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*The Hotel* is a collective project that studies the hotel, both as a building type and as a place of hospitality, through a collection of fourteen individual contributions inside one skyscraper. The project imagines hospitality as a realm of exchange that condenses the diversity of the city through an assortment of guests, staff, and the broader public.

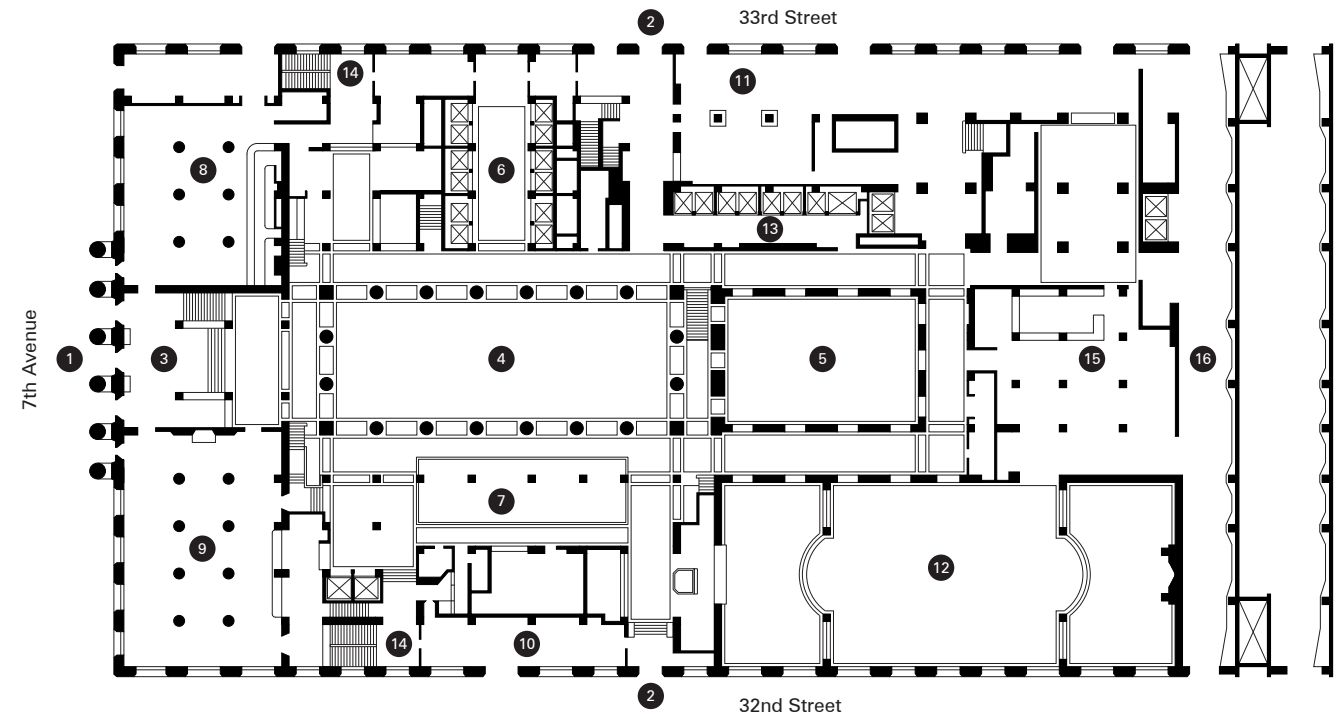
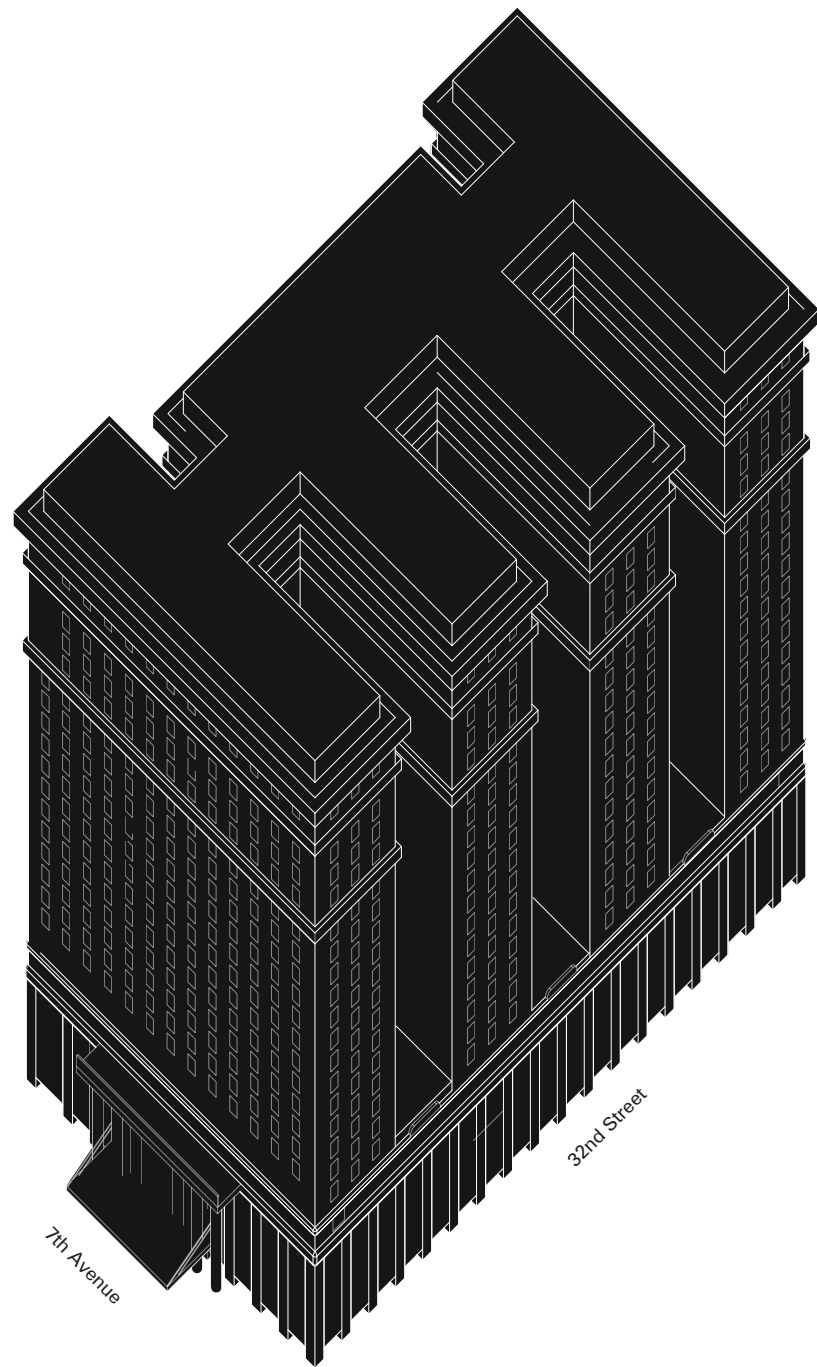
The hotel is a function of temporality and hospitality. The study questions the requirements for an architecture of hospitality to welcome, host, and entertain. As an architecture of temporality—an architecture that is dynamic and ever-changing, embodying a sense of transience and constant activity—the hotel allows for experimentation, while anticipating adaptation to meet the changing demands of its temporary residents. The hotel, as type, is understood beyond its curated front. It is, instead, a place of anonymity and exchange, of served and serving, a place characterized by short stays in a lasting structure.

The skyscraper, as a formal and monumental object, appears to contrast the hotel's temporality. In its autonomy, the skyscraper is a landmark in the skyline. Located in Midtown Manhattan—on the former site of Hotel Pennsylvania and adjacent to Penn Station—this project is a reflection on the metropolis of New York City.

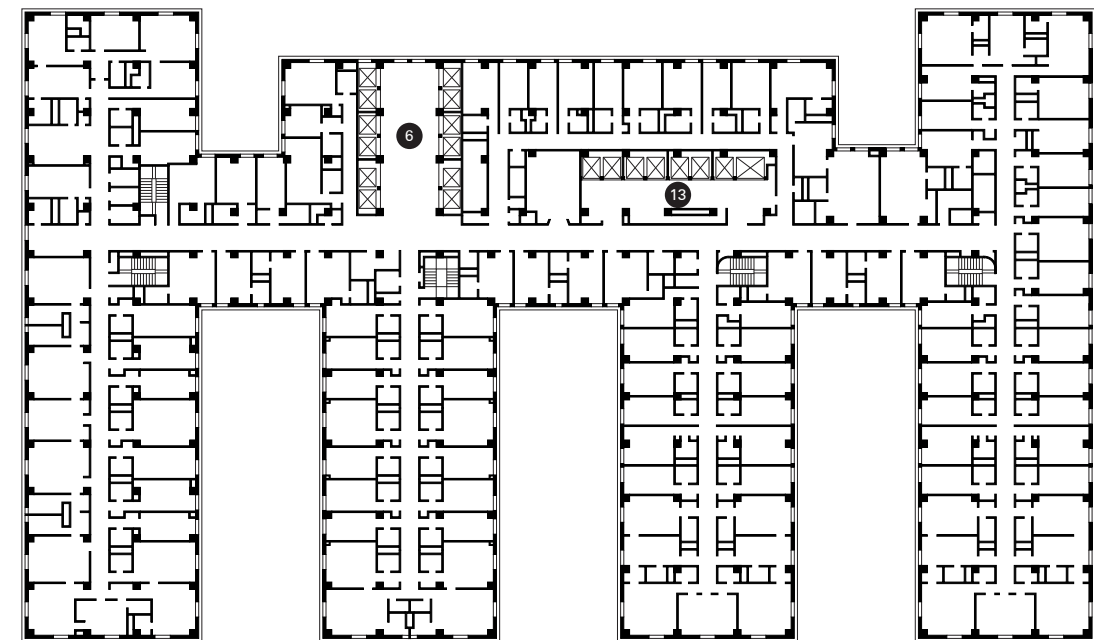
*The Hotel* consists of the design of the skyscraper as landmark—The Metropolitan—and the hotel as tenant—One Hotel.

1. *The Hotel* embraces the frenetic energy of New York City while opposing its outward expansion.
2. The Metropolitan will outlast One Hotel.
3. One Hotel accommodates fourteen types of guests, and its staff.
4. One Hotel shares accommodation, amenities, systems, and services with a 24/7 cycle.
5. *The Hotel* sets a standard for an architecture of hospitality.





Ground Floor



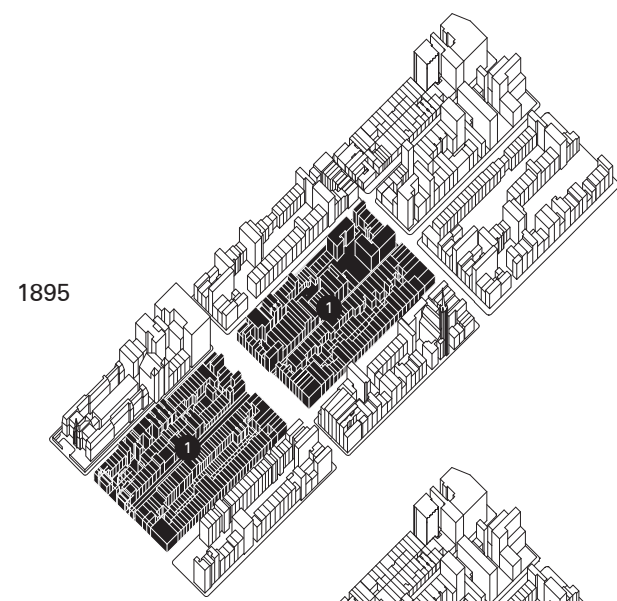
Typical Accommodation Floor

## Hotel Pennsylvania

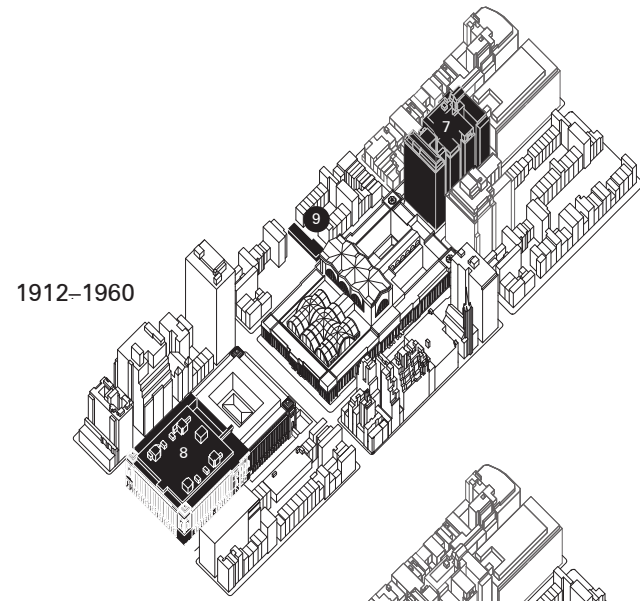
Hotel Pennsylvania was designed by the renowned firm of McKim, Mead & White. Consisting of 2,200 guest rooms over twenty-two floors, it was the largest hotel in the world at the time. Facing Seventh Avenue—and Pennsylvania Station—a portico greeted guests and led into the building through a sequence of spaces culminating in the hotel's lobby.



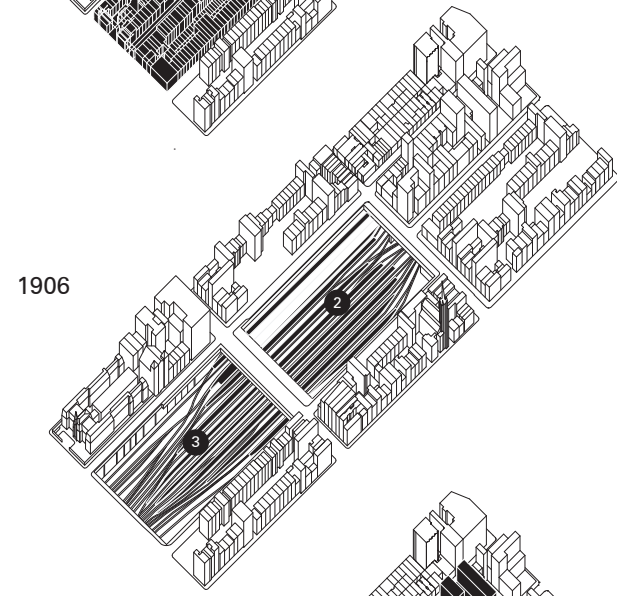
- |                        |                       |                      |
|------------------------|-----------------------|----------------------|
| 1. Main entrance       | 7. Office             | 14. Subway entrance  |
| 2. Secondary entrances | 8. Soda room          | 15. Pantry           |
| 3. Entrance vestibule  | 9. Mens' café         | 16. Service driveway |
| 4. Lobby               | 10. Shop              |                      |
| 5. Palm room           | 11. Drug store        |                      |
| 6. Guest elevators     | 12. Dining room       |                      |
|                        | 13. Service elevators |                      |



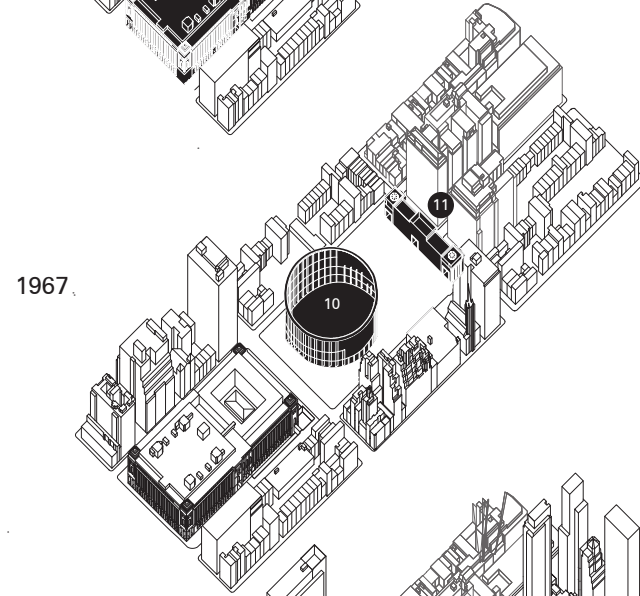
1895



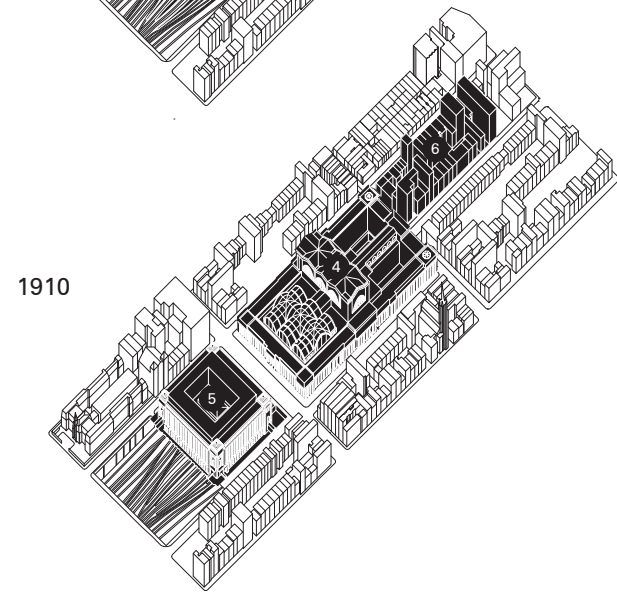
1912-1960



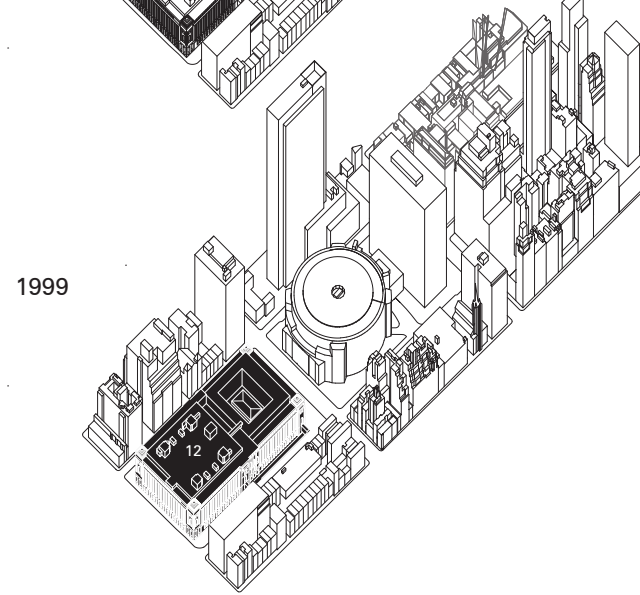
1906



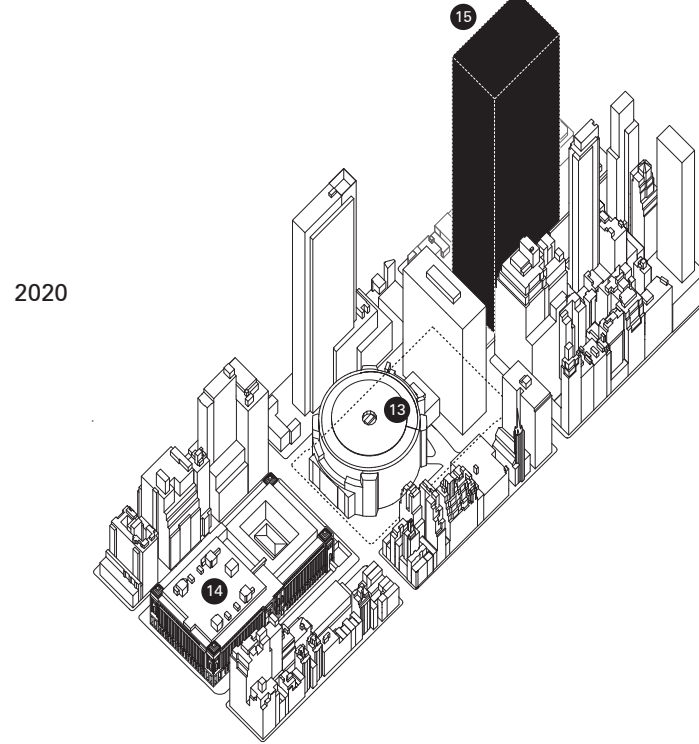
1967



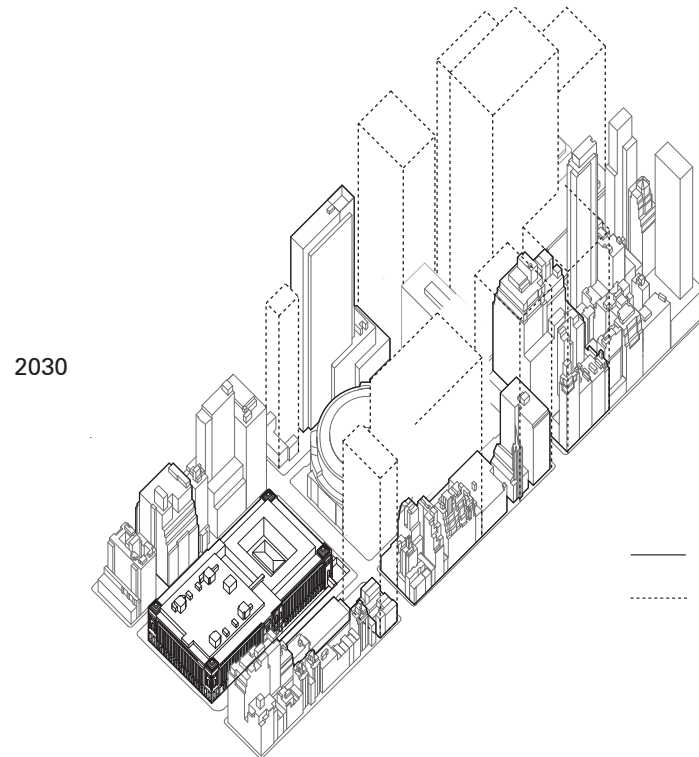
1910



1999



2020



2030

— Vornado-owned properties  
 ..... Proposal by Vornado Realty trust in conjunction with previous Governor Andrew Cuomo to develop 10 new buildings in the project called the "Empire station complex". The draft plan is a comprehensive, high-density, transit-oriented redevelopment proposition that would generate the revenue needed to finally overhaul and expand Penn Station as well as other transit facilities in the area.

## Pennsylvania Station

1. Pennsylvania Station stood on the former Tenderloin neighborhood, a lively district from 20th to 53rd Streets, Fifth to Seventh Avenues, evolving from the adjacent theater and hotel hub.  
 2. In 1901, the Pennsylvania Railroad unveiled a \$150 million plan to electrify and expand, connecting Pennsylvania and Long Island Railroads to Manhattan.  
 3. Pennsylvania Railroad tunnels span Manhattan

and link Long Island Railroad at Hunter's Point.  
 4. Opened in 1910, the original Pennsylvania Station, with North River Tunnels, was a Beaux Arts masterpiece by McKim, Mead & White, spanning West 31st to West 33rd Streets.  
 5. During Penn Station's planning, the Pennsylvania Railroad proposed a nearby post office on 8th avenue for the United States Post Office Department.

6. Six years after the opening of the station, PRR proposed a \$9 million, 1,000-room hotel on Seventh Avenue by McKim, Mead & White: Hotel Pennsylvania.  
 7. On January 25, 1919, the Hotel Pennsylvania was officially dedicated. With 2,200 rooms and baths, it claimed the title of the world's largest hotel.  
 8. The expansion of the Post Office Department was handled by McKim, Mead & White and

occurred between 1932 and 1934.  
 9. In 1935, a new bus terminal opened, adding to the area's importance as the city's main transportation hub.  
 10. Madison Square Garden Corporation replaced Pennsylvania Station with a sports complex, citing benefits like tax revenues and construction boost.  
 11. The old structure was leveled but continued to operate underground as the Garden's skeleton rose

above.  
 12. The expansion of Pennsylvania station into the Farley building begins, adding three underground levels along with the redesign of the first floor.  
 13. Today, Pennsylvania station functions below Madison square garden sports arena and Penn Plaza.  
 14. Moynihan Train Hall is an expansion of Pennsylvania Station, in the former post office

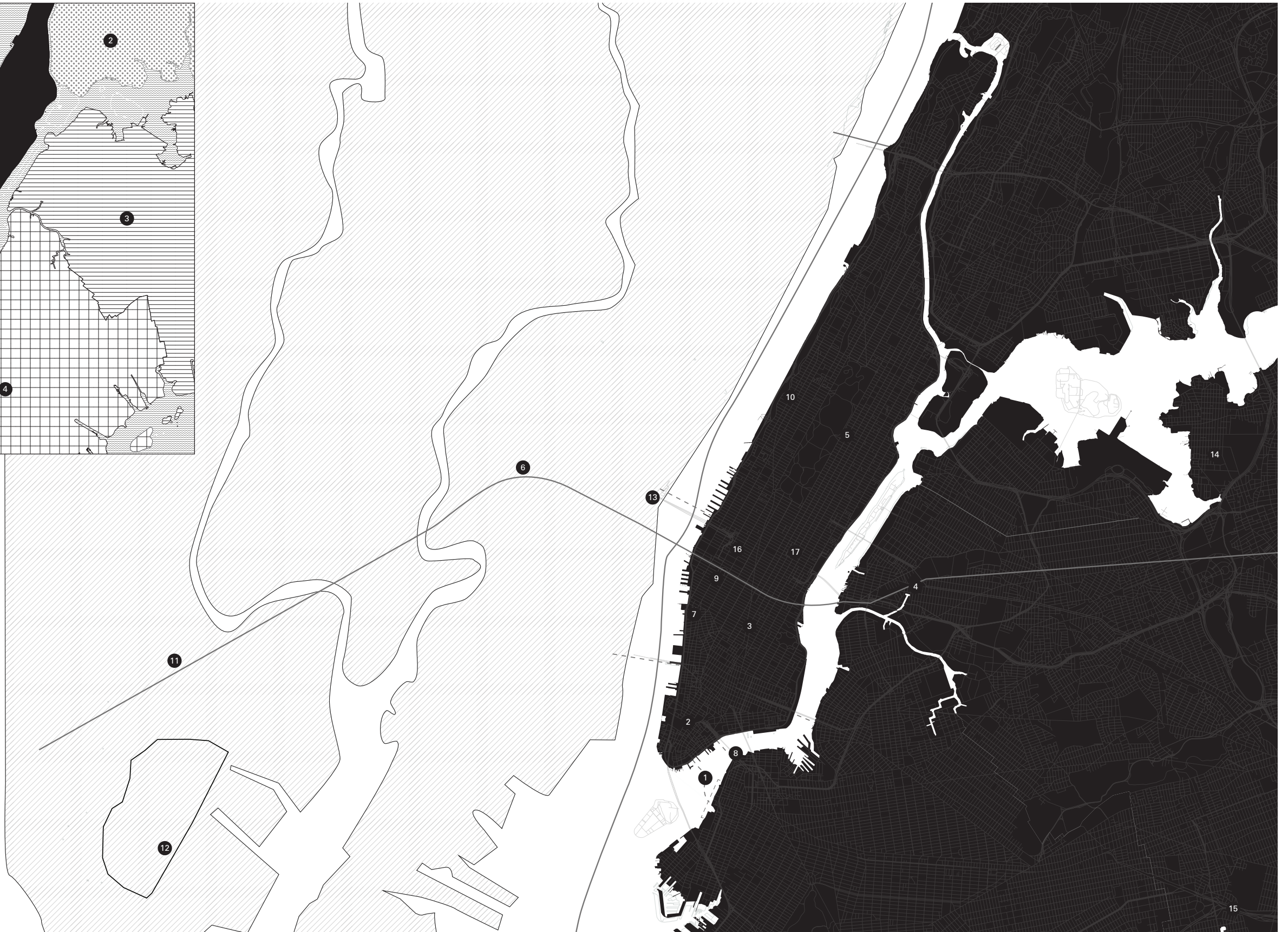
building, the James A. Farley Building.  
 15. Hotel Pennsylvania was demolished and in the now vacant plot, 15 Penn Plaza, also known as PENN15 and Vornado Tower, has been planned to be constructed by Vornado Realty Trust.





New York City Boroughs

- 1. Manhattan
- 2. Bronx
- 3. Queens
- 4. Brooklyn
- 5. Staten Island



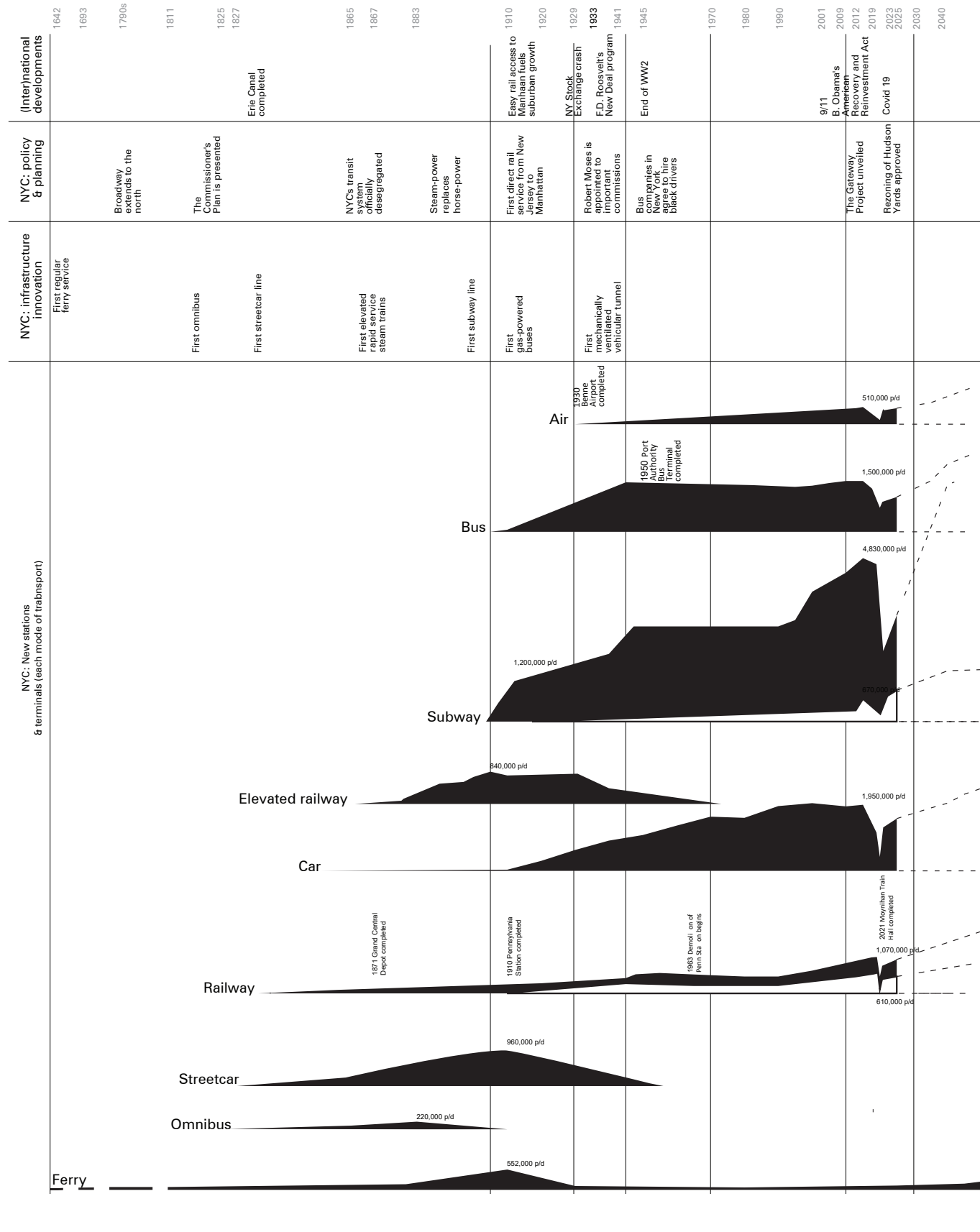
## Development of Transportation

As the city expanded, the development of efficient modes of transport has allowed more people to cross greater distances more frequently across the densely knit island of Manhattan.

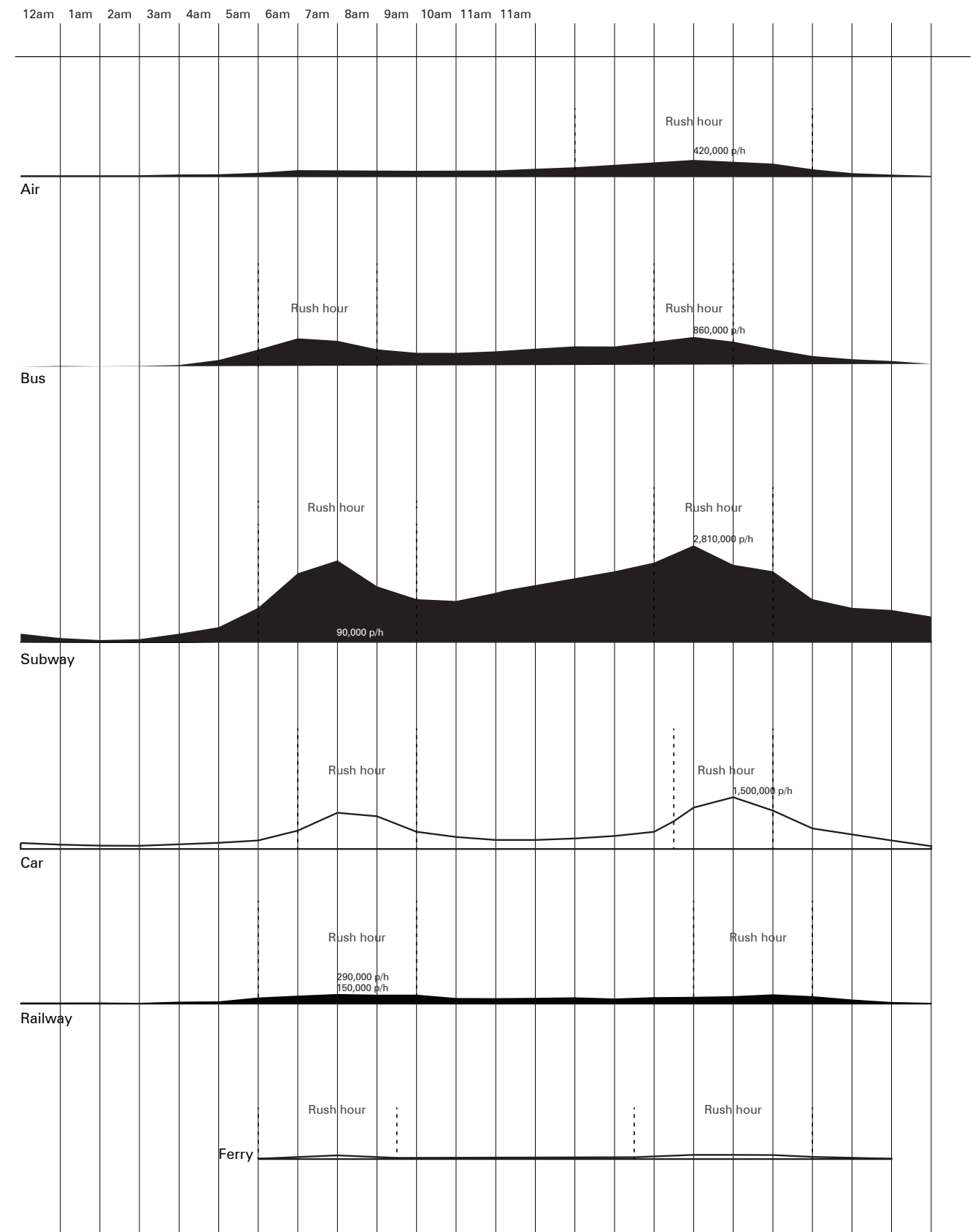
- 1. First regular ferry service starts in 1642
- 2. Broadway extends North in 1790s
- 3. First streetcar line opens in 1832
- 4. Railroad line to the East opens in 1850s
- 5. Railroad line to the North opens in 1850s
- 6. Railroad line to the West opens in 1850s
- 7. First elevated railroad opens in 1871

- 8. Brooklyn Bridge opens in 1883
- 9. Construction of Penn Station begins in 1903
- 10. First subway line opens in 1905
- 11. Hudson tunnels and Penn Station open in 1910
- 12. Newark Liberty Airport opens in 1928
- 13. Lincoln Tunnel opens in 1938

- 14. La Guardia Airfield opens in 1939
- 15. Idlewild International Airport -later renamed John F. Kennedy Airport- opens in 1948
- 16. Port Authority Bus Terminal opens in 1950
- 17. Grand Central Depot opens in 1971

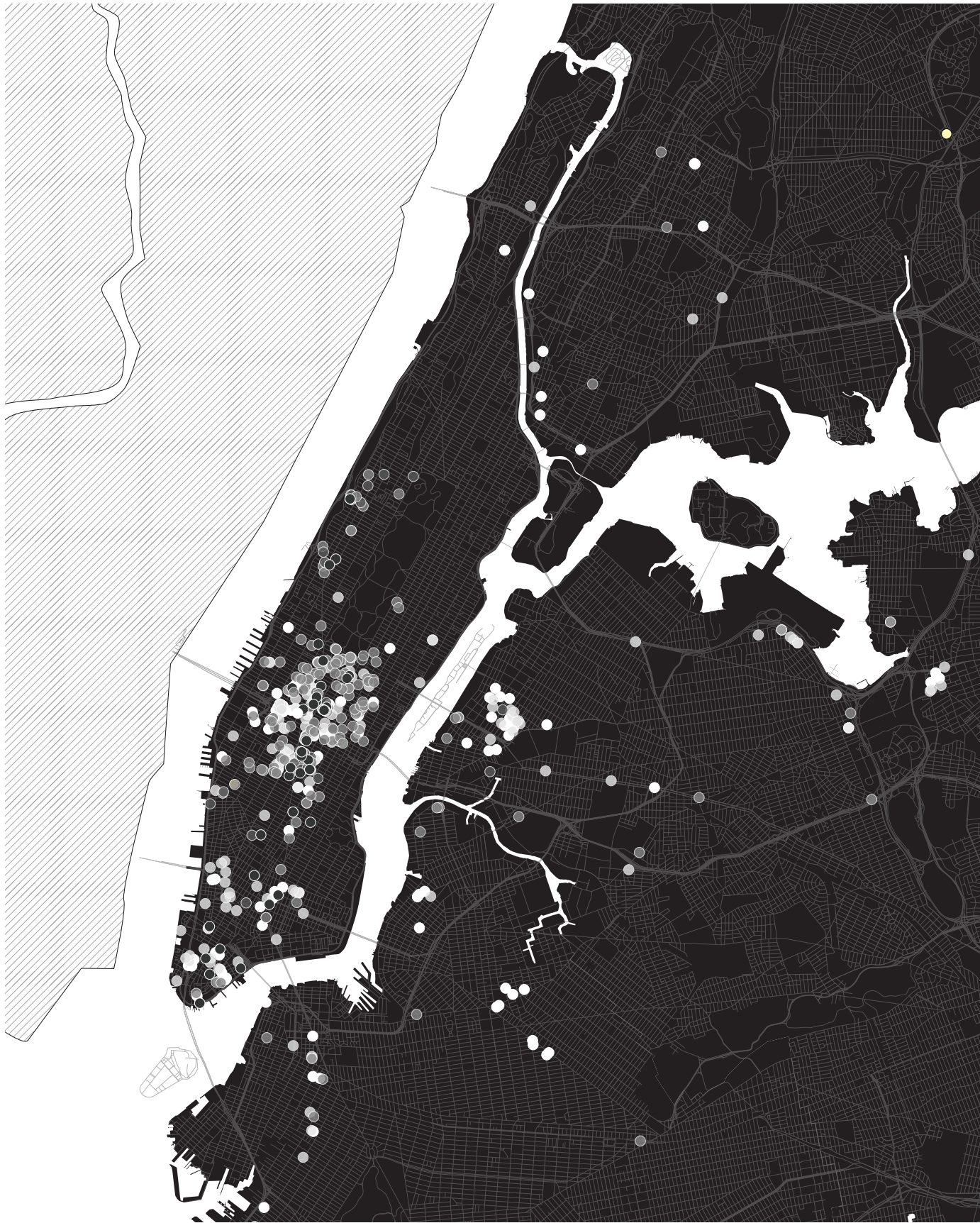


Daily Transportation Capacity of New York City



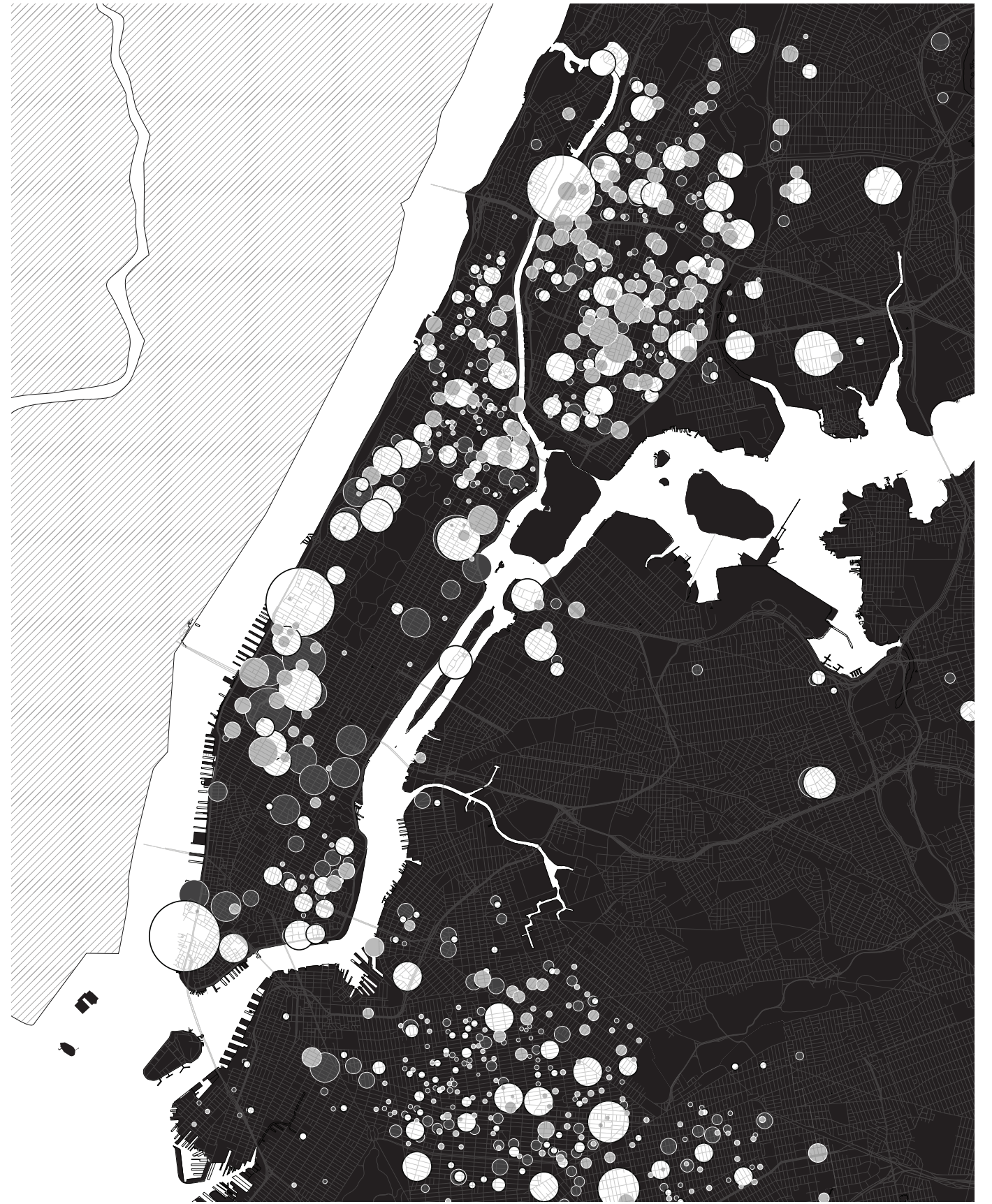
Peak Operating Hours





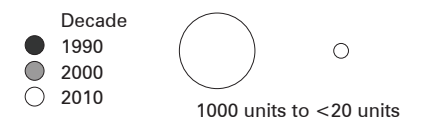
### Development of Accommodation and Lodging

Historically, hotels were concentrated in Midtown Manhattan where most of the city's attractions were located.



### Development of Public Housing

Around 90% of public housing developments in New York City are situated within low-income neighborhoods, with about 21% found in areas undergoing gentrification.



