

THE PUBLIC PRODUCE PRIVATE

VINCENT RINGOIR
P5.0
April 17th 2020







PRIVATE PROPERTY.
PERMISSION TO CROSS
REVOCABLE AT WILL.



OPEN TO THE PUBLIC



OPEN 24 HOURS

THIS PUBLIC PLAZA CONTAINS

Trees

9 *Liriodendron Tulipifera*
4 *Cornus Florida*
7 *Amelanchier Canadensis*
5 *Cleorodendrum tomentosum*
392 linear feet of seating
4 bicycle racks
40 moveable chairs
5 fountains

Owner

Spruce Street Condominium

Maintained by

First New York Partners Management, LLC
Contact Tim Flanagan 646 786.8740 tel
tflanagan@fnc.com

Complaints or questions

call 311 and reference West Plaza at 8 Spruce Street



This urban plaza is open to people with disabilities

**RULES OF CONDUCT FOR
PRIVATELY OWNED PUBLIC SPACES (POPS)**

WELCOME TO 115 EAST 34TH STREET

FOR INCREASED PUBLIC ENJOYMENT & SAFETY:

- Smoking is prohibited
- Drinking of alcoholic beverages is prohibited
- Shopping carts and excessively large or obstructive packages or bundles are prohibited. Unattended packages will be discarded
- Sitting or sleeping on floor or heating vents is prohibited
- Leave chairs and benches clear of personal items
- No radio playing
- Card playing, solicitation and handbilling are not permitted

**DISREGARD OF THESE RULES WILL SUBJECT
YOU TO REMOVAL.**

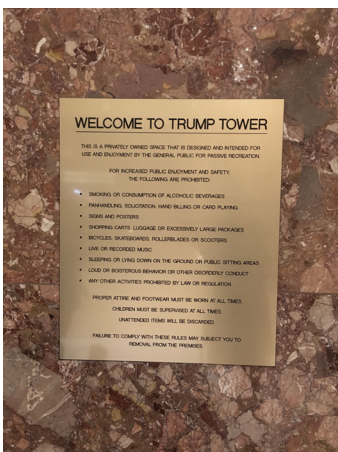
THANK YOU FOR YOUR COOPERATION.



The City Planning
Commission requires
that this open space
area be provided for the
benefit of the public.









Seating open
to the public.
No purchase
obligation.
24 Hour Access

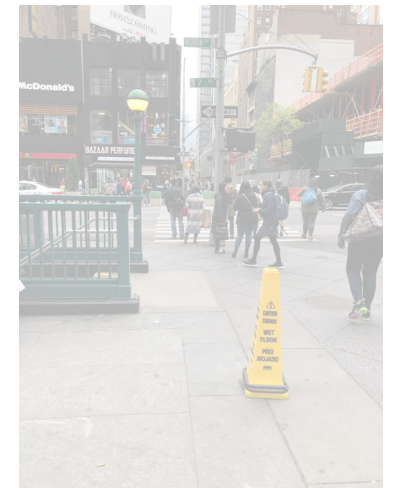








Public space is a liability within a culture of litigation



A black and yellow sign is affixed to a white plastic container. The sign features the text "Hurt in an Accident?" in large, bold, yellow letters on a black background. Below this, on a yellow background, are the words "\$5,000 LAWSUIT CASH ADVANCES" in black, followed by the phone number "(800)262-6130" in black. The container has two circular cutouts on either side of the sign. Above the container, a black mesh tarp is visible, secured with metal grommets and a black strap.

**Hurt in an
Accident?**

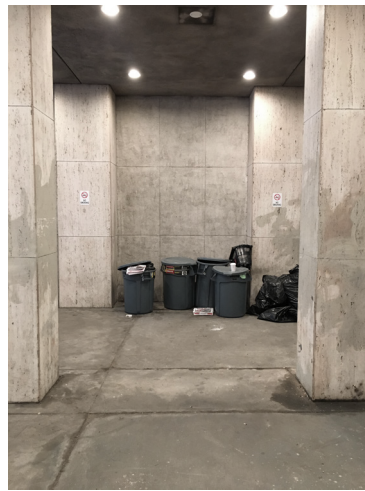
**\$5,000 LAWSUIT
CASH ADVANCES
(800)262-6130**

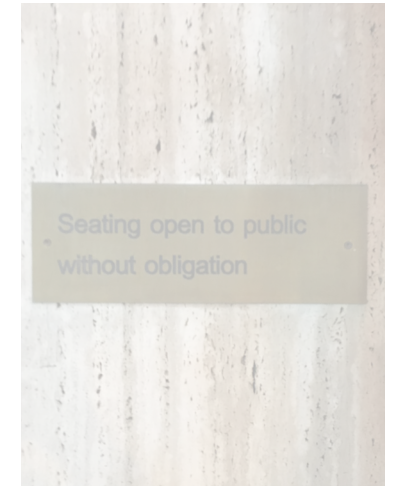


'30% of the Broadway buildings are covered with scaffolding'



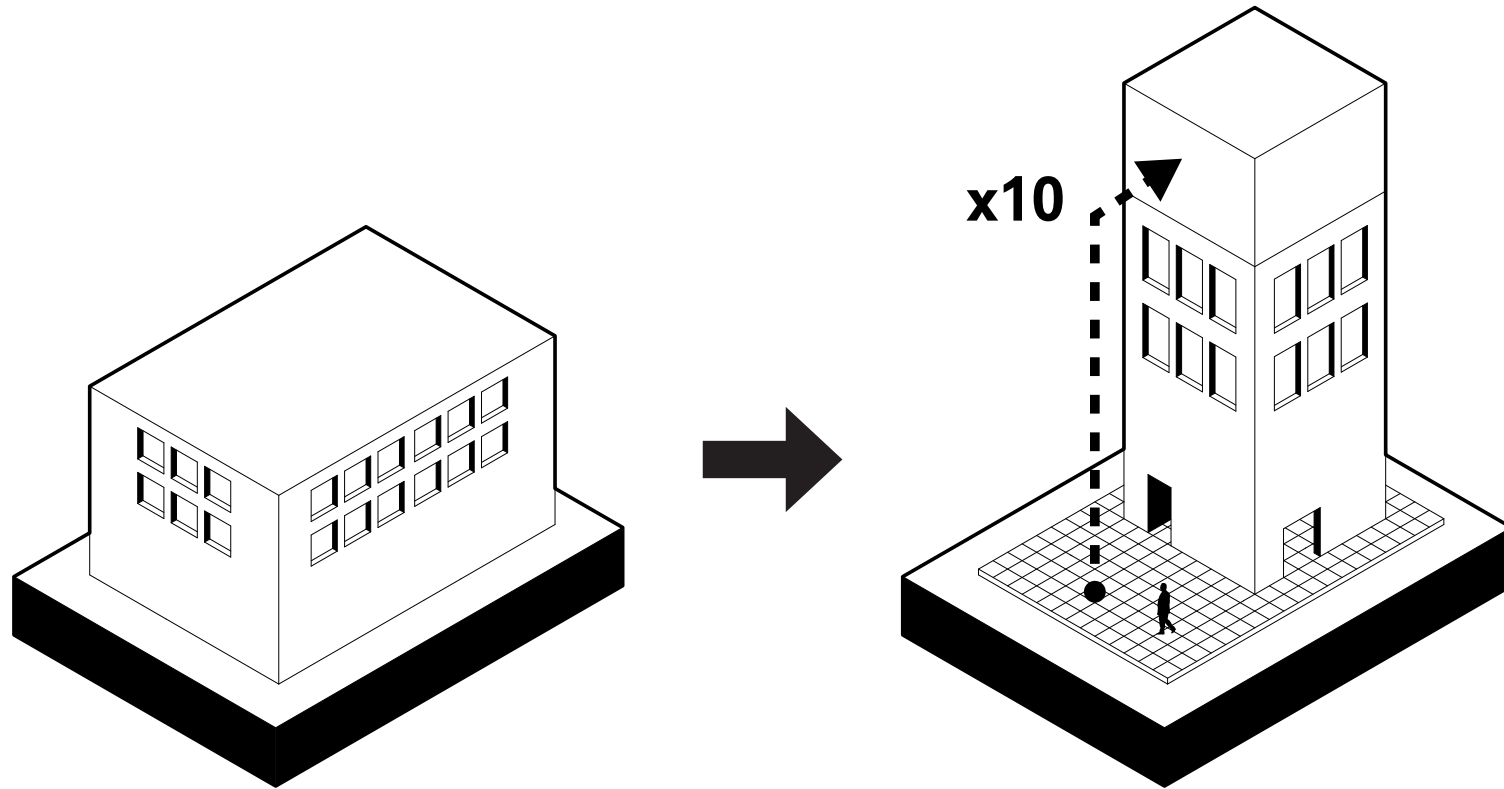




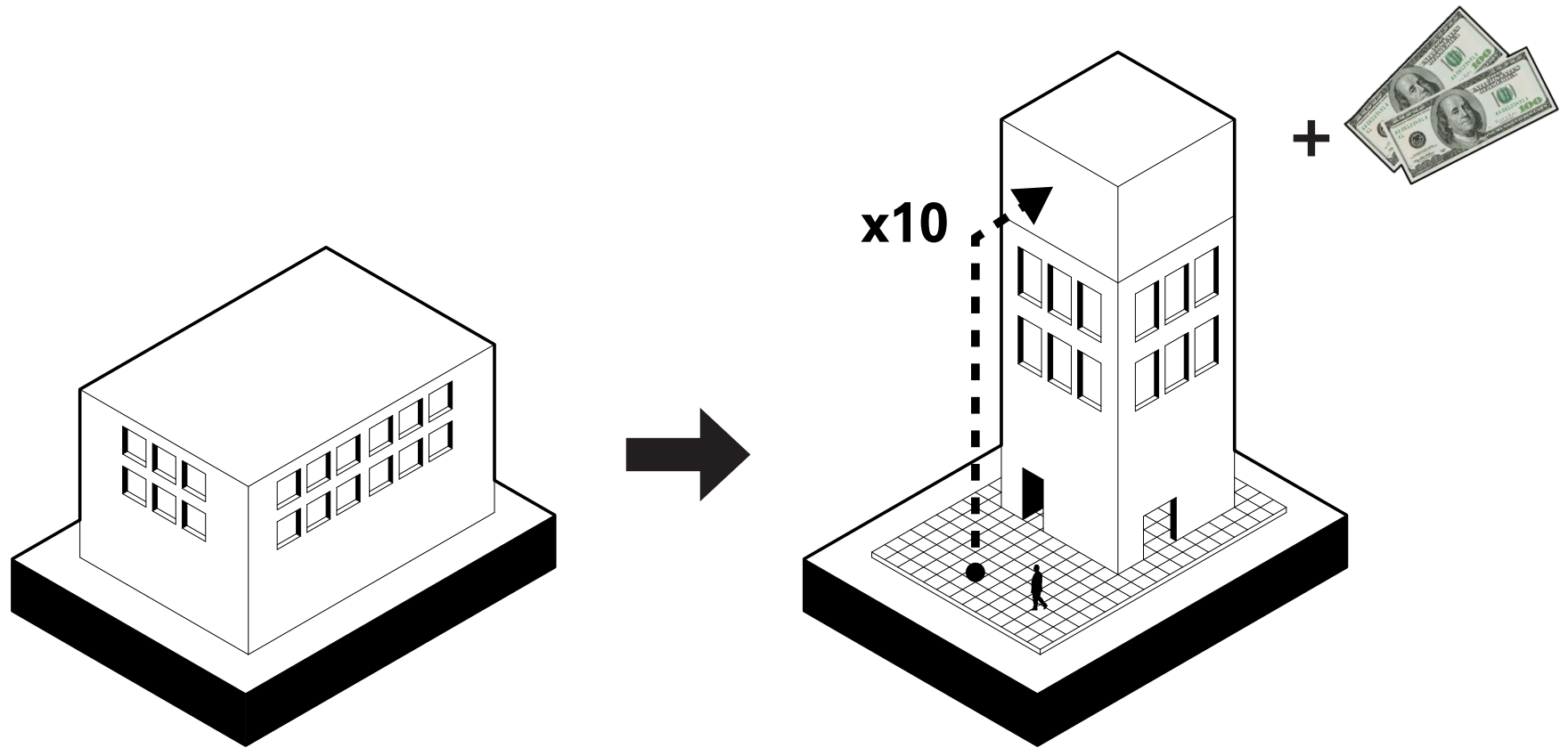


Manifestations of a public private contradiction

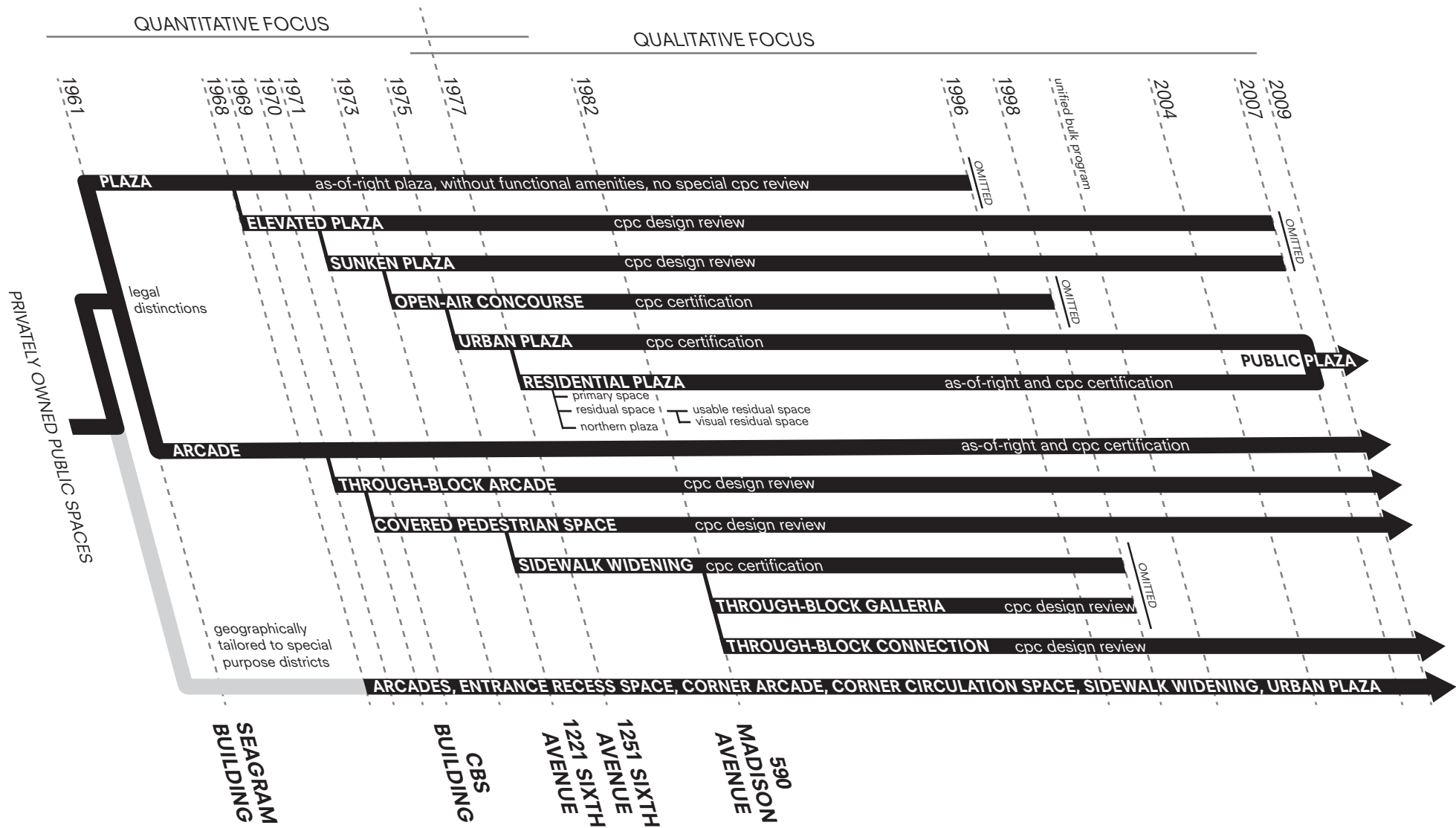




how? the POPS mechanism (1961)



how? public space equals financial benefit

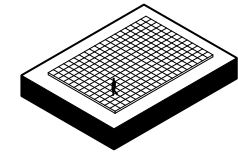
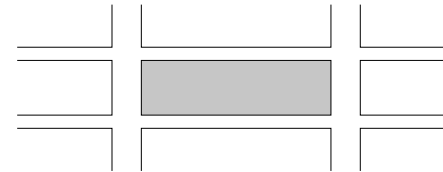
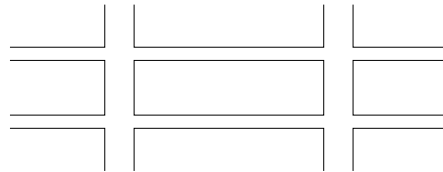


POPS Genealogy constantly changing

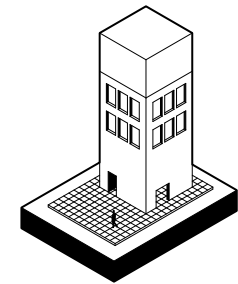
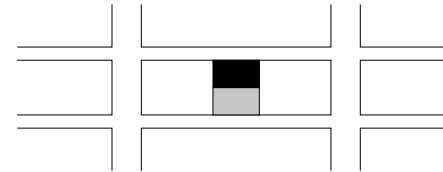
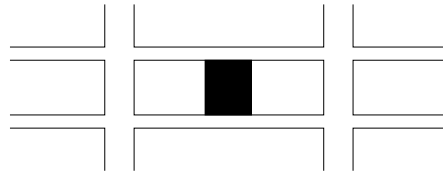
**How does the man-made
grid produce POPS at this
moment?**



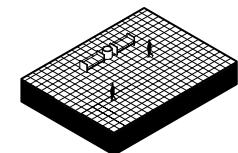
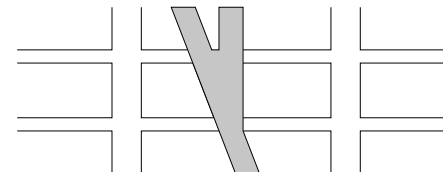
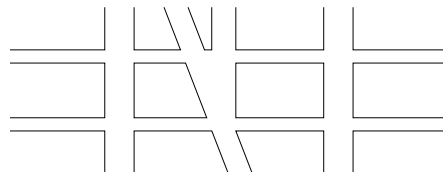
1850 - 1960
publicly owned



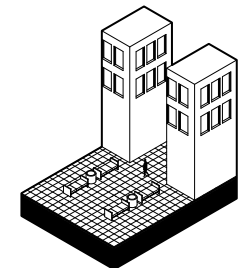
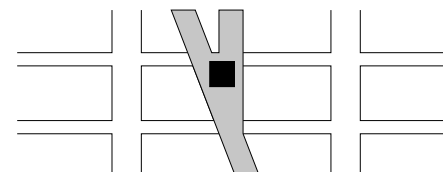
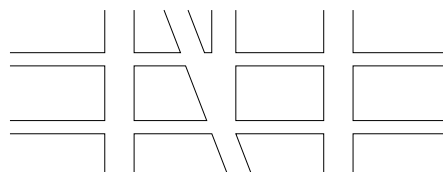
1961 - 2000
privately owned



2000 - 2017
publicly owned



2018 - ...
privately owned



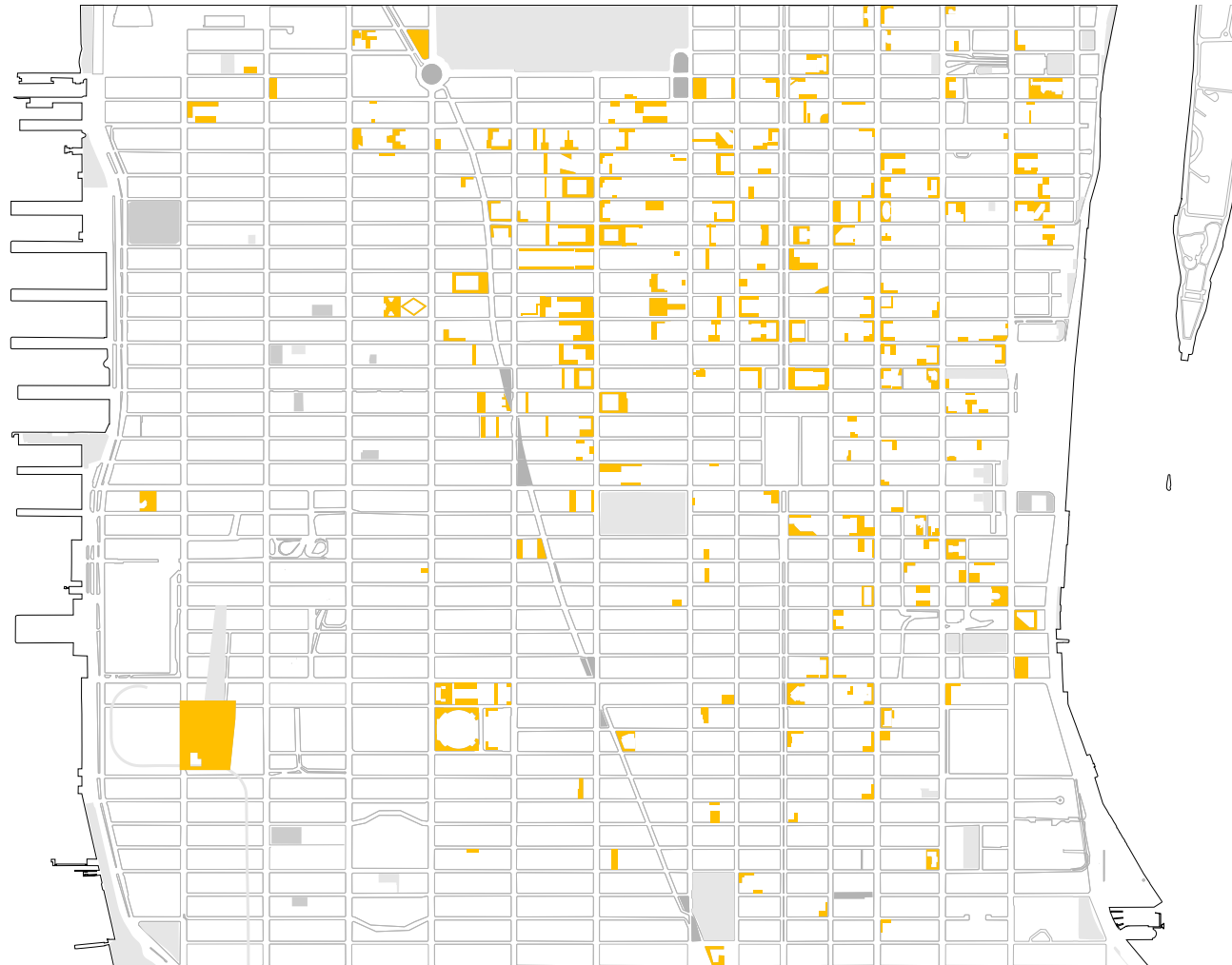
public space production



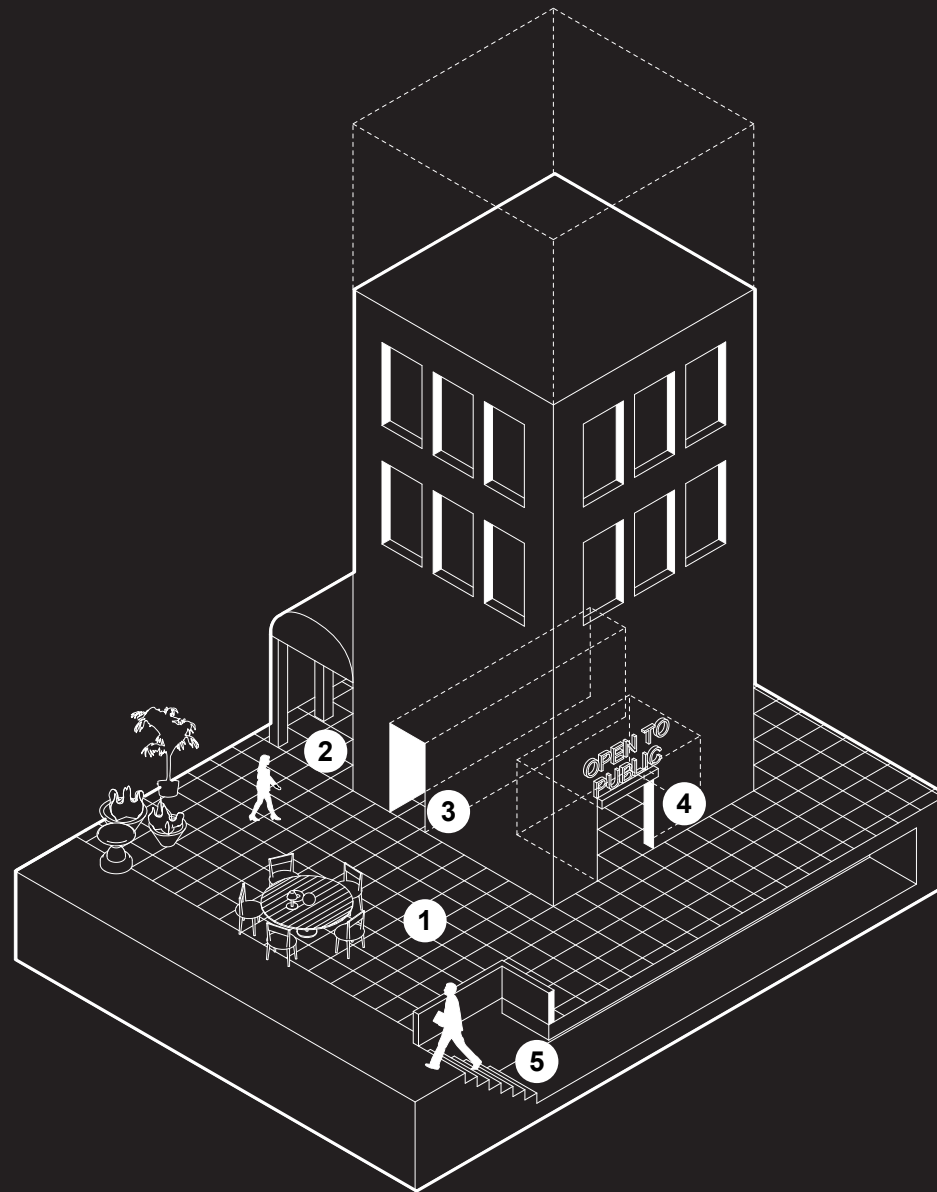
Hudson Yards 2018



**public
spaces**



50%
**privately
owned**



- 1 plaza
- 2 arcade
- 3 passage
- 4 interior
- 5 underground

types of POPS

'61-65

'66-70

'71-75

'76-80

'81-85

'86-90

'91-95

'96-00

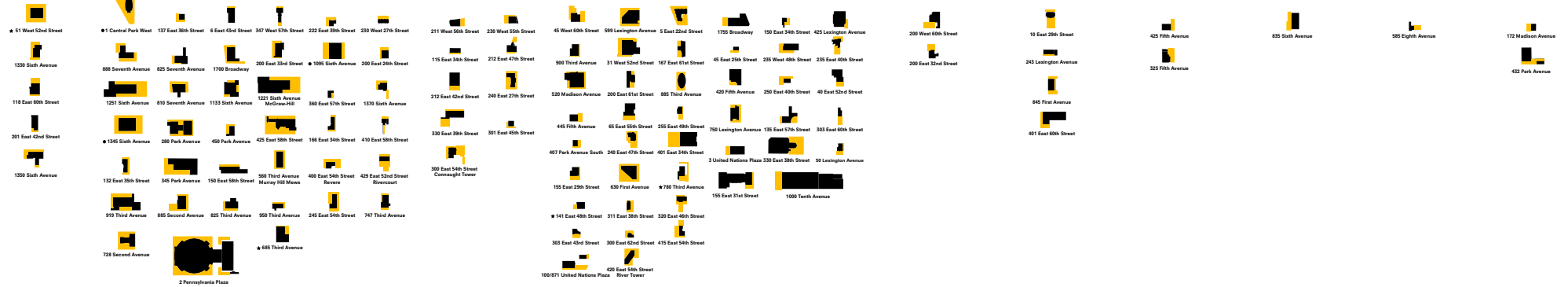
'01-05

'06-10

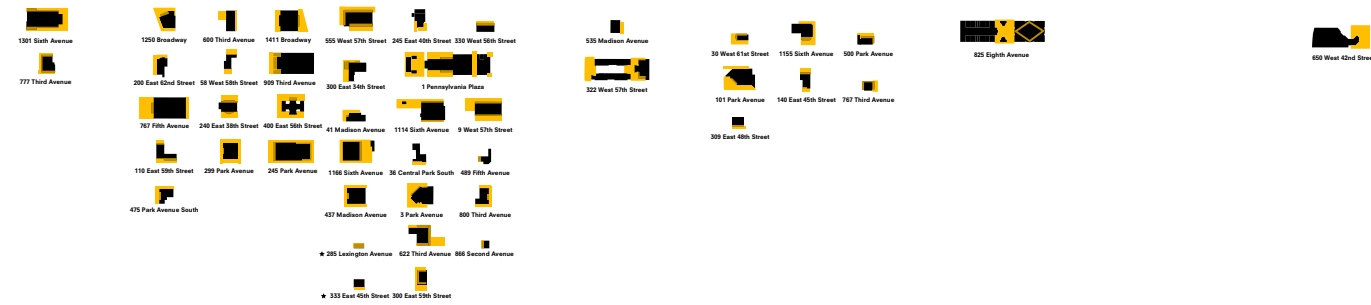
'11-15

'16-20

PLAZA



PLAZA+
ARCADE



PLAZA+
PASSAGE



PLAZA+
INTERIOR

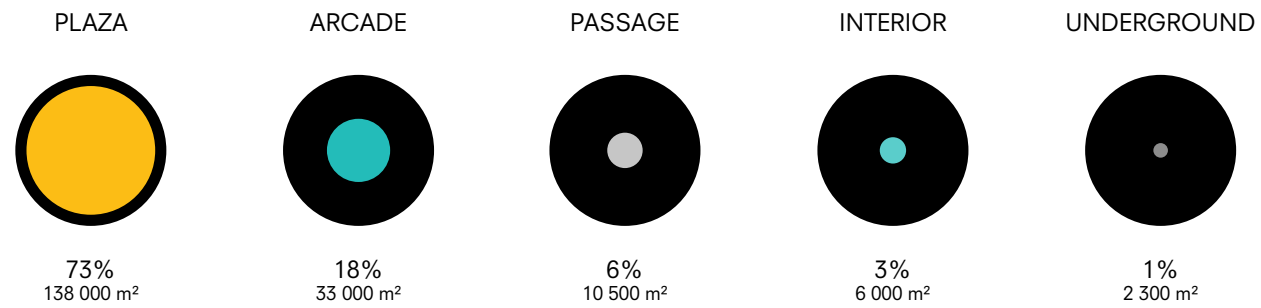


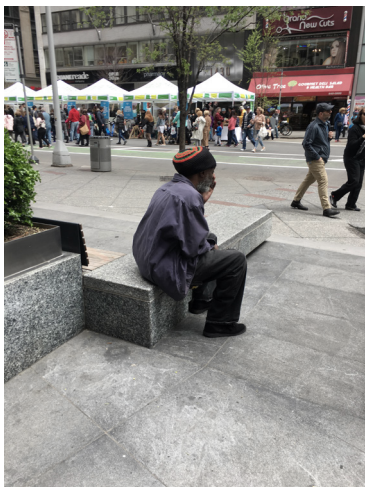
PASSAGE

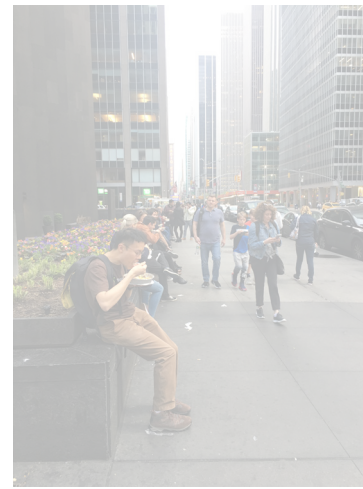


ARCADE+
INTERIOR

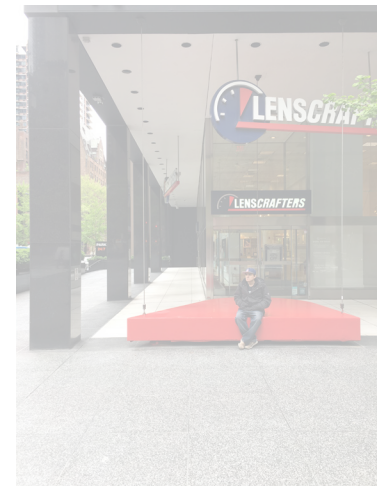
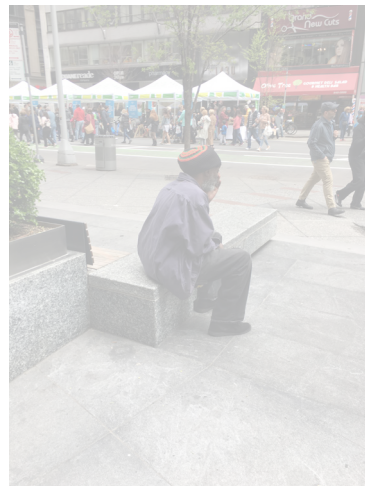






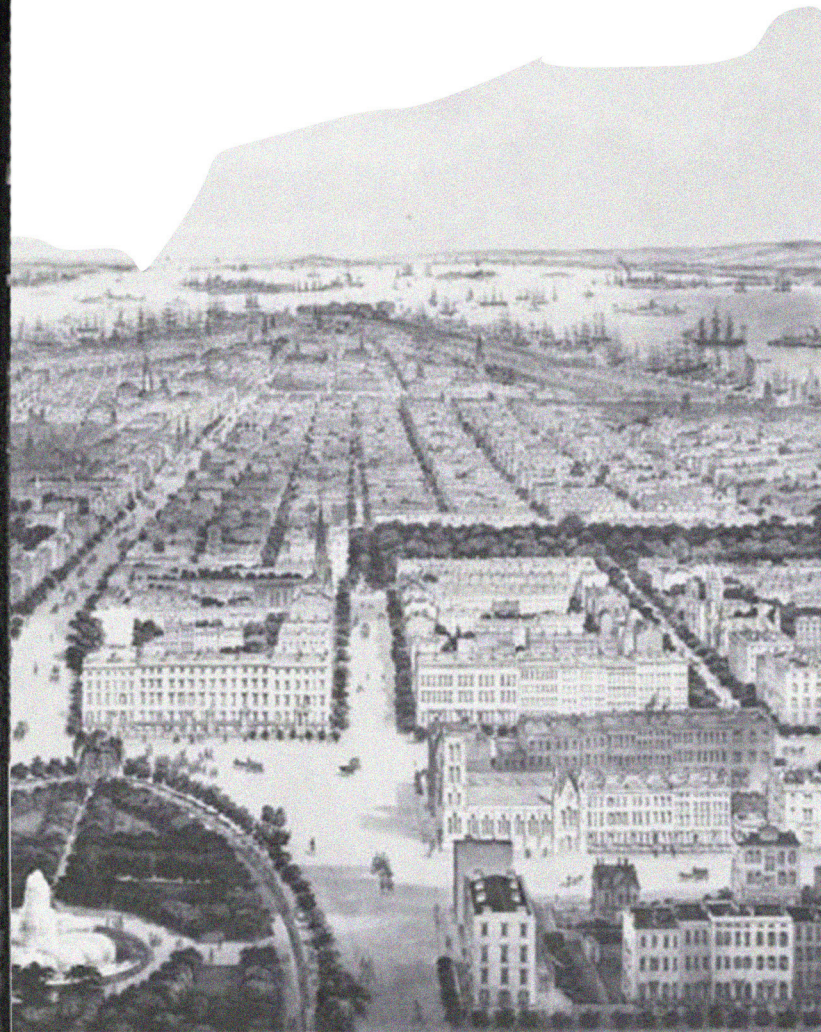


POPS are essential spaces in a monotonous office environment - the design often results in short visits





**The process of densification will lead to
a mixed environment with housing and
an inherent desire for different types of
public space ...**



An aerial photograph of Midtown Manhattan, New York City. A tall, dark skyscraper with a grid-like facade is the central focus. To its left, a street with cars and a pedestrian walkway is visible. To its right, a large, open public space, likely Central Park, is shown with trees and a winding path. A yellow graphic element, consisting of a vertical bar and a curved shape, is overlaid on the image. The text "How could public space - on the scale of the block - evolve considering the contemporary tendencies in Midtown Manhattan?" is written in bold black font across the center of the image.

How could public space - on the scale of the block - evolve considering the contemporary tendencies in Midtown Manhattan?

