

# Privately Owned Public Space

Jerold S. Kayden

On *Privately Owned Public Space*

Jerold Kayden

“What’s fascinating to me about my book, even this many years later, is that really different types of people like it for completely different reasons... It’s a classic designer’s book, because it’s typological.”

“I was not surprised by Occupy Wall Street’s occupation or use or functional use of Zuccotti Park... because that space and most of the privately owned public spaces in New York tend toward a neutrality of function... Those spaces were and are sitting there waiting to be defined by the user rather than by the owner, but the owners didn’t know that at the time.”

“The issue becomes, is political use of space less privileged than eating a sandwich, talking with friends, reading a book, having headphones on, playing chess, taking a photograph, or all the other kinds of activities that have been traditionally accepted as the uses of these sorts of small urban spaces in cities?”

“I think irony is the right word. One of the oddities of all this... is that Occupy Wall Street had more rights in a privately owned public space than it had on Wall Street, than it had on the public sidewalk surrounding Zuccotti Park, or than it had several blocks to the north in City Hall Park.”

“What [Occupy Wall Street] does demonstrate to me is the endurance and strength of physical public space... And that digital public space... is not an alternative but simply an addition, a complement. Physical public space retains its robustness, whether it’s in Zuccotti Park, Tahrir Square, Gezi Park, outside of St Paul’s in London, in Boston’s Greenway, or in any of the other hundreds and hundreds of spaces that accommodated parts of the Occupy movement worldwide...”

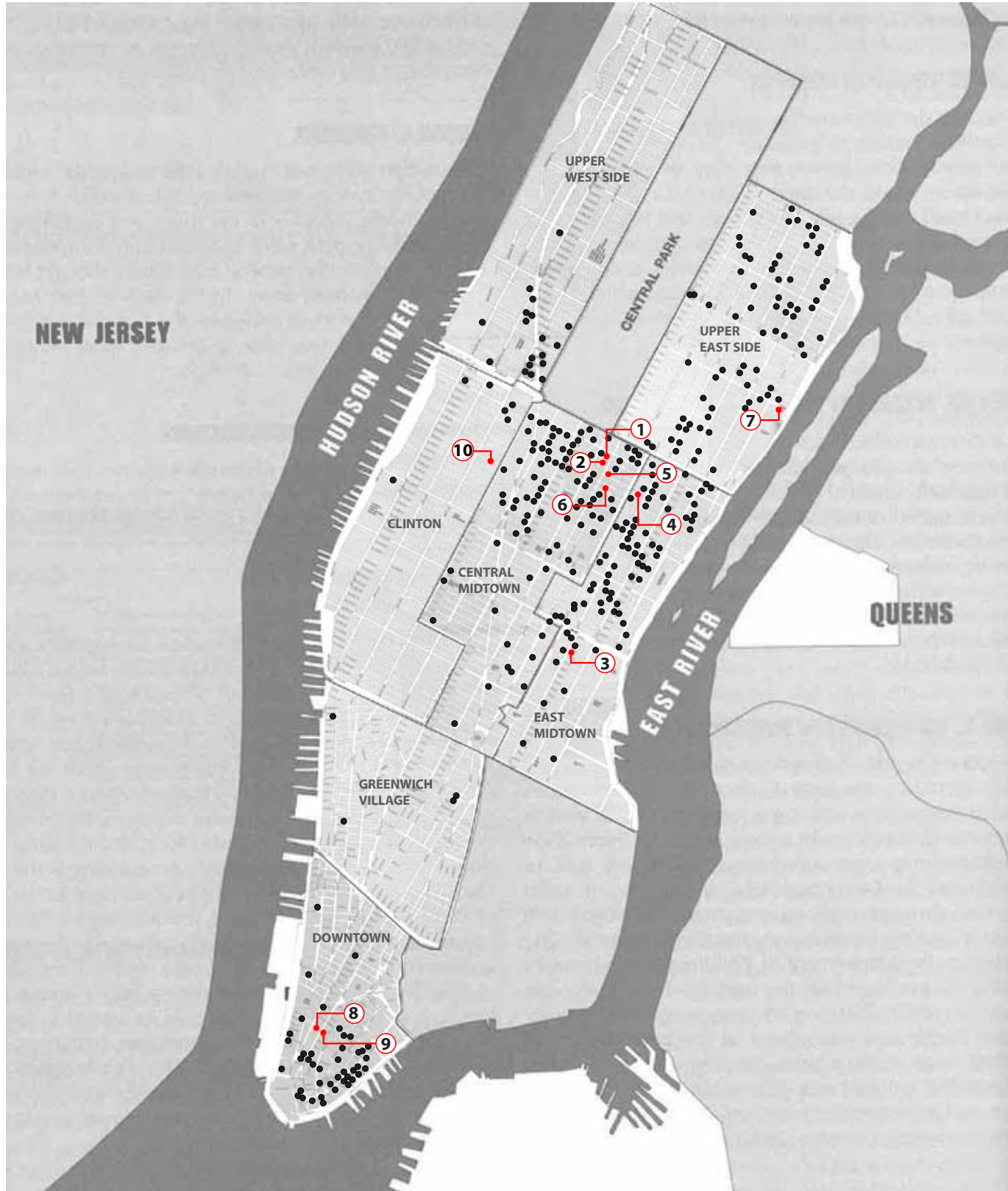
“The idea that owners of these spaces should be able to design against these people, through insertions of spikes and dividers and other barriers, to me is political, is design against a politics of inclusion that is problematic. With regard to privately owned public space, I think less about designing for robust political protest and more about preventing designing against individual daily political and practical participation”

“I think Occupy Wall Street made owners far less accepting of group use of a space, and you see that in the posting of signs and a heightened sensitivity to the appearance of groups.”

“At the same time, public owners are not always welcoming of the full public either... [T]here are many examples of the public sector wanting to deeply control public space... Gezi Park is an example of a reverse idea of privatisation by the public sector of a publicly owned public space, which really pulls the mind forward. Simply looking at the identity of the owner doesn’t answer the question “

“The spaces together represent roughly 10% of Central Park. What if we had aspirations that they ought to be as good as 10% of Central Park?... What my efforts have gone toward post-book is to make these spaces better, to have owners improve them, to have the public be aware of them, and to do this in a cooperative rather than a confrontational mode of operation.”