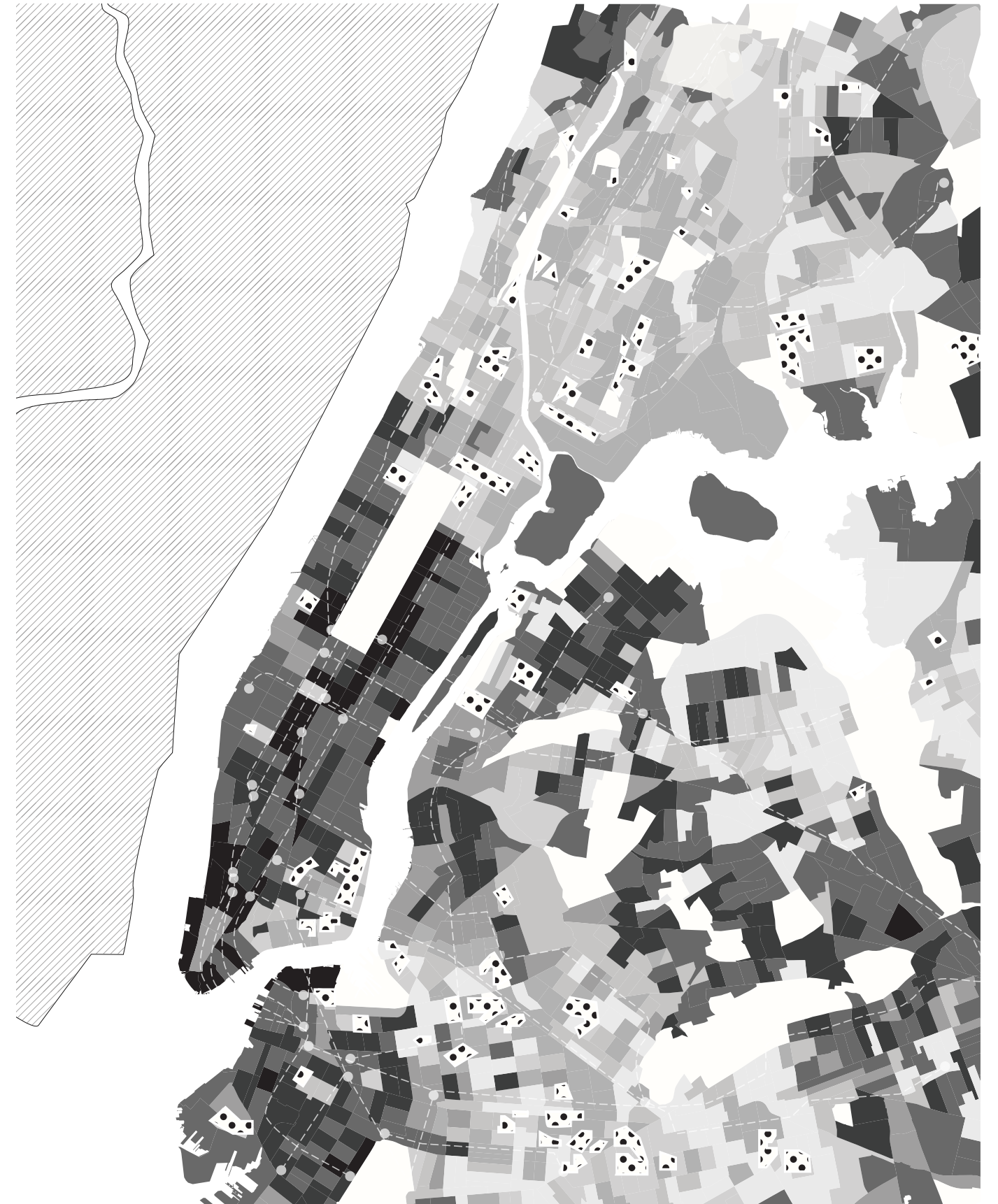




### Development of Office Density

The majority of office buildings are in Midtown and Downtown Manhattan, with some smaller clusters in Brooklyn and Queens. Today, there are almost 9 million square meters of vacant office spaces in the city.

○ Office buildings



### Development and Changes in Income Levels

Manhattan is one of the most expensive places to live, with an average of \$15,000—or EUR 14,000—per square meter. In the 515 census tracts of New York City today, 23% are situated in neighborhoods undergoing gentrification, while an additional 30% are in areas considered at risk of gentrification.

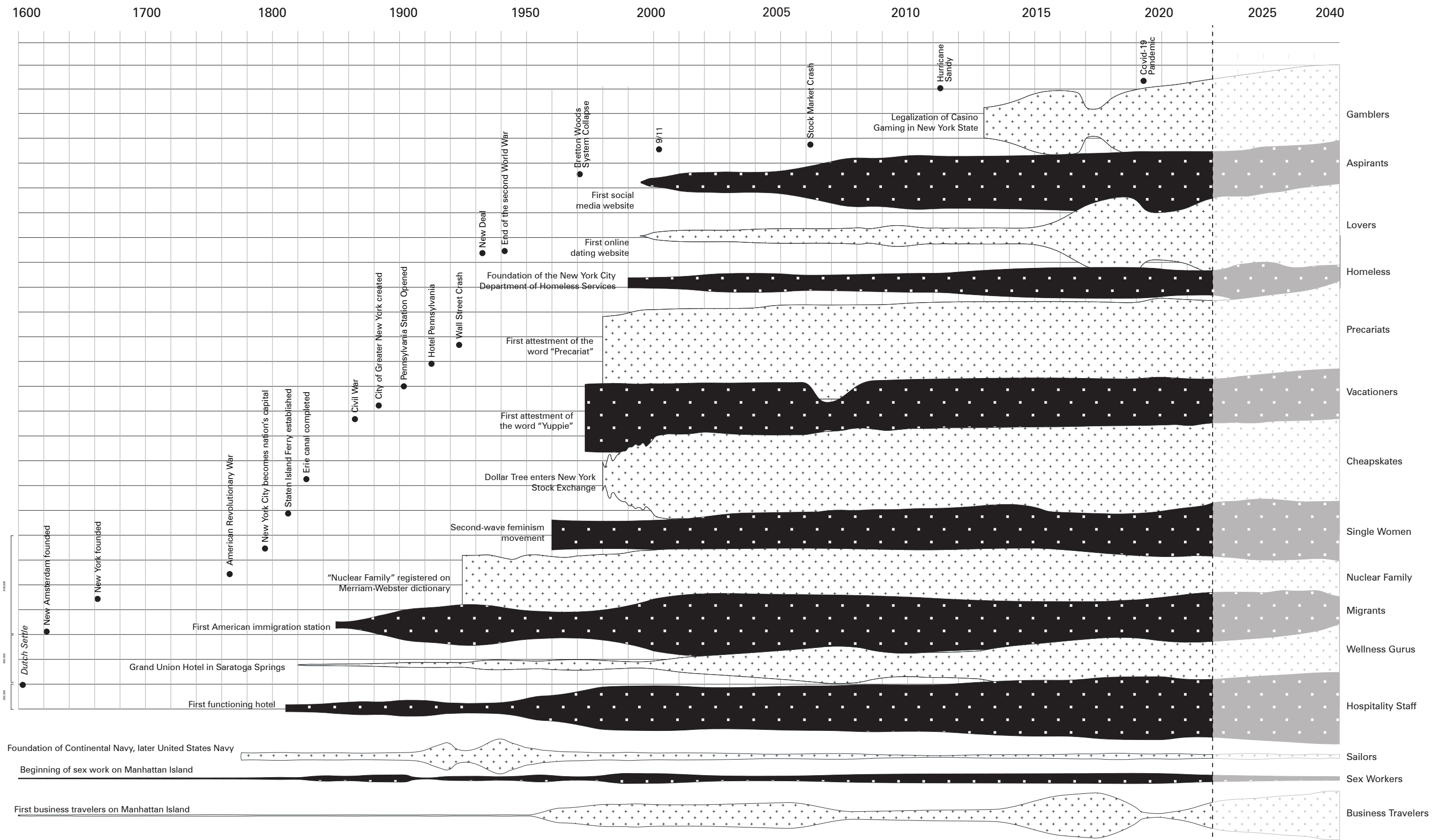
Degree of gentrification based on area median income



■ Current public housing stock

--- Metro lines

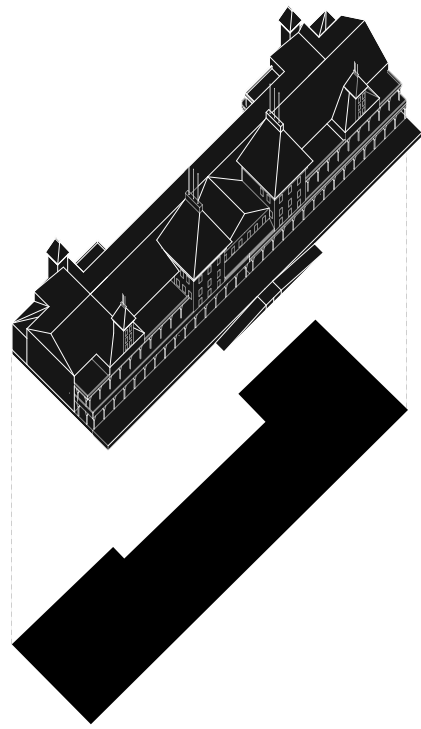




## Changing Demographics of New York City

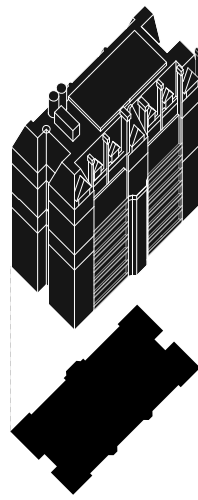
New York City has been the epicenter for immigration into the United States, especially from Europe, since the arrival of the Dutch in the seventeenth century. In recent times, various demographic groups have been introduced into the city's history, contributing to its diverse and dynamic tapestry. On top of this, as an economic and cultural center, New York hosts travelers for business and pleasure, welcoming many, along with their money.





Brighton Beach Hotel  
1870–1924  
Rooms: 400  
Floors: 4  
Case study for  
Vacationers/Resort  
segment

Brighton Beach Hotel opened in Coney Island in 1870, before it closed in 1924. The seaside resort was constructed near Manhattan, where it offered a place of residence and seclusion of 400 keys, while providing its guests with a high-end amenity program.



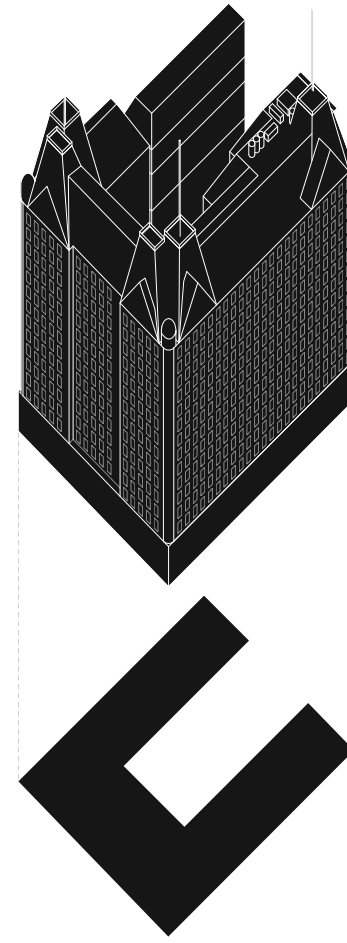
Hotel Chelsea  
1884–  
Rooms: 250  
Floors: 12  
Case study for  
Precariats/Residential  
segment

The Hotel Chelsea opened in 1884. As one of the city's first private apartment cooperatives, it housed 250 keys before its renovation and reopening in 2022.



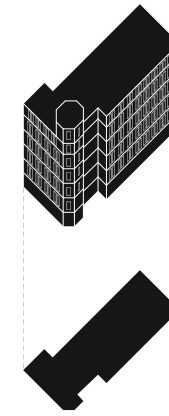
Liberty Inn  
1906–2022  
Rooms: 17  
Floors: 3  
Case study for Lovers/  
Day segment

Built in 1906 by poultry wholesalers as the Strand Hotel, it was an old remnant of the Meatpacking District with a saloon on the ground floor that catered to sailors. It got its name in 1969, when it functioned as an after-hours sex club, shut down short after due to the AIDS scare. It continued to operate as an hourly hotel until 2022 when it was sold to Hyundai.



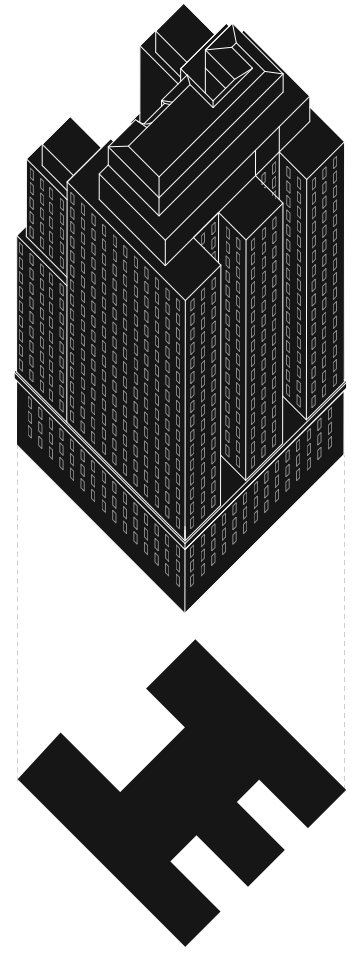
The Plaza  
1907–  
Rooms: 463  
Floors: 18  
Case study for Nuclear  
Family/Family segment

The luxurious hotel opened its doors in 1907 in Midtown Manhattan, next to Central Park. It continues to operate, offering a total of 463 keys, some of which are used as residences. Among the various room types, it offers a spacious family room. The hotel has often appeared in many movies, in which the main protagonist, a child, lived at The Plaza.



The Jane  
1908–  
Rooms: 200  
Floors: 6  
Case study for Sailors/  
Sailors' Boarding House  
segment

The Jane, a historic Sailors' Boarding House containing 200 rooms and cabins, opened in West Village in 1908 as the American Seaman's Friend Society Sailors' Home and Institute. It continues to offer accommodations to this day, now transformed into a boutique hotel with a maritime theme and vintage feel.

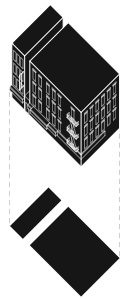


Roosevelt Hotel  
1924–  
Rooms: 1025  
Floors: 19  
Case study for  
Migrants/Migrant  
segment

The Roosevelt Hotel opened in Midtown Manhattan in 1924, with 1025 rooms. After its closure in 2020 due to the economic downturn of the covid pandemic, it reopened in 2023 as a shelter for asylum seekers.

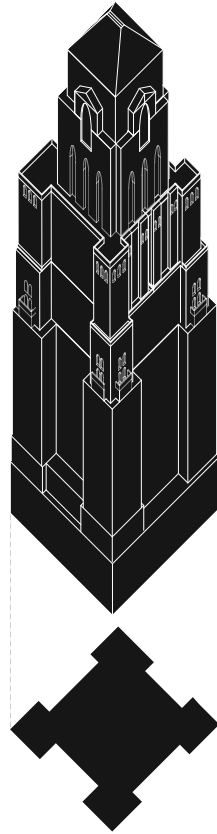
## Fourteen Case Studies

Hotels evolved to meet varying guest needs, resulting in a diversification of hotel types. Fourteen case studies from different time periods, all in New York City and each a different hotel type, are analyzed in their diverse spatial and functional characteristics, as well as in their relation to a specific guest.



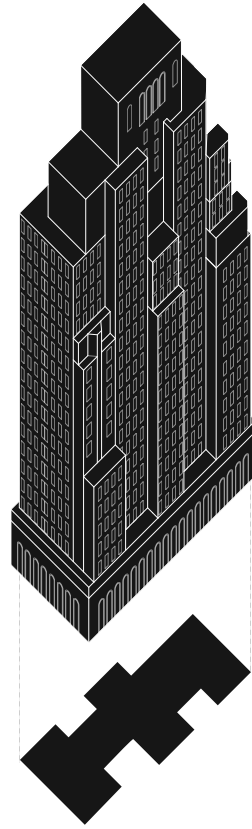
Elk Hotel  
1925–2012  
Rooms: 50  
Floors: 3  
Case study for Sex  
Workers/Love segment

The Elk Hotel is a relic of Times Square's grungy past. It closed its doors in 2012, after almost a century of offering cheap short- and long-term accommodation to its guests.



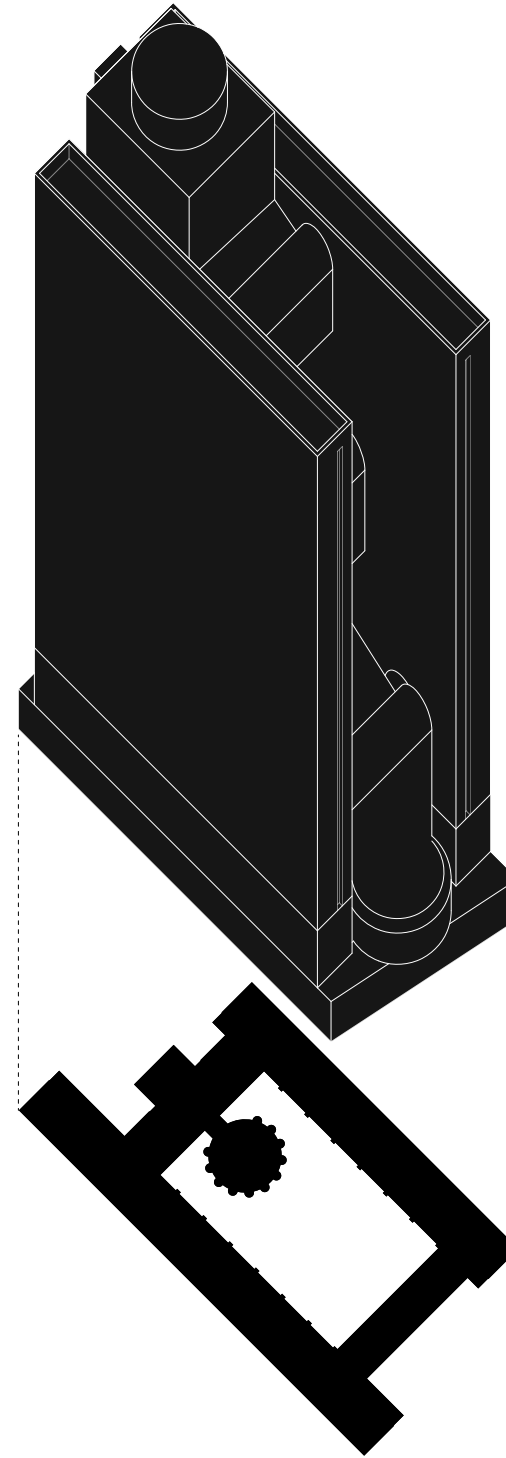
The Barbizon  
1927–1981  
Rooms: 372  
Floors: 23  
Case study for Single  
Women/Single  
Women's segment

The Barbizon opened in Lenox Hill in 1927, housing 372 keys for women only. Before its renovation in 1981, it was a women-only residential hotel, with a broad range of amenities to support women in all their needs.



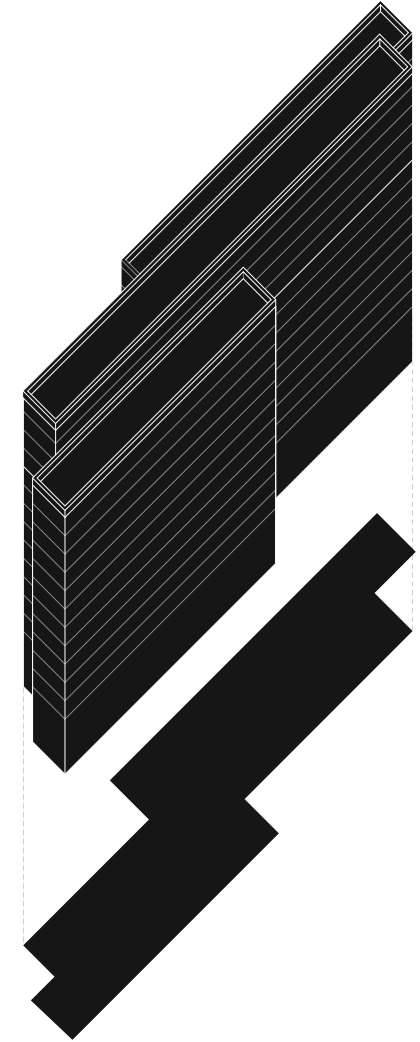
Stewart Hotel  
1929–  
Rooms: 610  
Floors: 28  
Case study for  
Homeless/Homeless  
segment

The Stewart Hotel opened in Midtown in 1929. After several ownership changes, the hotel was converted in 2022 as a shelter for the homeless and/or asylum seekers with a total of 610 keys. Its primary focus is to provide care and compassion.



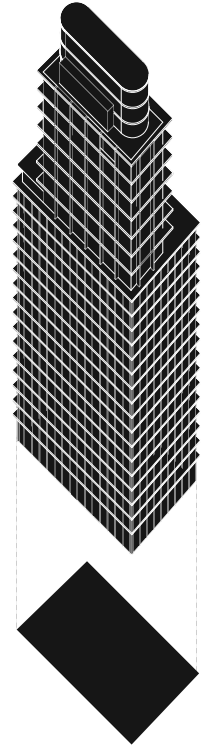
Marriott Marquis  
1985–  
Rooms: 2023  
Floors: 49  
Case study for Business  
Travelers/Chain  
segment

The Marriott Marquis, opened its doors on Broadway in 1985. With almost 2000 rooms, and over 100,000 m2 of convention spaces, it is one of the biggest hotels in New York City.



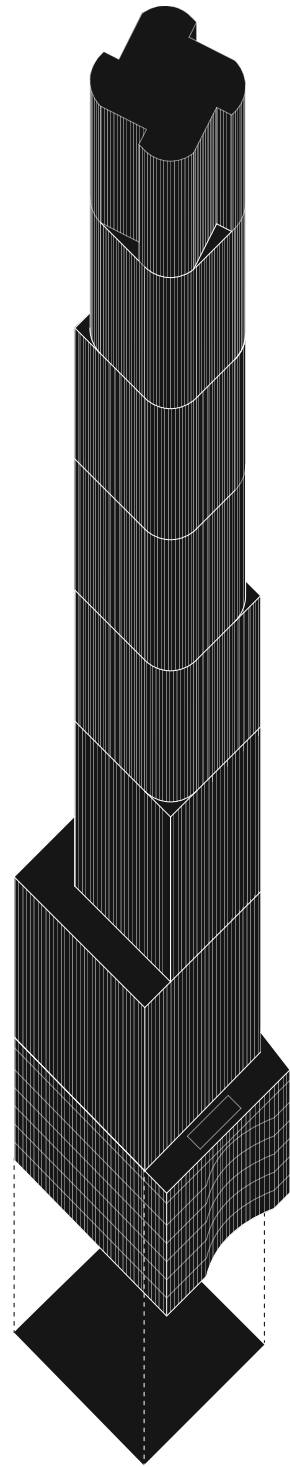
Resorts World New  
York City  
2012–  
Rooms: 400  
Floors: 12  
Case study for  
Gamblers/Casino  
segment

Situated in Queens, the Resort World New York City Casino, coupled with an on-site Hyatt Regency hotel, operates as a racino. The distinction between a casino license and the current gaming infrastructure in the city lies in the authorization to offer table games such as poker or blackjack.



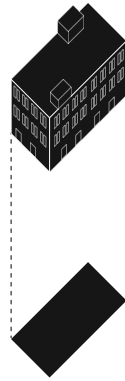
Public Hotel  
2017–  
Rooms: 367  
Floors: 28  
Case study for  
Aspirants/Boutique  
segment

The Public opened in Bowery in 2017 as part of Ian Schrager's latest boutique hotel chain. Consisting of 367 keys, its aim is to make luxury accessible to all through comfortable accommodations and an extensive ray of private and public amenities.



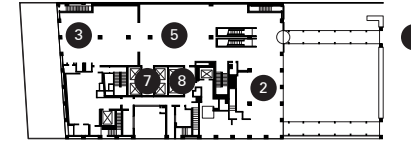
Equinox Hotel  
2019–  
Rooms: 212  
Floors: 14  
Case study for Wellness  
Gurus/Wellness Spa  
segment

The Equinox Hotel opened in Hudson Yards in 2019: a spa hotel launched by the Equinox fitness chain, comprising 212 keys and amenities focussed on fitness, relaxation, culture, and community. Office spaces and luxury housing are located at the bottom and top of the tower, respectively.

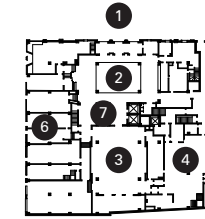


Nap York Central Park  
2021–  
Rooms: 30  
Floors: 3  
Case study for  
Cheapskates/Capsule  
segment

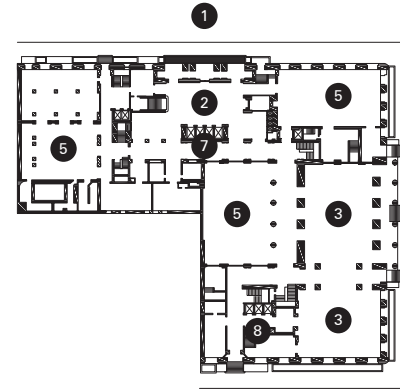
Nap York is a sleep station that offers sleeping pods by the hour. It provides a tranquil environment for individuals seeking a brief rest from the hustle of the city.



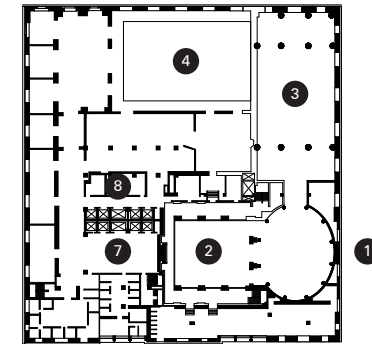
Public Hotel  
Rooms: 367



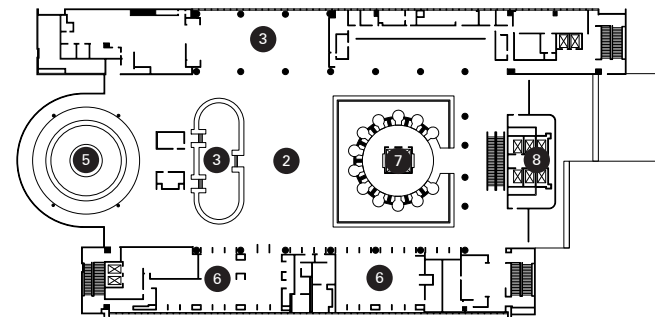
The Barbizon  
Rooms: 372



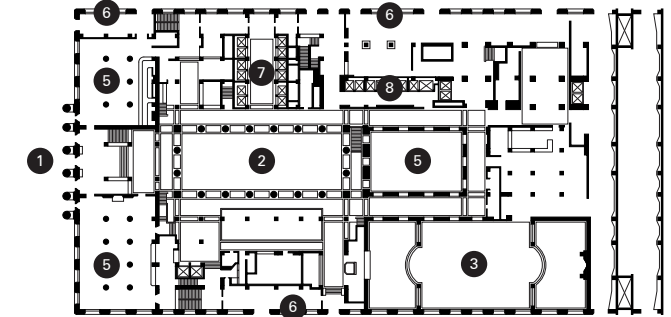
The Plaza  
Rooms: 463



Roosevelt Hotel  
Rooms: 1125



Marriott Marquis  
Rooms per floor: 2023



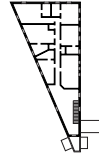
Hotel Pennsylvania  
Rooms per floor: 2200

### Entrance Floor

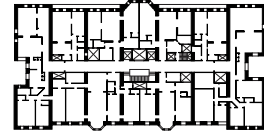
As temporary accommodations, all hotels function according to the same fundamental principles: Guests are welcomed, guided to the entrance, and greeted at reception or check-in kiosk, receiving keys for access. After guests check in, they navigate to their accommodations and use a variety of amenities during their stay.



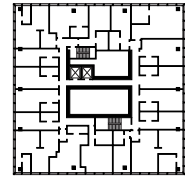
- 1. Street entrance
- 2. Lobby
- 3. Restaurant/Dining hall
- 4. Kitchen
- 5. Café/Bar/Lounge
- 6. Retail
- 7. Guest elevators
- 8. Service elevators



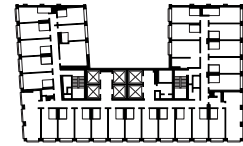
Liberty Inn  
Rooms per floor: 6



Hotel Chelsea  
Rooms per floor: 11



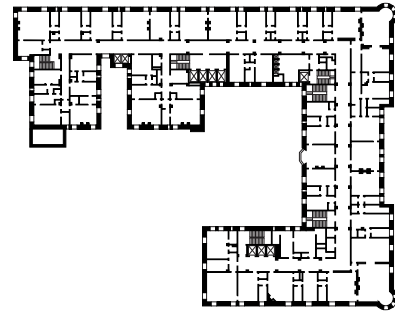
Equinox Hotel  
Rooms per floor: 18



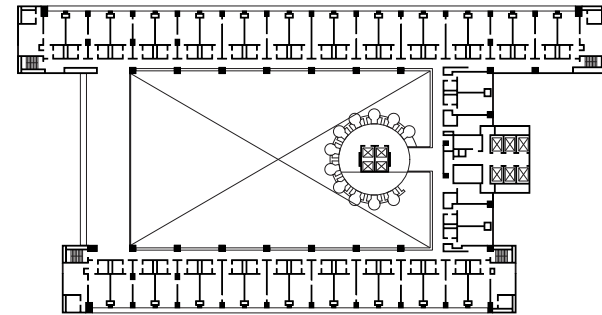
Public Hotel  
Rooms per floor: 29



The Jane 1.8 x 2.4 m 4 m <sup>2</sup>	Elk Hotel 1.2 x 4 m 4.8 m <sup>2</sup>	The Barbizon 2.8 x 3.6 m 10 m <sup>2</sup>	Public Hotel 3 x 6.5 m 18 m <sup>2</sup>	Liberty Inn 3.4 x 6.5 m 22 m <sup>2</sup>	Stewart Hotel 3.2 x 7.5 m 24 m <sup>2</sup>	Nap York 2.7 x 11.5 m 27 m <sup>2</sup>	Roosevelt Hotel 4.2 x 9.6 m 30 m <sup>2</sup>
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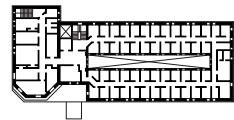
The Plaza  
Rooms per floor: 40



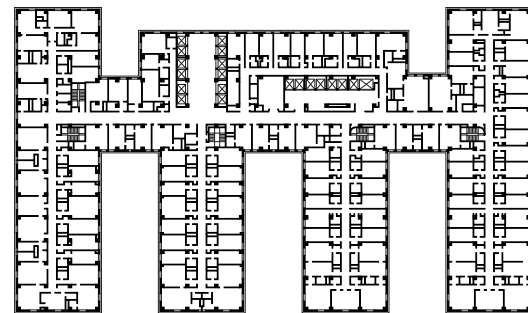
Marriott Marquis  
Rooms per floor: 50



Marriott Marquis 4.2 x 9.2 m 40 m <sup>2</sup>	Equinox Hotel 4.2 x 10 m 42 m <sup>2</sup>	The Plaza 7.2 x 6.4 m 43 m <sup>2</sup>	Aria Rooms & Suites Las Vegas* 5.2 x 9.6 m 48 m <sup>2</sup>	Four Seasons Orlando* 4.5 x 12.5 m 55 m <sup>2</sup>	Chelsea Hotel 8.4 x 7.8 m 74 m <sup>2</sup>
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The Jane  
Rooms per floor: 59



Hotel Pennsylvania  
Rooms per floor: 121

### Typical Accommodation Floor



### Fourteen Hotel Rooms

The characteristics of the hotel type and its target guest are reflected in the room's size, spatial configuration, furnishings and room amenities.

87.3%



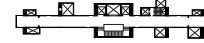
Hotel Chelsea  
Floor plate: 1146 m2  
Accommodation: 1001 m2

76.9%



Equinox Hotel  
Floor plate: 1136 m2  
Accommodation: 874 m2

12.7%



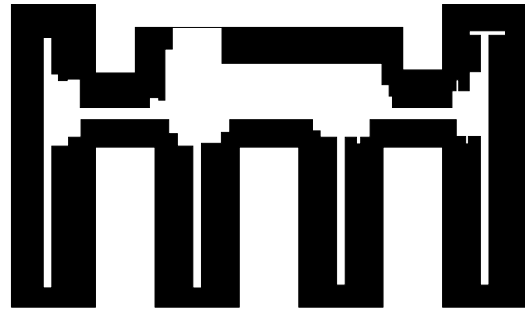
Hotel Chelsea  
Floor plate: 1146 m2  
Circulation, Services and Systems: 145 m2

23.1%



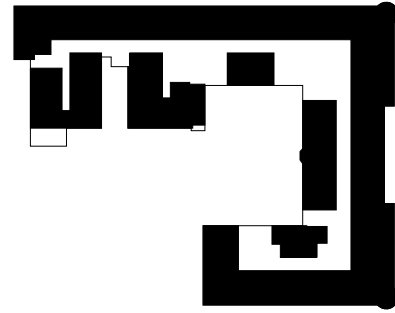
Equinox Hotel  
Floor plate: 1136 m2  
Circulation, Services and Systems: 262 m2

74.8%



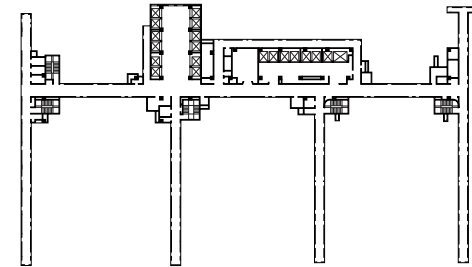
Hotel Pennsylvania  
Floor plate: 4472 m2  
Accommodation: 3349 m2 (74.8%)

72.9%



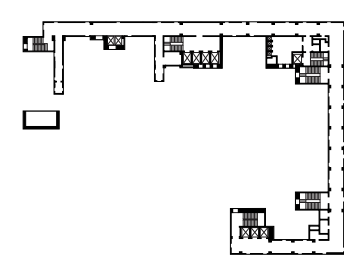
The Plaza  
Floor plate: 2453 m2  
Accommodation: 1789 m2

25.2%



Hotel Pennsylvania  
Floor plate: 4472 m2  
Circulation, Services and Systems: 1123 m2

27.1%



The Plaza  
Floor plate: 2453 m2  
Circulation, Services and Systems: 664 m2

72.1%



Liberty Inn  
Floor plate: 215 m2  
Accommodation: 155 m2

71.2%



Public Hotel  
Floor plate: 988 m2  
Accommodation: 704 m2

27.9%



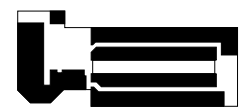
Liberty Inn  
Floor plate: 215 m2  
Circulation, Services and Systems: 60 m2

28.8%



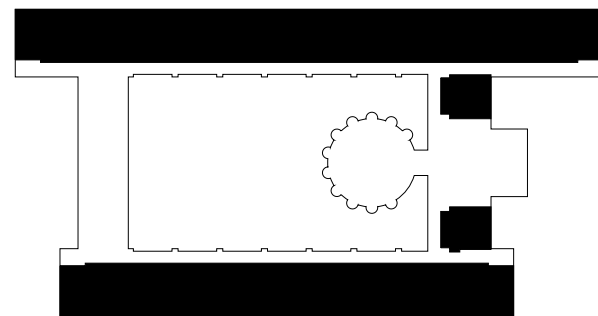
Public Hotel  
Floor plate: 988 m2  
Circulation, Services and Systems: 284 m2

67.4%



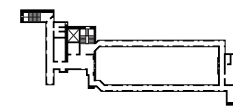
The Jane  
Floor plate: 605 m2  
Accommodation: 408 m2

60.4%



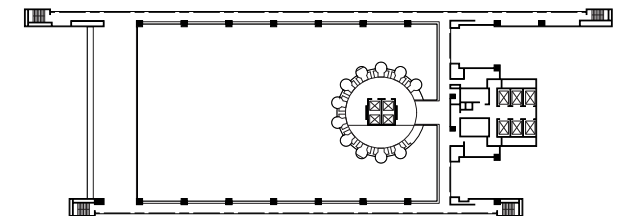
Marriott Marquis  
Floor plate: 3802 m2  
Accommodation: 2297 m2

32.6%



The Jane  
Floor plate: 605 m2  
Circulation, Services and Systems: 197 m2

39.6%



Marriott Marquis  
Floor plate: 3802 m2  
Circulation, Services and Systems: 1505 m2

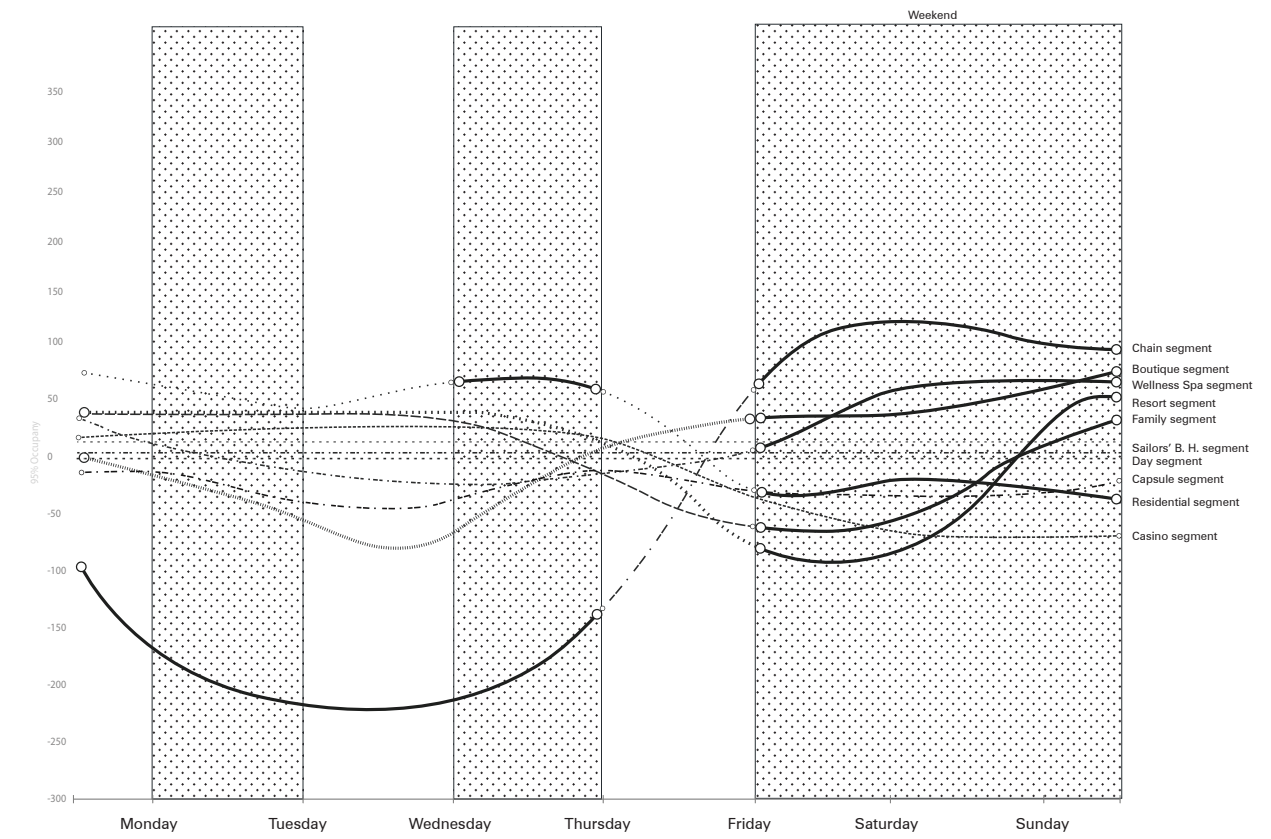
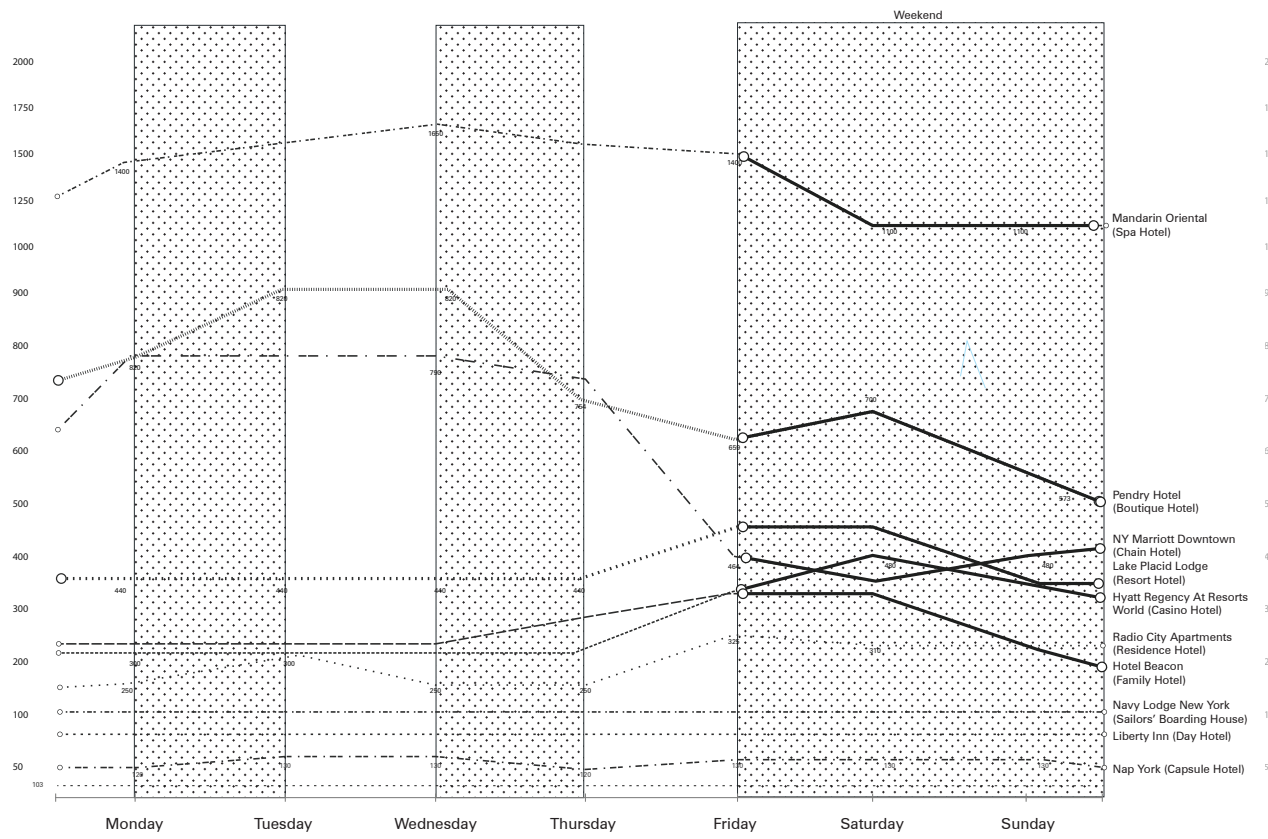
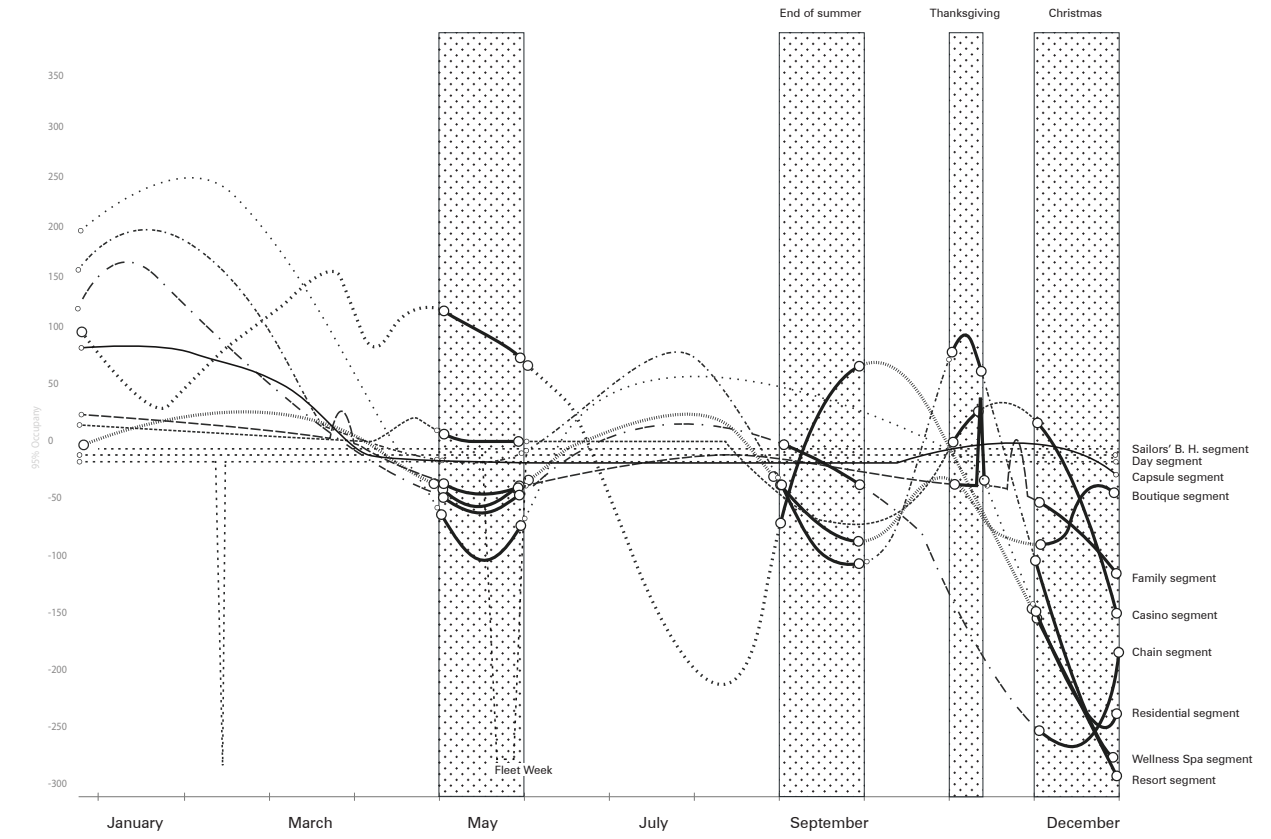
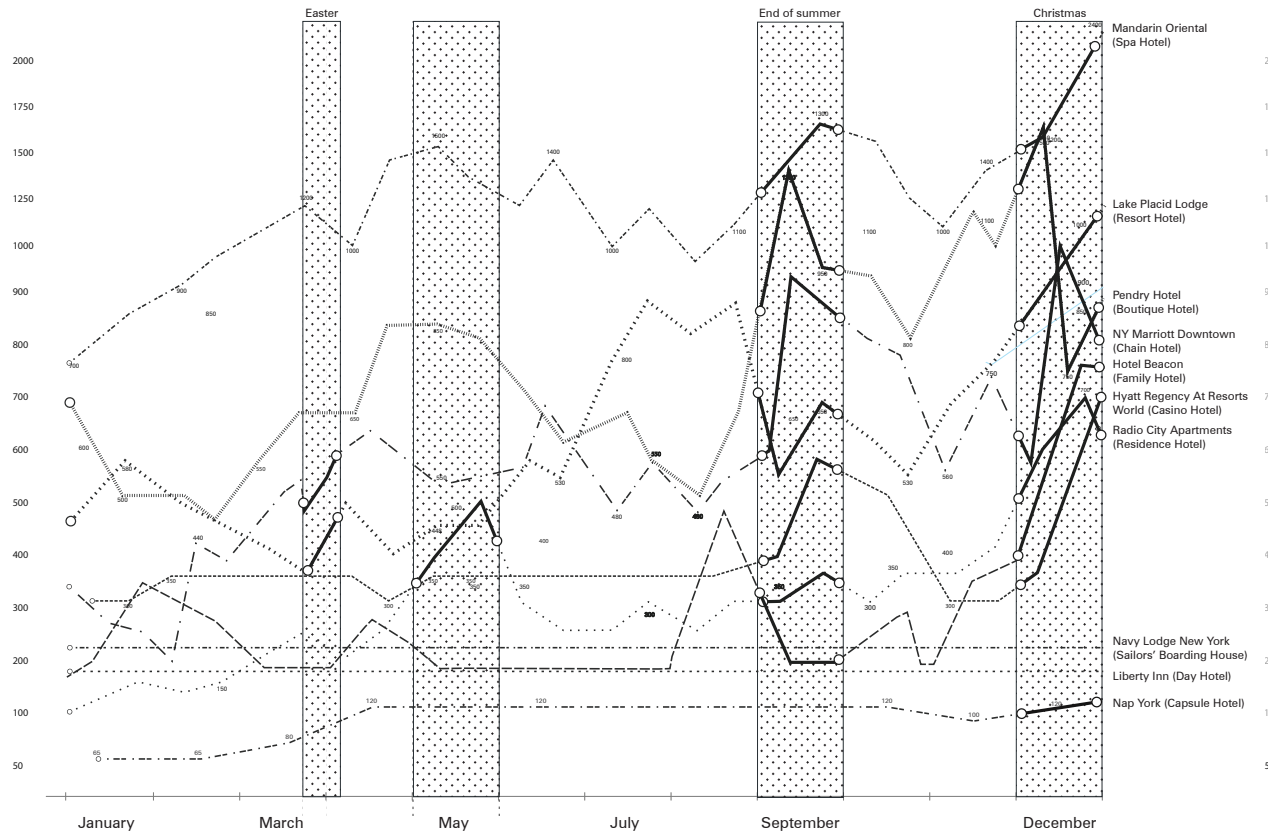
Accommodations Ratio



Circulation, Services and Systems Ratio







### Yearly/Weekly Hotel Prices per Type

These diagrams map the yearly and weekly hotel price fluctuations based on different hotel-type precedents.

