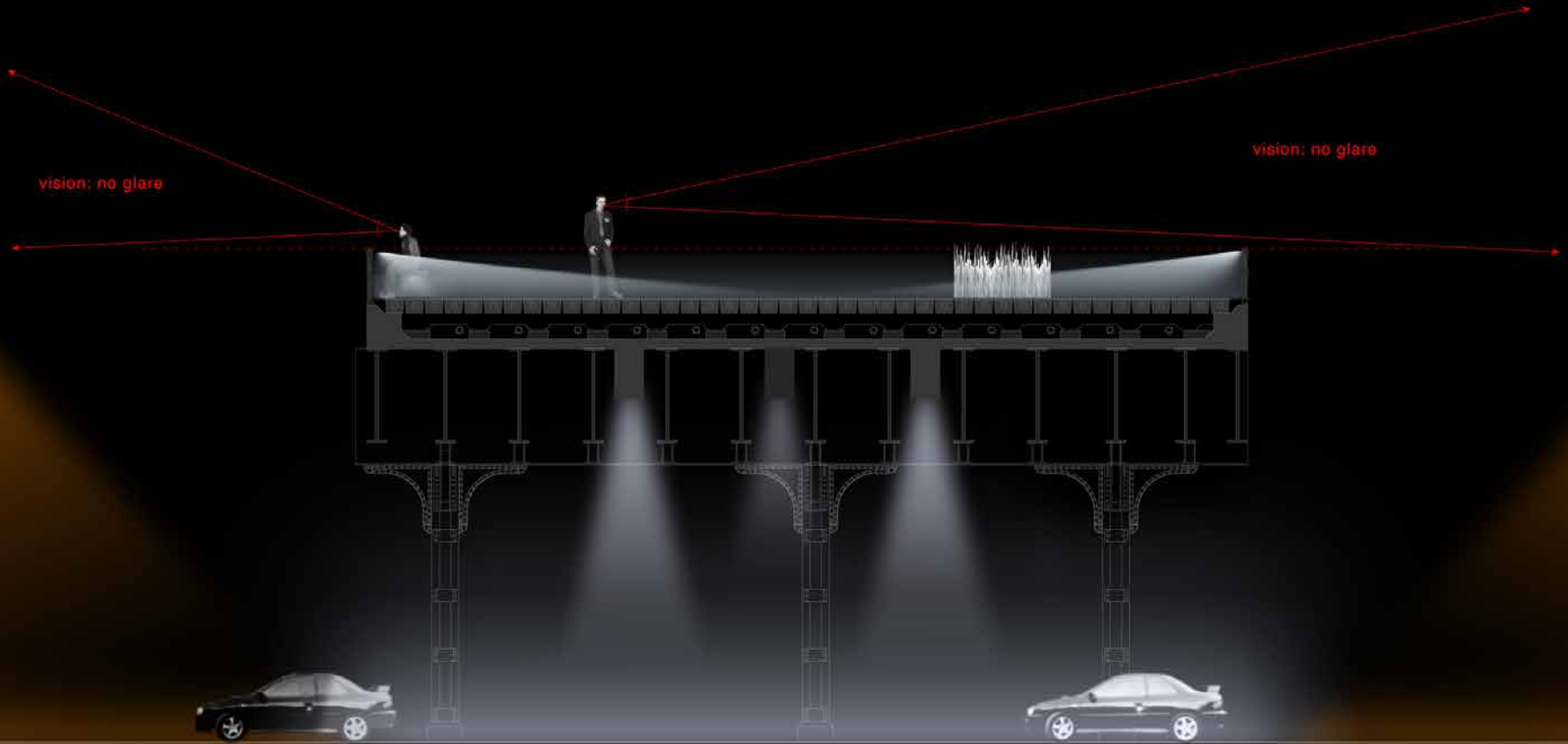


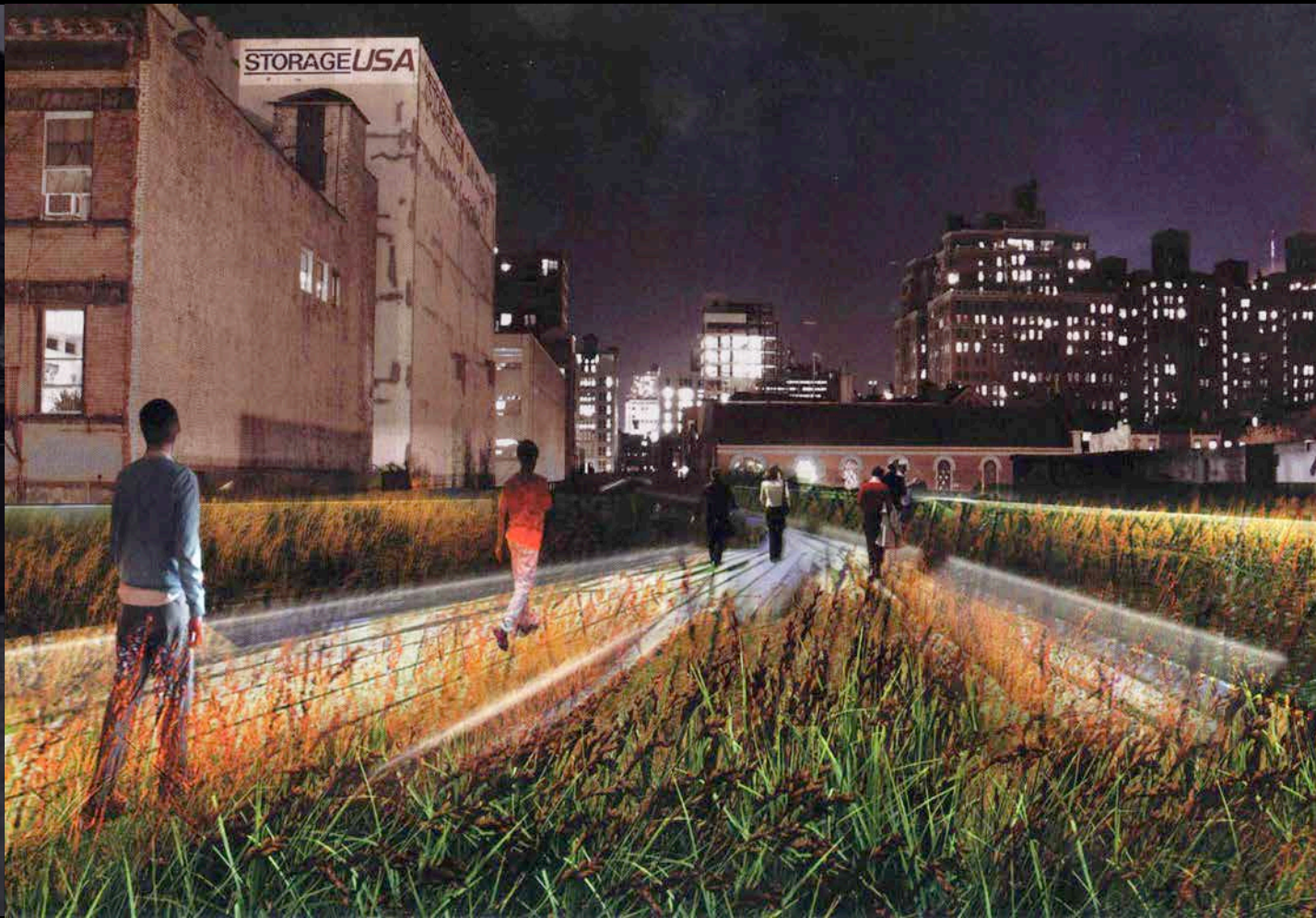






# SIGHTLINE



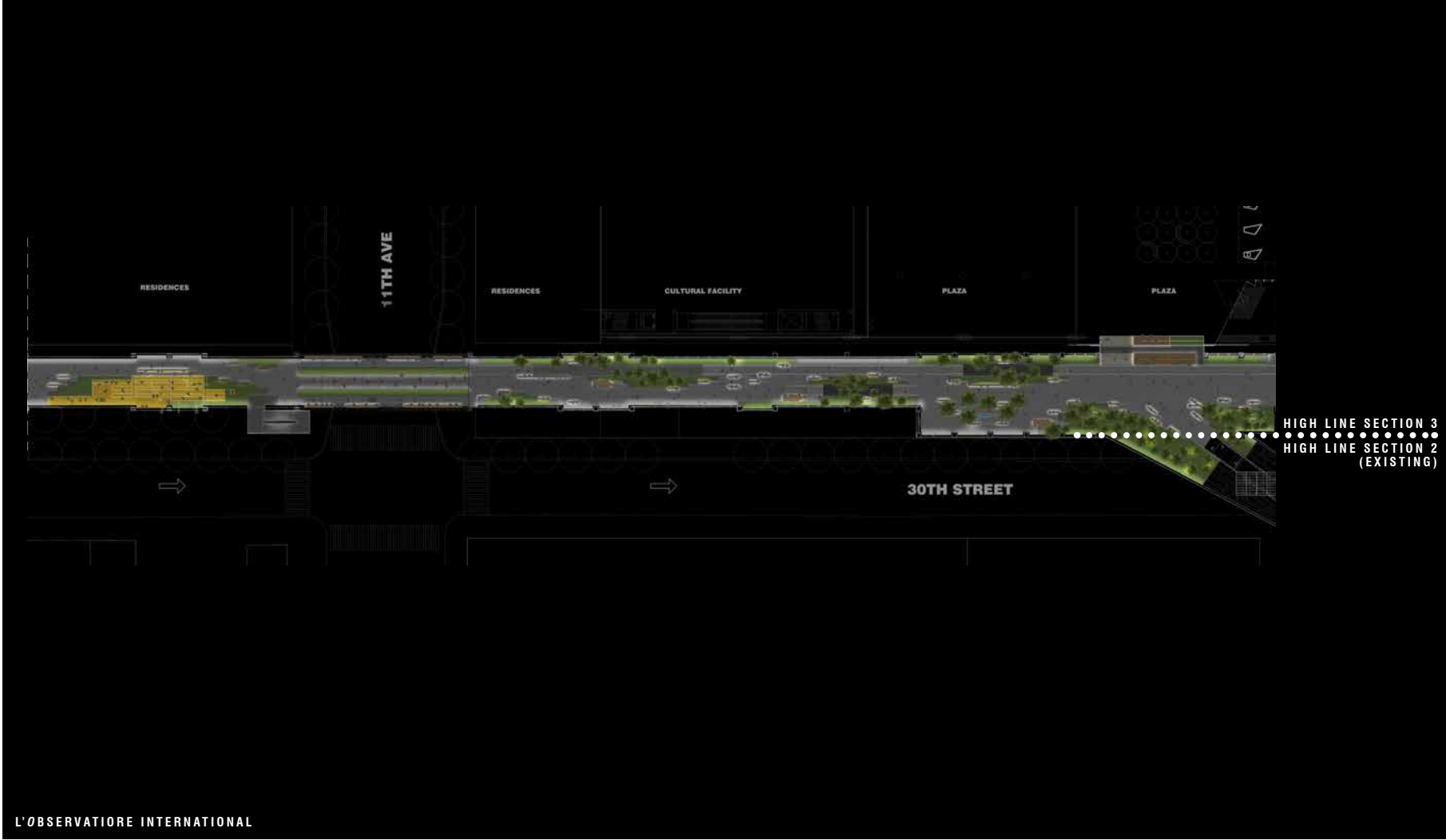












KEY PLAN

SECTION

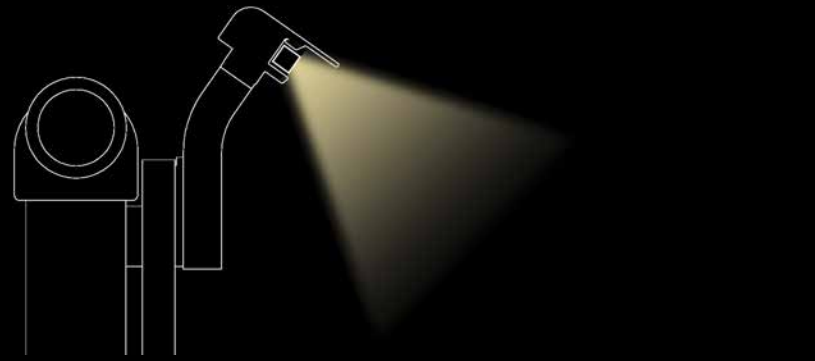




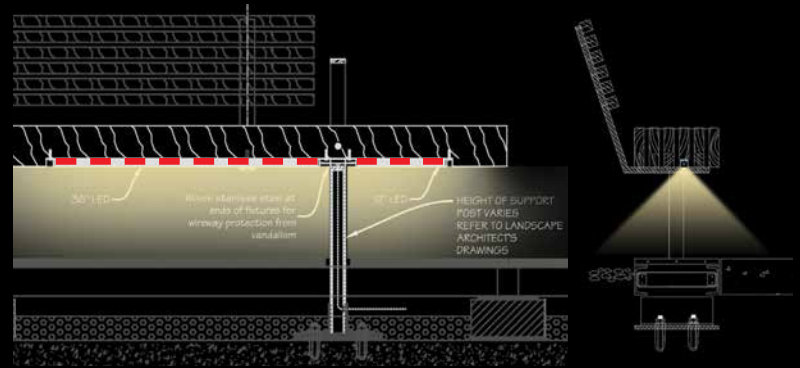




IMAGES FROM THE HIGH LINE SECTION 1 & 2