THE PUBLIC TRUCE
PRIVATE



NSA a contradictory client



NSA Headquarters Maryland (1963)



NSA Headquarters Maryland (1963)



Edward Snowden the whistleblower



NSA titanpointe Manhattan

How Chinese Spies Got the N.S.A.'s Hacking Tools, and Used Them for Attacks



The server room at Symantec in Culver City, Calif. The company provided the first evidence that Chinese state-sponsored hackers had acquired some of the National Security Agency's cybertools before other hackers. Michal Czerwonka for The New York Times

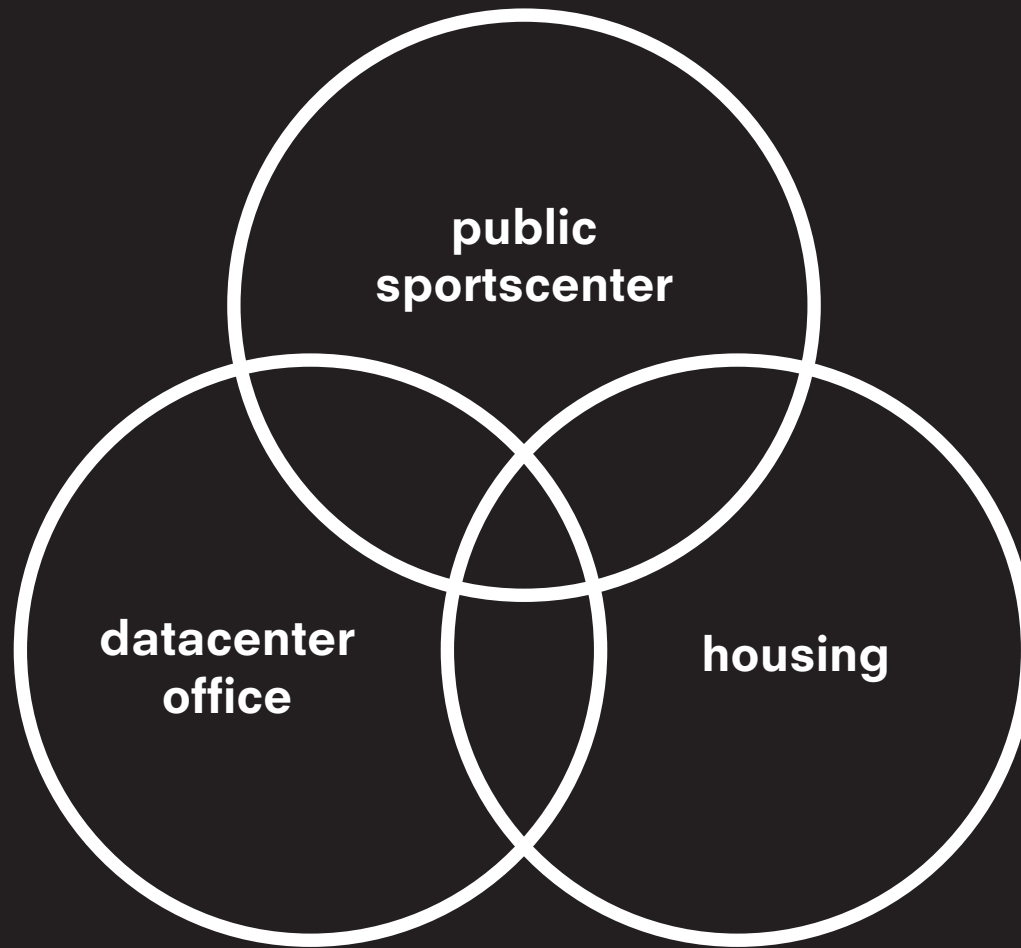
By [Nicole Perlroth](#), [David E. Sanger](#) and [Scott Shane](#)

May 6, 2019

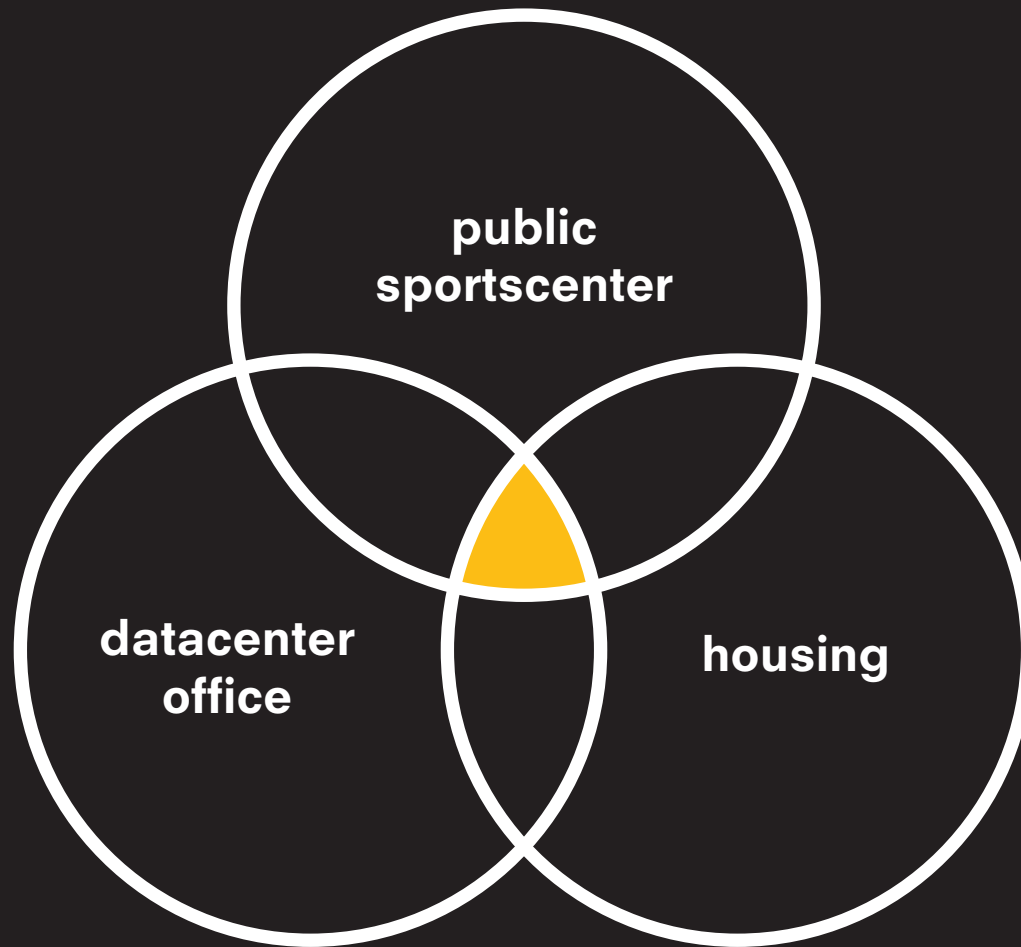




What if NSA seeks a more open establishment in Manhattan



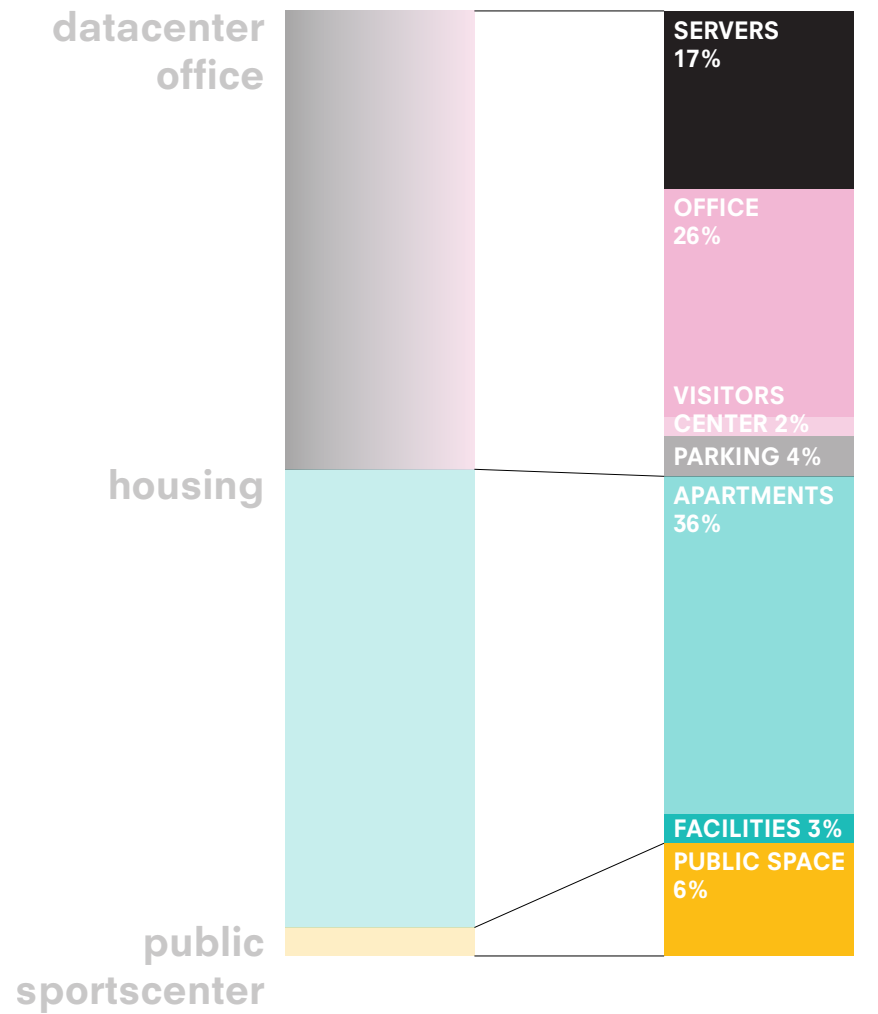
mixed-use program



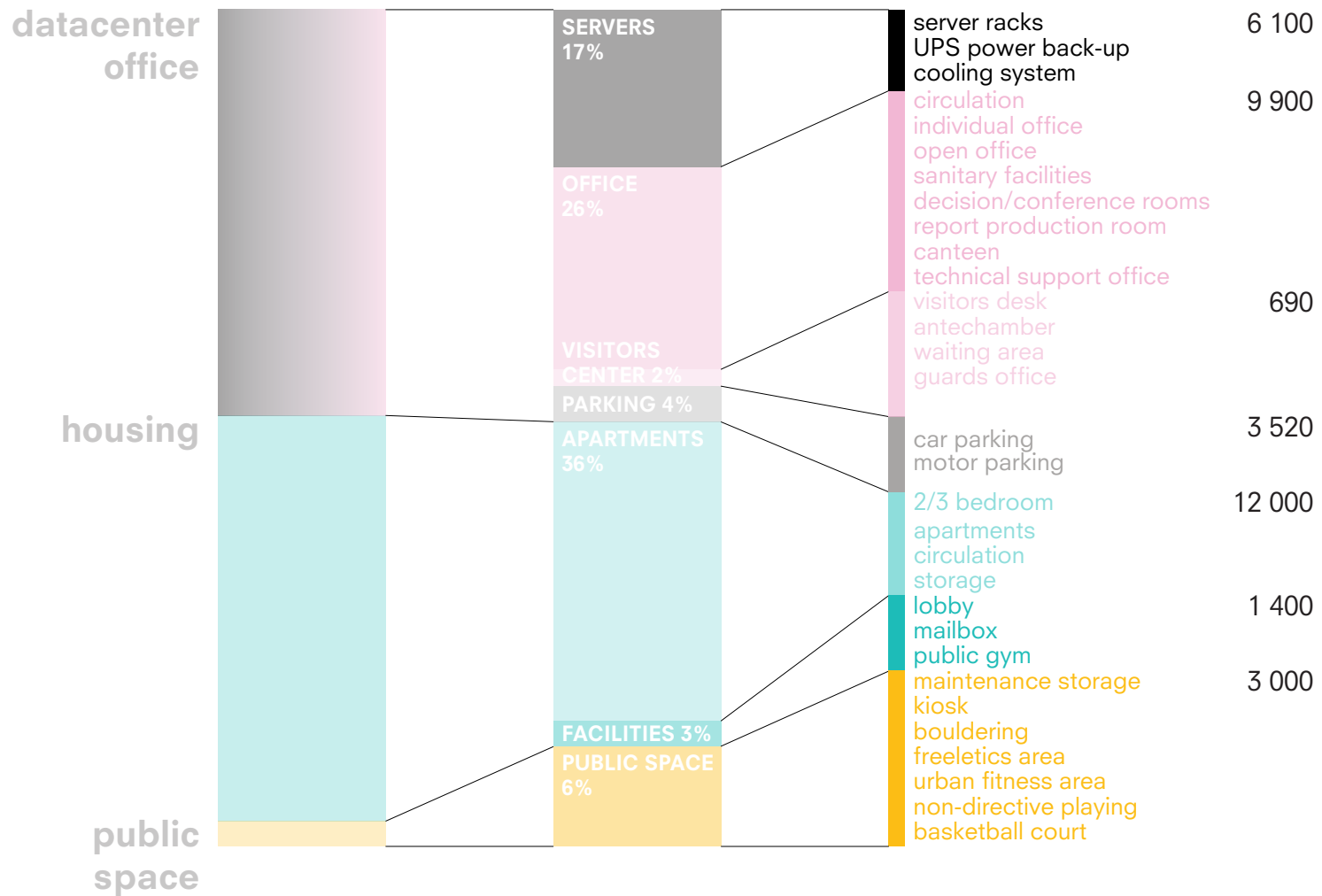
contradictory public private program



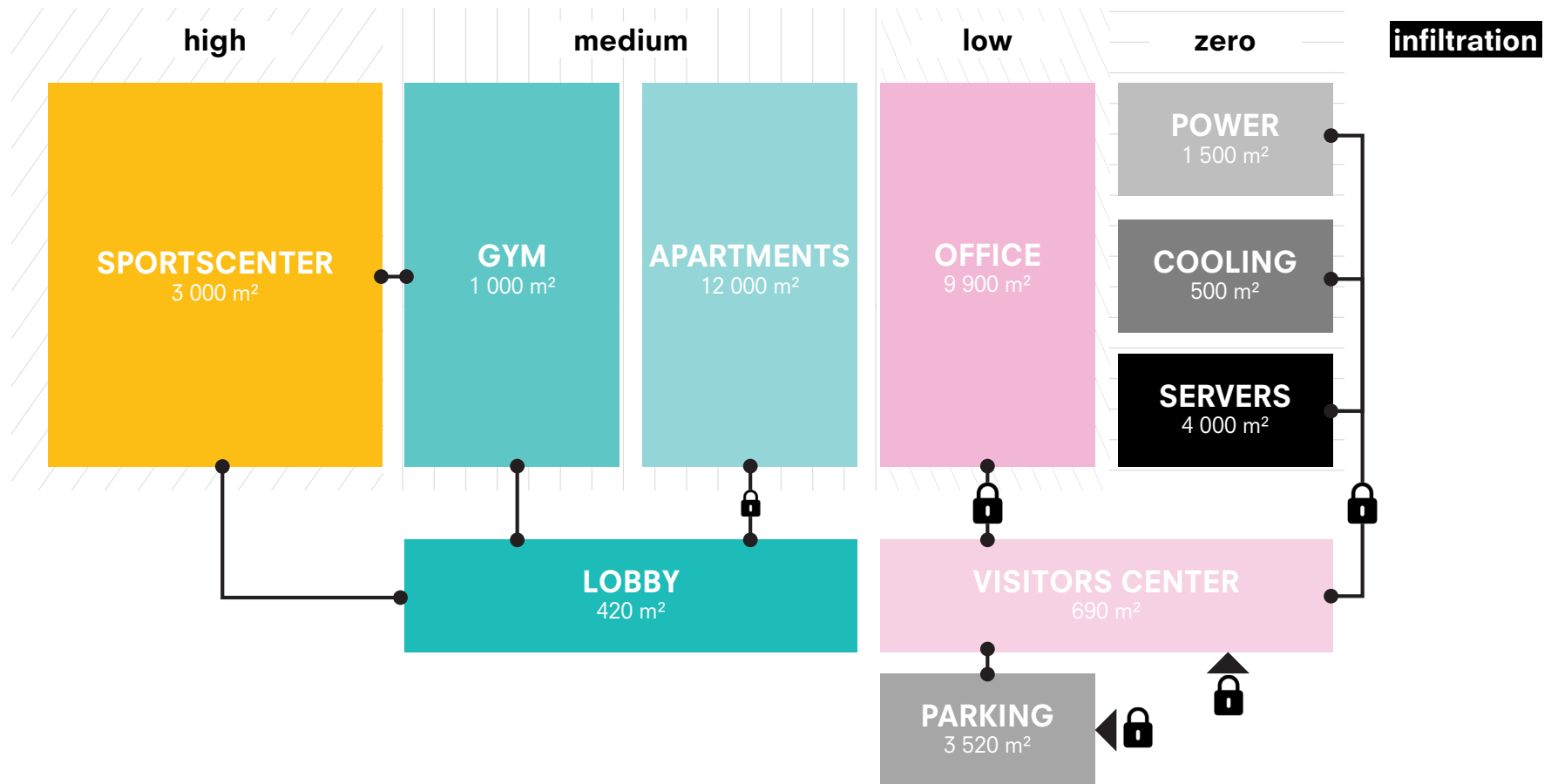
program



program

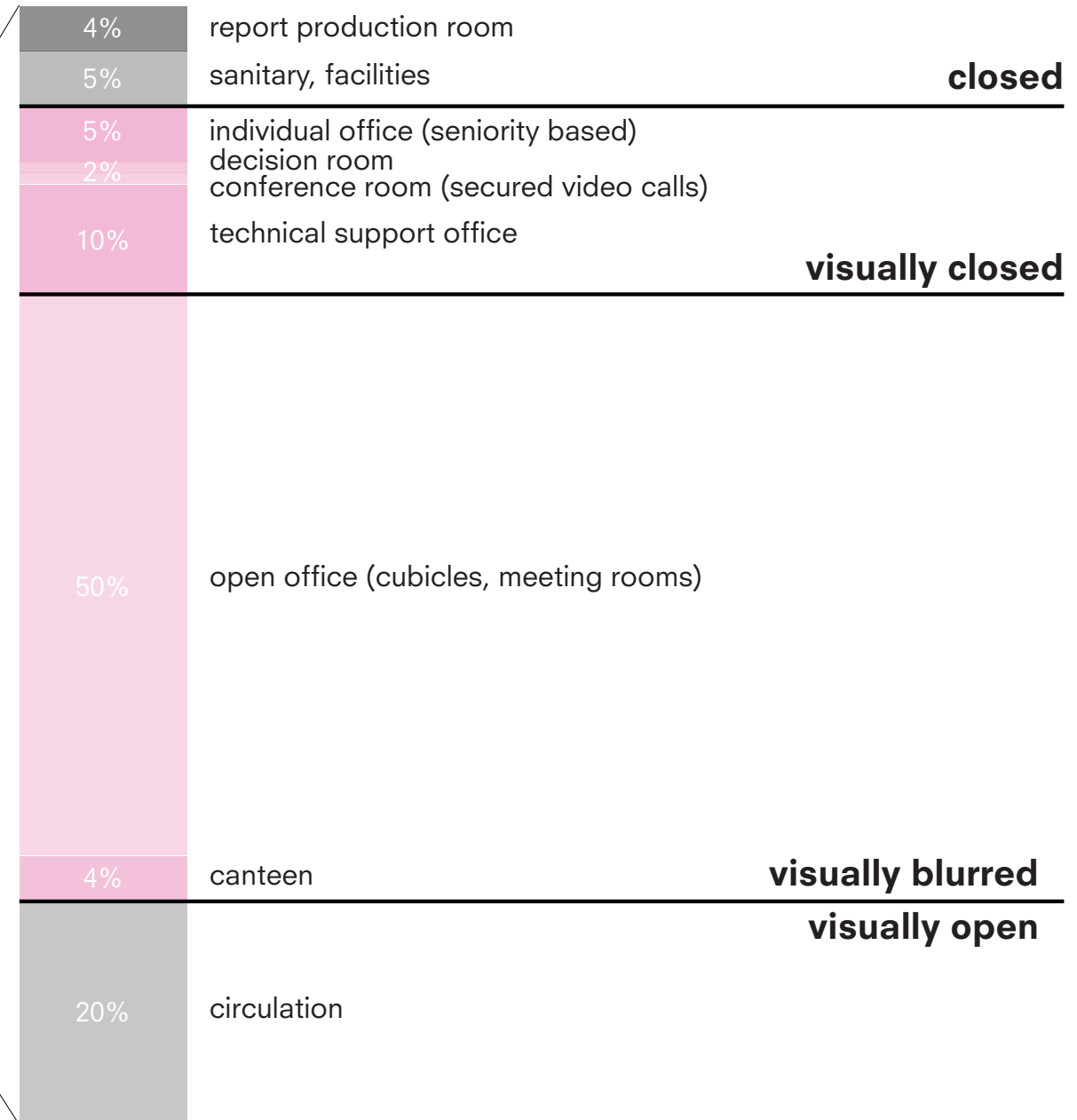


specified program

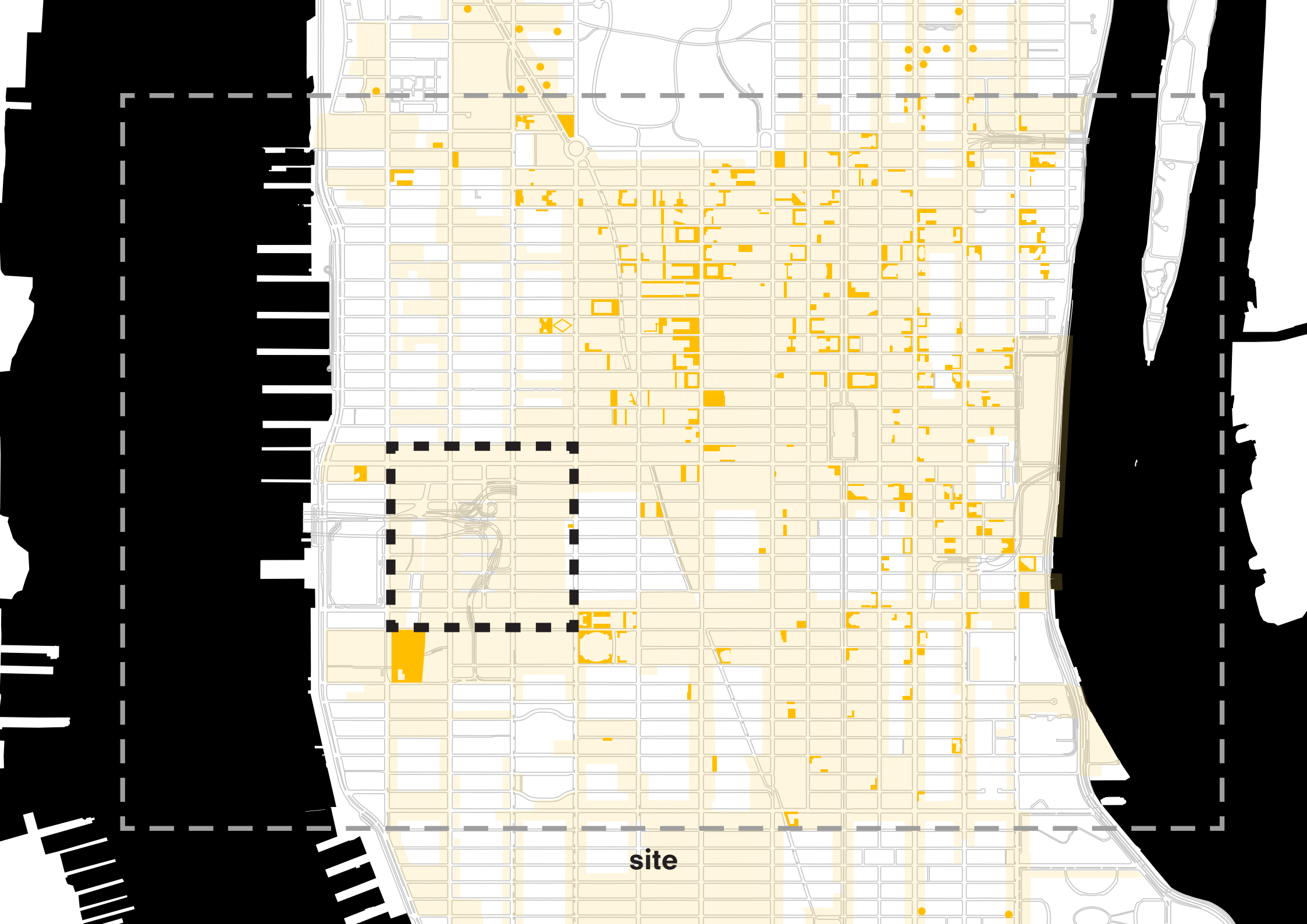


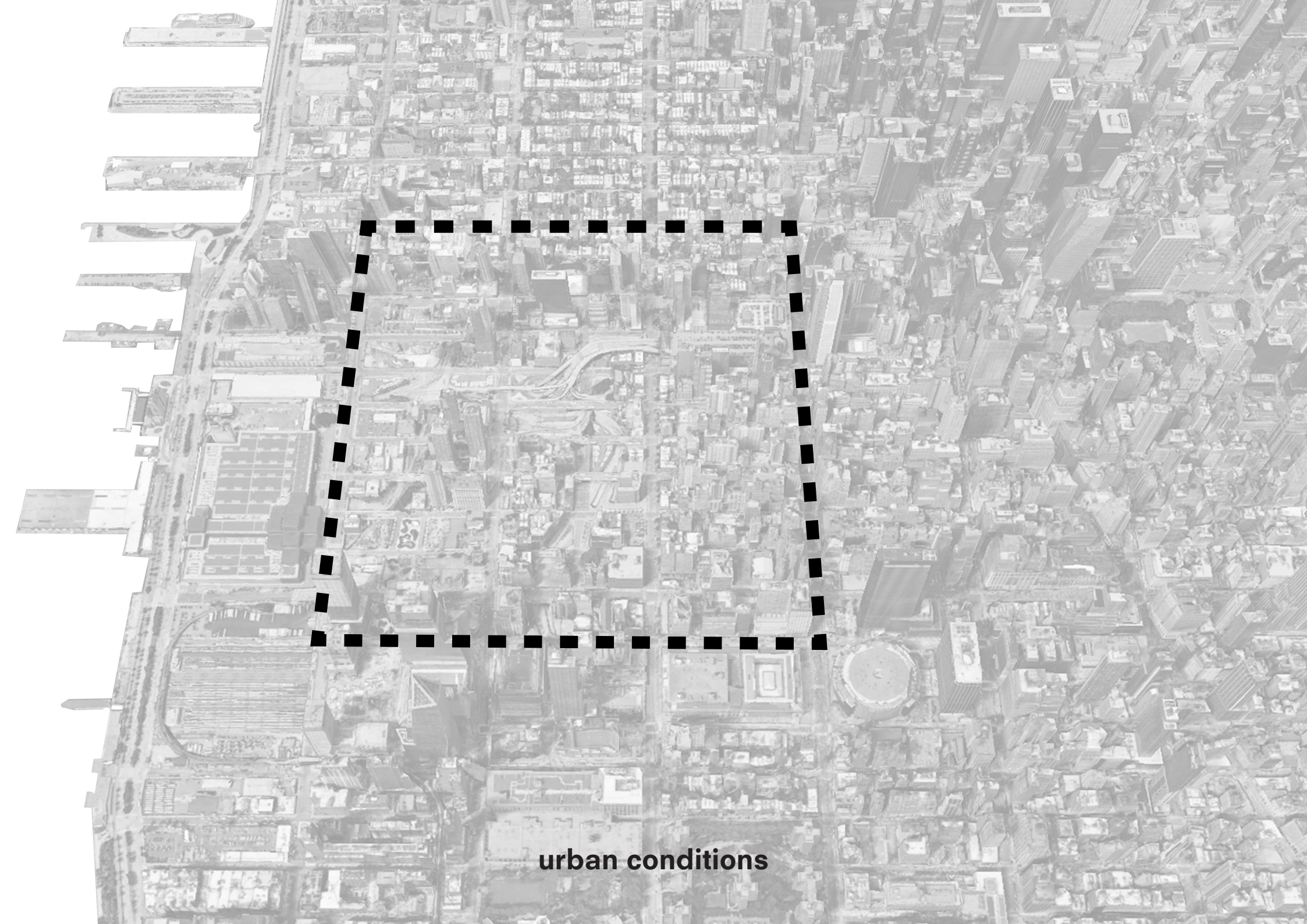
programmatic relations

NSA office



visibility of NSA program

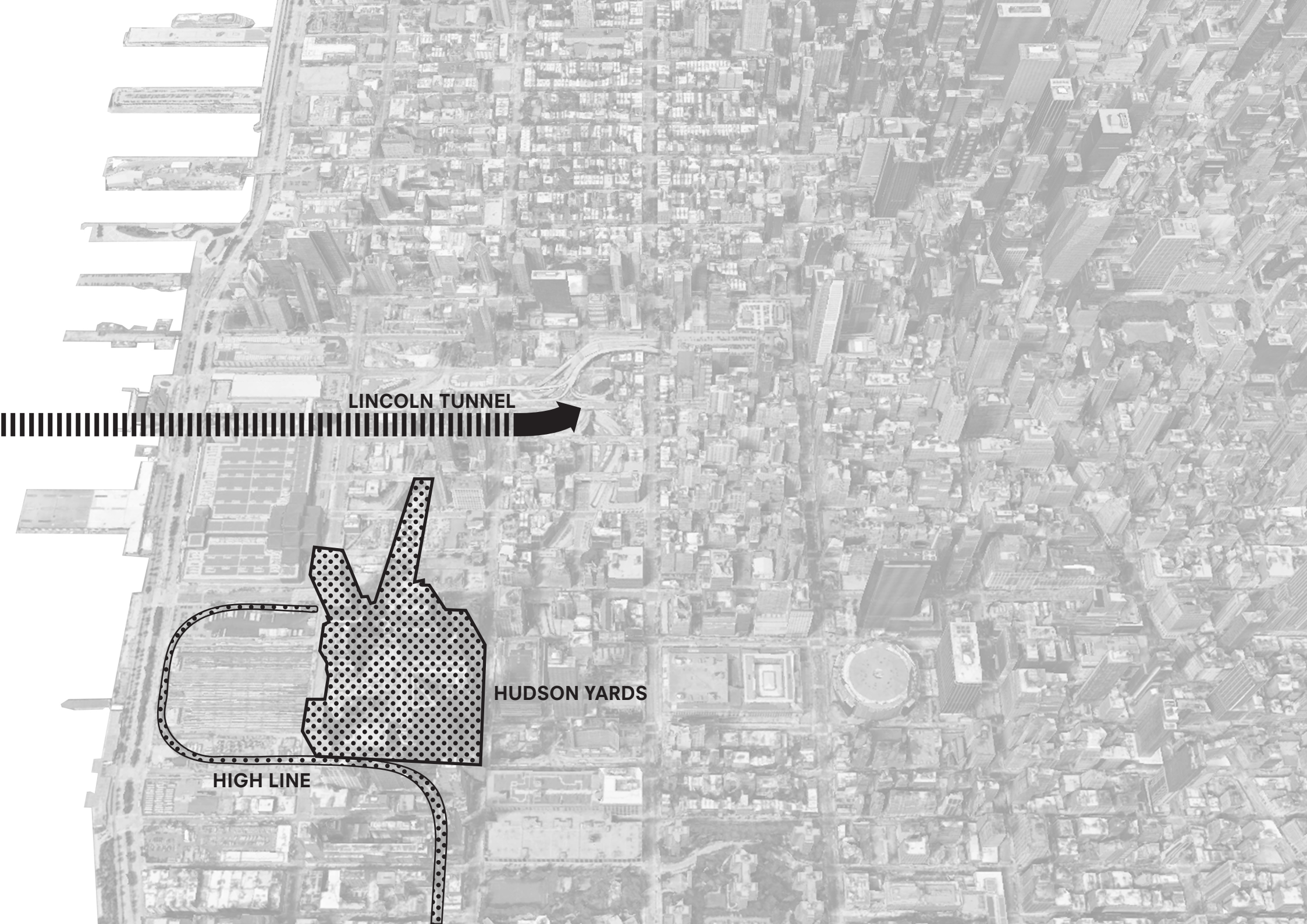




urban conditions



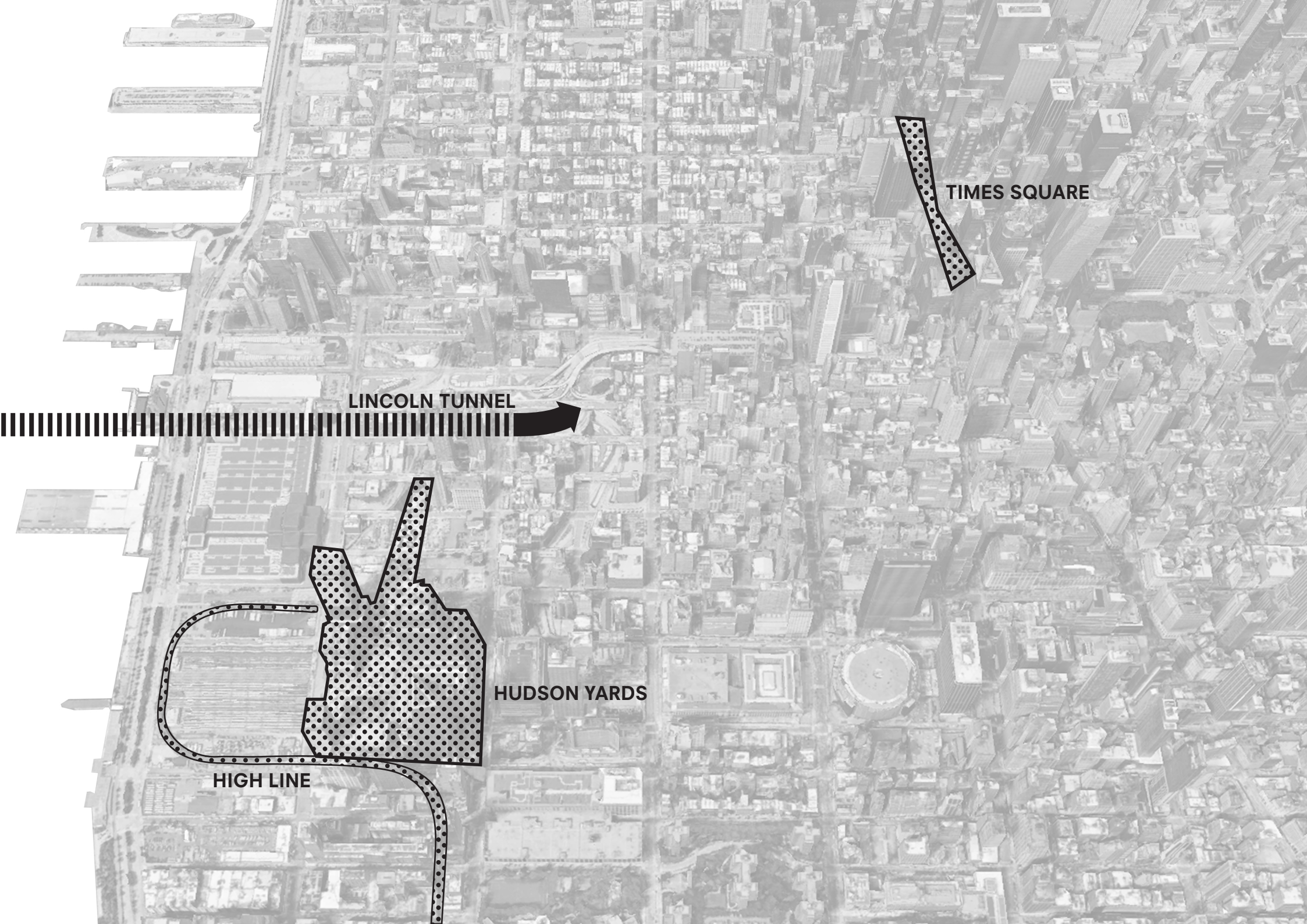
LINCOLN TUNNEL



LINCOLN TUNNEL

HUDSON YARDS

HIGH LINE

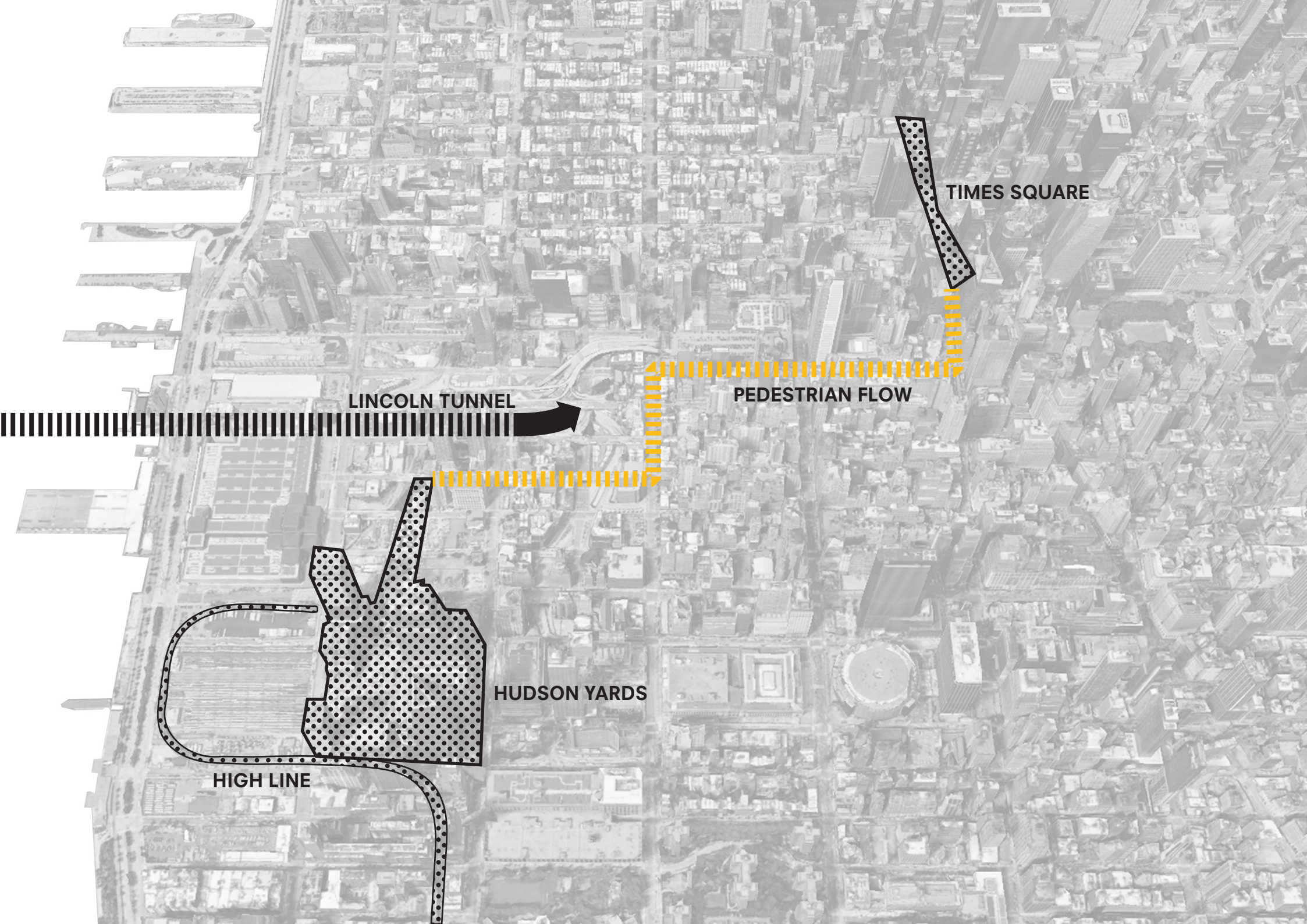


TIMES SQUARE

LINCOLN TUNNEL

HUDSON YARDS

HIGH LINE



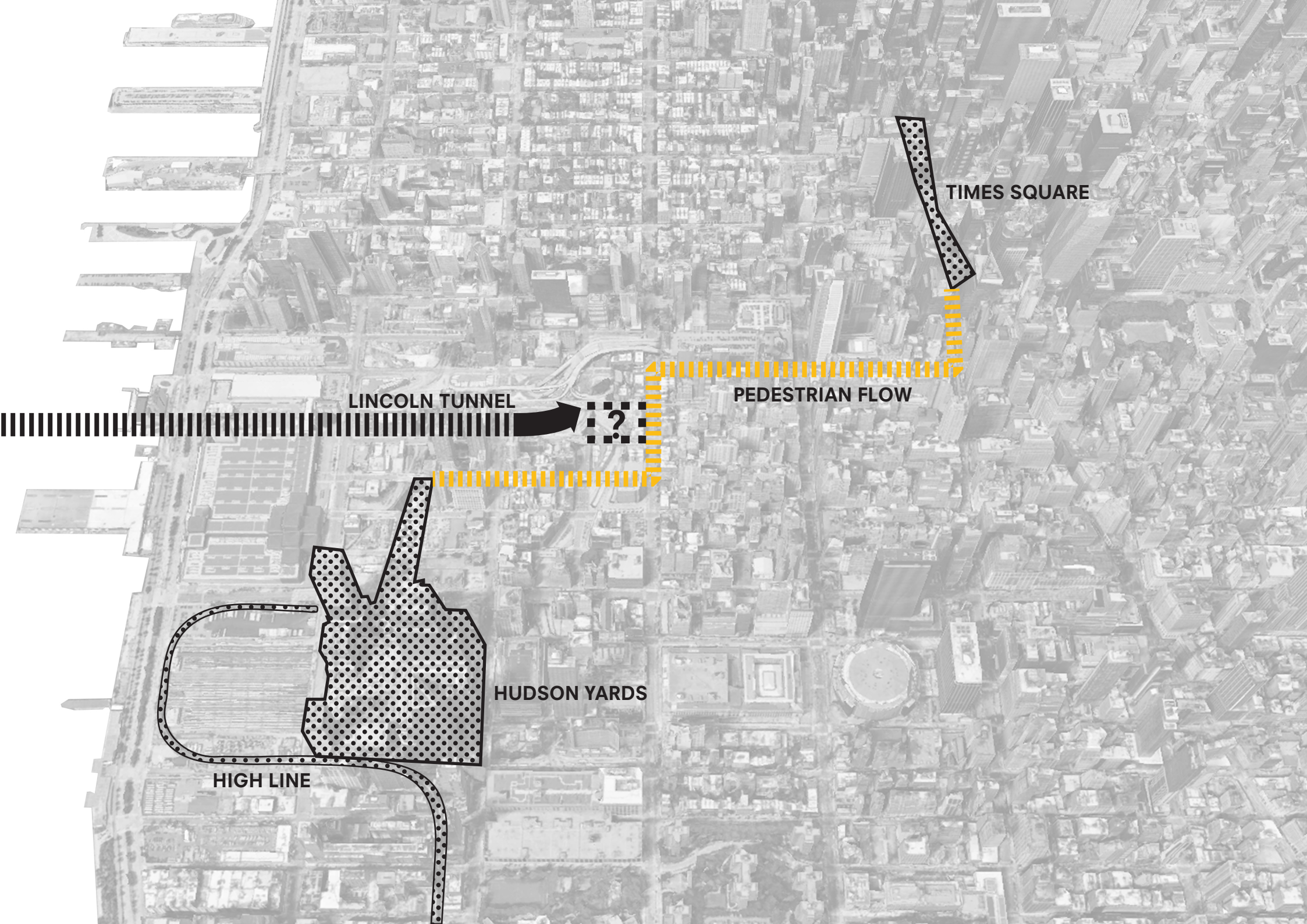
TIMES SQUARE

LINCOLN TUNNEL

PEDESTRIAN FLOW

HUDSON YARDS

HIGH LINE



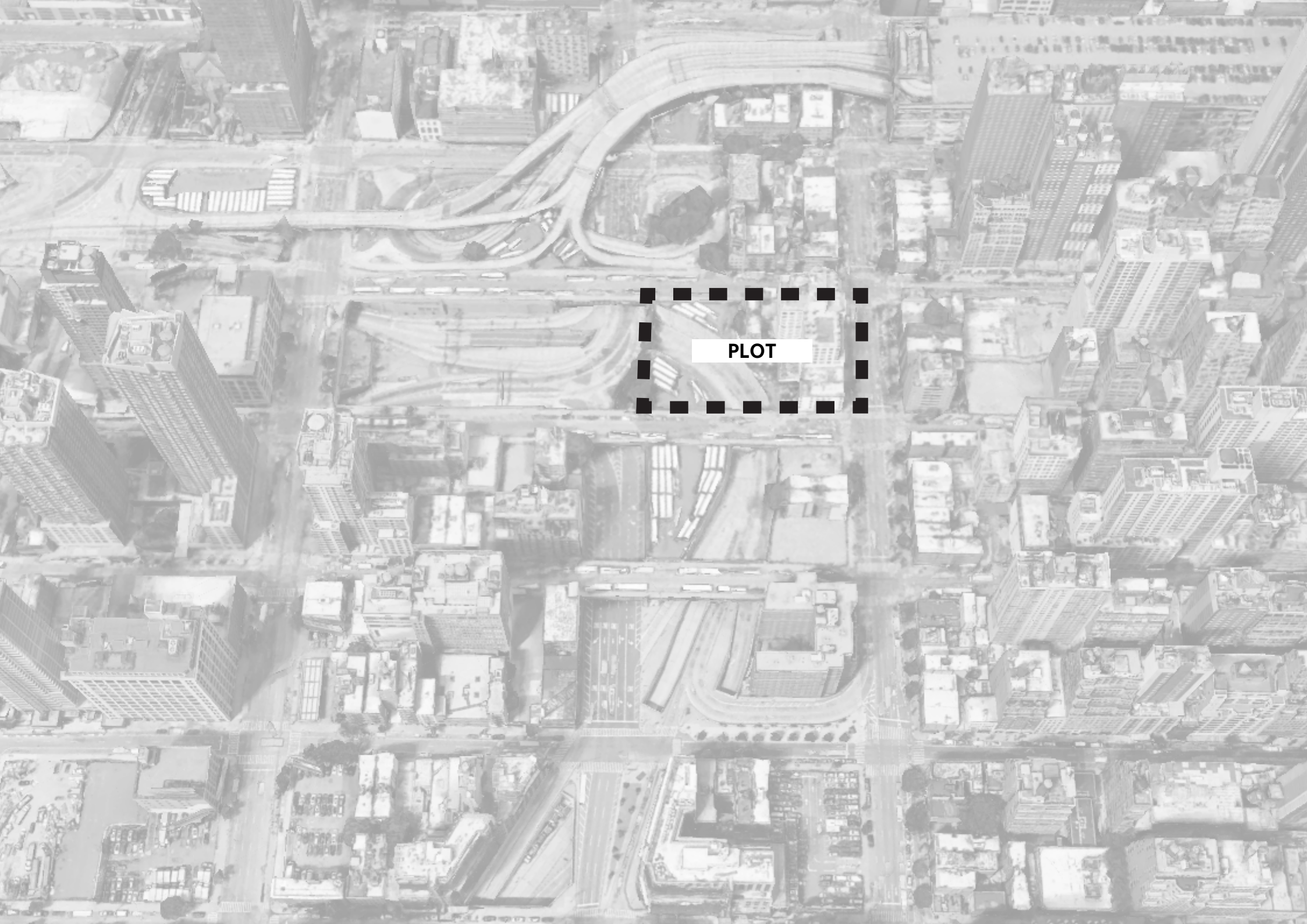
TIMES SQUARE

LINCOLN TUNNEL

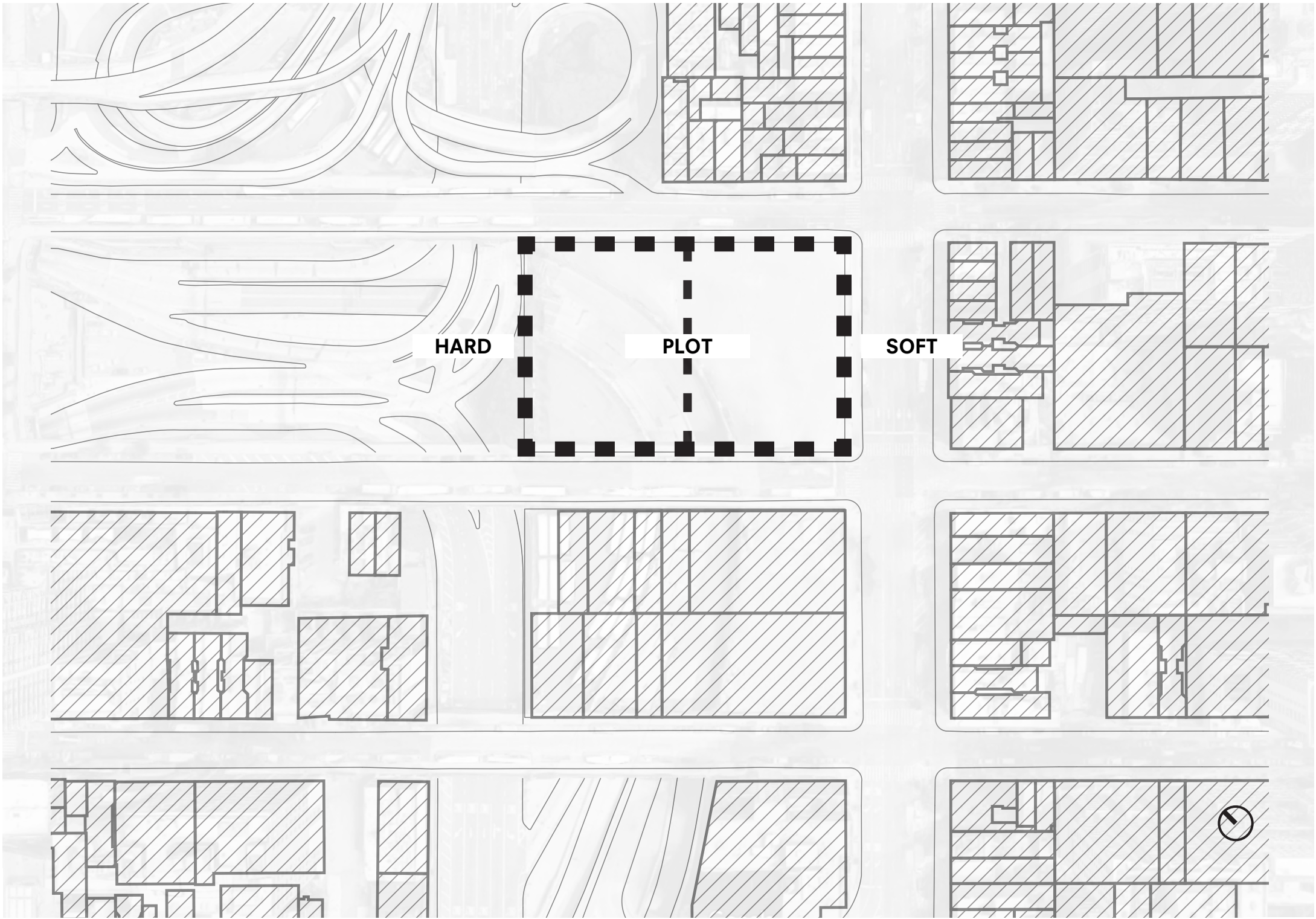
PEDESTRIAN FLOW

HUDSON YARDS

HIGH LINE



PLOT





hard side sunken, tunnel, cars



WELCOME TO NY

hard side concrete, no pedestrians



soft side pedestrians, trees, bicycling



soft side low buildings and stores

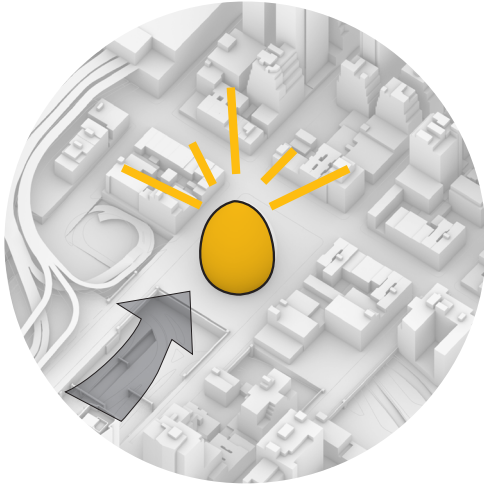
- **mixed program with contradictory nature**
- **versatile plot with different border conditions**