### Projected Yearly/Weekly Room Availability per Type

A visualization of the projected occupancy and room availability of each hotel type throughout the year based on the size as a way to map potential seasonal occupancy compensations.



## Skyscraper Museum

The Skyscraper Museum tour in NYC traced a timeline of significant skyscraper landmarks, spanning from the Landmarks Preservation Commission's inception in 1965 to the completion of the AT&T Building in 2018. Insight from the tour guides delved into city commission dynamics, exploring the impact of appointed mayors and diverse commissioner backgrounds. The evolution of landmark designations initially focused on Midtown and later downtown. Museum maps showcased designated skyscrapers, highlighting Manhattan schist's (bedrock) role and financial factors influencing locations.

A section spotlighted the Empire State Building's early 2000s restoration, addressing disrepair

and past modifications. Led by preservation architect Byran Linda Bell, the restoration, approved by the Landmarks Preservation Commission, involved replacing marble, restoring an Art Deco chandelier, and creating a new typeface. The guides pointed out the historical significance of the Bankers Trust Building, emphasizing the need for comprehensive designation reports to prevent loss to development. The AT&T Building, a 2018 landmark, exemplified adaptive preservation in a postmodern style.

Air rights and zoning emerged as crucial elements in NYC's preservation landscape, sparking public debates. The collaboration between the Landmarks Preservation Commission and building owners, fueled by federal historic preservation tax credits and tourism, played a pivotal role

in landmark decisions, underlining the intricate balance between preservation and development.

## Skidmore, Owings & Merrill

The meeting with the architecture firm began with a tour of the firm's 20th floor New York City office. The office values collaboration spaces, open areas, natural light, and acoustic solutions. The tour covered dedicated collaboration spaces, a double-height forum, material research, technology's role, flexible workspace usage, and overall comfort in the office environment.

Following the tour, a discussion on skyscrapers and hospitality took place, featuring two main projects. One project focused on a prominent super tall tower in Midtown, deemed a mega-project,

while the other highlighted low-carbon skyscrapers. The impact of the pandemic on workplace design and collaboration was emphasized, showcasing an office redesign project for health and wellness.

The conversation delved into a research project centered on environmentally friendly, high-performance buildings. This included a manufacturing facility and research center dedicated to exploring low-carbon materials. Later, the focus turned to an in-depth exploration of the Urban Sequoia project, aiming to design buildings that mimic trees and actively absorb carbon. The design featured an integrated construction approach, a concrete shell, a timber floor, and a cavity for air distribution to surpass net-zero carbon emissions.

The presentation underscored the importance of flexibility in building design, incorporating technologies like solar glass, photovoltaics, and direct air capture for sustainability. The envisioned building network contributes to a forest-like system of structures for environmental benefits. The meeting concluded with a video presentation showcasing the Urban Sequoia project, addressing reduced embodied carbon, clean energy production, and an extended building lifespan.

## Guy Nordenson Associates

The consultation with Guy Nordenson Associates aimed to gather expertise in designing the structure of a skyscraper featuring diverse hotel programs. The primary focus was on overcoming challenges related to core structure and fostering innovative design to shape a

distinctive communal space.

The engineers emphasized the resilience of reinforced masonry structures, spotlighting variations like cage-frame and skeleton frame constructions. The discourse also touched upon strategic material choices, including the use of timber with a height limit of 85 feet. Exploring the dichotomy between heavy and light structures, the conversation underscored the role of glass facades in light structures for optimal views. The engineers discussed the benefits of redundancy and reducing weight, proposing potential integration of masonry for infill or load-bearing functions, challenging conventional perceptions of skyscrapers as exclusively glass towers. Further discussions revolved around the relationship between structure and core, examining ad-hoc structures like the Seagram building and moment frames, alongside innovative concepts like outrigger trusses meeting the core. Superstructures were positioned as primary elements, complemented by adaptable and lighter secondary structures aligned with a Metabolism approach. Additional considerations included site-specific factors such as bedrock presence, potential subway rails below, and the utilization of trusses for spanning tracks. The meeting concluded with insights into the significance of skylobbies, the flexibility of secondary structures, and considerations for spread footings contingent on-site conditions.

## Remnants of Penn Station Tour

Justin Rivers, the enthusiastic tour guide, led a captivating

exploration of Penn Station, weaving personal anecdotes and historical insights. His roots in New York and a 25-year obsession with Penn Station, dating back to his Fordham University days, added a personal touch.

The two-hour tour delved into Penn Station's rich history, from its grand opening in 1910 to the controversial demolition and the subsequent construction of Moynihan Train Hall. Using images, Jason showcased the station's original grandeur, drawing parallels with Roman baths and European architecture. Exploring the station's layout, Rivers touched on challenges faced by non-vehicle travelers, navigating areas like Seventh Avenue. He detailed the original driveways, courtyards, and waiting rooms, which have long been replaced by retail and high-traffic concourses. The back area discussion covered baggage carousels, entryways, and historical lighting fixtures. Art installations, redevelopment plans, and controversial proposals were also addressed, emphasizing the significance of often-overlooked details.

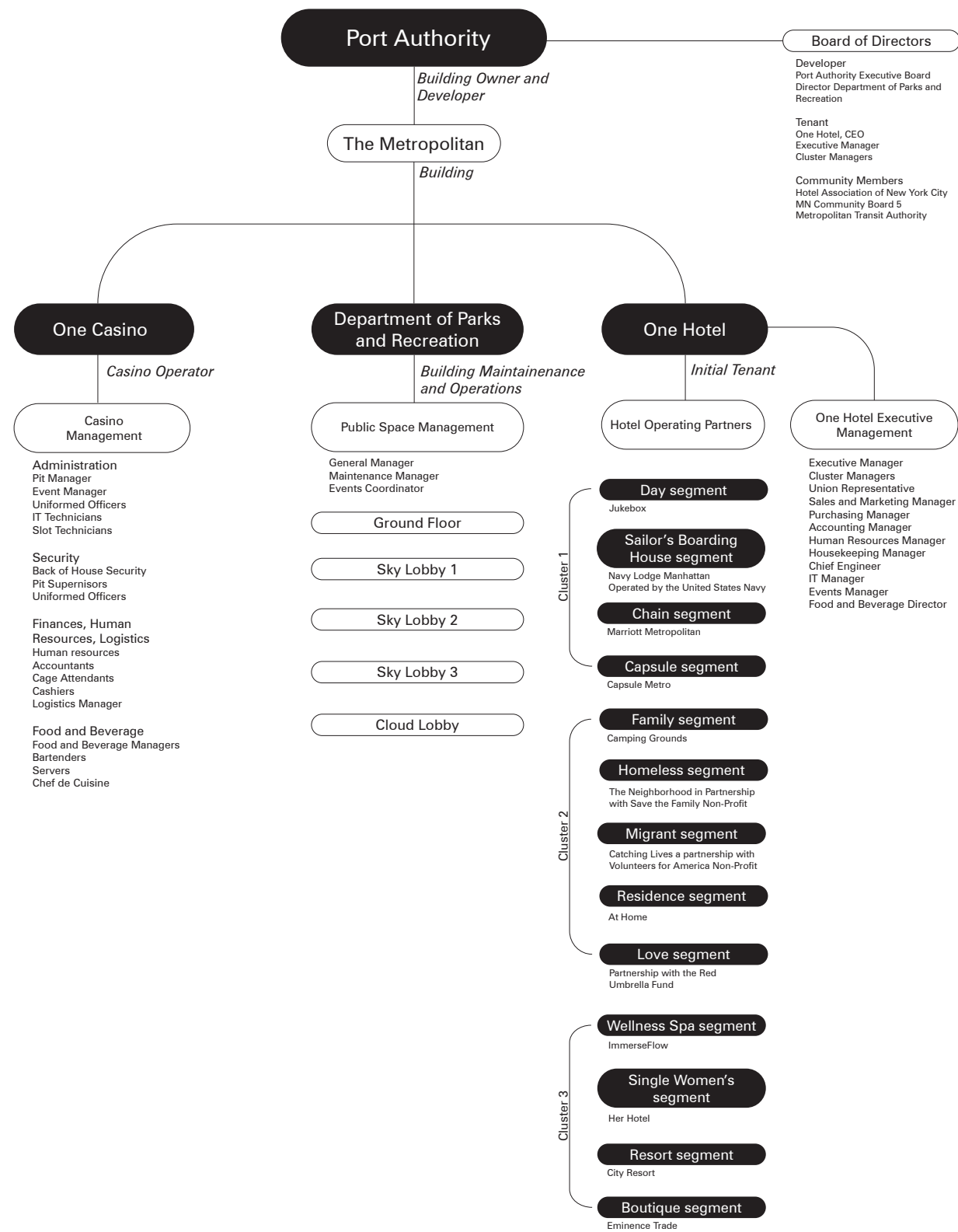
Jason's narration extended beyond Penn Station to Hotel Pennsylvania, touching on its failed restoration plans and proposed redevelopment. He discussed the challenges of preserving historical landmarks, the potential relocation of Madison Square Garden, and the historical context of Gimbels Mall. Concluding with the latest Penn Station renderings, including art installations and the challenges faced during its original demolition, the tour provided an in-depth insight onto the complex history of renovation and development around Penn Station since the 1960s.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Site visit <i>7th Avenue and 32nd Street and demolition of Hotel Pennsylvania</i>	Remnants of Penn Station <i>Tour with Justin Rivers</i>	Skyscraper Museum <i>Tour, presentation and discussion</i>	Guy Nordenson Associates <i>Presentation and project discussion</i>	Columbia University <i>Asset course on hospitality and real estate development</i>	<i>Hotel documentation</i> <i>The Barbizon</i> <i>Four Seasons Hotel</i> <i>The Ritz-Carlton</i> <i>The Roosevelt</i>
			Skidmore, Owings & Merrill (SOM) <i>Tour, presentation, and project discussion</i>		Hotel tour <i>Equinox Hotel</i>	
					Hotel documentation <i>The Standard Hotel</i> <i>PUBLIC Hotel</i> <i>Hotel Chelsea</i> <i>The New Yorker</i> <i>Algonquin Hotel</i>	
Hotel documentation <i>Nap York</i> <i>Marriott Marquis</i> <i>Paramount Hotel</i>	Vornado Realty <i>Meeting with Barry Langer and Patrice Derrington</i>	Hotel visit <i>One Hotel</i> <i>Brooklyn Bridge</i>	Hotel documentation <i>Resort Worlds</i> <i>Casino</i>			
	Hotel documentation: <i>The Jane</i> <i>Liberty Inn</i> <i>Stewart</i>	Hotel documentation <i>Waldorf Astoria</i>				
	Archive visit <i>New York City</i> <i>Municipal Library</i>	Archive visit <i>New York City</i> <i>Municipal Library</i>				

## Expert Conversations

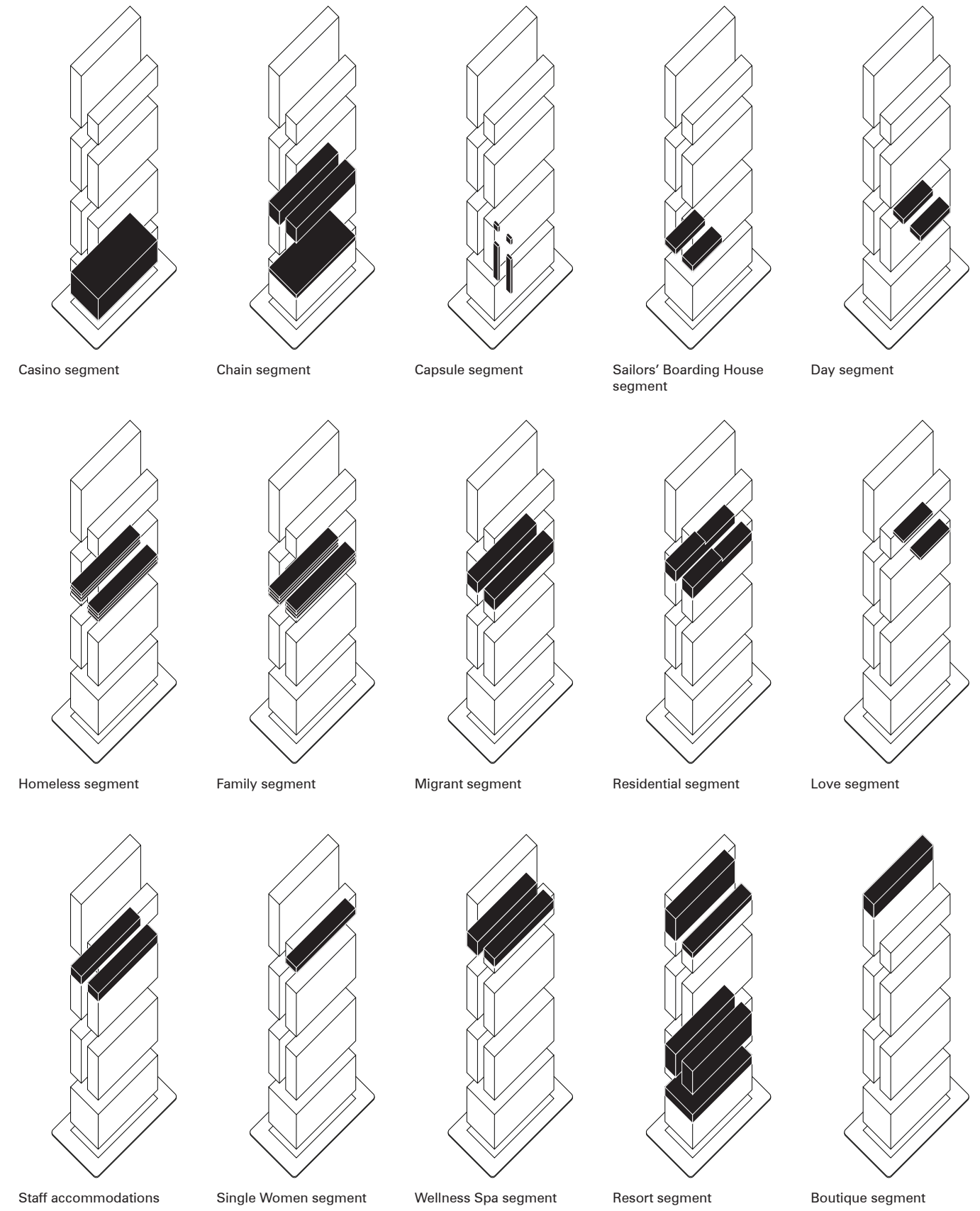
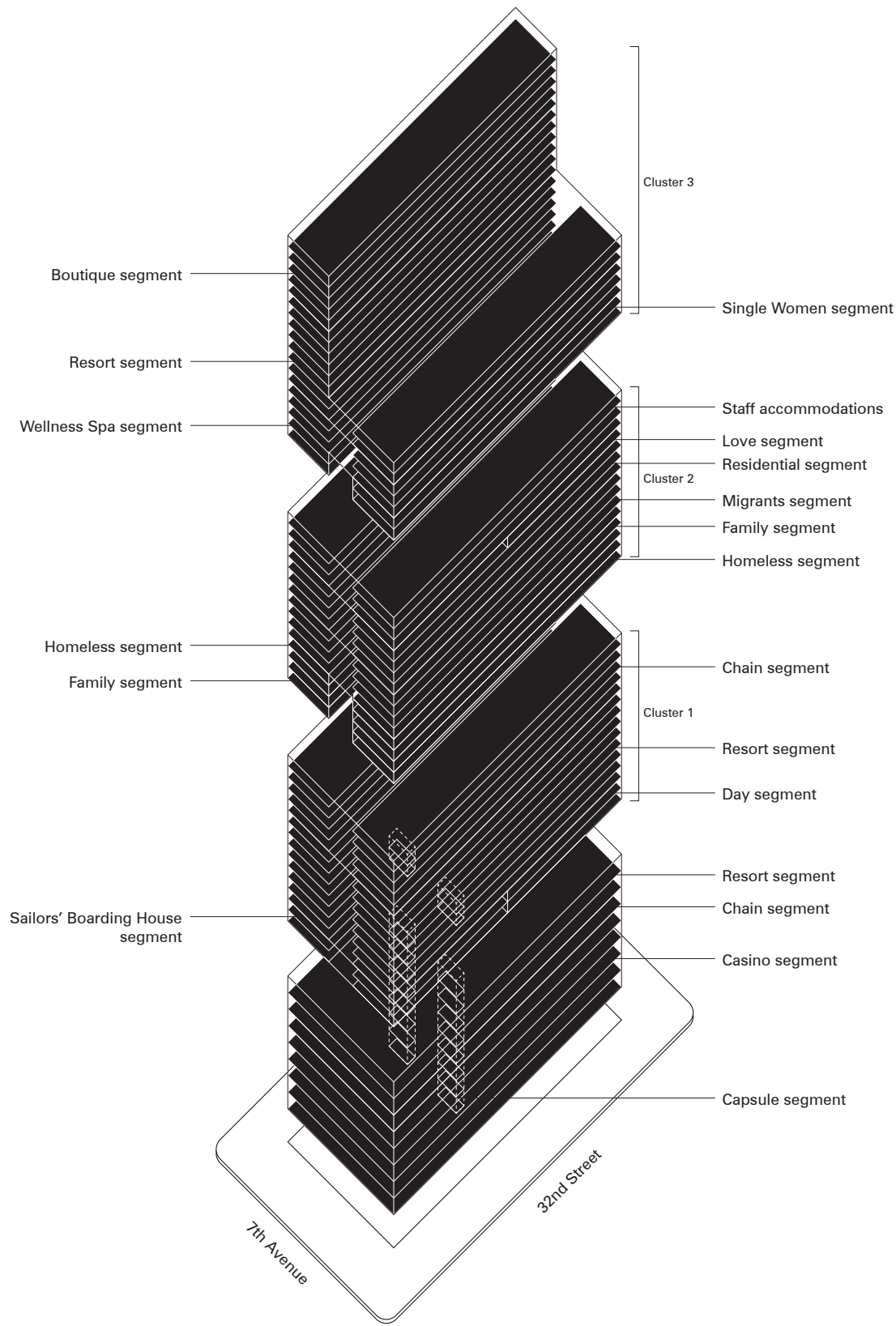
Ten-day schedule of fieldwork in New York City, along with summaries of conversations we had with experts from different fields.





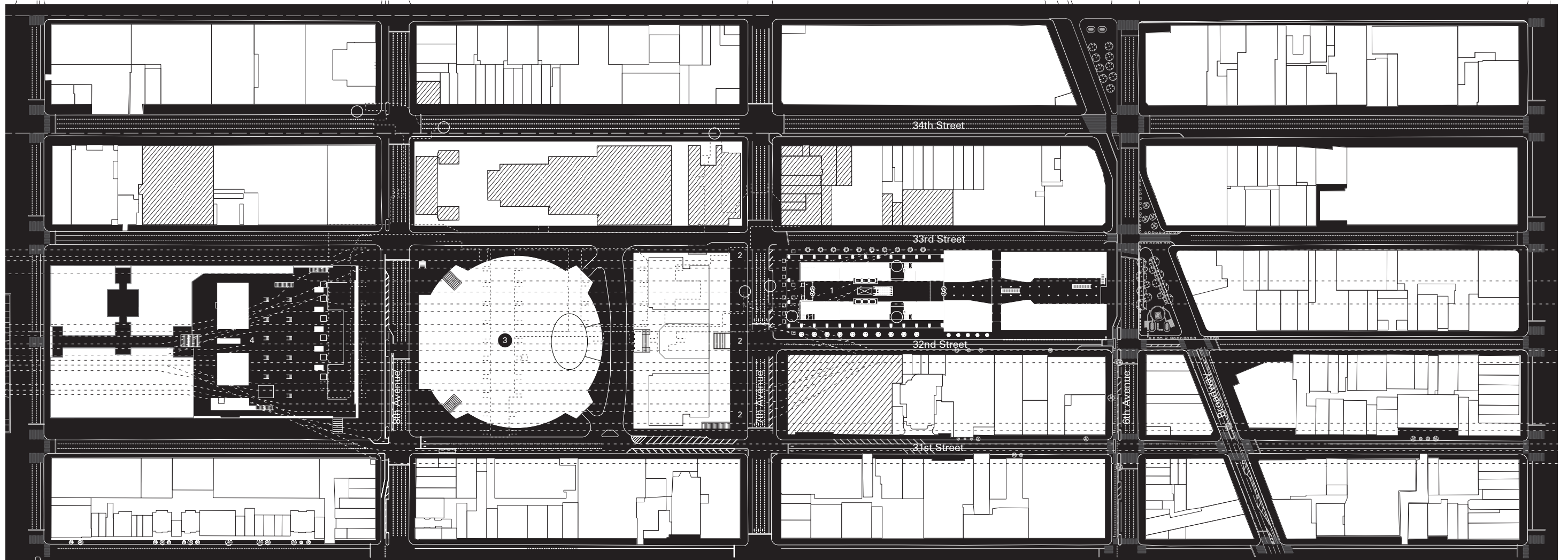
- A casino where gamblers are dealt a good time.
- A boarding house that refreshes enlisted sailors.
- A day hotel where lovers cross paths and share fleeting intimacies.
- Capsules that treat cheapskates with a good deal.
- A chain hotel that entices business travelers to extend their journey.
- A family hotel that all members of the nuclear family can enjoy.
- A homeless hotel that invests in children's better future.
- A migrant hotel that shelters those on long-term relocation.
- A residential hotel that is (almost) home to precariats on the move.
- A love hotel where sex workers and customers can be intimate in a safe environment.
- A wellness spa that blends sensory treatment with water-enhanced tranquility.
- A resort that indulges vacationers in a manicured paradise.
- A single women's hotel that supports women to live freely and confidently.
- A boutique hotel that elevates aspirants' real life and online presence.

Hotel Ownership and Operation Diagram



## Hotel Segments

The fourteen segments are arranged in clusters in the building. The first cluster has hotel accommodations and amenities intimately connected to the life of the city. The hotel types of the second cluster are associated with longer-stay accommodations and amenities. The accommodations in the third cluster are more private in nature. They are still connected to the city, but this connection occurs through views, rather than through the public invitation at the base of the building.

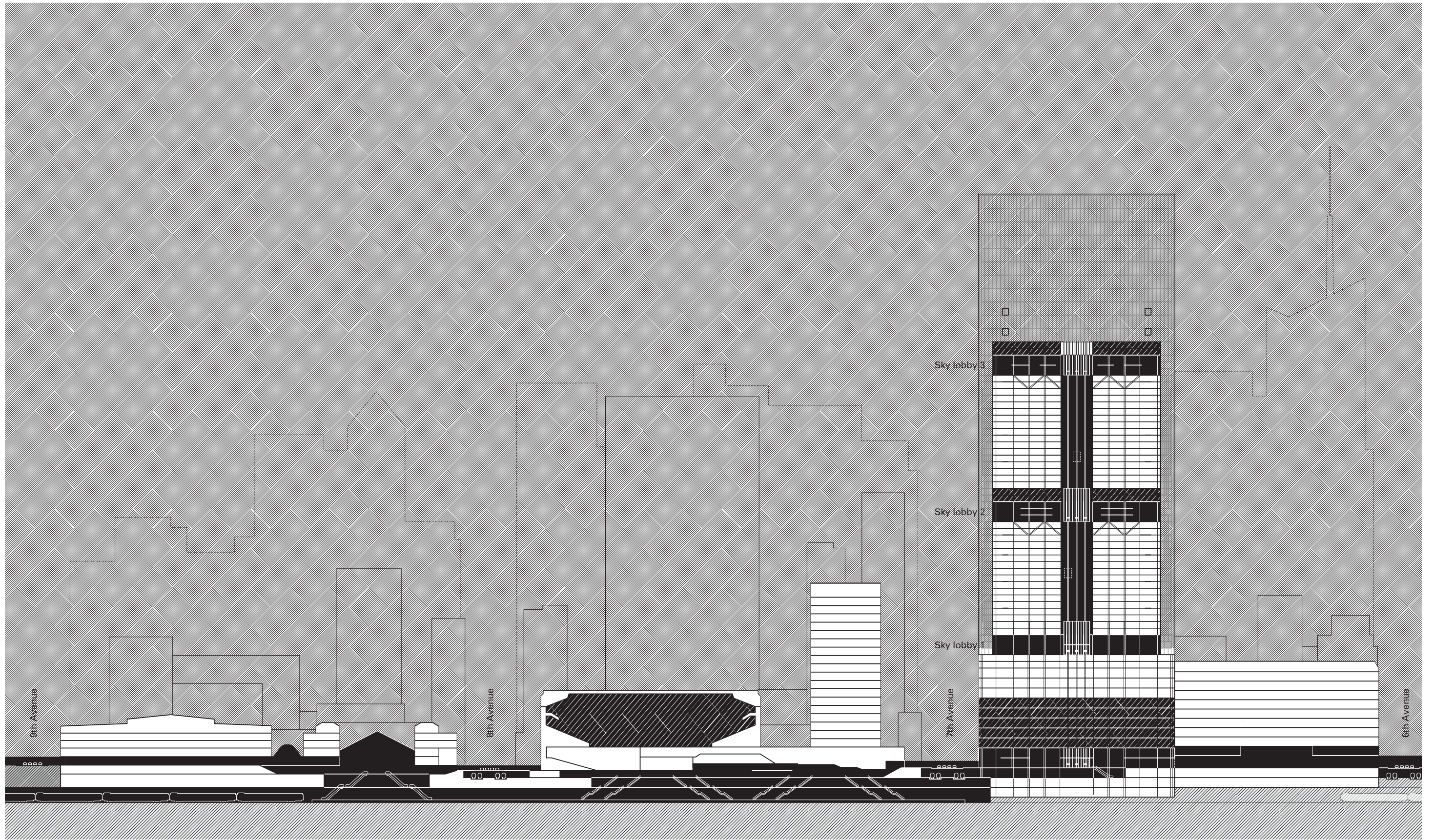


## Site Plan

The Site of The Metropolitan is largely influenced by the Pennsylvania Station which runs below Madison Square Garden. The entrances to the station are at several points around the site thus leading to a complex underground network. The Moynihan Train Hall, redeveloped in 2020, is an above ground part of Pennsylvania Station and contributes to the commuter traffic. Besides the density of the site the details of ownership and real estate are important factors to note. The Vornado owned and development sites around The Metropolitan have a great influence on the design decisions that are taken for it. This would eventually modify the current nature of the site.



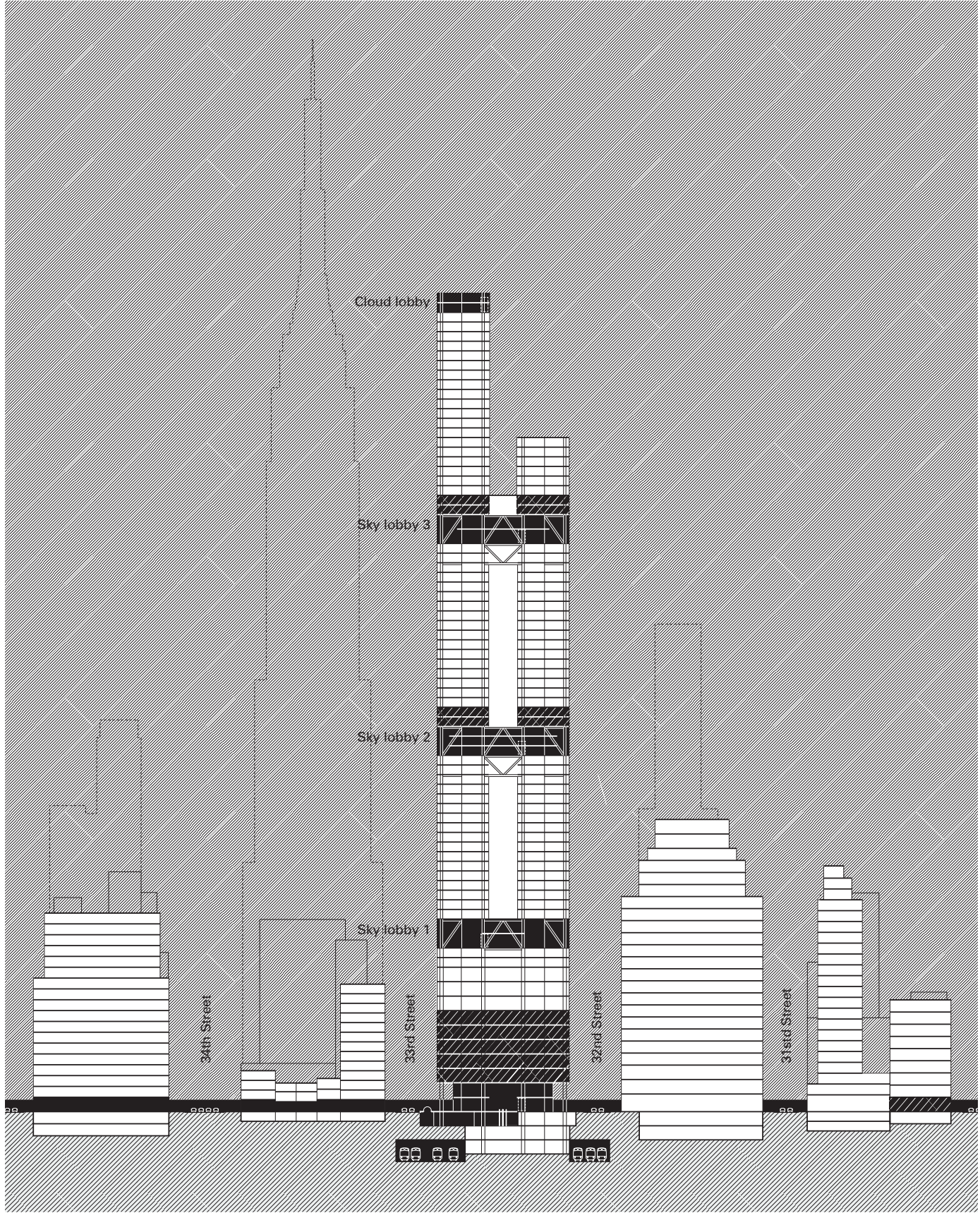
- |                           |                     |
|---------------------------|---------------------|
| 1. The Metropolitan       | Public space        |
| 2. Access to Penn Station | Subway exits        |
| 3. Madison Square Garden  | Vornado property    |
| 4. Moynihan Train Hall    | Penn Station tracks |
|                           | Lower level commute |



Context Section East-West

0 10 20 50 100 m



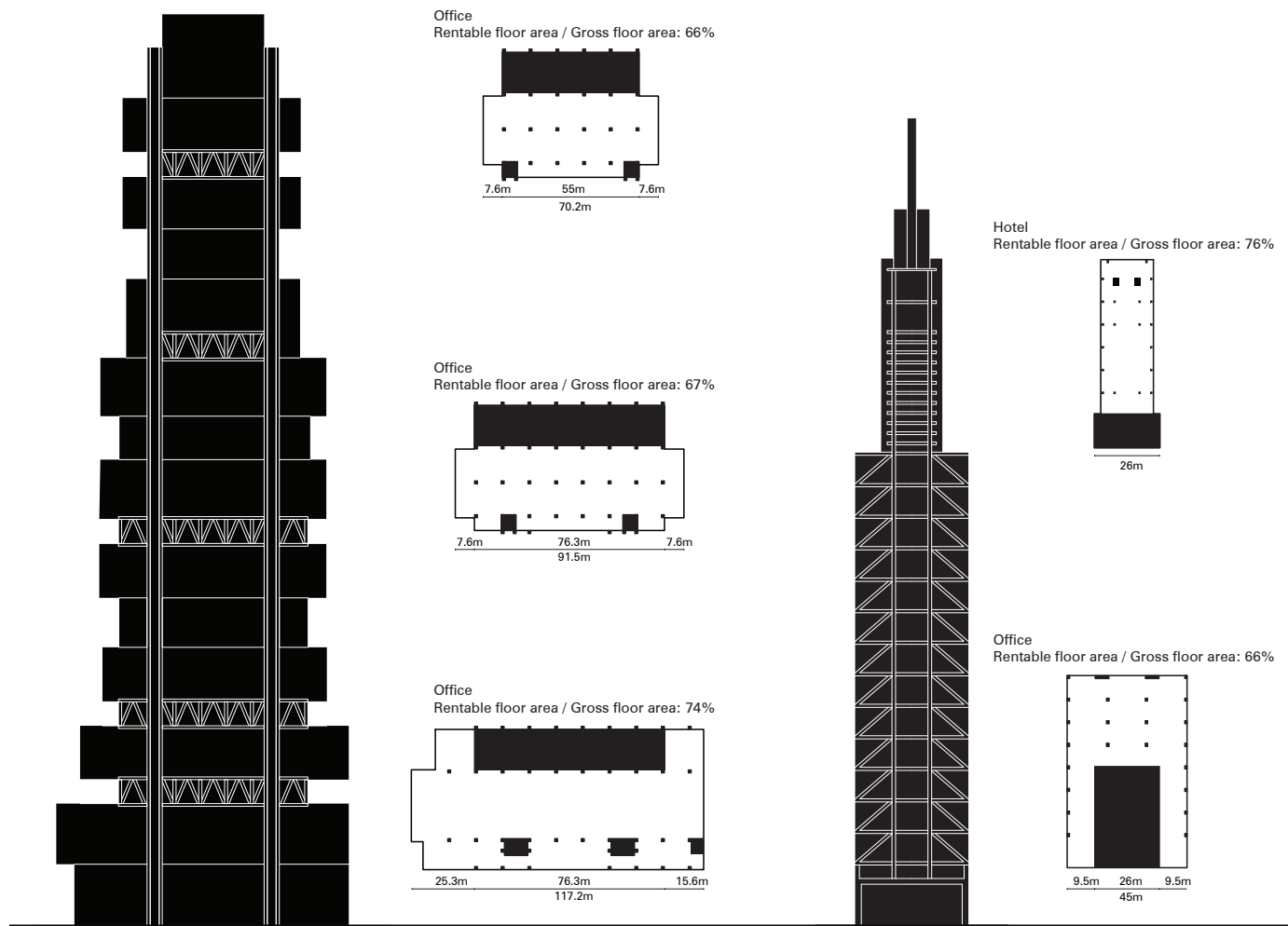


Context Section North-South

0 10 20 50 100 m

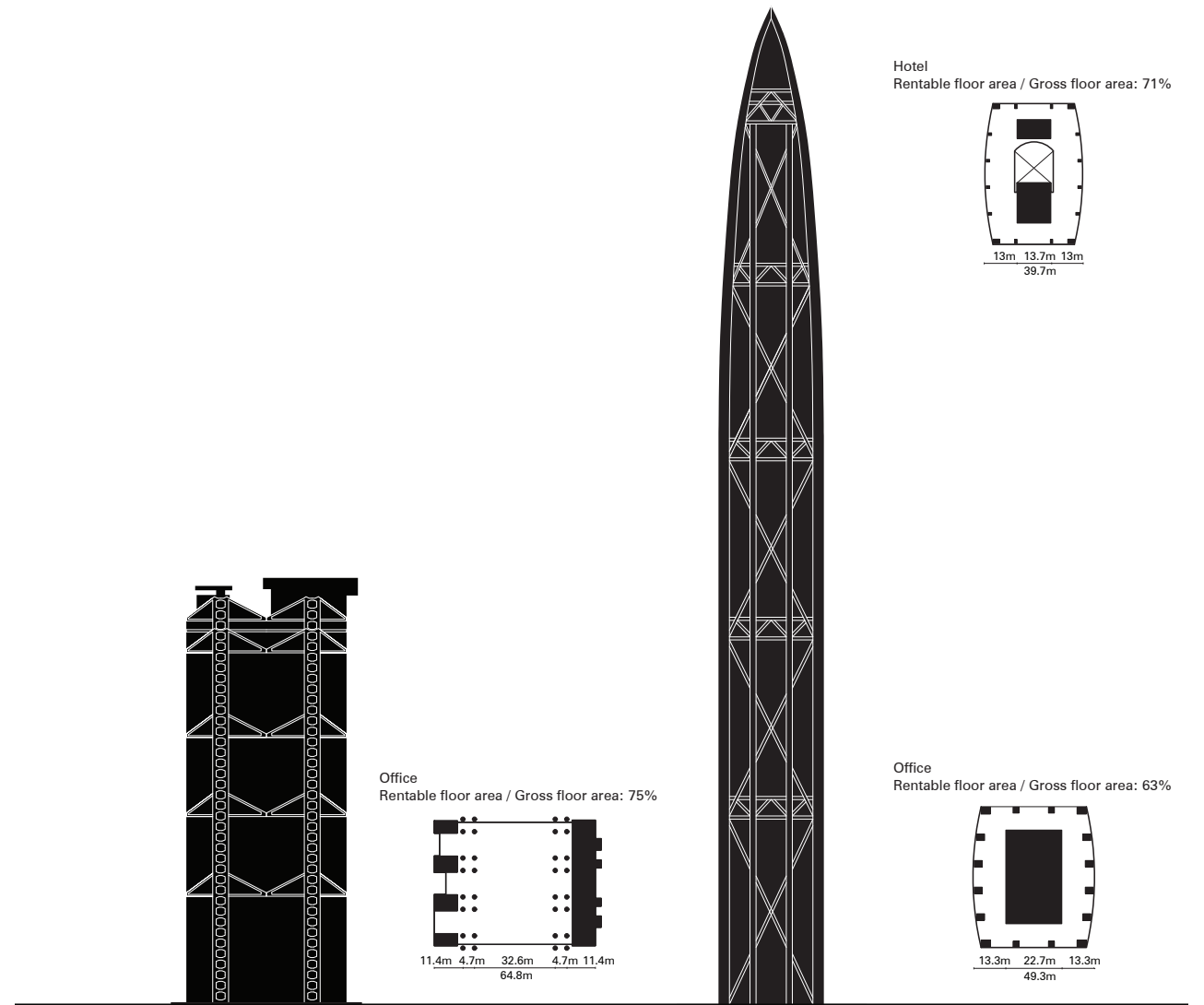






The peripheral core in PENN15 is designed to provide large office space to attract high-end tenants.

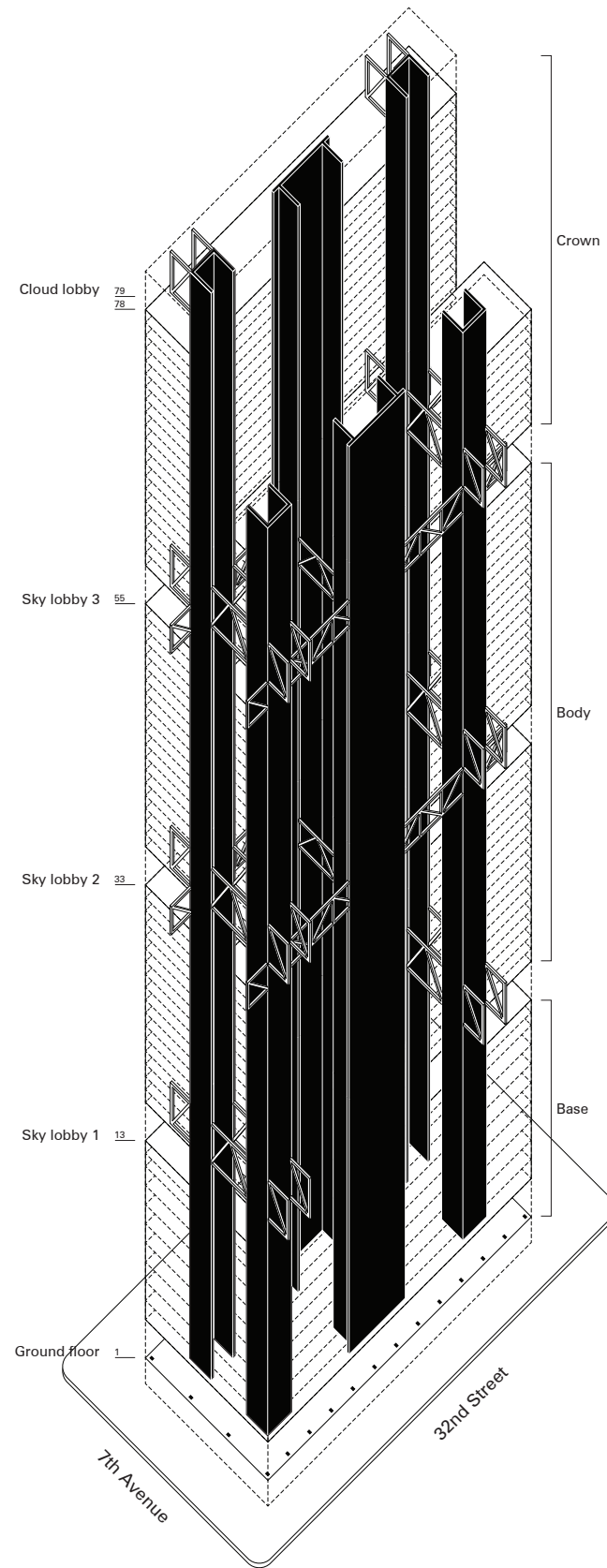
Off-set cores of different sizes at different heights in the Comcast Technology Centre give the office and hotel their own spatial flexibility.



The decentralized cores of HSBC reduce the area ratio of the cores through a structural system enhanced by the association of multiple cores.

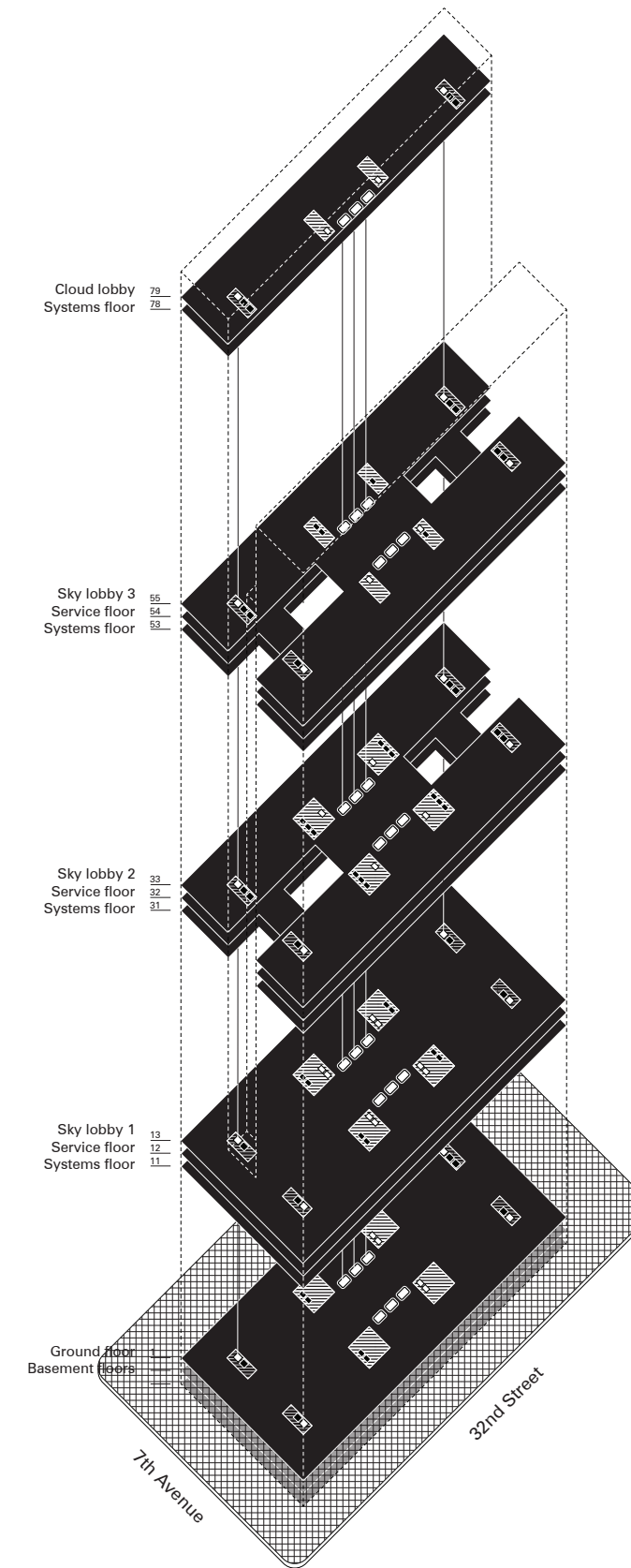
Kingkey 100 embodies the high potential of an outrigger structural system, and the core shrinks with increasing height and splits from the central core into two atrium cores.

