



COMPLEX PROJECTS

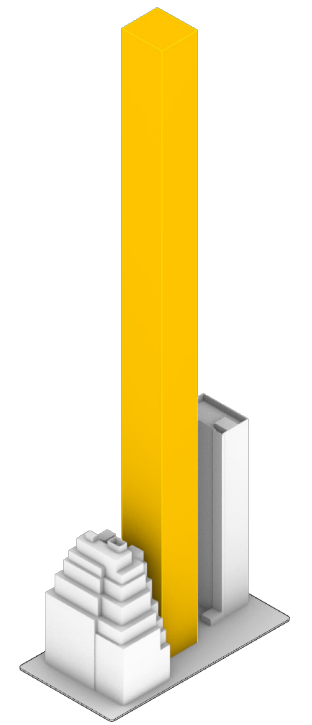
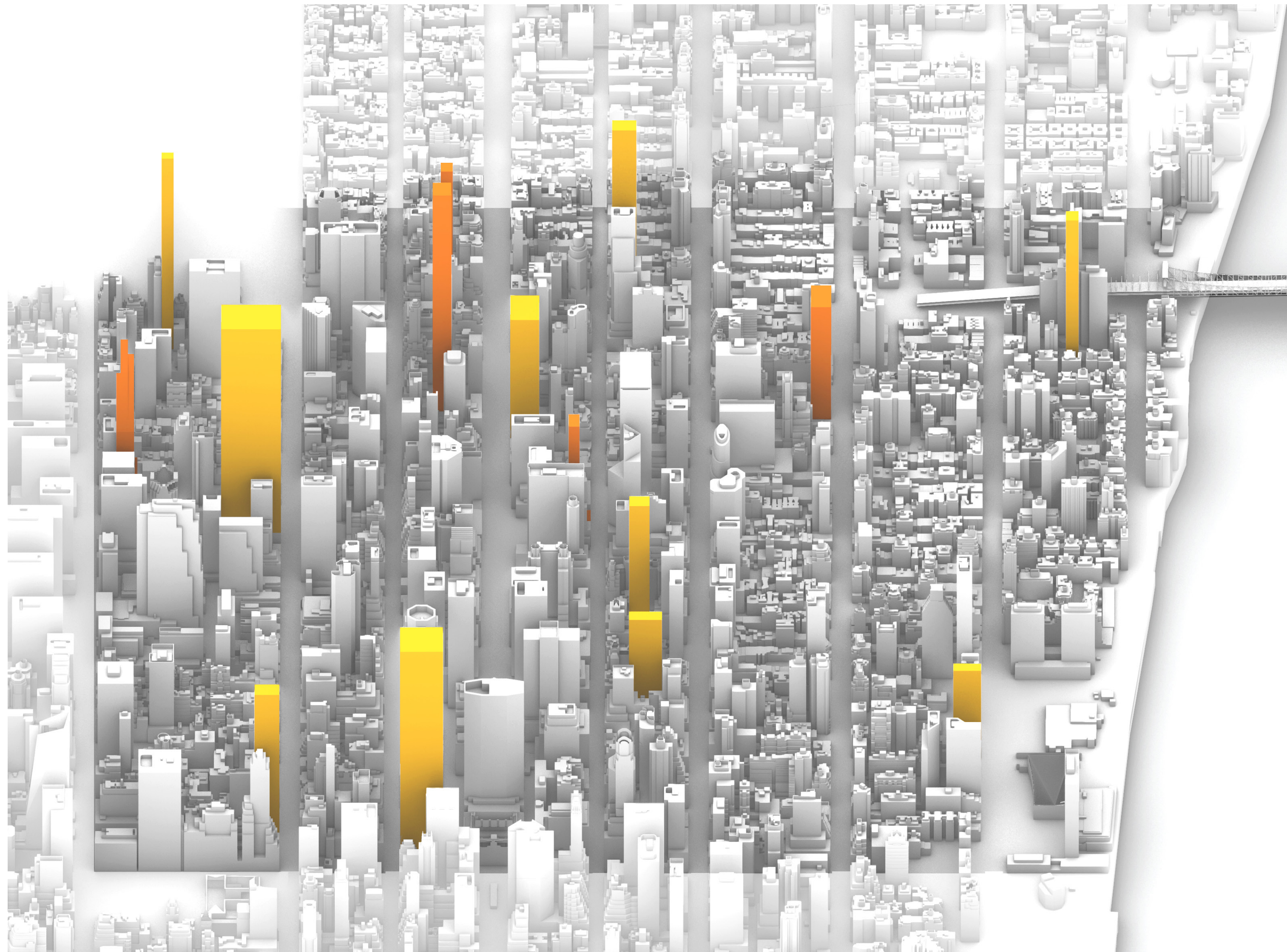


Midtown Manhattan
Group 2

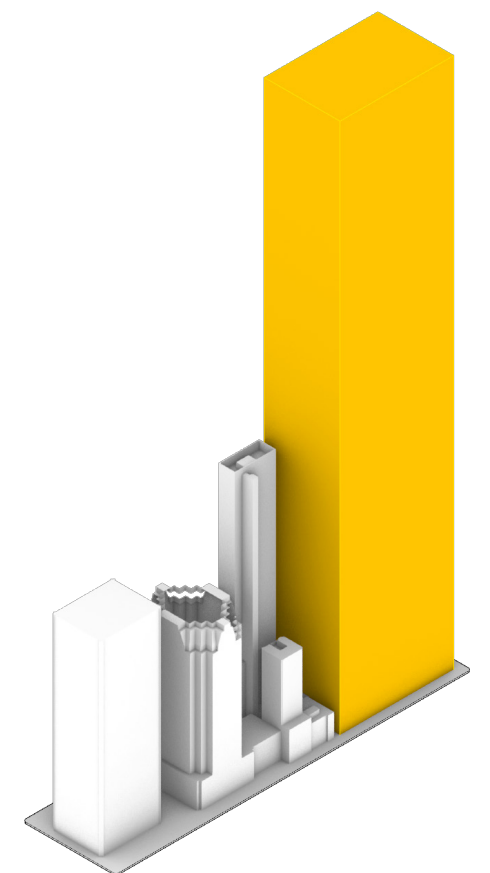
A SHRINKING DEMOCRACY

NEW BUILDINGS IN THE AREA

TWO NEW SUPERTALL TYPOLOGIES (ABOVE 300 METRES)