main ingredients of a complex project

**THE PUBLIC
PRIVATE ENSEMBLE**

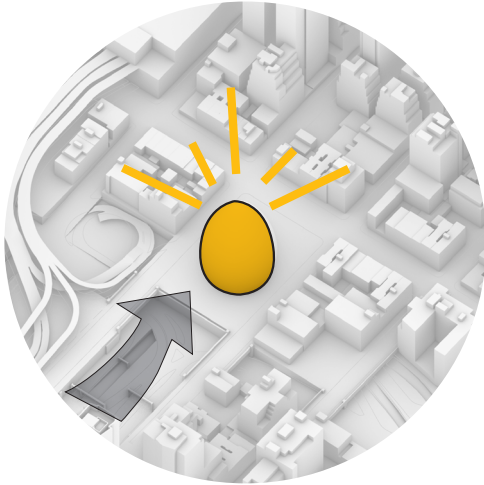


intentions based on urban and programmatic potential

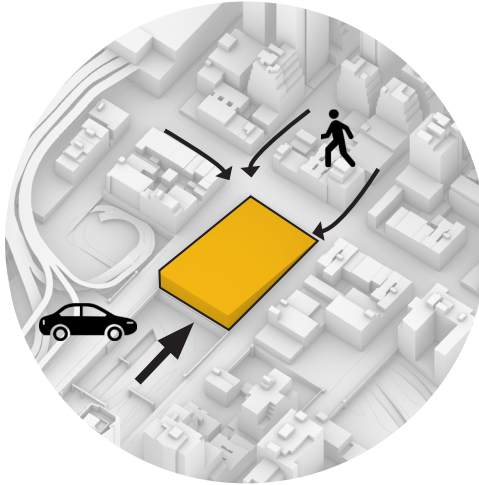


create an entrance landmark

intentions based on urban and programmatic potential

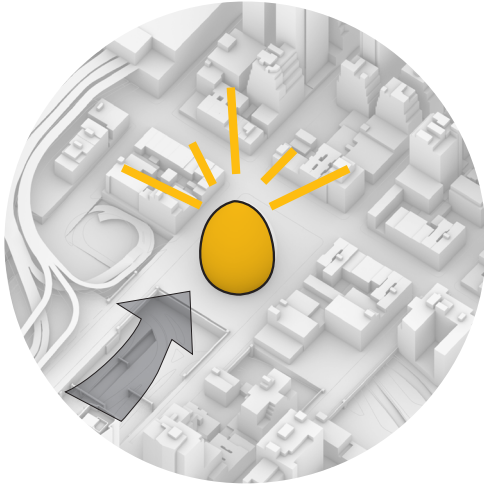


create an entrance landmark

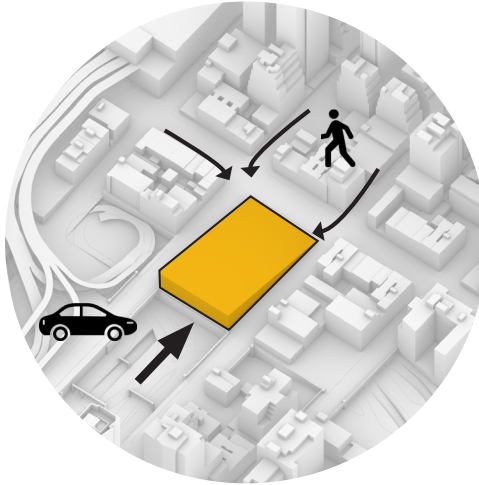


open to city for pedestrians
and to tunnel for vehicles

intentions based on urban and programmatic potential



create an entrance landmark

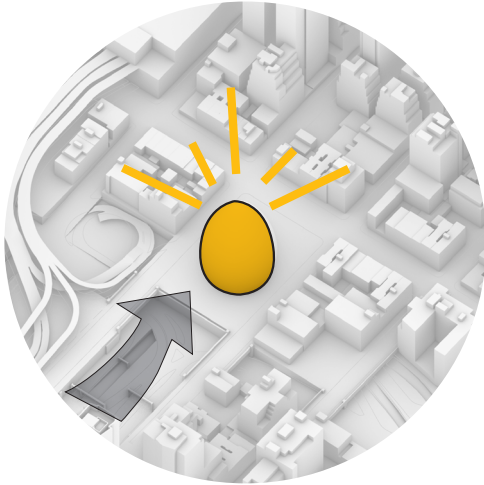


open to city for pedestrians
and to tunnel for vehicles

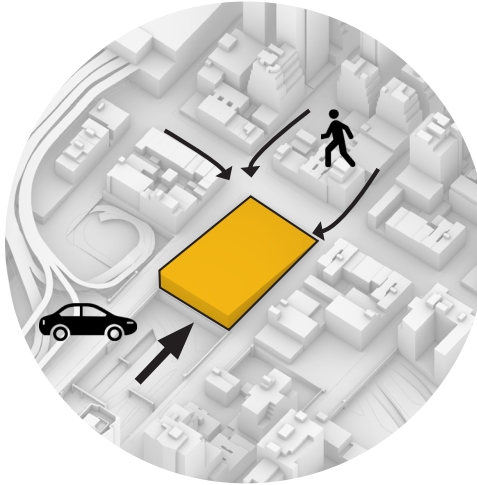


secure the NSA

intentions based on urban and programmatic potential



create an entrance landmark



open to city for pedestrians
and to tunnel for vehicles

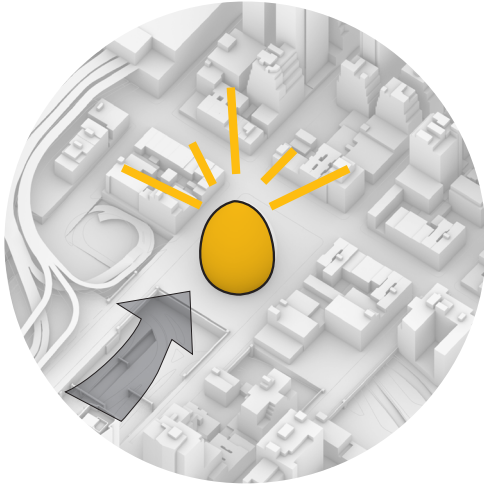


secure the NSA

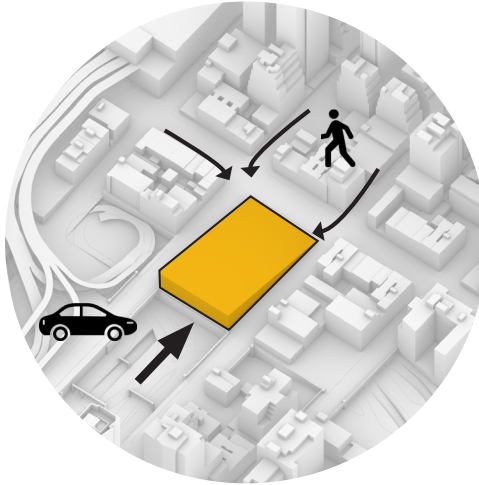


make the NSA more visible
and open

intentions based on urban and programmatic potential



create an entrance landmark



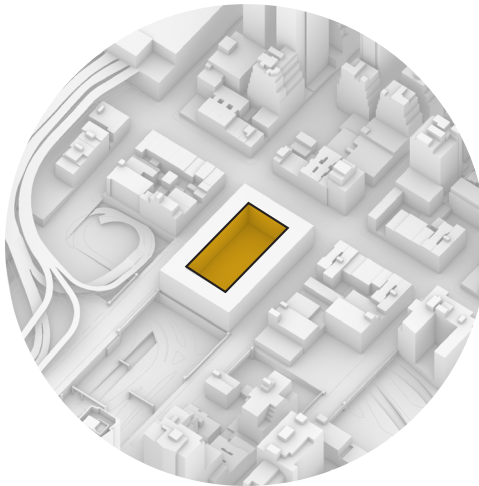
open to city for pedestrians
and to tunnel for vehicles



secure the NSA

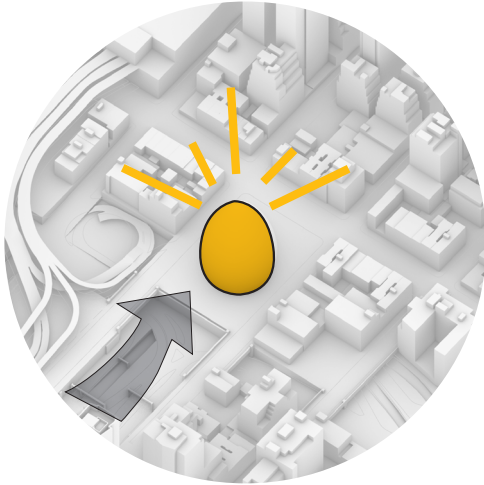


make the NSA more visible
and open

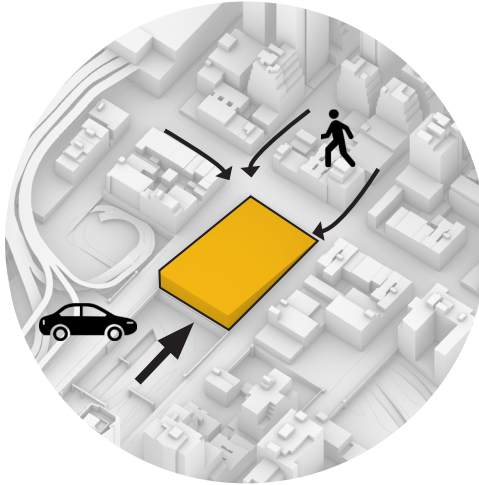


create positive public space

intentions based on urban and programmatic potential



create an entrance landmark



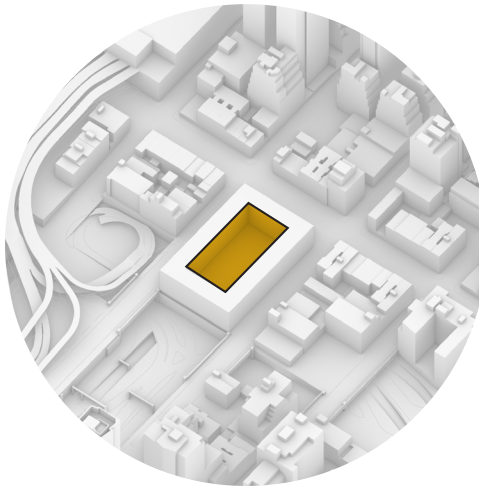
open to city for pedestrians
and to tunnel for vehicles



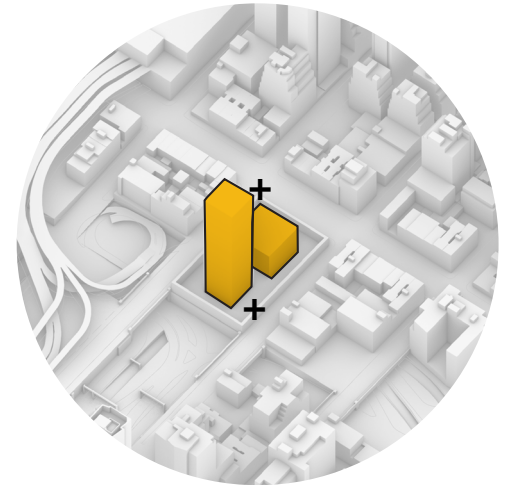
secure the NSA



make the NSA more visible
and open



create positive public space



harmonize the typological
elements

intentions based on urban and programmatic potential



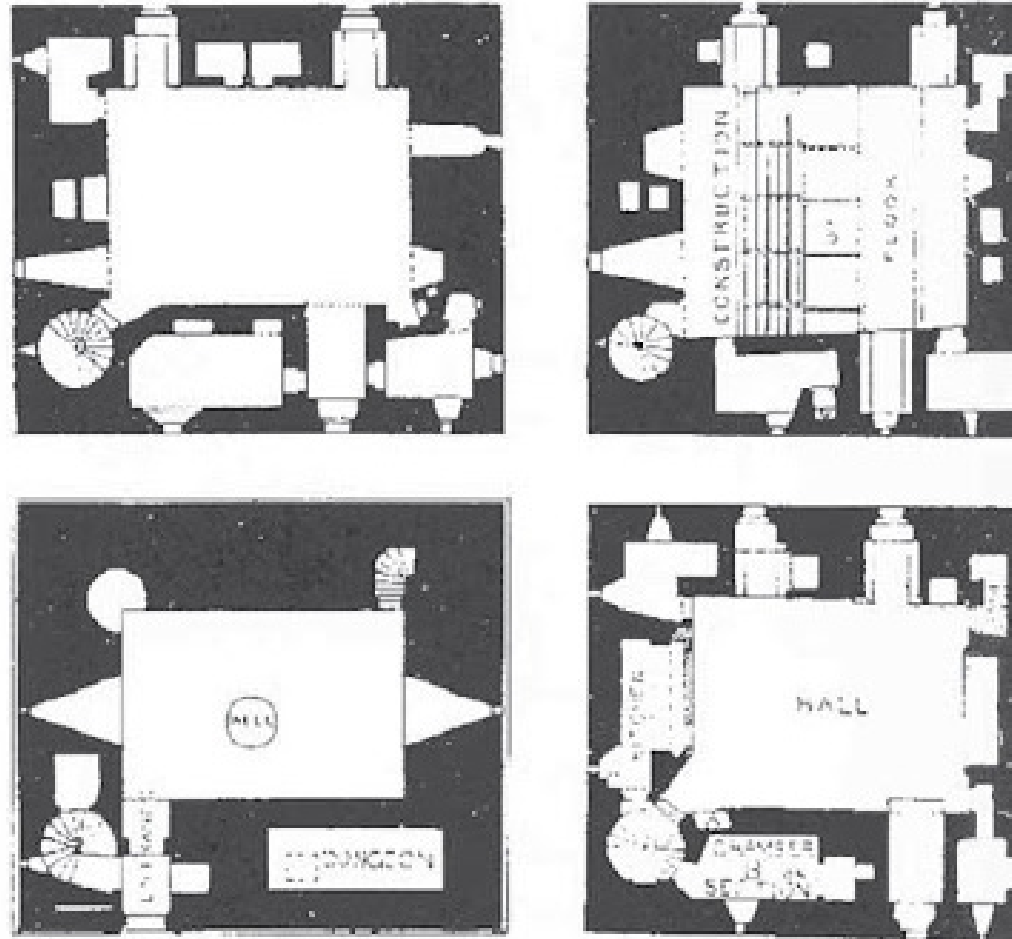
historical archetype that suits the intentions ...



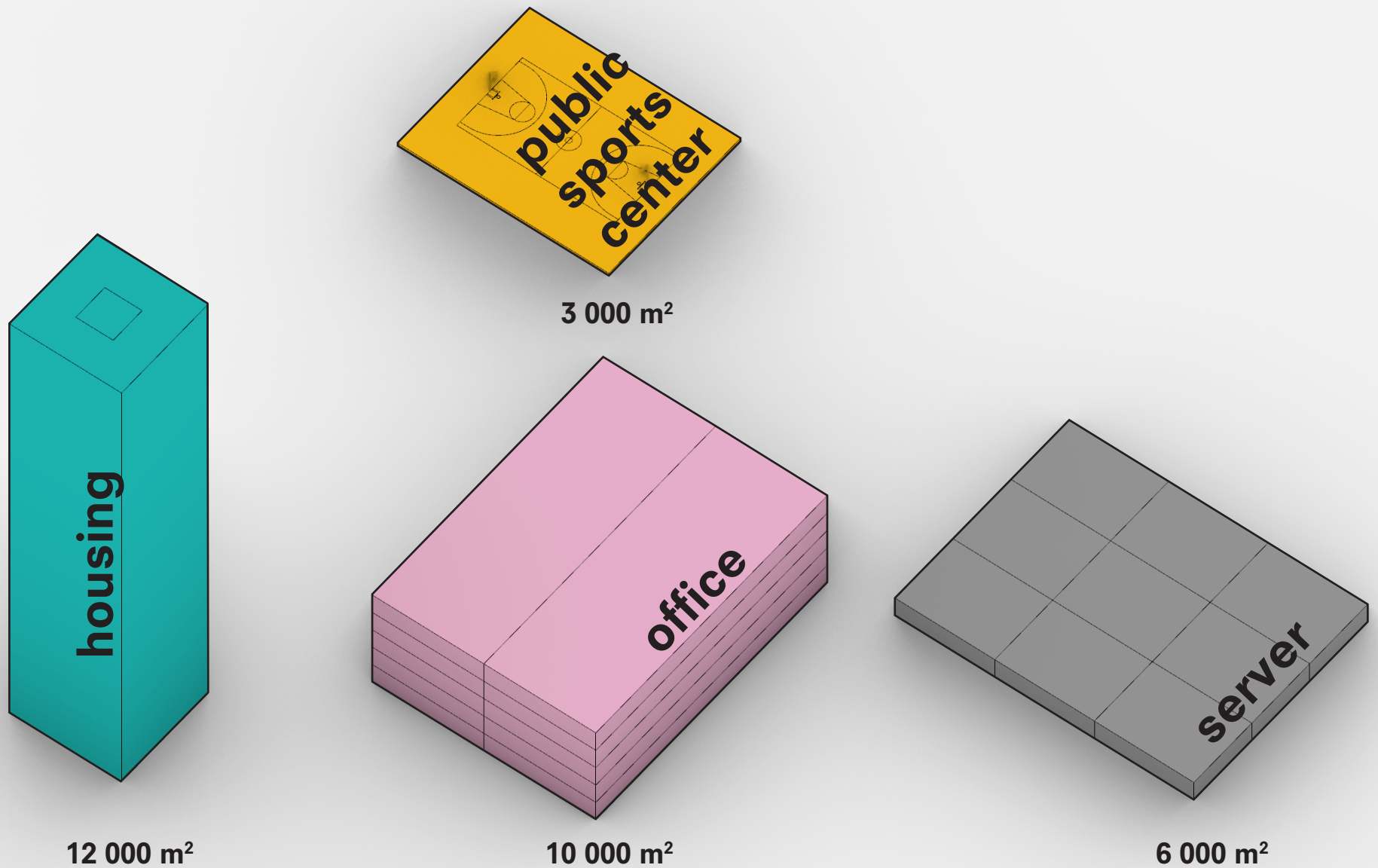
... a landmark and fortified ensemble ...



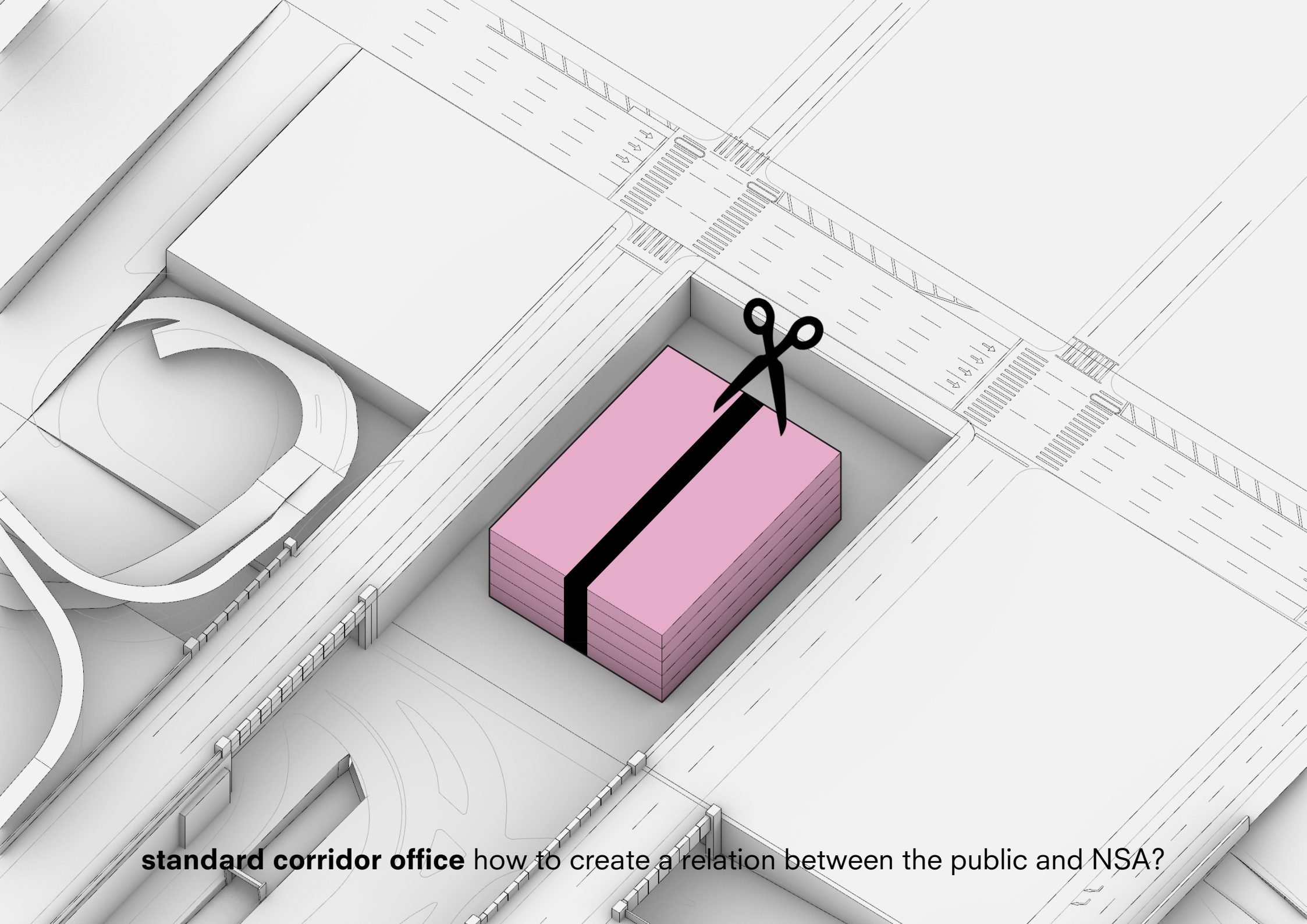
... and an enclosed courtyard



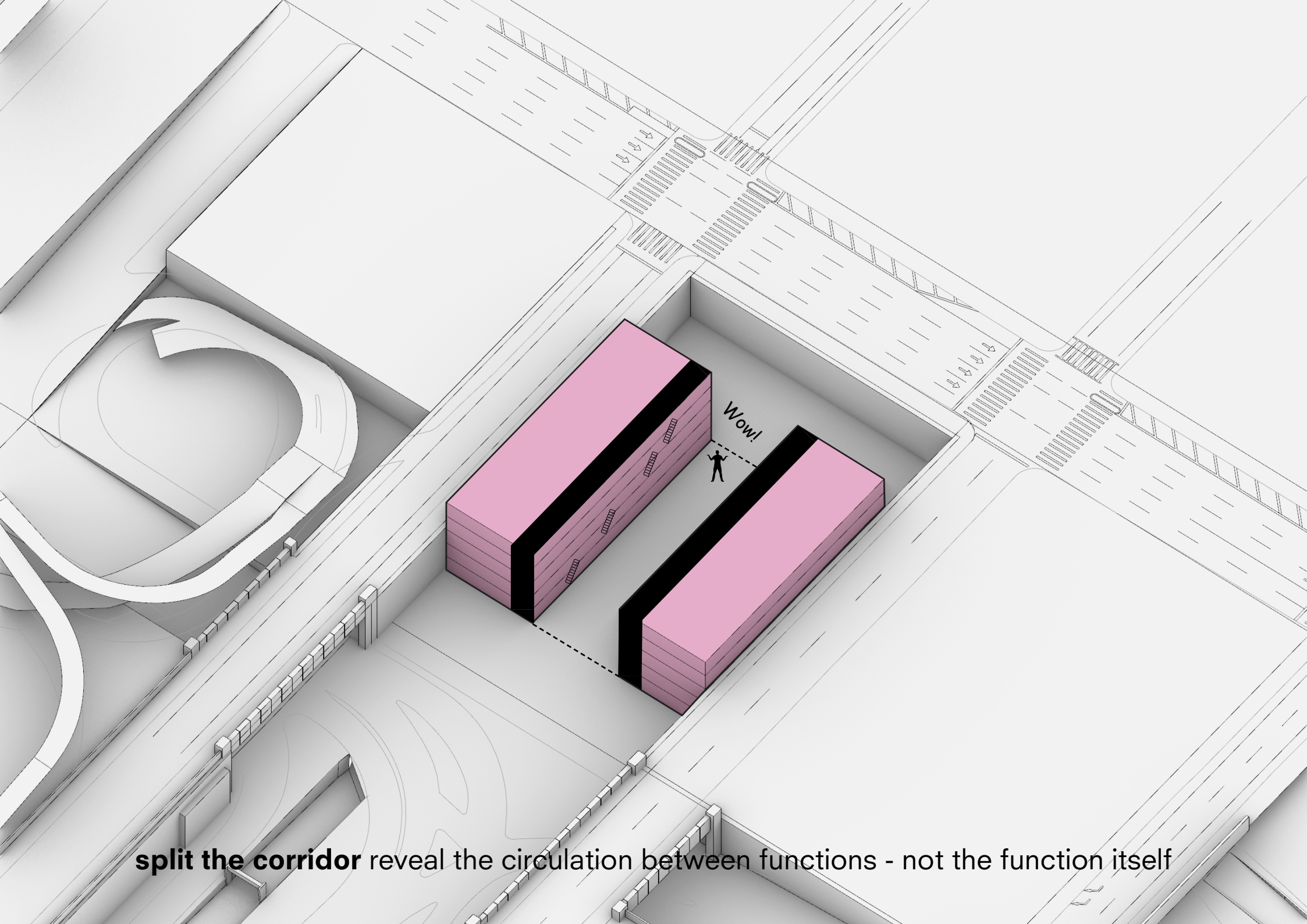
... defined by a multi-layered inhabitable wall (Louis Kahn, 1991)



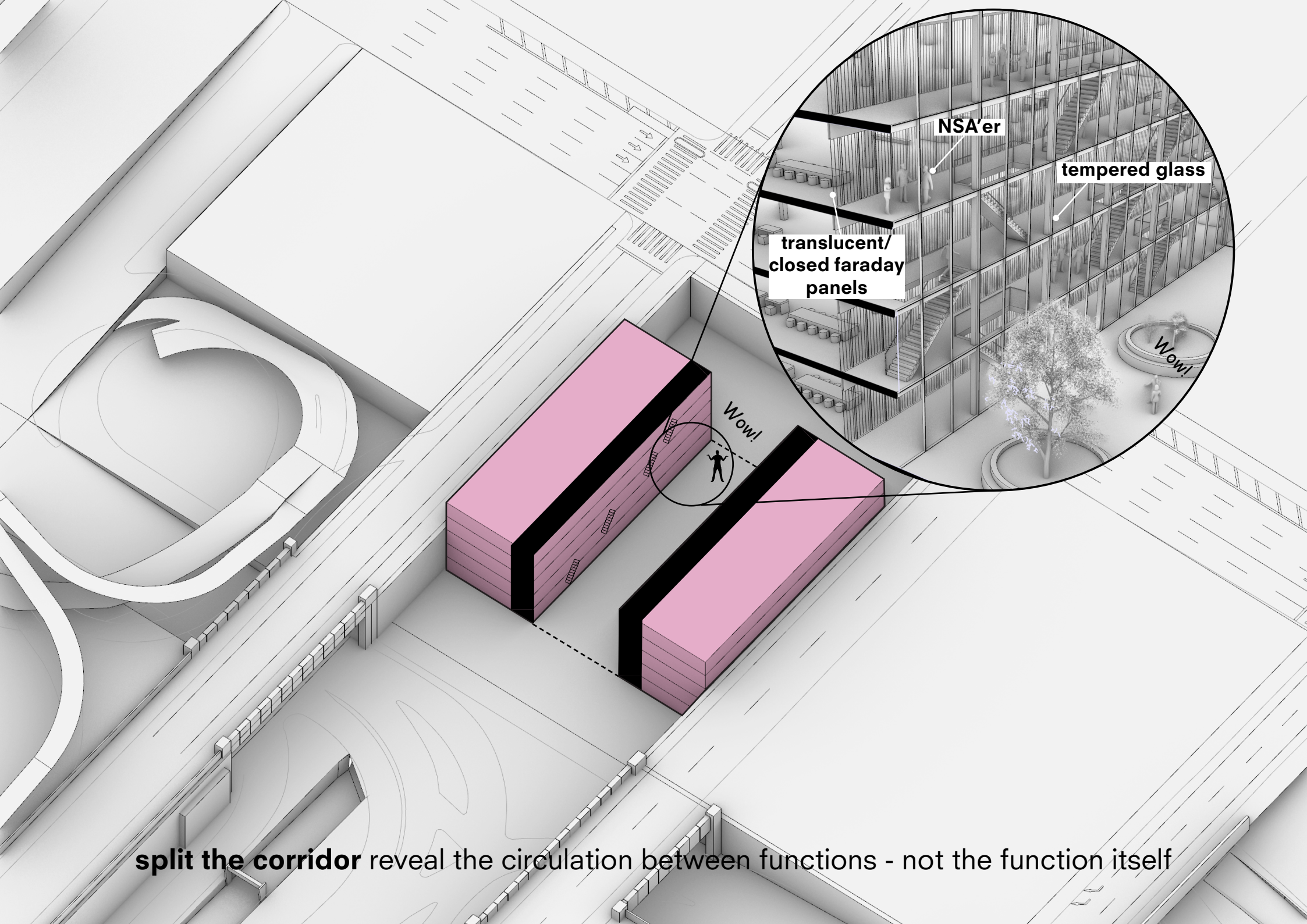
4 spatial building types how to assemble them as a whole?



standard corridor office how to create a relation between the public and NSA?



split the corridor reveal the circulation between functions - not the function itself



NSA'er

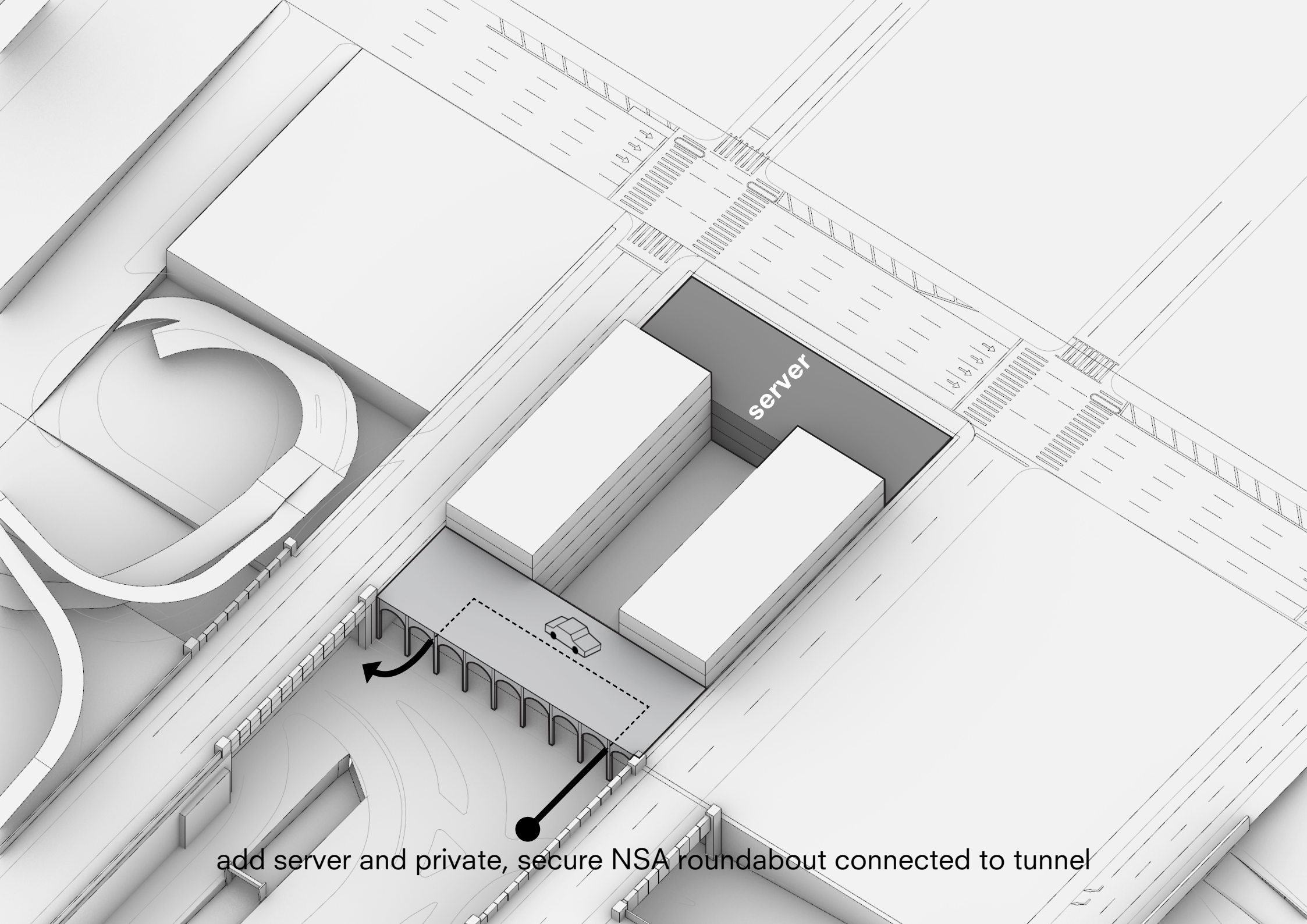
tempered glass

translucent/
closed faraday
panels

Wow!