## Skyscraper Core and Structure Case Studies



### Structure Axonometric

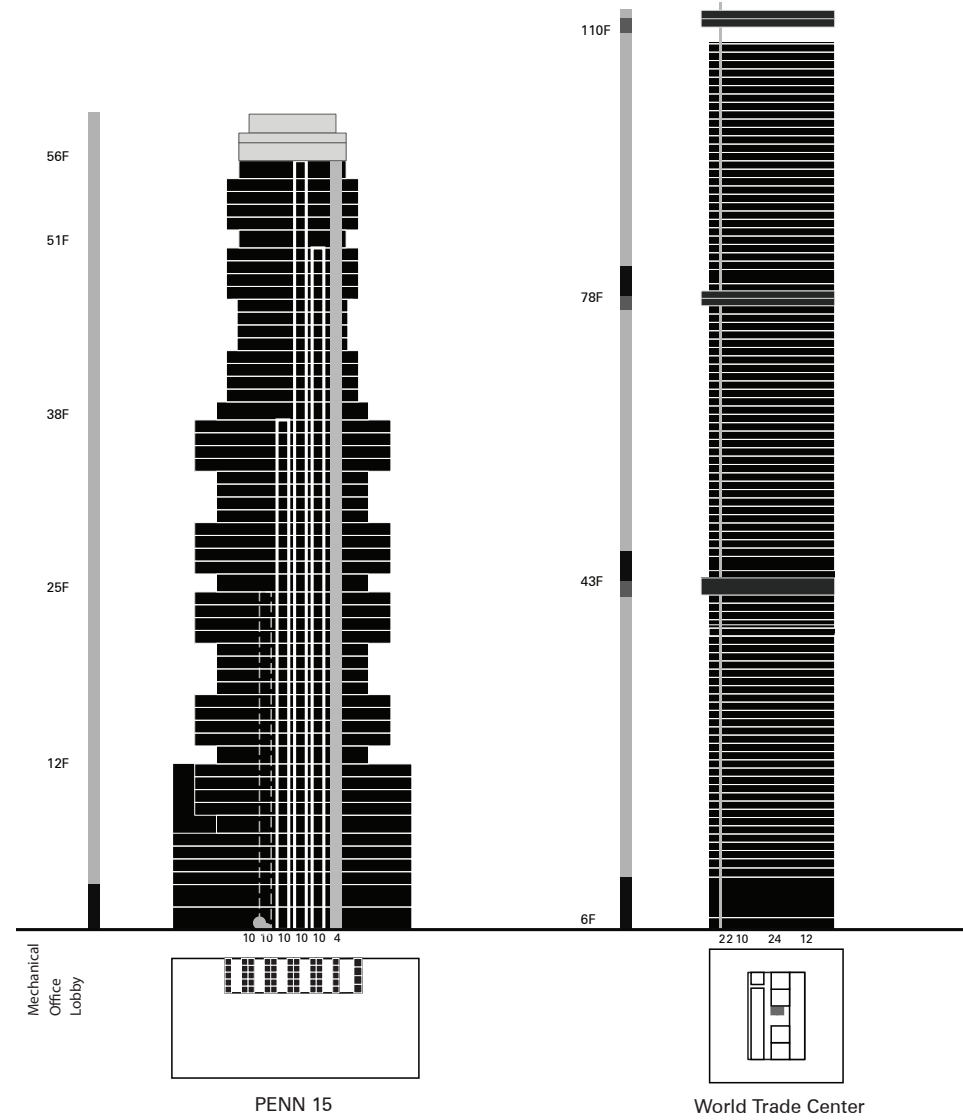
Symmetrical cores and trusses increase the structural efficiency, thus reducing core sizes. The cores are divided into three six smaller cores along the length of the building, leaving adaptable open spaces, and allowing for differing arrangements between hotel types across the floors. The lateral load is absorbed by an outrigger truss system that stiffens the building. Where the outrigger trusses are located, big open spaces with long spans become possible, which is desirable for public amenities.



### Vertical Circulation Axonometric

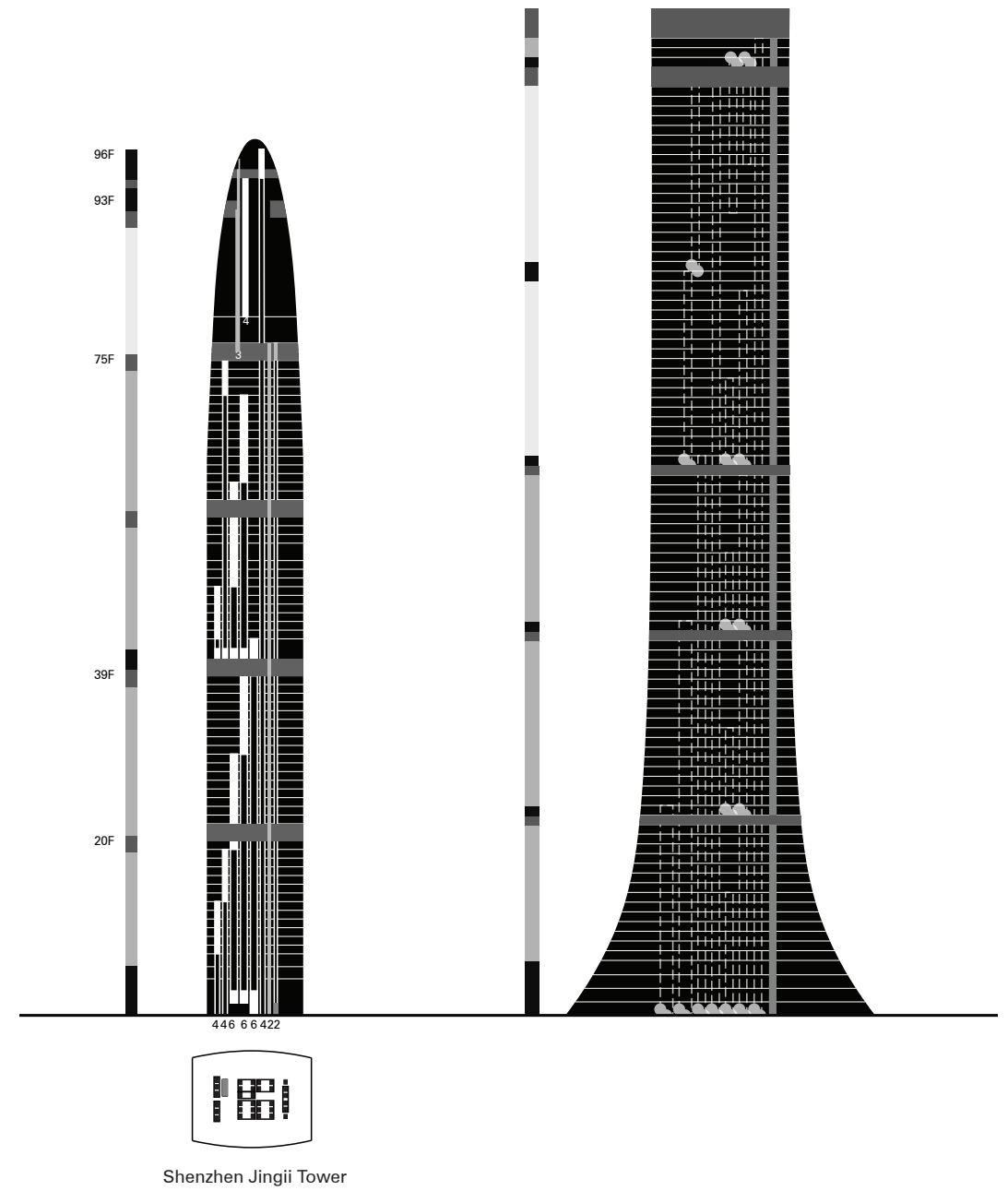
The vertical circulation is composed of three elevator systems: Metro Express, express, and local. The Metro Express connects with the subway, and stops on the ground floor, sky lobbies and observation deck. The express and local elevators are separated according to guest (central cores) and service use (corner cores). The express elevators stop at public and service floors, while the local elevators shuttle inside designated clusters.

- Metro Express elevator
- Express elevator
- Local elevator
- Guest elevator core
- Service elevator core



Office building high-rise like PENN 15 uses a straight-forward elevator scheme where the elevators connect the ground floor to a set of higher floors.

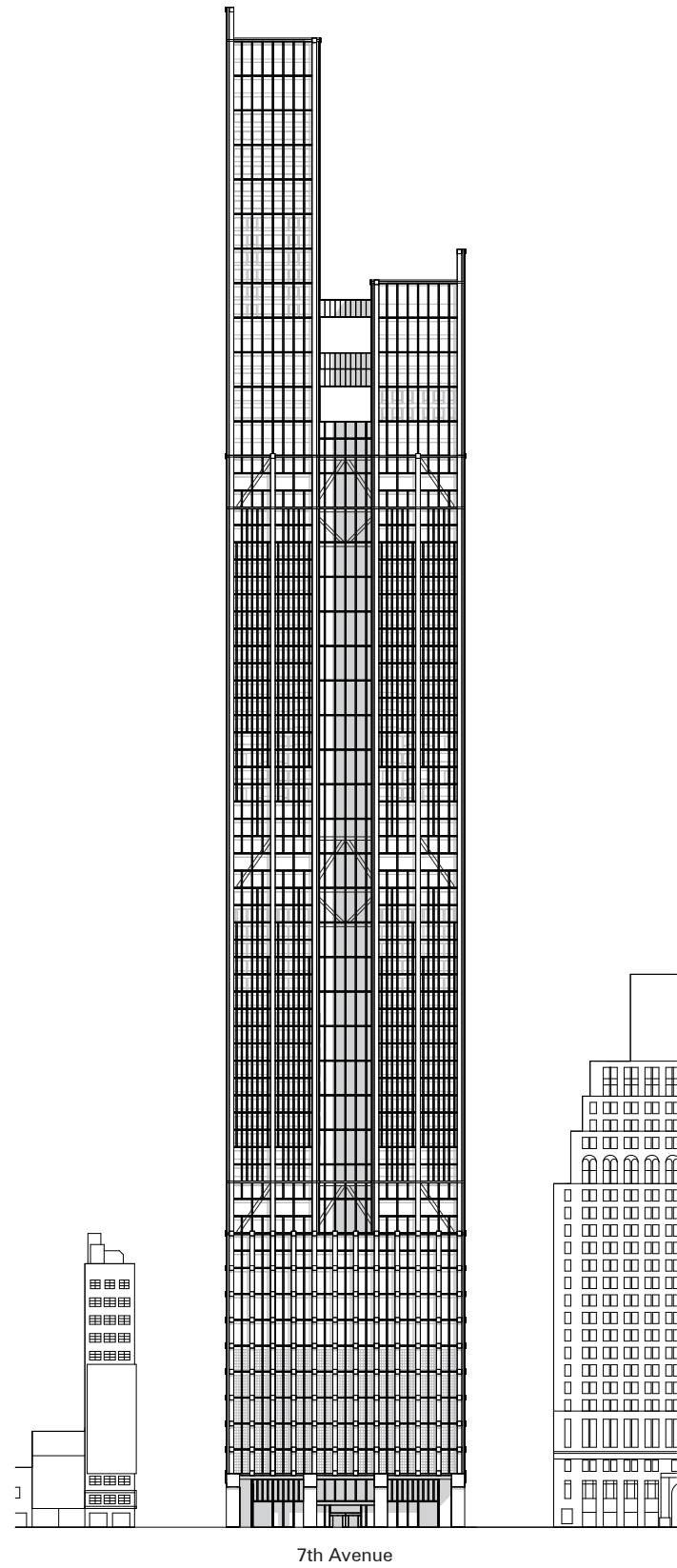
Sky lobby is a typical elevator scheme employed to reduce shaft space, and improve the efficiency of the elevator system. It acts as an intermediate interchange floor where people can change from an express elevator to a local elevator that stops at a subset of higher floors.



In the case of a mixed-use skyscraper with office and hotel, Kingkey 100 has a more complex elevator system with different ground access, one sky lobby for its office space, one check-in lobby for hotel, and an observational deck.

When envisioning a mixed-use highrise with office, residence, and hotel, the sharing of amenities floor is achieved through additional express elevators.

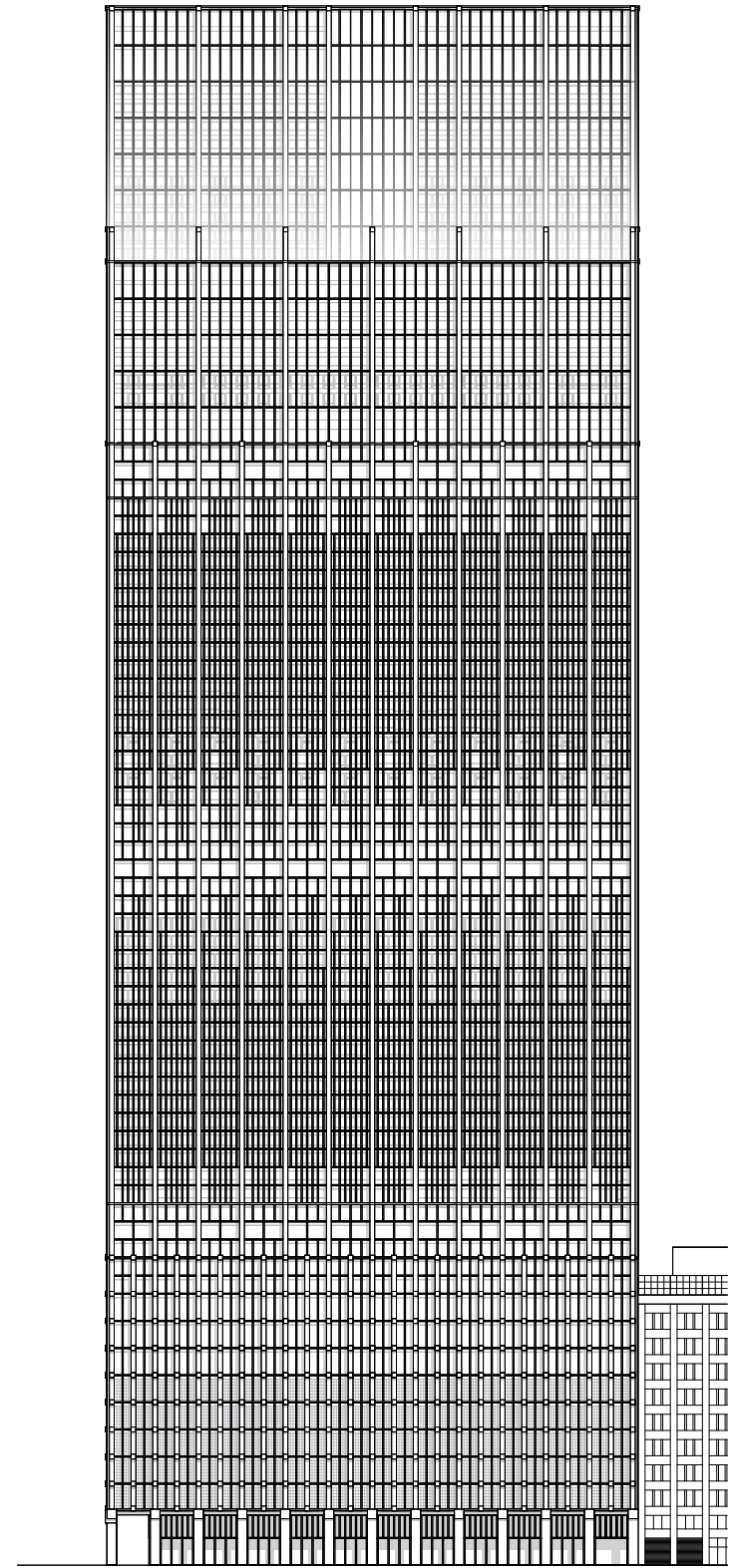
## Skyscraper Elevator Case Studies



7th Avenue

Tower Elevation - West

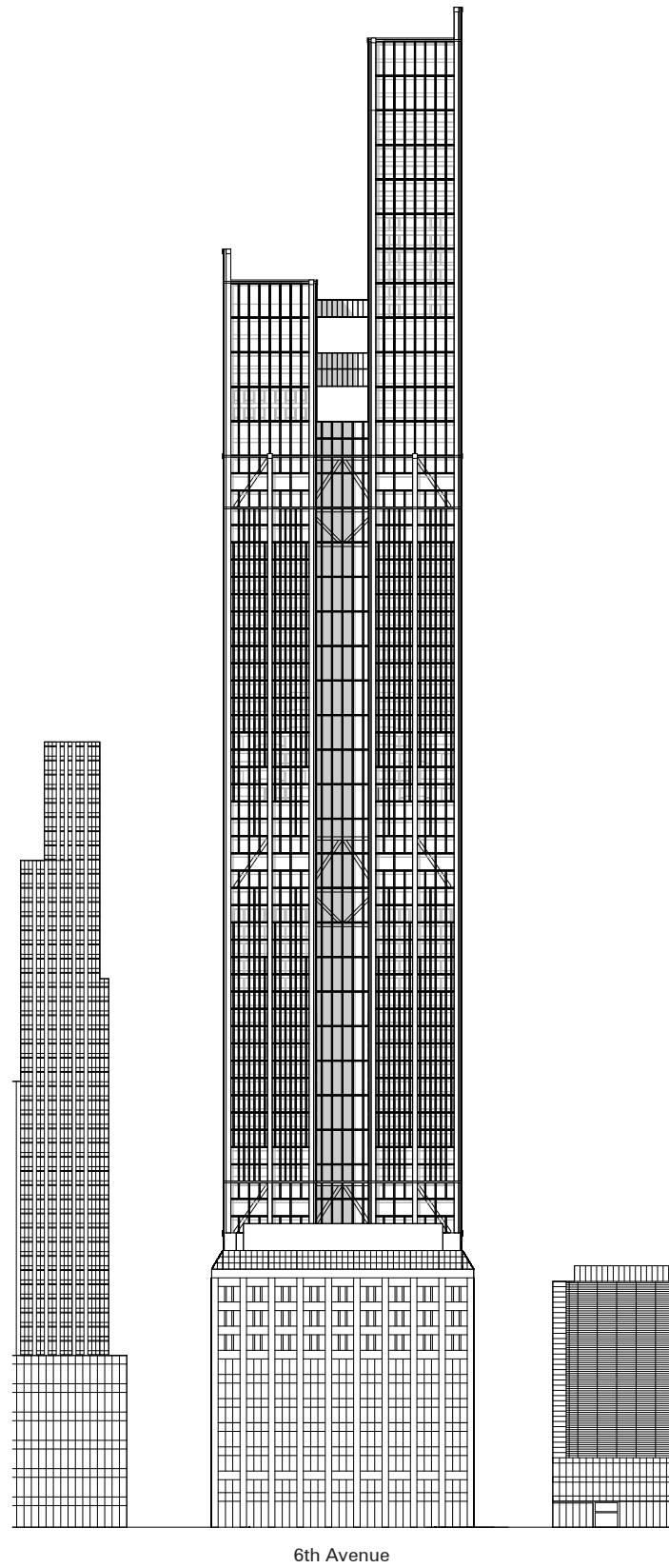
0 10 20 50 m



33rd Street

Tower Elevation - South

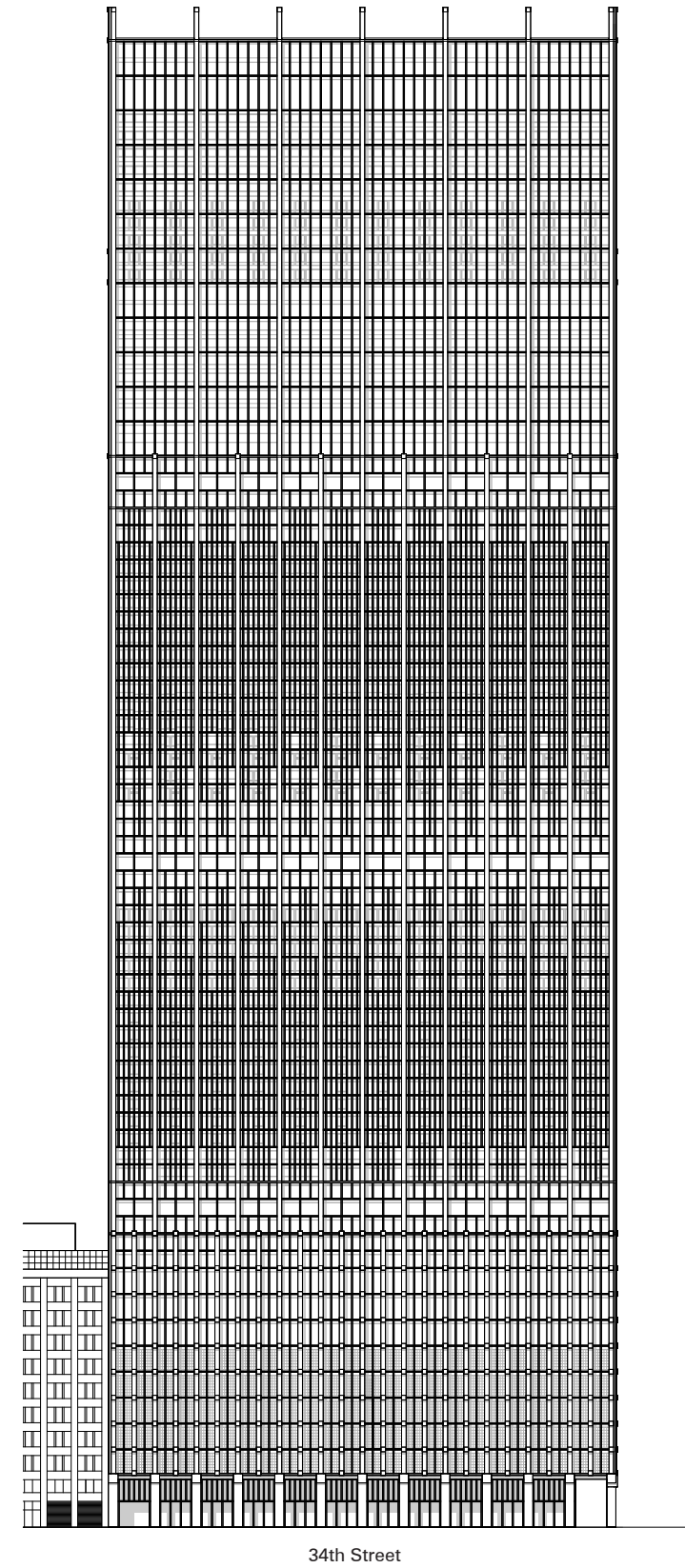
0 10 20 50 m



6th Avenue

Tower Elevation - East

0 10 20 50 m

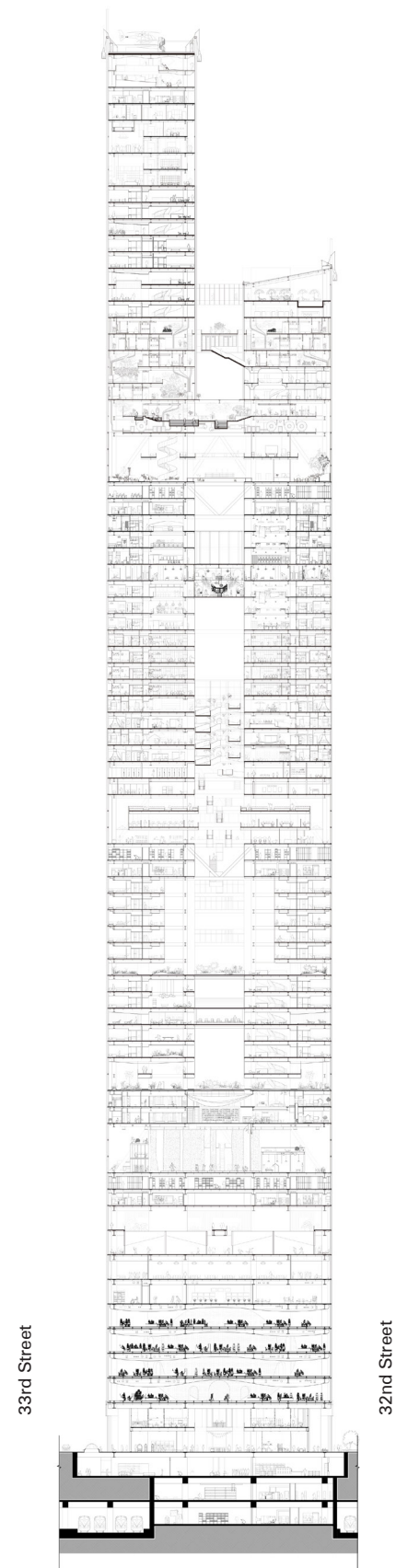


34th Street

Tower Elevation - North

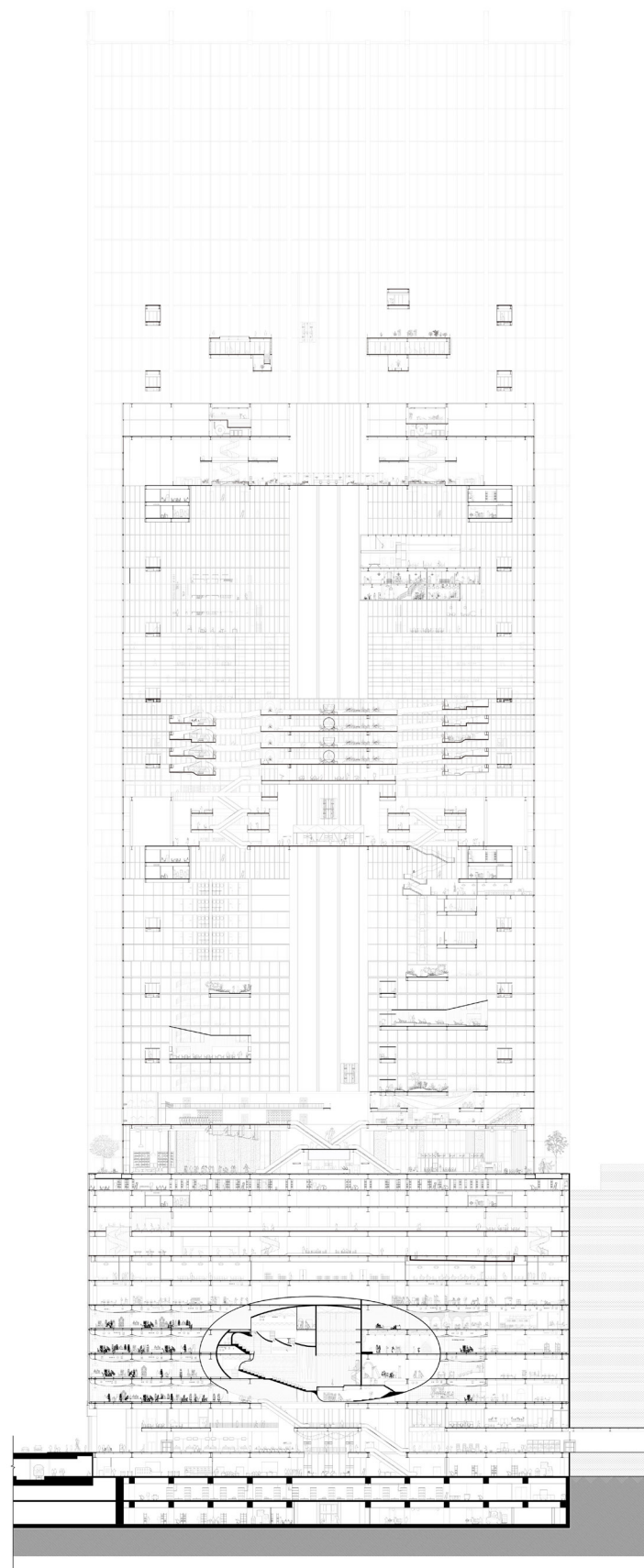
0 10 20 50 m





Tower Section North-South

0 10 20 50 m

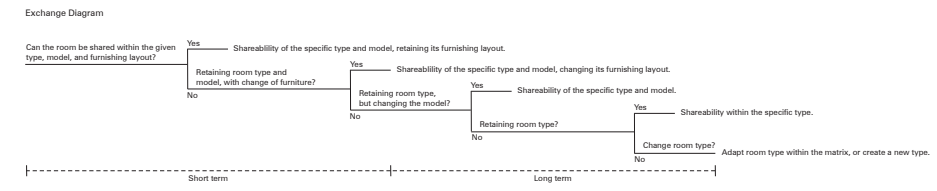
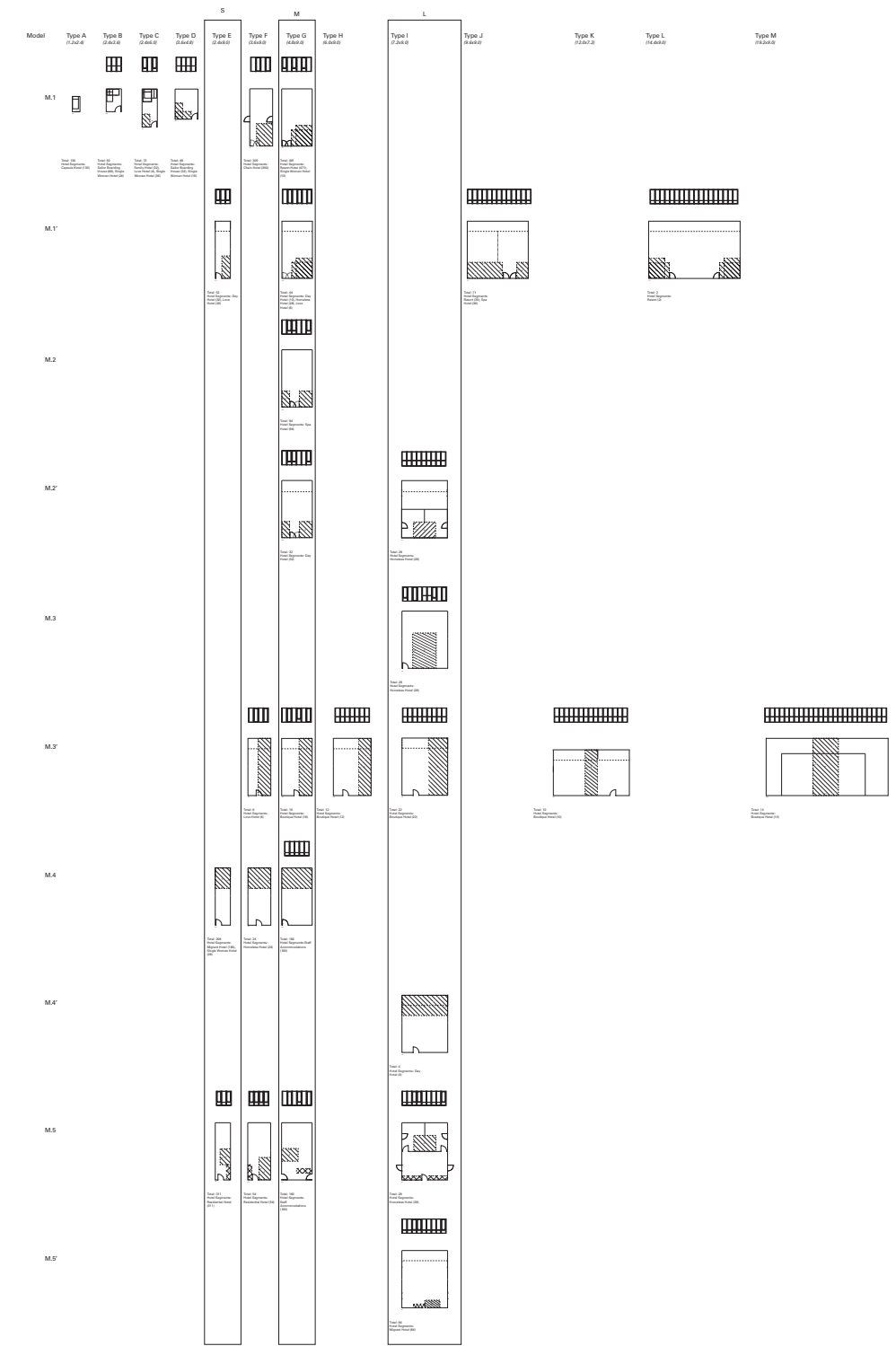


Tower Section West-East

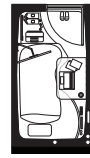
0 10 20 50 m



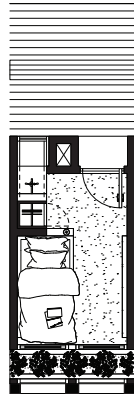
- 0 Casino segment
- 72 Day segment
- 100 Sailors' Boarding House segment
- 160 Capsule segment
- 300 Chain segment
- 112 Family segment
- 84 Homeless segment
- 264 Migrant segment
- 365 Residential segment
- 40 Love segment
- 130 Wellness Spa segment
- 112 Single Women's segment
- 508 Resort segment
- 70 Boutique segment
  
- 180 Staff Accommodation
  
- 2497 One Hotel Total Keys



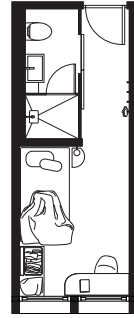




Capsule segment



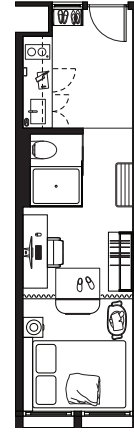
Sailors' Boarding House segment



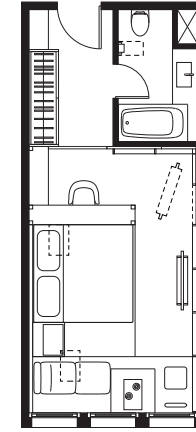
Single Women's segment



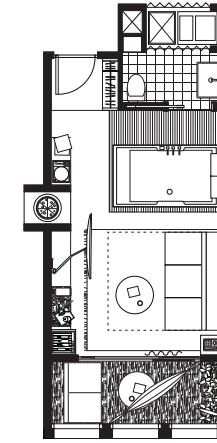
Love segment



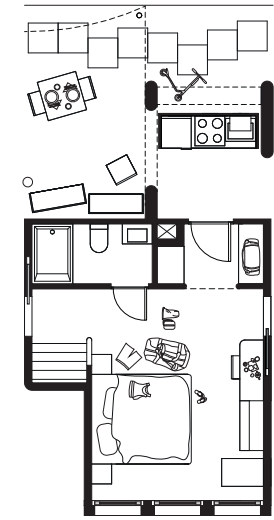
Residential segment



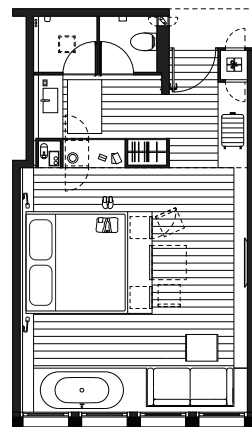
Chain segment



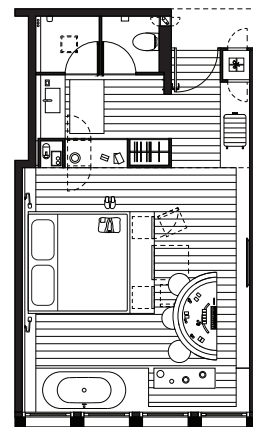
Day segment



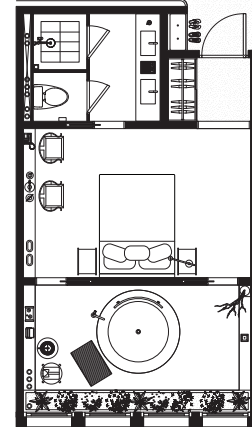
Family segment



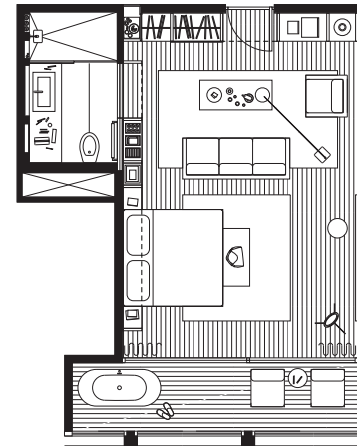
Resort segment



Casino segment



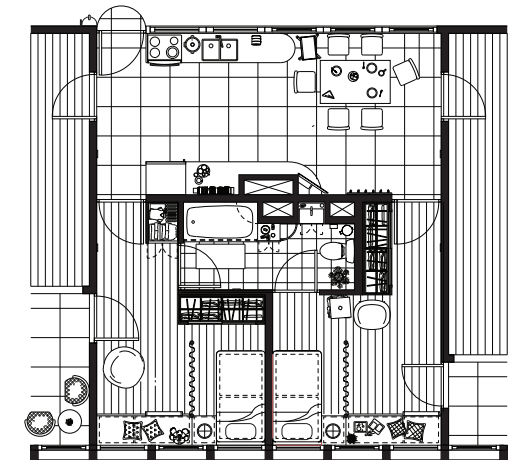
Wellness Spa segment



Boutique segment

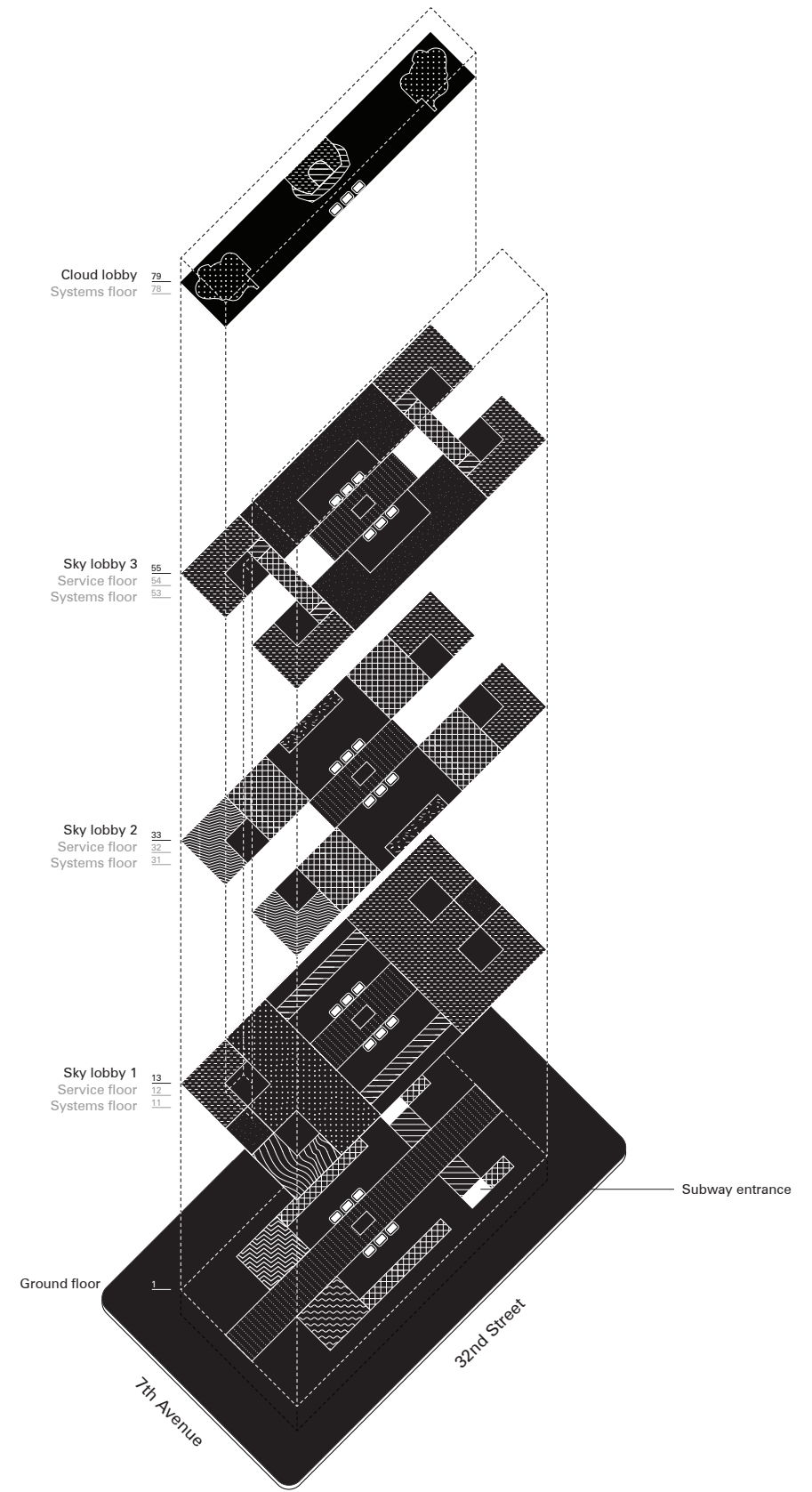


Migrant segment



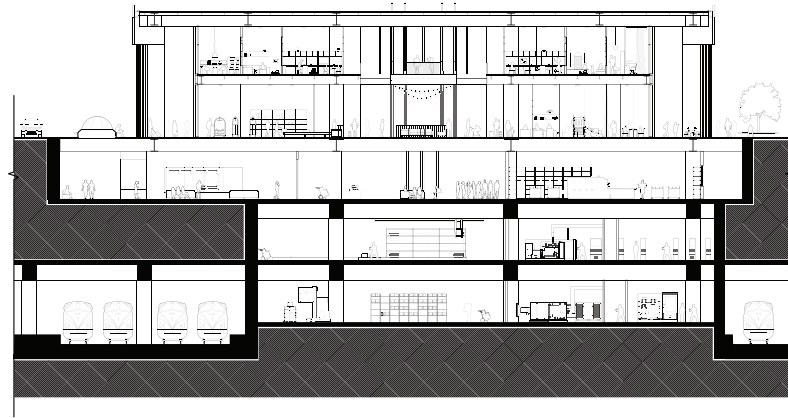
Homeless segment

Typical Room

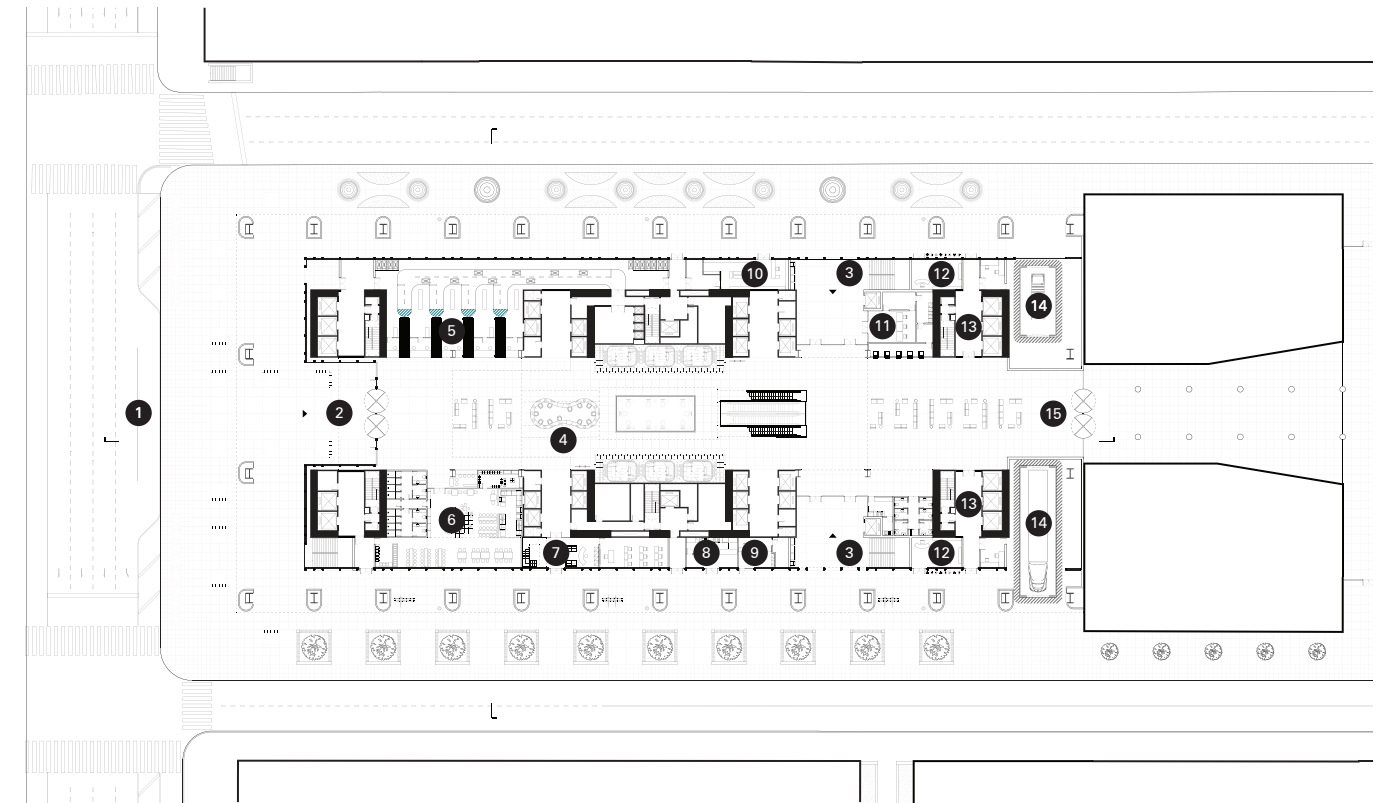


Amenities - Public Program

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li> Lobby and reception area</li> <li> Luggage reception</li> <li> Migrant facility</li> <li> Retail</li> <li> Food and beverage</li> <li> Event space</li> </ul> | <ul style="list-style-type: none"> <li> Art gallery</li> <li> Garden</li> <li> Fitness center</li> <li> Market</li> <li> Support services</li> </ul> | <ul style="list-style-type: none"> <li> Metro Express elevator</li> <li> Express elevator</li> <li> Local elevator</li> <li> Guest elevator core</li> </ul> |
|---|--|---|