RAILING LIGHTING



BENCH LIGHTING









Where switching meets

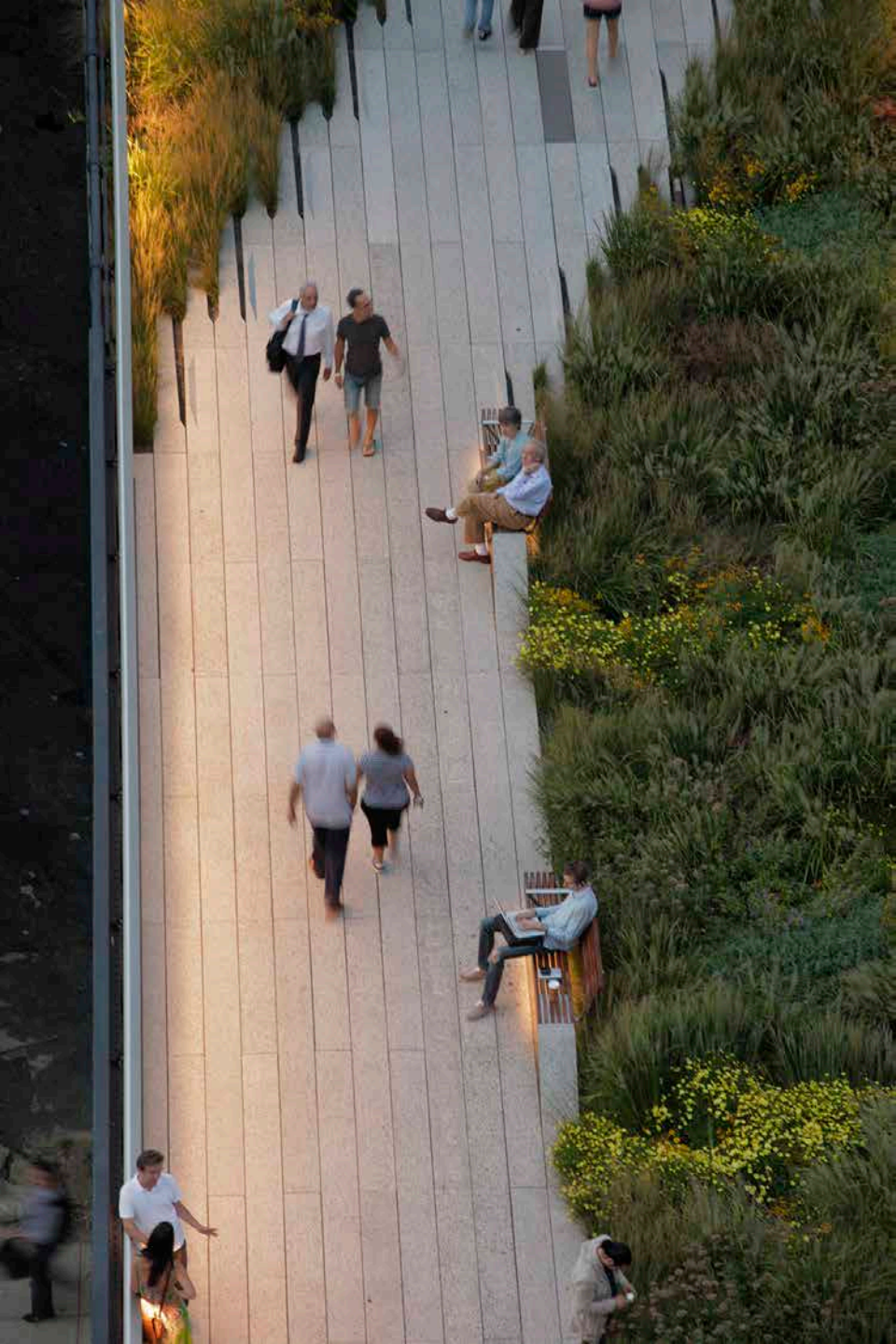


M  
O  
R  
T

















































FROM BLOOD  
YOU BELONG

WOOD LEATHER TO





© Gary Sloman



















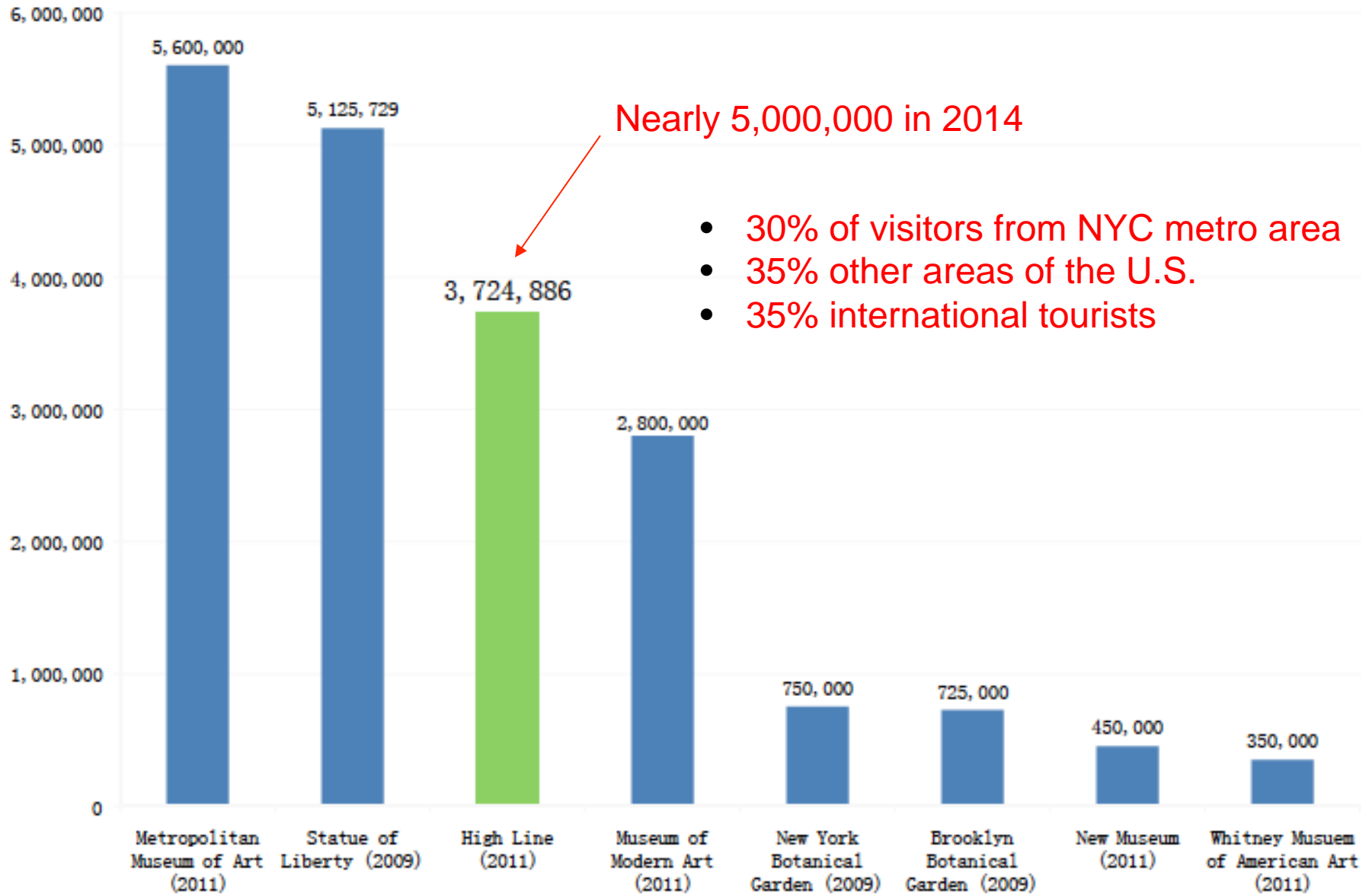








## ATTENDANCE AT NEW YORK CITY CULTURAL INSTITUTIONS





# New Architectural Projects along the High Line<sup>1</sup>



In 5 years since construction started:

- 29 new projects created, including 2500 new residential units
- 1000 hotel rooms, 500,000 sqft of office and gallery space
- an estimated \$900 million in new residential and commercial development<sup>2</sup>

<sup>1</sup> Justin Davidon, "Elevated- The Twin Pleasures of The High Line: A Petite New Park, And a District of Lively Architecture," *New York Magazine*, 15 June 2009 <http://nymag.com/arts/articles/09/06/architecture090615.pdf>