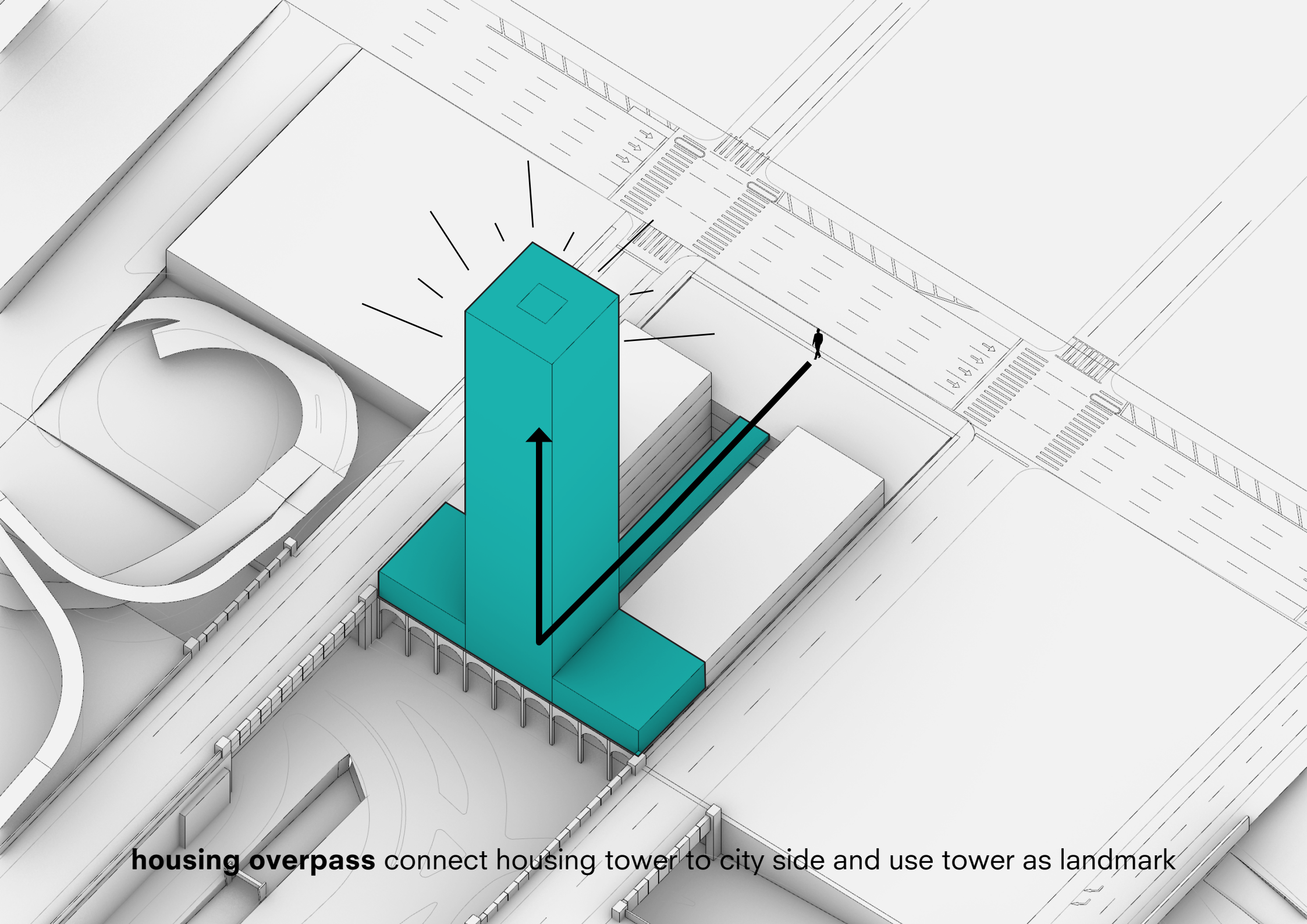
Wow!

split the corridor reveal the circulation between functions - not the function itself

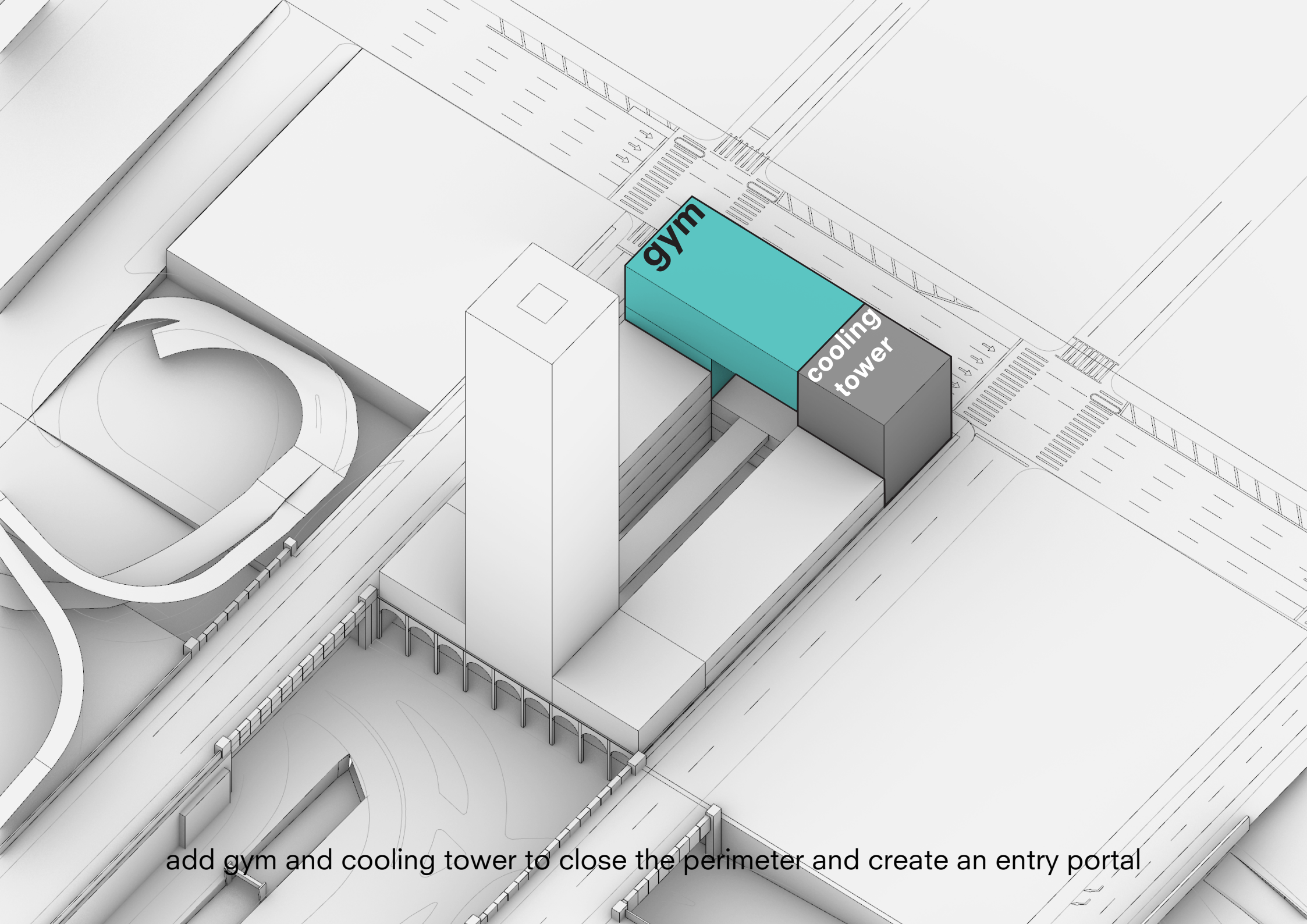


server

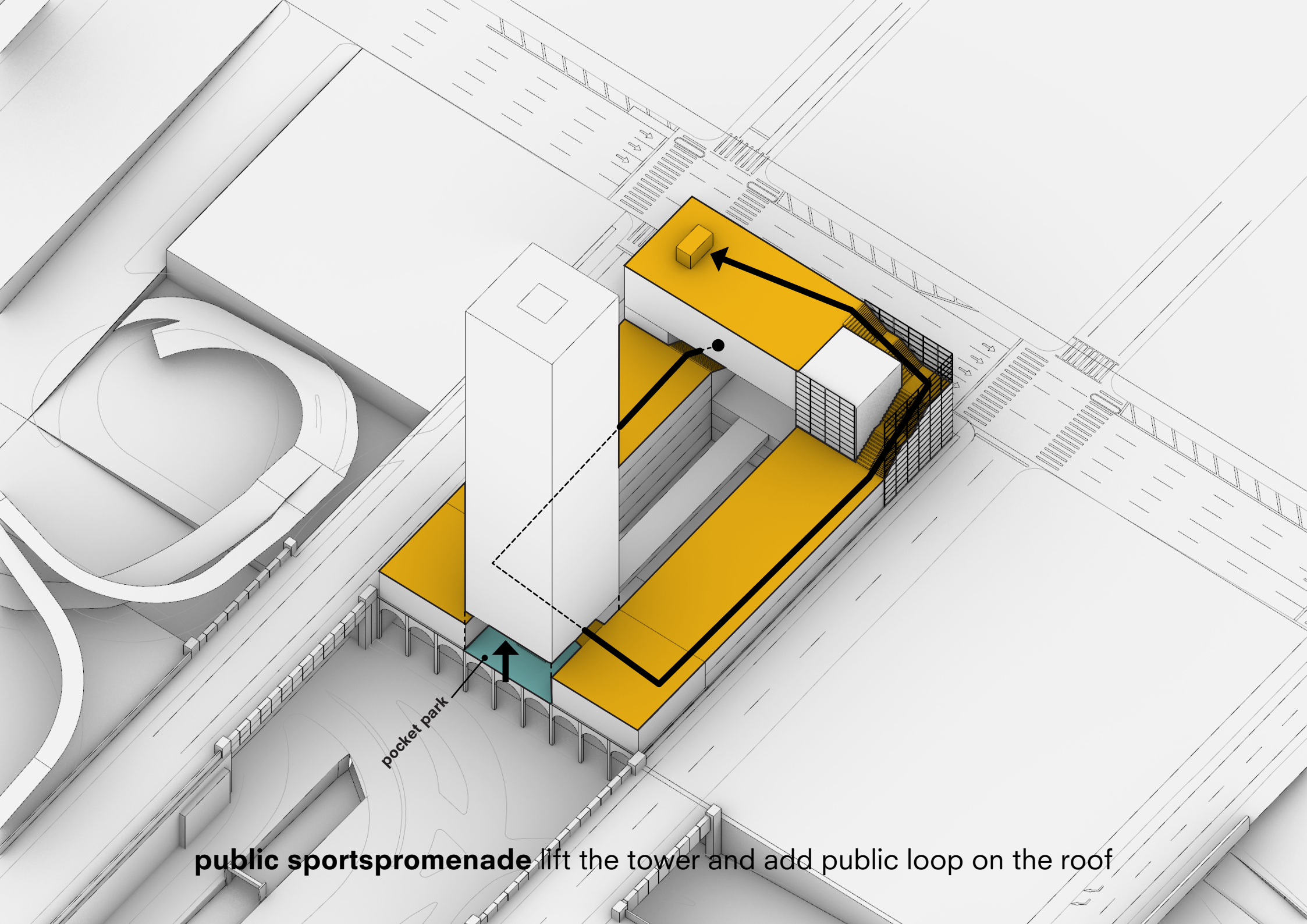
add server and private, secure NSA roundabout connected to tunnel



housing overpass connect housing tower to city side and use tower as landmark

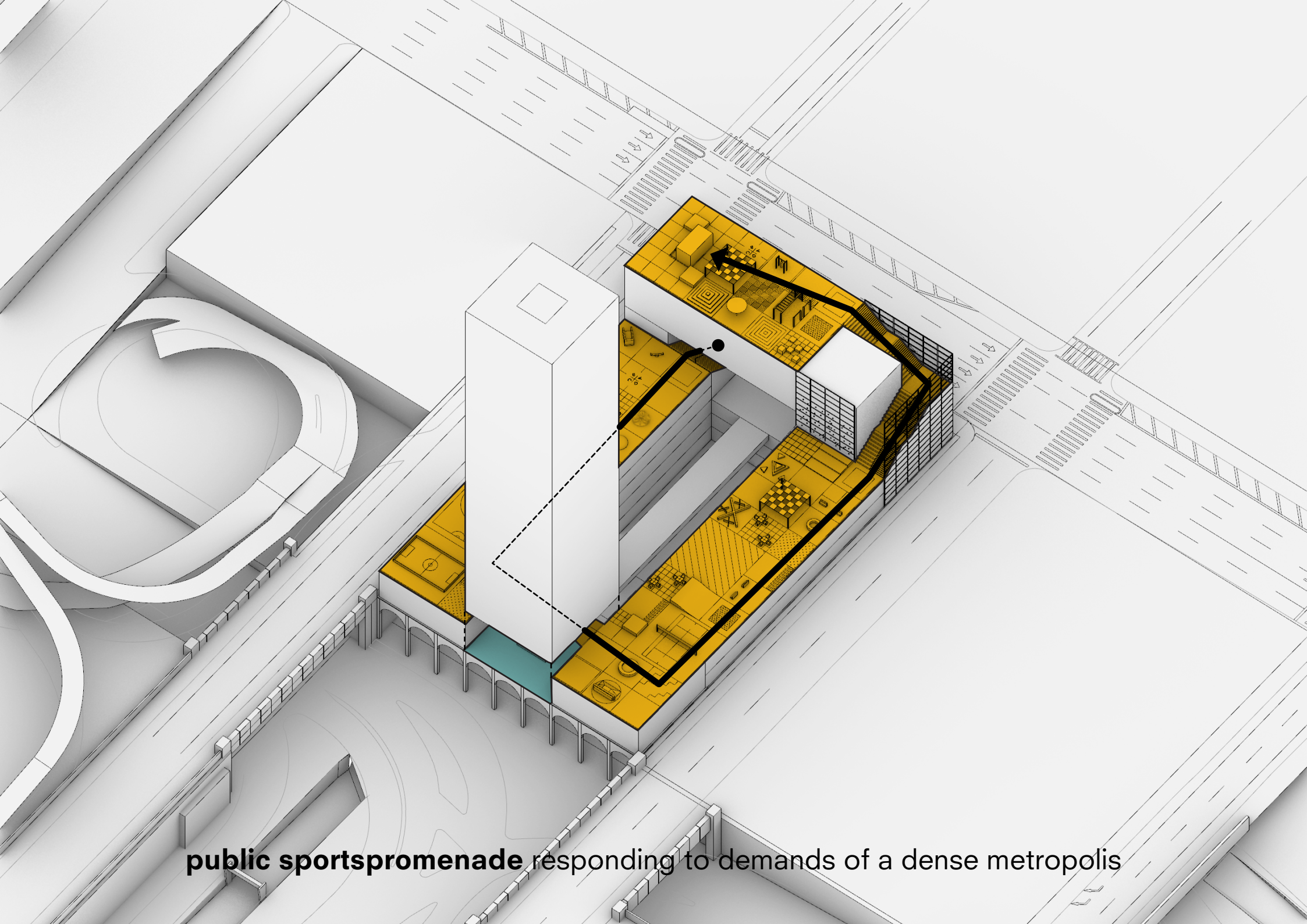


add gym and cooling tower to close the perimeter and create an entry portal



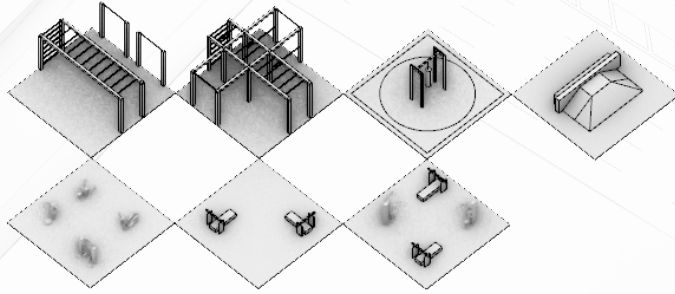
pocket park

public sports promenade lift the tower and add public loop on the roof

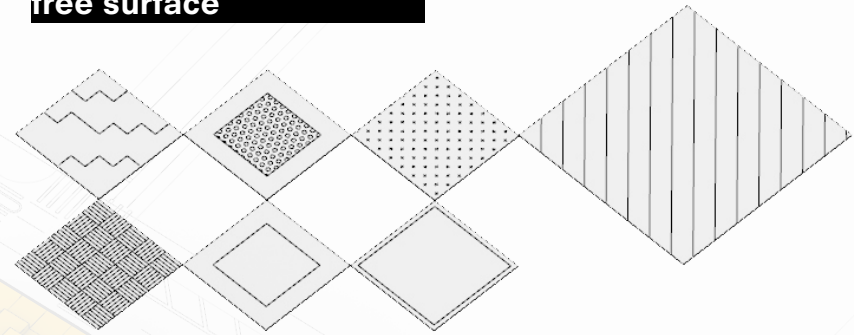


public sports promenade responding to demands of a dense metropolis

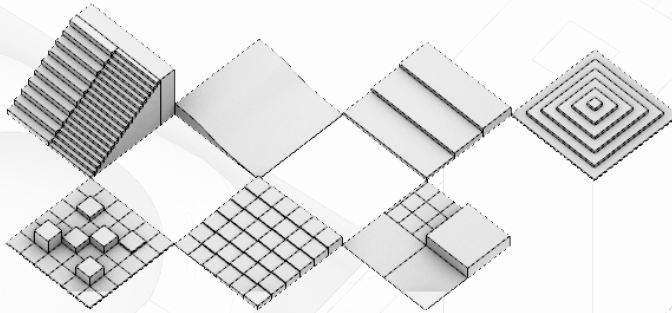
fitness equipment



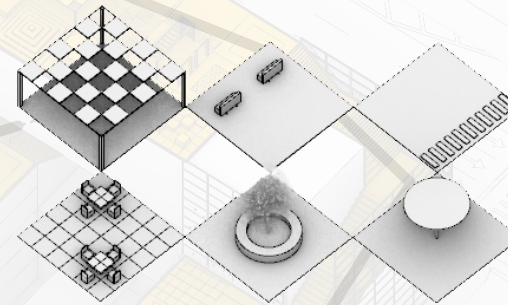
free surface



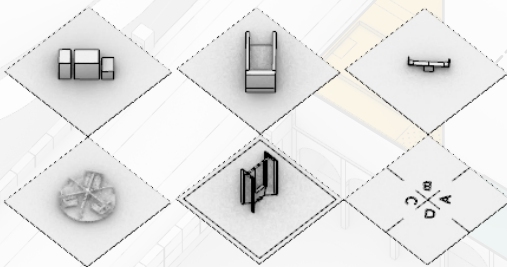
ascending



recreational



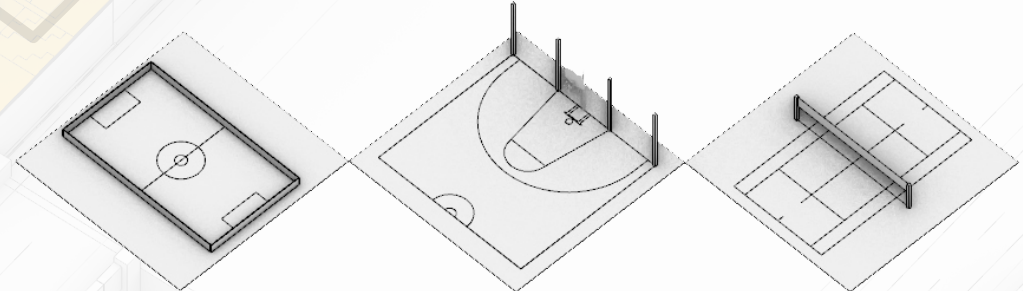
play equipment



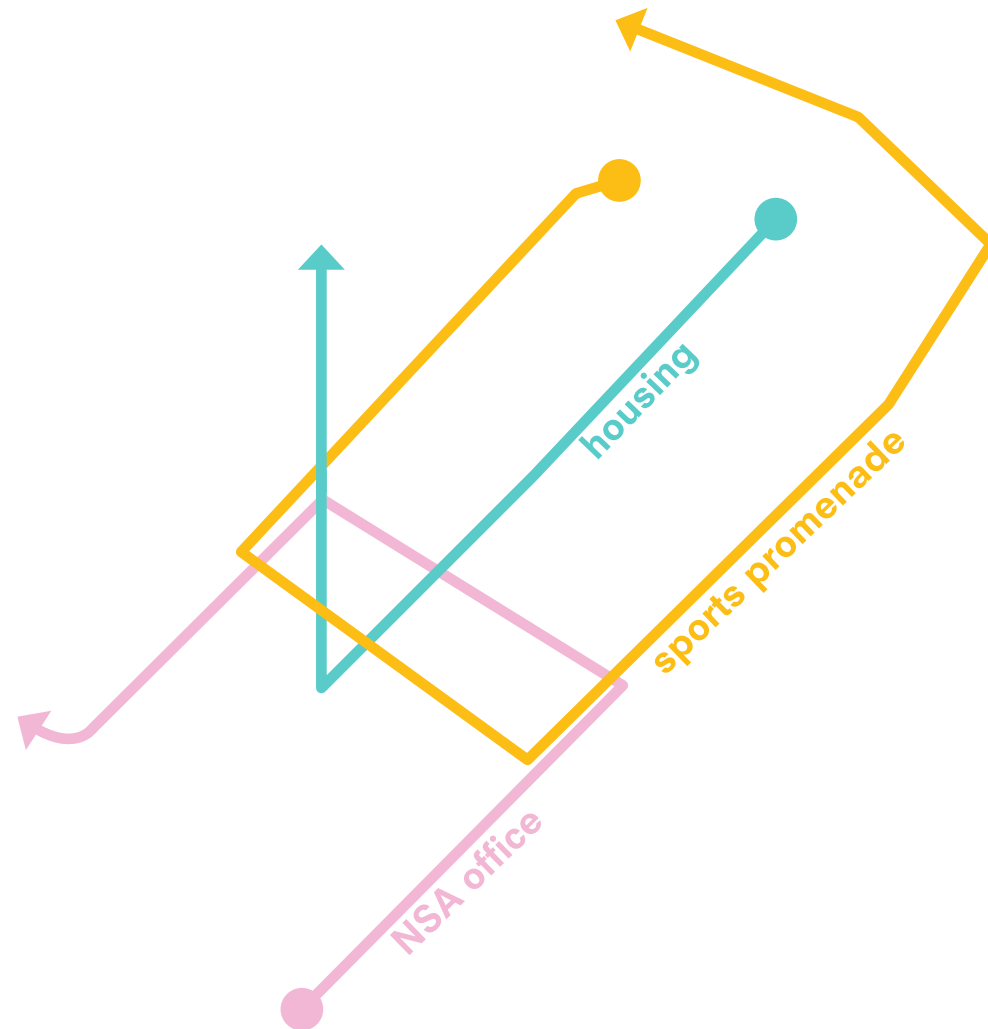
non-directional play



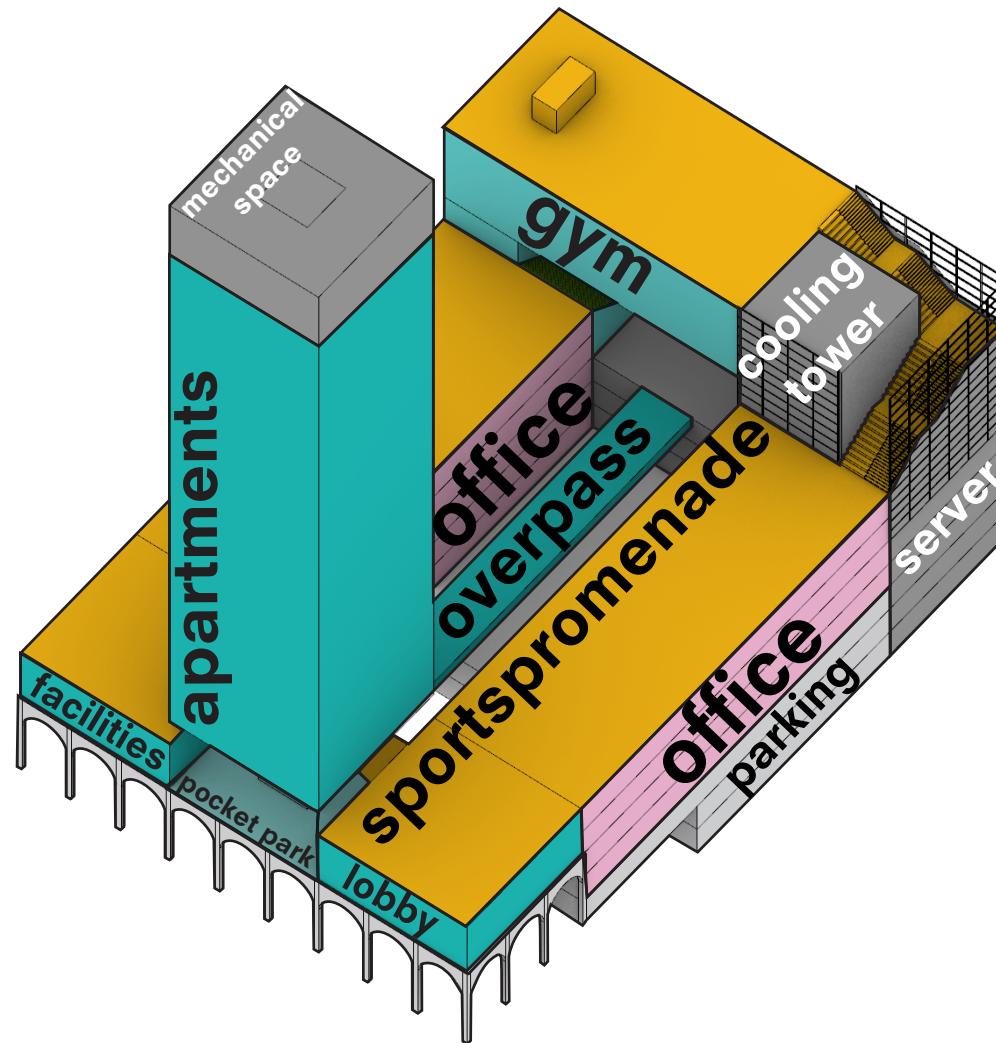
sportcourts



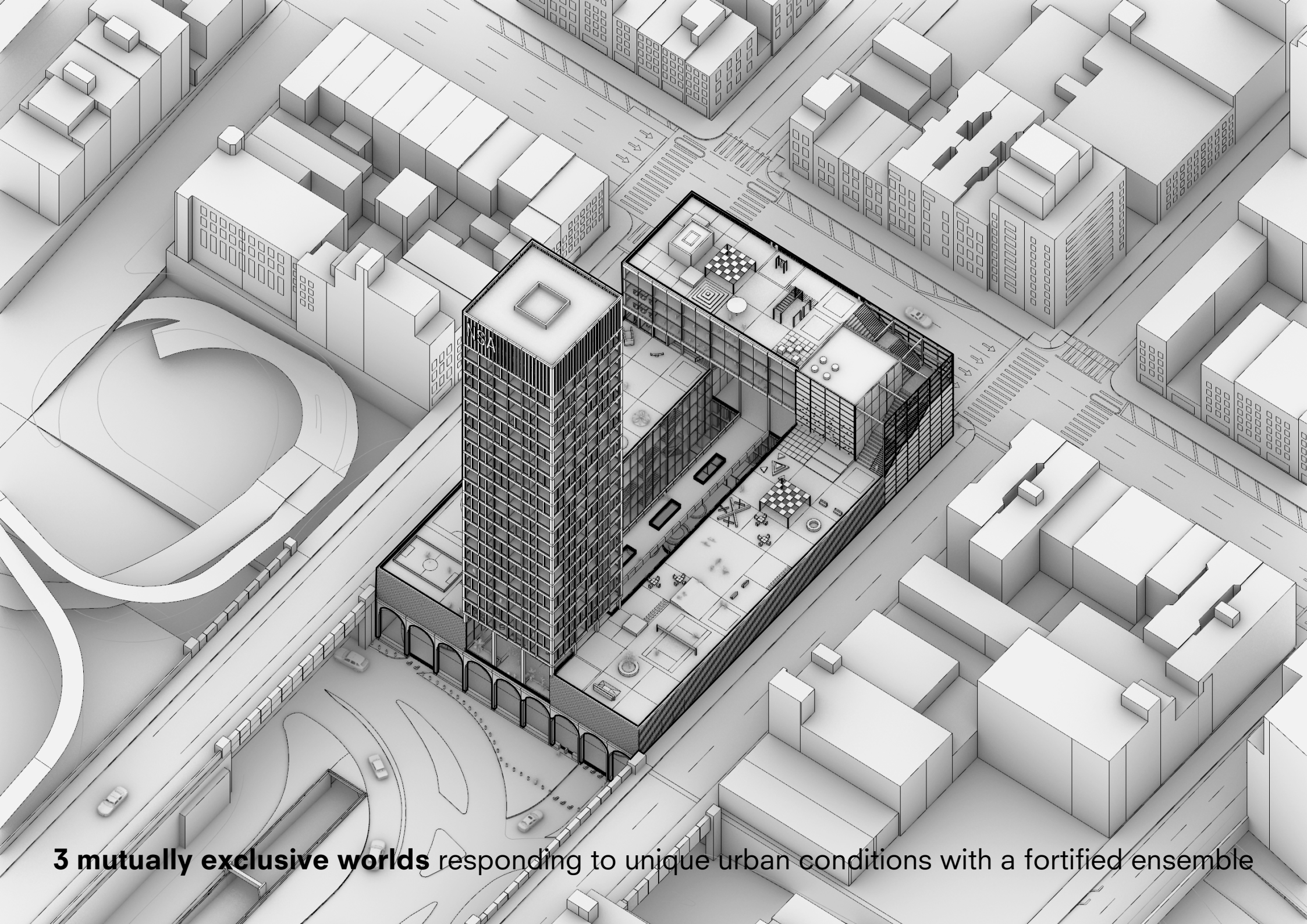
public sportspromenade can be appropriated and shared by different individual groups



3 mutually exclusive worlds that interlace and co-exist in one homogeneous structure



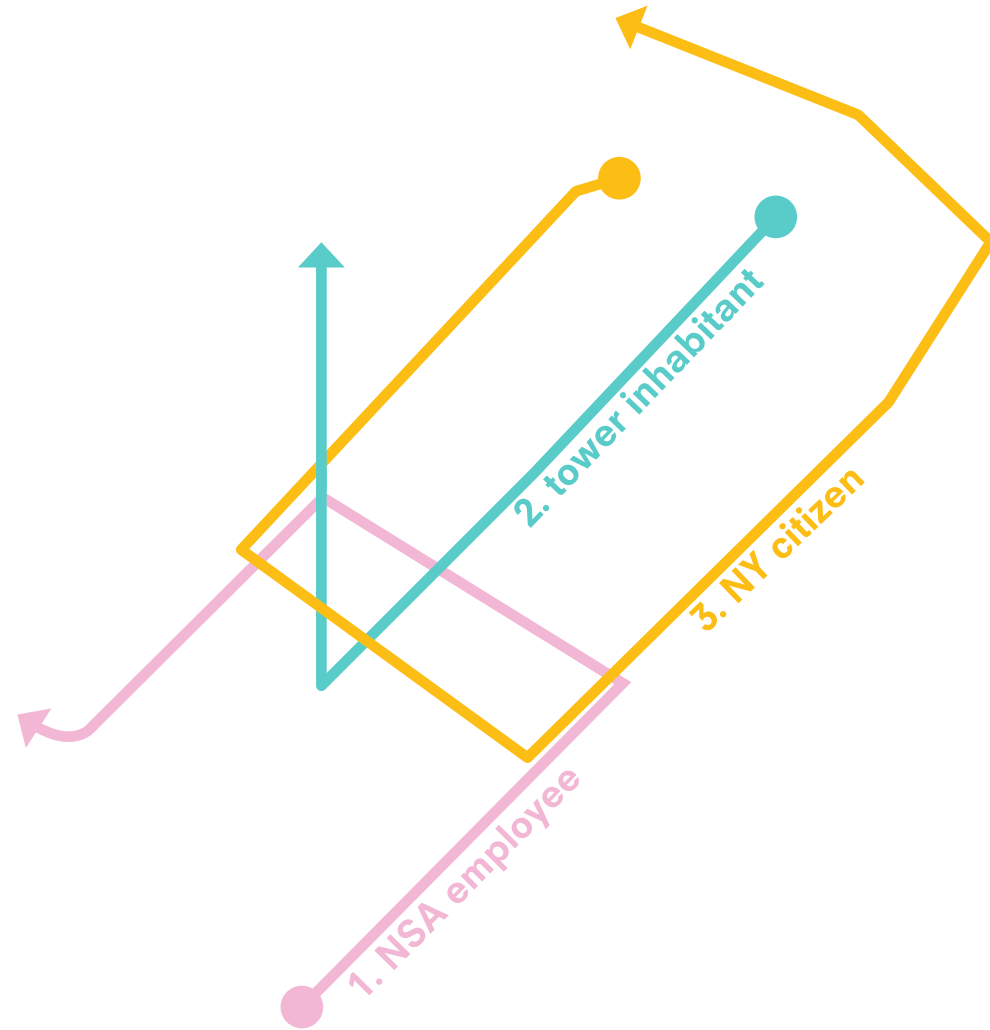
3 mutually exclusive worlds hosted by a 3D programmatic puzzle



3 mutually exclusive worlds responding to unique urban conditions with a fortified ensemble