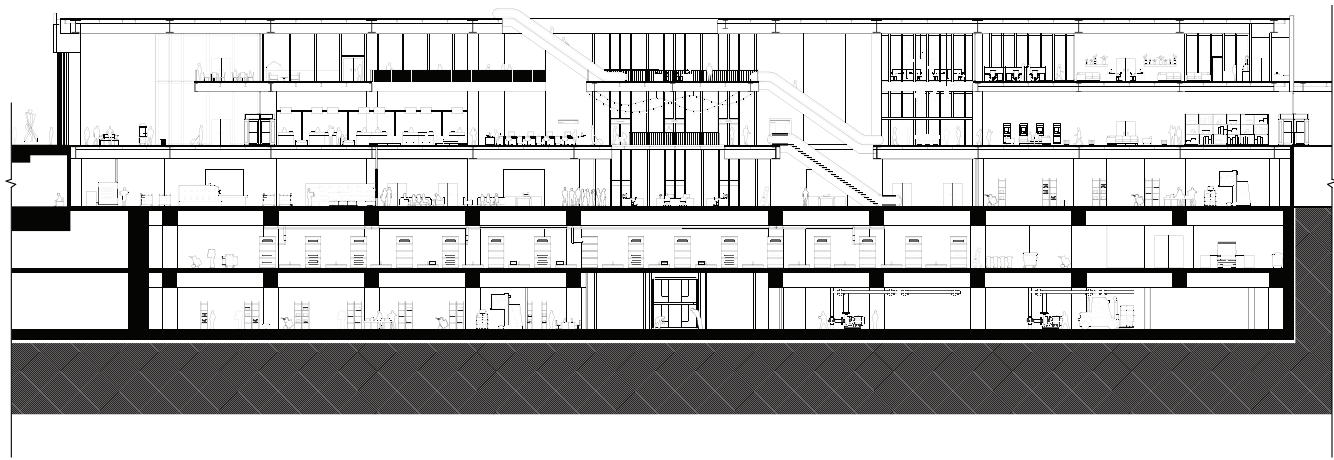


Cross Section of Basement and Ground Floor

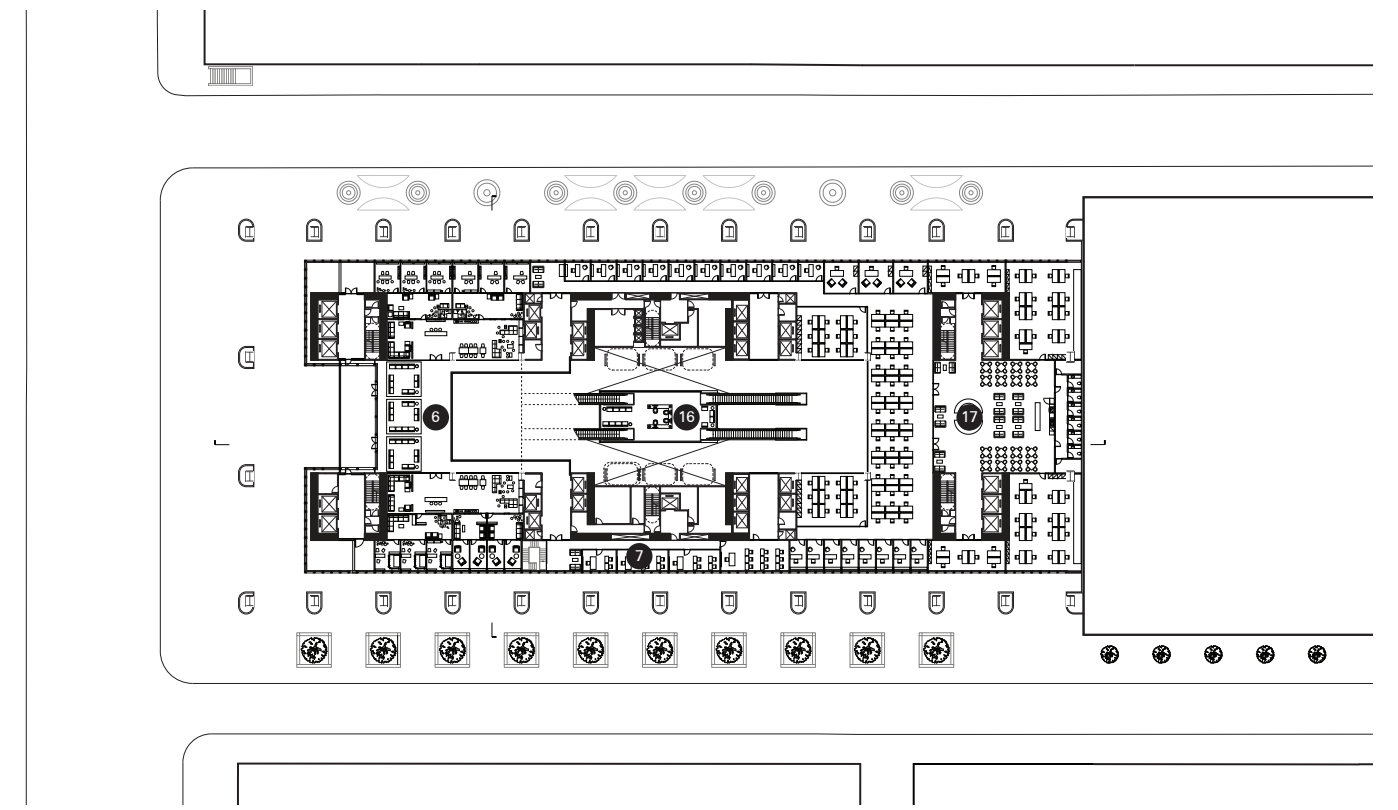


Ground Floor

Floor 01



Longitudinal Section of Basement and Ground Floor



Administration Floor

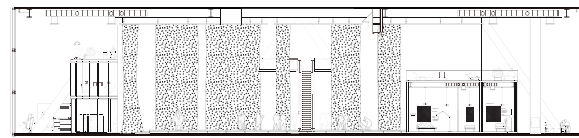
Floor 02

Ground Floor

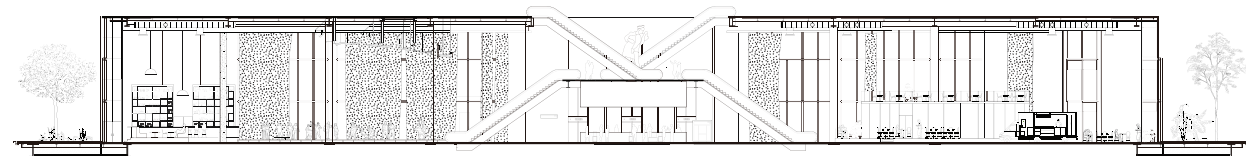


- |                     |                      |                       |                |
|---------------------|----------------------|-----------------------|----------------|
| 1. Motor lobby      | welcoming center     | 12. Flower shop       | check-point    |
| 2. Entry plaza      | 7. Language center   | 13. Staff entrance    | 17. One Hotel  |
| 3. Subway entrance  | 8. Coffee shop       | 14. Truck elevator to | administration |
| 4. Reception        | 9. Post office       | loading dock below    | offices        |
| 5. Luggage drop-off | 10. 24/7 convenience | 15. Link to           |                |
| facility            | store                | Manhattan Mall        |                |
| 6. Migrant          | 11. Bank             | 16. Casino security   |                |



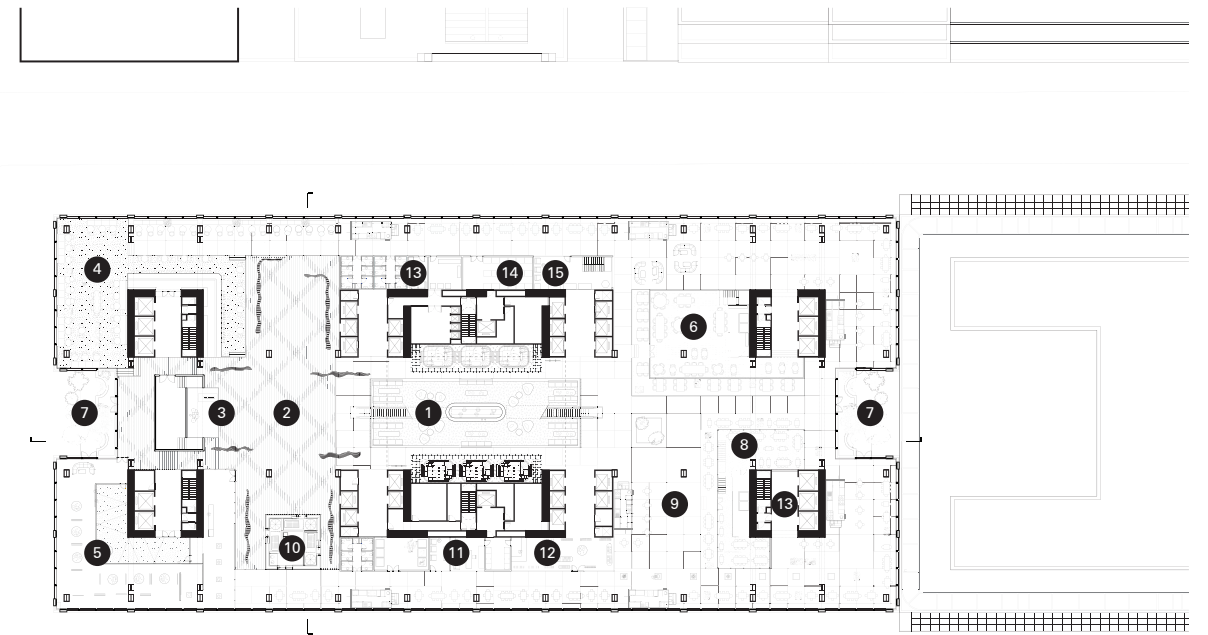


Cross Section of Sky Lobby 1



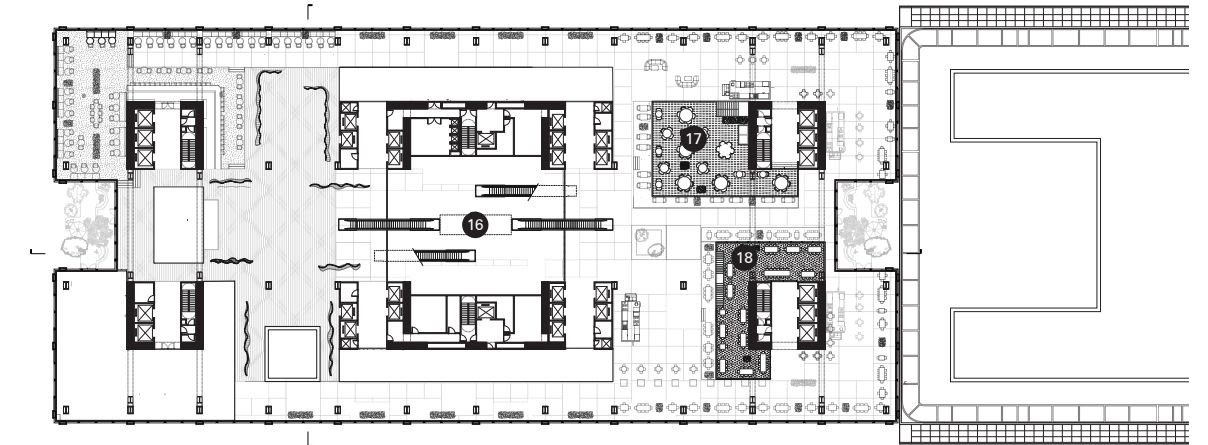
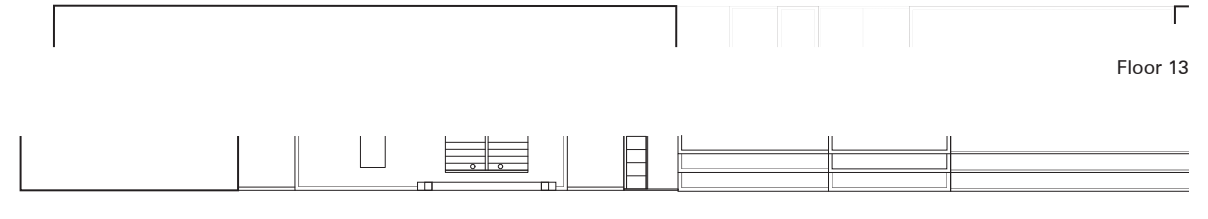
Longitudinal Section of Sky Lobby 1

Sky Lobby 1



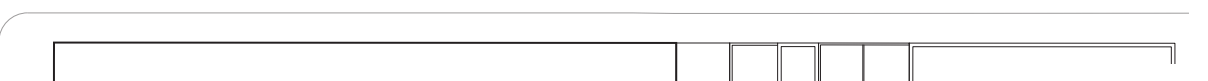
Sky Lobby 1

Floor 13

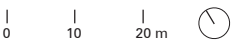


Sky Lobby 1 Mezzanine

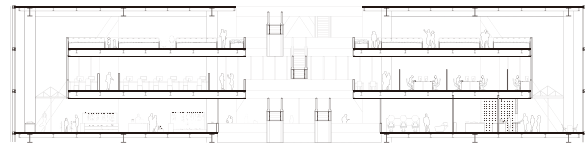
Floor 14



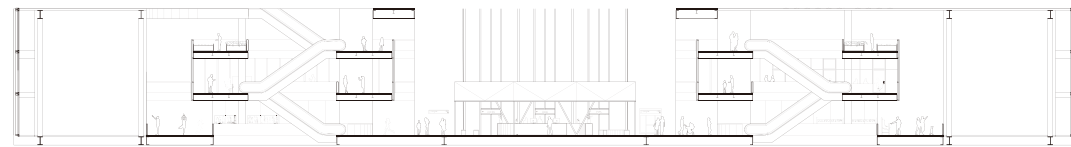
- |                                     |   |                             |  |
|-------------------------------------|---|-----------------------------|--|
| 1. Reception                        | restaurant                                  | confession rooms            | office   |
| 2. Event hall                       | 7. Terrace garden                           | 11. Navy recruitment center | 15. Mezzanine to Sailors' Boarding House and Day segment |
| 3. Stage                            | 8. Diner                                    | 12. Navy exchange store     | 16. Specialty restaurant seating                         |
| 4. Bar                              | 9. Street food with food trucks and seating | 13. Lactation rooms         |  |
| 5. Art gallery and exhibition space | 10. Non-religious                           | 14. Administration          |  |
| 6. Specialty                        |   |                             | 17. Diner seating  |



Cross Section of Sky Lobby 2

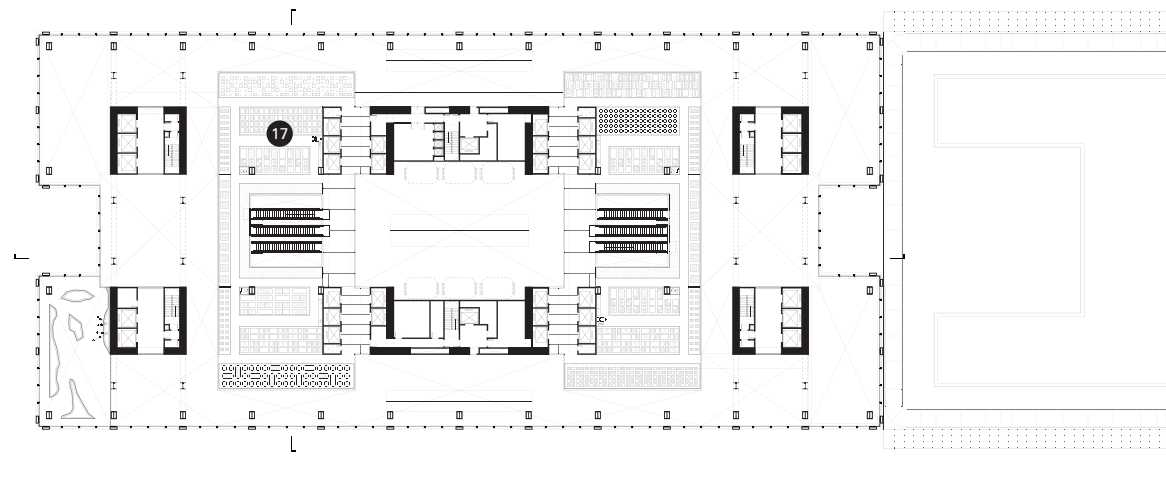


Longitudinal Section of Sky Lobby 2



0 10 20 m

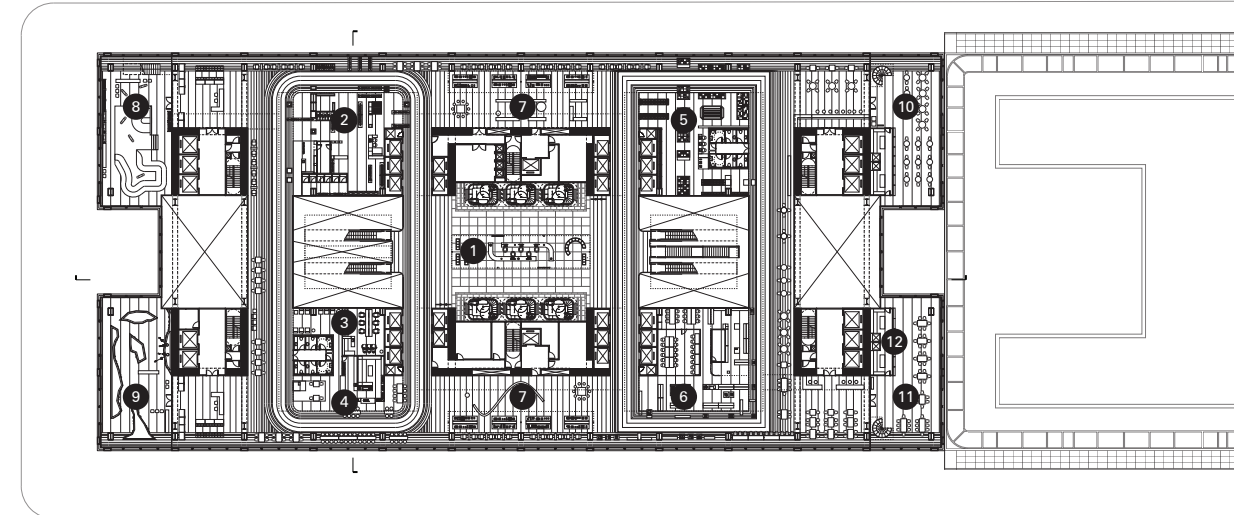
Sky Lobby 2 Mezzanine



Floor 35

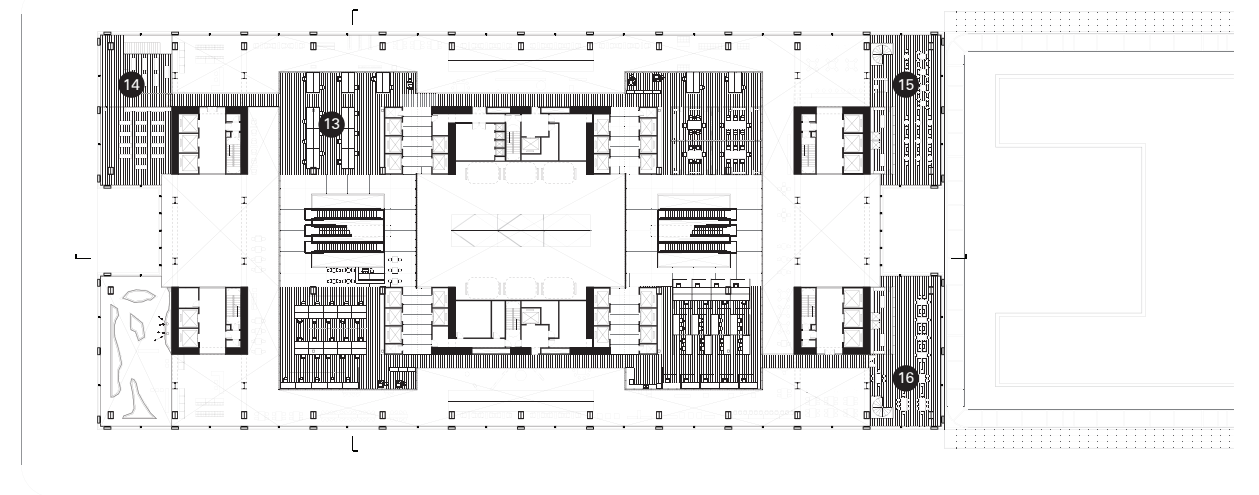
## Sky Lobby 2

Sky Lobby 2



Floor 33

Sky Lobby 2 Mezzanine

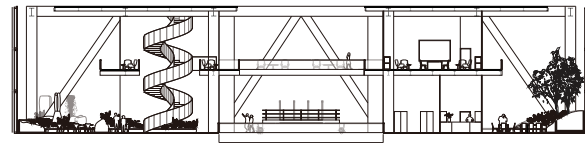


Floor 34

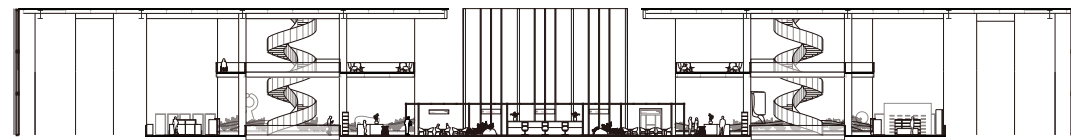
- |                      |                  |                    |                    |
|----------------------|------------------|--------------------|--------------------|
| 1. Reception         | 7. Street market | restaurant         | 16. All-day        |
| 2. Thrift shop and   | 8. Skatepark     | 12. Dumbwaiter     | restaurant seating |
| tailor's shop        | 9. Rock climbing | 13. Co-working     | 17. Indoor         |
| 3. Barber shop       | gym              | spaces             | production garden  |
| 4. Bakery            | 10. Specialty    | 14. Yoga studio    |                    |
| 5. Convenience store | restaurant       | 15. Specialty      |                    |
| 6. Library           | 11. All-day      | restaurant seating |                    |

0 10 20 m





Cross Section of Sky Lobby 3

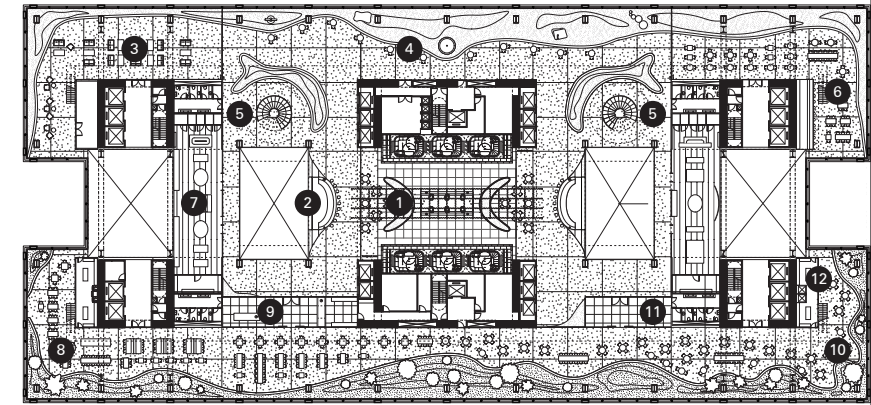


Longitudinal Section of Sky Lobby 3

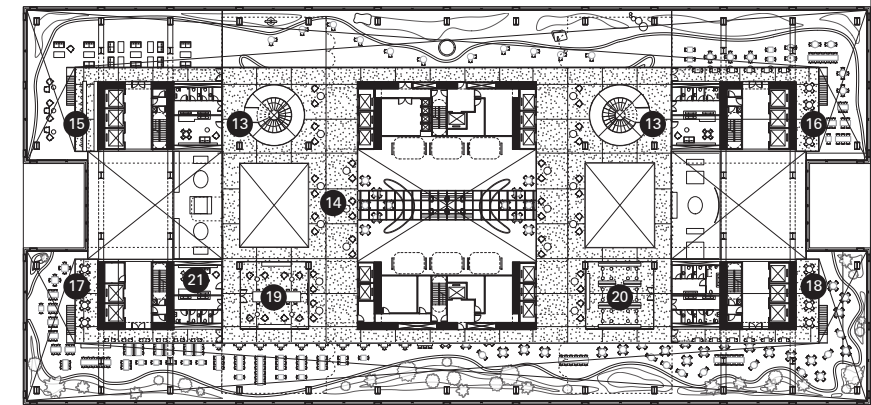
### Sky Lobby 3



Sky Lobby 3



Floor 55

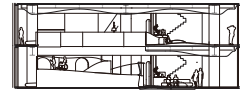


Sky Lobby 3 Mezzanine

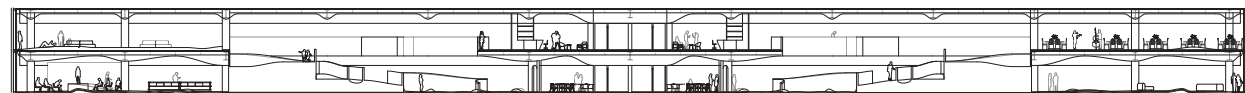
Floor 56

- |                             |                                 |                                    |   |                                  |                    |
|-----------------------------|---------------------------------|------------------------------------|---|----------------------------------|--------------------|
| 1. Reception                | mezzanine and spa above         | 10. Specialty restaurant           | skylobby below and spa above                  | 16. Café seating                 | 19. Beauty salon   |
| 2. Lobby bar                | 6. Café                         | 11. Specialty restaurant reception | 14. Loung overlooking gardens and city beyond | 17. All-day restaurant seating   | 20. Lactation room |
| 3. Event space              | 7. Retail                       | 12. Dumbwaiter                     | 15. Event space balcony with bar              | 18. Specialty restaurant seating |                    |
| 4. Garden with seating area | 8. All-day restaurant           | 13. Staircase connecting to        |   | 18. Rentable workspace           |                    |
| 5. Staircase connecting to  | 9. All-day restaurant reception |                                    |   |                                  |                    |





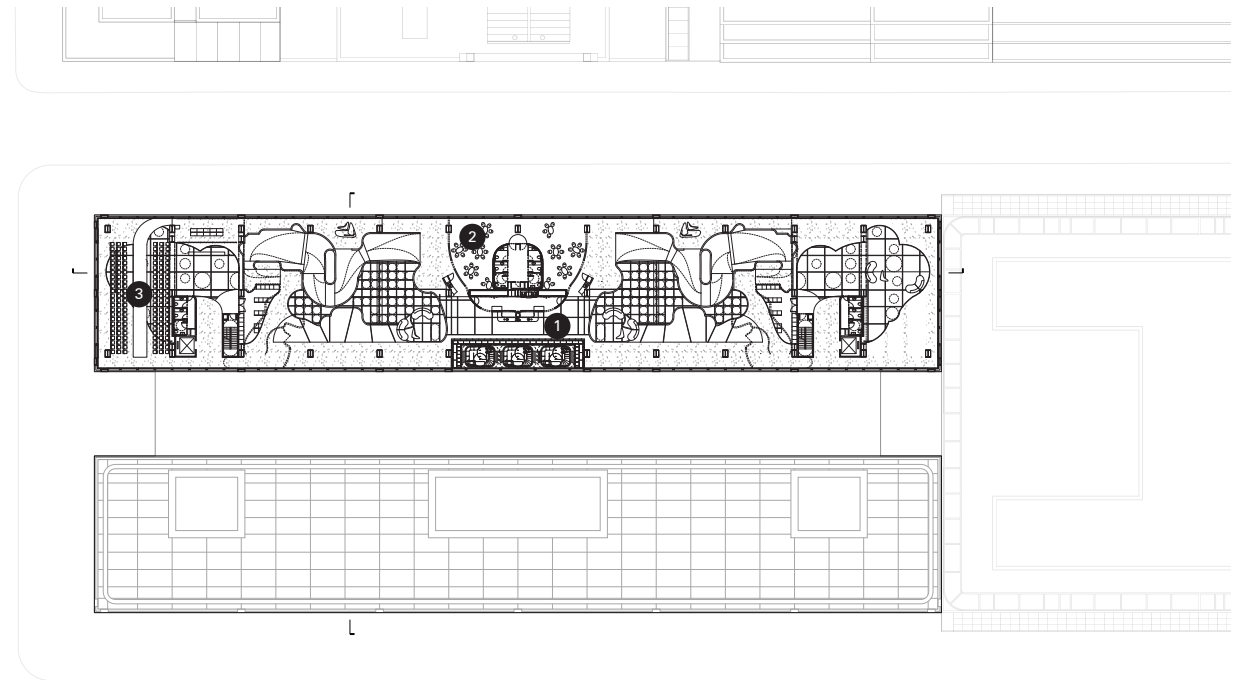
Cross Section of Cloud Lobby



Longitudinal Section of Cloud Lobby

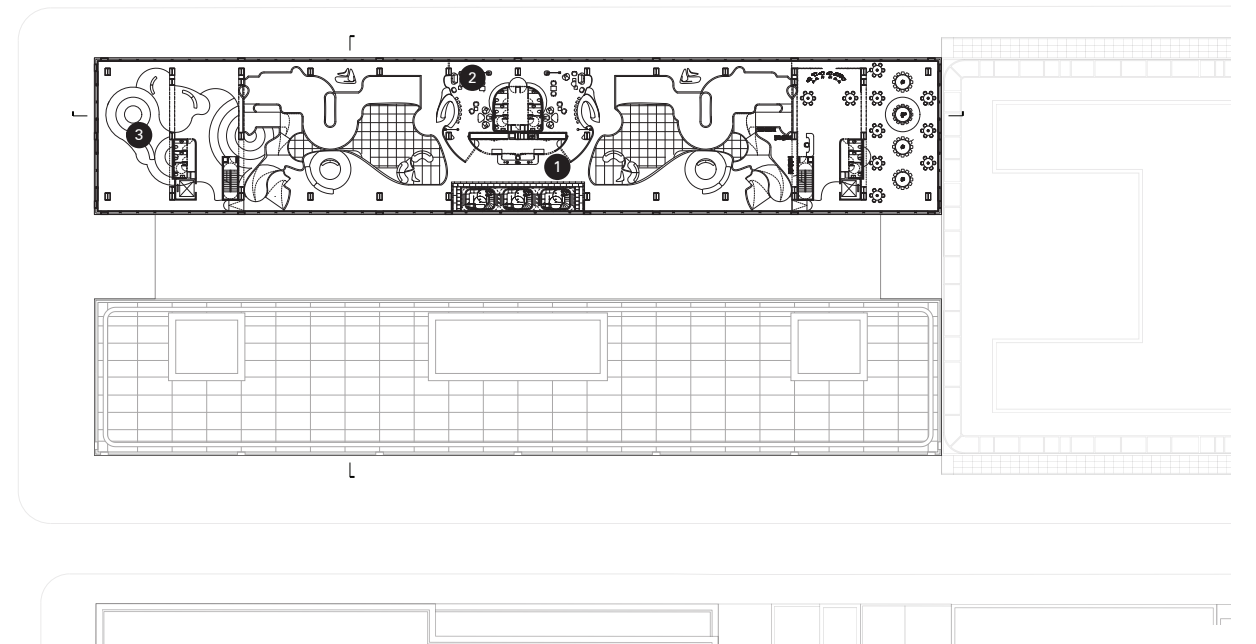
Cloud Lobby

Cloud Lobby



Floor 79

Cloud Lobby Mezzanine

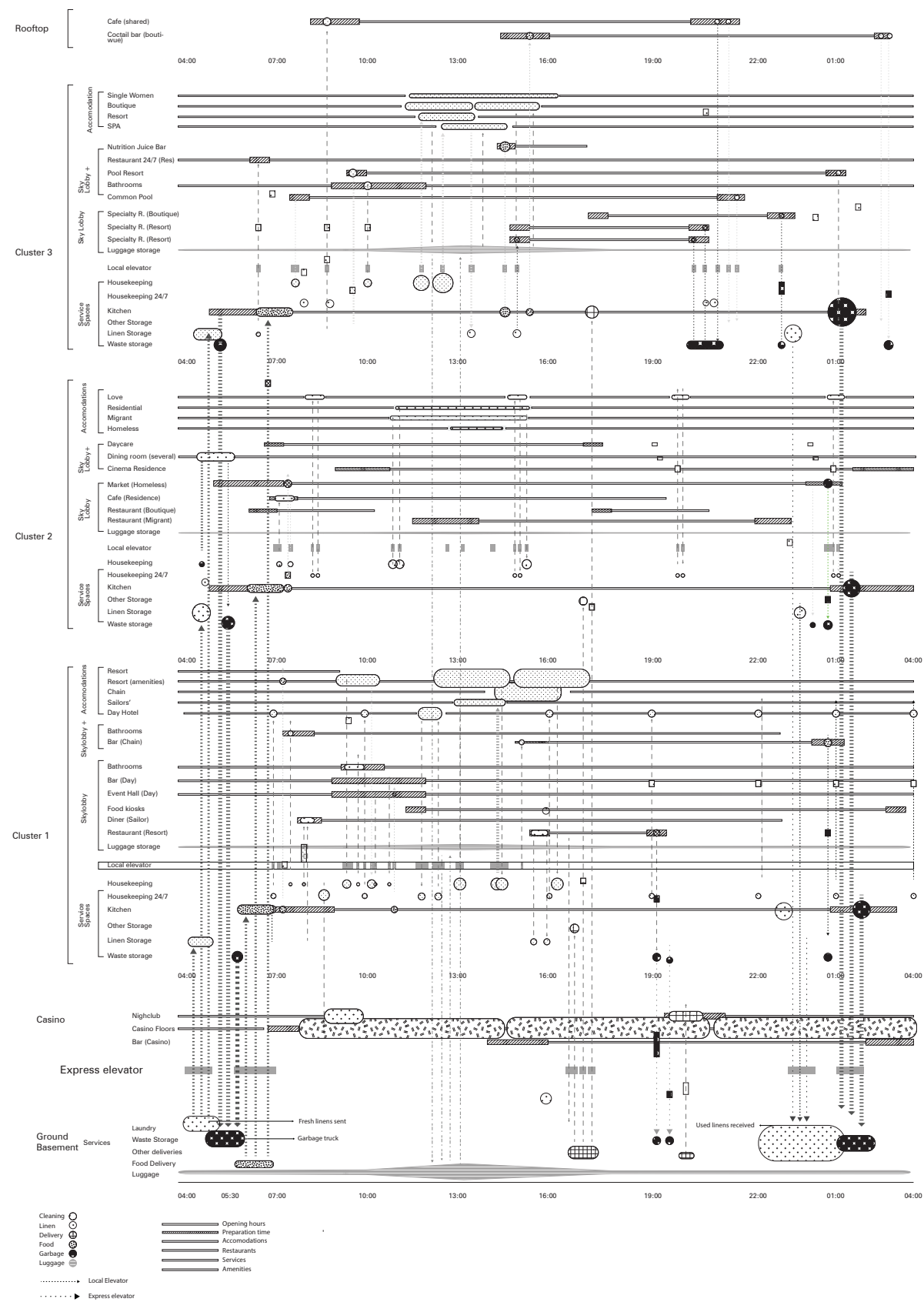


Floor 80

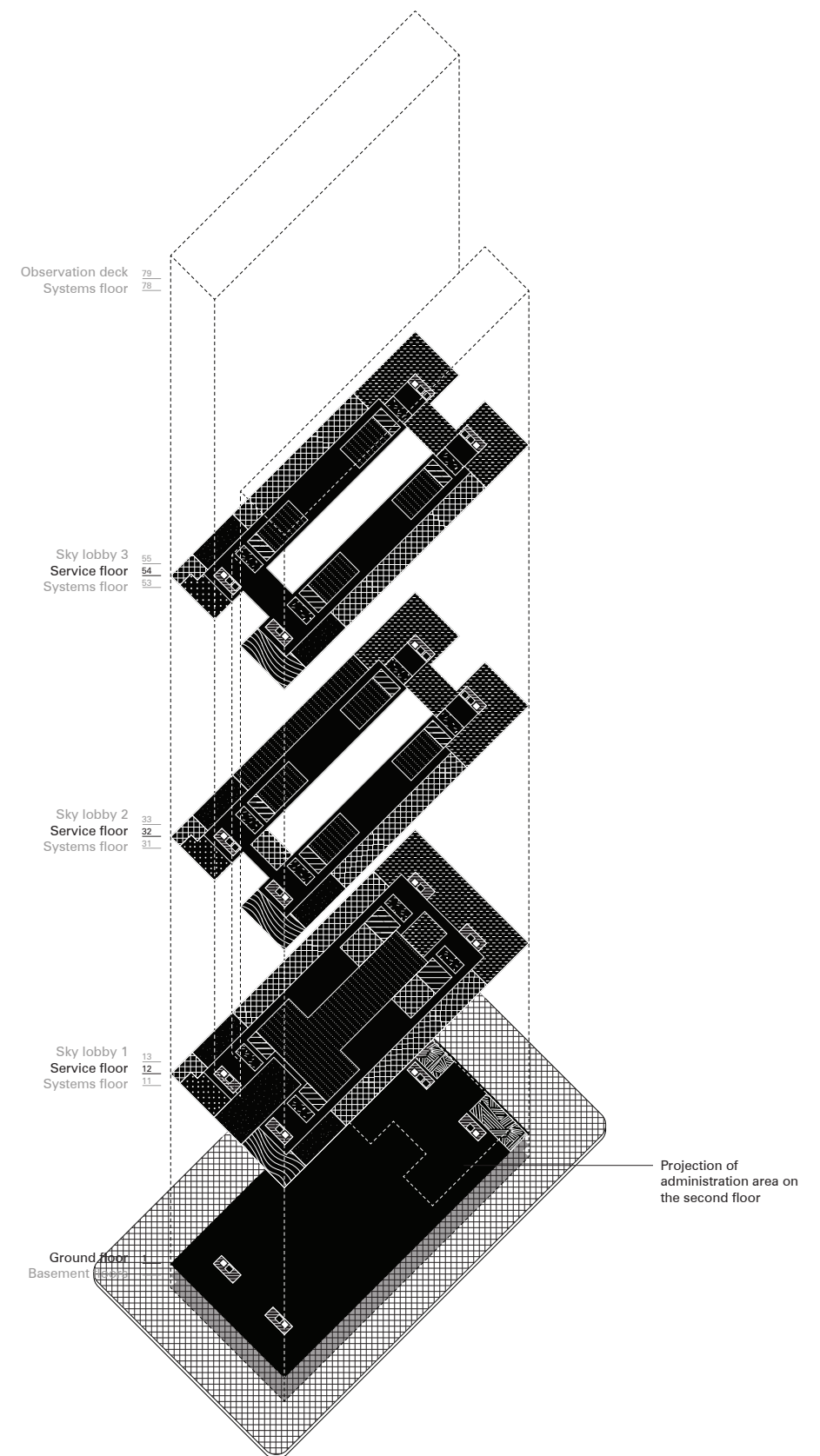


- 1. Reception
- 2. Café
- 3. Event space

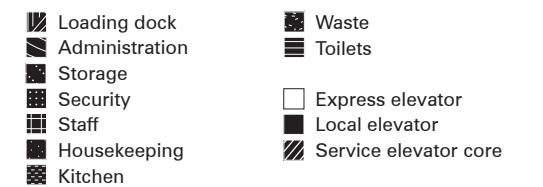


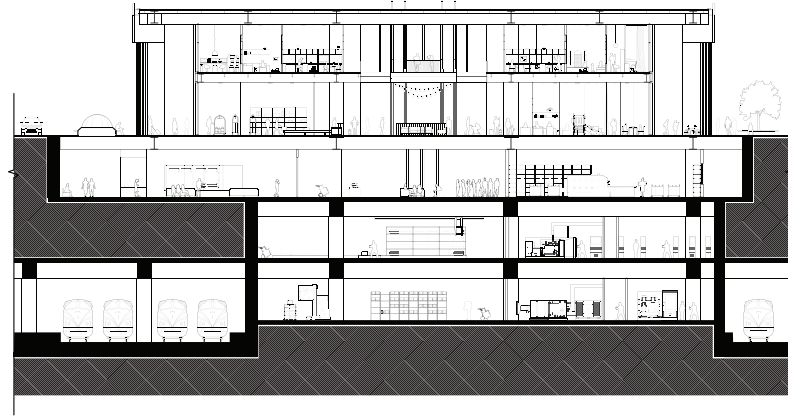


Daily Operations Diagram



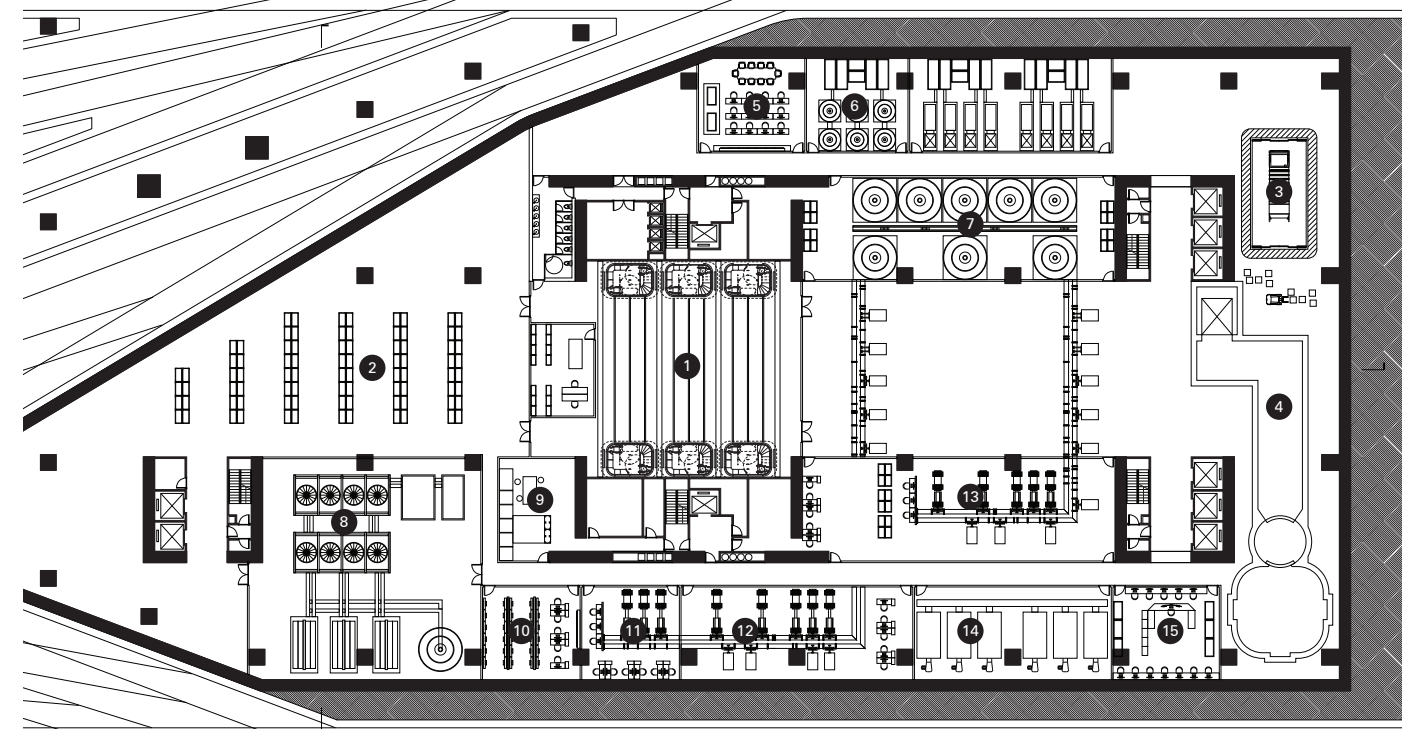
Services





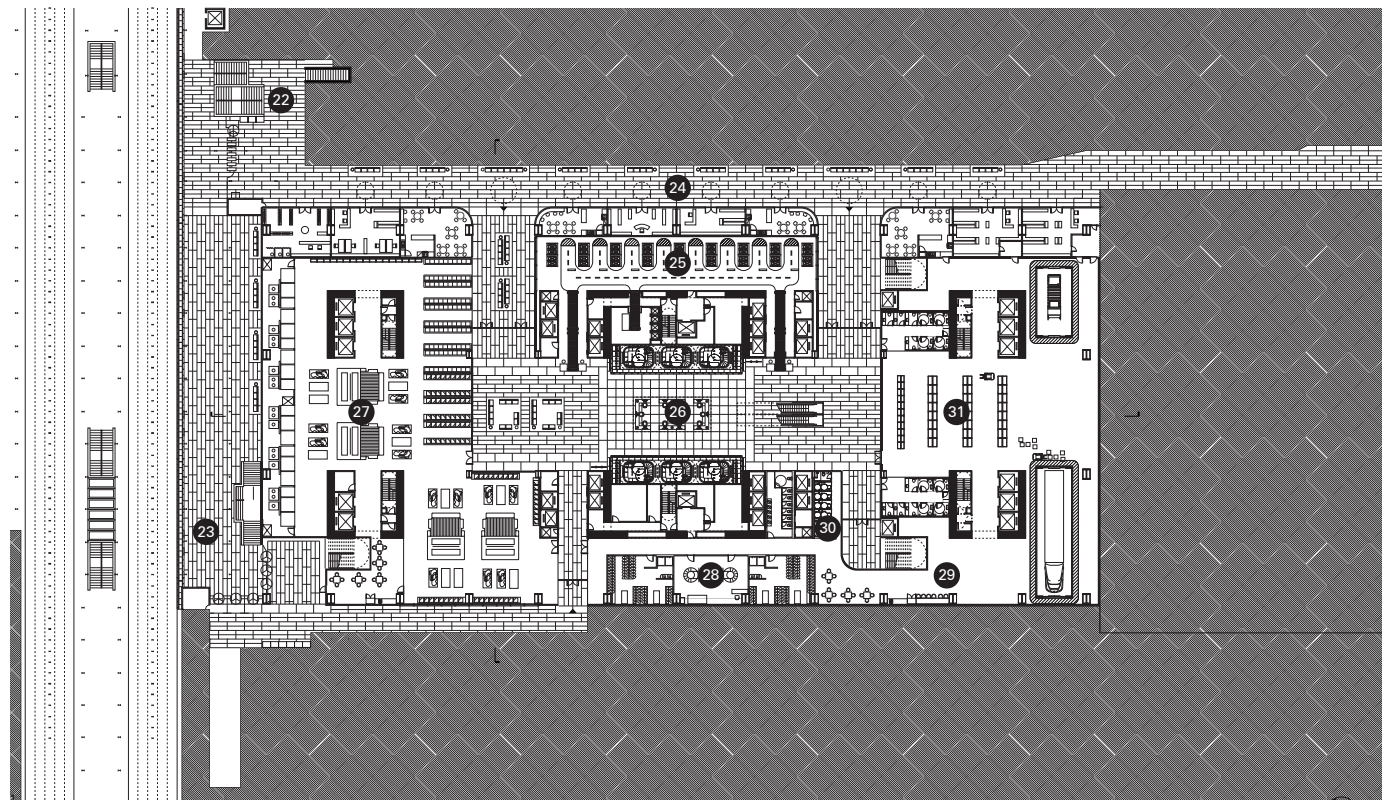
Cross Section of Basement and Ground Floor