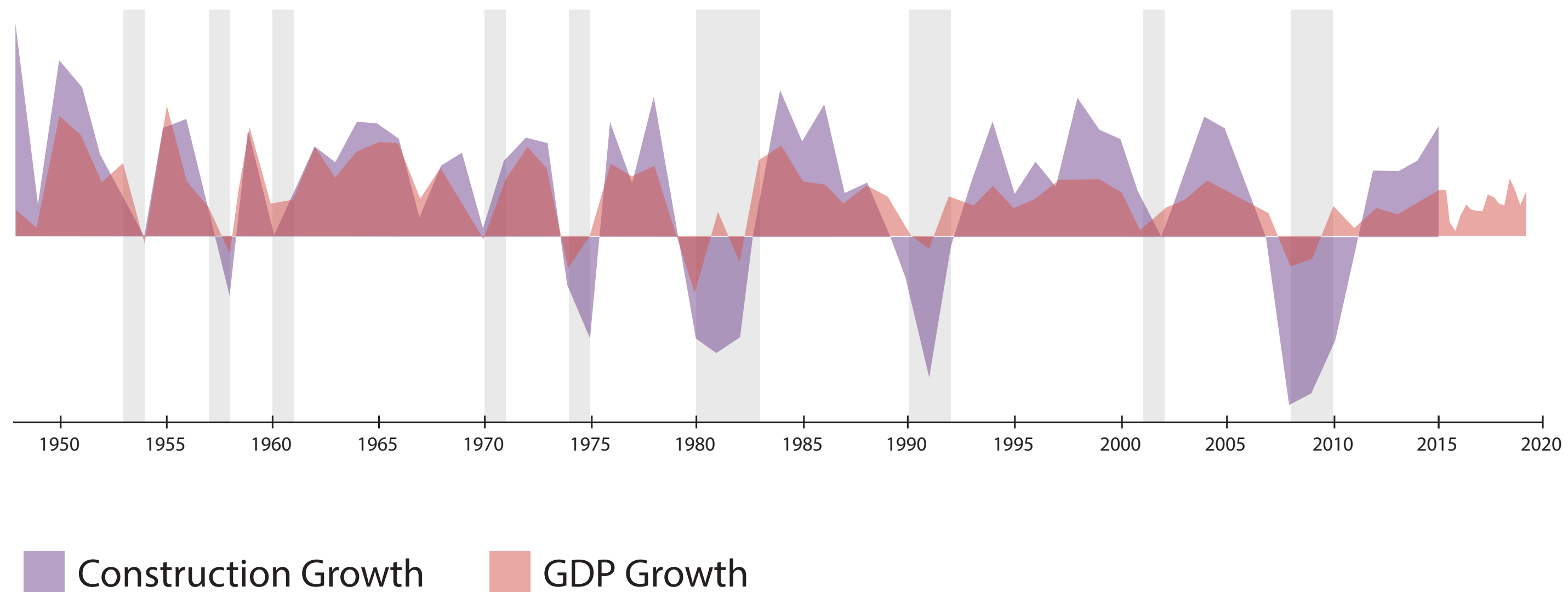


Needle Supertall

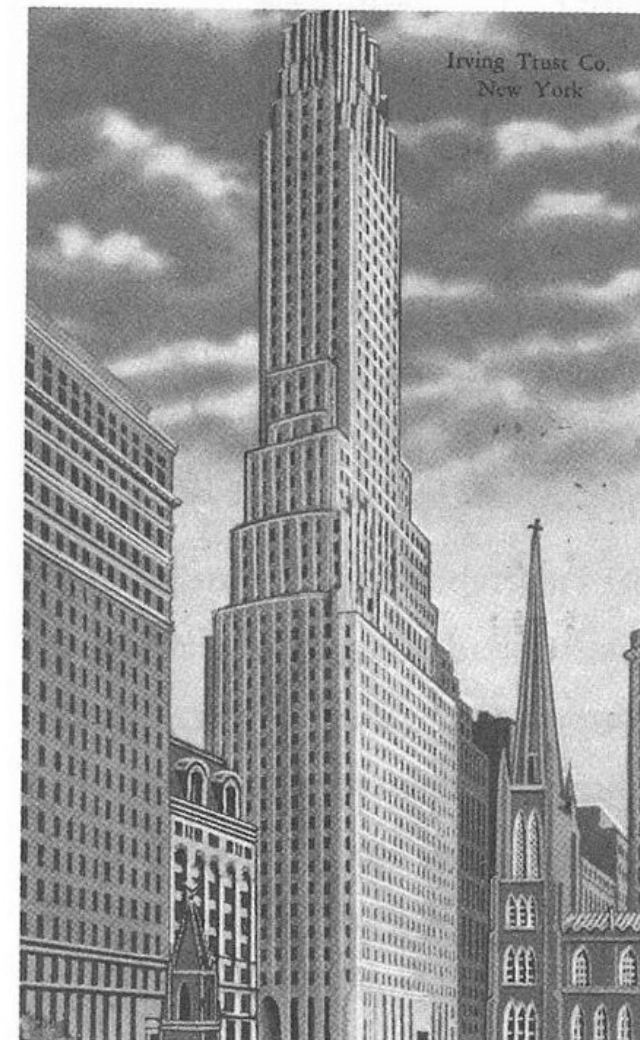
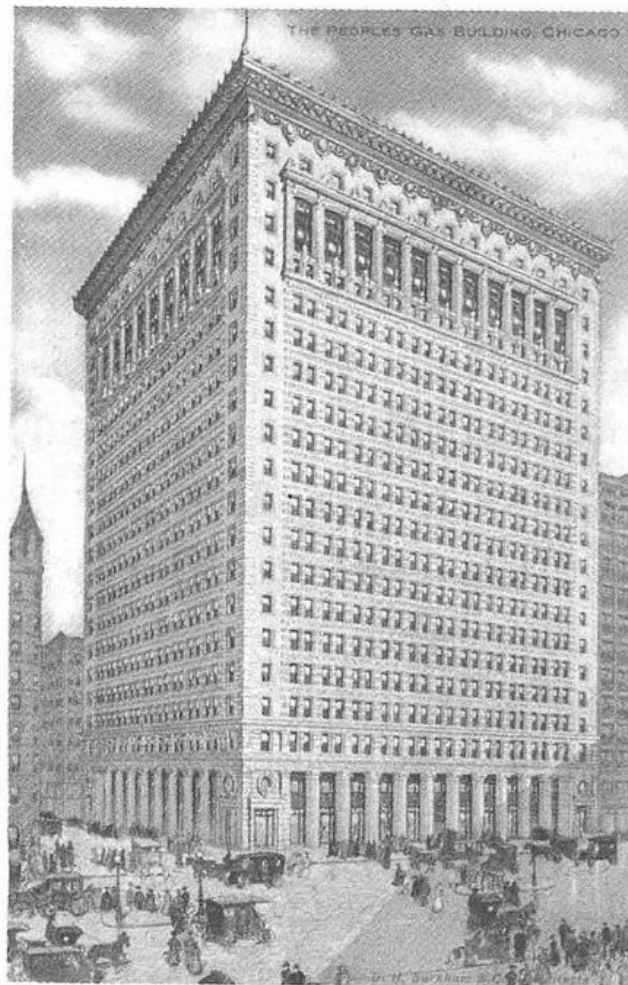
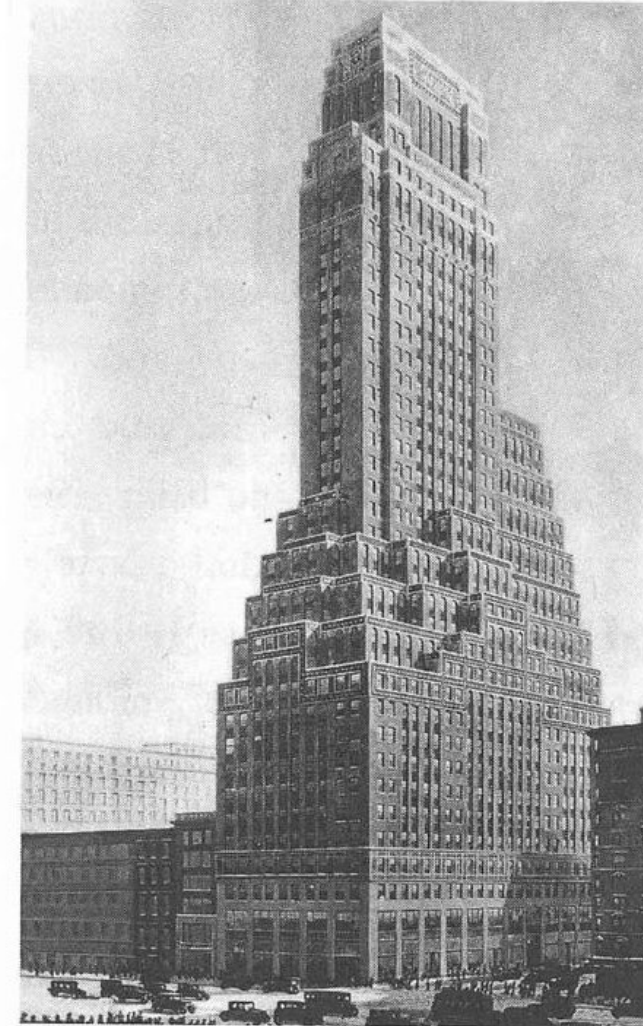
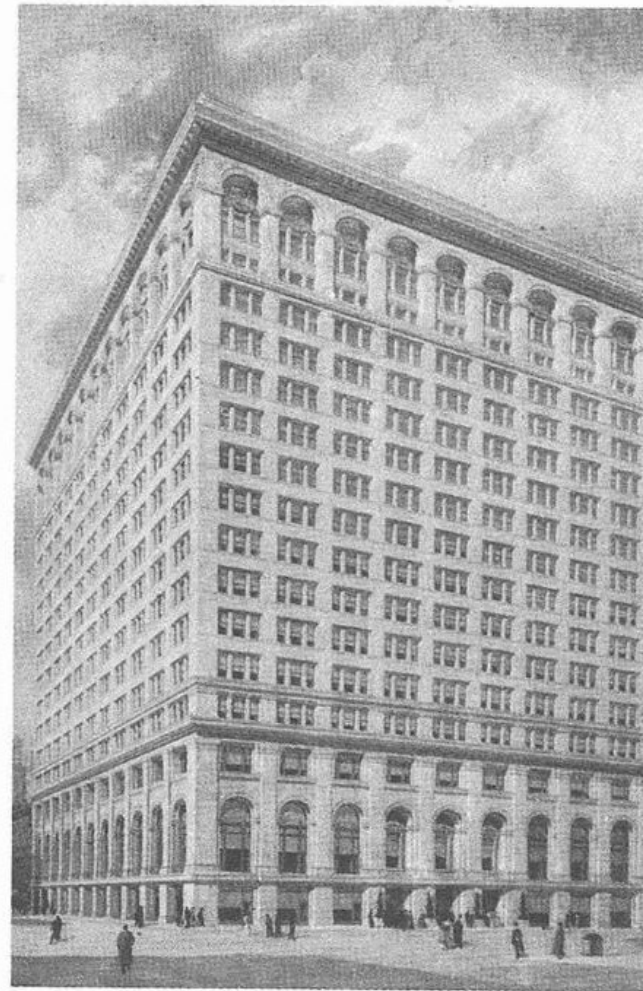