**THE PUBLIC
PRIVATE PRODUCE**

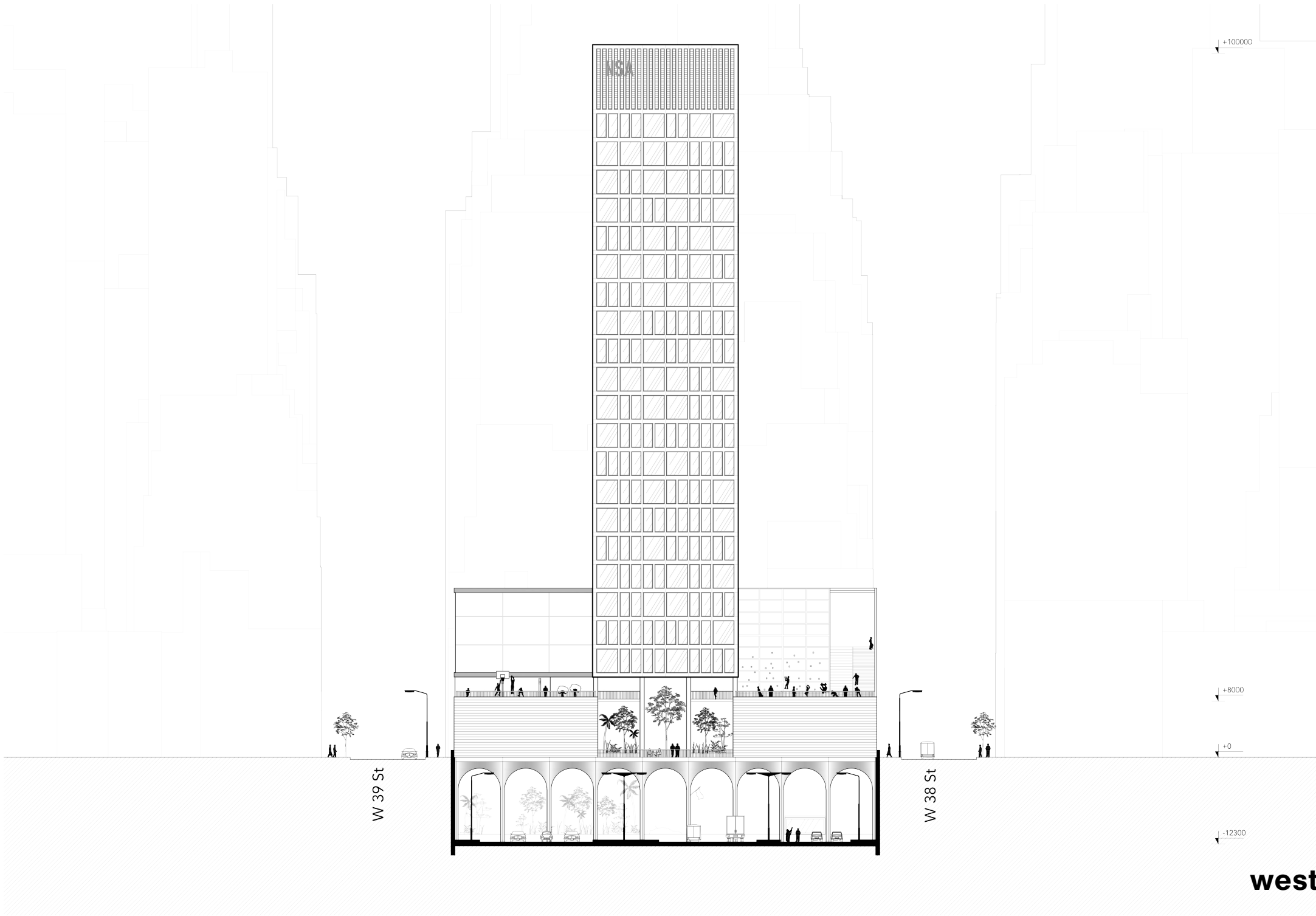




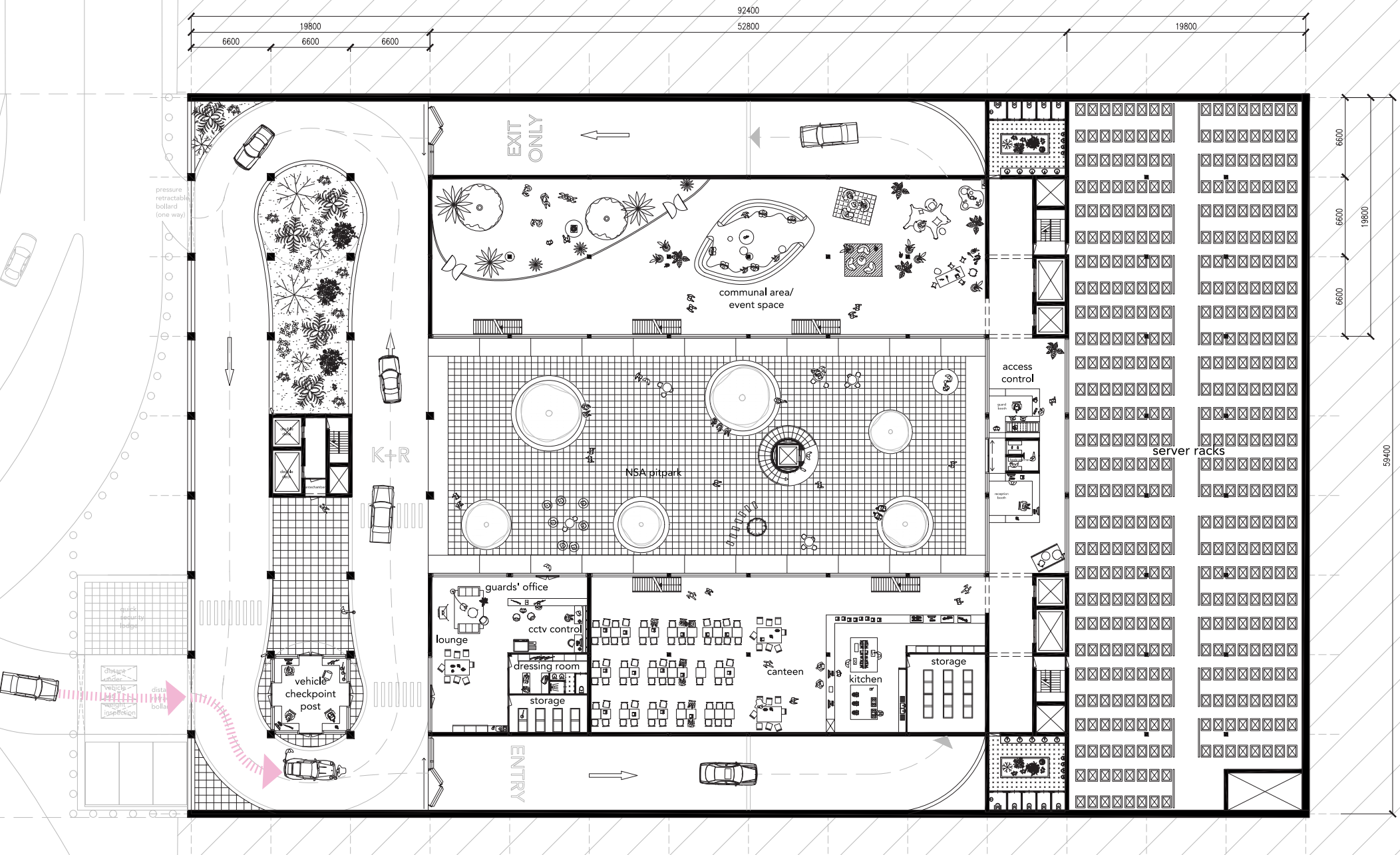
3 experiential perspectives

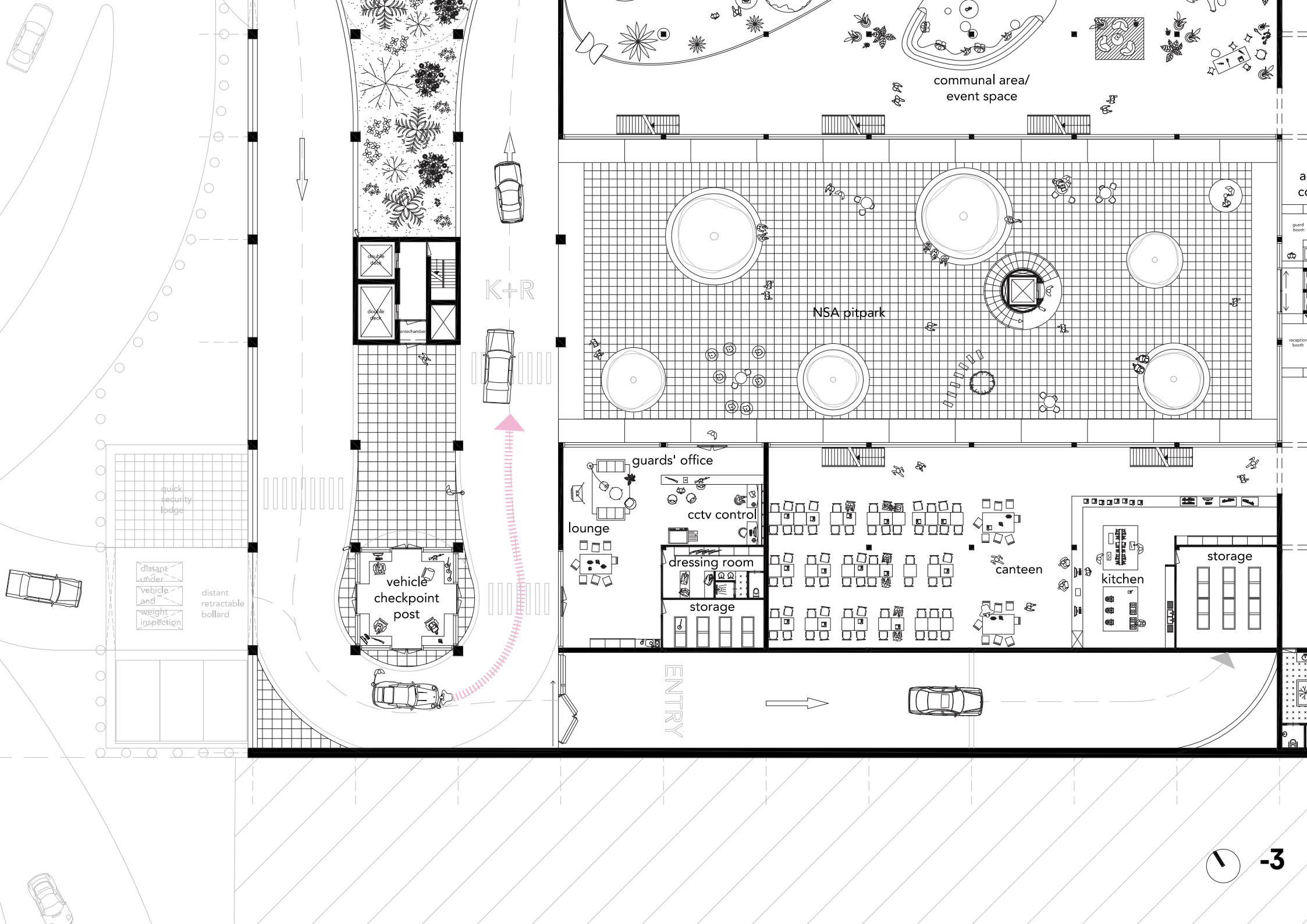


the NSA employee

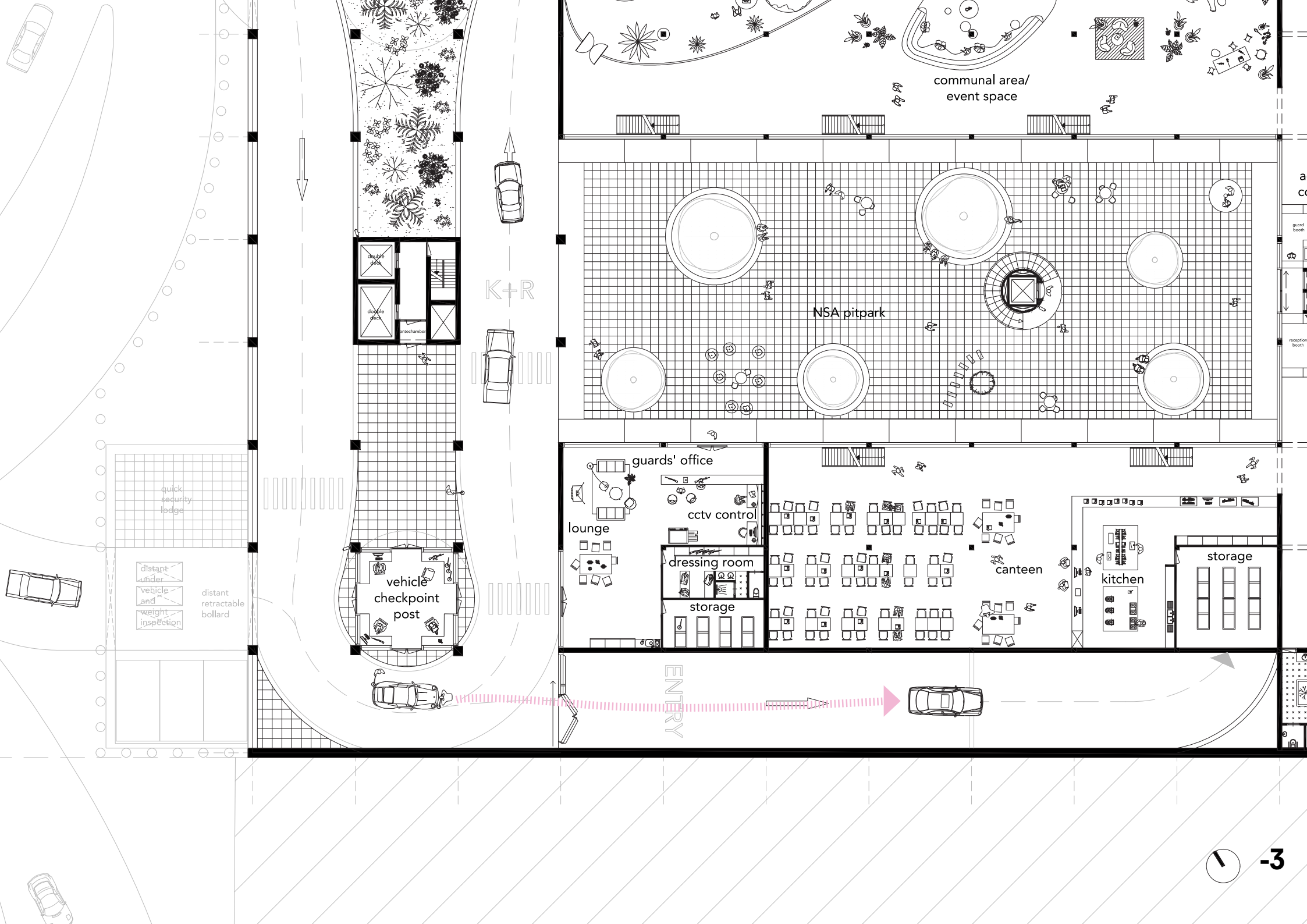


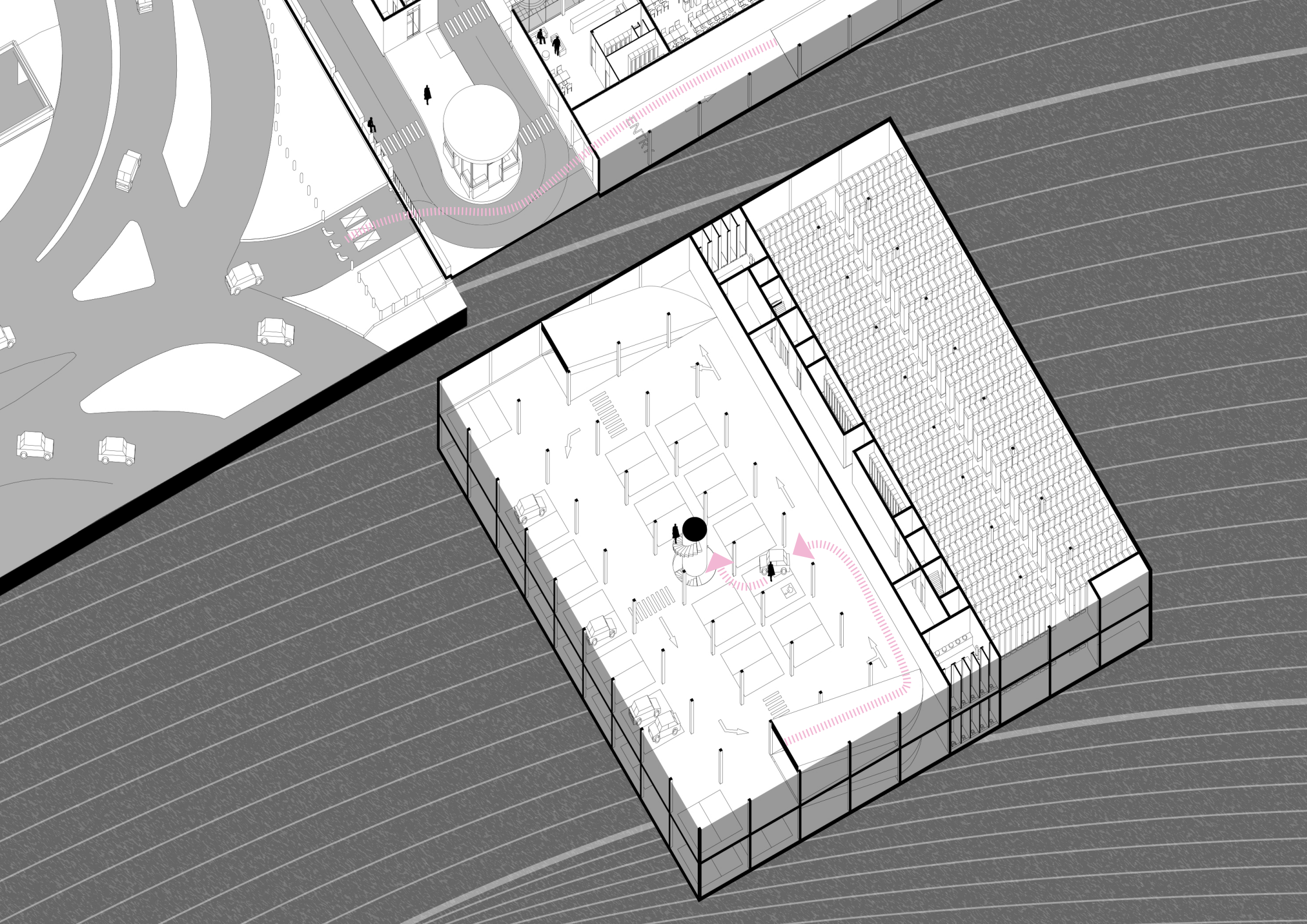
west

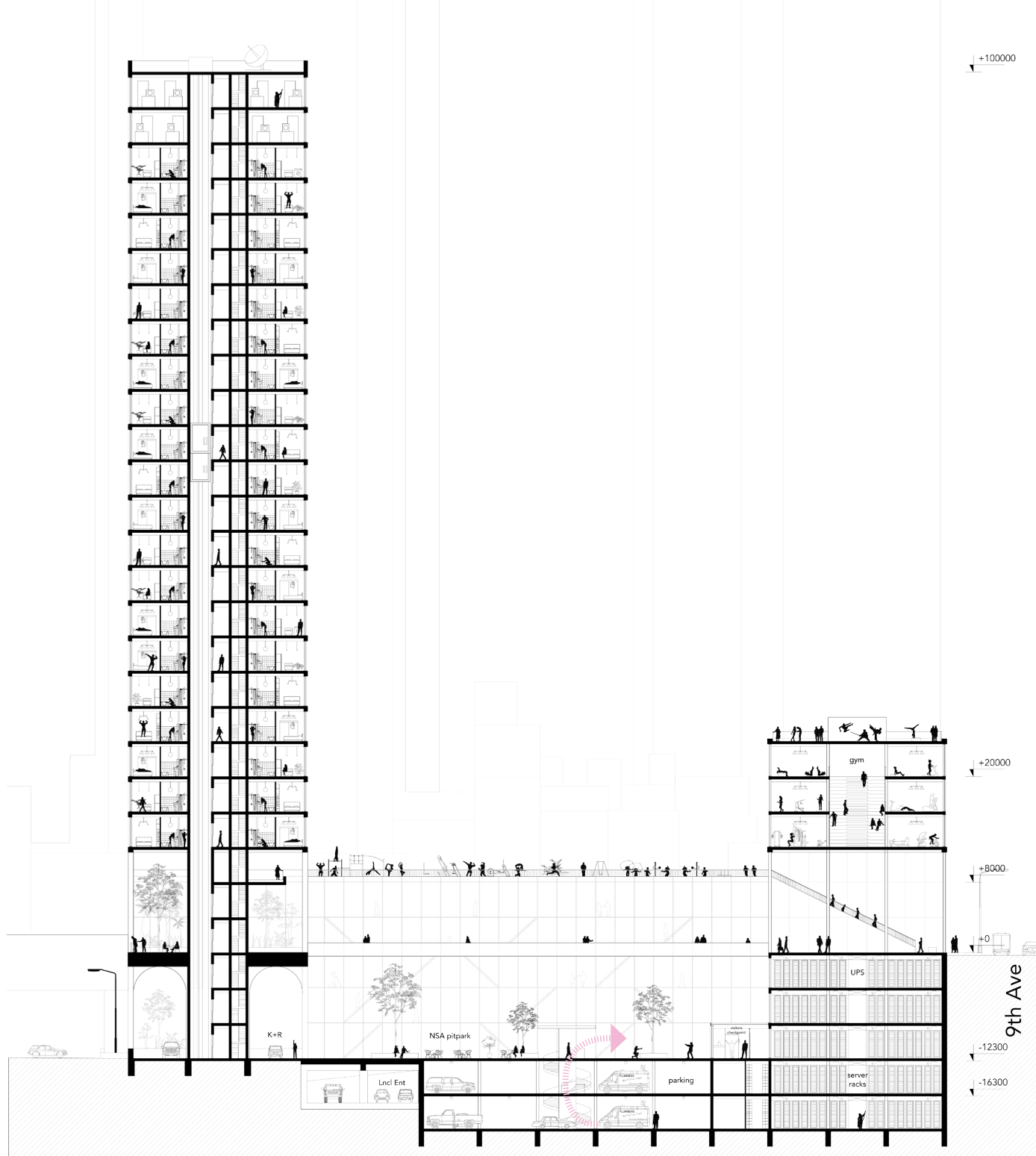


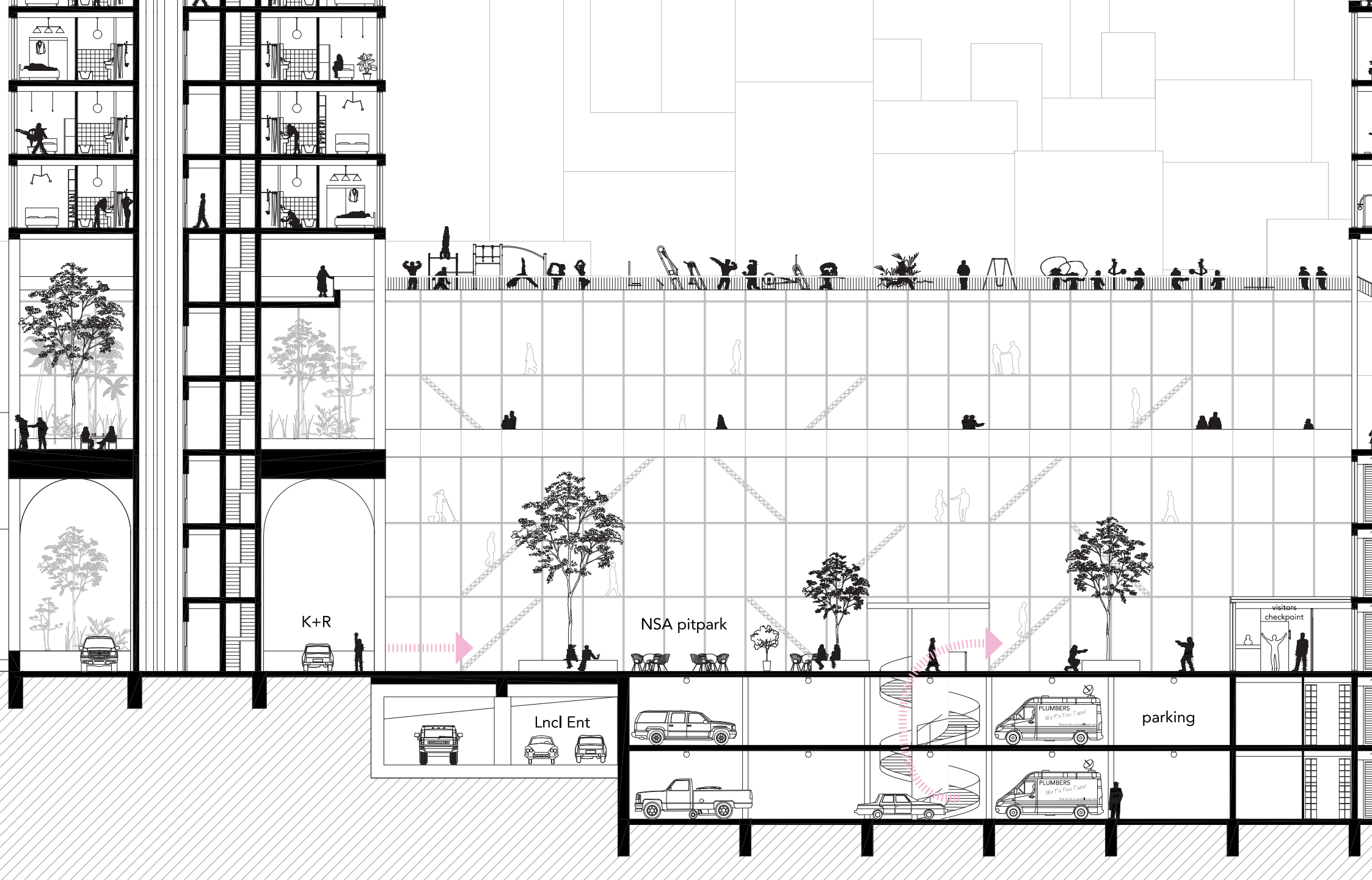






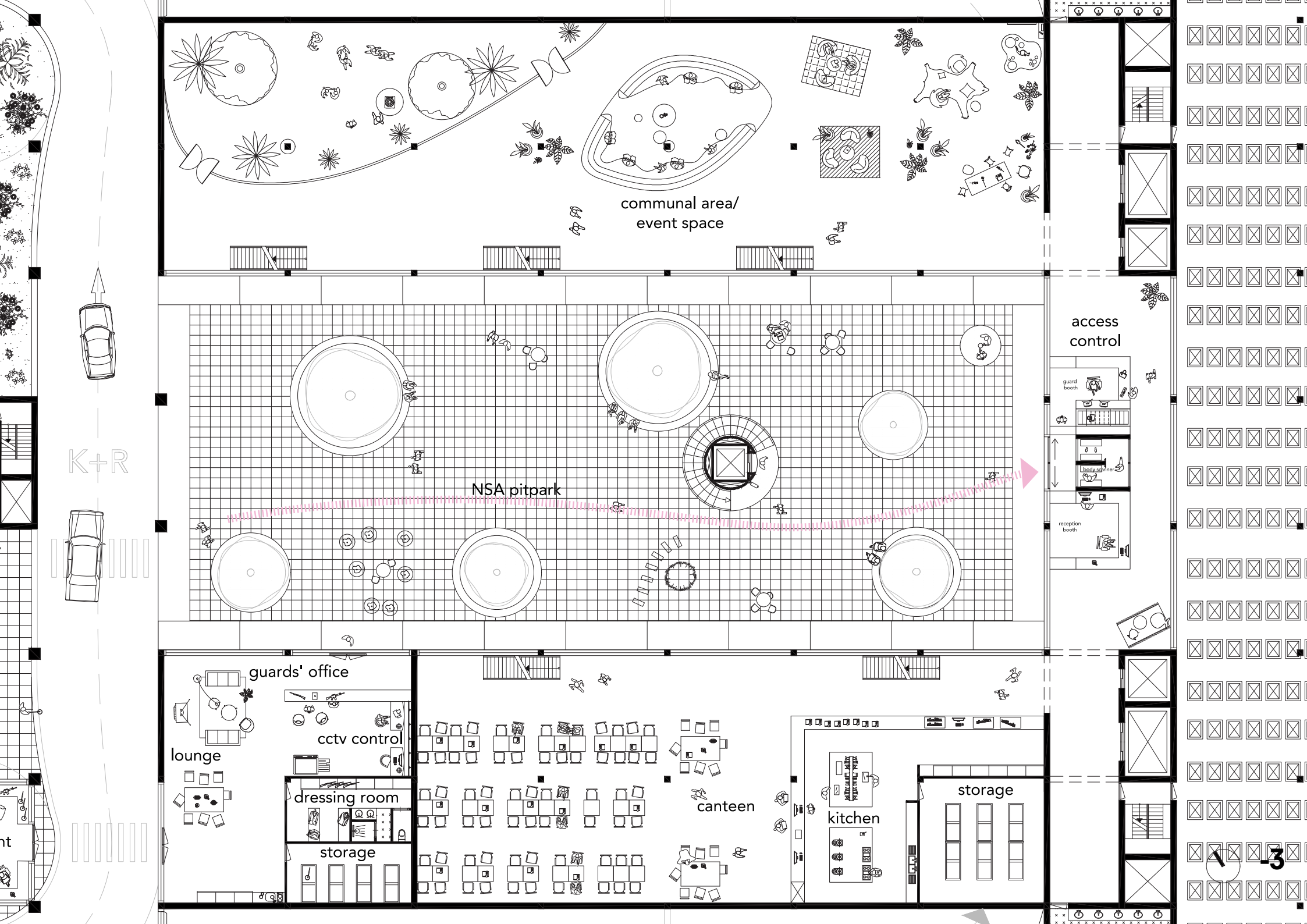






long





communal area/
event space

NSA pitpark

access
control

guard
booth

body
scanner

reception
booth

guards' office

lounge

cctv control

dressing room

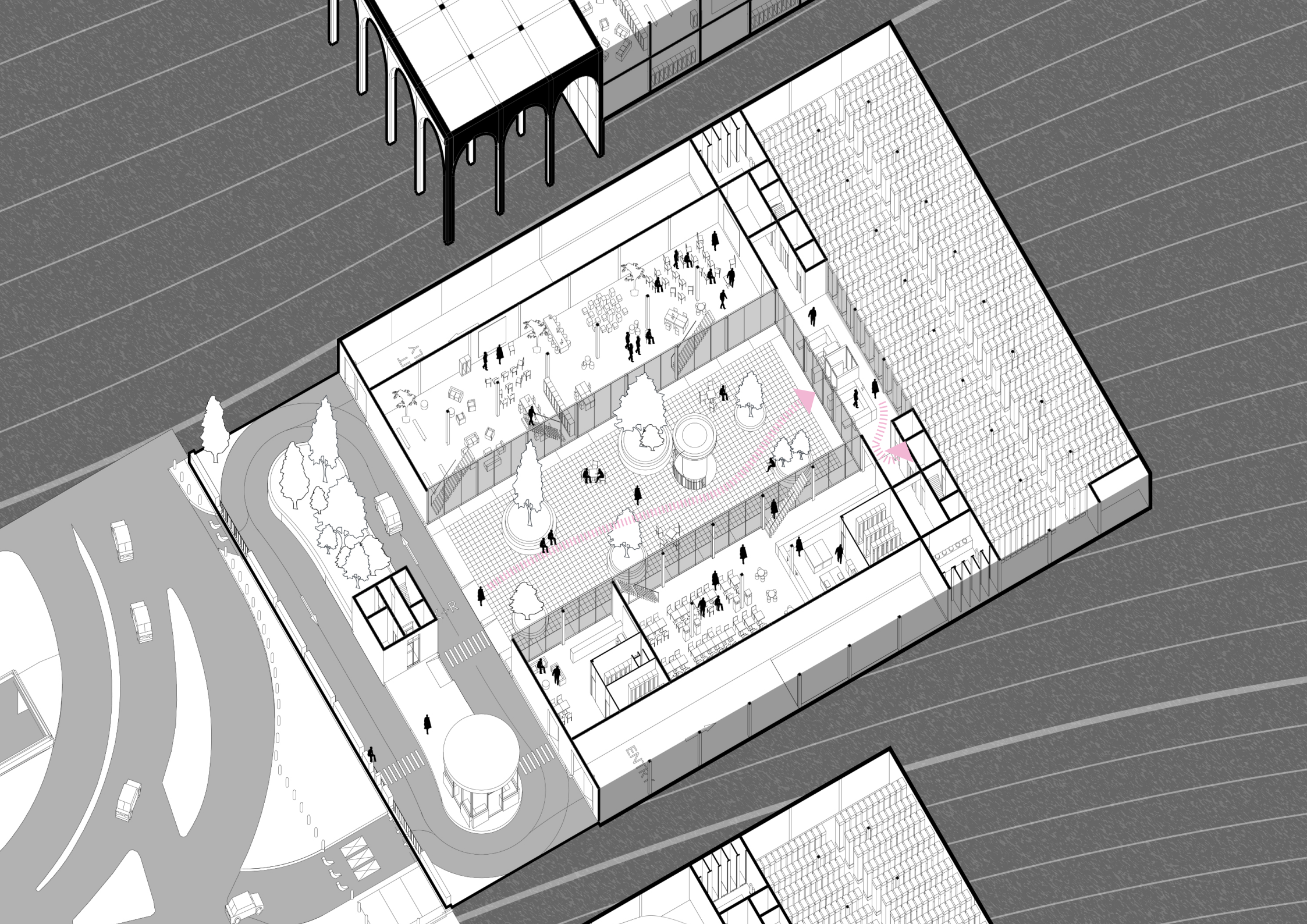
storage

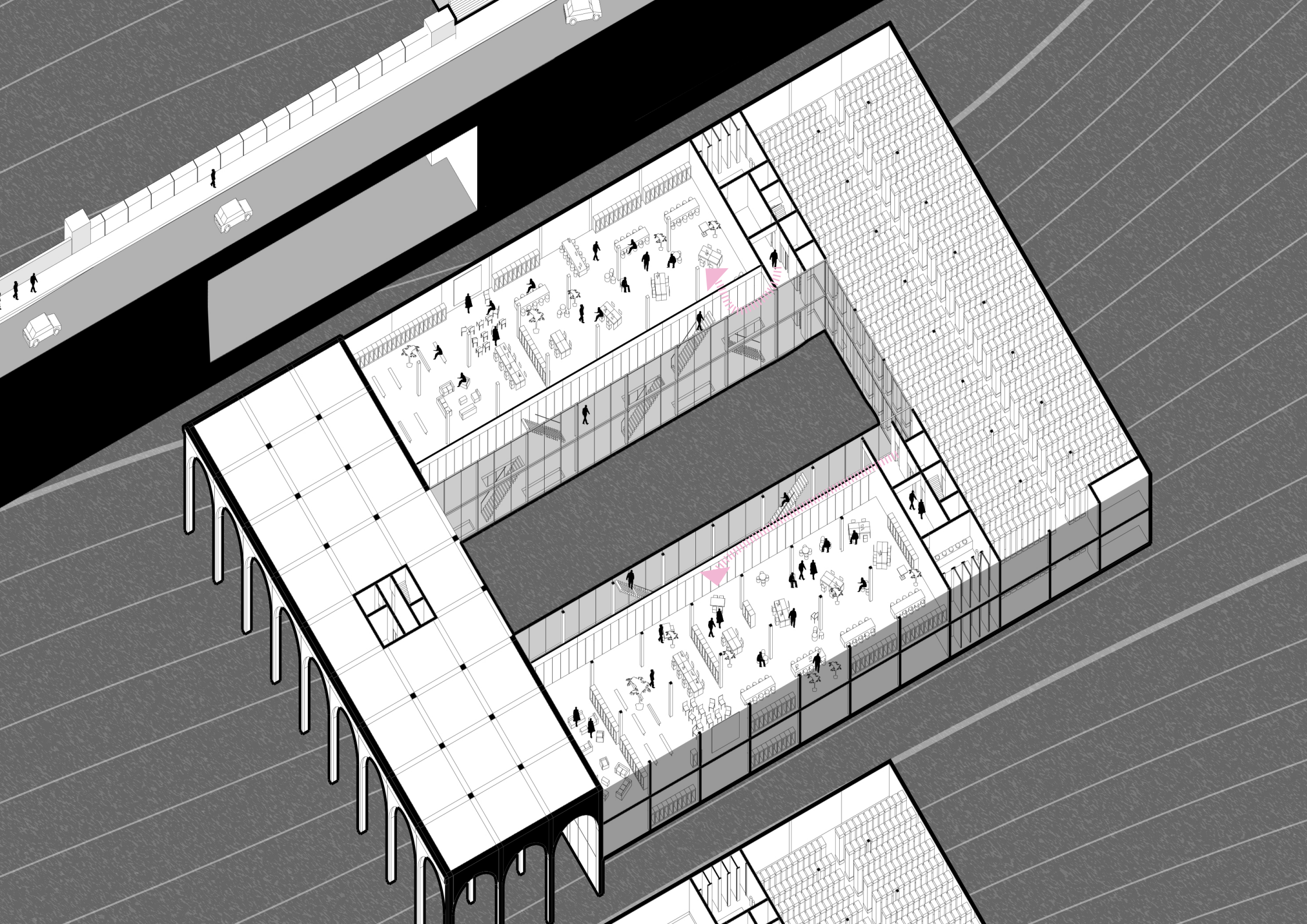
canteen

kitchen

storage

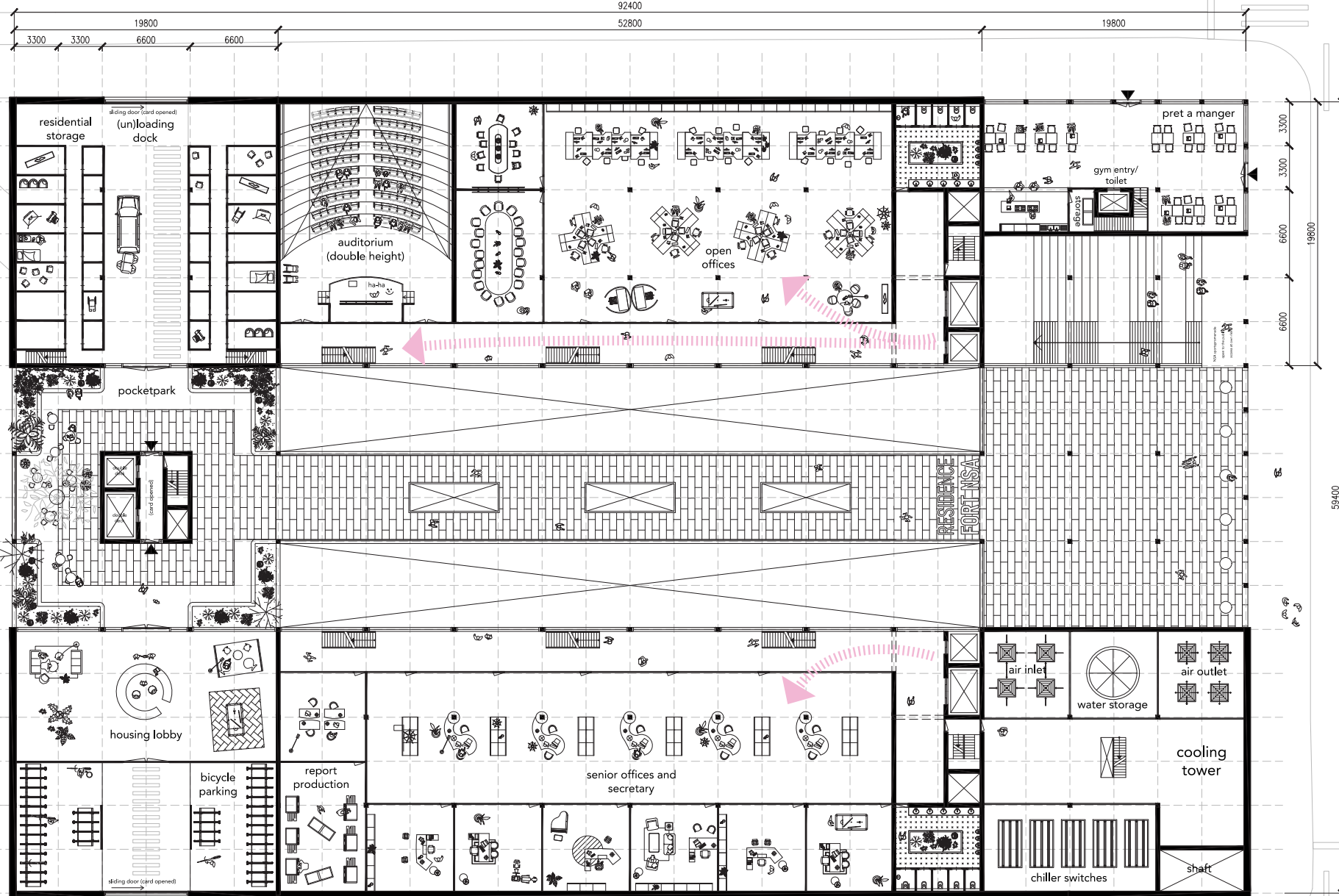
3







W 39 St

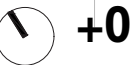


W 38 St



+0

W 38 St-





the tower inhabitant

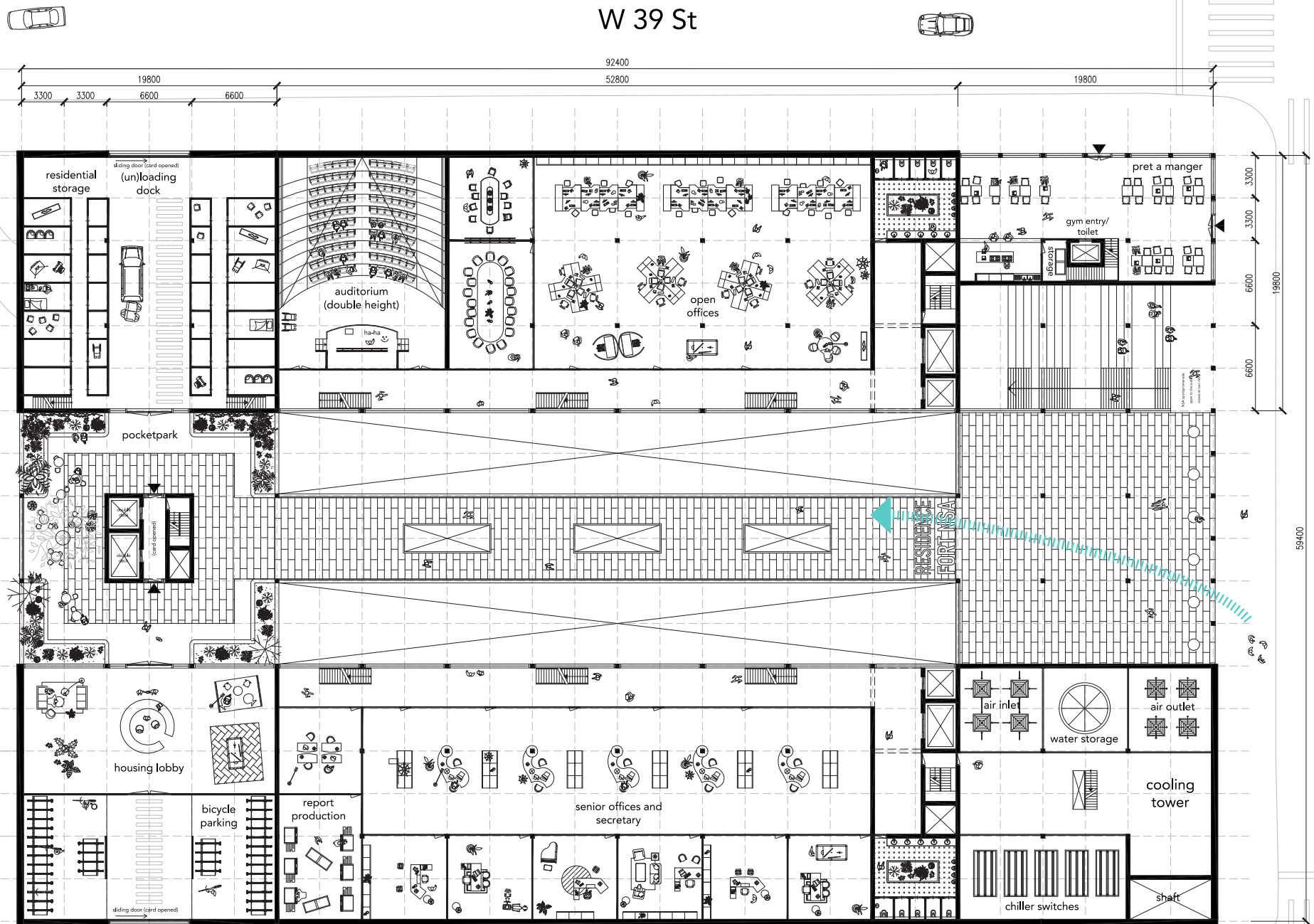
$$\begin{array}{r} 92400 \\ 52800 \\ \hline \end{array}$$