<sup>2</sup> Tom Topousis, "It's One El Of A Park," *New York Post* (November 12, 2007), <http://nypost.com/2007/11/12/its-one-el-of-a-park/>







**\$2 Billion** in economic impact  
**29** major development projects  
**12,000** jobs  
**2,558** new residential units  
**1,000** hotel rooms  
**423,000** SF of new office space

Source: Office of Mayor Michael R. Bloomberg



**Comparison: Estimated -vs- Final  
(Sections 1 & 2)**

	<b>Estimated (2006)</b>	<b>Final (2014)</b>
Visitors	400,000 / year	4,500,000 / year (40,000 on busy days)
Cost	\$153 million	\$260 million
Increased Property Tax Revenue	\$260 million over 20 years	\$900 million over 20 years
Increased Business Activity		\$2 billion

## Funding Sources (Sections 1 & 2)

Construction Funding Sources <sup>1</sup>	Amount (\$)
City of New York	\$112.2 million
Federal Government	\$20.3 million
State of New York	\$400,000
Caledonia, private developers of an adjacent luxury apartment building. Contribution was in exchange for zoning variance allowing them to add more floor area to the building.	\$6.9 million
Friends of the High line, including private and corporate donors	\$13.2 million
TOTAL design + construction costs for Sections 1 & 2 (completed June 2009)	\$153 million

<sup>1</sup> New York City Economic Development Corporation, "High Line Project Profile" (March 1, 2012), <http://www.nycedc.com/project/high-line>





## Operating Costs:

- \$4.5mil / year to maintain
- NYC Parks contributes \$1 mil / year
- Remaining 75% is paid by Friends of the High Line (FHL) as the Park's Conservancy

## Staffing:

- 11 park enforcement officers
- 30 full time staff, which includes 7 full time gardeners
- Over 200 volunteers















**Philadelphia, PA**  
Reading Viaduct  
[www.readingviaduct.org](http://www.readingviaduct.org)



**Chicago, IL**  
The 606  
[www.the606.org](http://www.the606.org)



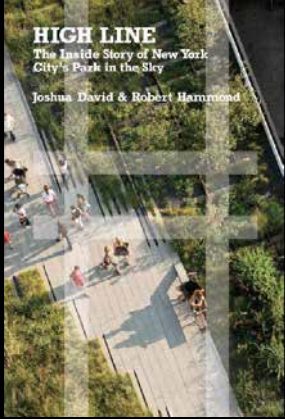
**Atlanta, GA**  
Atlanta Beltline  
[www.beltline.org](http://www.beltline.org)



**Queens, NY**  
Queens High Line  
[www.queenshighline.blogspot.com/](http://www.queenshighline.blogspot.com/)

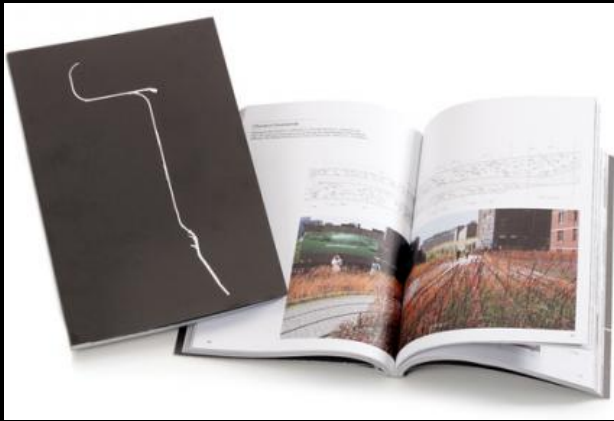


## How to learn more - Books



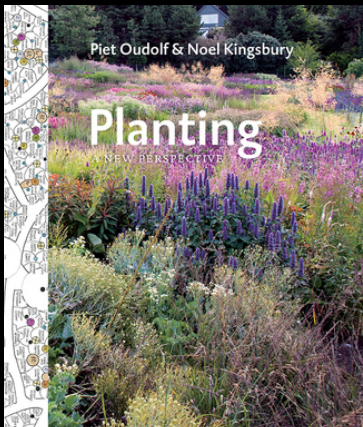
### **HIGH LINE**

The Inside Story of New York City's Park in the Sky  
by Joshua David and Robert Hammond