Full block Supertall

CITY GROWTH IS LINKED TO ECONOMIC GROWTH



HISTORICAL BENEFICIAL TO NEW YORK



Figs. 54-57 Chicago quarter-block buildings.

Top: Railway Exchange Building (1903), First National Bank Building (1896).
Bottom: Peoples Gas Company Building (1911), Illinois Continental and Commercial Bank Building (1914).

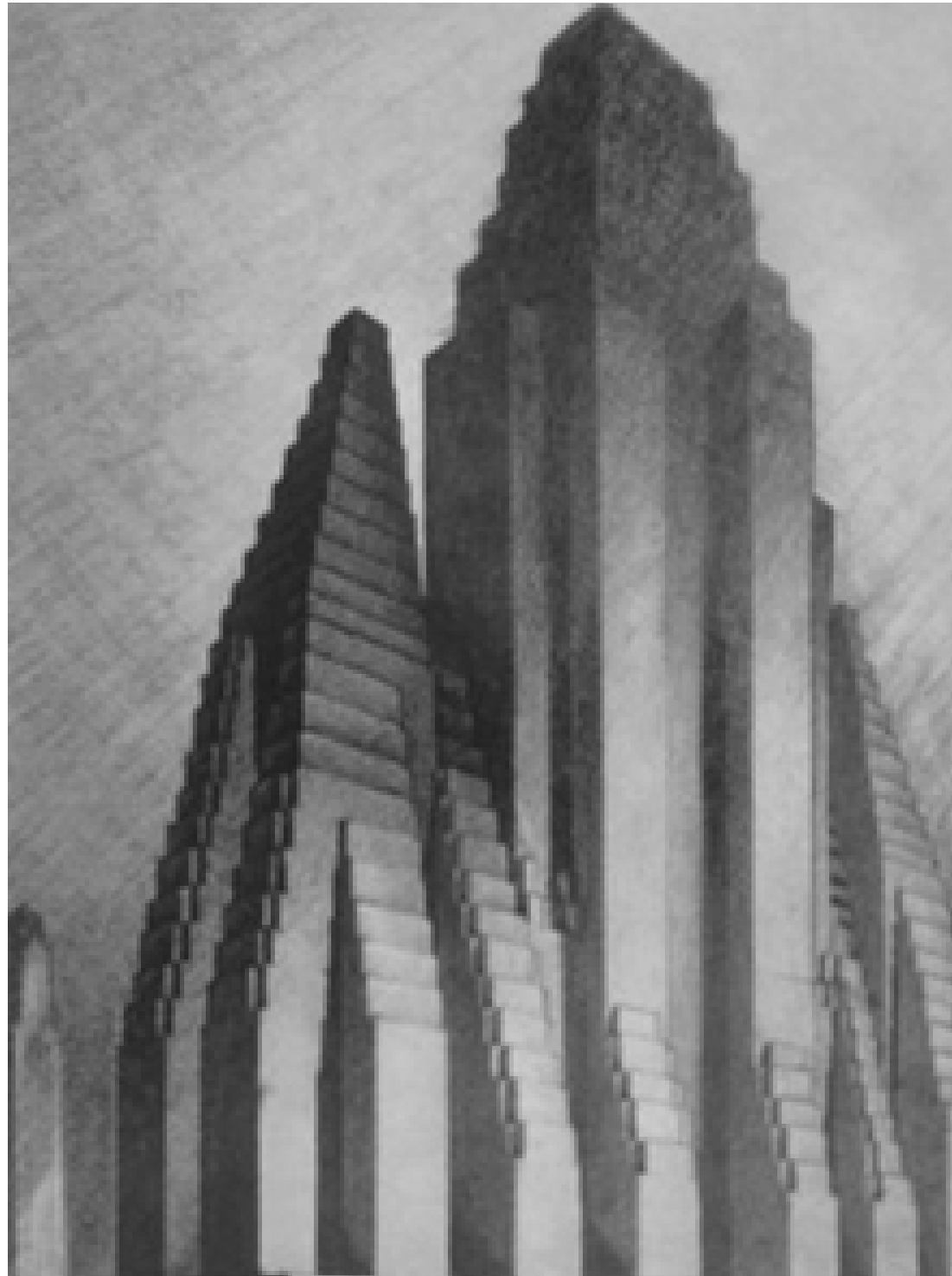
Figs. 83-86 Zoning envelope towers, New York.

Top: French Building (1927), 500 Fifth Avenue (1931).
Bottom: Irving Trust/1 Wall Street (1931), City Bank Farmers Trust (1931).