19800

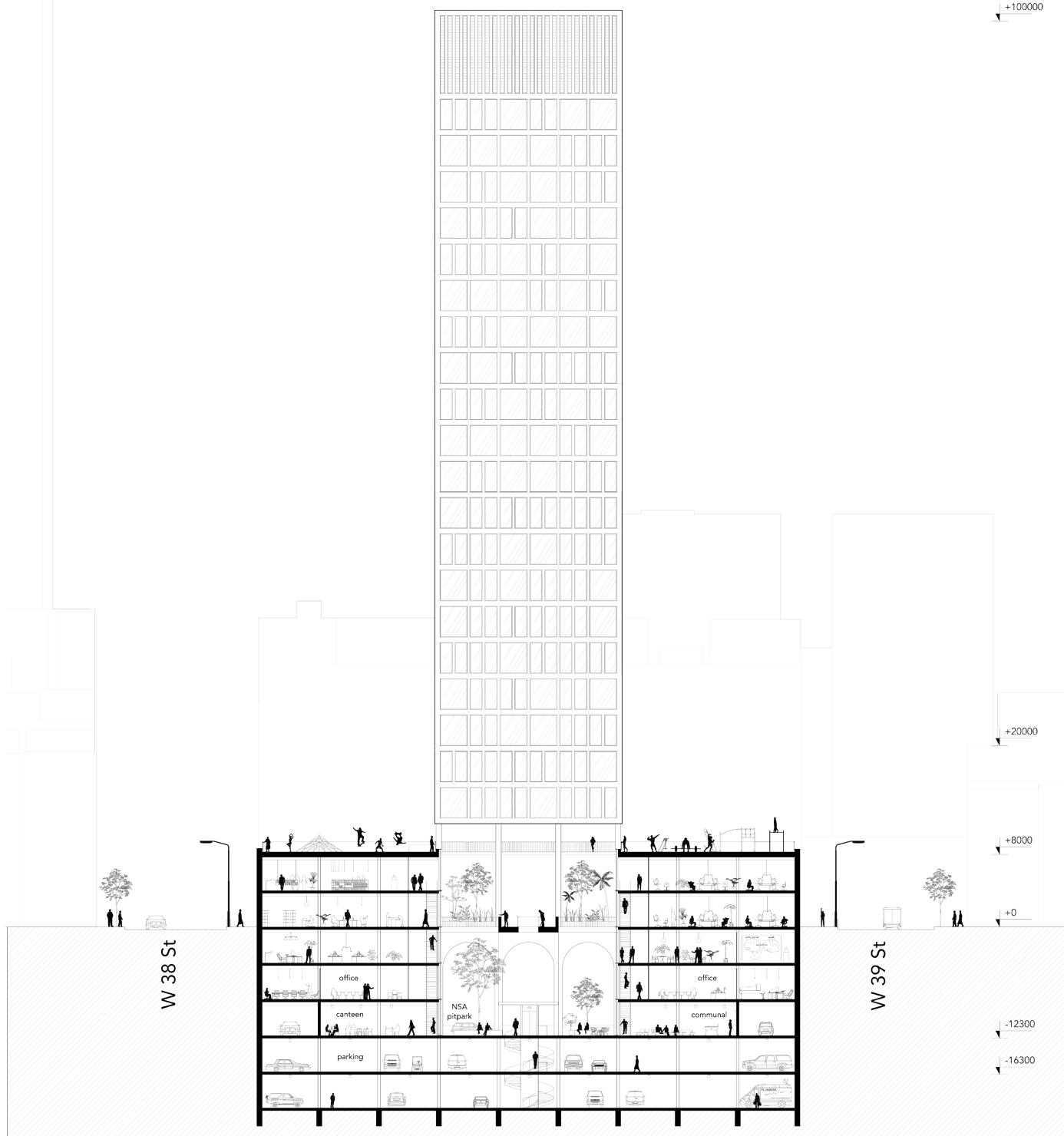
59400

VV

+0

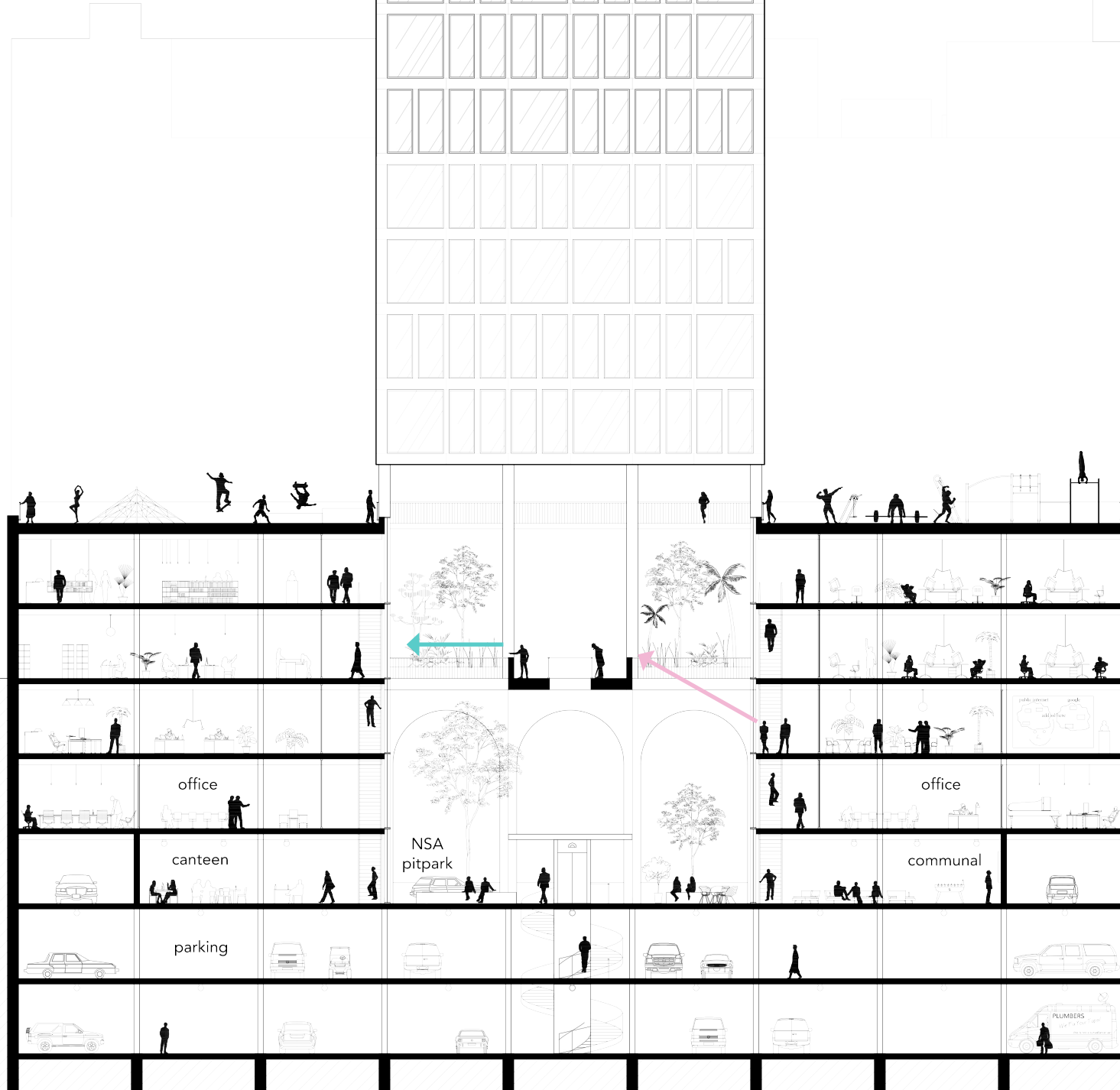






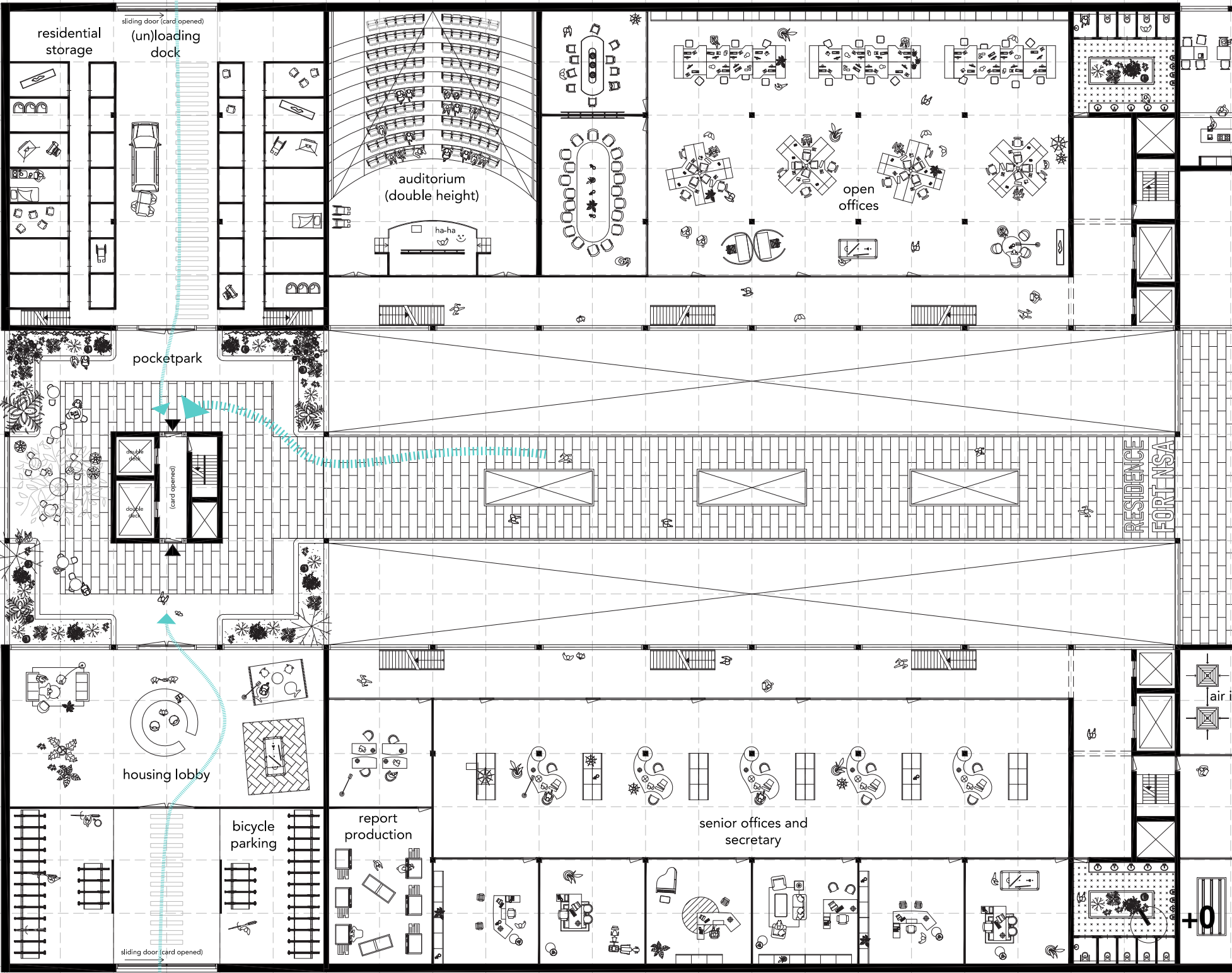
cross

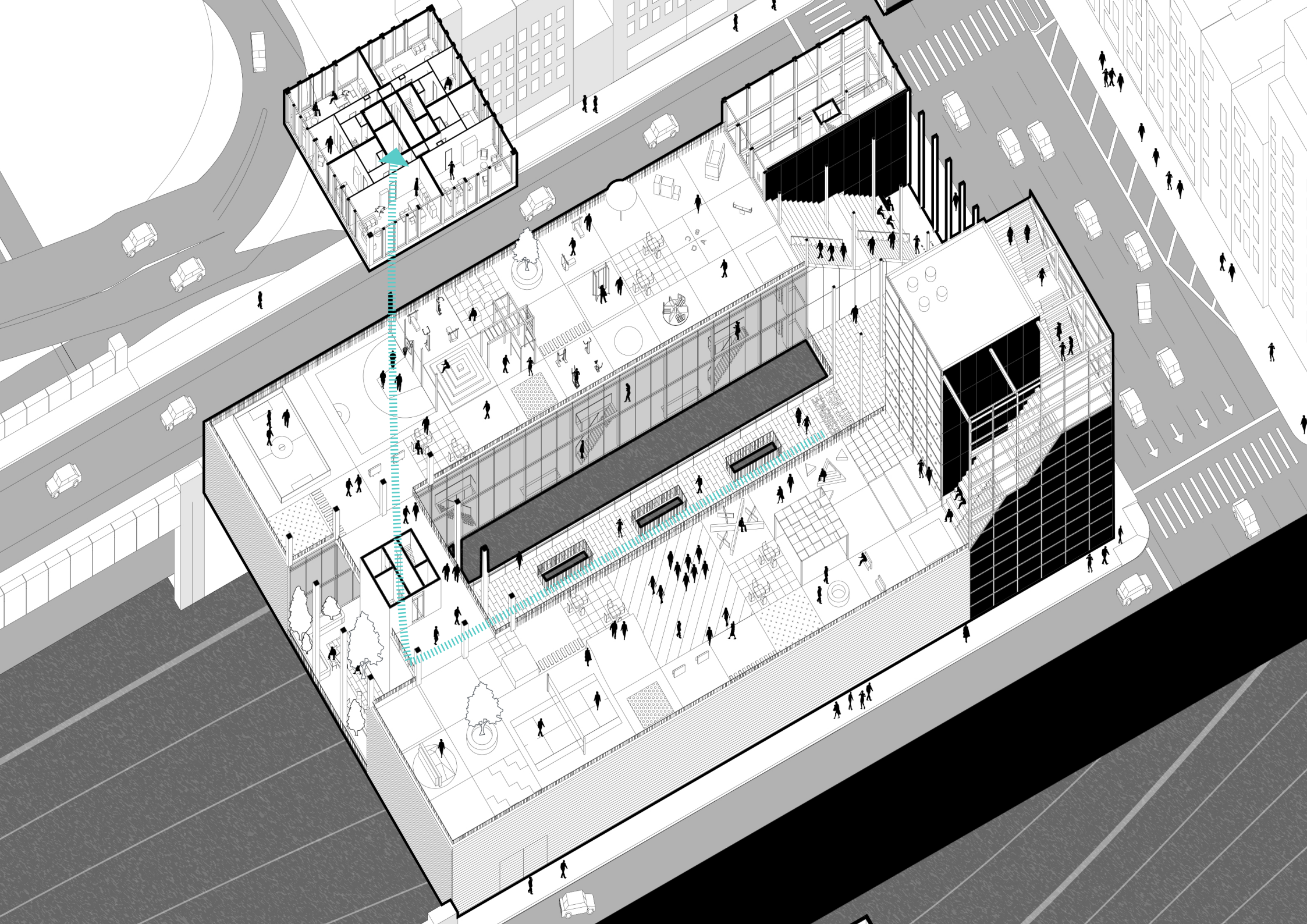
W 38 St



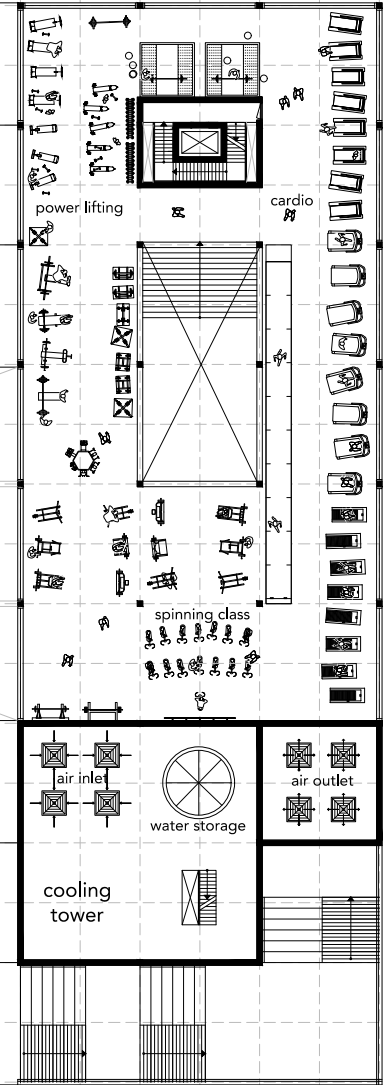
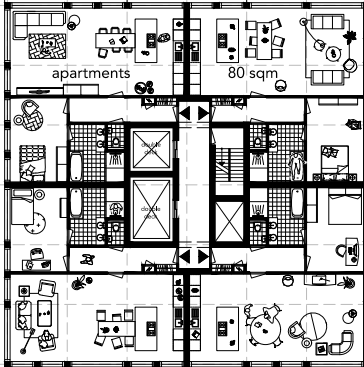
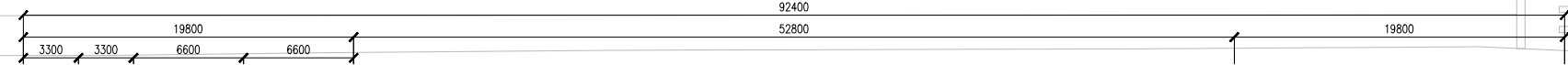
W 39 St

CROSS





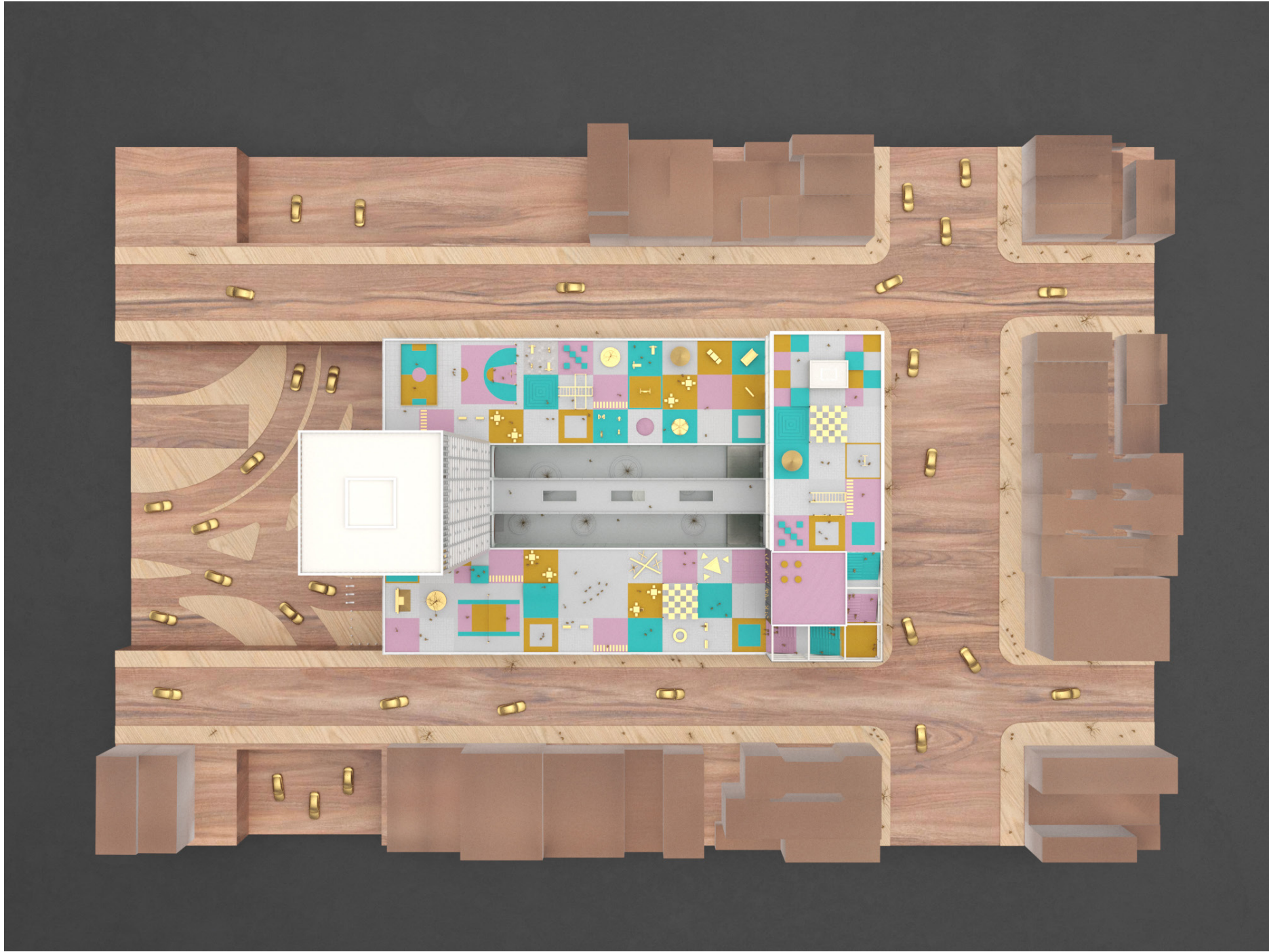
W 39 St



W 38 St

+5







the NY citizen

+100000

+8000

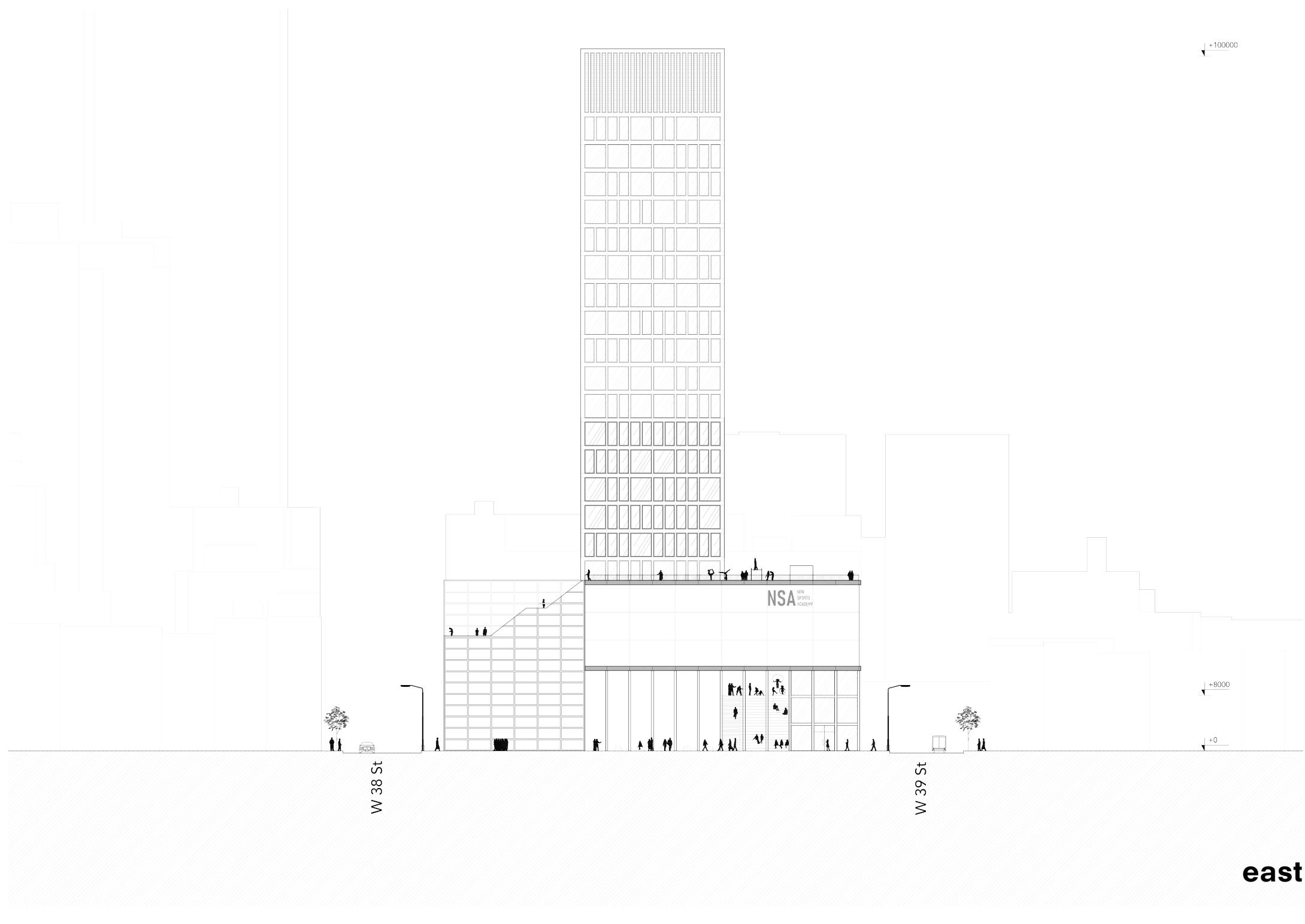
+0

W 38 St

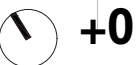
W 39 St

NSA
NEW
SPORTS
ACADEMY

east



W 38 St-

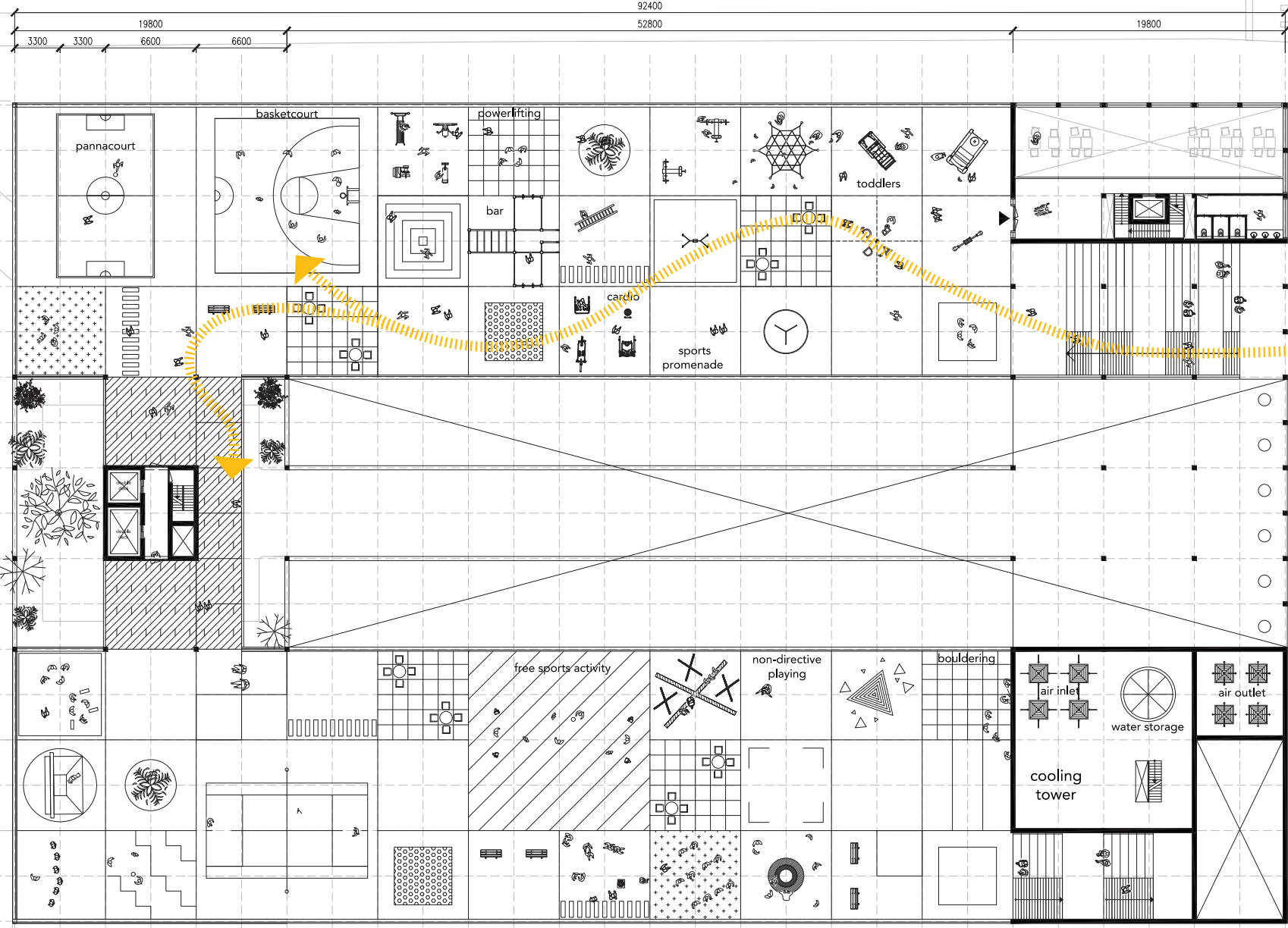
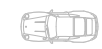




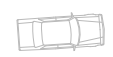
*NSA sportspromenade
open to the public
access at own risk*



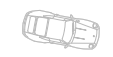
W 39 St



59400



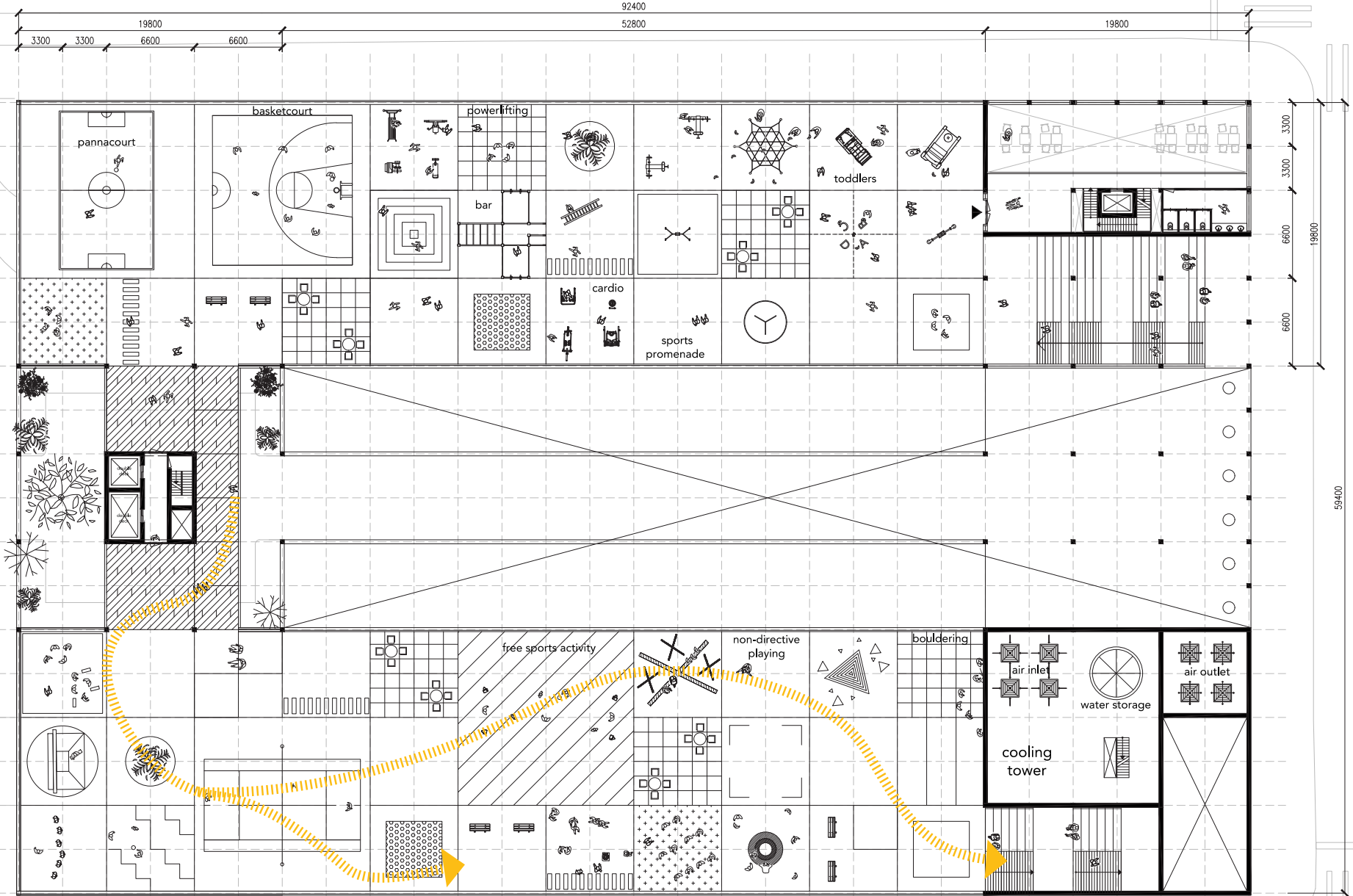
W 38 St



+0



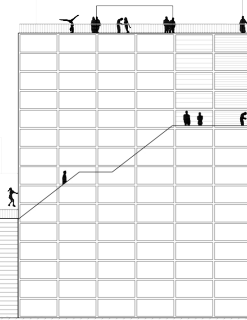
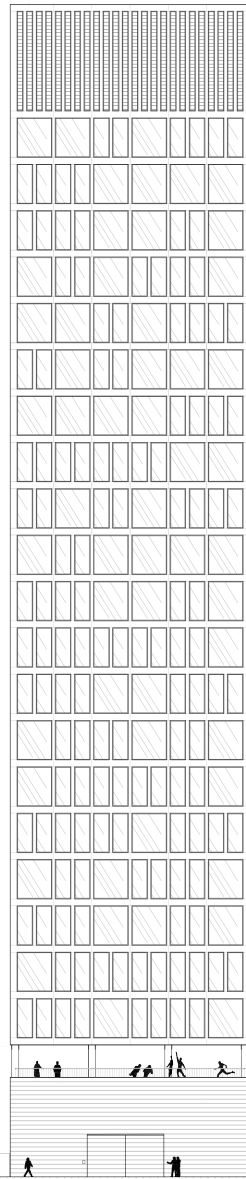
W 39 St



W 38 St

+3

+100000



+8000

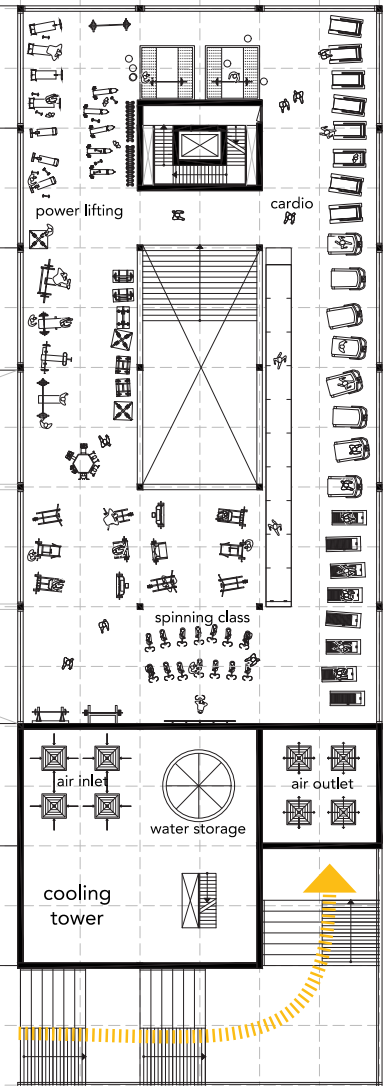
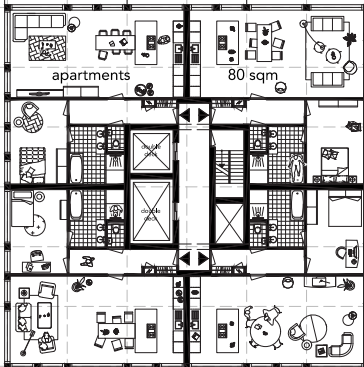
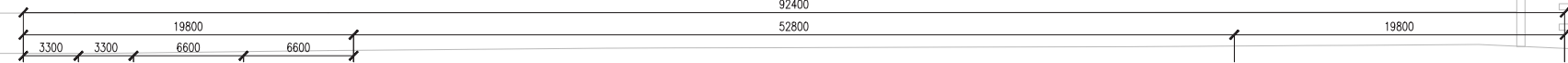
+0

