

Objektbericht *Project Report*

Project Pier 17, USA

Pier 17 shines in new splendour

The Seaport District in Lower Manhattan is getting its major attraction back after Hurricane Sandy.

The South Street Seaport in New York City, not far from the Brooklyn Bridge and the Financial District, looks back on a long history: the so-called "Old Harbor" was built in the 19th century in one of the city's oldest boroughs. Due to the favourable winds, the location was initially predestined for sailing ships of the time. Bit by bit, the harbour became more frequented, with the effect that the neighbouring borough was considerably developed.

This was when the red brick buildings were built, which are still among the oldest buildings in the city and tell tales of times long past. The gradual decline of the area began at the same time with the advent of the larger steamships. A major expansion of the harbour would have been necessary, but this failed due to lack of space.

Revival

It was not until the late 1960s that a revitalisation of the derelict areas began, culminating in the mid-1980s with the opening of the large Pier 17 shopping centre. In 2012, Hurricane Sandy left such a devastating mark that Pier 17 had to be demolished. Thanks to the organised urban renewal concept and the commissioning of the architectural firm ShoP with the new construction of Pier 17, the city got back one of its most defining places in 2018, which established itself as one of the trendiest and most popular shopping experience centres within a period of just a few months.

Glass façade against wind

The four-storey building covers an area of nearly 300,000 m² and is a compact, rectangular structure. The architects chose a structured, striking glass façade system consistently enveloping the top two storeys. Opaque, narrow glass panels contrast with a titanium zinc and wood band in the recessed plinth. Facing the harbour, a long transparent glass façade was erected in sections in front of the first two storeys to protect the centre inside from strong winds.

New meeting place

Today, Pier 17 offers a variety of uses that contribute to the vitality and continuity of the public space along the riverfront and are intended to attract New York citizens and tourists from near and far at all hours of the day and night. A renewed meeting place that shines far beyond the harbour and offers a sheltered, open pedestrian space on the ground floor that connects to the adjacent promenades and parks of the East River Waterfront. The rhythmic undulating façade houses a vibrant mix of restaurants, shops and boutiques. Recessed boxes maximise the number of naturally lit spaces and provide numerous sightlines within the building as well as to the Brooklyn Bridge and the adjacent skyline. The main attraction is at the top: the entire rooftop area is open to the public and designed as a garden-like park, offering everything from relaxed recreation to large-scale activities. For example, an outdoor

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ice skating rink in winter and an open-air stage in summer offer seasonal experiences with panoramic views.

An unconventional structure

The new building makes a statement with its unconventional structure and its mixture of glass, titanium zinc and wood, and is already perceived from a distance as a public building. When choosing the materials, the architects focused on a robust appearance that is both high-quality and resistant and imparts an inviting spirit. The glass façade was designed as an opaque profiled glass system in the form of U-profiles and extends around the entire building with a two-storey base made of titanium zinc and wood as a colourful accent.

Protective patina

SHoP chose a distinctive optical façade coil made of RHEINZINK titanium zinc for the second storey: filigree corrugated profile panels in combination with large tiles, which create a distinctive appearance in varying light and weather conditions. The building's immediate proximity to the water and harbour area were decisive factors in the choice of RHEINZINK's durable material, as well as the RHEINZINK prePatina blue-grey and graphite-grey colour scheme. The texture of the large tiles themselves also conveys the impression of a scale-like "skin". The material was specially treated at the factory and given its natural, pre-weathered patina. Over time, the natural surface of the material will continue to weather and form a protective patina that requires no maintenance or corrosion protection – with a potential lifespan over many decades. The titanium-zinc coil is interrupted by windows, that stand out from the lustrous panels with a frame made of wood.

Exciting contrast

The titanium zinc panels constitute an exciting contrast to the warm wooden surfaces on the ground floor; and are additionally emphasised by the different orientation of the horizontal corrugated sheet metal panels or large tiles and the vertically oriented wooden lathing. With its innovative design features, titanium zinc is a material that can be used in a variety of ways, and not only for exterior façades. The corrugated profile panels have also been combined with the large tiles in the interior, which clearly stand out in their unique texture and colour and enrich the interior design remarkably.

Lively texture

Shopping centres have long since ceased to be purely functional buildings. Pier 17's new appearance is contemporary, while at the same time making a reference to the history of the place with its once popular marketplace and dynamic harbour. The mix of glass, wood and titanium zinc, especially the shimmering colour and the lively texture of the titanium zinc panels invite visitors to discover the building anew over and over again. Pier 17 is a striking new shopping and event location in the heart of New York City – a milestone that shows that a once-abandoned site can be brought back to life while adding value to its surroundings.

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Construction panel

Client: The Howard Hughes Corporation, Dallas, USA

Planning architects: SHoP Architects, New York, USA

Execution of the RHEINZINK work: The Jobin Organization, Hauppauge, New York, USA

Completion date: 2018

Technical data:

Façade: 48 t, RHEINZINK-prePATINA graphite-grey, flat-lock tile system, corrugated profile system

Façade: 20.4 t, RHEINZINK-prePATINA blue-grey, flat-lock tile system

Captions



The South Street Seaport with its new crowd puller Pier 17. Photo: Oleg March



A statement: Pier 17 in a new extravagant shell of titanium zinc, glass and wood
Photo: Oleg March

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Compact structure with a striking glass façade system. Photo: Oleg March
The striking material mix of titanium zinc and wood is continued in the interior.

Photo: Oleg March



The different orientations of the vertical corrugated metal and large tile panels create a striking contrast with the warm wooden accents.

Photo: Oleg March



Unique location and unique views of the Brooklyn Bridge including the adjacent Financial District.

Photo: Oleg March