### **DESIGNING THE HIGH LINE**

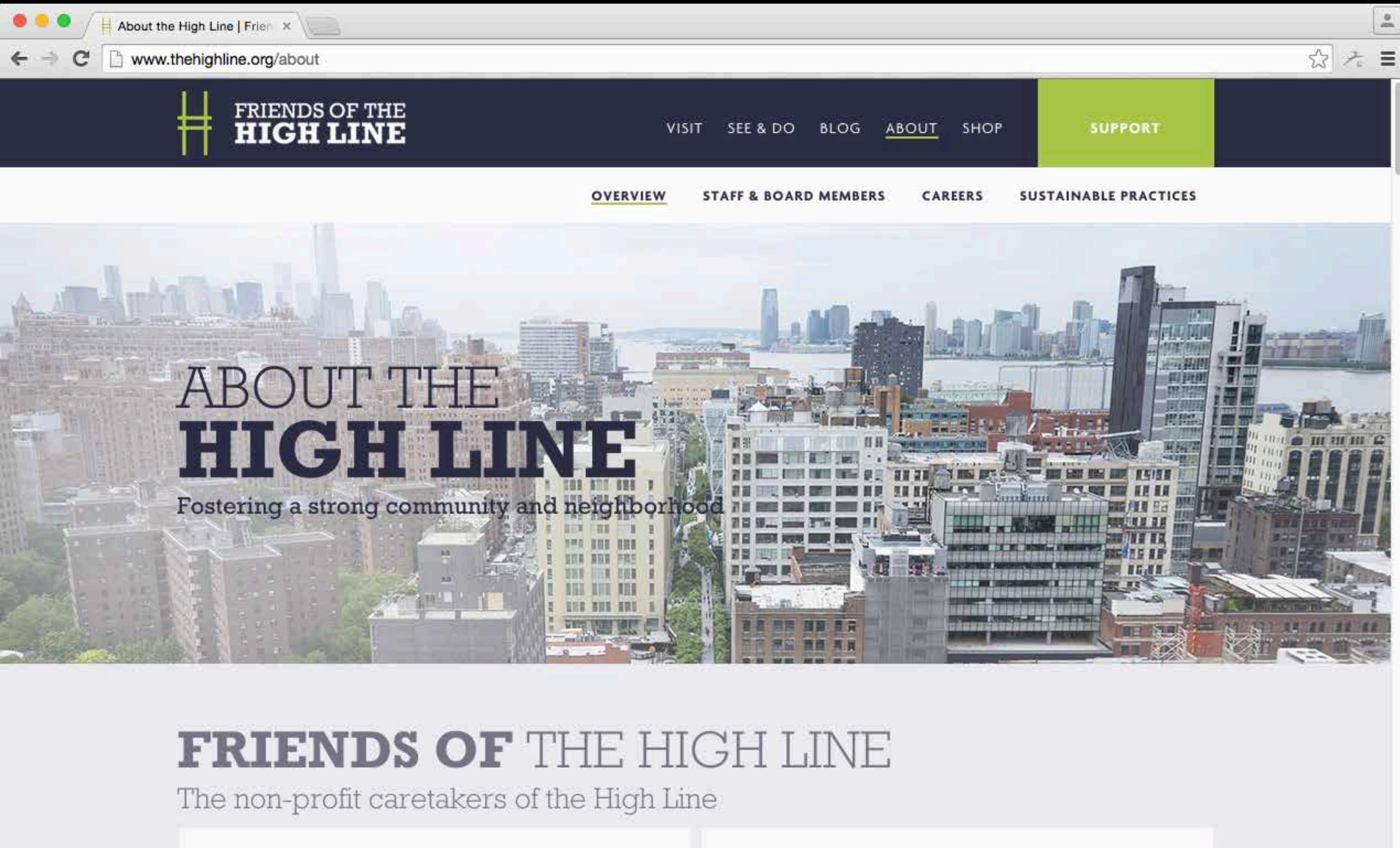
Gansevoort Street to 30<sup>th</sup> Street  
by Friends of the High Line



**PLANTING**  
by Piet Oudolf

**DESIGNING WITH PLANTS**  
by Piet Oudolf

# How to learn more – Friends of the High Line website



The image is a screenshot of a web browser displaying the 'About the High Line' page on the Friends of the High Line website. The browser's address bar shows the URL 'www.thehighline.org/about'. The website's header features the organization's logo on the left and a navigation menu on the right. The 'SUPPORT' link is highlighted in a green box. Below the main navigation, a secondary menu includes 'OVERVIEW', 'STAFF & BOARD MEMBERS', 'CAREERS', and 'SUSTAINABLE PRACTICES'. The main content area has a background image of a city skyline with the text 'ABOUT THE HIGH LINE' and the tagline 'Fostering a strong community and neighborhood'. At the bottom, the text 'FRIENDS OF THE HIGH LINE' and 'The non-profit caretakers of the High Line' is displayed.

About the High Line | Friend x

www.thehighline.org/about

FRIENDS OF THE HIGH LINE

VISIT SEE & DO BLOG ABOUT SHOP

SUPPORT

OVERVIEW STAFF & BOARD MEMBERS CAREERS SUSTAINABLE PRACTICES

ABOUT THE  
**HIGH LINE**  
Fostering a strong community and neighborhood

**FRIENDS OF THE HIGH LINE**  
The non-profit caretakers of the High Line



# How to learn more – Friends of the High Line Flickr Pool

The screenshot shows a web browser window displaying the Flickr group page for "Friends of the High Line". The browser's address bar shows the URL <https://www.flickr.com/groups/friendsofthehighline/pool/>. The Flickr navigation bar includes "Sign Up", "Explore", "Create", "Upload", and a search bar. The group banner features a background image of autumn leaves and blue stones, with the group name "Friends of the High Line" and a "Join Group" button. Statistics for the group are displayed: 23,054 Photos, 2,224 Members, and the group was created on June 23, 2009. Below the banner, navigation tabs for "Overview", "Discussions", "Photos", "Members", and "Map" are visible. The main content area is titled "Group pool" and includes a "Contributors" dropdown and a "Search pool" search bar. A grid of 14 photos is displayed, showing various scenes related to the High Line, including the "MARKET" sign, the elevated walkway, construction workers on a scissor lift, a "KEEP IT WILD KEEP ON THE PATH" sign, and several robins on wooden planks.