9th Ave

south

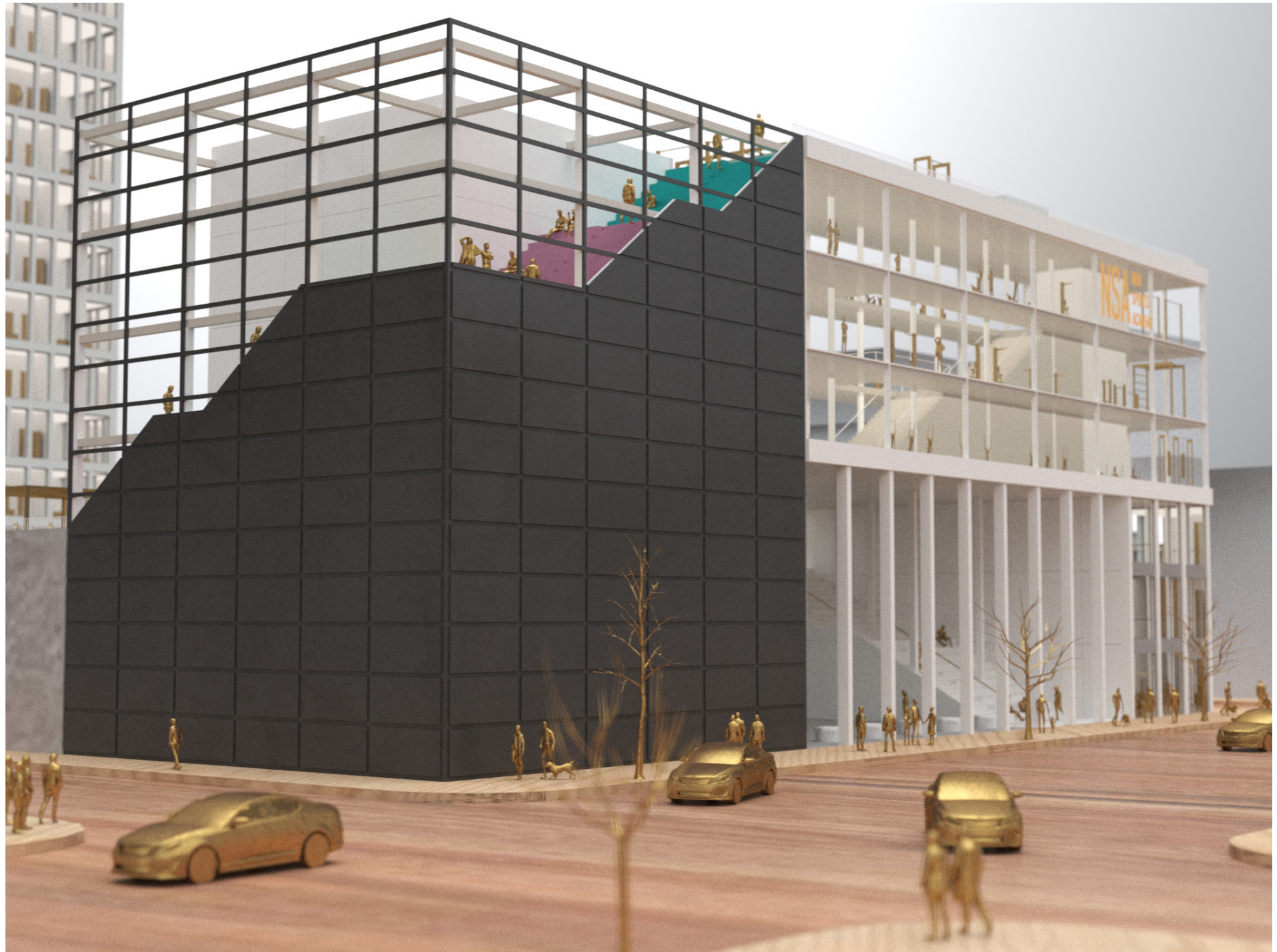


W 39 St



W 38 St

+5



W 39 St

92400
52800

19800
3300 3300 6600 6600

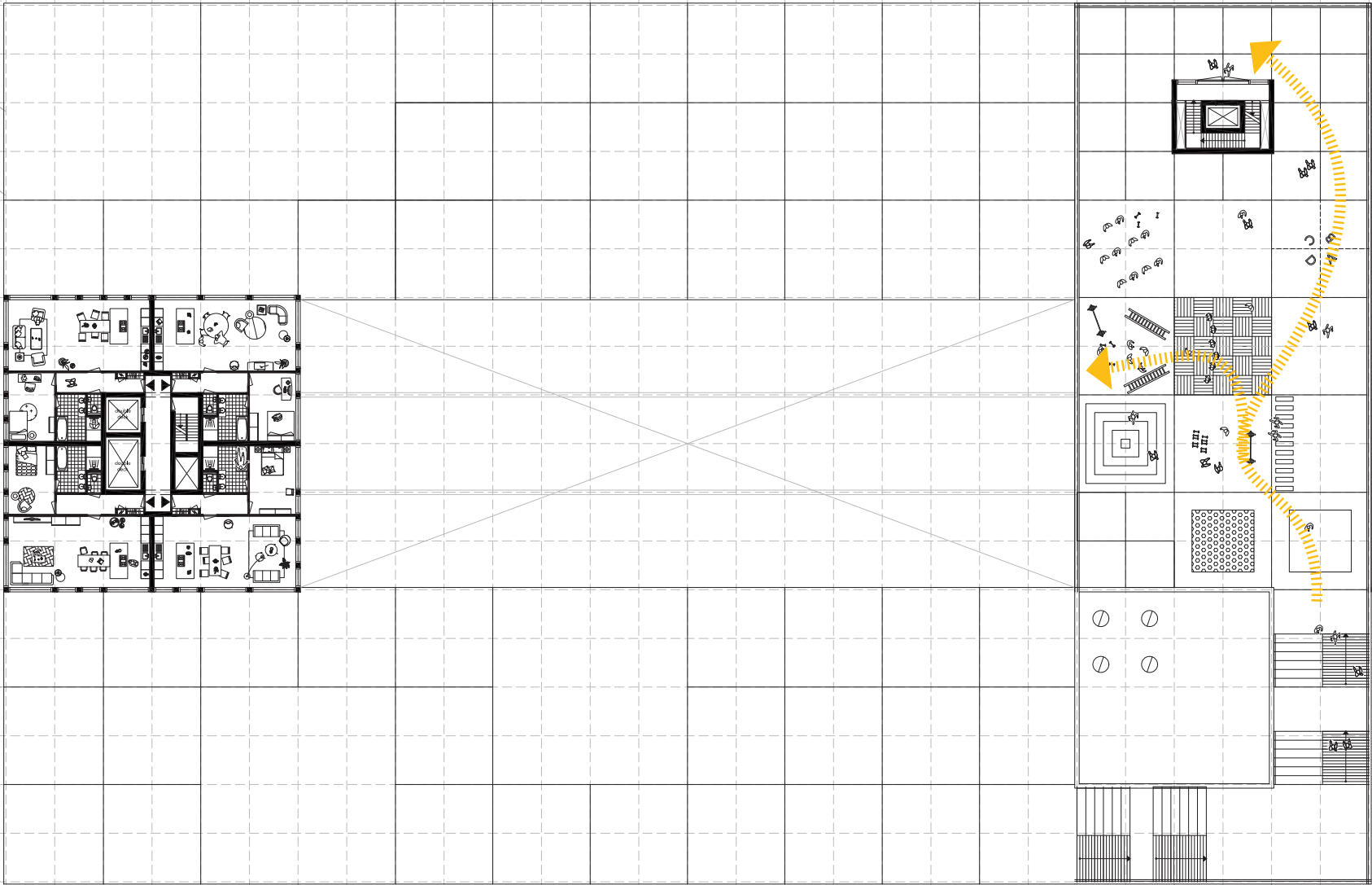
19800

19800

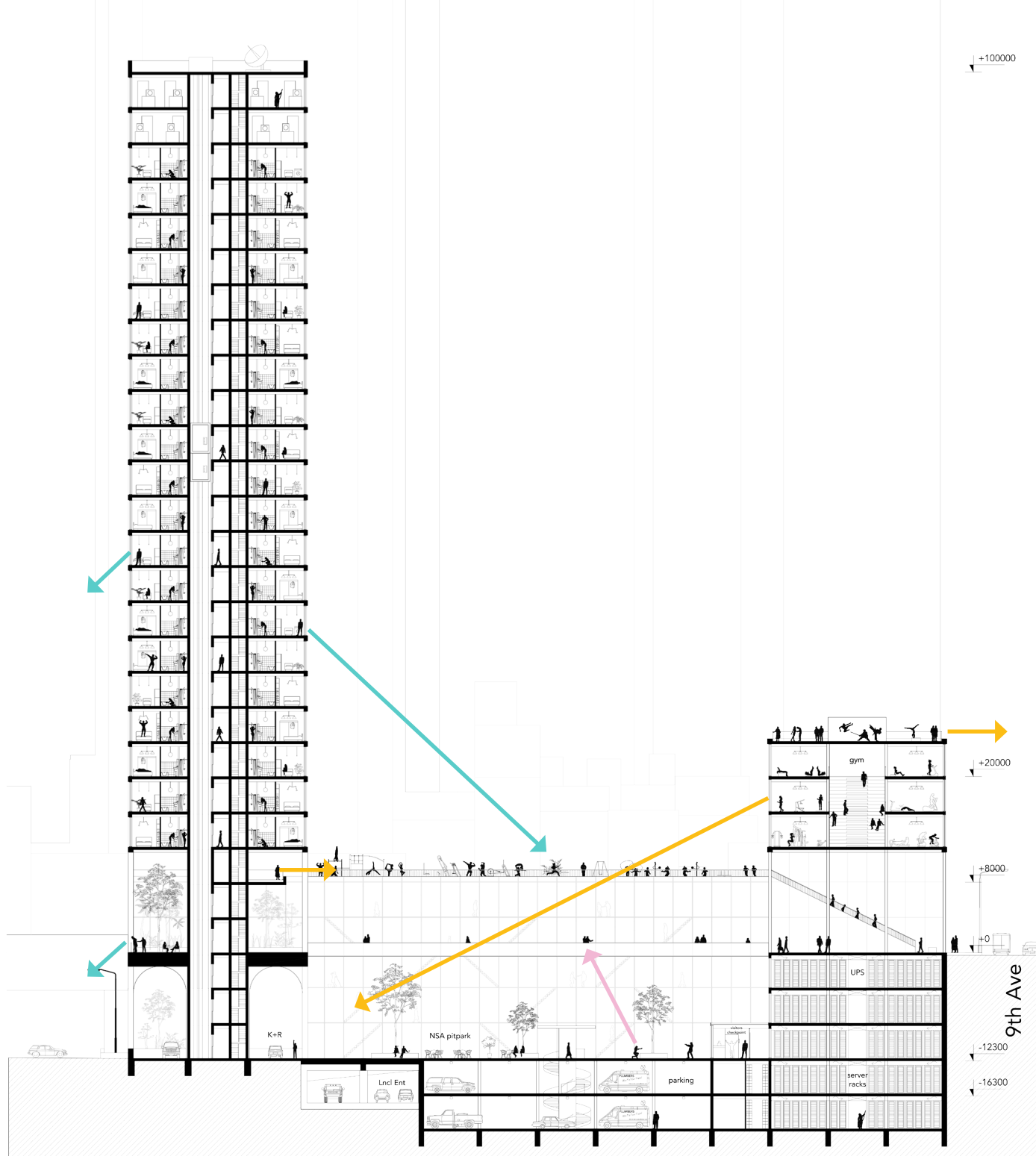
59400

W 38 St

+5





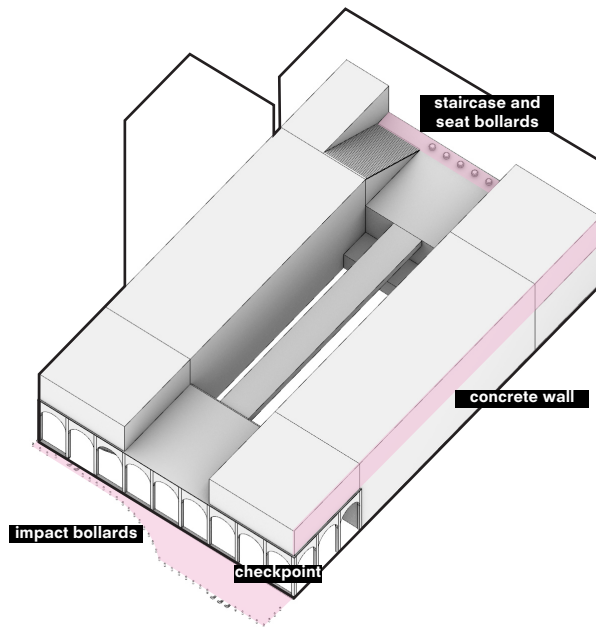


long

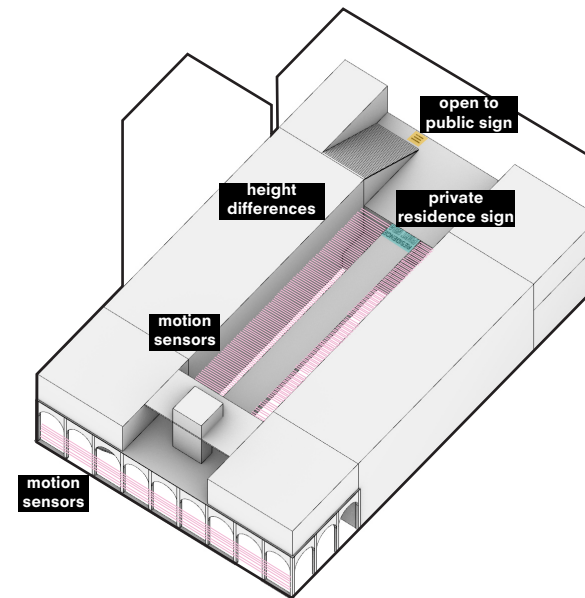




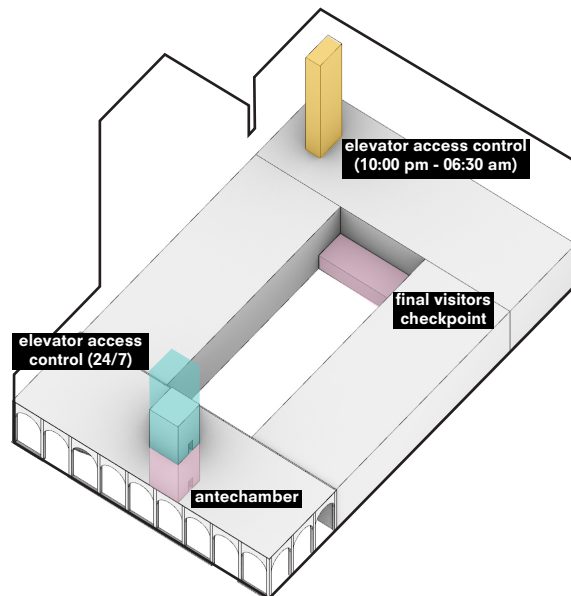
the security guard



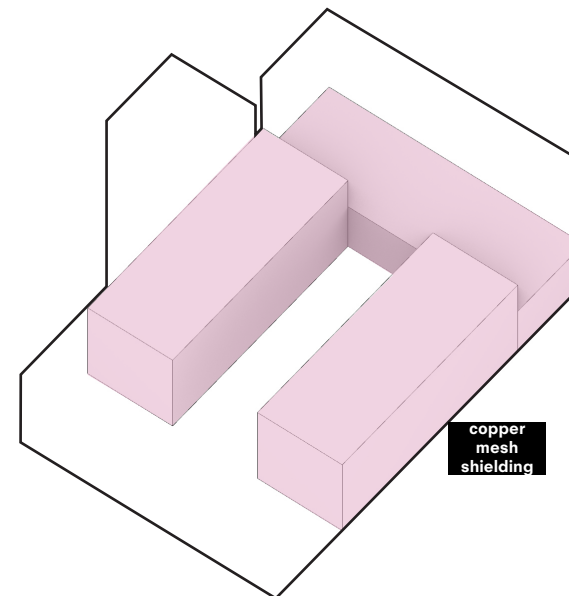
hard vehicle barriers



soft people barriers



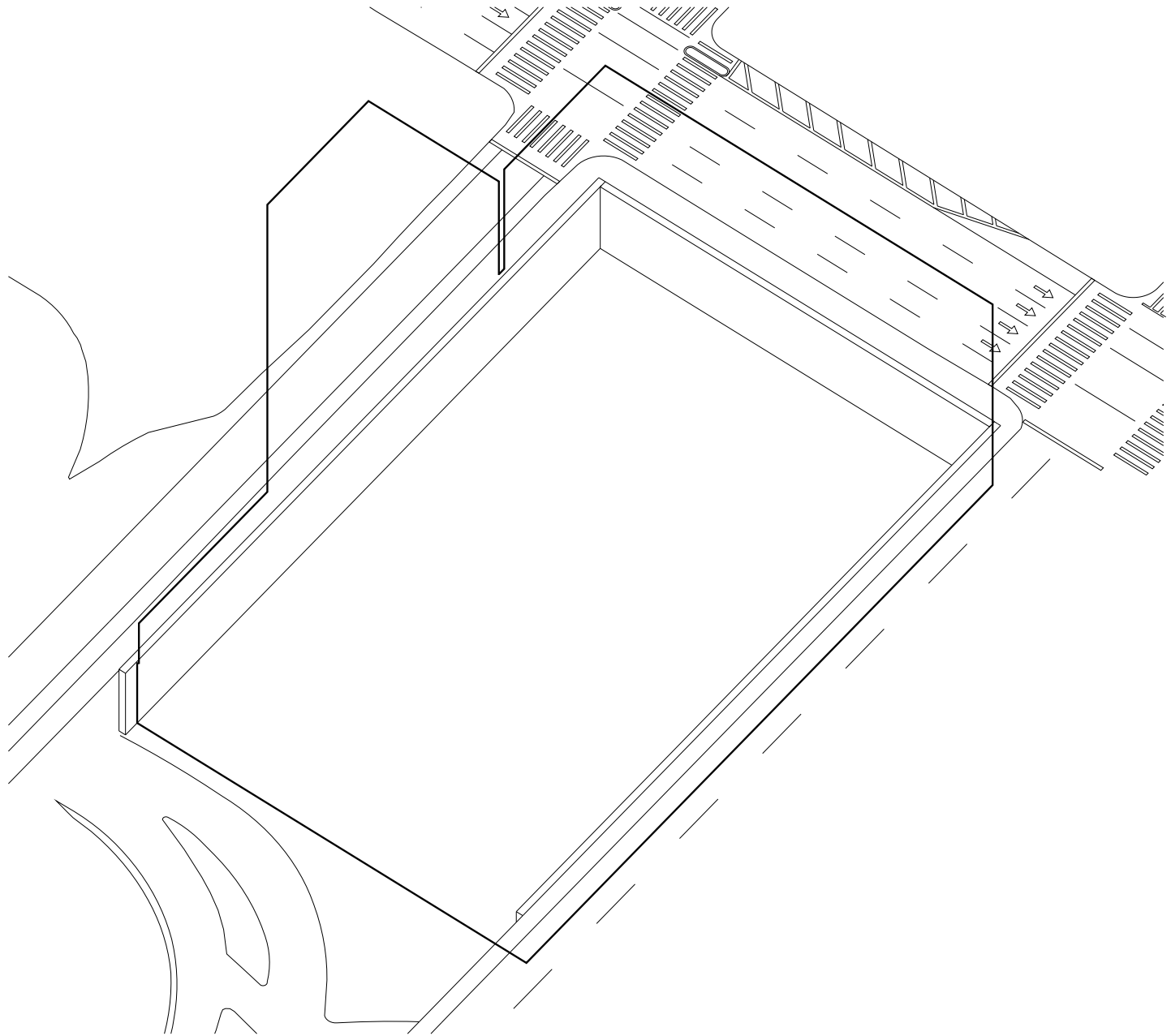
user management



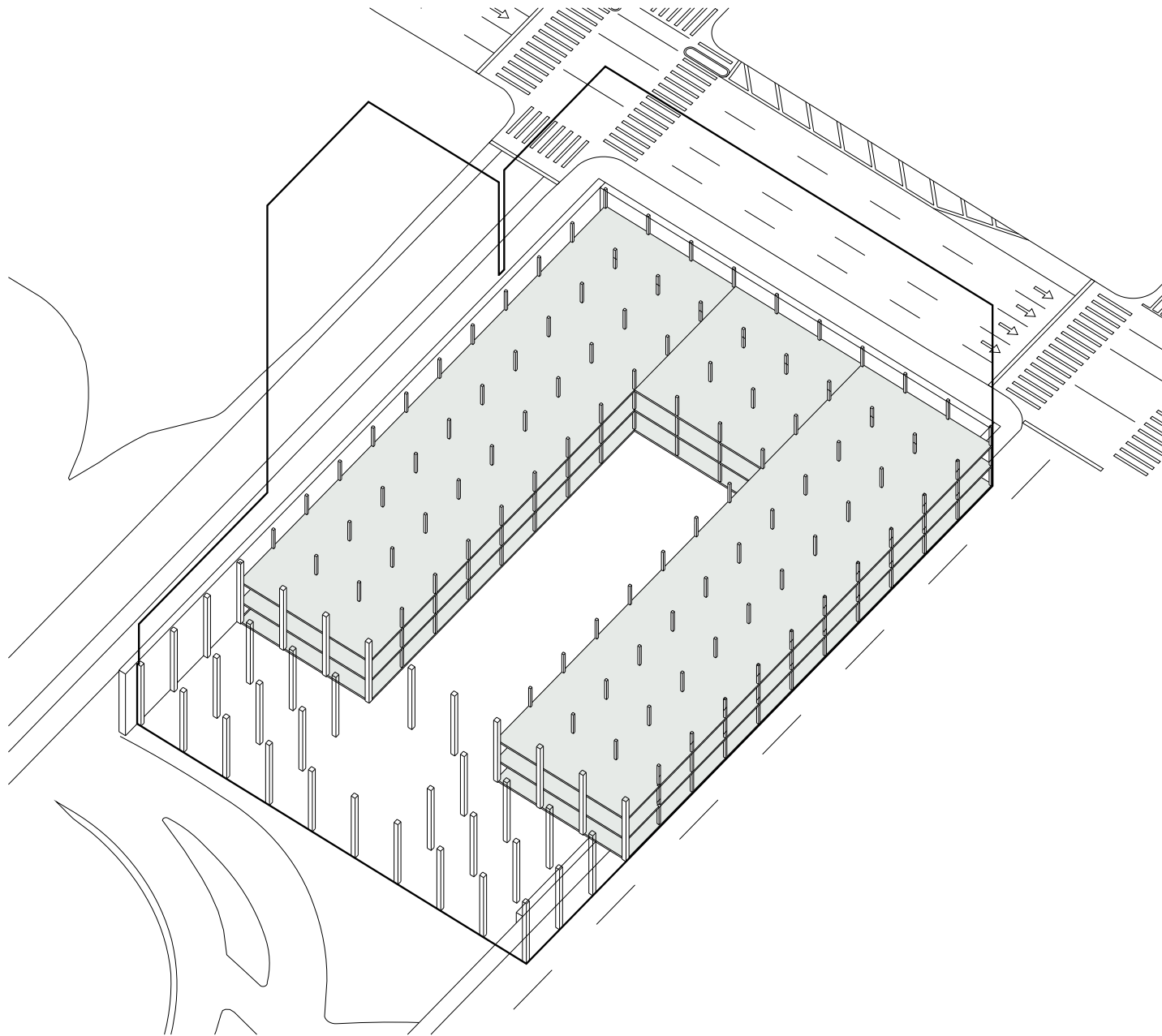
EMP barriers

non-invasive security layers

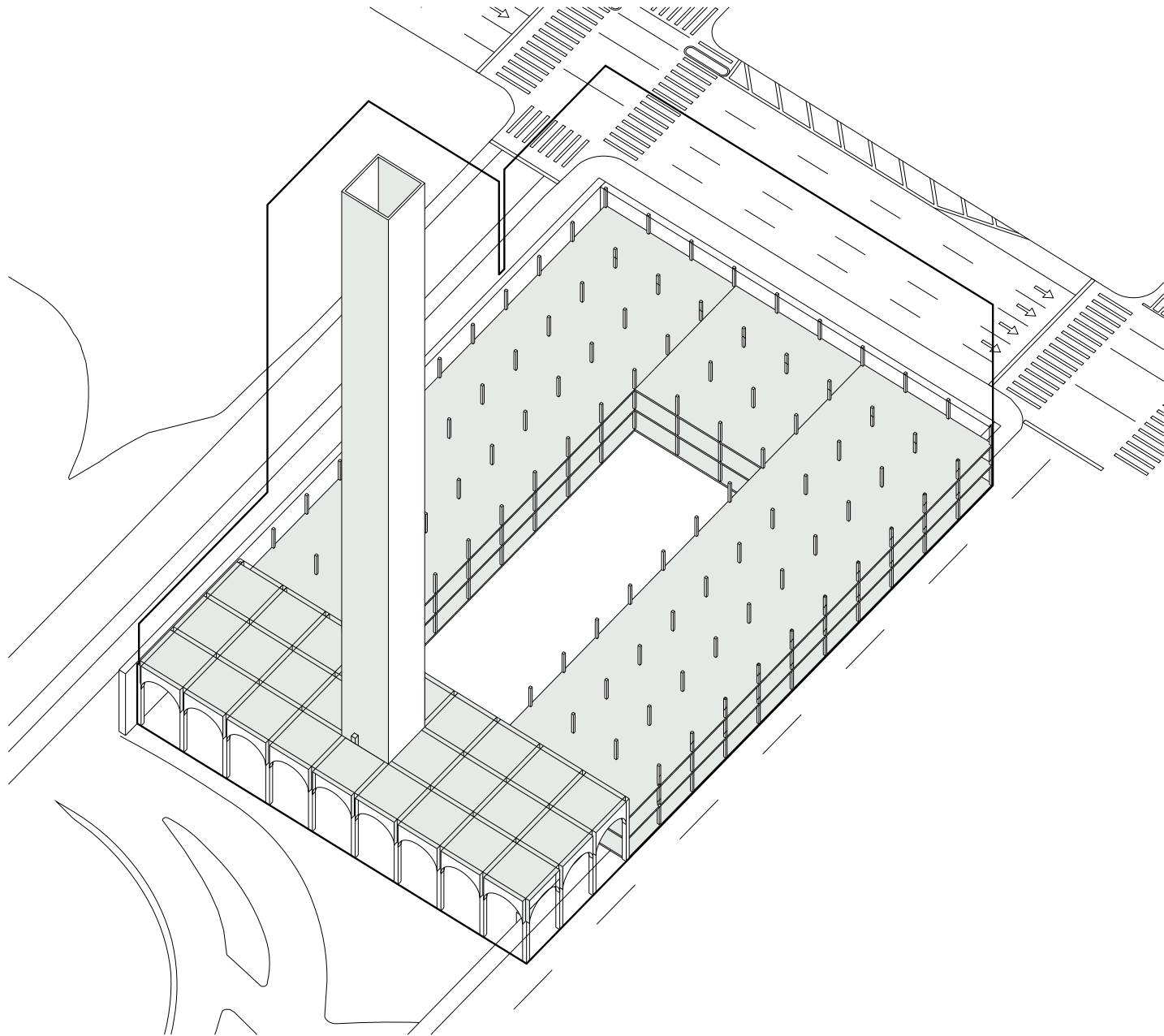




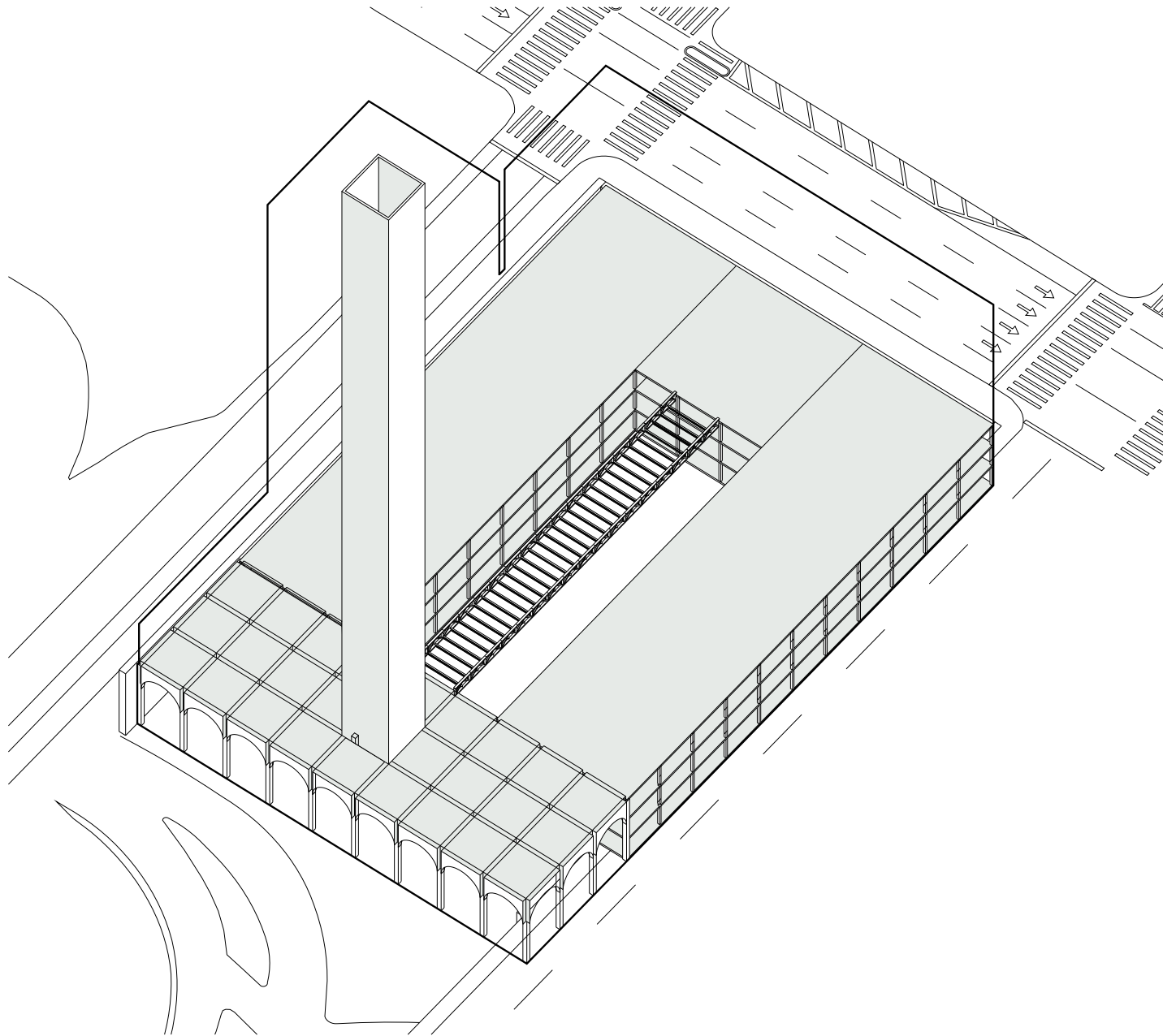
structural elements rock foundation



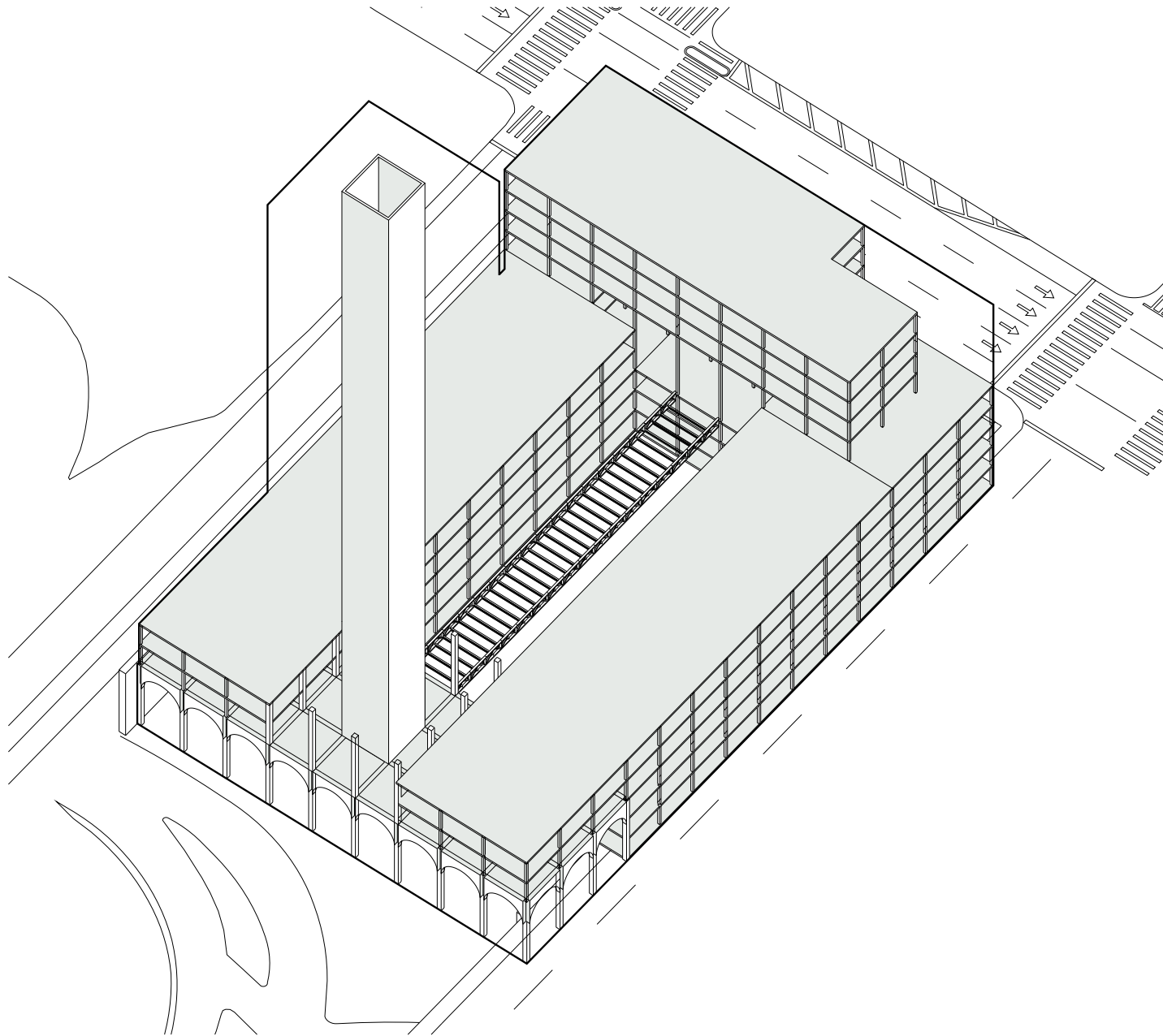
structural elements ø600/300 in-situ concrete columns and slabs



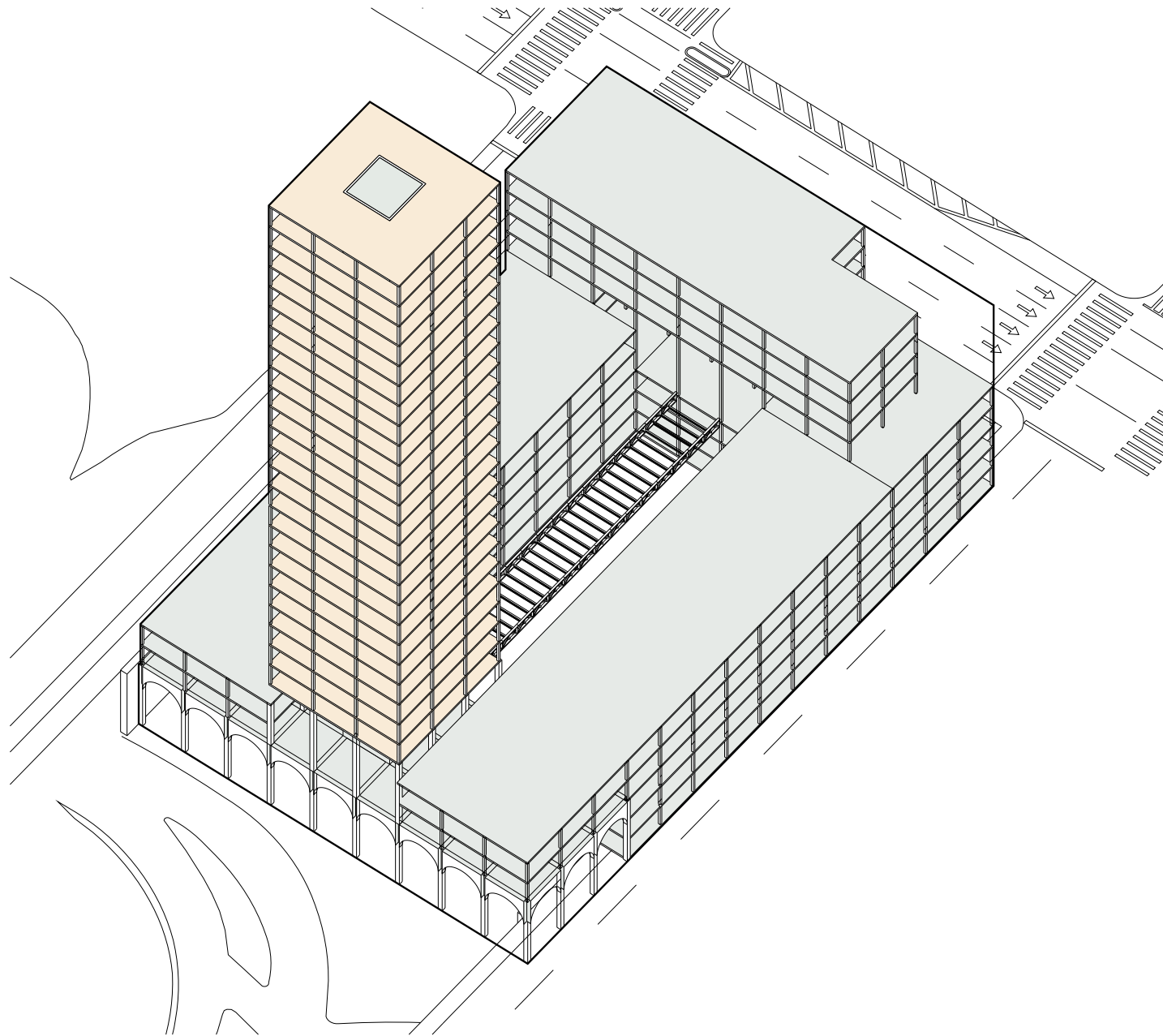
structural elements concrete vaults and stabilization shaft



structural elements double steel truss bridge $h = 1500\text{mm} + \text{HEB300}$ cross-beams



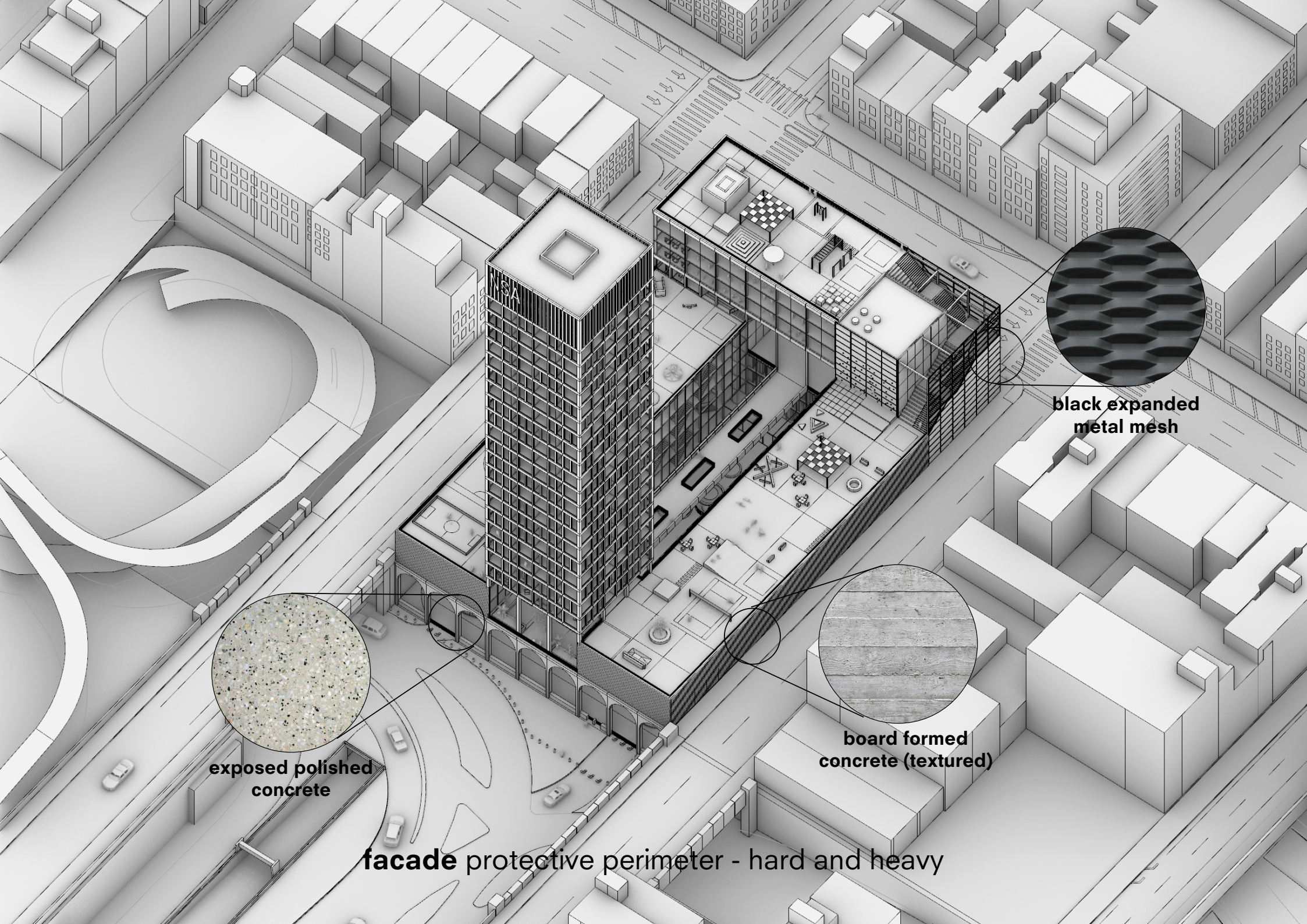
structural elements solid concrete base



structural elements mass timber tower - glulam columns and CLT floors



facade collage of contrasts

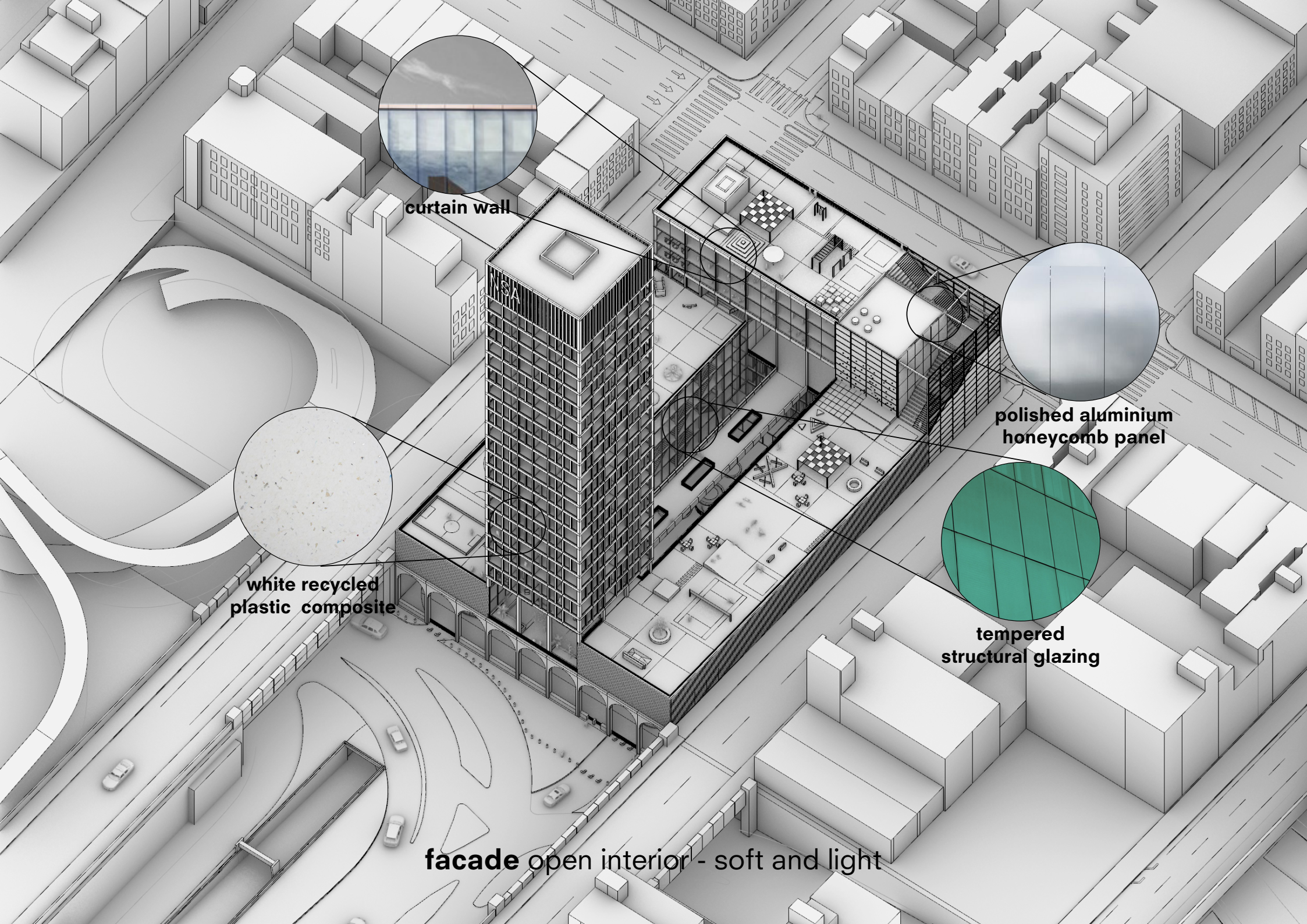


exposed polished
concrete

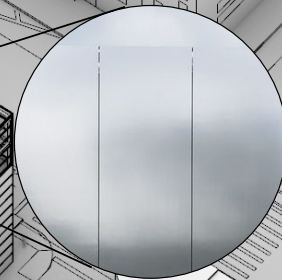
board formed
concrete (textured)

black expanded
metal mesh

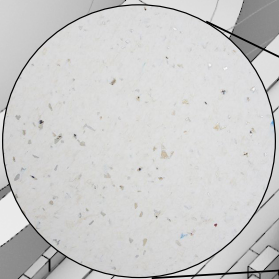
facade protective perimeter - hard and heavy



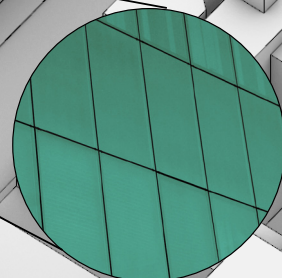
curtain wall



polished aluminium
honeycomb panel

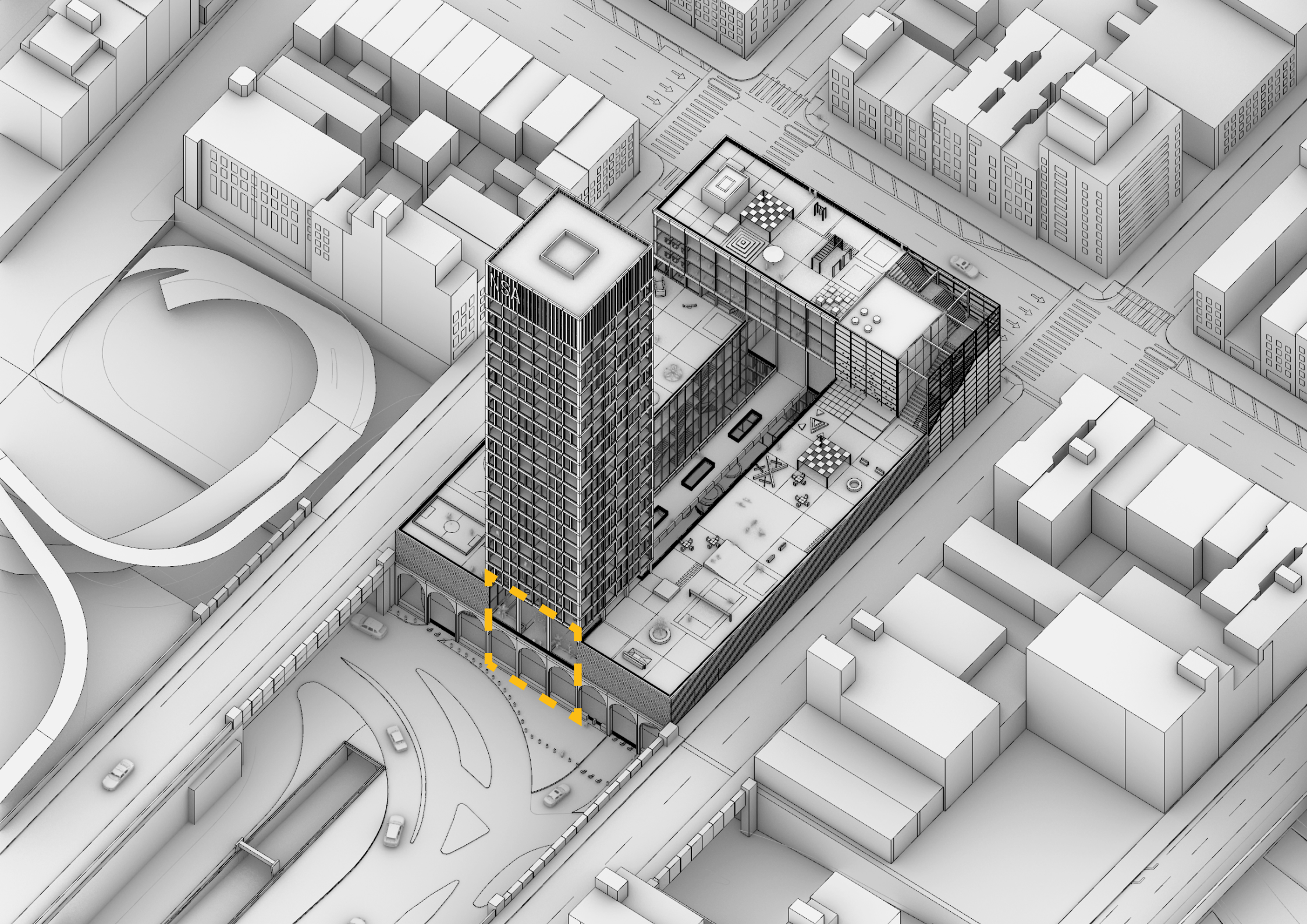


white recycled
plastic composite



tempered
structural glazing

facade open interior - soft and light

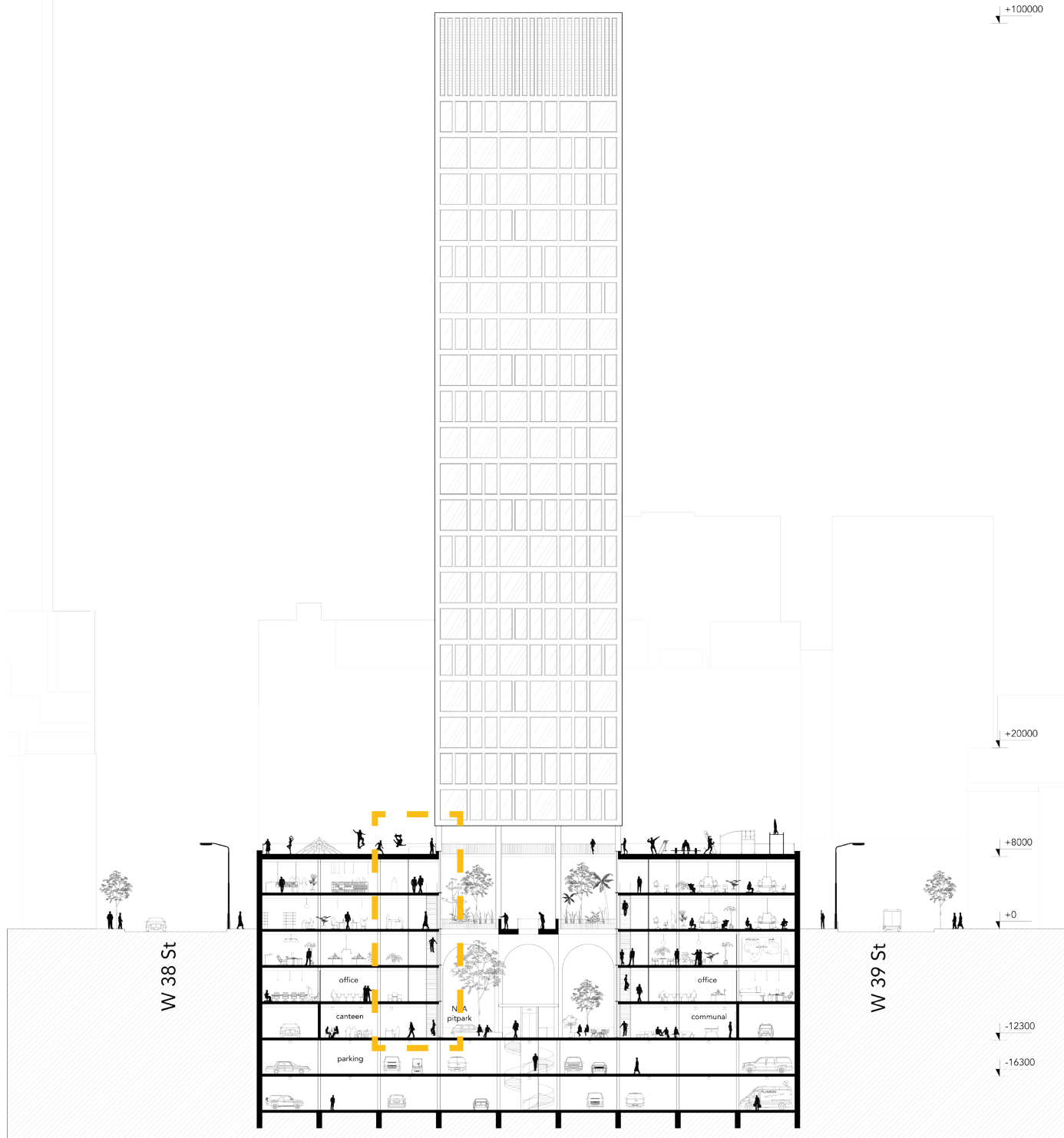




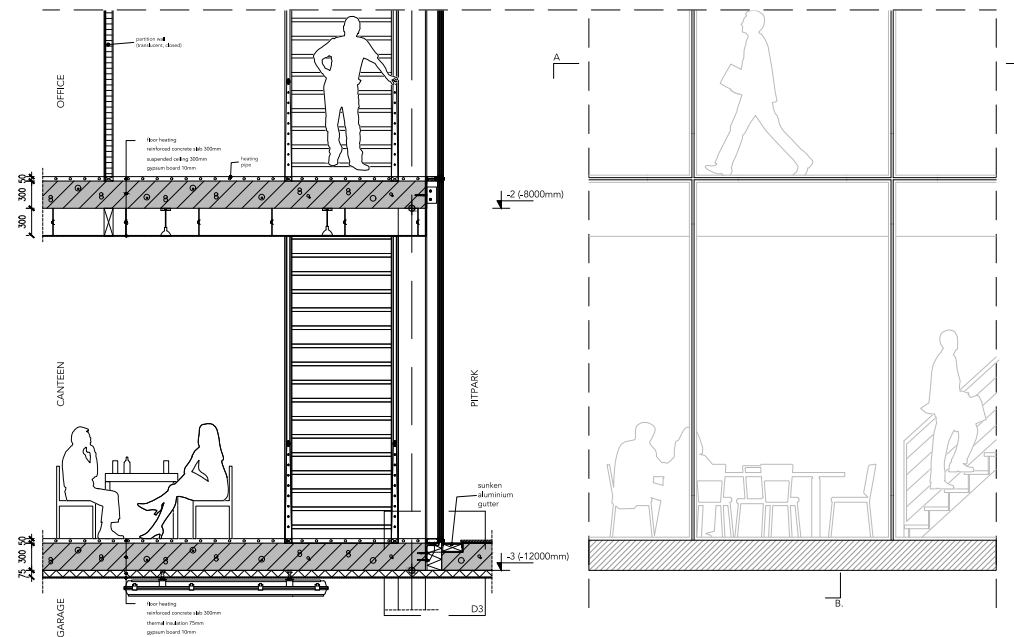
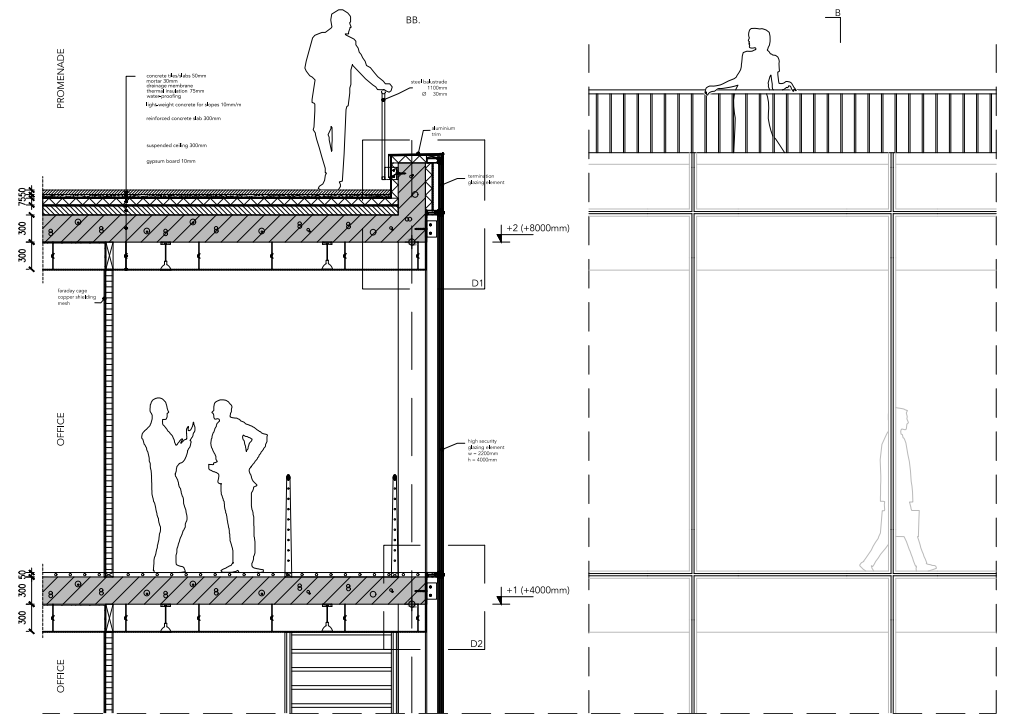
architectural detail tectonic arches