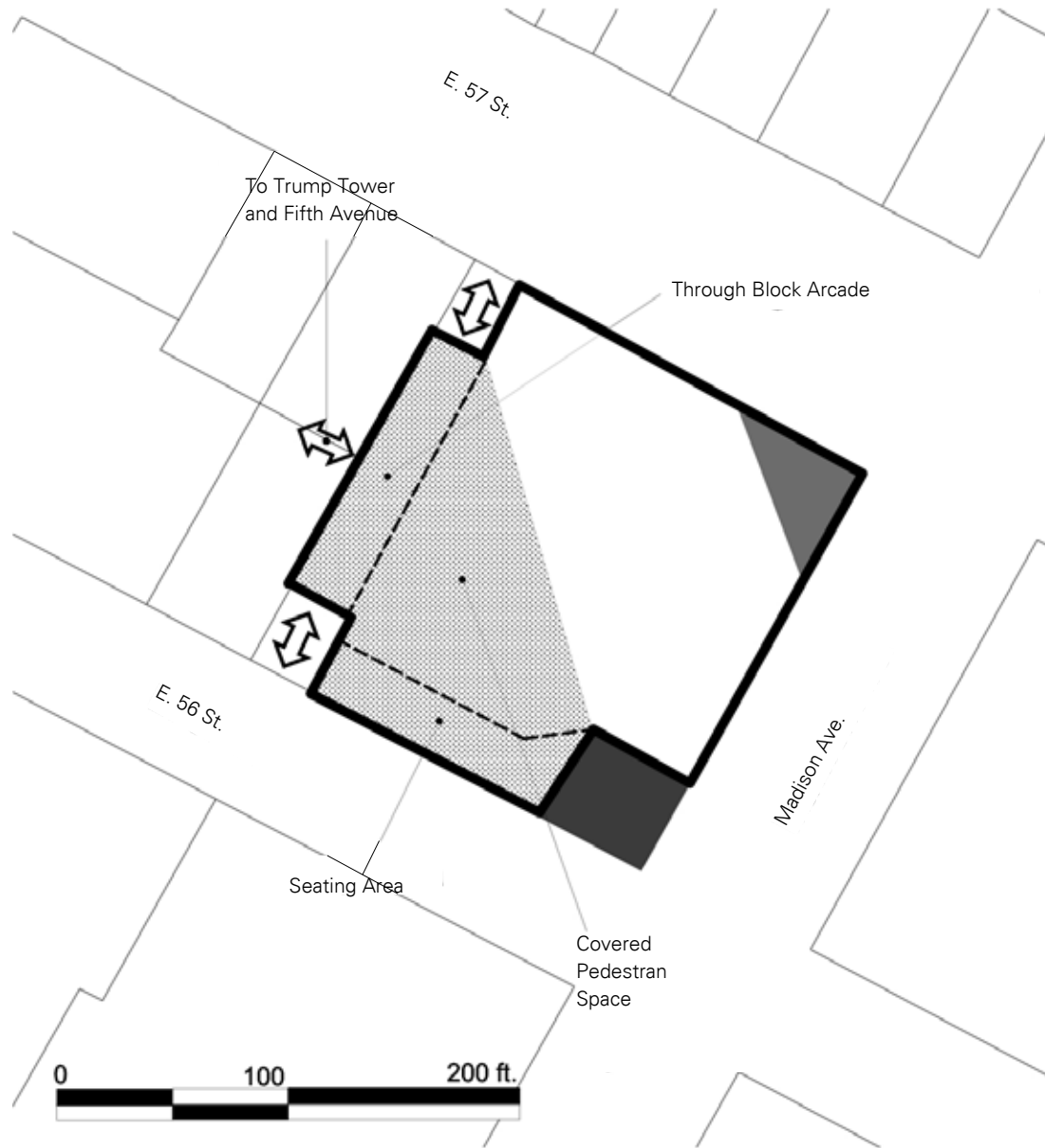
“[T]here needs to be an intention from the start – from the design phase through stewardship – along with express open discussion about what’s going to happen on this space and what can make it public. You can design more for public use or design less for public use. You can oversee and manage more for public use or less for public use.”










Examples selected from Privately owned public space documented in the book "Privately Owned Public Space" published by Jerold S. Kayden.

- All sites in Manhattan
- Selected sites

- 1 590 MADISON AVENUE
- 2 550 MADISON AVENUE
- 3 200 EAST 32ND STREET
- 4 153 EAST 53RD STREET
- 5 535 MADISON AVENUE
- 6 55 EAST 52ND STREET
- 7 525 EAST 72ND STREET
- 8 ONE LIBERTY PLAZA
- 9 140 BROADWAY
- 10 825 EIGHTH AVENUE



-  Building
-  Urban Plaza
-  Arcade
-  Through Block Arcade
-  Covered Pedestrian Space
-  Seating Area
-  Access

**1 590 MADISON AVENUE**

Space Type: Arcade, Covered Pedestrian Space, Urban Plaza, Through Block Arcade, Seating Area  
 Size Required: Arcade 1,851.00 sf; Covered Pedestrian Space 8,261.00 sf; Through Block Arcade 4,669.00 sf; Urban Plaza 1,821.00 sf; Seating Area 0.00 sf  
 Space Location: Northwest corner of Madison Avenue and East 56th Street  
 Year Completed: 1982  
 Principal Public Space Designer: Edward Larrabee Barnes; Zion and Breen; Robert A. M. Stern (for alteration in 1995)  
 Building Architect: Edward Larrabee Barnes  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours Arcade, Urban Plaza, Restricted hours Covered Pedestrian Space, Seating Area, Through Block Arcade: 8:00 am to 10:00 pm

**AMENITIES**

Artwork Covered Pedestrian Space, Seating Area: indoor sculpture garden for display of large-scale works of art by major artists of the twentieth century, to be changed two or more times a year  
 Food Service Seating Area: food and coffee kiosk  
 Lighting: Yes  
 Litter Receptacles Covered Pedestrian Space, Seating Area: 8; Through Block Arcade: 2  
 Other Amenity access from 8:00 am to 10:00 pm from Through Block Arcade to passageway connecting to adjacent Trump Tower and to Fifth Avenue  
 Plaque/Sign: Yes  
 Retail Frontage Covered Pedestrian Space  
 Seating Covered Pedestrian Space, Seating Area: 110 movable chairs; Urban Plaza: 66 linear feet of fixed seating  
 Tables Covered Pedestrian Space, Seating Area: 32 movable  
 Trees on Street: 14  
 Trees within Space Covered Pedestrian Space, Seating Area: 8 clusters in recessed planting beds  
 Water Feature Urban Plaza: sculpture pool



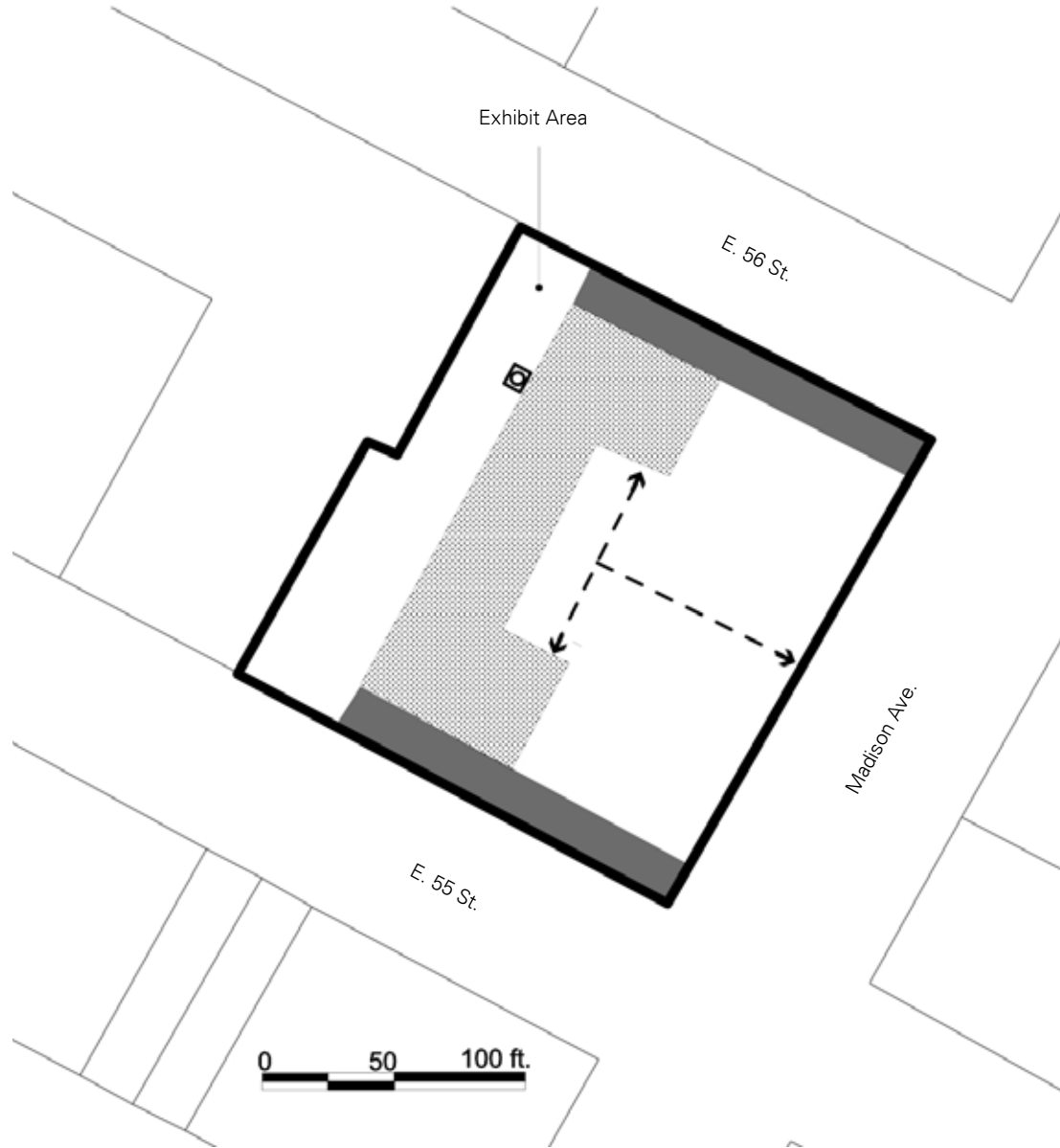
Public Space Record: 515, Building Address: 590 Madison Avenue