Friends of the High Line | f x

<https://www.flickr.com/groups/friendsofthehighline/pool/>

flickr Sign Up Explore Create Upload Sign In

Friends of the High Line

+ Join Group

23,054 Photos 2,224 Members June 23, 2009 Group Since

Overview Discussions Photos Members Map

Group pool Contributors Search pool

MARKET

KEEP IT WILD KEEP ON THE PATH

GROUPS BETA

# How to learn more – **PBS Documentary** *The Thin Green Line: Investing in Urban Parks*

The screenshot shows a web browser window with the address bar containing the URL: [www.pbs.org/wnet/need-to-know/economy/video-the-thin-green-line-investing-in-urban-parks/10931/](http://www.pbs.org/wnet/need-to-know/economy/video-the-thin-green-line-investing-in-urban-parks/10931/). The browser's address bar also shows a search icon, a star icon, and a menu icon. The page header includes the PBS logo, the word "THIRTEEN", and navigation links for "PBS.org", "Video", "Programs", "TV Schedules", "Shop", and "Donate". There is also a search bar and two buttons labeled "Search This Site" and "Search PBS".

The main content area features the "need to know on PBS" logo and a navigation menu with links for "HOME", "EPISODES", "NEWS", "TOPICS", "OPINION", and "VIDEO". The article title is "The thin green line: Investing in urban parks" by Mona Iskander, dated August 5, 2011. The article text discusses the challenges of funding urban parks and mentions the High Line park in New York City. A video player is embedded in the article, showing a scene of people walking on a high-rise walkway. The video player has a play button in the center. Below the video player, there is a caption: "Produced in collaboration with Blueprint America. Funding provided by The Speedwell Foundation and The Rockefeller Foundation." The Rockefeller Foundation logo is visible at the bottom of the page.

On the right side of the page, there is a promotional banner for "SESAME STREET WORDS ARE HERE AND EVERYWHERE" with a "DOWNLOAD ACTIVITY CARDS!" button. Below this banner, there is a "MOST" section with a "MOST READ" tab selected. The "MOST DISCUSSED" section lists several articles:

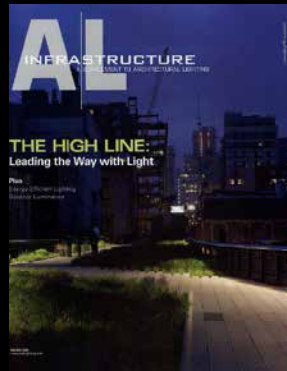
- The dirty dozen and clean 15 of produce
- A brief history of the birth control pill
- Starting your own food truck
- Juicing
- Just how easy is phone hacking?



# How to learn more – Magazine articles about High Line lighting



Professional Lighting Design (PLD) Magazine  
Dec / Jan 2009



Architectural Lighting (A | L) Magazine  
Winter 2009



Inc. Magazine  
October 2011

## How to learn more – Academic Papers

DECONSTRUCTING THE HIGH LINE:  
THE REPRESENTATION AND RECEPTION OF NATURE IN  
POST-INDUSTRIAL URBAN PARK DESIGN

by

Patsy McEntee

B.A., Binghamton University, 1995

A thesis submitted to the  
University of Colorado Denver  
in partial fulfillment  
of the requirements for the degree of  
Master of Landscape Architecture  
2012

*Deconstructing The High Line: The Representation and Reception of Nature in Post-Industrial Urban Park Design*  
By Patsy McEntee  
Thesis for Master of Landscape Architecture, 2012  
University of Colorado Denver

The Highline Park and Timing of Capitalization of  
Public Goods

Michael Levere\*

April 22, 2014

Abstract

This paper builds on the literature of Tiebout sorting and home price valuation by assessing the impacts on house prices of a new public good, namely the opening of the High Line Park in New York City. Using publicly available data on house sales and property valuations, I estimate that the opening of the park led to a 10% increase in house values within one-third of a mile of the park immediately following its opening. I use a difference-in-differences methodology, comparing homes over time and based on distance from the park. I run placebo tests that suggest that this increase was not simply an overall increase in valuation of parks, or of real estate near the west side of Manhattan, but rather directly due to the new public good, the park, itself. Finally, I use these results to estimate that the additional property taxes collected by the city in 2010 alone nearly surpassed the cost of constructing the park itself, suggesting that the benefits of the park far outweighed the costs.

*The Highline Park and Timing of Capitalization of Public Goods*  
By Michael Levere  
Department of Economics  
UC San Diego

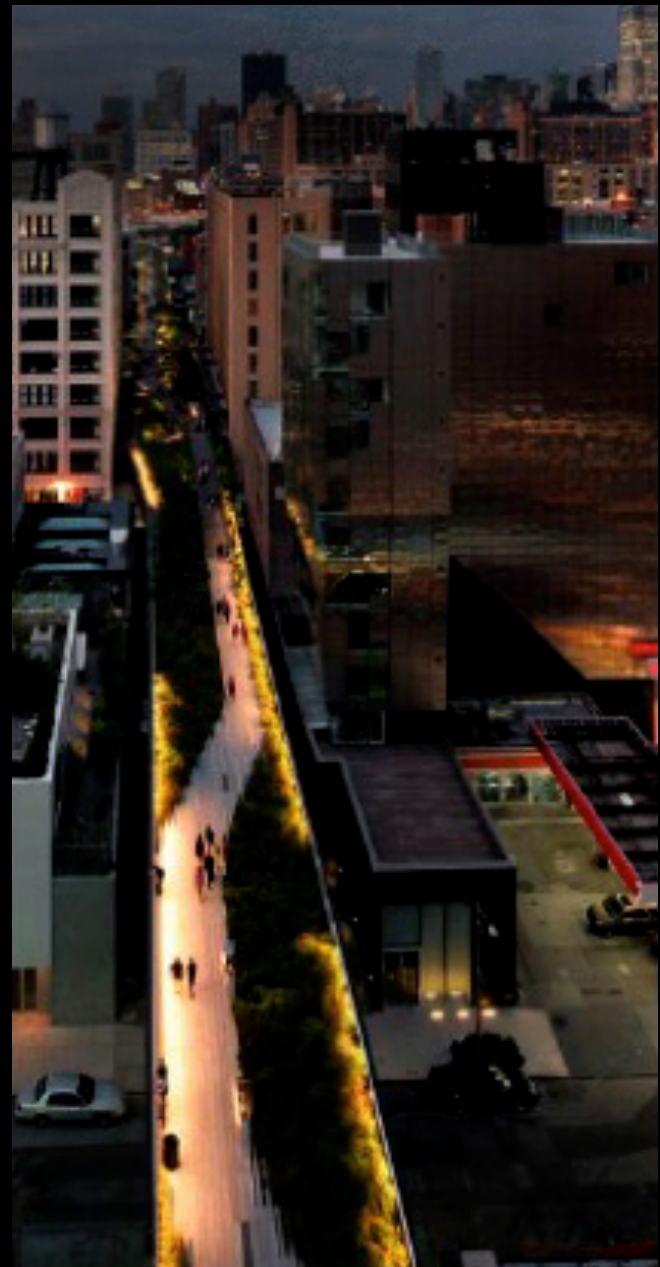
I am grateful to Prashant Bharadwaj, Jeff Clemens, Julie Cullen, and Roger Gordon for helpful discussions.