0 10 20 m



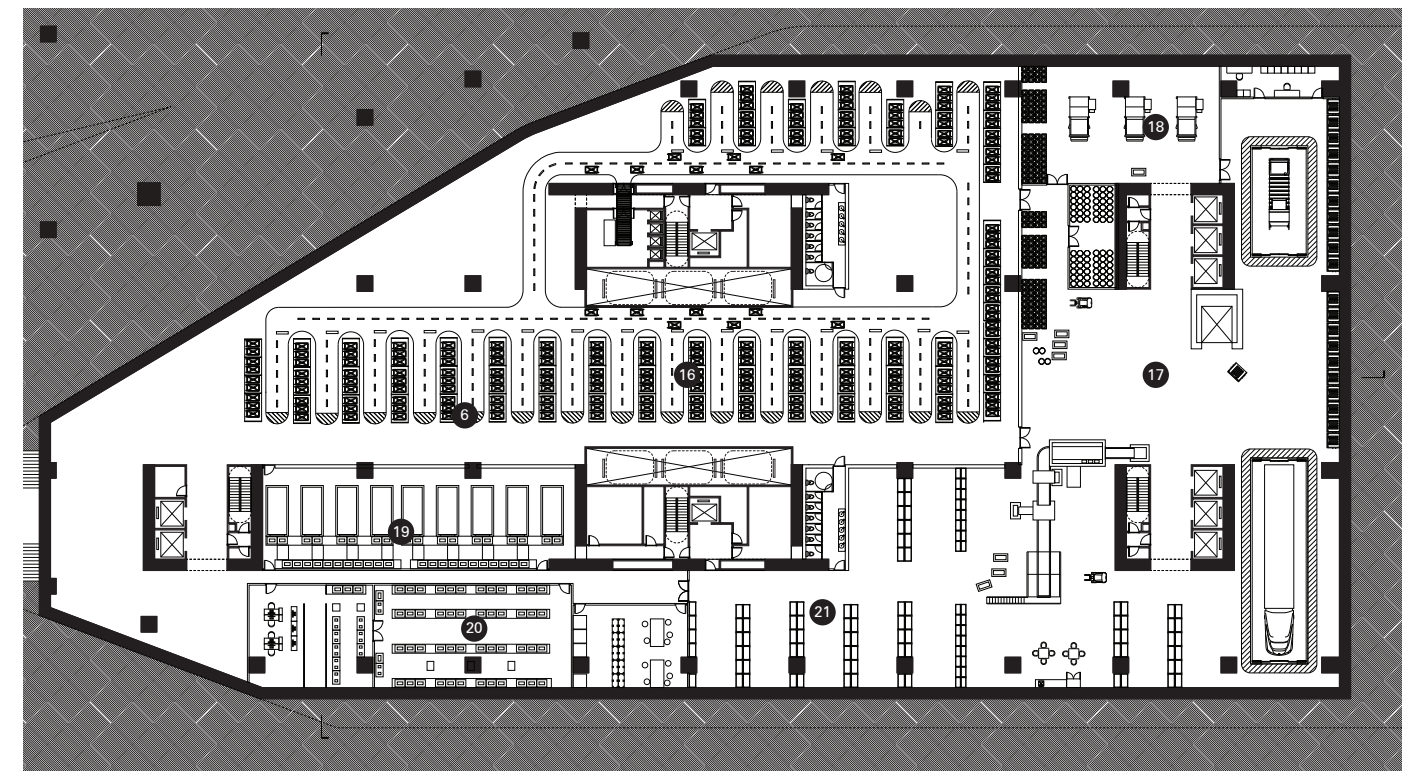
Basement

Floor -3



Basement

Floor -1



Basement

Floor -2

## Basement Floors

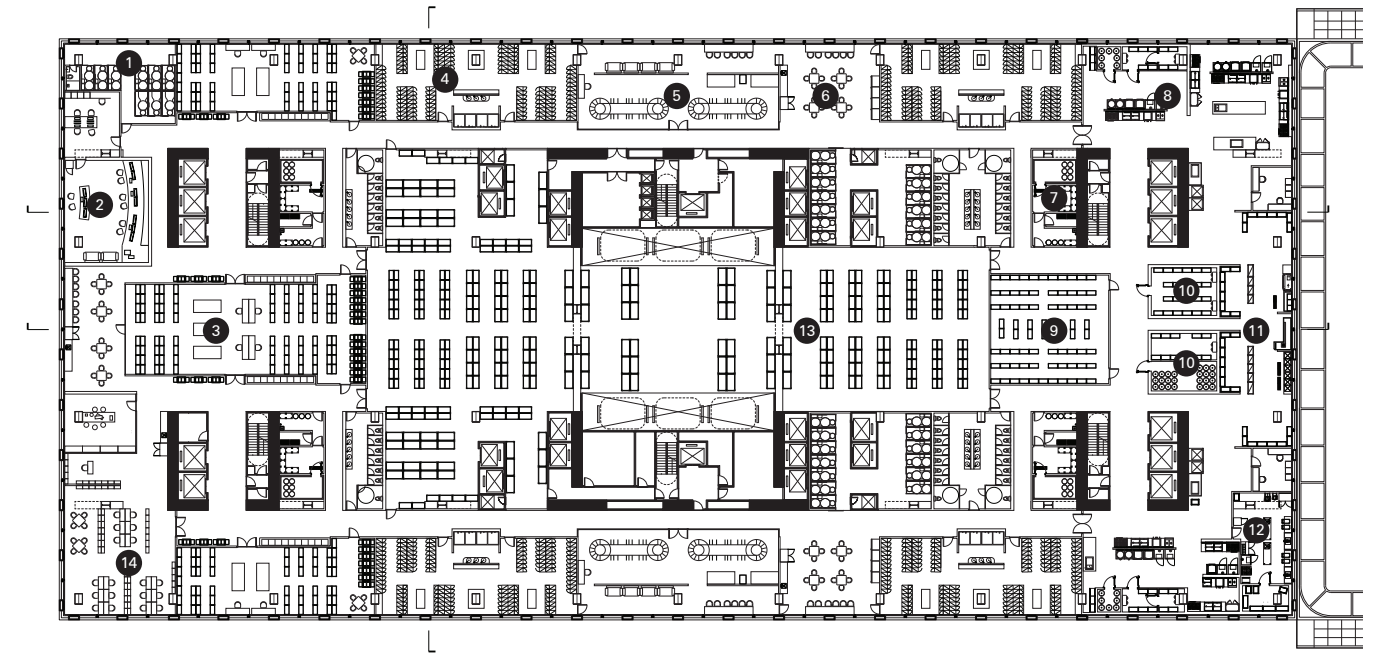
- 1. Elevator maintenance and repair
- 2. General storage
- 3. Truck elevator
- 4. Casino vault
- 5. CCTV room
- 6. Water treatment room
- 7. Water tank room
- 8. HVAC room
- 9. Maintenance room
- 10. Smoke control room

- 11. Sprinkler System room
- 12. Fire pump room
- 13. Irrigation pump room
- 14. Gas distribution
- 15. Access control
- 16. Luggage storage facility
- 17. Waste loading and sorting area connected to truck elevators
- 18. Track compactor
- 19. Backup generator room
- 20. Uninterrupted power supply room
- 21. Storage
- 22. Underground passage to Penn
- 23. 34th Street Penn Station subway platform
- 24. Gimbel's passage and retail
- 25. Luggage drop-off
- 26. Reception
- 27. Central laundry
- 28. Employee uniform and changing areas
- 29. Employee
- 30. On-duty sleeping pods
- 31. Loading dock connected to truck elevators on the floor above

0 10 20 m



Service and Systems Floor Sections (Floors 11–12)

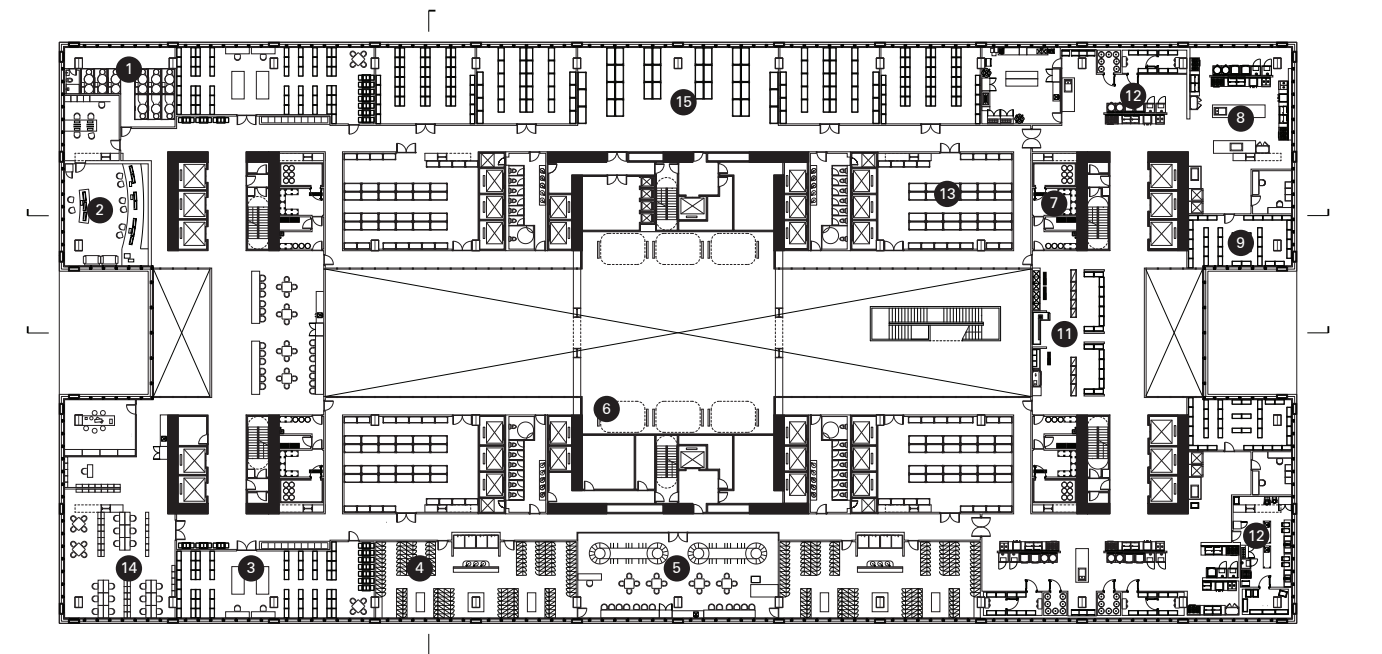


Service Floor

Floor 12



Service and Systems Floor Sections (Floors 31–32)



Service Floor

Floor 32

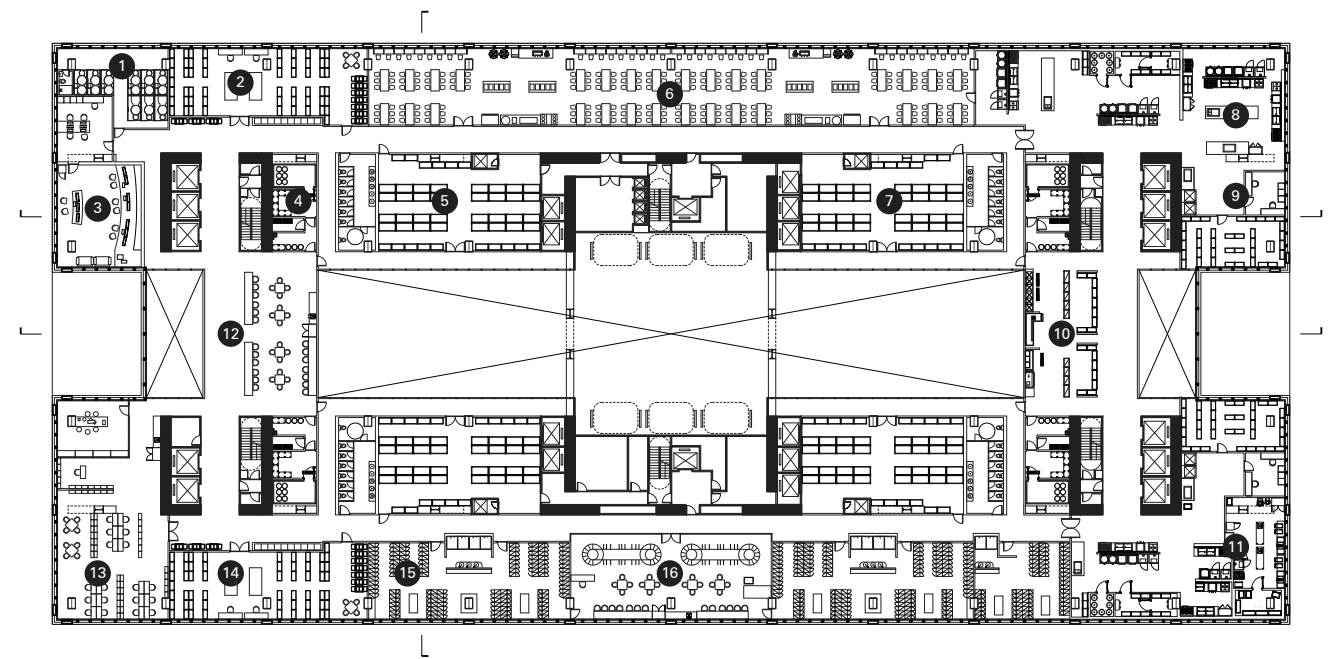
## Service Floors

- |                         |                          |                         |                    |
|-------------------------|--------------------------|-------------------------|--------------------|
| 1. On-duty sleeping pod | changing room            | 9. Dry storage          | management offices |
| 2. CCTV control room    | 5. Uniform room          | 10. Cold storage        | 15. Guest storage  |
| 3. Housekeeping offices | 6. Employee lunch room   | 11. Dishwashing station |                    |
| 4. Employee             | 7. Waste collection room | 12. Pastry kitchen      |                    |
|                         | 8. Kitchen               | 13. General storage     |                    |
|                         |                          | 14. Cluster             |                    |





Service and Systems Floor Sections (Floors 53–54)



Service Floor

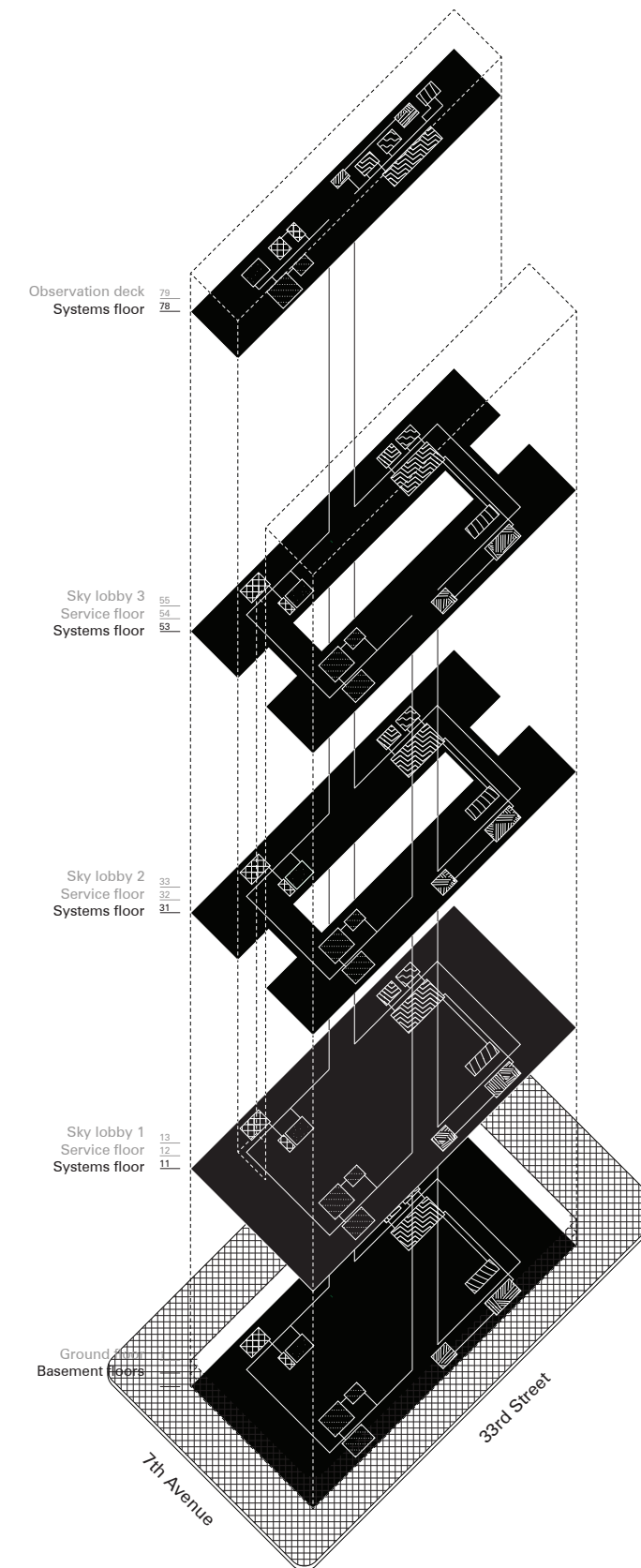
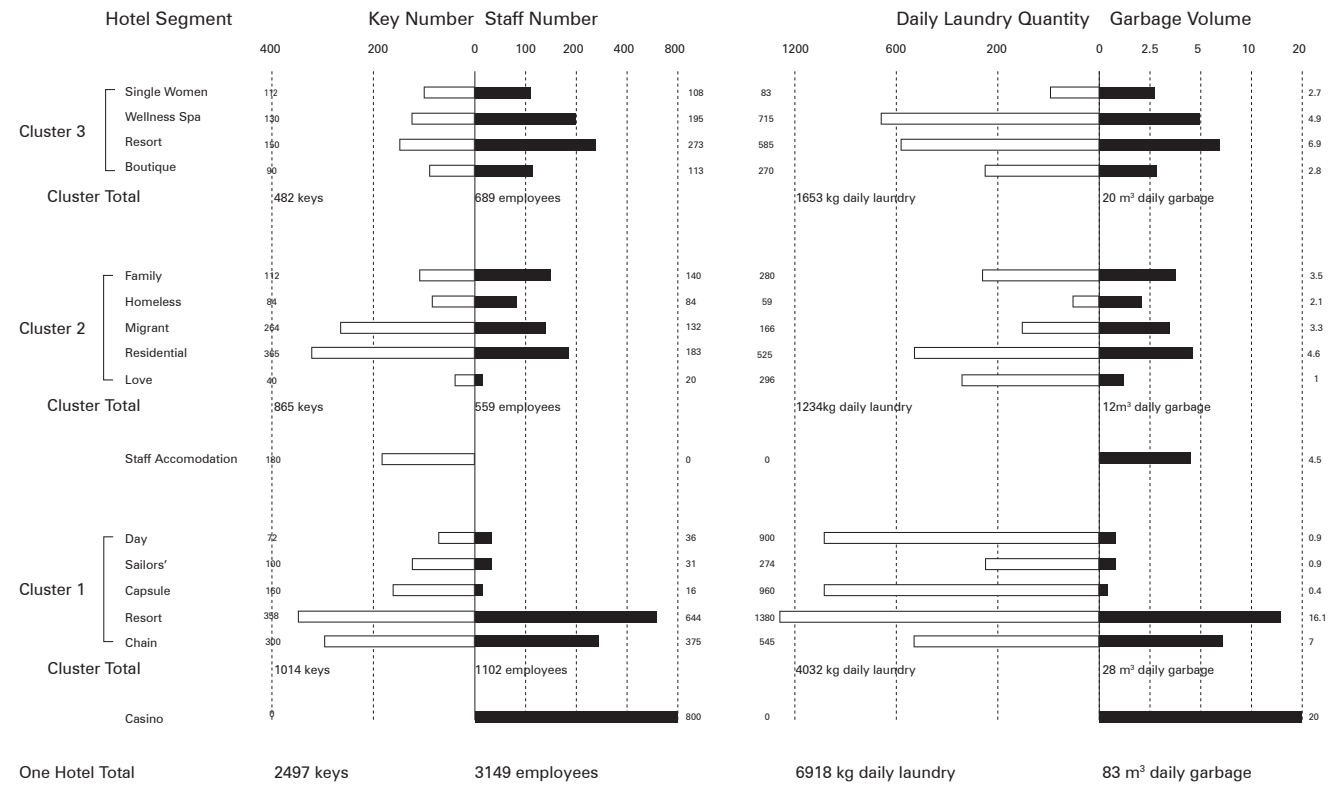
Floor 54

## Service Floors

- |                         |                         |                               |                            |
|-------------------------|-------------------------|-------------------------------|----------------------------|
| 1. On-duty sleeping pod | 5. Luggage storage      | station                       | office                     |
| 2. Housekeeping offices | 6. Employee dining hall | 11. Pastry kitchen            | 15. Employee changing room |
| 3. CCTV control room    | 7. General storage      | 12. Employee lunchroom        | 16. Uniform room           |
| 4. Waste                | 8. Kitchen              | 13. Cluster management office |                            |
|                         | 9. Dry storage          | 14. Housekeeping              |                            |
|                         | 10. Dishwashing         |                               |                            |







## Hotel Calculations

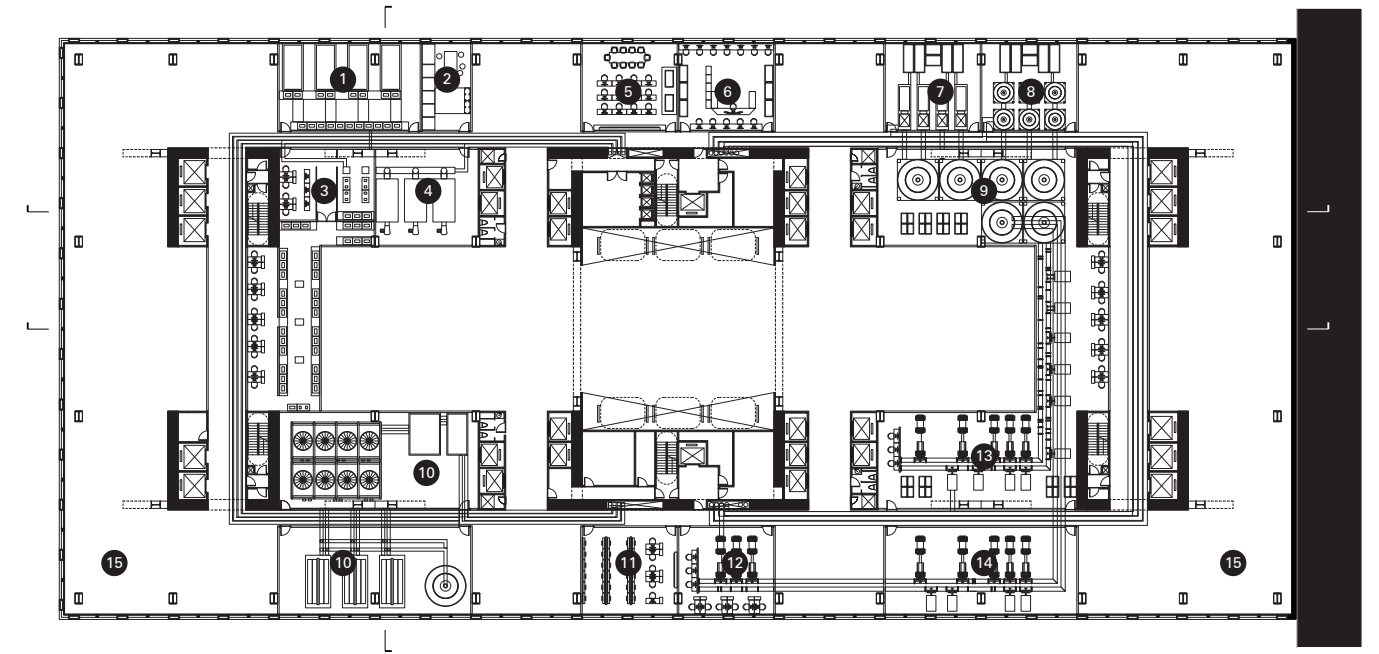
Diagram comparing hotel segments through number of keys, calculations of number of elevators, number of staff, amount of laundry and waste.

## Systems

- Gas supply system
- HVAC system
- Energy and electric supply system
- Irrigation pumping system
- Fire pumping system
- Cold water
- Hot water



Service and Systems Floor Sections (Floors 11–12)

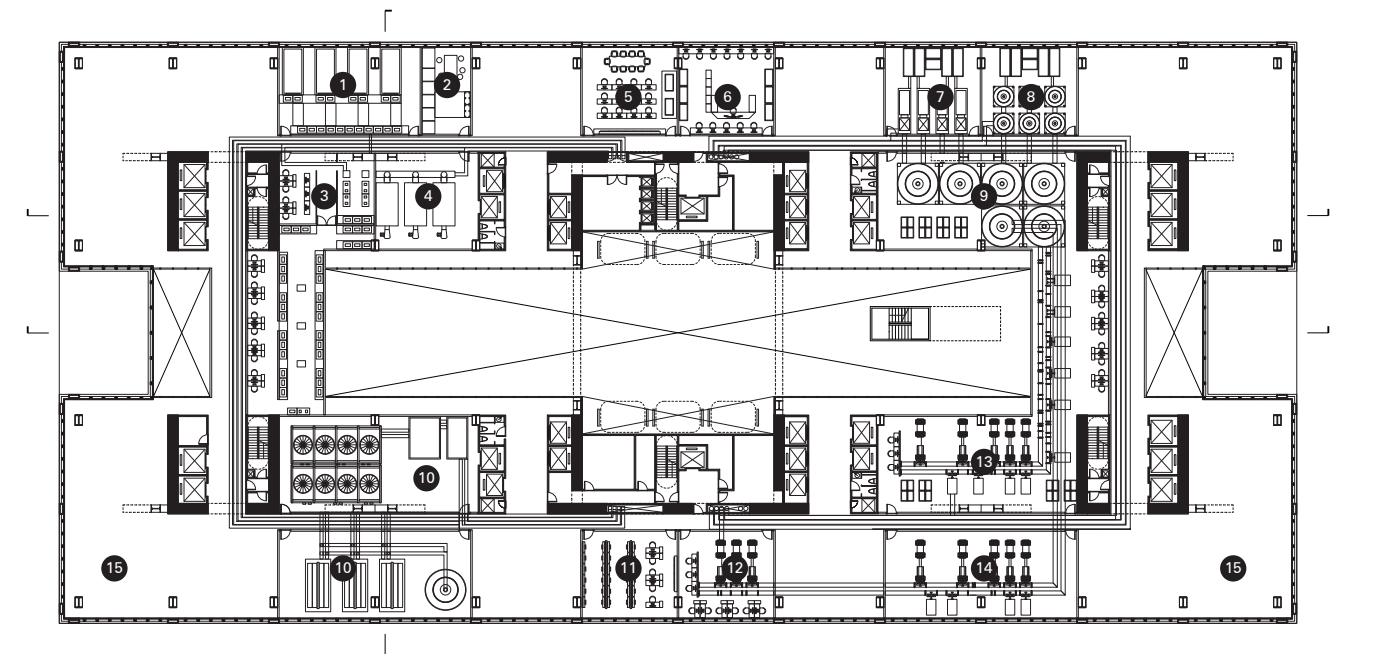


Systems Floor

Floor 11



Service and Systems Floor Sections (Floors 31–32)



Systems Floor

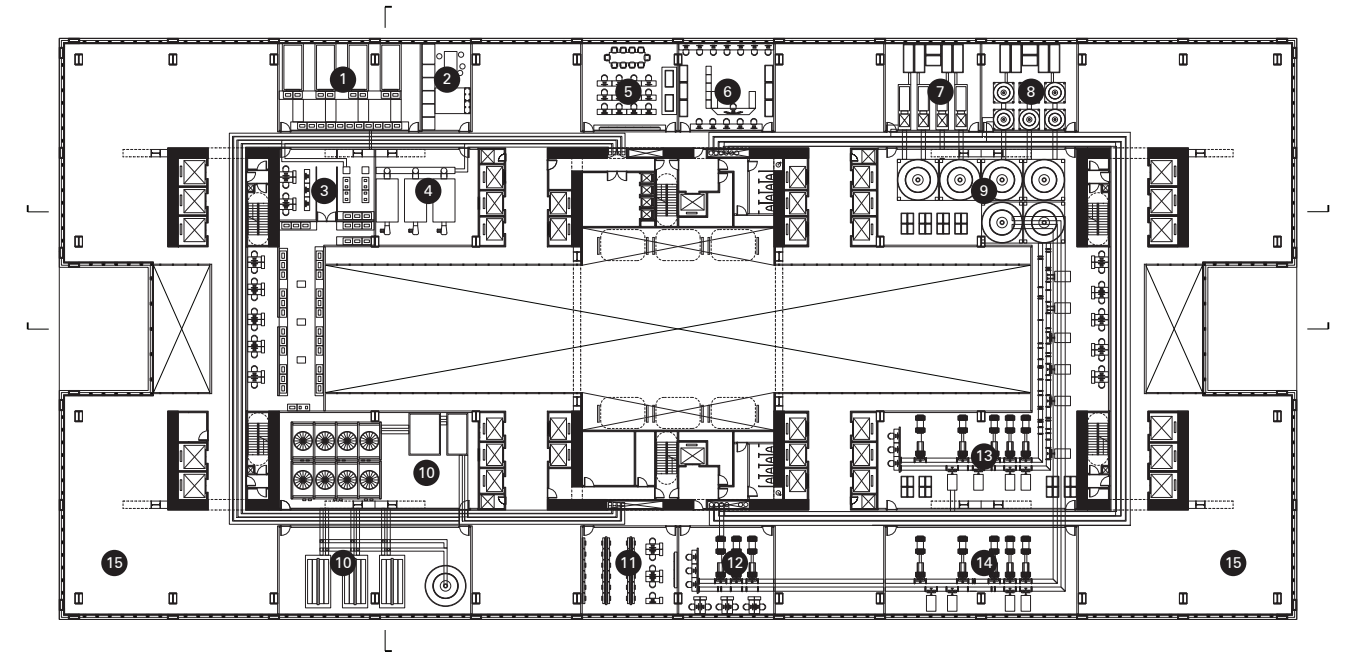
Floor 31

## Systems Floors

- |                                    |                         |                                  |                           |
|------------------------------------|-------------------------|----------------------------------|---------------------------|
| 1. Backup generator room           | 5. CCTV room            | 9. Intermediate water tank rooms | 12. Sprinkler system room |
| 2. Maintenance workshop            | 6. Access control room  | 10. Central HVAC plant room      | 13. Irrigation pump room  |
| 3. Uninterrupted power supply room | 7. Water treatment room | 11. Smoke control room           | 14. Fire pump room        |
| 4. Gas distribution                | 8. Hot water plant      |                                  | 15. Refuge area           |

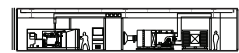


Service and Systems Floor Sections (Floors 53–54)

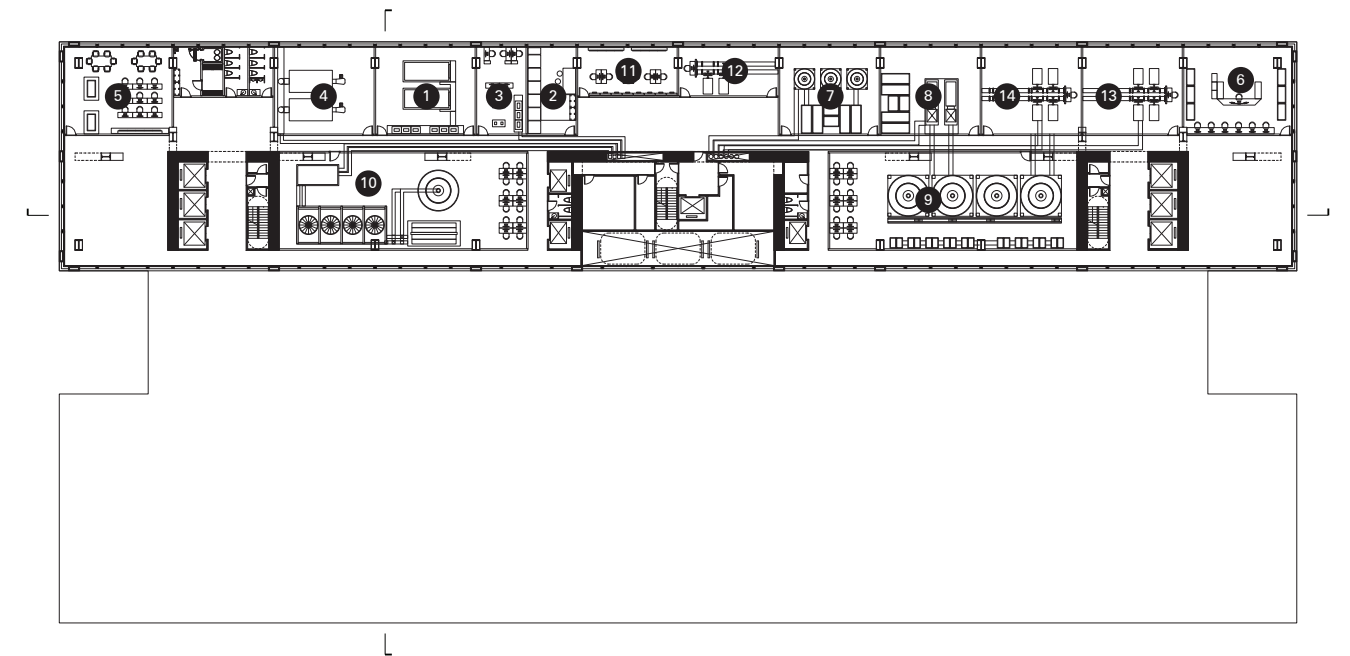


Systems Floor

Floor 53



Systems Floor Cross Section



Systems Floor

Floor 78

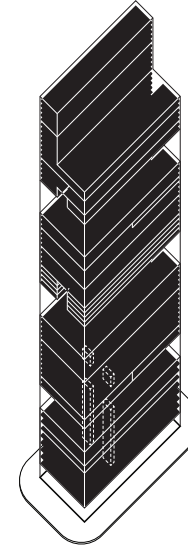
## Systems Floors

- |                                    |                         |                                  |                           |
|------------------------------------|-------------------------|----------------------------------|---------------------------|
| 1. Backup generator room           | 5. CCTV room            | 9. Intermediate water tank rooms | 12. Sprinkler system room |
| 2. Maintenance workshop            | 6. Access control room  | 10. Central HVAC plant room      | 13. Irrigation pump room  |
| 3. Uninterrupted power supply room | 7. Water treatment room | 11. Smoke control room           | 14. Fire pump room        |
| 4. Gas distribution                | 8. Hot water plant      |                                  | 15. Refuge area           |



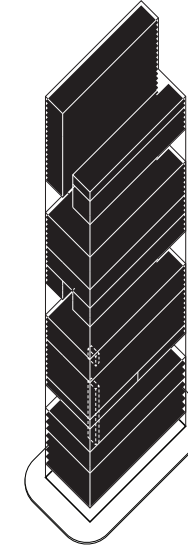


2030



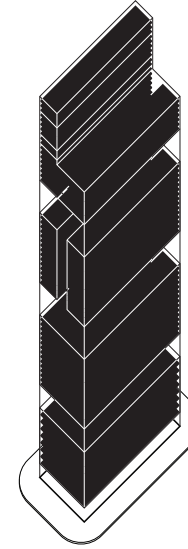
Fourteen hotel segments

2050

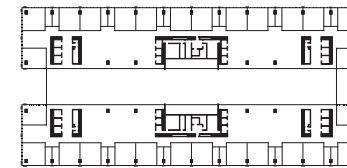


Nine hotel segments

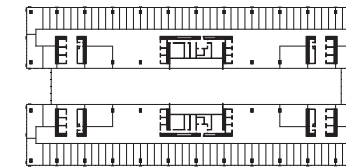
2080



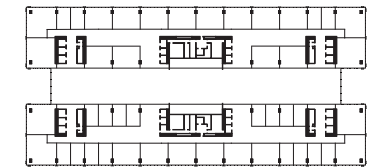
Residential



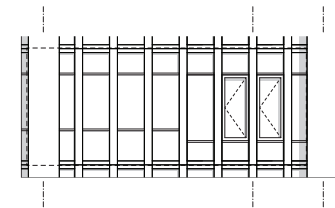
Hotel segment



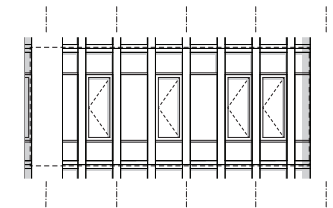
Student housing segment



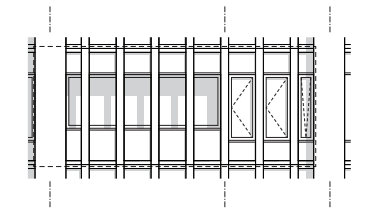
Apartments



Hotel segment



Student housing segment



Apartments

### Afterlife

One Hotel may shift and change in response to changing demographics. A successful hotel segment may take over another. The hotel segments could move from thirteen, to eight, or twenty-three. As the program shifts, the facade's secondary elements will come and go. As will temporary walls and plumbing. Public spaces will host new tenants. Apartments could fill the floors once held by One Hotel. Regardless of the fluctuation inside, the Metropolitan will remain a landmark in the skyline of New York City.



New York City attracts top national and international talent in the financial and professional services sectors, offering higher status and salaries than any other city in the United States. Office workers, the so-called “white-collar” workers, represent more than 85 percent of the working population in New York City. The prominent financial sector, host of the two largest stock exchanges by market capitalization and trading activities, leads the state’s GDP with over 330,000 employees.

The long working hours, high competitiveness, and drive to maximize production characteristic of today’s achievement society are magnified in the corporate culture of the financial and professional sector, leading white-collar workers to chronic exhaustion and mental health ailments such as depression and anxiety, as well as an alarming decline in social engagement.

Although taking vacation time and engaging in social activities have long been shown to be critical in reducing burnout, and improving overall health, well-being and productivity, 54 percent of New Yorkers fail to use their paid time off from the office each year, often due to fear of falling behind at work or hurting their chances for career advancement.

Historically, the resort as a hotel type has provided an opportunity to unwind from the stresses of everyday life while facilitating a stage for social interaction. Typically linked to a specific feature as an attraction, from a natural setting in the resort’s nineteenth-century origins to theme parks, shopping malls or large conference centers in the last fifty years, the resort hotel type provides guests with everything they need in one place, offering an escape from reality through seclusion.

The first leisure-oriented hotels in the United States, the resorts at Saratoga Springs, Newport, and in the Catskill Mountains, imported the forms, customs, and comforts of urban life to the vastness of the natural landscape. In New York City, the expansion of the railroad prompted the development of Coney Island as a pleasure destination for the residents of the metropolis, pushing the boundaries of technology for the amusement of the visitor. Its three main resort areas, Brighton Beach, Manhattan Beach and West Brighton, pavilion-like wooden structures stretched along the oceanfront and housed restaurants,

ballrooms, music halls, racetracks and sunbathing stations. Open-air promenades allowed guests to see and be seen, playing an active role in the city’s growing social scene.

The Resort segment at One Hotel challenges the conception of the resort hotel type as a remote or non-urban destination, offering the “white-collar” New York worker a vacation in the heart of Manhattan; this is a stay of indulgence without the effort of travel, with full-service accommodations and amenities tailored to the dueling needs of rest and social stimulation.

The Resort segment embraces the verticality of the skyscraper by distributing the program along its height, thus contesting the resort type’s historic connection to the ground. The segment is located in four sections of the skyscraper: the reception, lobby bar, specialty restaurant and retail spaces in sky lobby 3, on the fifty-fifth floor; the recreational section on floors nine and ten, which include a twenty-five-meter pool, six squash courts, a sand volleyball court, a gym and fitness center, and a poolside bar and café; and finally, two accommodation sections on floors eighteen to twenty-five, and sixty-five to seventy-two, totaling 534 keys, that contribute to the One Hotel’s finances.

Privately connected to each other through the elevator system, the specific characteristics of each section are defined and enhanced by their adjacencies to other segments of the One Hotel. The lower portion of the resort relates to the most public section of the skyscraper. Its proximity to the Casino, Day, and Chain segments’ amenities allows quick access to the entertainment sector of the building. A specialty restaurant of the resort located on sky lobby 1 reinforces the connection with this part of the hotel.

The upper section of the skyscraper and its vicinity to the Wellness Spa, Single Women’s, and Boutique segments through the check-in area and shared amenities facilitates a quieter, more private environment.

Through a variety of packages targeted towards couples, friend groups or individual guests, vacationers can access different qualities of the Resort segment and One Hotel, and buy into distinct experiences. For example, the Basic Package offers all-inclusive food and beverages in the all-day

restaurants and bars of the resort segment, as well as access to the hotel’s pools along with one dinner at one of the specialty restaurants every two nights; the Entertainment Package gives additional access to the Casino segment’s amenities and events; the Recreational Package offers yoga, squash and spinning classes, and the option of a personal fitness trainer and nutritional guidance; the Wellness Package makes use of the Wellness Spa segment’s facilities and treatments; the Fine Dining Package creates a culinary/gourmet journey across the variety of specialty restaurants in the One Hotel. The packages can be combined to personalize and maximize the guest’s experience even further, making this resort a one-of-a-kind venture in the city. A loyalty program for New York City’s companies and firms allows employers to offer stays in the Resort segment as part of their benefits.

There are four different types of accommodations: Deluxe, Junior Suite, Suite and Presidential Suite, the latter three located at the top of the segment and therefore benefitting from a more sequestered environment. More than 90 percent of the resort’s rooms are Deluxe, oriented to individual guests or couples. This type of accommodation belongs to type G of the general One Hotel category, and this allows it to be easily shared with other segments of the hotel according to weekly and seasonal guest fluctuations.

The Resort room includes all the features of the conventional hotel room: comfort is sought in the familiar so that the guest can quickly settle in and feel serene. However, through design details and high-quality material choices, the resort room distinguishes itself from the typical business hotel room white-collar workers visit during the week’s business travel, encouraging rest and disconnection from work and seeking to satisfy the appetites, desires, or whims of the guest. The experience of the stay begins before check-in, when the guest’s luggage is picked up at home or office and transferred directly to the room; food and treats arrive in the room 24/7, even when the guest is out, via the “servidor” at the door; the daily newspaper awaits each morning in the WC; a fully stocked minibar is accessible from both the bathroom and the bedroom; a bathtub by the window provides a relaxing bubble

bath with a privileged view; with no sight of a working desk, the cabinet by the bed transforms into a table set for room service dining. Little touches that the guest discovers one by one. The ultimate rest is achieved through blackout curtains, a noise cancelling system, high-quality bed linens and aromatherapy in the room, alongside a continuous treatment of indulgence in both private and shared moments that ends with a late check-out.

The Resort segment replicates the distances, delays, and spatial transitions characteristic of the resort hotel type. The floors on each section are connected to each other by staircases and bridges, encouraging active movement and offering the guest multiple alternatives for wandering through the segment. Along such a stroll, the guest encounters sequences of spaces with different levels of exposure: from the privacy of the room, to the threshold of the corridor, to intimate seating and lounging areas, to larger amenity facilities such as play areas, pools, bars and restaurants.