**2 550 MADISON AVENUE**

Space Type: Arcade, Covered Pedestrian Space  
 Size Required: Covered Pedestrian Space 10,164.00 sf; Arcade 3,542.00 sf  
 Space Location: West side of Madison Avenue between East 55th Street and East 56th Street  
 Year Completed: 1983  
 Principal Public Space Designer: Johnson/Burgee; Gwathmey Siegel & Associates (for alteration)  
 Building Architect: Johnson/Burgee  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours Arcade, Restricted hours Covered Pedestrian Space: 7:00 am to 11:00 pm;  
 Sony Wonder Lab: Tuesday through Saturday 10:00 am to 5:00 pm; Sunday 12:00 pm to 5:00 pm; Food service kiosk: Monday through Friday 7:00 am to 6:00 pm, Saturday 9:00 am to 5:00 pm

**AMENITIES**

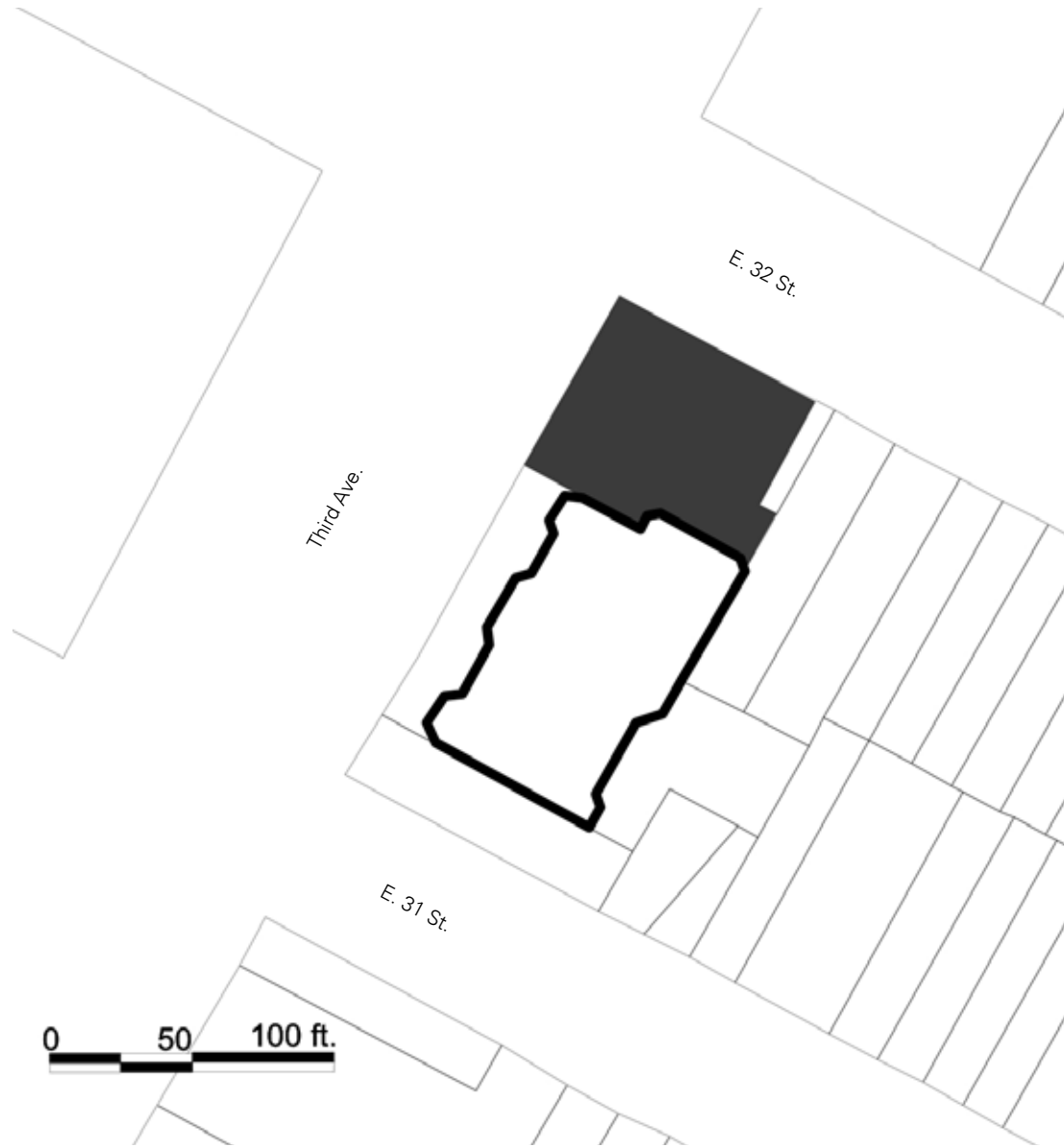
Climate Control Covered Pedestrian Space: temperature range of 68 to 78 degrees fahrenheit  
 Food Service Covered Pedestrian Space: 172 sf kiosk, 3,161 sf restaurant fronting Covered Pedestrian Space  
 Lighting Arcade, Covered Pedestrian Space: 7 foot candles  
 Litter Receptacles Arcade: 6 recycling receptacles; Covered Pedestrian Space: 6 litter receptacles  
 Other Amenity (1) 10,600 sf exhibit area (Sony Wonder Lab); (2) 70-seat assembly space within the exhibit area available for use by the city's non-profit community for meetings when not in use by Sony Wonder; (3) access to and from Covered Pedestrian Space and Madison A  
 Plaque/Sign at entrances and within Arcade, Covered Pedestrian Space, and Sony lobby on Madison Avenue  
 Restrooms Covered Pedestrian Space: 2 located within exhibit area near East 56th Street portion of Covered Pedestrian Space  
 Retail Frontage: Yes  
 Seating Covered Pedestrian Space: 226 movable chairs and 4 three-person benches for total seating for 238 persons  
 Tables Covered Pedestrian Space: 104 or some combination that maintains capacity for 238 persons  
 Trees on Street: 4  
 Trees within Space Covered Pedestrian Space: 8 in planters