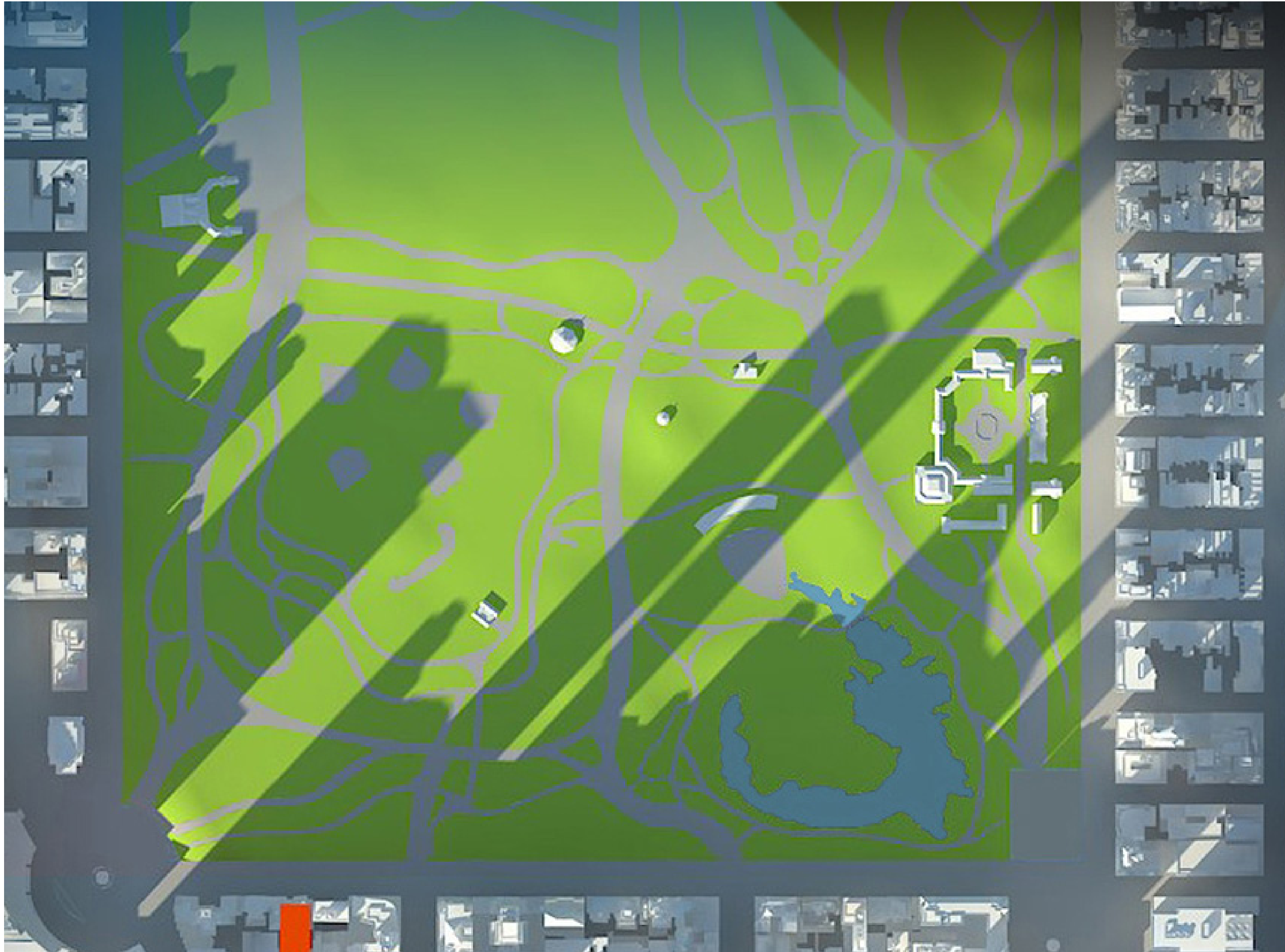
CITY GROWTH ALIENATING THE PUBLIC



ZONING LAWS CONTROLLED HEIGHT AND BULK



PUBLIC ASSETS NO LONGER PROTECTED BY ZONING LAWS



LOOPHOLES CAPABLE OF BEING EXPLOITED



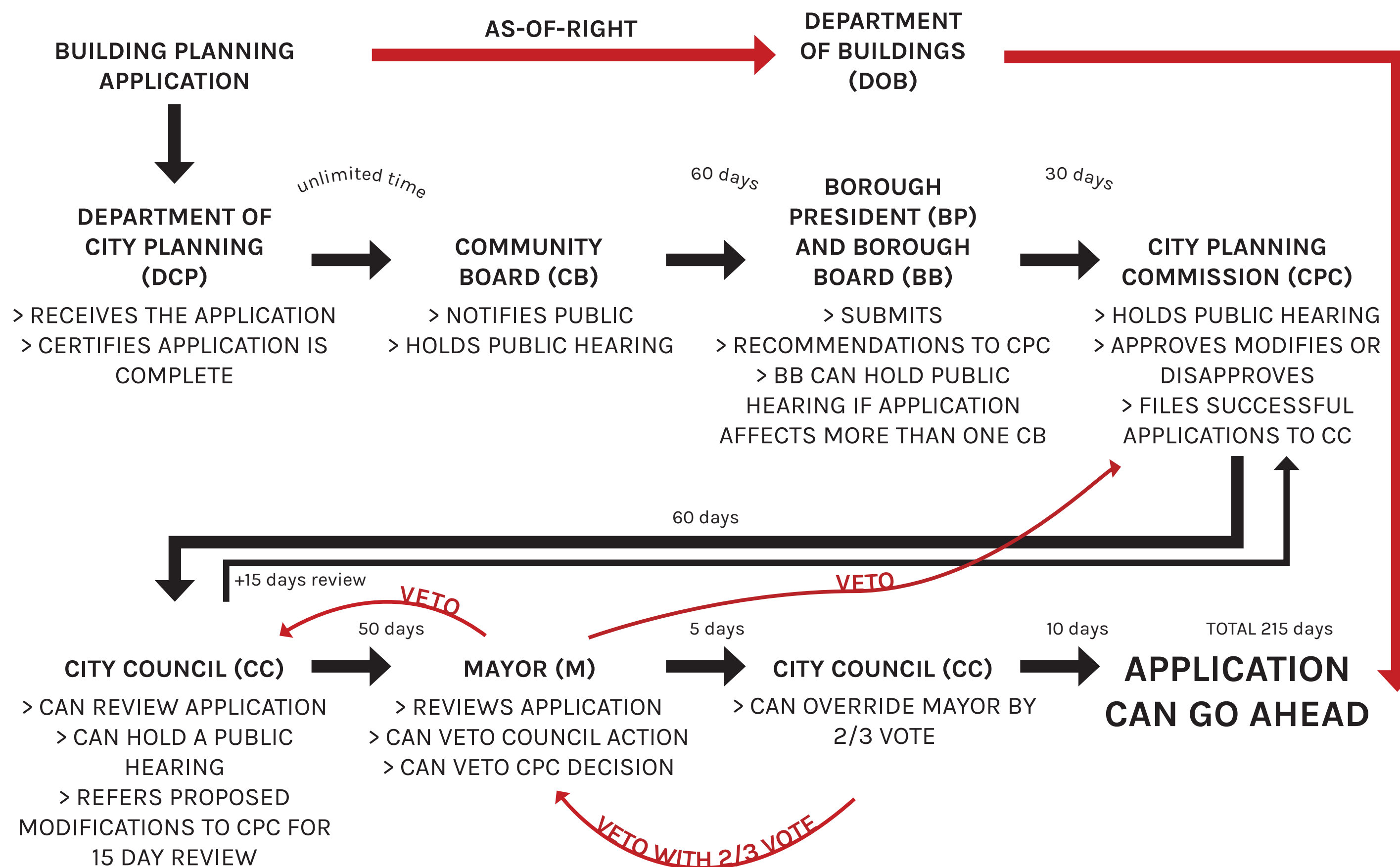
SUTTON PLACE SUPERTALL



