PRESENTATION STRUCTURE
LARGE SCALE RESEARCH AND MASTERPLAN
L_SCALE

SITE'S LOCATION

WHAT IT USED TO BE

WHAT IT IS NOW
L_SCALE

SITE PHYSICAL CHARACTERISTICS
SITE PHYSICAL CHARACTERISTICS

Lake Shore Drive _physical border
SITE PHYSICAL CHARACTERISTICS

- Lake Shore Drive _physical border
- water penetrating the site
- waterfront parks network
SITE PHYSICAL CHARACTERISTICS

- Lake Shore Drive _physical border
- Water penetrating the site
- Industrial leftovers _ore walls
L_SCALE

SITE PHYSICAL CHARACTERISTICS

Lake Shore Drive _physical border

water penetrating the site

industrial leftovers_ ore walls

big central open space _physical connector
SITE PHYSICAL CHARACTERISTICS

- Lake Shore Drive _physical border
- water penetrating the site
- industrial leftovers _ore walls
- big central open space _physical connector
- strict grid organisation
SOUTH CHICAGO CHARACTERISTICS

POVERTY: PLOT VACANCIES / INDIFFERENT ARCHITECTURE

HIGH CRIME RATES

MULTICULTURALISM

INDUSTRY DECLINE: LACK OF JOBS

*more...*
L_SCALE

SOUTH CHICAGO SEGREGATED

concentration of amenities on the north

segregation is the main problem
L_SCALE

EXISTING SITUATION

PROPOSED SITUATION
HOW TO BREAK THE NEGATIVE CYCLE?

LOW INVESTMENT

INCREASE INVESTMENT

INCREASE INCOME

LOW SAVINGS

DO EXPECT

LOW INCOME (poverty)

EXPECT

LOW EMPLOYMENT

GENERATE EMPLOYMENT

LOW PRODUCTIVITY

LOW PER CAPITA CAPITAL

ATTACT INVESTORS

LOW INVESTMENT

DO

INCREASE INCOME
INCLUSIVENESS Vs. SEGREGATION

[Diagram showing the concept of inclusiveness and segregation]

[Checkmark on the left side]
[Cross on the right side]
GROUPING PROGRESSIVE IDENTITIES
Clusters linking spatially and programatically
L_SCALE

THE CROSS

connection and integration
THE CROSS
FAST/PRODUCTION LINE

m.h: 21m
max.h: 42m
sb: 0mts.

m.h: minimal height
sb: fixed setback from sidewalk

Open public space
min.h: 9m
max.h: 30m
sb: 0-5m
min.h: 9mts.
max.h: 30mts.
(sb: 10mts. (floors 1-3) 20mts.

min.h: 15m
max.h: 36m
sb: 5m

building line
groundfloor block mass
space in between
zoning regulations

block massing
space
block groundfloor
bulk area
zoning regulations

L_SCALE
L_SCALE

THE CROSS

SLOW/SOCIAL LINE
MEDIUM SCALE
FOCUS AREA AND FRAGMENT
M_SCALE

THE HEART

THE HEART of the area
Integrator of the existing and the new
M_SCALE

DESIGN GOALS

cross Lake Shore Drive
create continuity
keep both “worlds” present
THE CORE of activation of the area
M_SCALE

THE CORE: FRAGMENT DESIGN
THE CORE: FRAGMENT DESIGN
M_SCALE

THE CORE: FRAGMENT DESIGN
S_MALL SCALE

BUILDING PROPOSAL
S_SCALE

DESIGN GOALS:

realising inclusiveness
CONCEPT: DESIGN PRINCIPLES

3 design principles:

1. programme

2. continuity of public space - flow of movement

3. horizontality
1. CONTINUITY OF PUBLIC SPACE
2. LOAD BEARING SYSTEM

A

Bubbledeck Floor 450mm
dead + live load: 10kN/m^2
max. span: 16.4m

Steel Columns CHS 269

B

Bubbledeck Floor 600mm
dead + live load: 10kN/m^2
max. span: 21m

Steel Truss x 2
feet: RHS 350x250x6.3mm
vertical members: RHS 200x200x6.3mm

h = 5m  l1 = 54m  l2 = 57m

Steel Columns holding truss: RHS 500x300x
3. HORIZONTALITY

Vertical Facade Fragment 1.20
Overhanging Slabs
S_SCALE

INCLUSIVENESS IN PROGRAMME

MIXED USE BUILDING
INCUBATOR OF ADDITIVE MANUFACTURING FOR MEDICAL USE
RETAIL
CONFERENCE ROOM
RESTAURANT
PASSAGE

RESPONDS TO
PRODUCTION WORLD OF L.S.D.
SOCIAL WORLD OF STRIP

CREATING JOBS
PRODUCING KNOWLEDGE
INCORPORATING PUBLIC SPACES
OFFERING WORKSPACE AND TOOLS
COVERING EVERYDAY NEEDS

ADDITIVE MANUFACTURING FOR MEDICAL USE  INCUBATOR
THE NEW FACE OF MEDICINE
THE NEW FACE OF LIFE

start-ups spaces + training lab seminar spaces small library + public workspace public printing hall + communal spaces conference room
**S_SCALE**

**INCLUSIVENESS IN PROGRAMME**

Qatar Science Technology Park
Bussiness Incubator:
12000sqm
700users
~ 17sqm/user

Institute for Contemporary Art
Arts Incubator:
3500sqm
200users
~ 17.5 sqm/user

One Trinity Green Incubator
3085sqm
32 start-ups offices
~ 17.5 sqm/user

Southworks Additive Manufacturing Incubator
Incubator + Retail + Public Space
~600users
10300sqm
~17 sqm/user

**TOTAL:**
10,300sqm.
ORGANISATION OF FACADES

SOLID
wall / wall with vertical openings/ skylights

SEMI TRANSPARENT
glass and second skin of horizontal rodes
billboard above Lake Shore Drive
shading system

TRANSPARENT
glass
emphasizing 2 exception points
S_SCALE

MATERIALISATION

cbear concrete    steel    glass

FLOOR

INTERIOR    polished concrete floor - bear concrete finishing

EXTERIOR    antislip concrete floor with stones - rough finising

WALLS

EXTERIOR    precast concrete sandwich panels bear concrete finishing

PARTITION    precast concrete panels - bare concrete finishing

GLASS FACADES

curtain wall facades with black aluminium frame and partitioning
CLIMATE CONCEPT

independency of spaces
combination of systems
SYSTEMS OPERATION IN TYPICAL SPACES

winter

TYPICAL COMMON SPACE SECTION

TYPICAL OFFICE SECTION

summer

TYPICAL COMMON SPACE SECTION

TYPICAL OFFICE SECTION

CCA cooling air ducts

active chilled beam: heating, cooling, ventilation

CCA heating air ducts

floor heating chilled beam for ventilation
Thank you