- Building
- Arcade
- Covered Perestrian Space
- Restrooms
- Access



Public Space Record: 518, Building Address: 550 Madison Avenue, Bilding Name: Sony



-  Building
-  Residential Plaza

**3 200 EAST 32ND STREET**

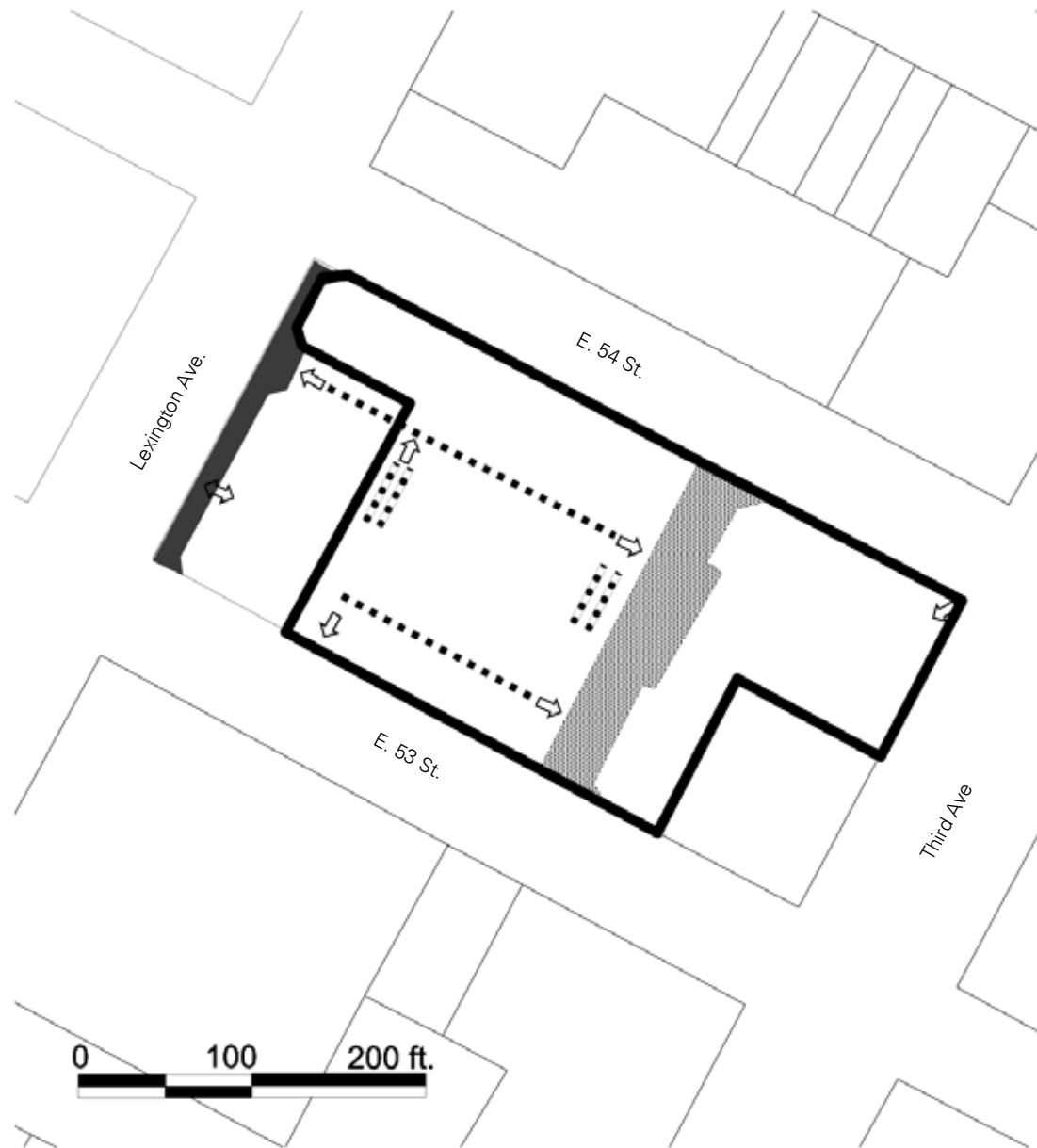
Space Type: Residential Plaza  
 Size Required: Residential Plaza 5,755.35 sf  
 Space Location: Southeast corner of Third Avenue and East 32nd Street  
 Year Completed: 1992  
 Principal Public Space Designer: Costas Kondylis  
 Building Architect: Costas Kondylis  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours






**AMENITIES**

Bicycle Parking: 11 spaces  
 Drinking Fountain: 1  
 Lighting: Yes  
 Litter Receptacles: 4  
 Planting 822 sf required, 905 sf provided  
 Plaque/Sign: Yes  
 Seating 188 linear feet including 18.8 lf with backs required, 193 lf provided  
 Trees on Street: Yes  
 Trees within Space: 9



Public Space Record: 685, Building Address: 200 East 32nd Street, Building Name: Future



-  Building
-  Plaza
-  Through Block Arcade
-  Access
-  Escalator

**4 153 EAST 53RD STREET**

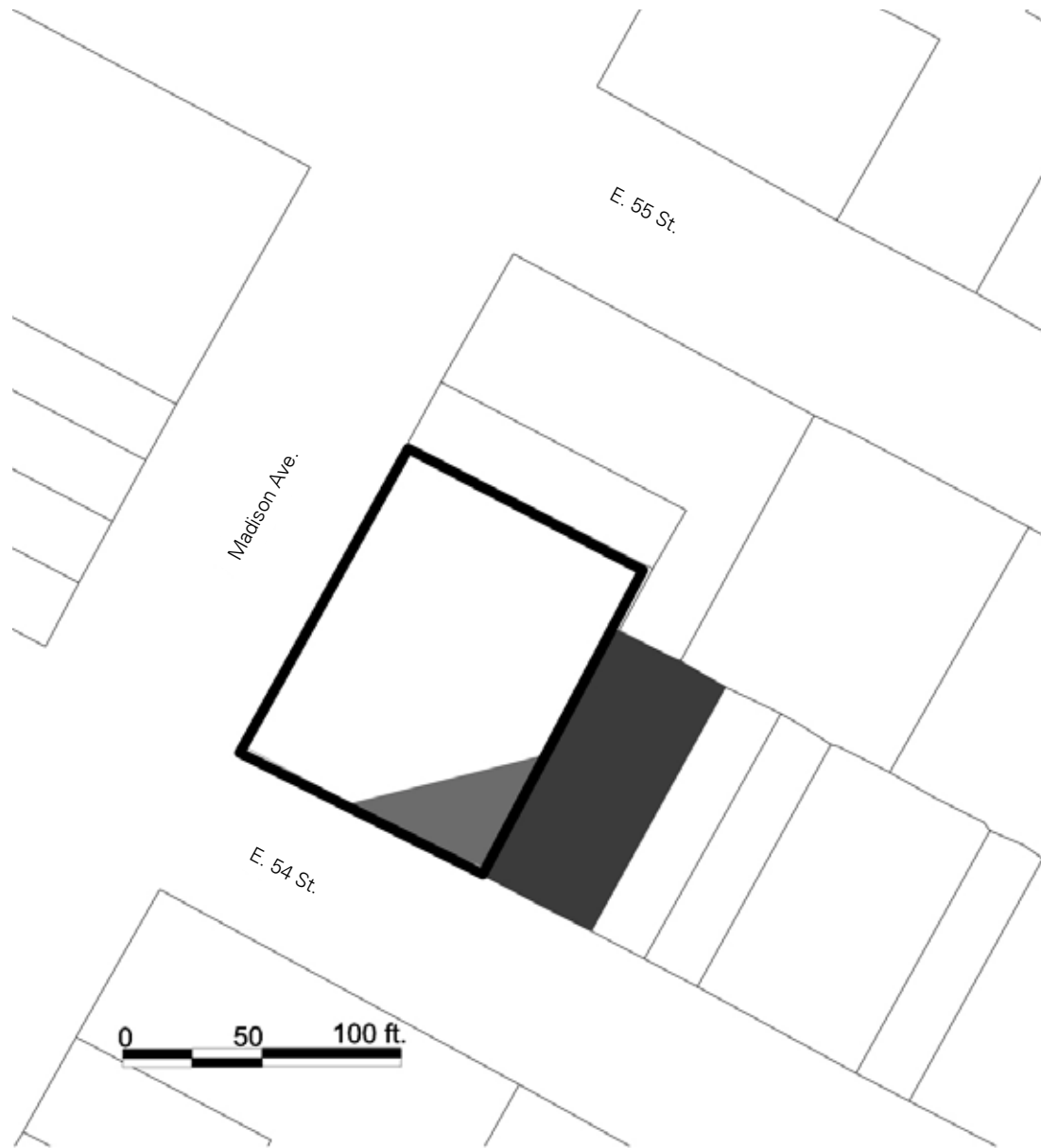
Space Type: Open Air Concourse, Plaza, Through Block Arcade  
 Size Required: Covered Pedestrian Space 7,247.00 sf; Open Air Concourse 5,873.00 sf; Plaza 2,266.00 sf; Through Block Arcade 4,170.00 sf  
 Space Location: South of East 54th Street between Third Avenue and Lexington  
 Year Completed: 1975  
 Principal Public Space Designer: Hugh Stubbins and Associates/Emery Roth & Sons; Gwathmey Siegel & Associates (for alteration)  
 Building Architect: Hugh Stubbins and Associates/Emery Roth & Sons  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours Open Air Concourse, Plaza, Restricted hours Covered Pedestrian Space, Through Block Arcade: 7:00 am to 11:00 pm