90% OF BUILDINGS ARE BUILT WITHOUT PUBLIC REVIEW



A LONG AND COMPLEX PUBLIC REVIEW SYSTEM



DEMOCRACY IS AT RISK

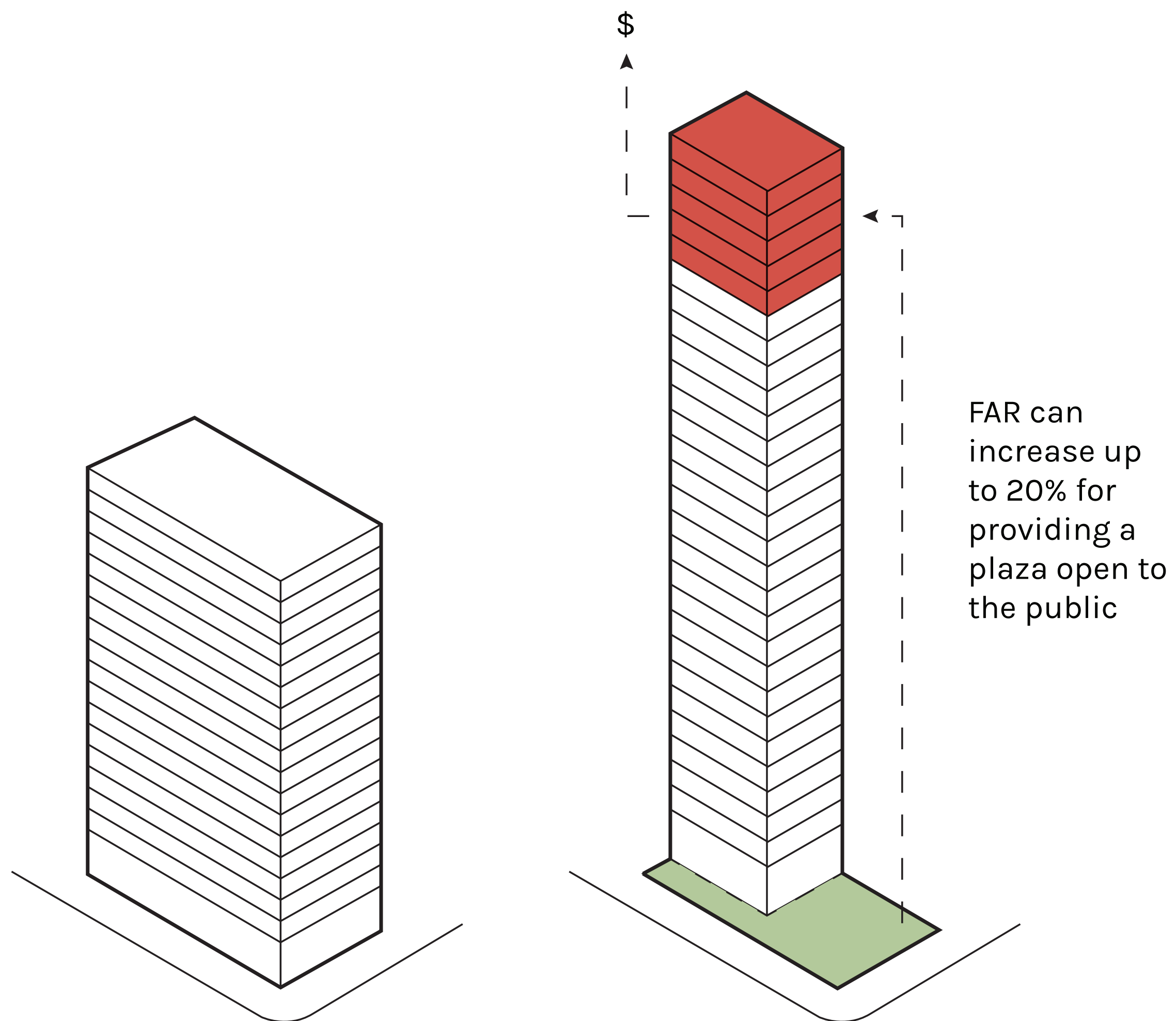


WHAT IS PRIVATE AND WHAT IS PUBLIC?



POPS (Privately Owned Public Space)

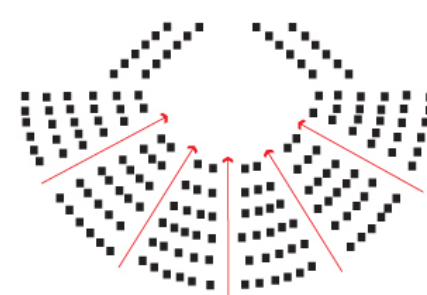
P.O.P.S. (PRIVATELY OWNED PUBLIC SPACE)