\*Department of Economics, UC San Diego. E-mail: mlevere@ucsd.edu





Thank you !

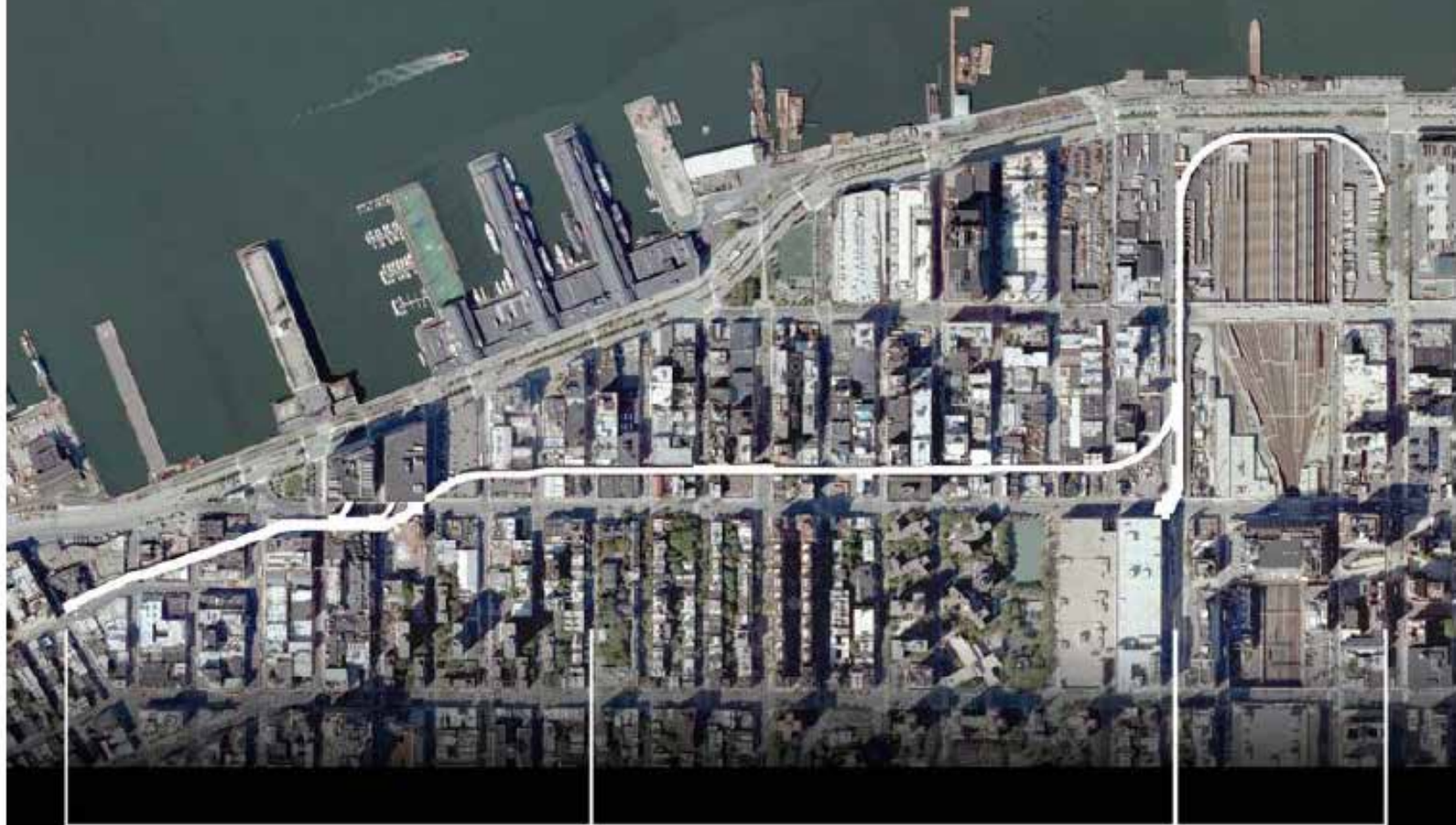


L' O B S E R V A T O I R E I N T E R N A T I O N A L





# HIGH LINE BY SECTIONS



SECTION 1  
GANSEVOORT ST - W 20TH ST

SECTION 2  
W 20TH ST - W 30TH ST

SECTION 3  
W 30TH ST - W 34TH ST