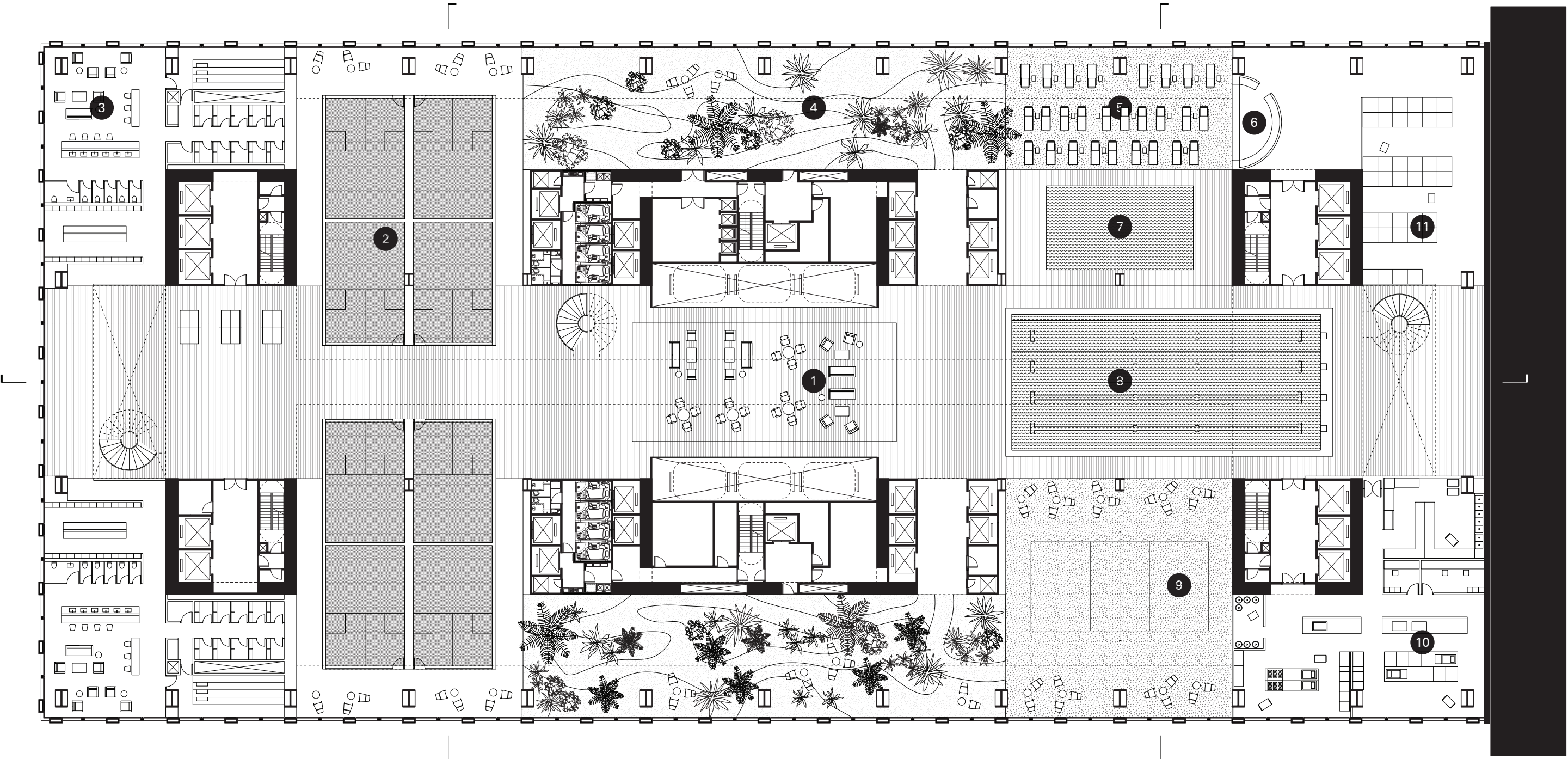
The Resort segment does not negate the city, but rather opens up to the changing views and orientations across the skyscraper. It addresses the urban landscape in three ways: first, by understanding the city as the given “natural” landscape, a piece of scenery to be contemplated in its ever-changing form and condition; second, by treating the built architecture of the resort as a landscape in its own, an artificial topography inserted in the skyscraper aimed to be walked, explored, and discovered. Lastly, the Resort segment engages the city by reinterpreting the idea of the romantic landscape and the sublime and using the landscape as a mirror and a tool for self-reflection.

A variety in spatial qualities, materials and pavements treated as a typological index helps the guests to orient themselves in the skyscraper. Shallow pools, gardens, sand, and wooden decks create different environments that—paired with compelling programmatic functions (a mini-golf course surrounded by the neighboring buildings on floor eighteen, a sunset-gazing gallery on floor twenty-three, a poolside terrace and jacuzzi under a glass roof commanding a view over Downtown Manhattan on floor sixty-six, a garden lounge area overlooking

Central Park on floor seventy, a piano bar on floor seventy-two facing the Empire State Building, and so on) and food and beverage outlets, alongside a carefully curated view of the city—complement and diversify the experience. The intentionality in the close and distant views along the stroll, the direct relation to the natural elements, and the different perspectives and positions, all encourage the guests to relate to the landscape in a reflective way, gaining new insight about themselves through contemplation. The Resort offers the guest a new lens through which to view the city: New York City on a platter.

## Propositions

1. The Resort segment is a remedy for today's over-worked society.
2. The Resort segment mediates between the guest's desire for both isolation and social life.
3. The Resort segment is a vertical meandering through sequences of delays, destinations, and spatial transitions characterized by different levels of exposure.
4. The Resort segment is part of a collection of amenities shared with other leisure-oriented segments.
5. The Resort segment offers a new lens through which to view the city.



Floor 9

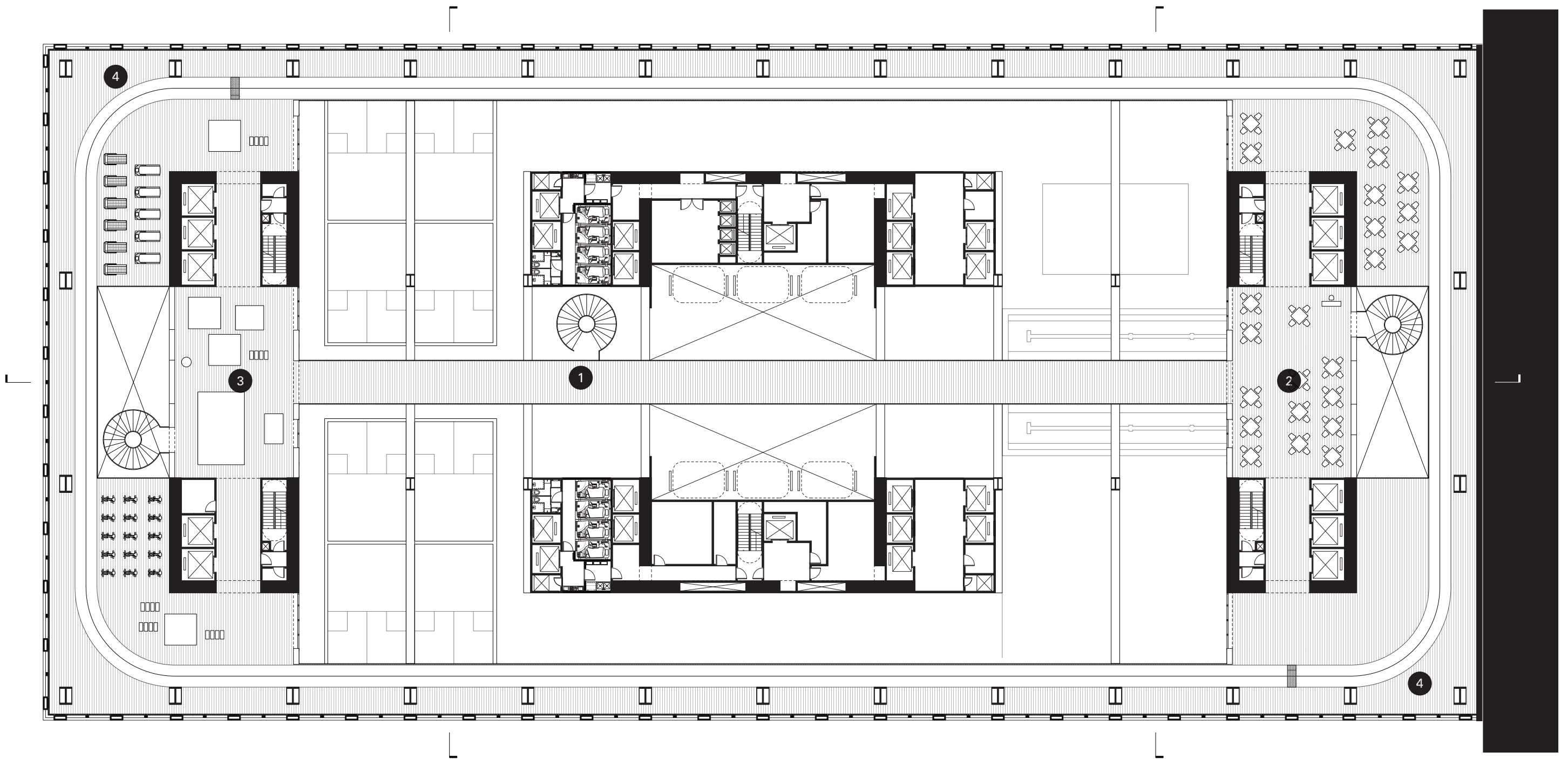


- 1. Central seating area
- 2. Squash courts
- 3. Changing rooms with sauna, showers, and bathrooms

- 4. Garden
- 5. Sand deck
- 6. Bar
- 7. Recreational pool

- 8. 25-meter swimming pool
- 9. Sand volleyball
- 10. Kitchen serving the poolside café above

- 11. Storage

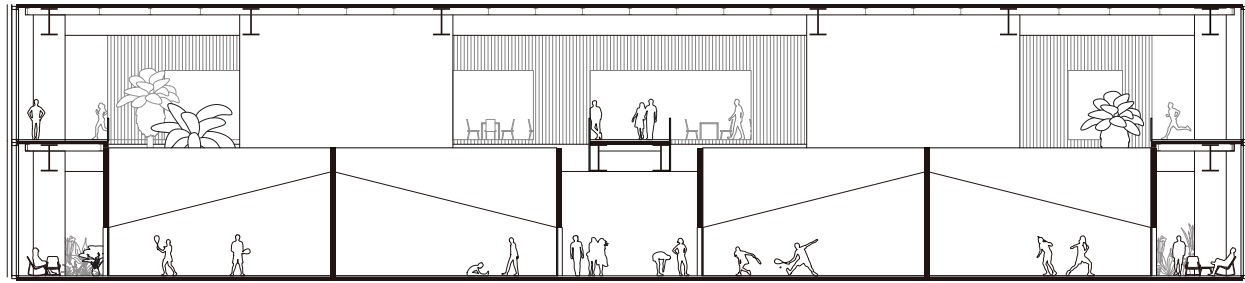


Floor 10

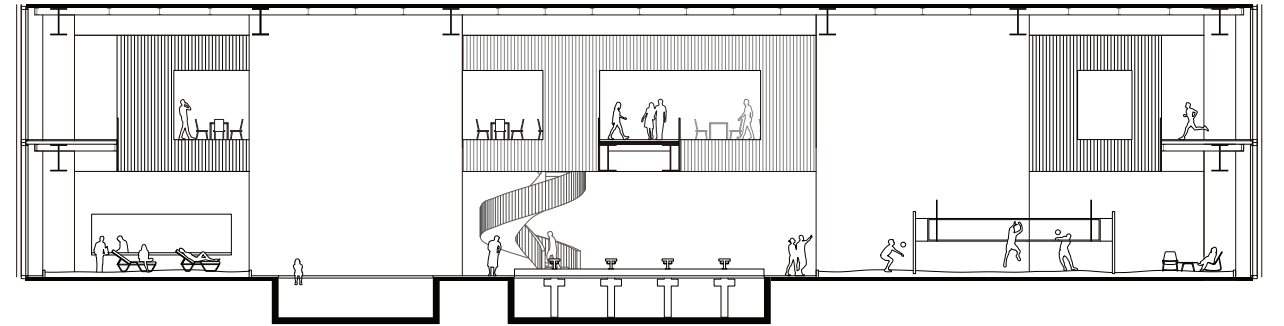


- 1. Spiral stair and bridge connecting resort amenities
- 2. Poolside café
- 3. Fitness center

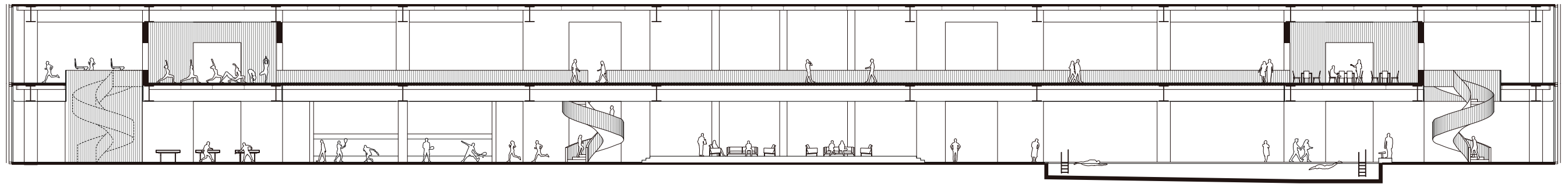
- 4. Running track



Cross Section



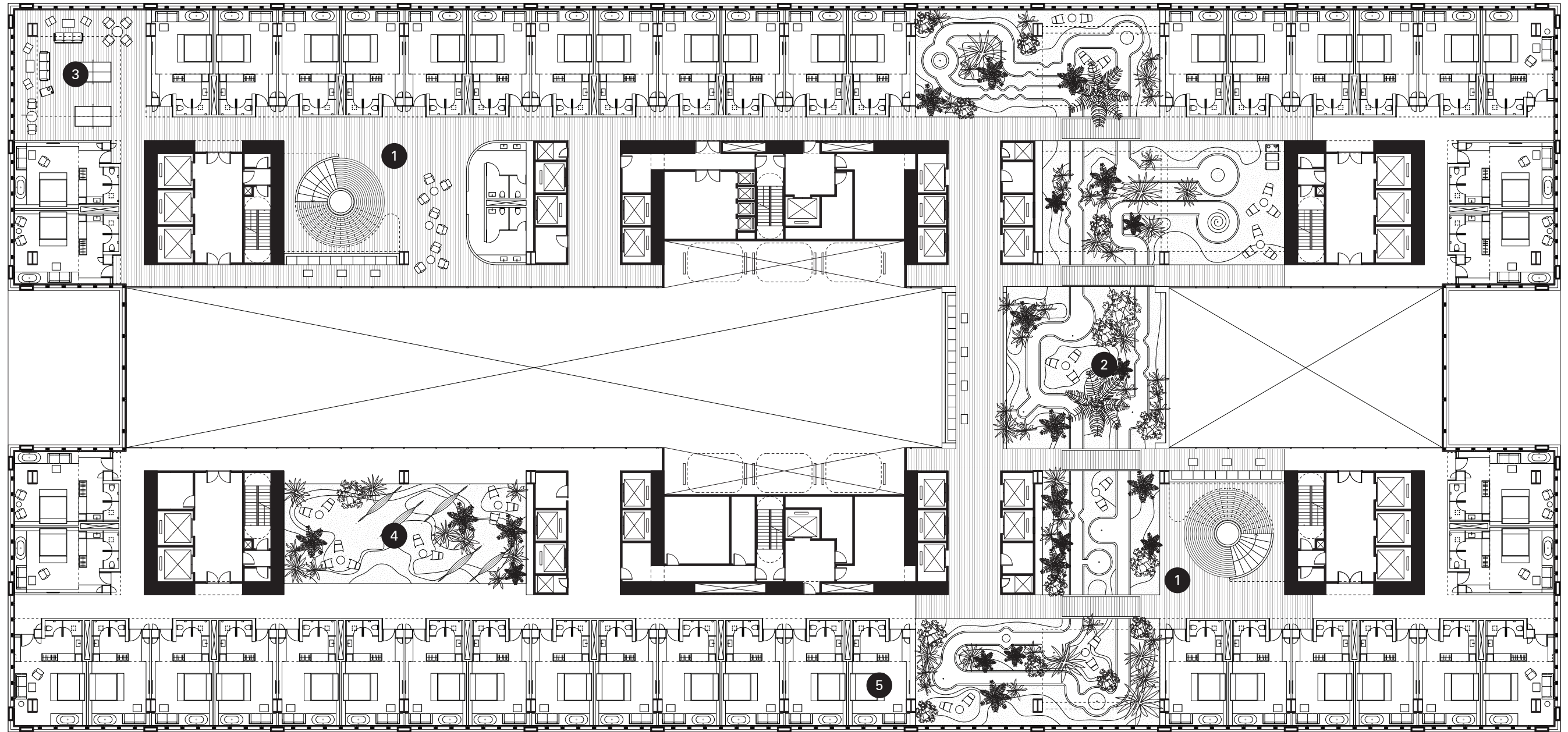
Cross Section



Longitudinal Section

0 1 2 5 10 m



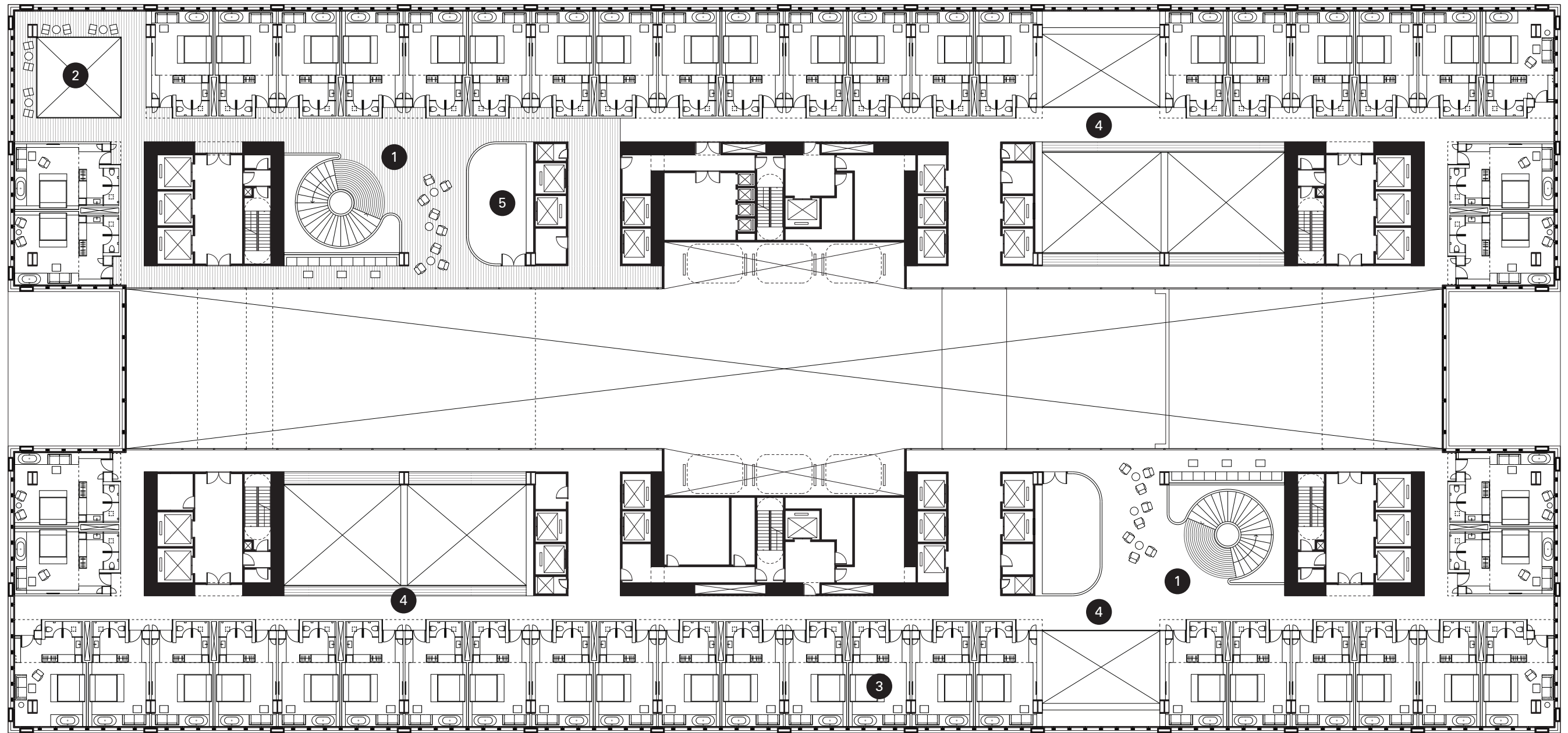


Floor 18



- 1. Spiral staircase that moves through common guest areas
- 2. Mini-golf course
- 3. Game room

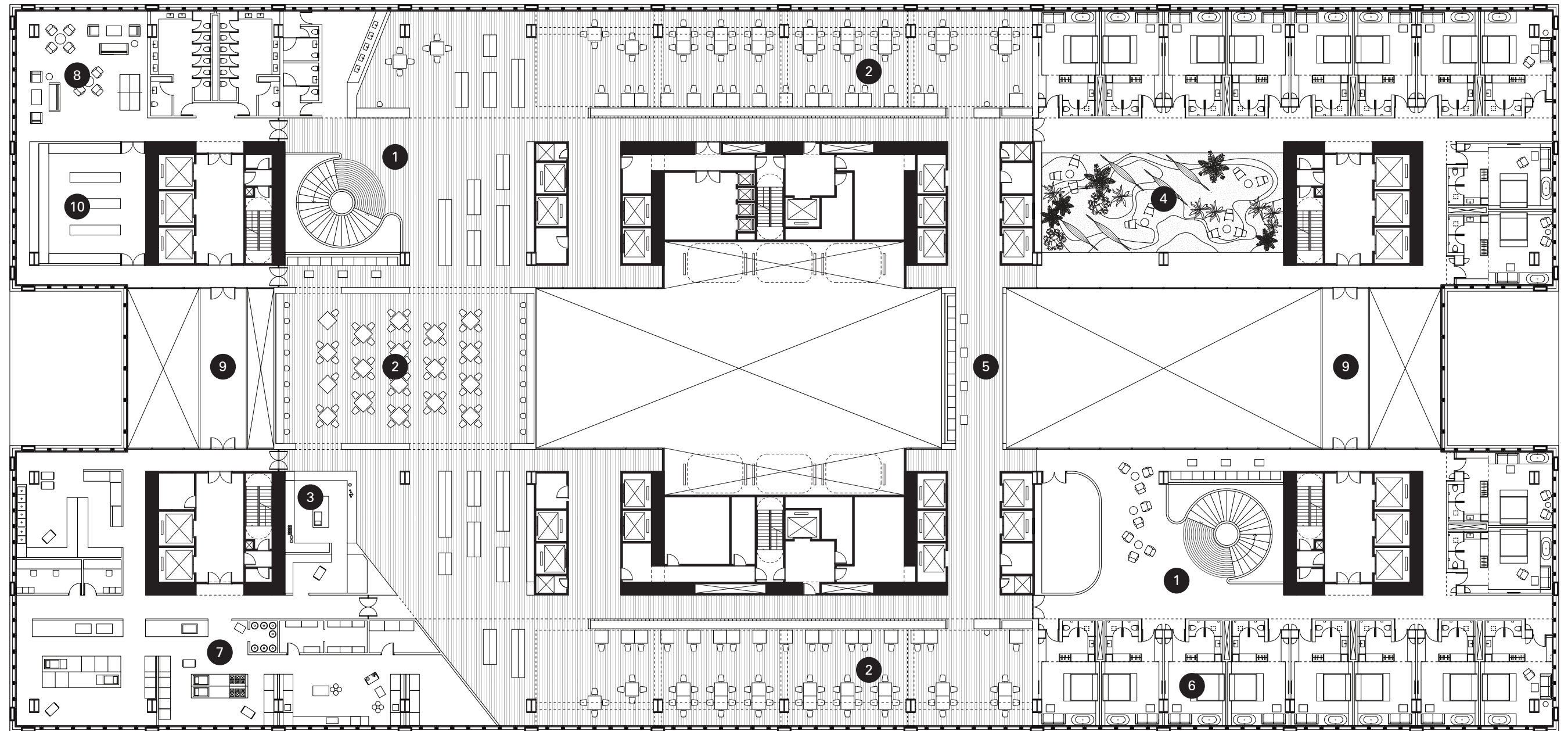
- 4. Garden with hammocks
- 5. Deluxe room (Type G1)



Floor 19



- 1. Spiral staircase that moves through common guest areas
- 2. Viewpoint
- 3. Deluxe room (Type G1)
- 4. Pathway overlooking garden below
- 5. Storage



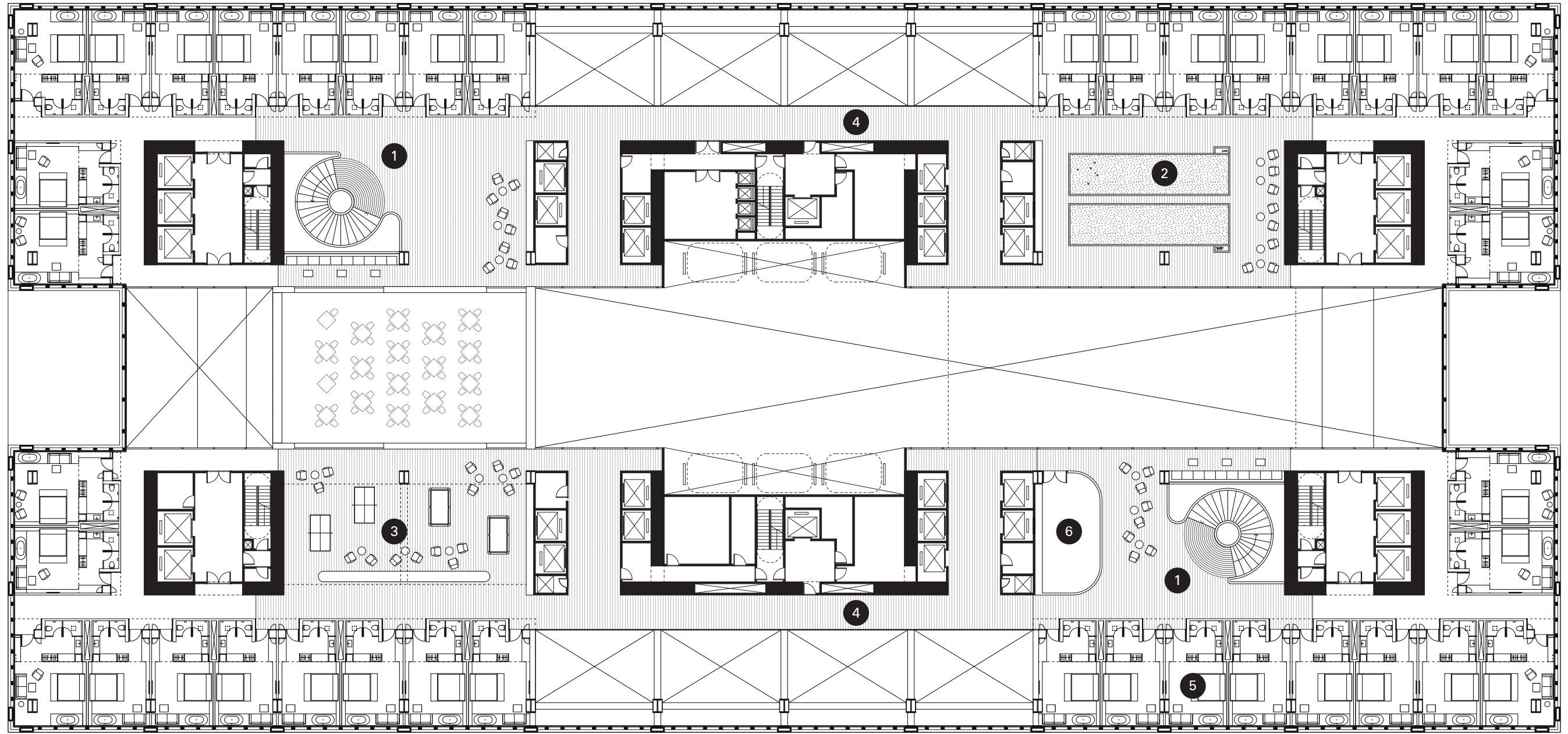
Floor 20



- 1. Spiral staircase that moves through common guest areas
- 2. All-day restaurant with buffet
- 3. Bar

- 4. Garden with hammocks
- 5. Guest bridge
- 6. Deluxe room (Type G1)
- 7. Kitchen to support all-day restaurant

- 8. Employee area
- 9. Service bridge
- 10. Storage



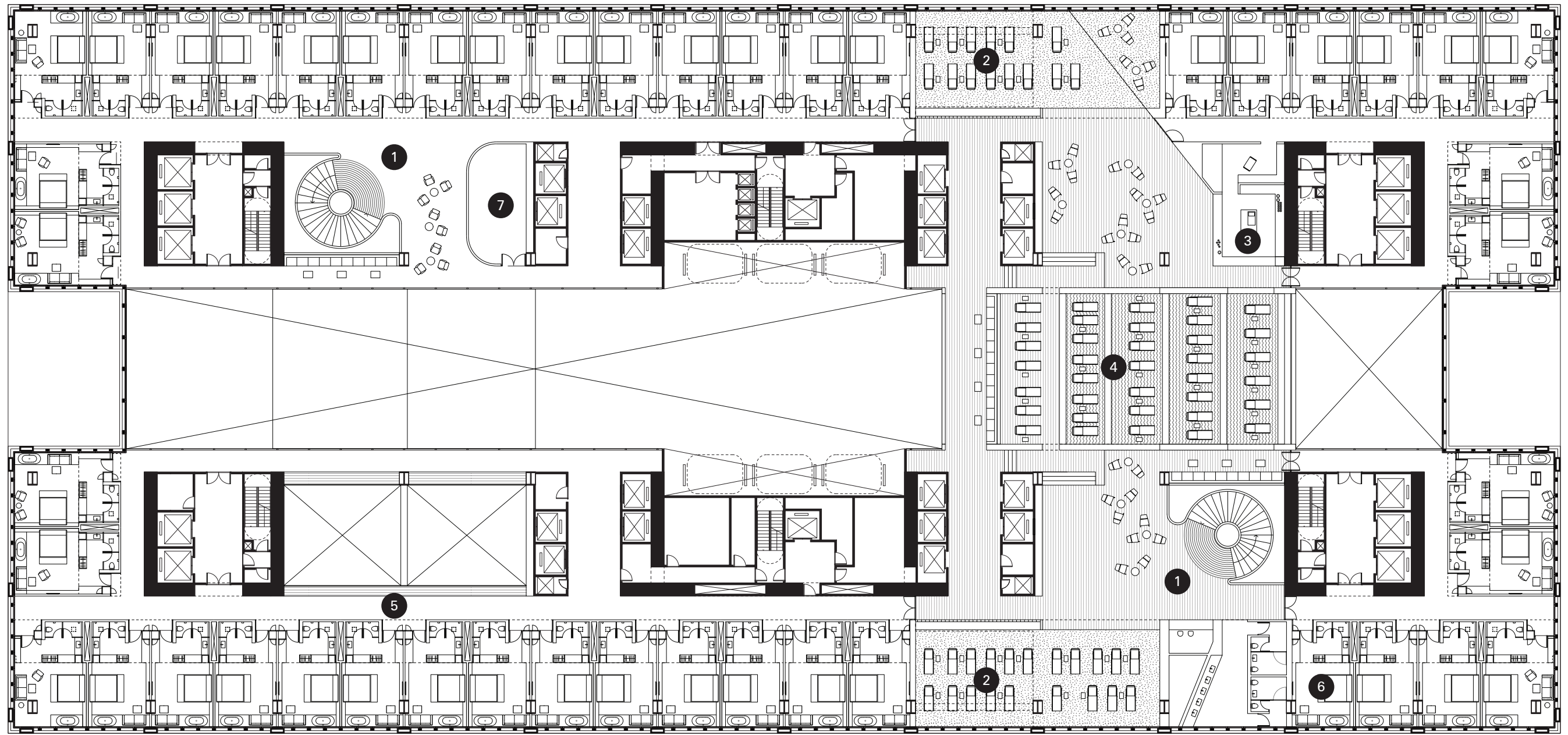
Floor 21



- 1. Spiral staircase that moves through common guest areas
- 2. Pétanque
- 3. Game area

- 4. Pathway overlooking all-day restaurant below
- 5. Deluxe room (Type G1)
- 6. Storage





Floor 22

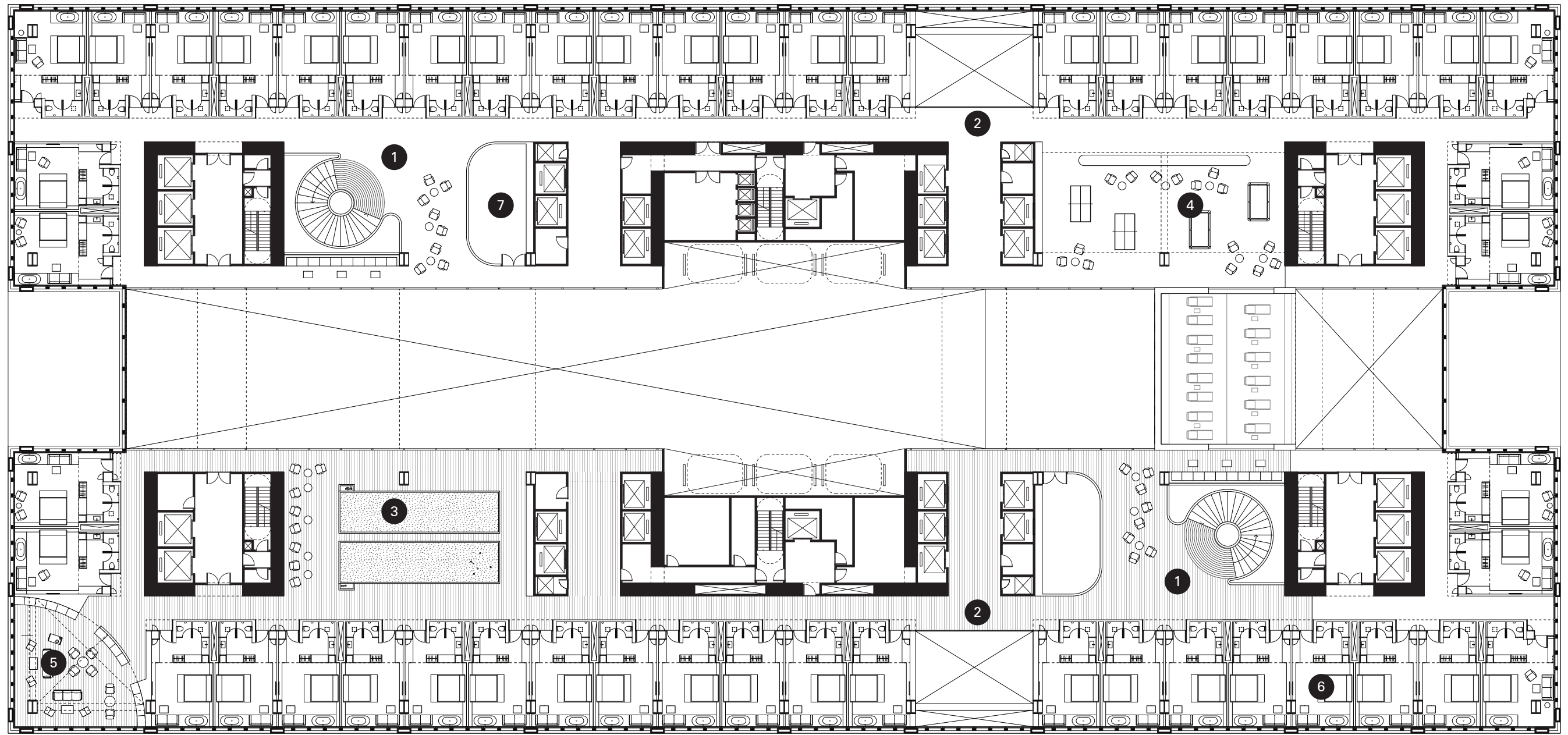


- 1. Spiral staircase that moves through common guest areas
- 2. Sand lounge
- 3. Bar

- 4. Shallow pool
- 5. Pathway overlooking game room below
- 6. Deluxe room (Type G1)

- 7. Storage





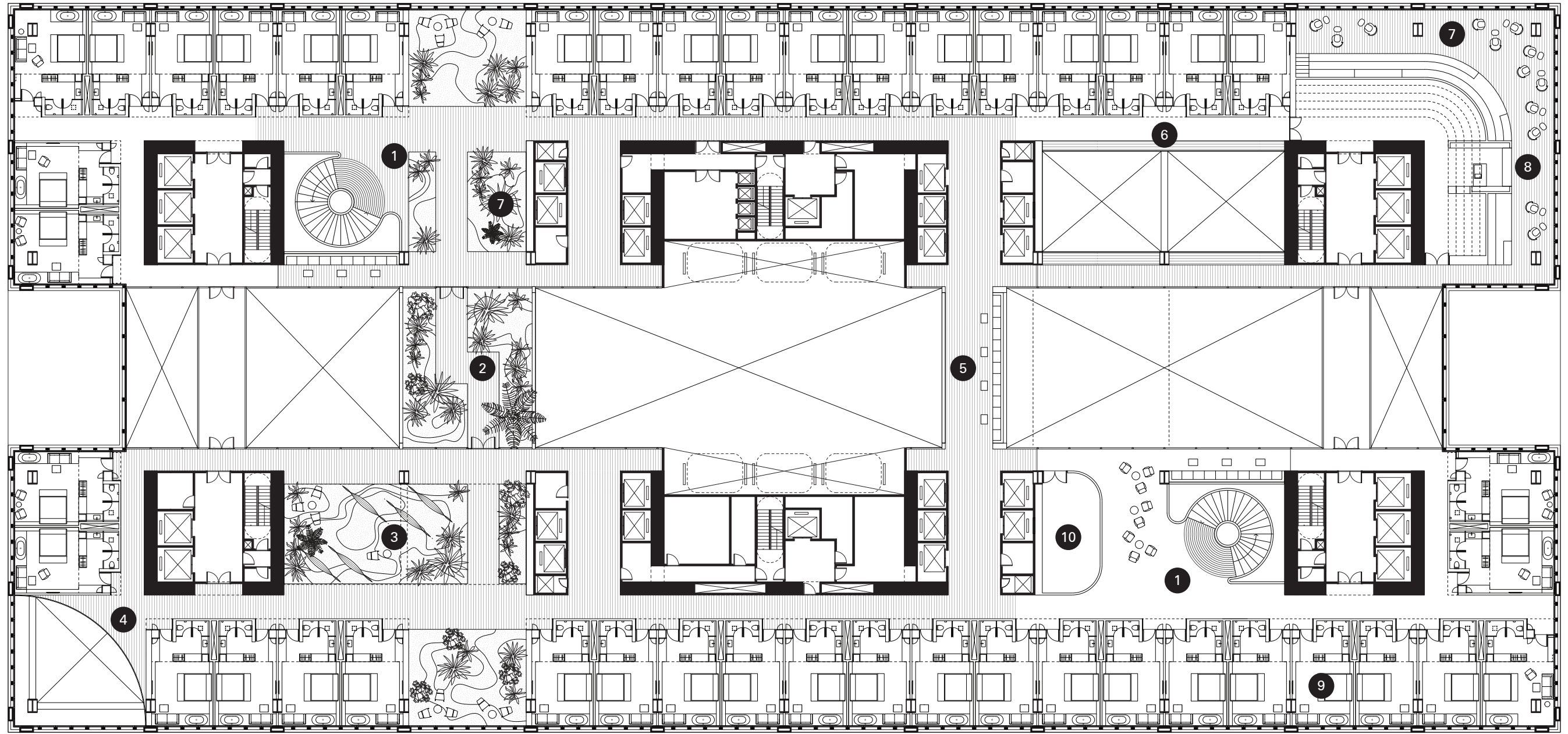
Floor 23



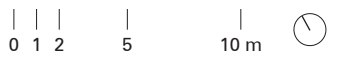
- 1. Spiral staircase that moves through common guest areas
- 2. Pathway overlooking sand lounge below

- 3. Pétanque
- 4. Game area
- 5. Sunset gazing lounge
- 6. Deluxe room (Type G1)

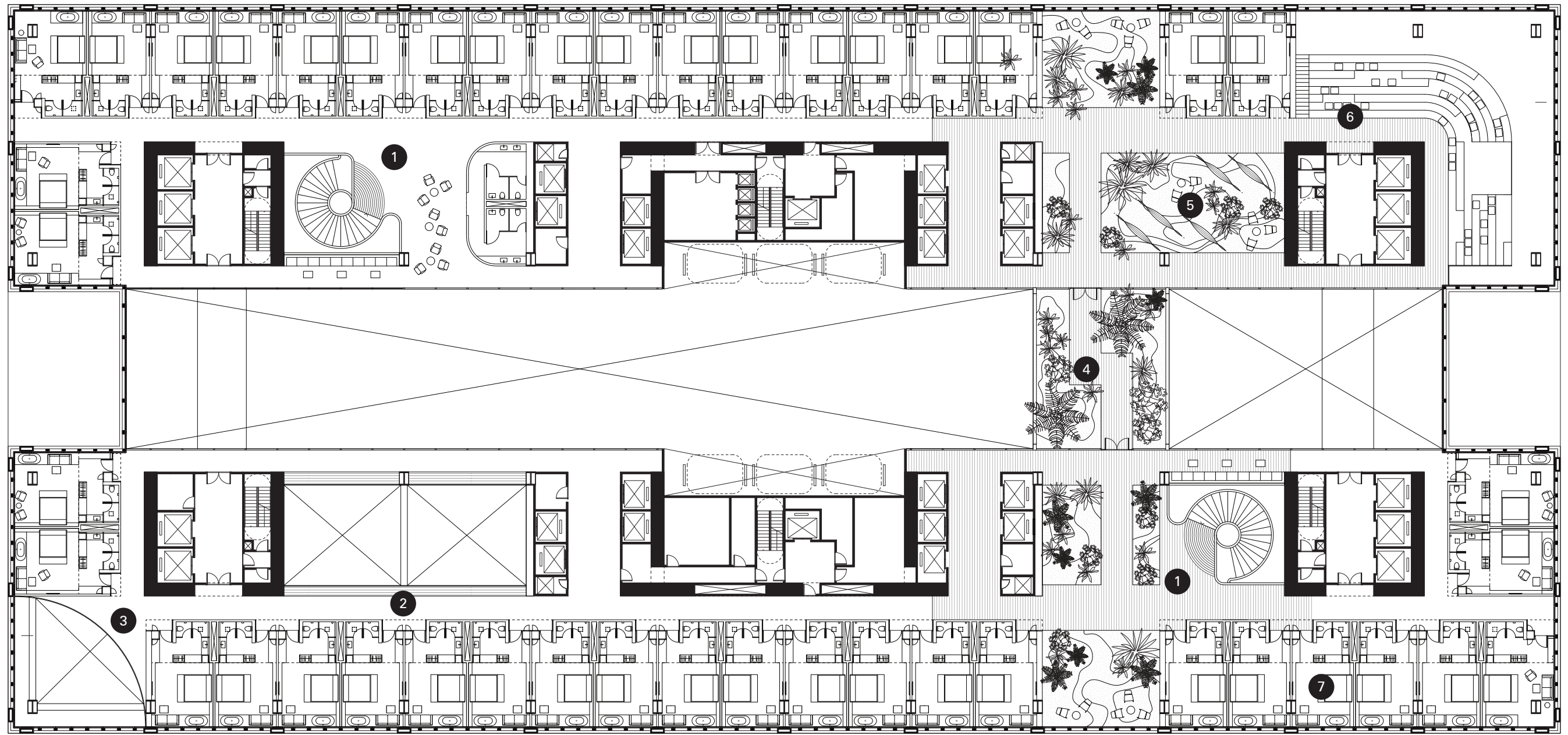
- 7. Storage



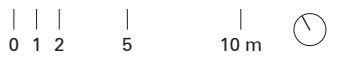
Floor 24



- |   |  |                          |
|---|--|--------------------------|
| 1. Spiral staircase that moves through common guest areas | 4. Sunset gazing platform              | 7. Amphitheater          |
| 2. Garden with bridge crossing atrium                     | 5. Guest bridge                        | 8. Bar                   |
| 3. Garden with hammocks                                   | 6. Pathway overlooking game room below | 9. Deluxe room (Type G1) |
|   |  | 10. Storage              |



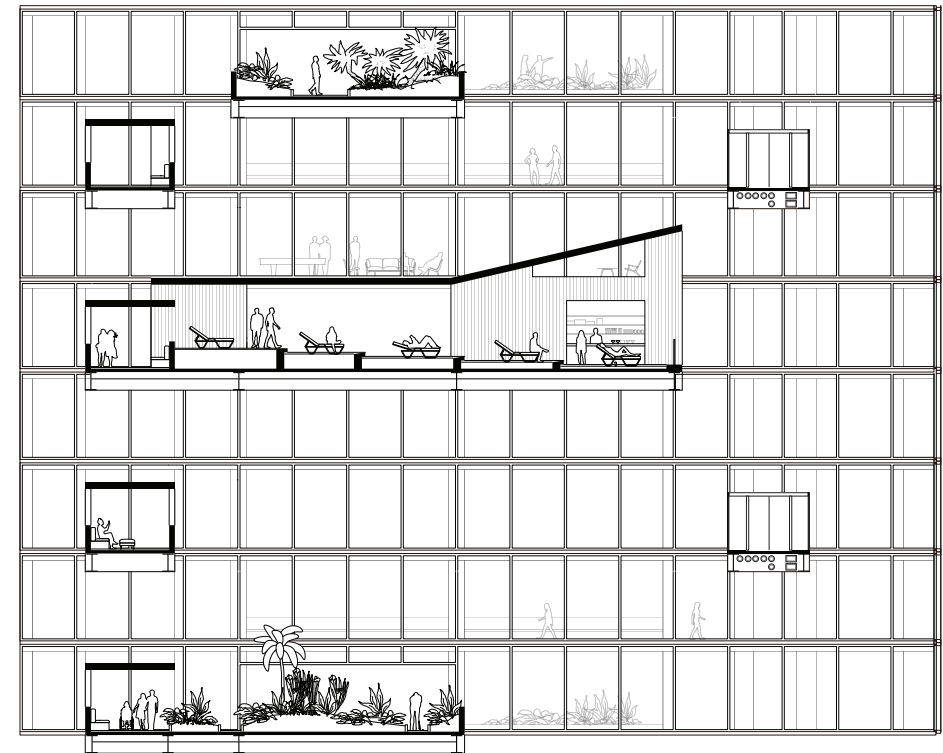
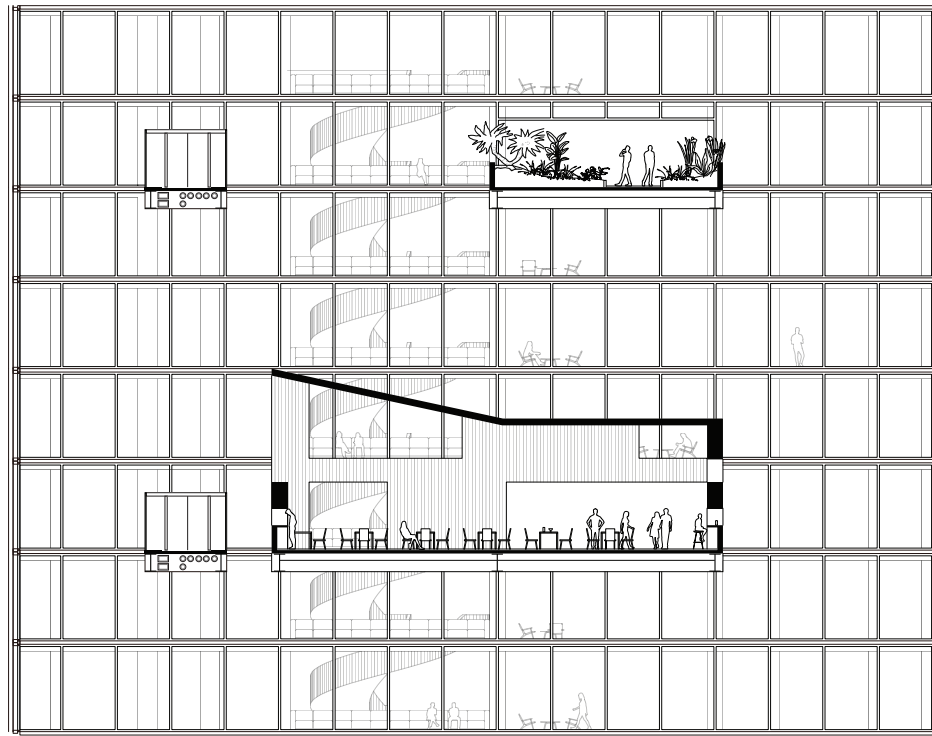
Floor 25