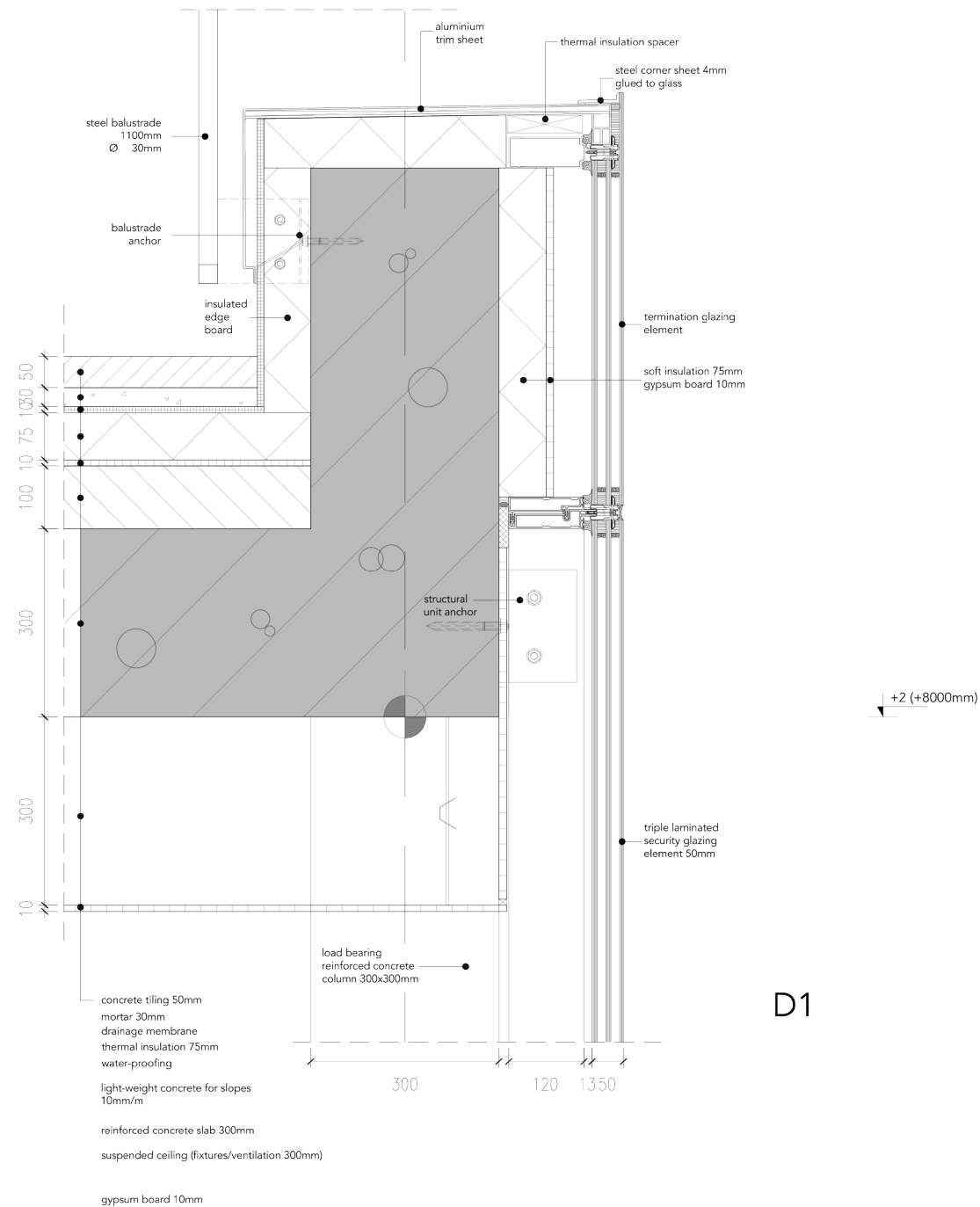
architectural detail tectonic arches



cross

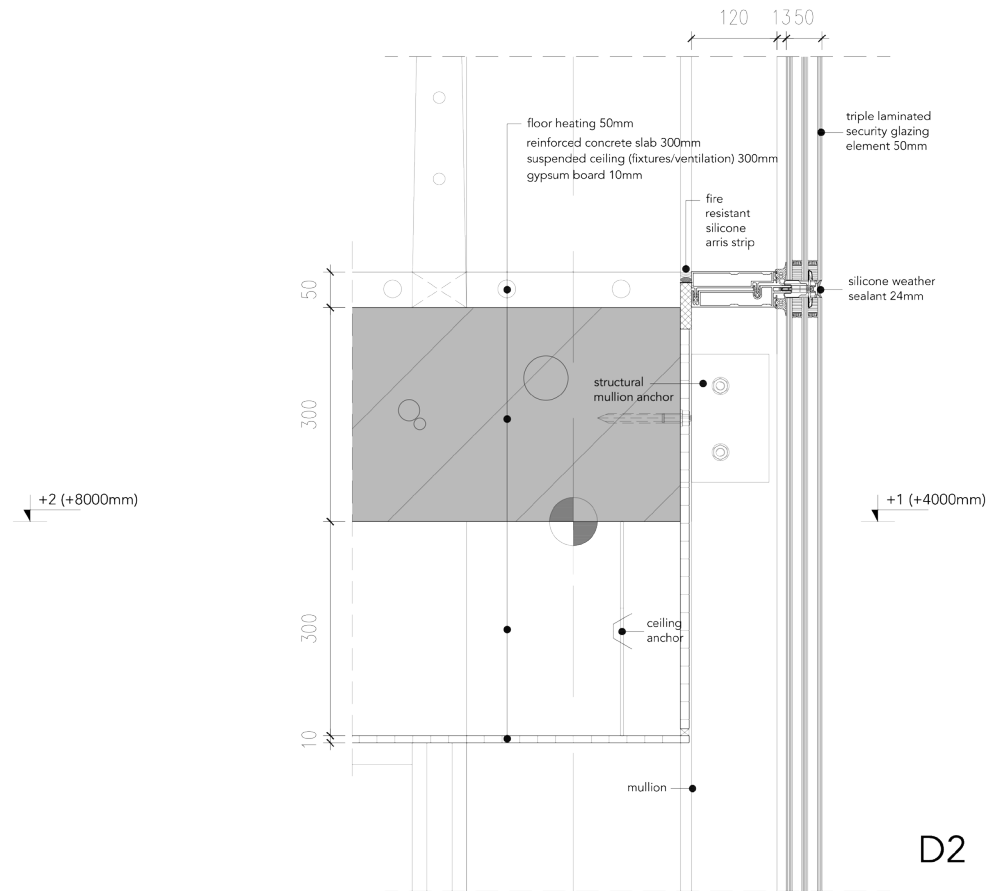


facade detail flush surface

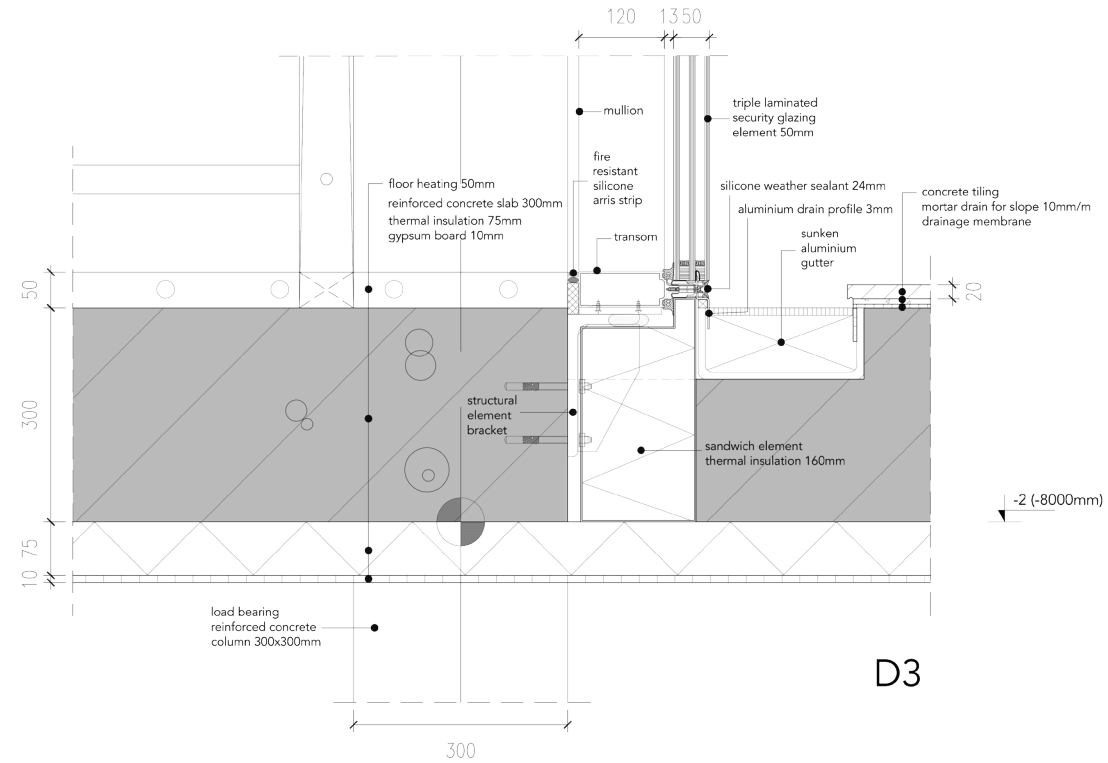


D1

facade detail unitised elements

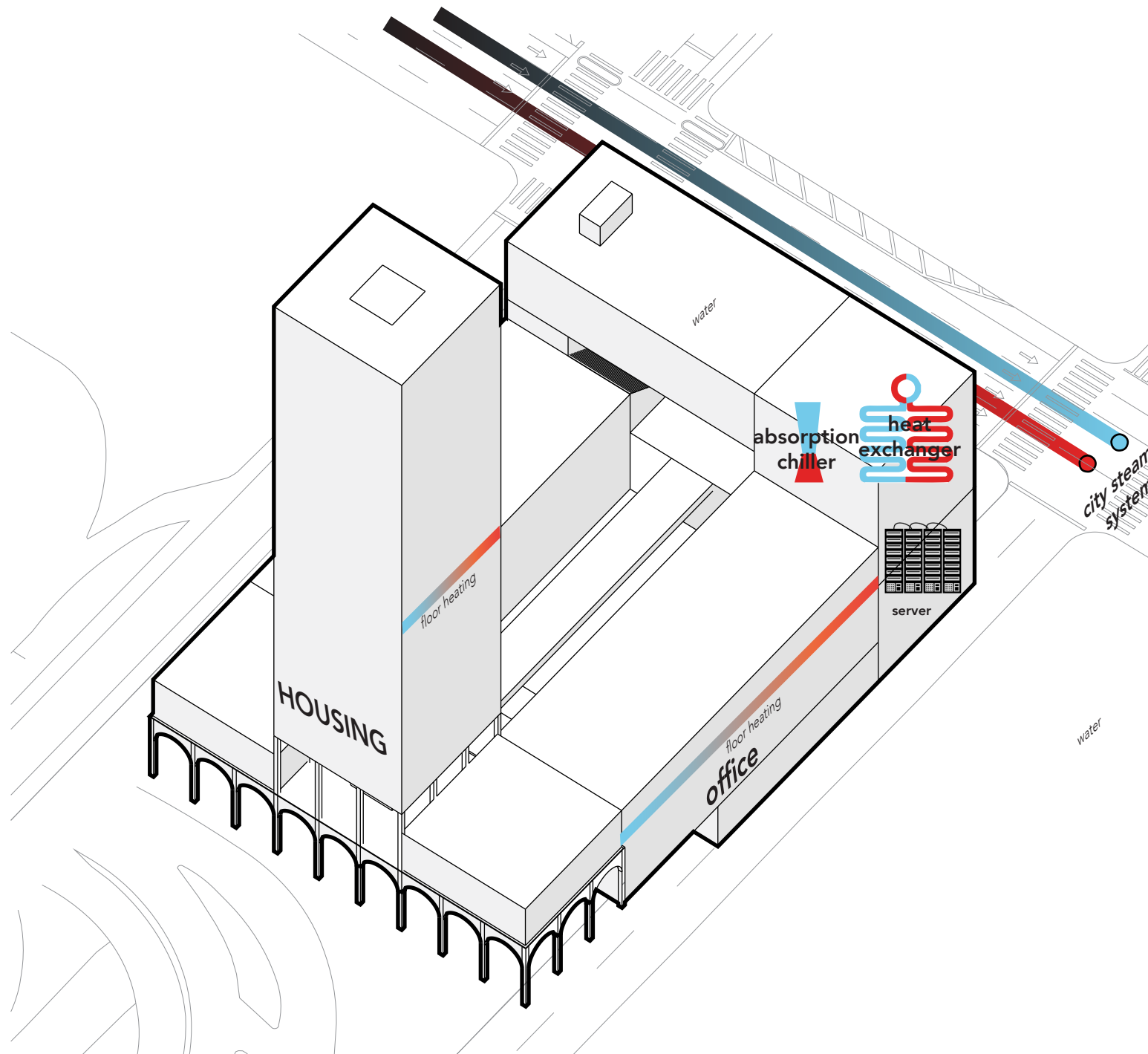


facade detail unitised elements

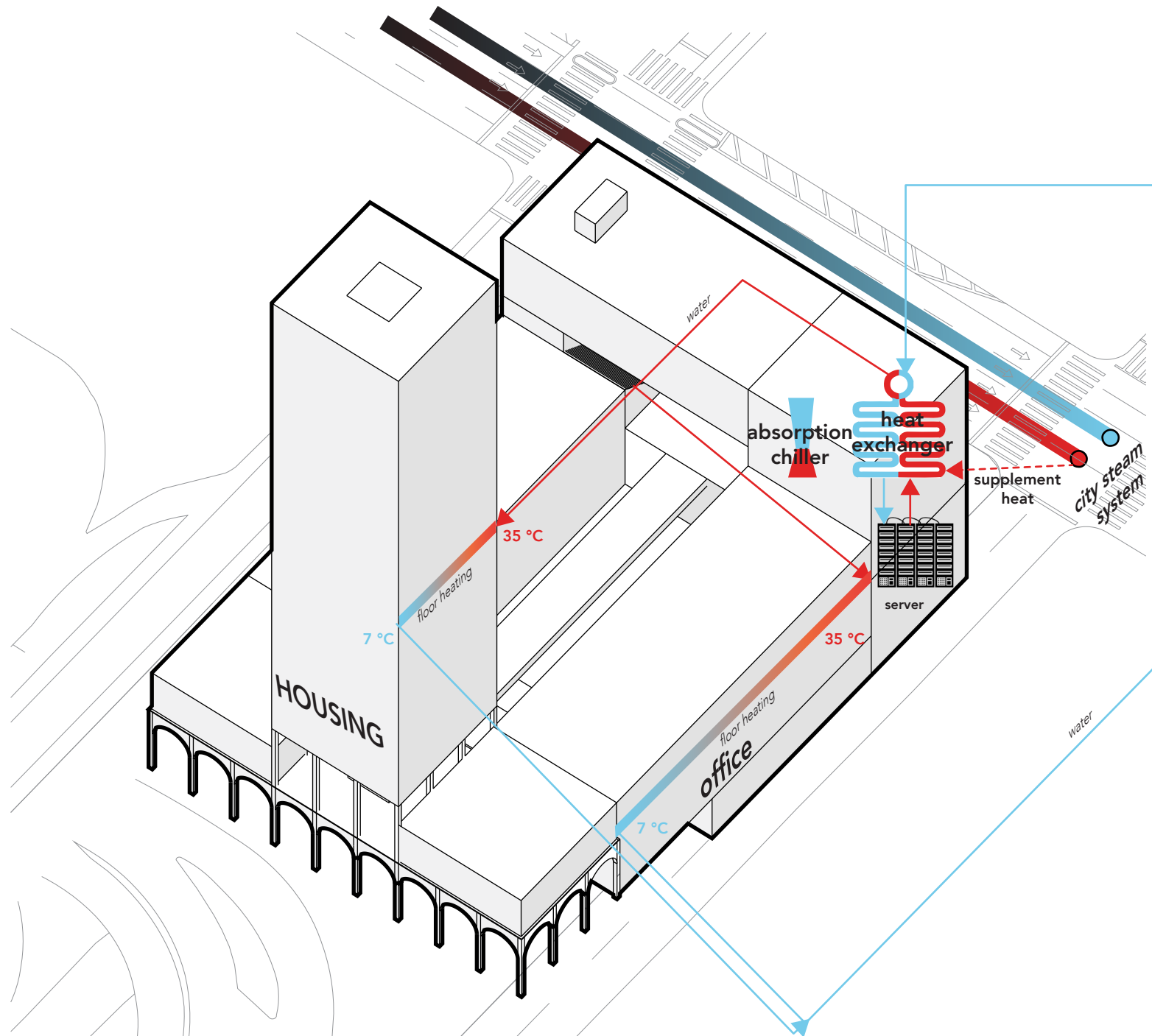


facade detail unitised elements





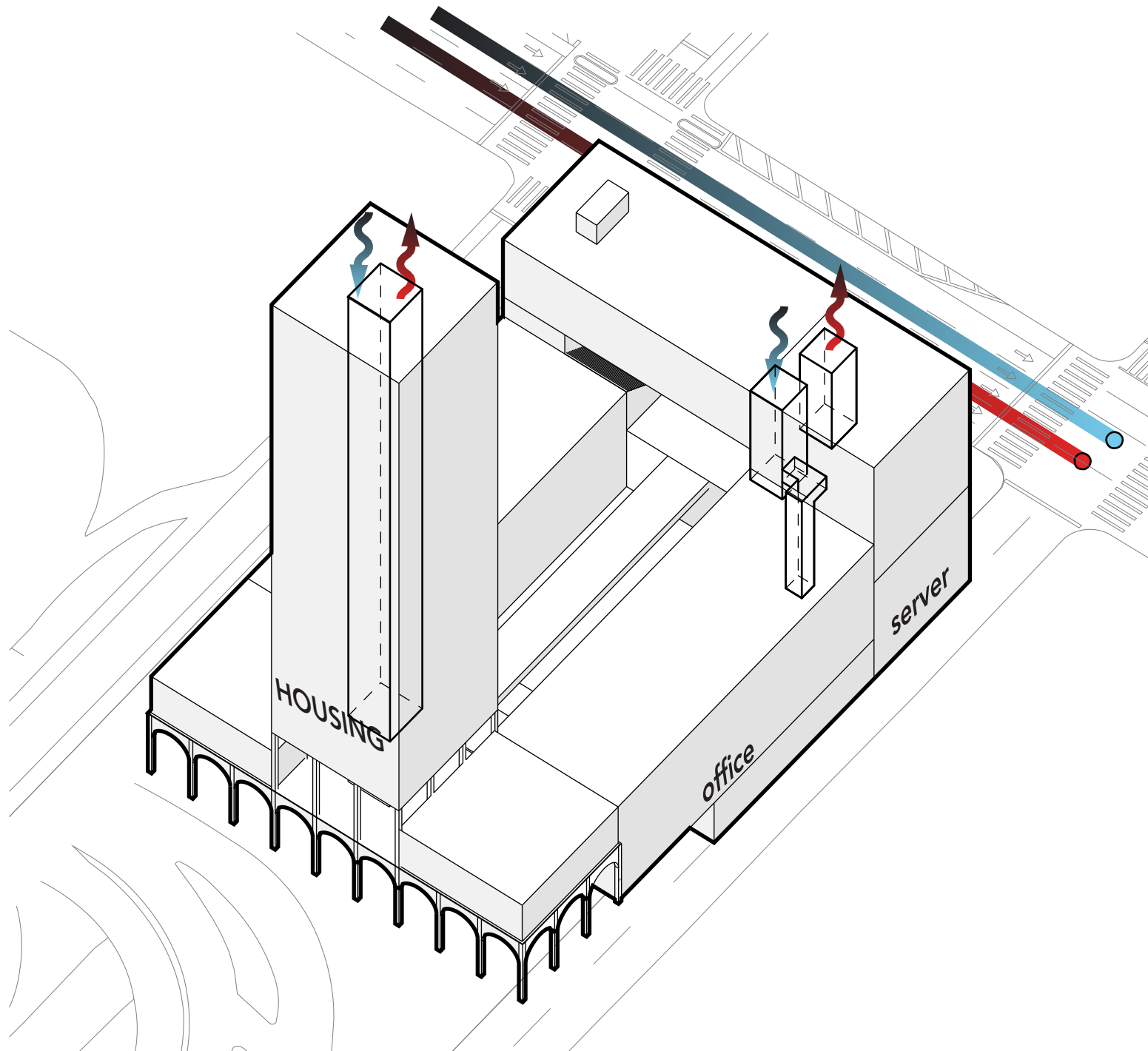
climate system server waste heat recovery



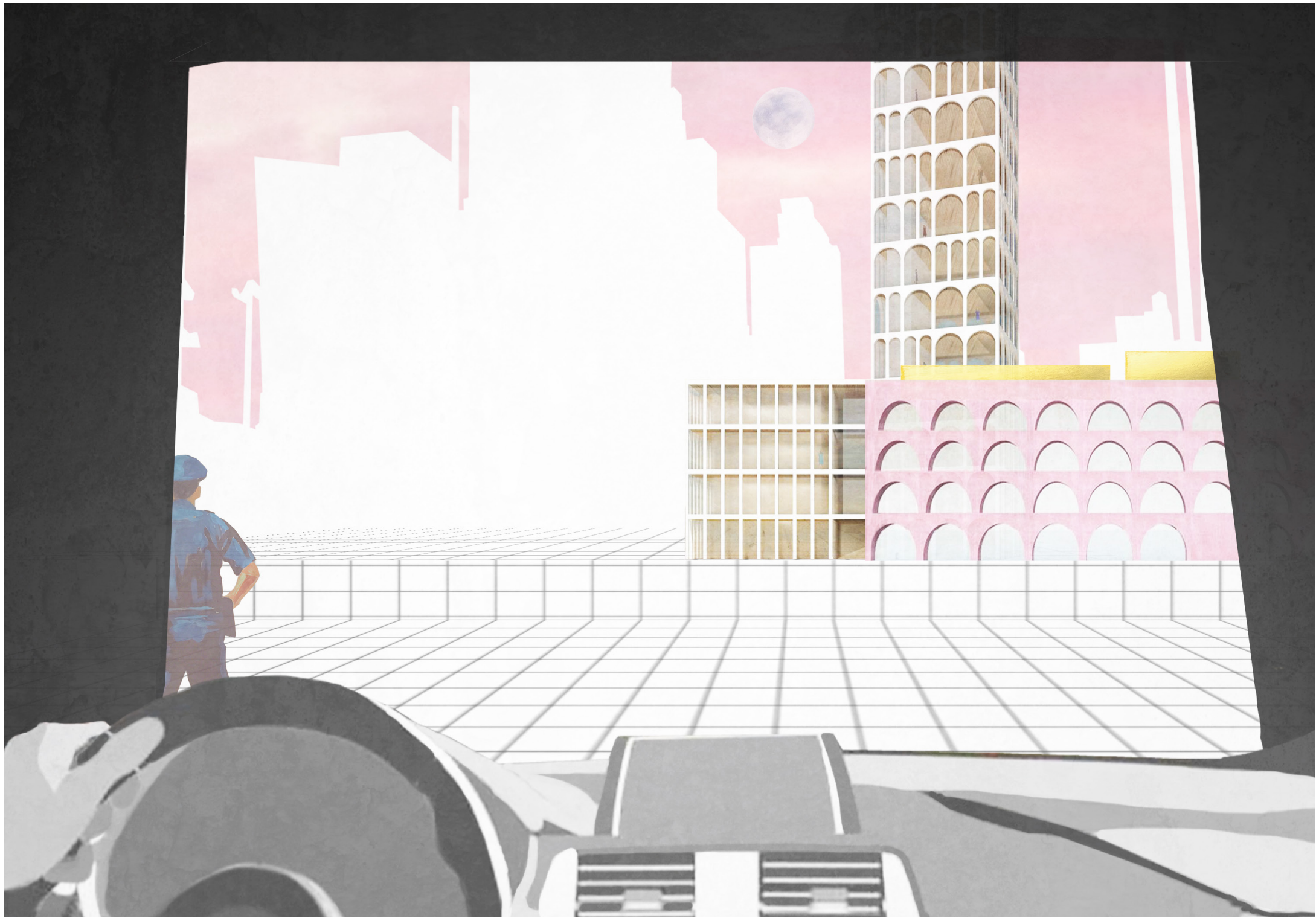
climate system server waste heat recovery (winter)



climate system server waste heat recovery (summer)



climate system mechanical ventilation





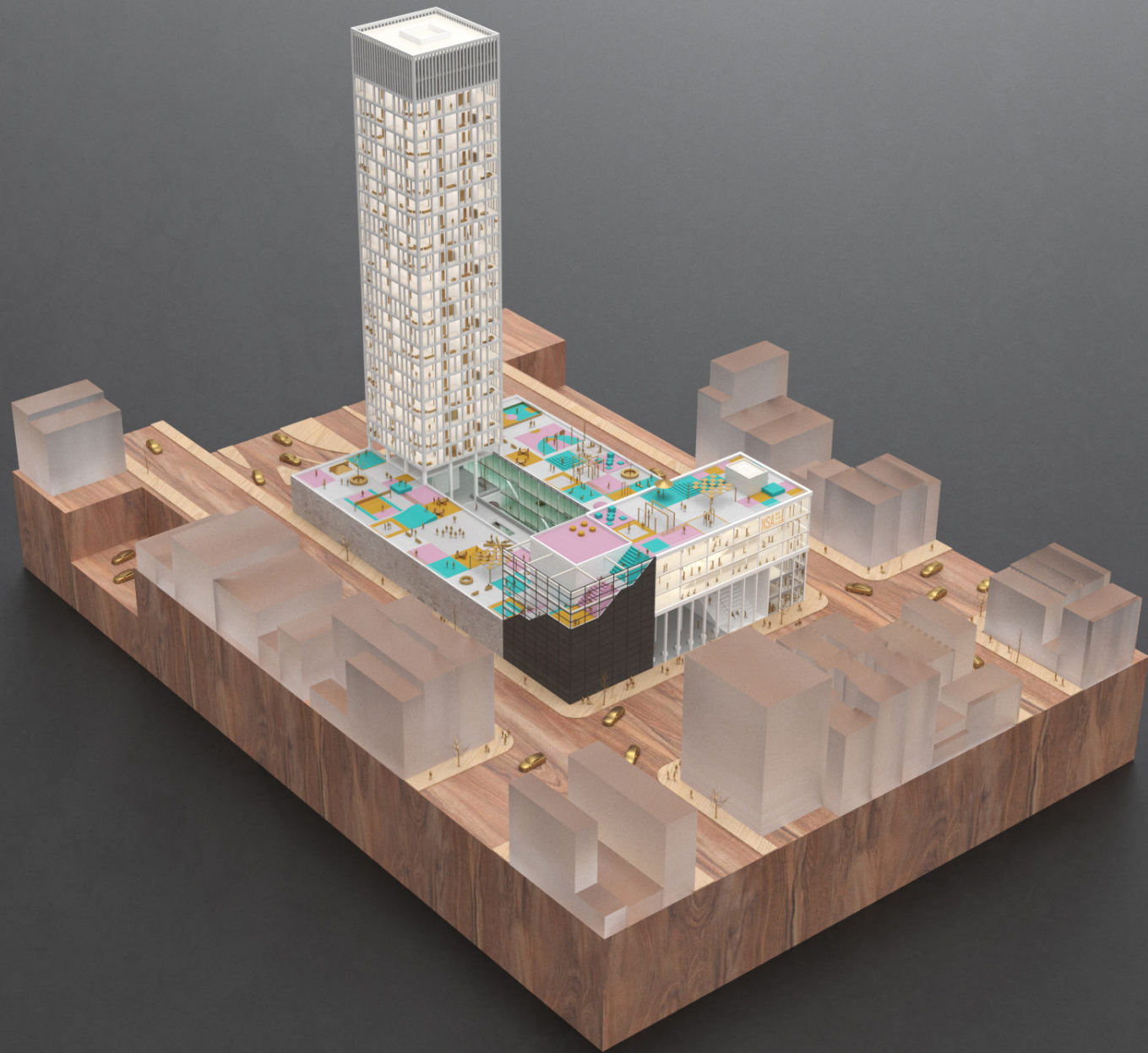
How could public space - on the scale of the block - evolve considering the contemporary tendencies in Midtown Manhattan?





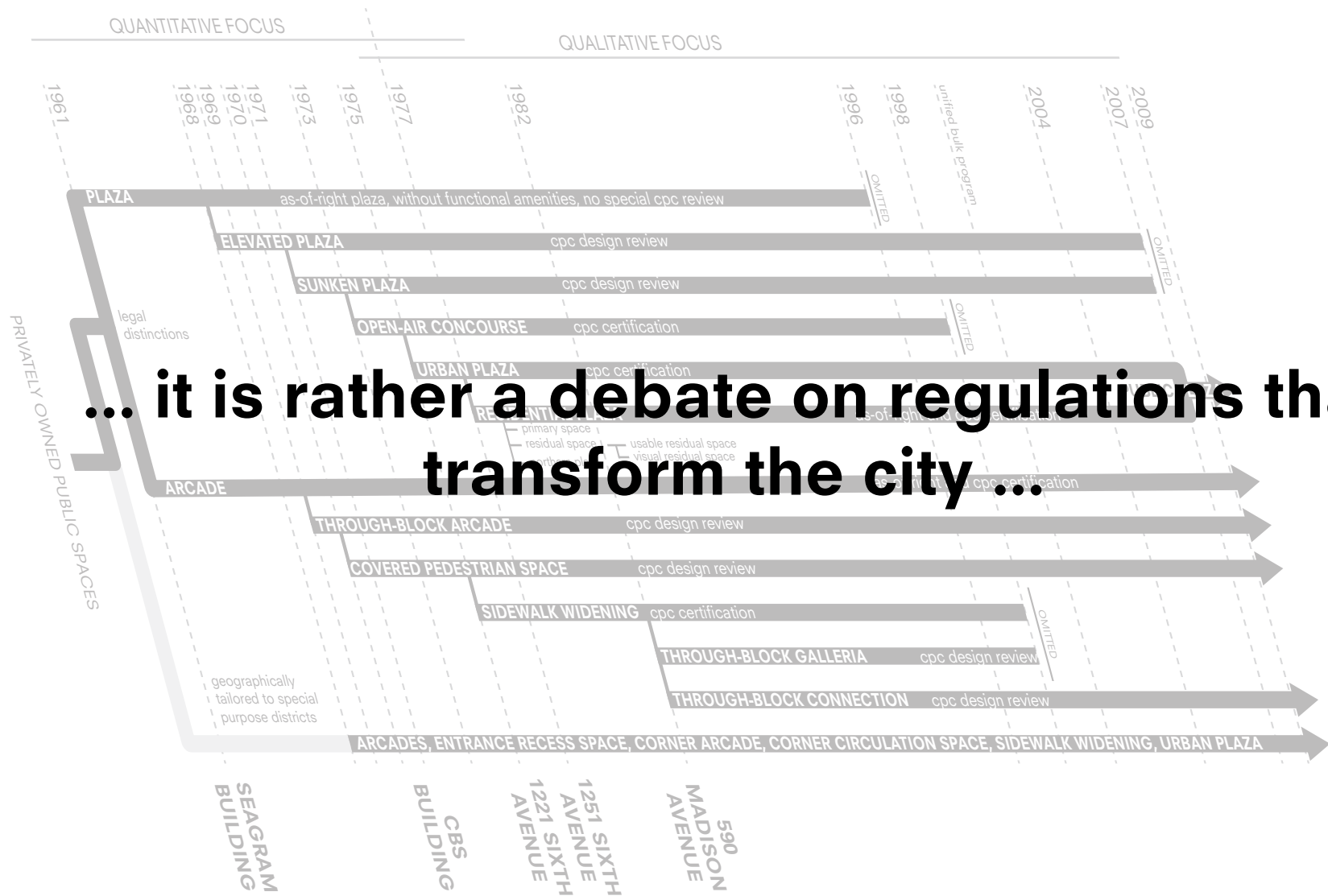
How to combine the hyper-private NSA with public housing and sportscenter? How to transform the security restrictions into an asset for the city?



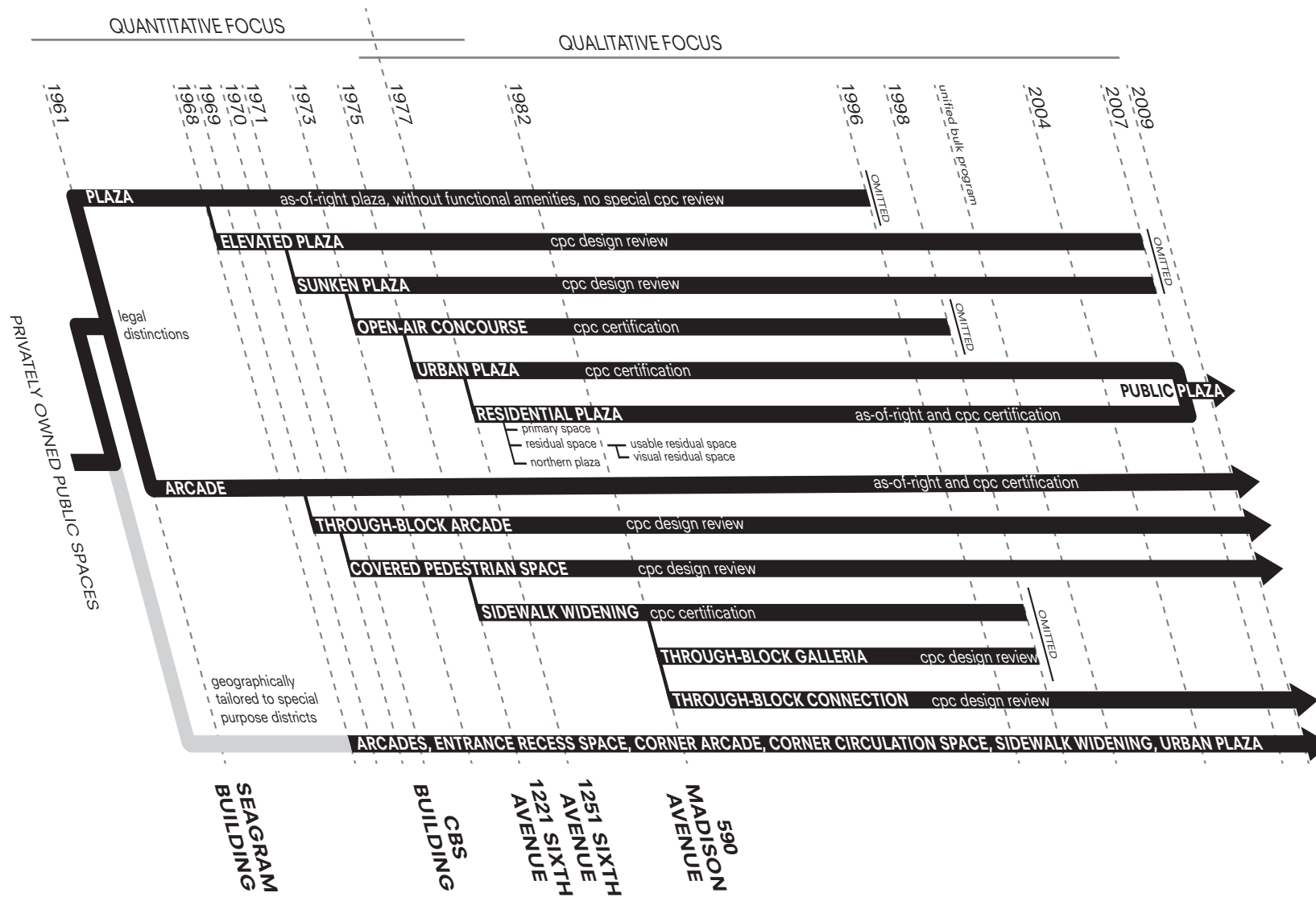


An architectural model of a city block, featuring a tall, white, grid-like skyscraper in the center. The surrounding area is filled with smaller, multi-story buildings of varying heights and colors (white, light blue, and light green). The model is set on a wooden base, and the background is a solid light gray.

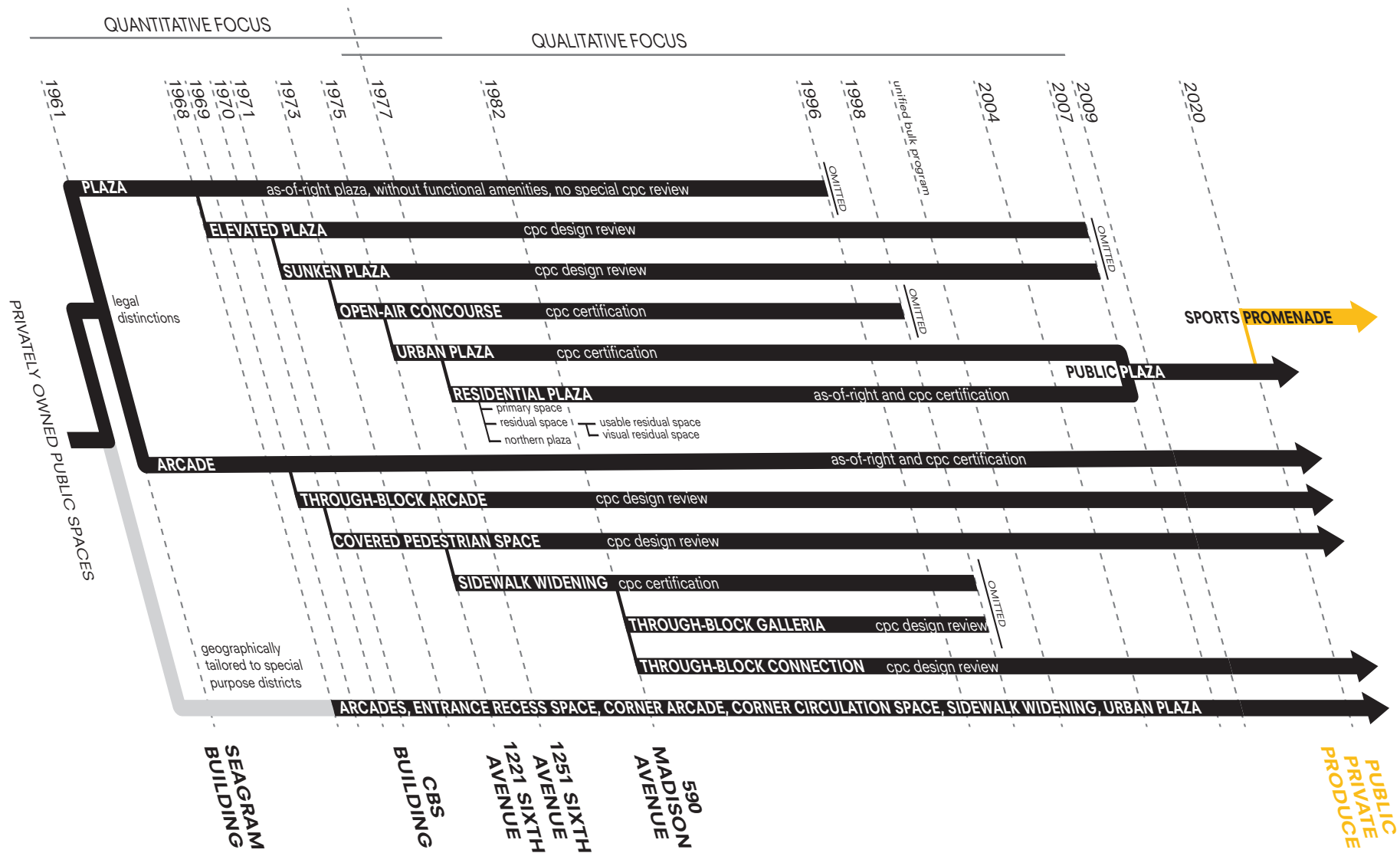
**In an architectural sense, there are hardly
limitations to the private production of
public spaces that contribute to healthy
densification...**



... it is rather a debate on regulations that transform the city ...



... however, the city and architecture can transform regulations ...



... a speculative project can become an archetype to inform the debate on densification

**THE PUBLIC
PRIVATE PRODUCE**

thank you :)