

Multimodal Garage

Lower East Side, NYC

Delancey Essex Garage

DDC Design + Construction Excellence Program

REFRAMING THE PARKING STRUCTURE

Presented by the client as an intensive facade renovation and surface upgrade, the proposal takes advantage of two latent opportunities: to demonstrate how a municipal garage can contribute to urban life and environmental sustainability, and to showcase forward-thinking DOT initiatives.

Created as a monofunctional and utilitarian structure to store cars, the Garage offers a static façade to Essex and Ludlow streets and a dark and dank interior, deadening the life of a vibrant block. MPA's proposal repositions the Garage as public space and intermodal transit infrastructure, linking regional, urban, and local scales while creating a positive street presence. By transforming its street level, roof, and facades into multidimensional, performative surfaces, the proposal creates a new public realm that enlivens its neighborhood:

- New bicycle infrastructure transforms the street level into a through-block public space animated by daylight from the roof above;
- Strategic subtractions in the monolithic Essex and Ludlow facades create opportunity for light-reflective materials, admitting daylight and air, channeling rainwater, and supporting vegetation; and
- At times of low parking demand, the roof level supports flexible programming that can include bicycle workshops, farmers' markets, and open-air movies.