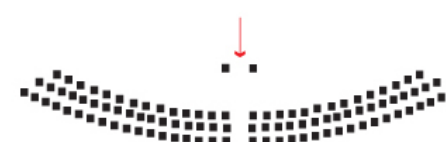
ANCIENT AMPHITHEATRE IN ATHENS



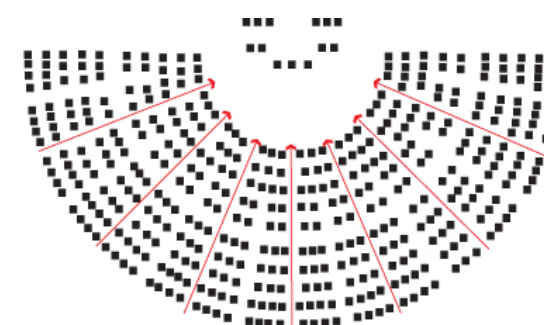
THEATRES OF DEMOCRACY



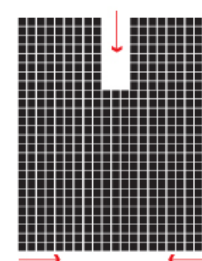
NEDERLAND



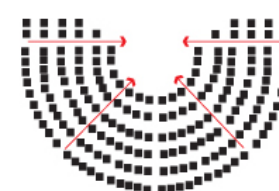
ROME



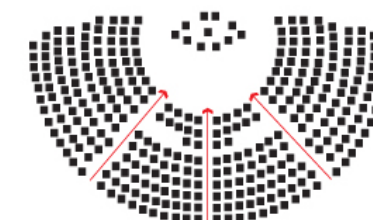
FRANKRIJK



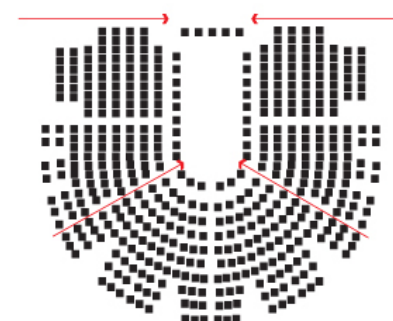
ATHENE



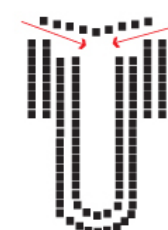
BELGIE



