



The 52nd Street Project

New York, New York



Firm Role

Project Management - Design and Construction Management Services

Project Profile

Tenant fit-out of new construction multi-use performance and rehearsal spaces, classrooms and offices in a new residential high-rise development

Project Team

Architect: BSKS Architects
MEP Engineer: Laszlo Bodak
Theatre Consultant: Fisher Dachs
LEED Consultant: BuroHappold
Commissioning: Genesys

Total Project Size / Budget

15,000 square feet / \$20 million

Completion

2010

The 52nd Street Project, an organization that brings inner-city youth together with professional artists to create theater through unique mentoring relationships, enlisted Jonathan Rose Companies as its strategic advisor and project manager to manage the fit-out of its new home in midtown Manhattan.

The 52nd Street Project has occupied a variety of spaces in the Hell's Kitchen neighborhood over the past 25 years. As part of the City's cultural bonus program, the Department of Cultural Affairs invited The 52nd Street Project in 2005 to occupy a space in Archstone Clinton, a new high-rise mixed-use community that stretches from 51st Street to 53rd Street along the westerly block that fronts on Tenth Avenue.

The 52nd Street Project shares four floors of Archstone Clinton with two other theater groups including Art New York. The new location permits The 52nd Street Project to expand its offerings as a home away from home for staff members and youth ages eight to eighteen. The organization's new facility features a black-box multi-use performance space as well as rehearsal, classroom and administrative spaces.

The interior fit-out of The 52nd Street Project's space is designed to LEED Gold standards, emphasizing environmental responsibility through the selection of efficient mechanical and lighting systems as well as nontoxic materials. The core and shell incorporates green systems and materials and includes turbine-generated power produced on-site.