- 1. Spiral staircase that moves through common guest areas
- 2. Pathway overlooking garden below
- 3. Sunset-gazing platform

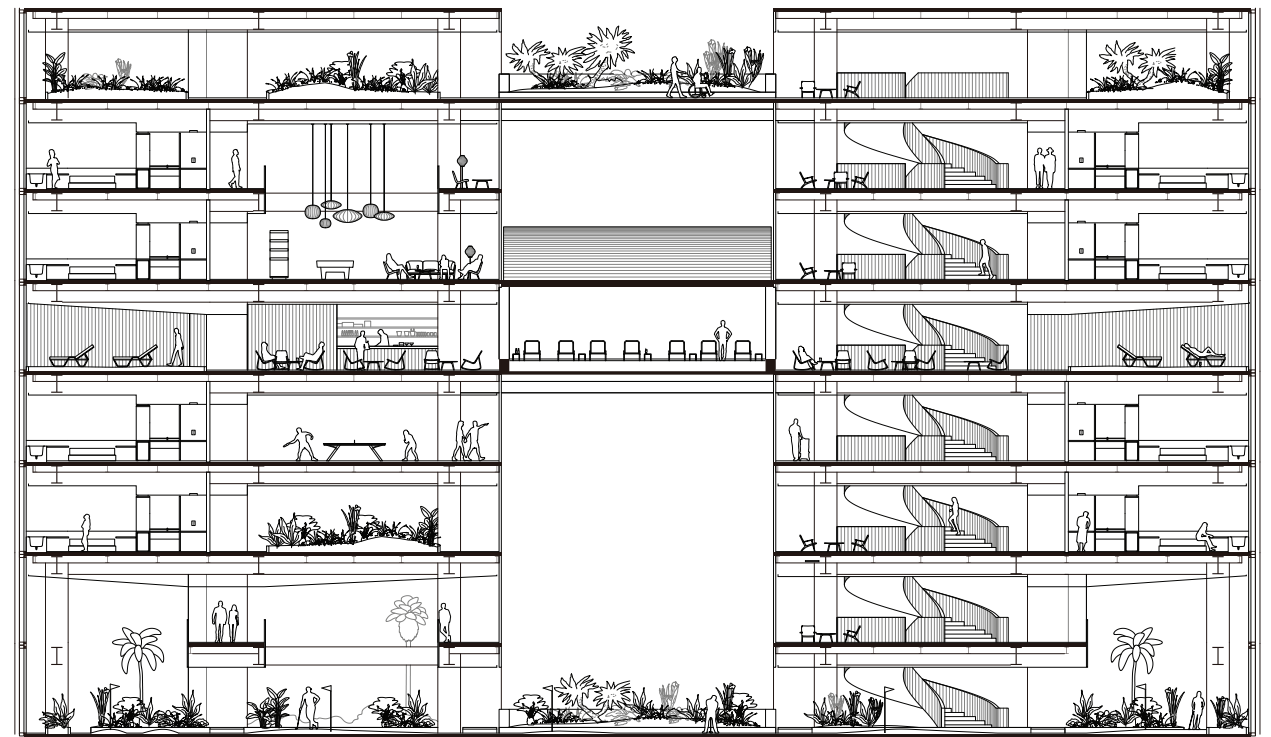
- 4. Garden with bridge crossing atrium
- 5. Garden with hammocks
- 6. Lounge connected to amphitheater below

- 7. Deluxe room (Type G1)



Longitudinal Section

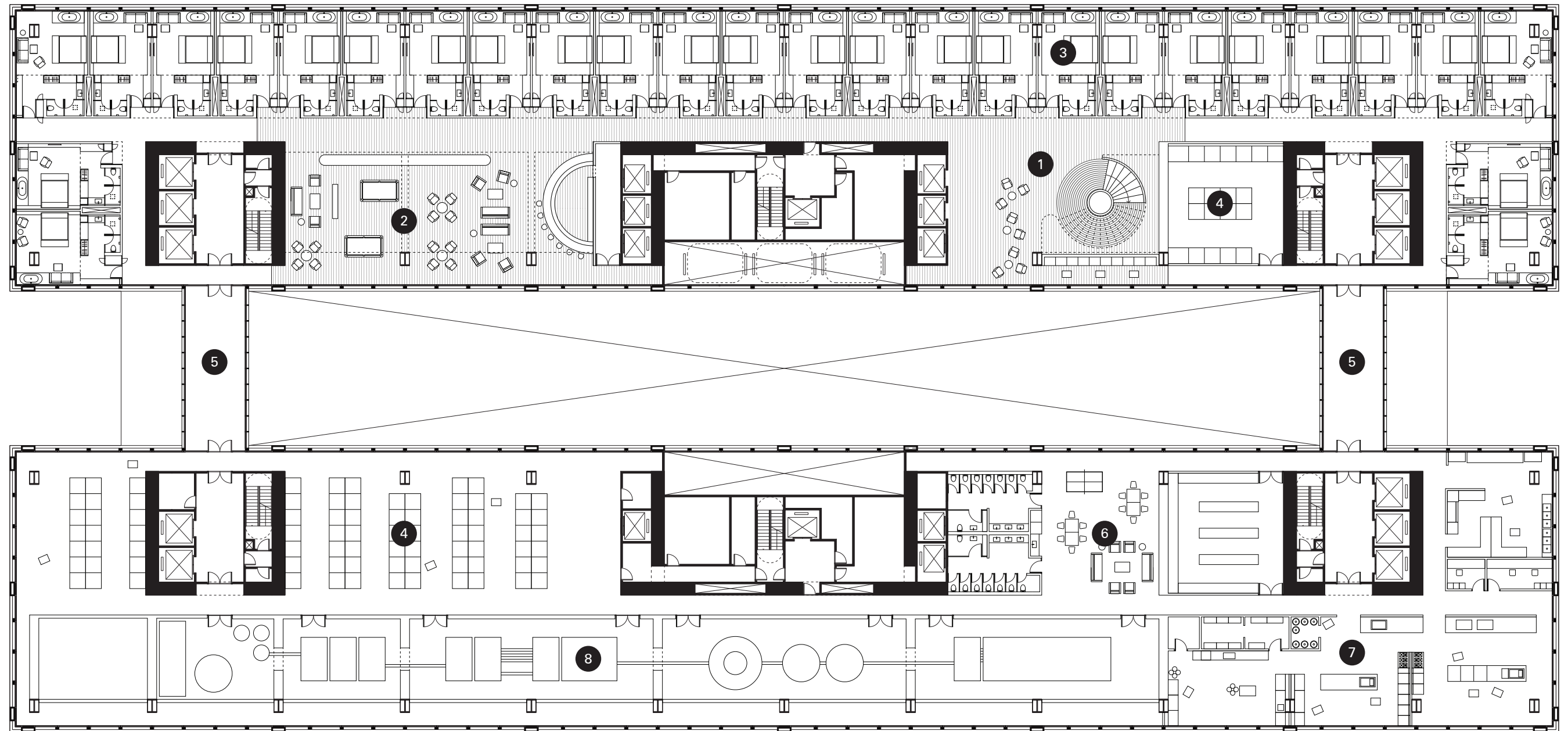
0 1 2 5 10 m



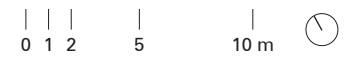
Cross Section

0 1 2 5 10 m





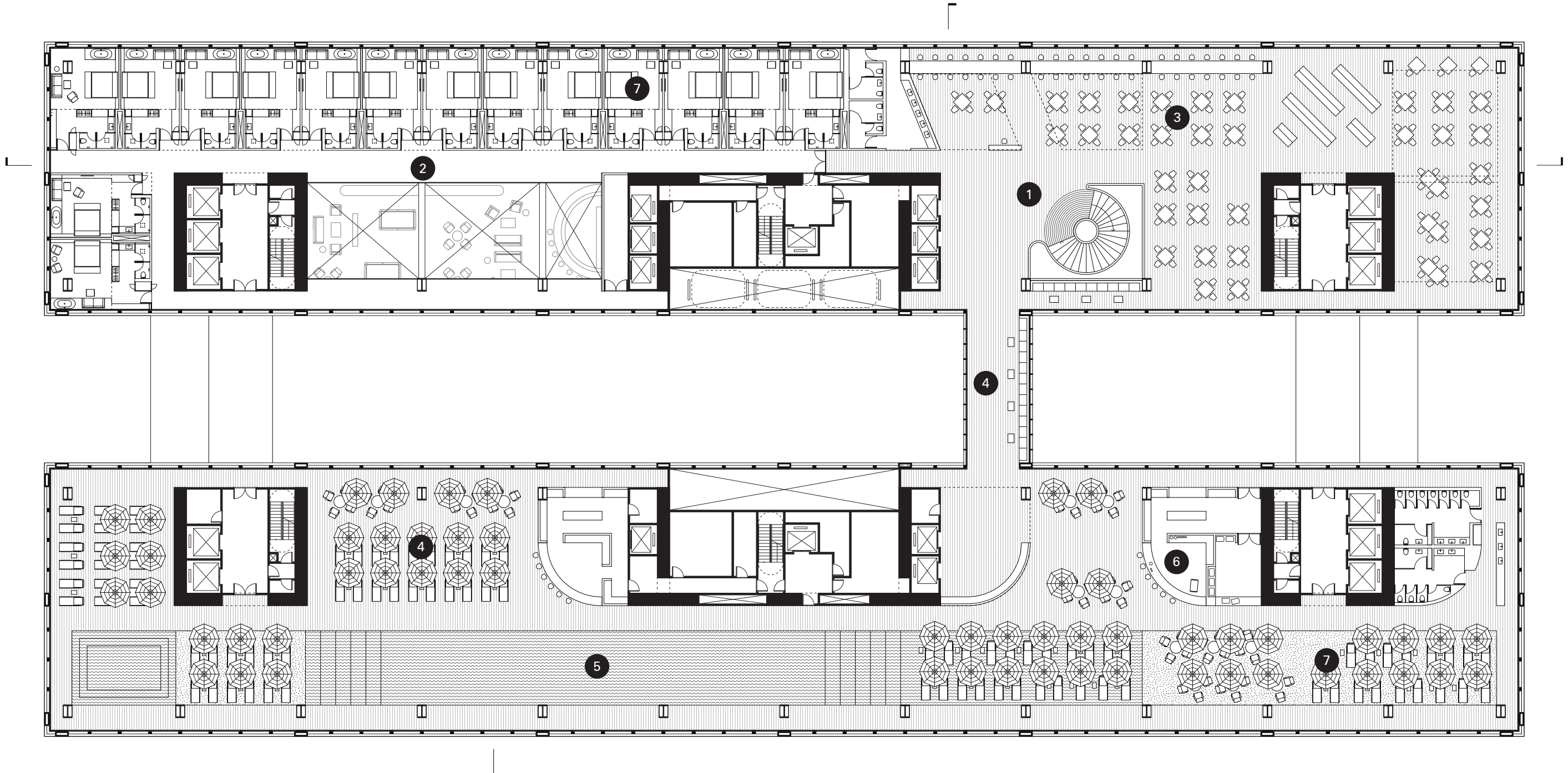
Floor 65



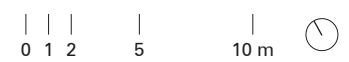
- 1. Spiral staircase that moves through common guest areas
- 2. Game room and bar
- 3. Deluxe room (Type G1)

- 4. Storage
- 5. Service bridge
- 6. Employee area
- 7. Kitchen for all-day restaurant on floor

- above
- 8. Machine room for pools above



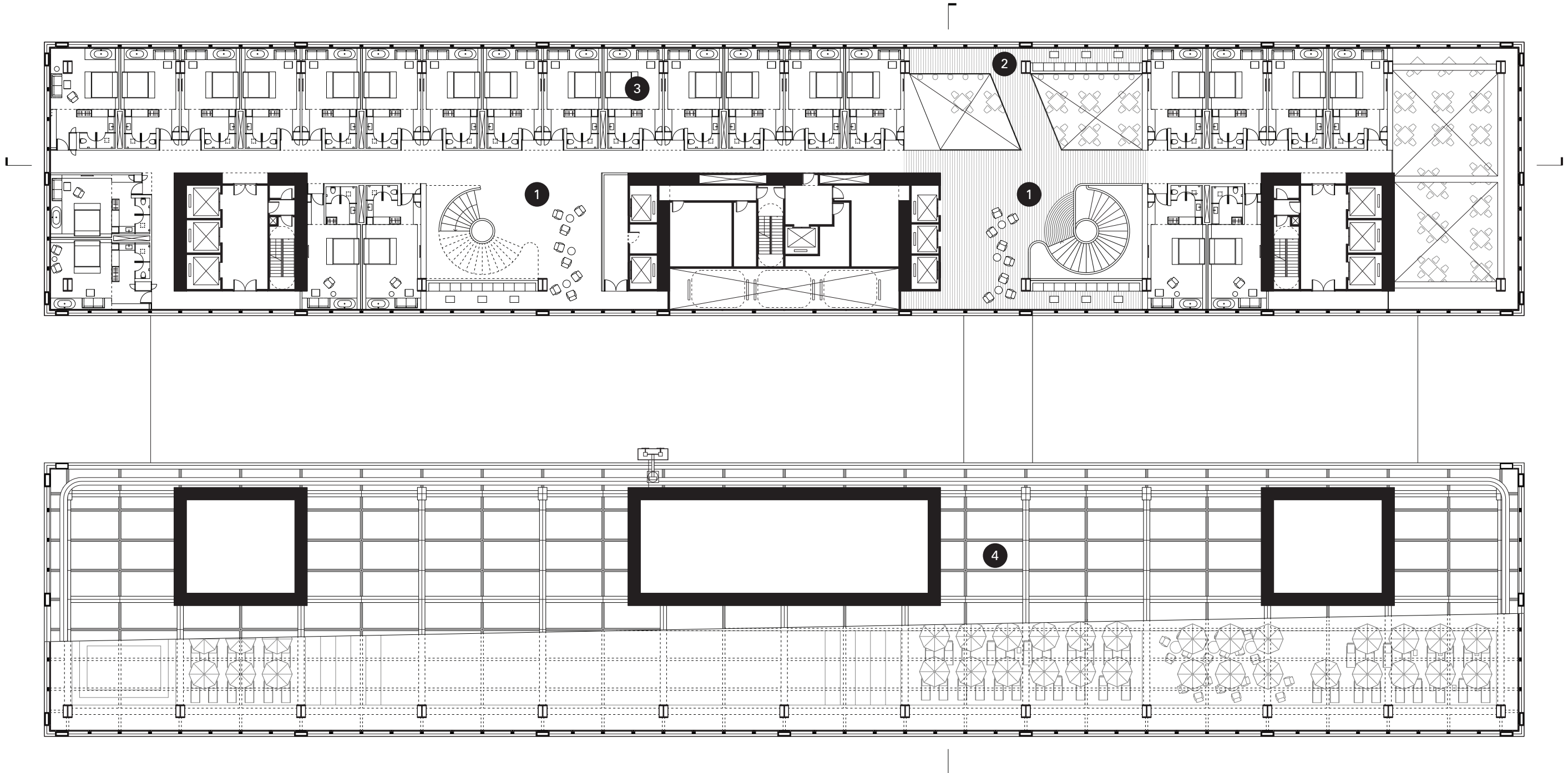
Floor 66



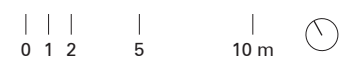
1. Spiral staircase that moves through common guest areas  
 2. Pathway overlooking game room below

3. All-day restaurant with buffet  
 4. Guest bridge  
 5. Rooftop pool, deck, and sand deck  
 6. Poolside bar and services

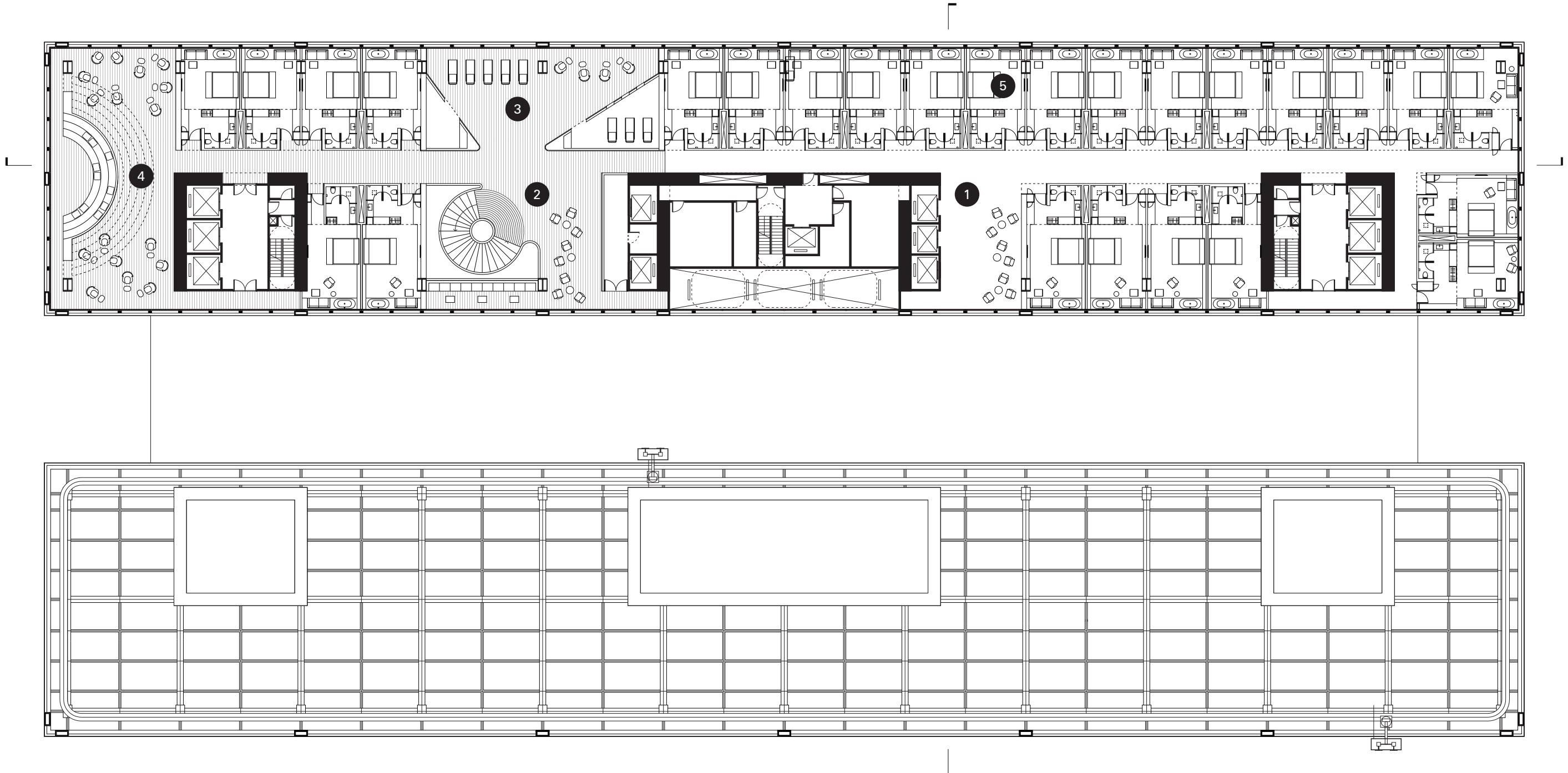
7. Deluxe room (Type G1)



Floor 67



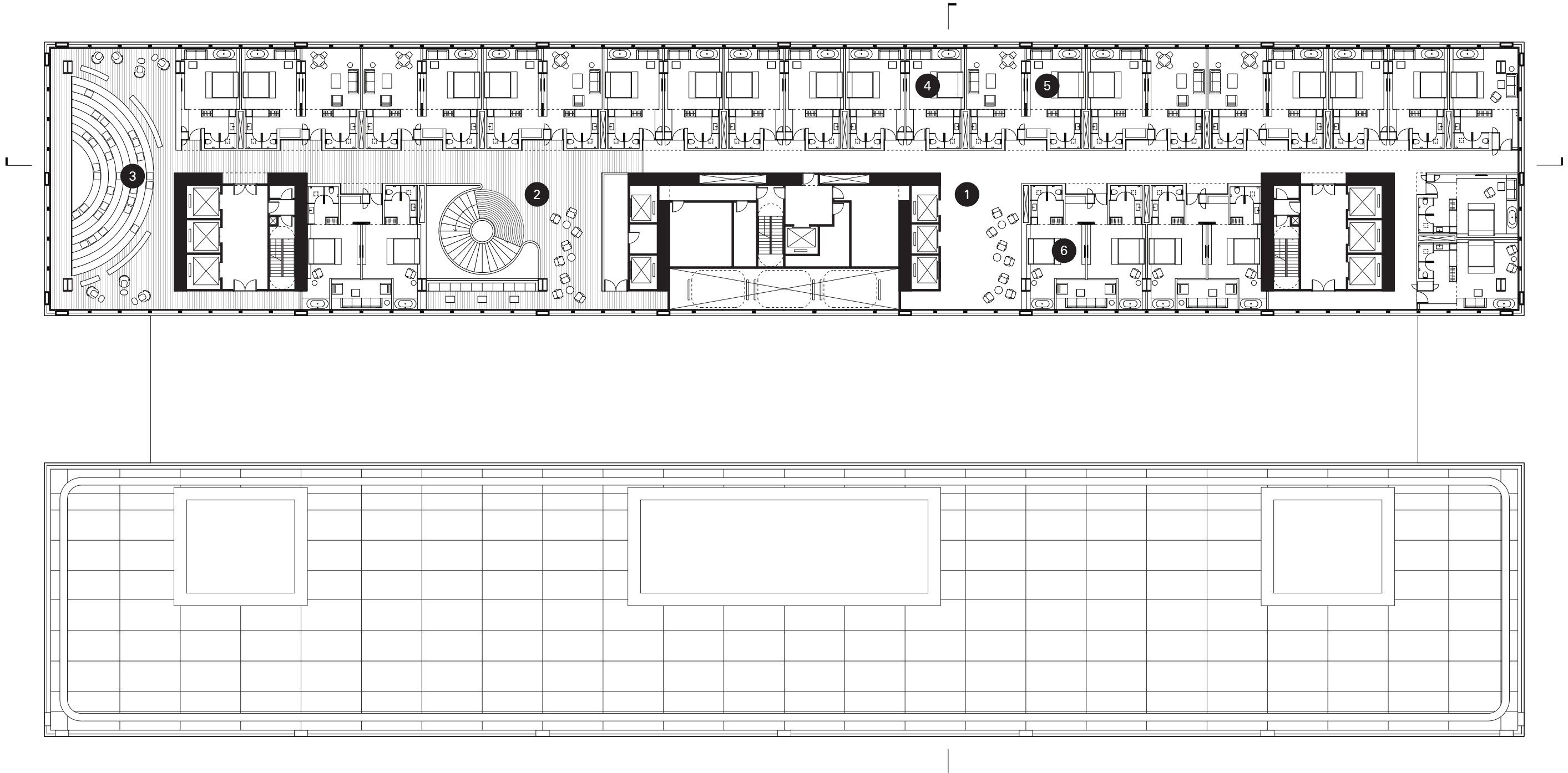
- 1. Spiral staircase that moves through common guest areas
- 2. Platform overlooking the city
- 3. Deluxe room (Type G1)
- 4. Glass roof over pool deck



Floor 68



- 1. Entrance hall
  - 2. Spiral staircase that moves through common guest areas
  - 3. Meditation observation space with
  - 4. Reading room
  - 5. Deluxe room (Type G1)
- massage treatment and support rooms



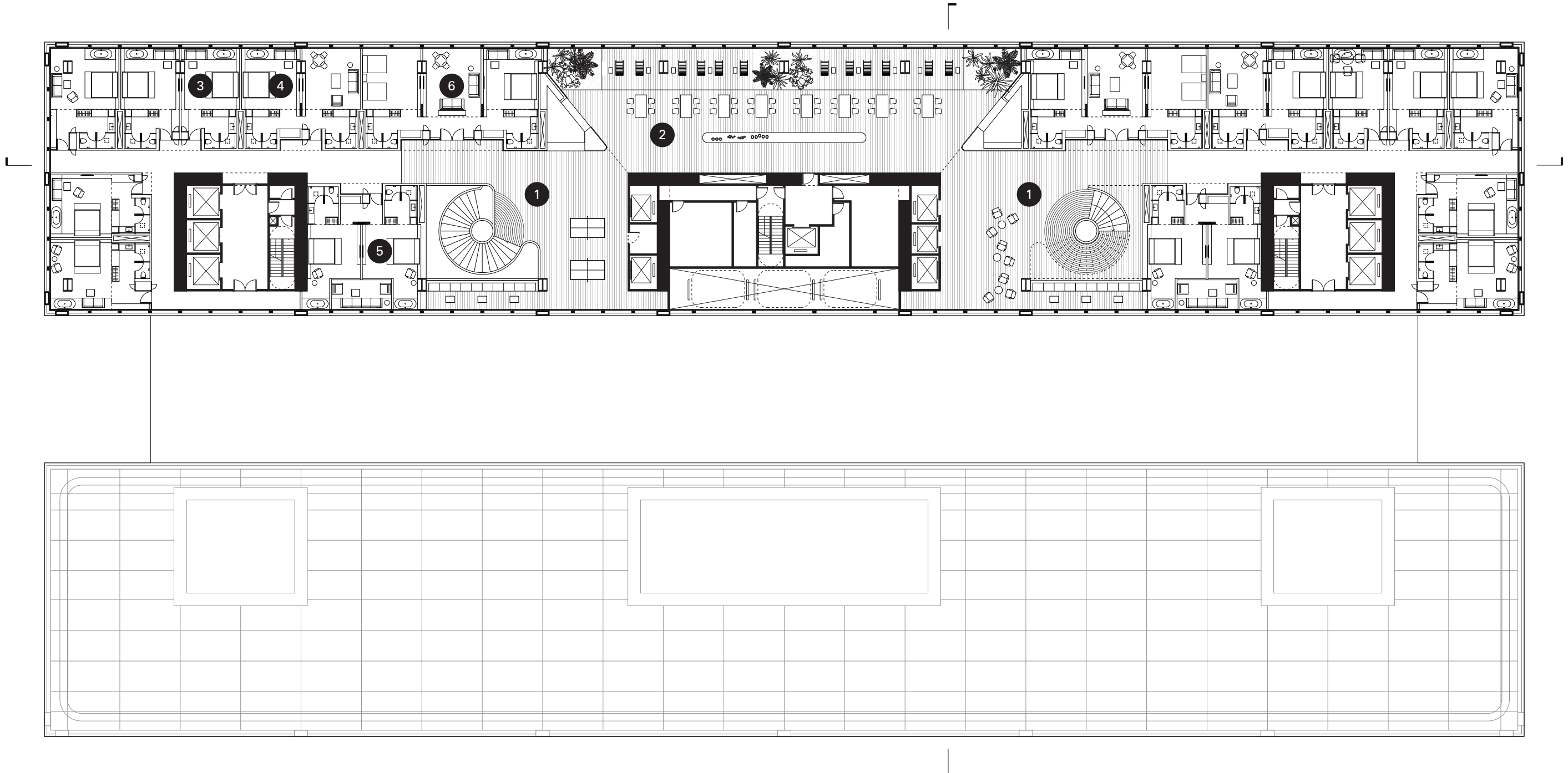
Floor 69



- 1. Entrance hall
- 2. Spiral staircase that moves through common guest areas
- 3. Amphitheater with observation point

- 4. Deluxe room (Type G1)
- 5. Junior suite (Type J1)
- 6. Suite (Type J1)



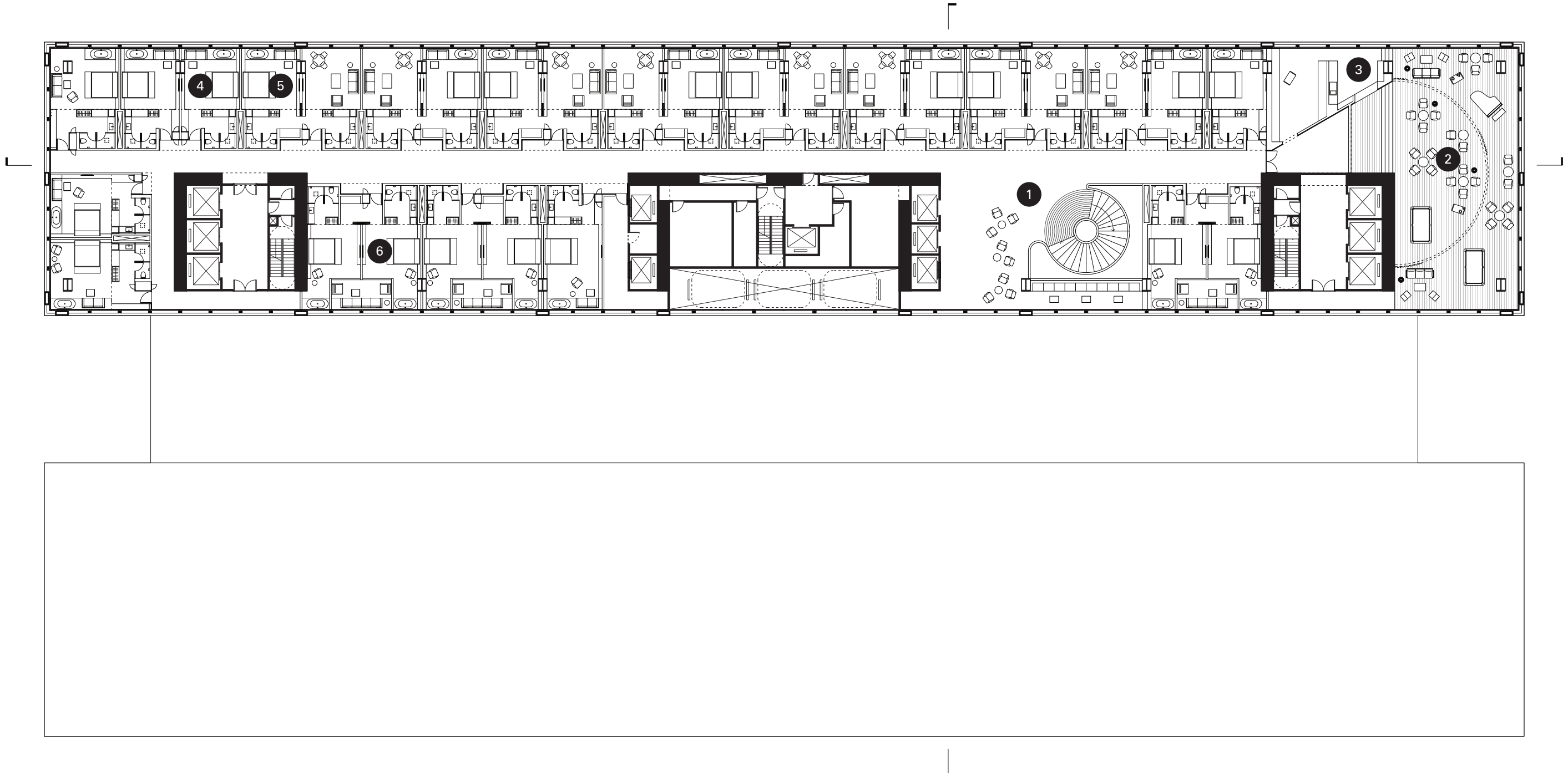


Floor 70



- 1. Spiral staircase that moves through common guest areas
- 2. Garden lounge overlooking Central Park

- 3. Deluxe room (Type G1)
- 4. Junior suite (Type J1)
- 5. Suite (Type J1)
- 6. Presidential Suite (Type L1)

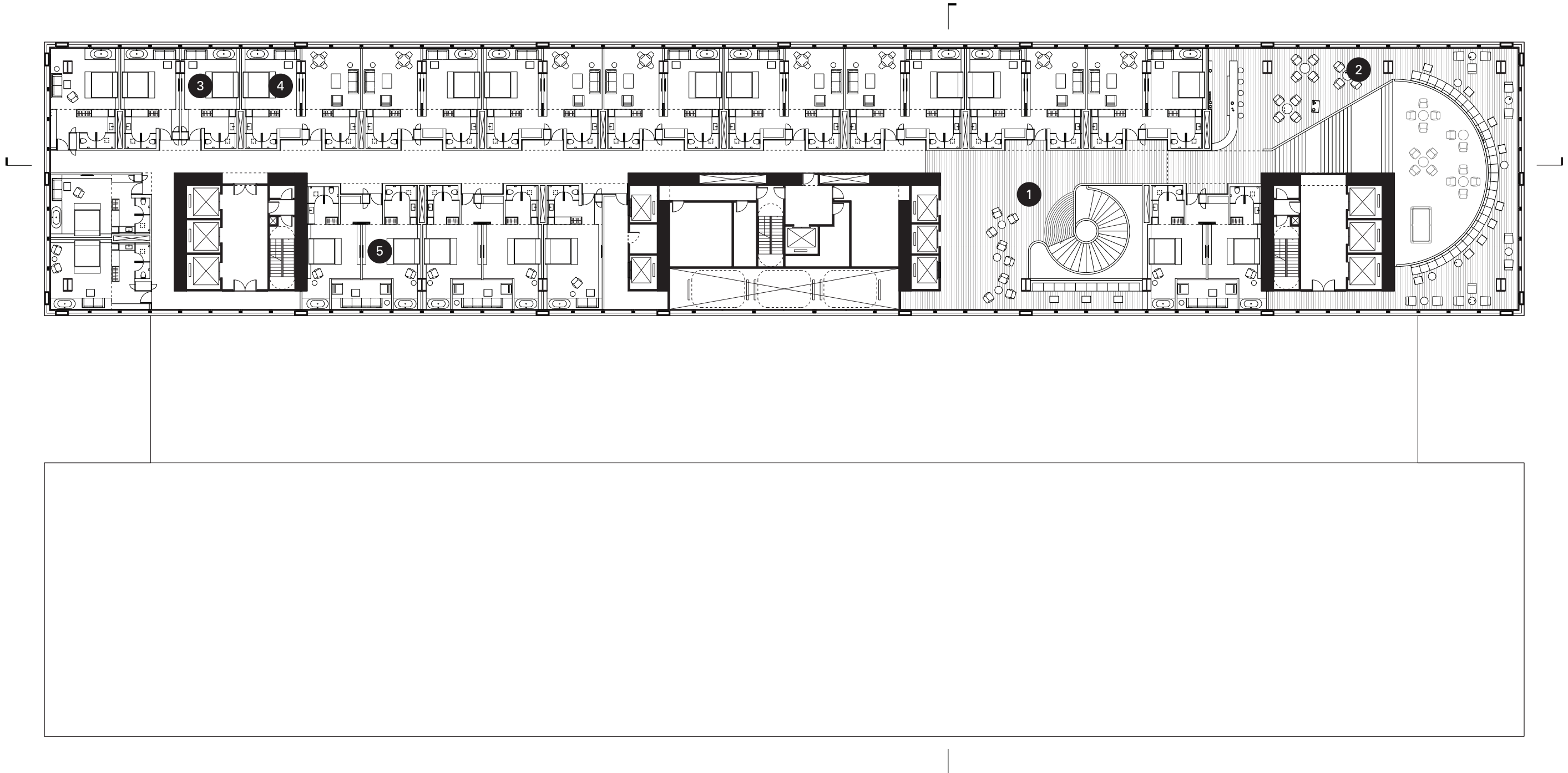


Floor 71

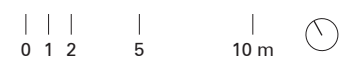


1. Spiral staircase that moves through common guest areas  
 2. Piano bar and billiards room accessed from staircase above

3. Bar  
 4. Deluxe room (Type G1)  
 5. Junior suite (Type J1)  
 6. Suite (Type J1)

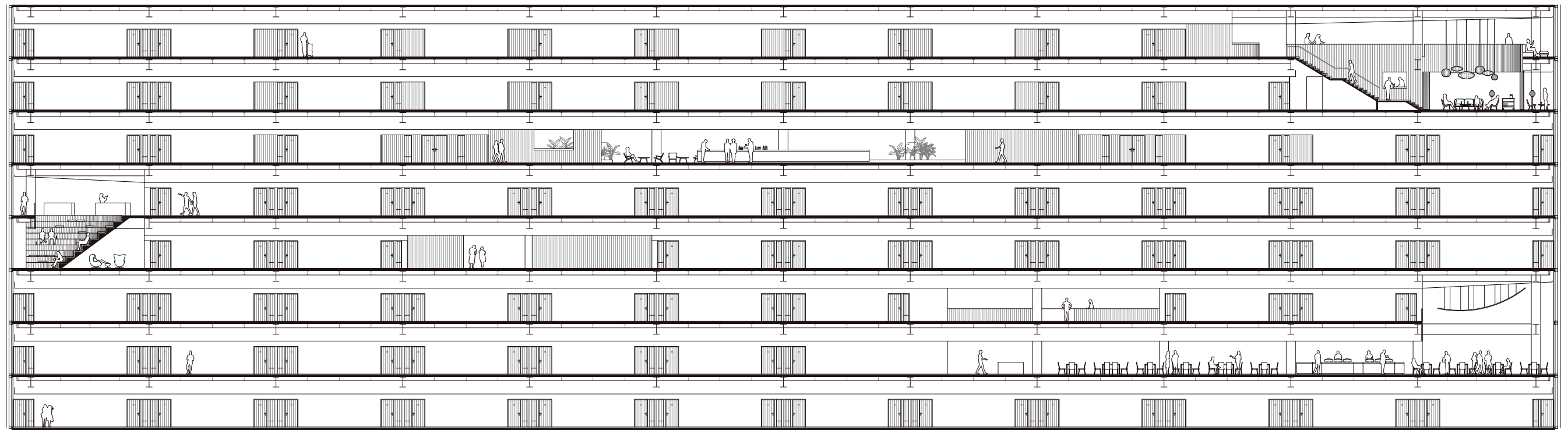


Floor 72



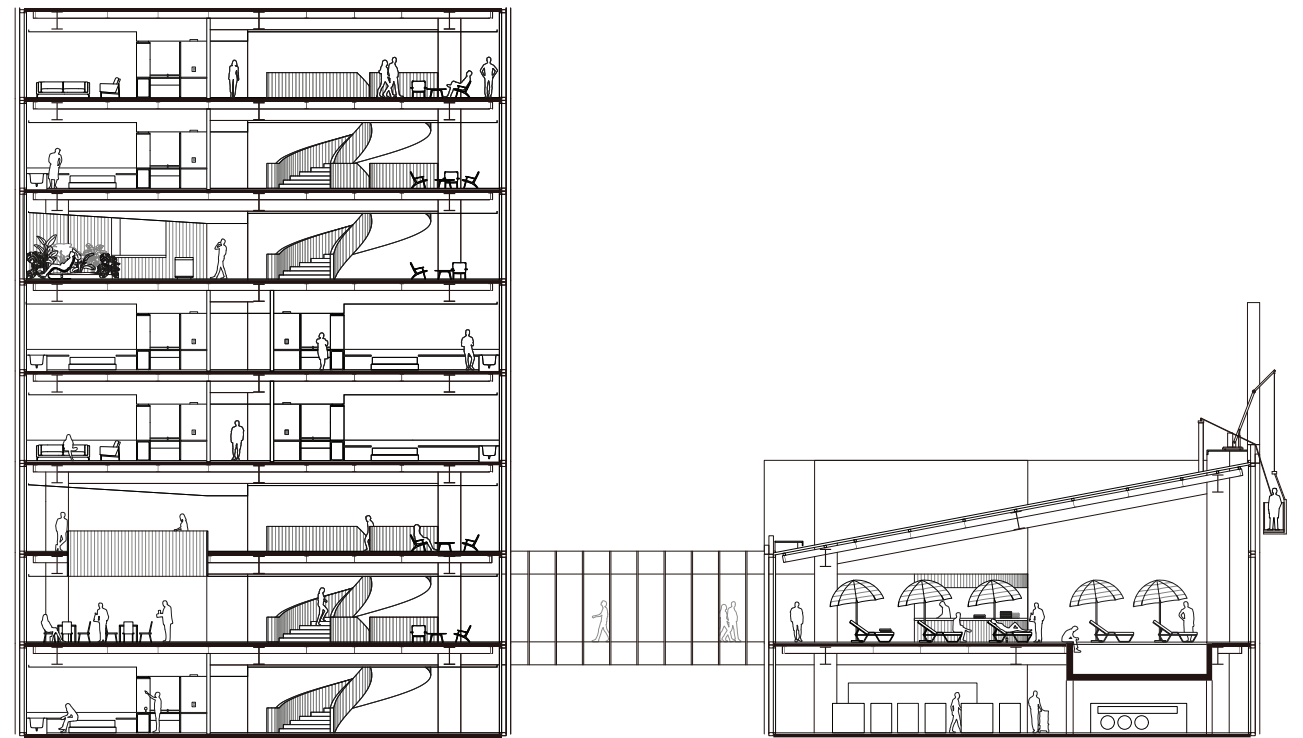
- 1. Spiral staircase that moves through common guest areas
- 2. Piano bar overlooking the Empire State Building with mezzanine

- 3. Deluxe room (Type G1) connecting to the floor below
- 4. Junior suite (Type J1)
- 5. Suite (Type J1)



Longitudinal Section

0 1 2 5 10 m



Cross Section

0 1 2 5 10 m





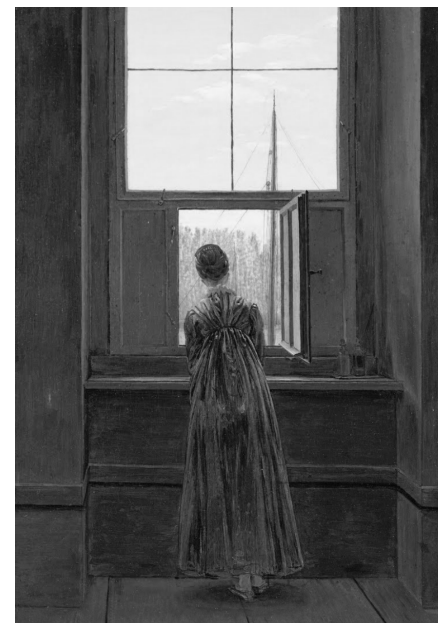
Catskill Mountain House, 1892



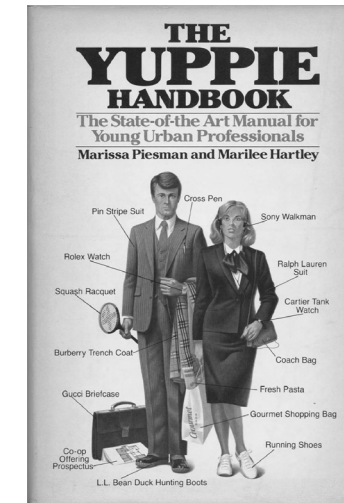
Brighton Beach Hotel, 1908



Beach umbrellas



Woman at a Window, Caspar David Friedrich, 1822



The Yuppie Handbook



Patrick Bateman in American Psycho



Pool terrace at The Dominick New York



Nubeluz bar at the Ritz Carlton New York



Benesse Hotel in Naoshima, Japan designed by Tadao Ando



Spiral staircase designed by Herzog & de Meuron

*The Hotel* is a collective project that studies the hotel, both as a building type and as a place of hospitality, through a collection of fourteen individual contributions inside one skyscraper. The project imagines hospitality as a realm of exchange that condenses the diversity of the city through an assortment of guests, staff, and the broader public.

This contribution is a resort that indulges vacationers in a manicured paradise.

The Berlage Center for  
Advanced Studies in Architecture  
and Urban Design

Faculty of Architecture and  
the Built Environment

Delft University of Technology

#### Thesis advisory team

Salomon Frausto  
Pavel Bouše  
Benjamin Groothuijse  
Michiel Riedijk

#### Thesis examination committee

Dick van Gameren  
Kees Kaan  
Daniel Rosbottom  
Paul Vermeulen  
Nathalie de Vries

#### Students

Nicolaos Charalambous<sup>(CY)</sup>  
Chaomin Chen<sup>(CN)</sup>  
Sneha Gireesh<sup>(IN)</sup>  
Thomas Gkikas<sup>(GR)</sup>  
Ujal Gorchu<sup>(AZ)</sup>  
Eliott Moreau<sup>(FR)</sup>  
Ana Nuño de Buen<sup>(MX)</sup>  
Kelly Olinger<sup>(US)</sup>  
Lenneke Slangen<sup>(NL)</sup>  
Maria Stergiou<sup>(GR)</sup>  
Yuhe Tan<sup>(CN)</sup>  
Felix Verheyden<sup>(BE)</sup>  
Han Yang<sup>(CN)</sup>  
Nien-Heng Yang<sup>(TW)</sup>

#### Director of Studies

Salomon Frausto