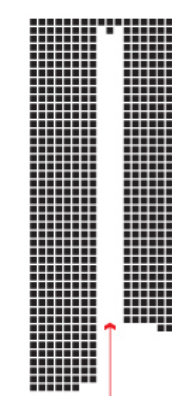
VERENIGDE STATEN



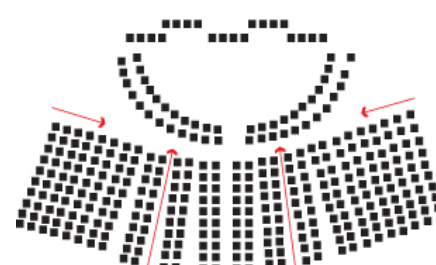
HONGARIJE



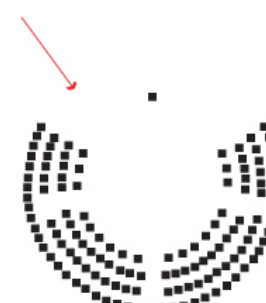
ANDALUCIA



VERENIGD KONINKRIJK



ZWEDEN



PNEUMATIC PARLIAMENT



LIECHTENSTEIN

MANHATTAN'S CIVIC CENTER

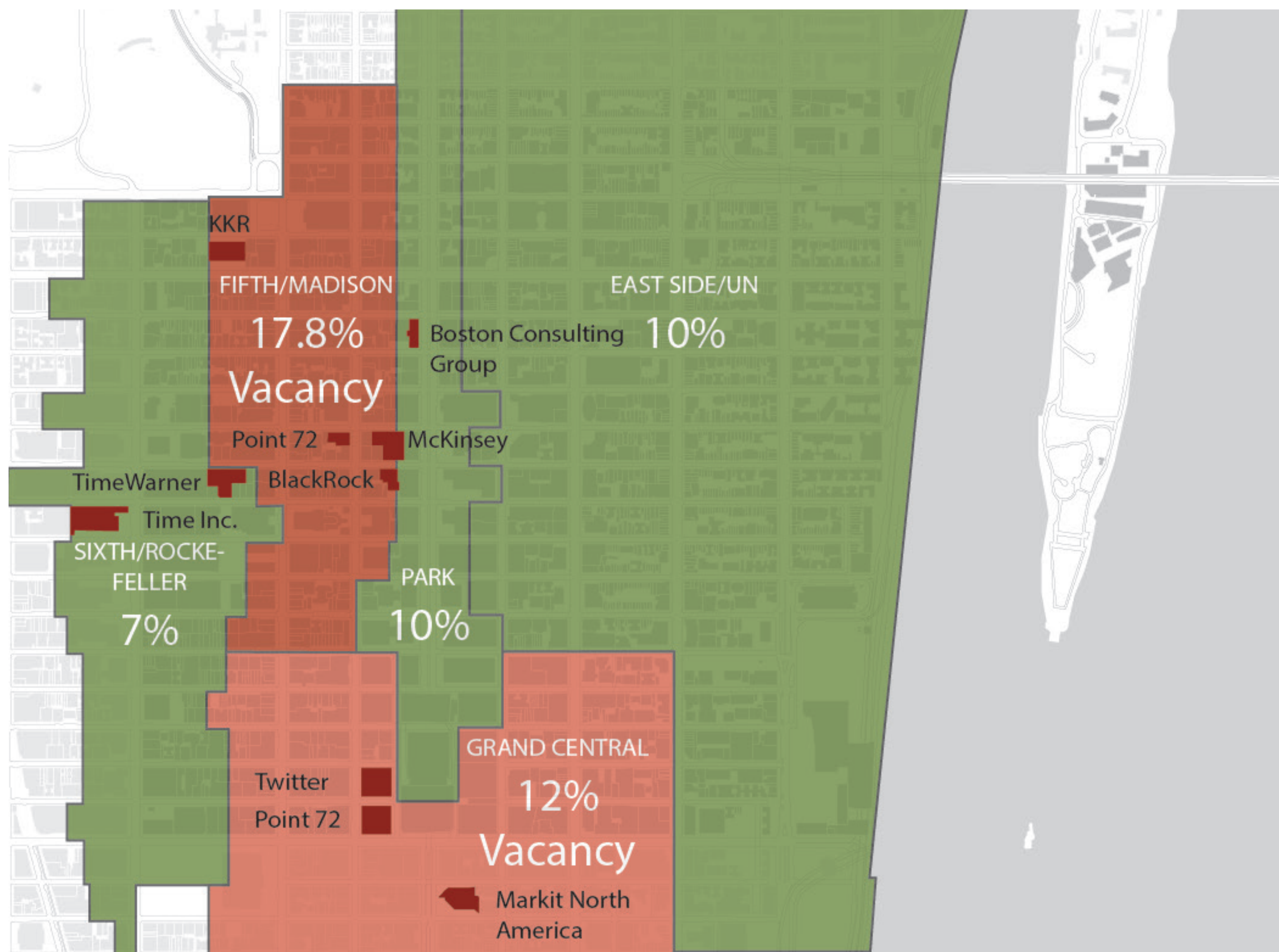


OTHER ISSUES IN MANHATTAN

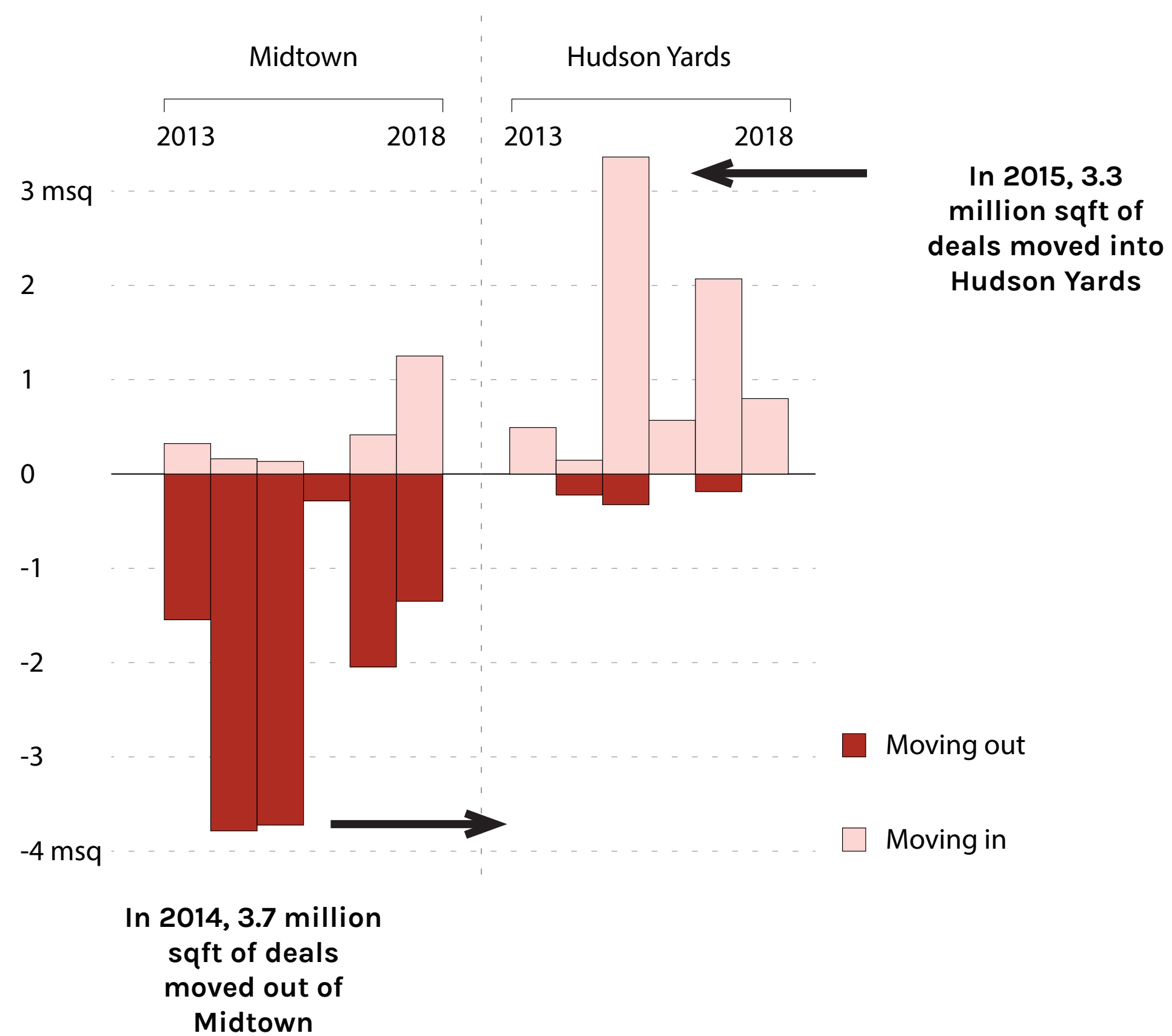
AN AGING BUILDING STOCK



INCREASING OFFICE VACANCY