**AMENITIES**

Escalator/Elevator 2 pairs of escalators to the east and west of Covered Pedestrian Space connecting street level to access; escalators in the building lobby near Lexington Avenue to subway access, in operation from 7:00 am to midnight  
 Food Service Covered Pedestrian Space: kiosk; Open Air Concourse: café  
 Other Amenity access to Covered Pedestrian Space from southwest corner of building on East 53rd Street, from northeast corner of building on Third Avenue through retail space and restaurant, from Open Air Concourse through building lobby, from Plaza on Lexington Avenue  
 Plaque/Sign 1 entry, 1 information and 1 activity plaque in Open Air Concourse, 20 on building entry doors  
 Restrooms Covered Pedestrian Space: women's restroom near northeast corner of Covered Pedestrian Space, men's restroom near southeast corner of Covered Pedestrian Space  
 Retail Frontage Covered Pedestrian Space: open specialty market with one use or sales area every 25 feet on East 53rd Street side  
 Seating Covered Pedestrian Space: 144 movable seats; Open Air Concourse: 76 Knoll Bertoia movable chairs available 7am to 7pm Oct 1 to April 30 and from 7am to 8:30pm from May to Sept 30  
 Subway stair access to subway from Open Air Concourse, escalator access from building lobby near Lexington Avenue  
 Tables Covered Pedestrian Space: 56 movable tables; Open Air Concourse: 19  
 Trees on Street 20  
 Trees within Space Covered Pedestrian Space: 8 potted trees; Open Air Concourse: 6  
 Water Feature Open Air Concourse: fountain



Public Space Record: 632, Building Address: 153 East 53rd Street, Building Name: Citigroup Center



-  Building
-  Urban Plaza
-  Arcade

**5 535 MADISON AVENUE**

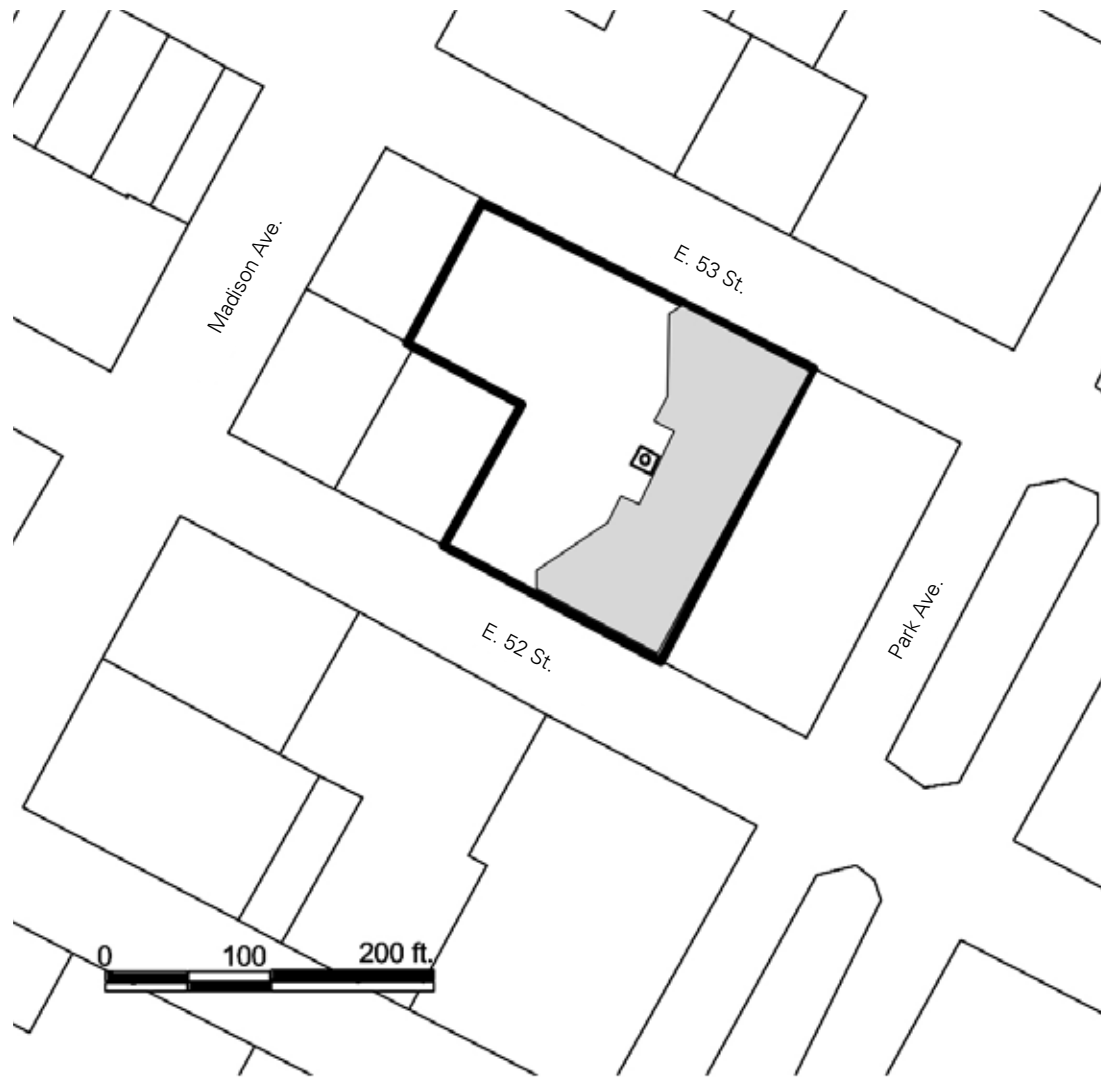
Space Type: Arcade, Urban Plaza  
 Size Required: Urban Plaza 4,869.30 sf; Arcade 1,700.00 sf  
 Space Location: North side of West 54th Street between Park Avenue and Madison Avenue  
 Year Completed: 1982  
 Principal Public Space Designer: Edward Larrabee Barnes  
 Building Architect: Edward Larrabee Barnes  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours




**AMENITIES**

Food Service Urban Plaza: kiosk for light snacks and refreshments  
 Lighting: Yes  
 Litter Receptacles Urban Plaza  
 Planting Urban Plaza: ivy bed  
 Plaque/Sign: Yes  
 Seating Urban Plaza: 162 linear feet required, 106 lf fixed seating and 30 movable chairs provided  
 Tables Urban Plaza: 10  
 Trees on Street: 8  
 Trees within Space Urban Plaza: 15  
 Water Feature Urban Plaza



Public Space Record: 524, Building Address: 535 Madison Avenue, Building Name: Warburg Dillon Read



-  Building
-  Through Block Arcade
-  Restrooms

**6 55 EAST 52ND STREET**

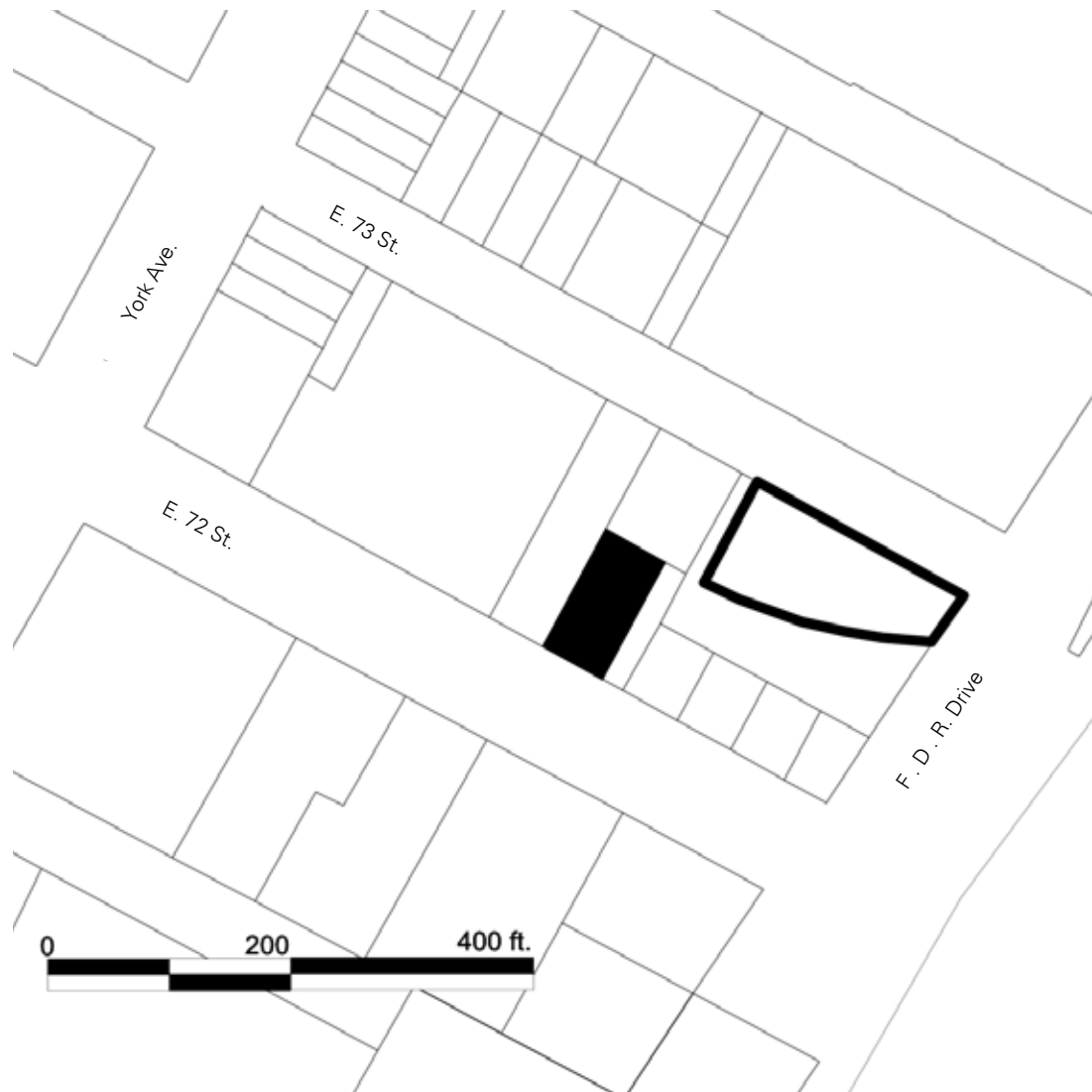
Space Type: Through Block Arcade  
 Size Required: Through Block Arcade 13,000.00 sf  
 Space Location: West side of Park Avenue between East 52nd Street and East 53rd Street  
 Year Completed: 1979  
 Principal Public Space Designer: Skidmore, Owings & Merrill  
 Building Architect: Skidmore, Owings & Merrill  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 8:00 am to 10:00 pm

**AMENITIES**

- Bicycle Parking Yes
- Climate Control air conditioning
- Drinking Fountain 1
- Lighting minimum 20 foot candles during day, minimum 15 fc during night
- Litter Receptacles Yes
- Other Amenity 2 kiosks, skylight
- Planting seasonal and ground cover
- Plaque/Sign signs on East 52nd and 53rd Streets announcing hours of access, 3 signs stating all seating available to public and no purchase of food or beverage required must accompany movable chairs
- Restrooms 2 next to elevators west of Through Block Arcade
- Retail Frontage 20 lf along Through Block Arcade, 220 linear feet along adjacent retail arcade
- Seating 132 movable chairs
- Tables 33
- Trees within Space 16
- Water Feature fountain and pool



Public Space Record: 533, Building Address: 55 East 52nd Street, Building Name: Park Avenue Plaza



-  Building
-  Public park

## 7 525 EAST 72ND STREET

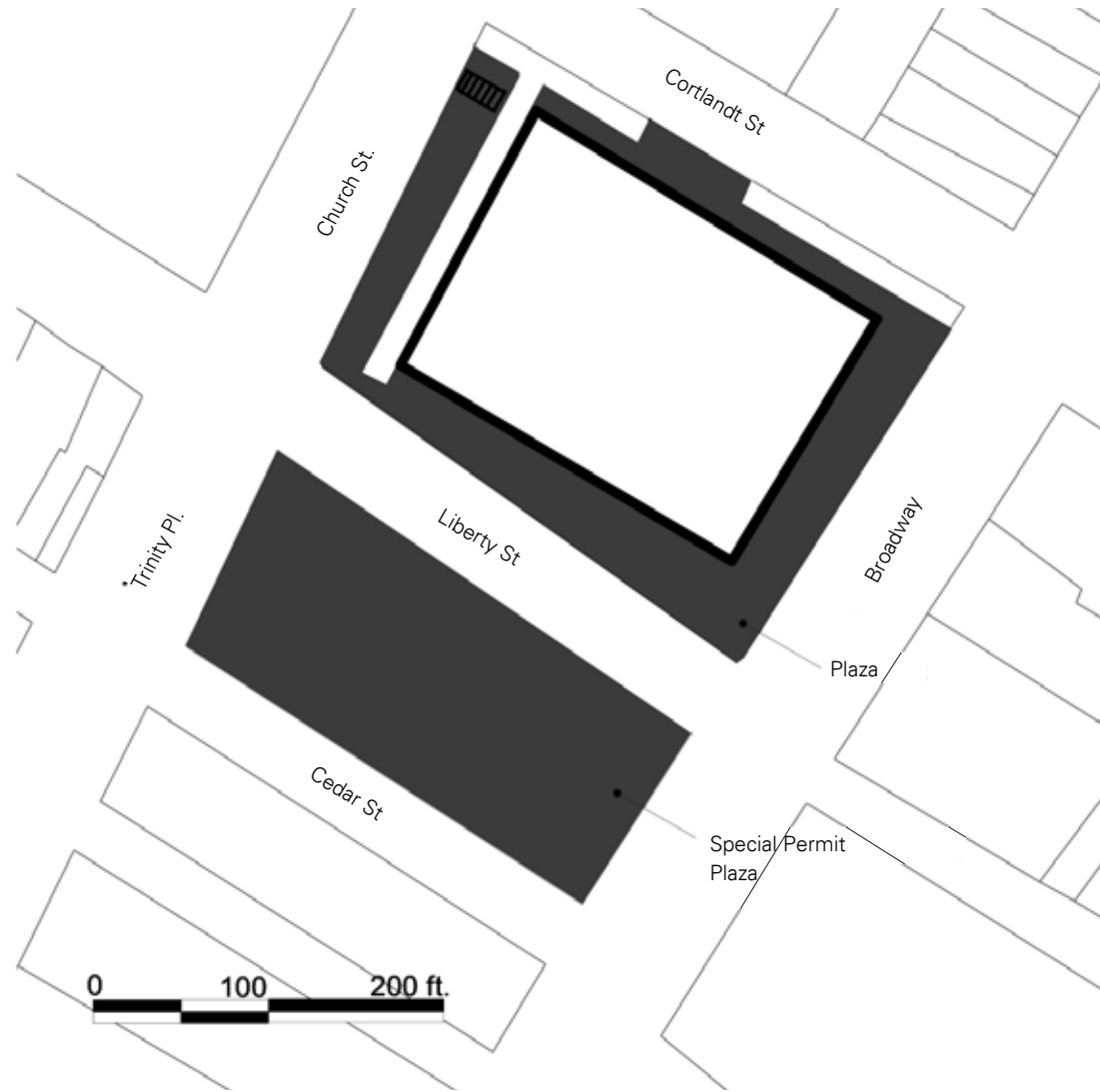
Space Type: Public Park  
 Size Required: Public Park 4,904.00 sf  
 Space Location: North side of 72nd Street west of FDR Drive  
 Year Completed: 1988  
 Principal Public Space Designer: Davis, Brody & Associates  
 Building Architect: Davis, Brody & Associates  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: November 1 through April 30, 7:00 am to 7:00 pm, May 1 through October 31, 7:00 am to 9:00 pm




### AMENITIES

Lighting Yes  
 Litter Receptacles 2  
 Other Amenity gate house at southeast corner; construction of Park/Overlook at termination of East 72nd Street  
 Planting Yes  
 Plaque/Sign Yes  
 Seating seatwall along westerly perimeter, 4 eight-foot long World's Fair-type benches along easterly wall, 28 chairs  
 Tables 7 movable Bertioia-type  
 Trees within Space 12 high-branching red maple shade trees, minimum four-inch caliper  
 Water Feature waterstep fountain along northerly perimeter



Public Space Record: 880, Building Address: 525 East 72nd Street, Building Name: One East River Place



-  Building
-  Plaza Special Permit Plaza
-  Stairs to Subway

**8 ONE LIBERTY PLAZA**

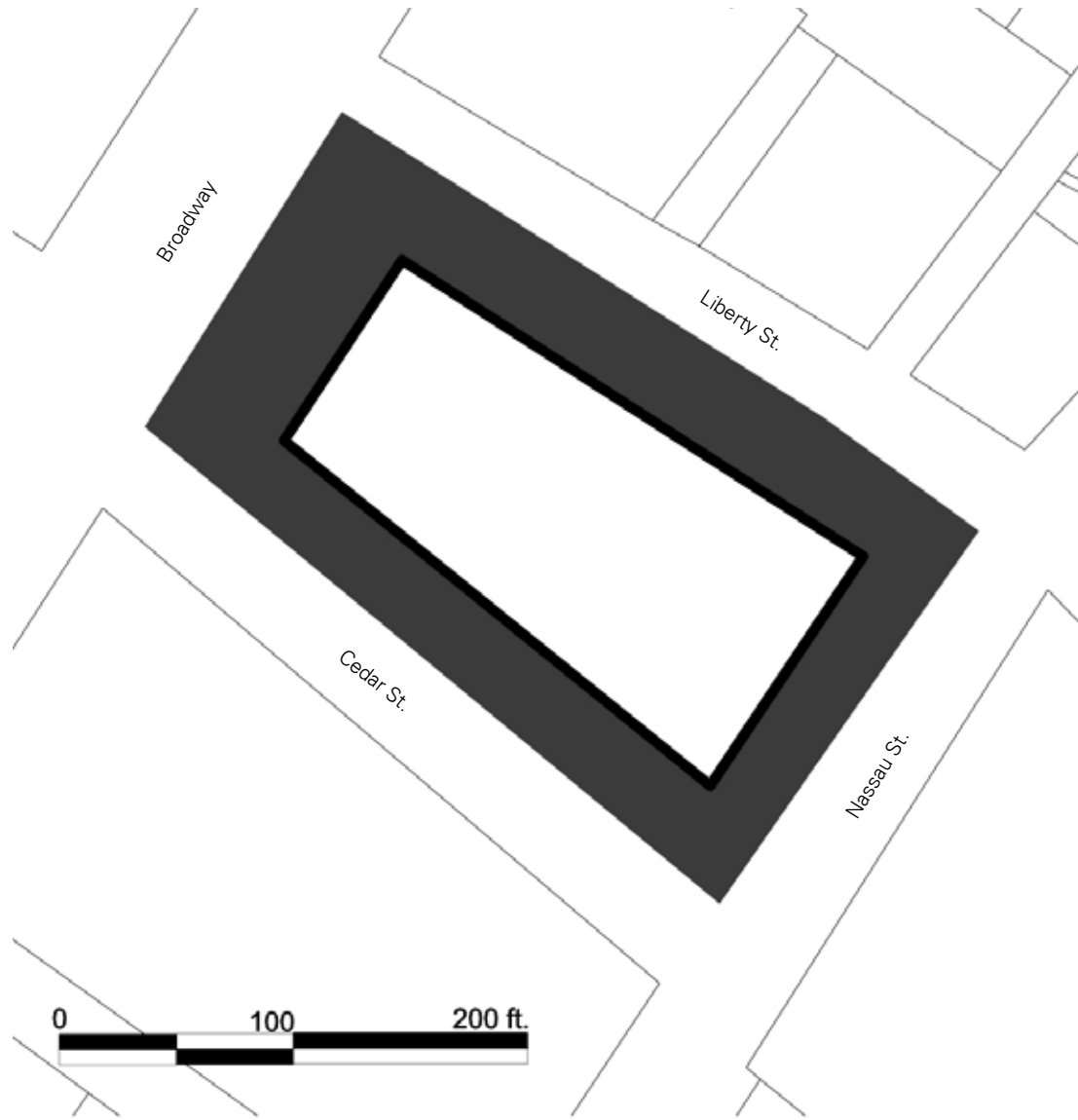
Space Type: Plaza, Special Permit Plaza  
 Size Required: Plaza 30,361.50 sf; Special Permit Plaza 25,919.33 sf  
 Space Location: Entire block between Broadway and Trinity Place from Cedar Street to Liberty Street  
 Year Completed: 1972  
 Principal Public Space Designer: Cooper, Robertson & Partners  
 Building Architect: Skidmore, Owings & Merrill  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours

**AMENITIES**

Lighting Special Permit Plaza  
 Planting Plaza, Special Permit Plaza: 5 planters  
 Plaque/Sign Special Permit Plaza: 3  
 Seating Special Permit Plaza: 32 fixed seats, 1,010 linear feet composed of 23 benches and planter seating  
 Subway Plaza: stair access to subway station, open Monday through Friday, 8:00 am to 6:00 pm  
 Trees within Space Plaza: 8 in planters; Special Permit Plaza: 56



Public Space Record: 104, Building Address: 1 Liberty Plaza, Building Name: One Liberty Plaza



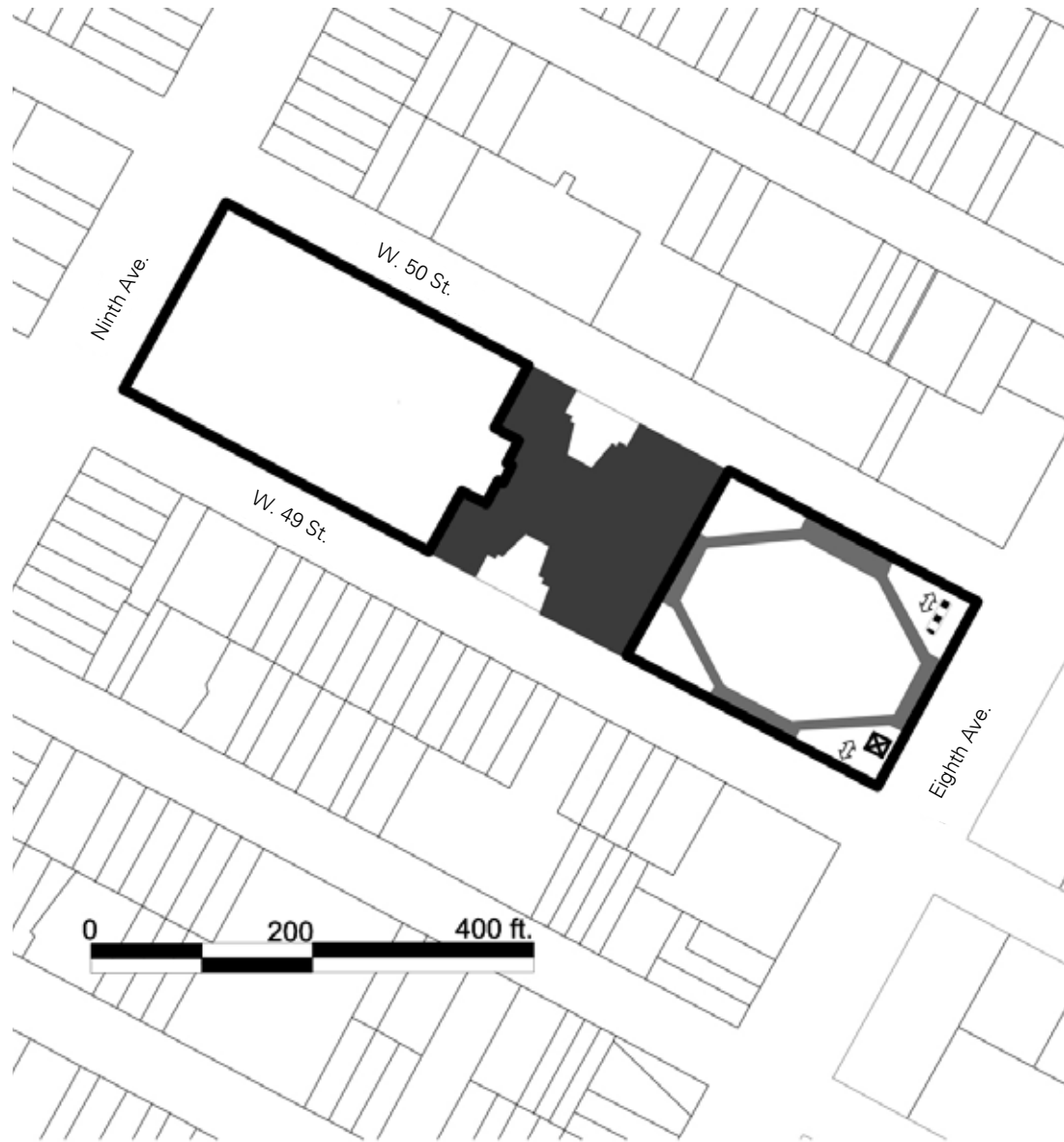
-  Building
-  Plaza







**9 140 BROADWAY**

Space Type: Plaza  
 Size Required: Plaza 15,924.30 sf  
 Space Location: East side of Broadway between Cedar Street and Liberty Street  
 Year Completed: 1965  
 Principal Public Space Designer: Skidmore, Owings & Merrill  
 Building Architect: Skidmore, Owings & Merrill  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours



Public Space Record: 105, Building Address: 140 Broadway, Building Name: HSBC



-  Building
-  Plaza
-  Elliptical Arcades
-  Subway Access Areas and Stairs to Subway
-  Escalator
-  Elevator

**10 825 EIGHTH AVENUE**

Space Type: Plaza, Elliptical Arcades, Subway Access Areas  
 Size Required: Plaza 26,806.00 sf; Elliptical Arcades 0.00 sf; Subway Access Areas 0.00 sf  
 Space Location: North side of West 49th Street between Eighth Avenue and Ninth Avenue  
 Year Completed: 1989  
 Principal Public Space Designer: SWA Group  
 Building Architect: Skidmore, Owings & Merrill and Frank Williams & Associates (residential)  
 Access for the Physically Disabled: Full/Partial  
 Required Hours of Access: 24 hours Plaza, Subway Access Areas, Restricted hours Elliptical Arcades: 6:00 am to 9:00 pm

**AMENITIES**

Bicycle Parking Plaza: 2 racks  
 Drinking Fountain Plaza: 1  
 Escalator/Elevator Subway Access Areas: escalators and elevator connecting Subway Access Areas on street level to subway  
 Food Service Plaza: 2 retail pavilions with eating establishments  
 Lighting Yes  
 Litter Receptacles Plaza: 10  
 Other Amenity Summertime concerts in Plaza  
 Planting Plaza: 3,967 sf  
 Plaque/Sign 2 double-sided entry plaques, 1 information plaque  
 Restrooms Elliptical Arcade: 2 adjacent to the Plaza  
 Retail Frontage Yes  
 Seating Plaza: 468 linear feet of fixed seating without backs, 324 lf of fixed seating with backs, 326 movable chairs  
 Subway Subway Access Areas: new subway entrances within building at West 49th and 50th Streets at Eighth Avenue with escalator, elevator, and stair access  
 Tables 116  
 Trees on Street 57 trees of four-inch caliper  
 Trees within Space Plaza: 42 of five-inch caliper  
 Water Feature Plaza: 855 sf fountain



Public Space Record: 404, Building Address: One Worldwide Plaza, Building Name: 825 Eighth Avenue

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