COMPANIES ARE MOVING OUT OF MIDTOWN AND INTO HUDSON YARDS

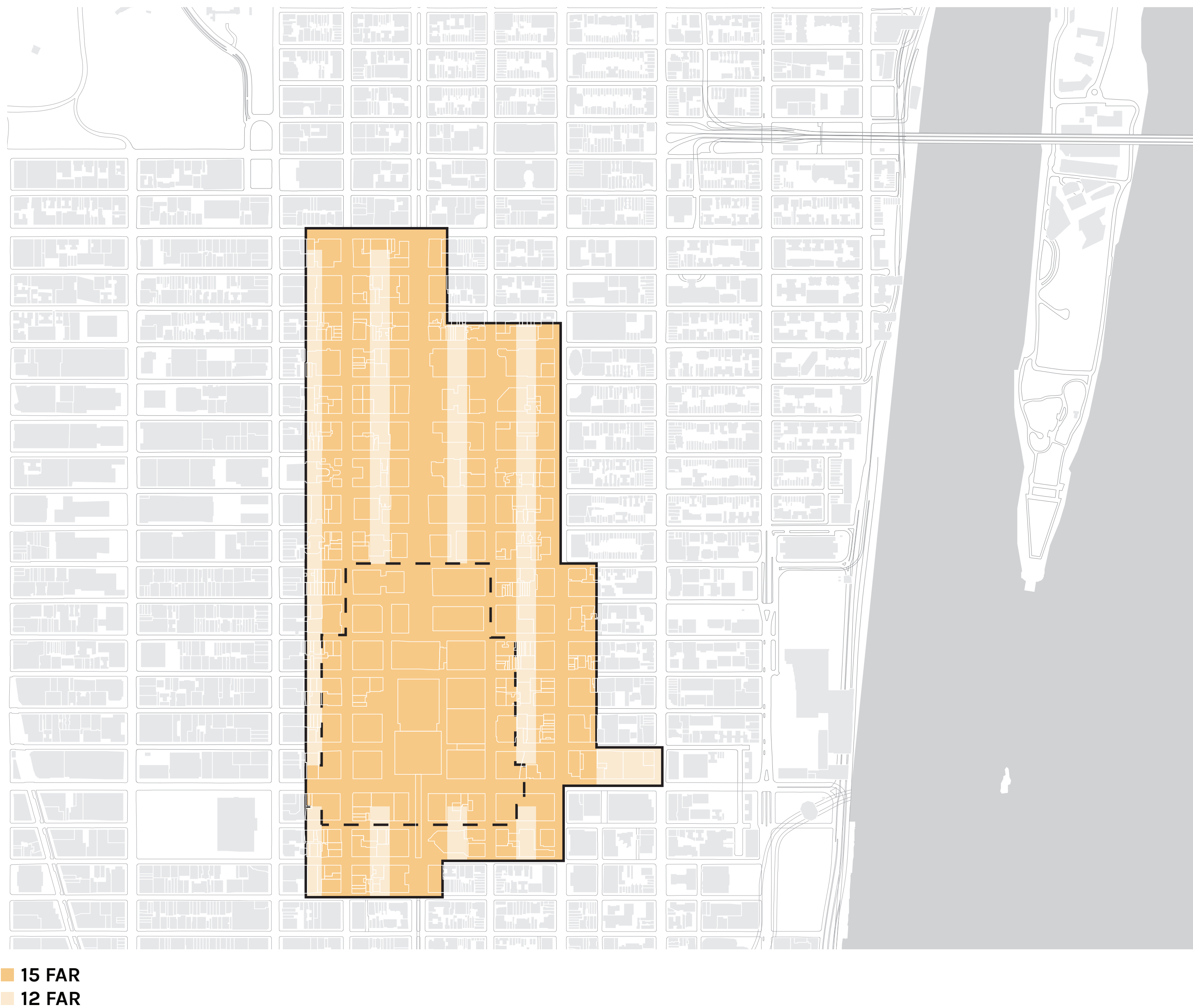


MIDTOWN TO HUDSON YARDS

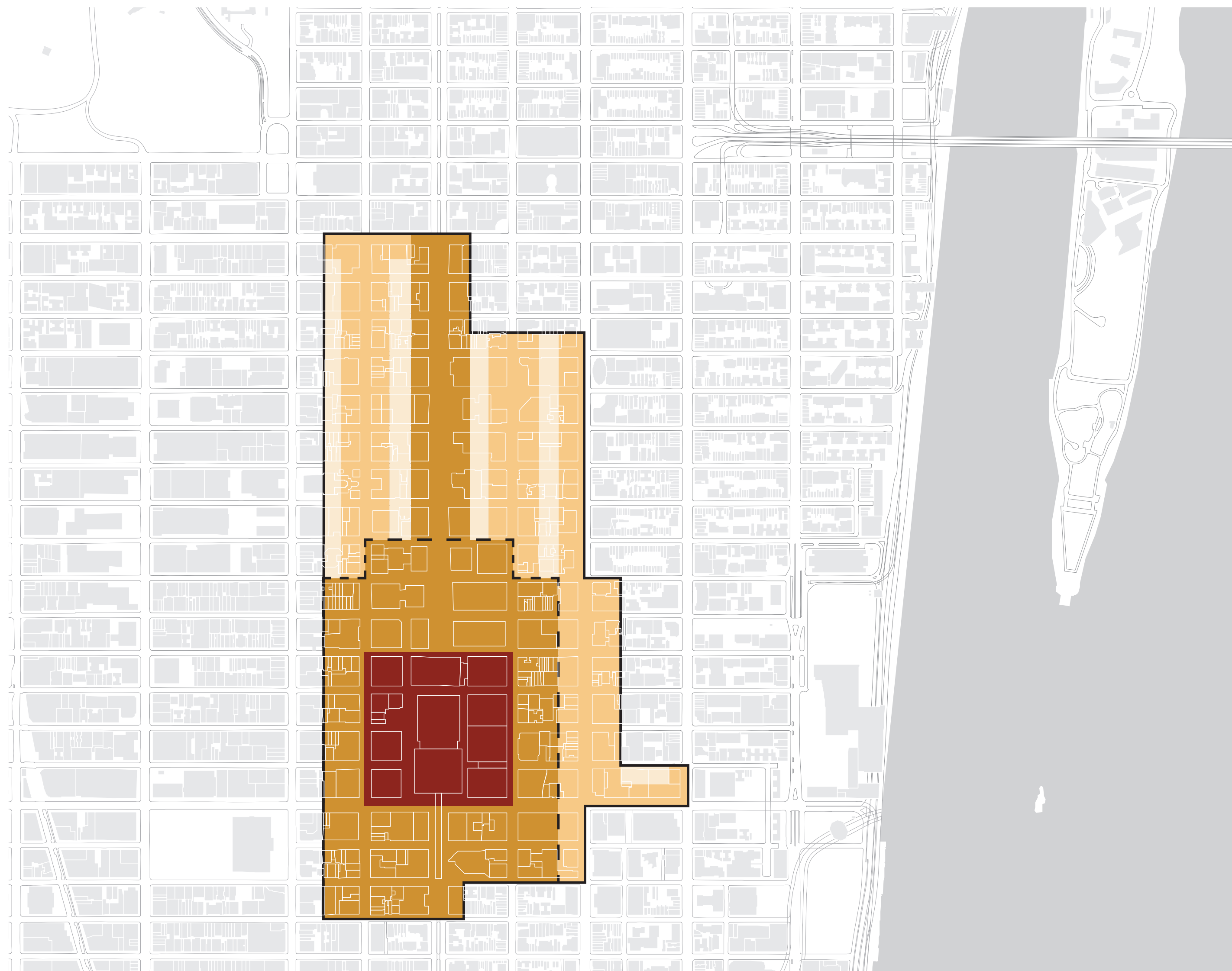


REACTION

CURRENT ZONING

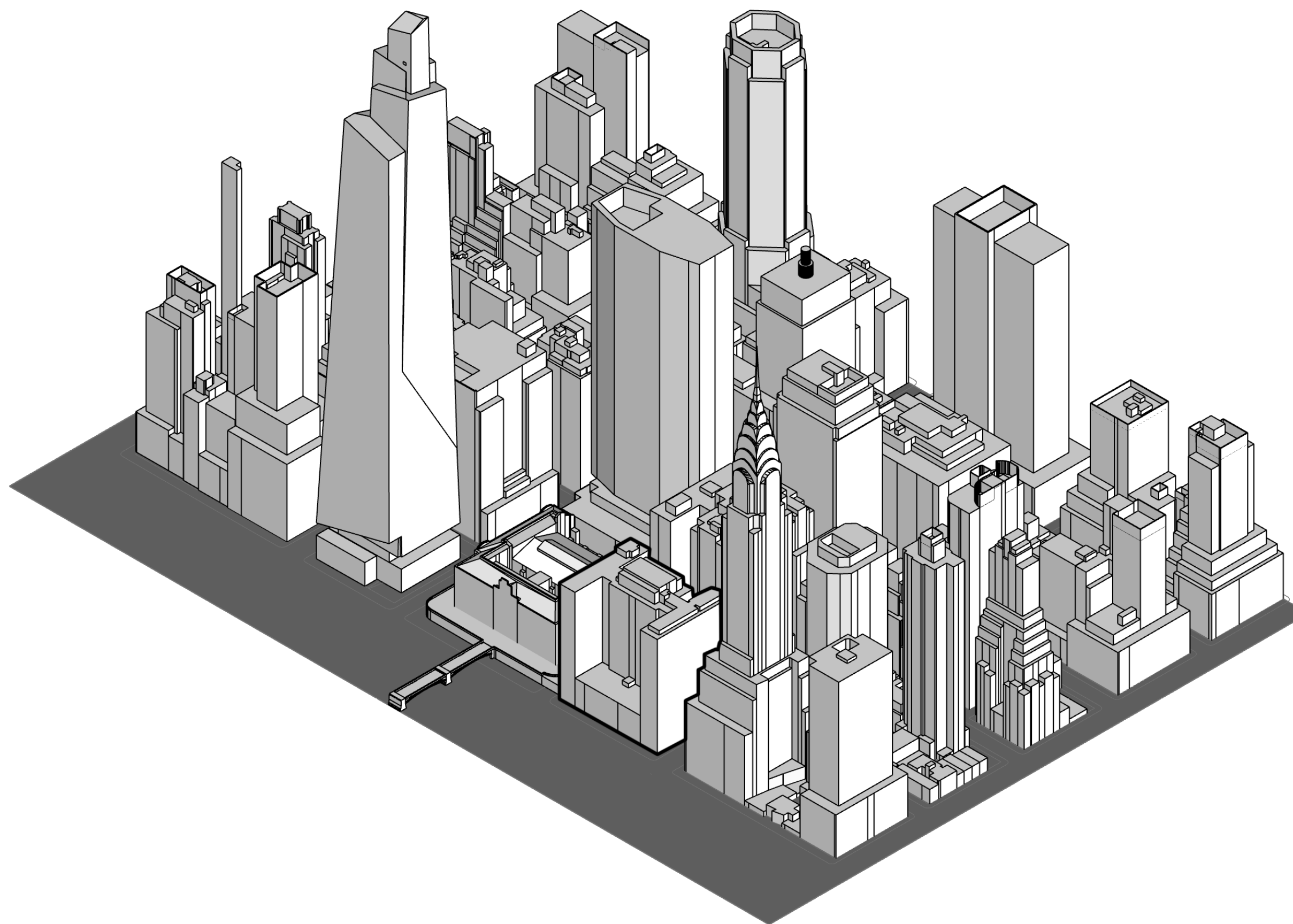


2017 REZONING TO PROMOTE DEVELOPMENT

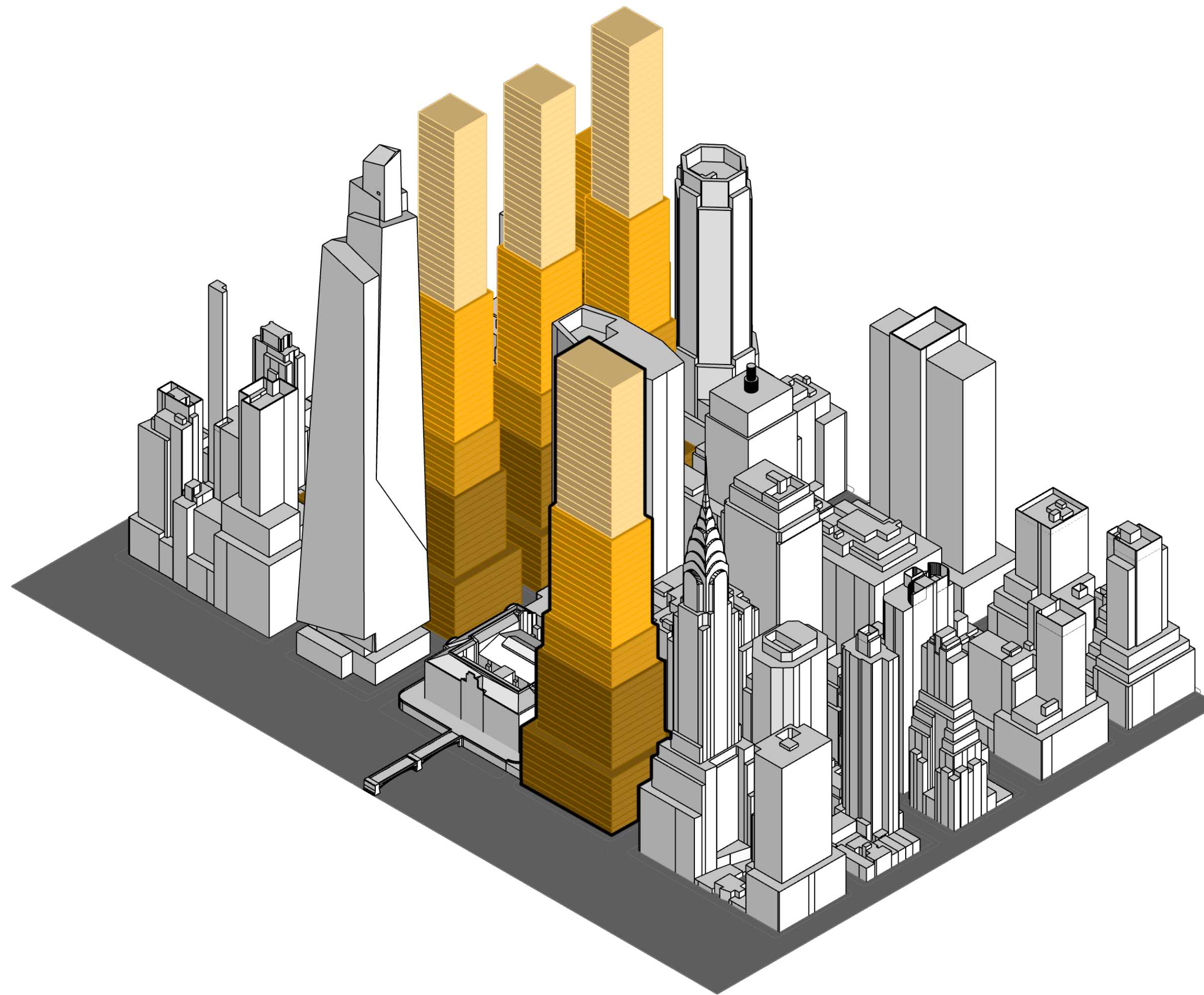


- 24 FAR (up from 15)
- 21.6 FAR (up from 15/12)
- 18 FAR (up from 15)
- 14.4 FAR (up from 12)

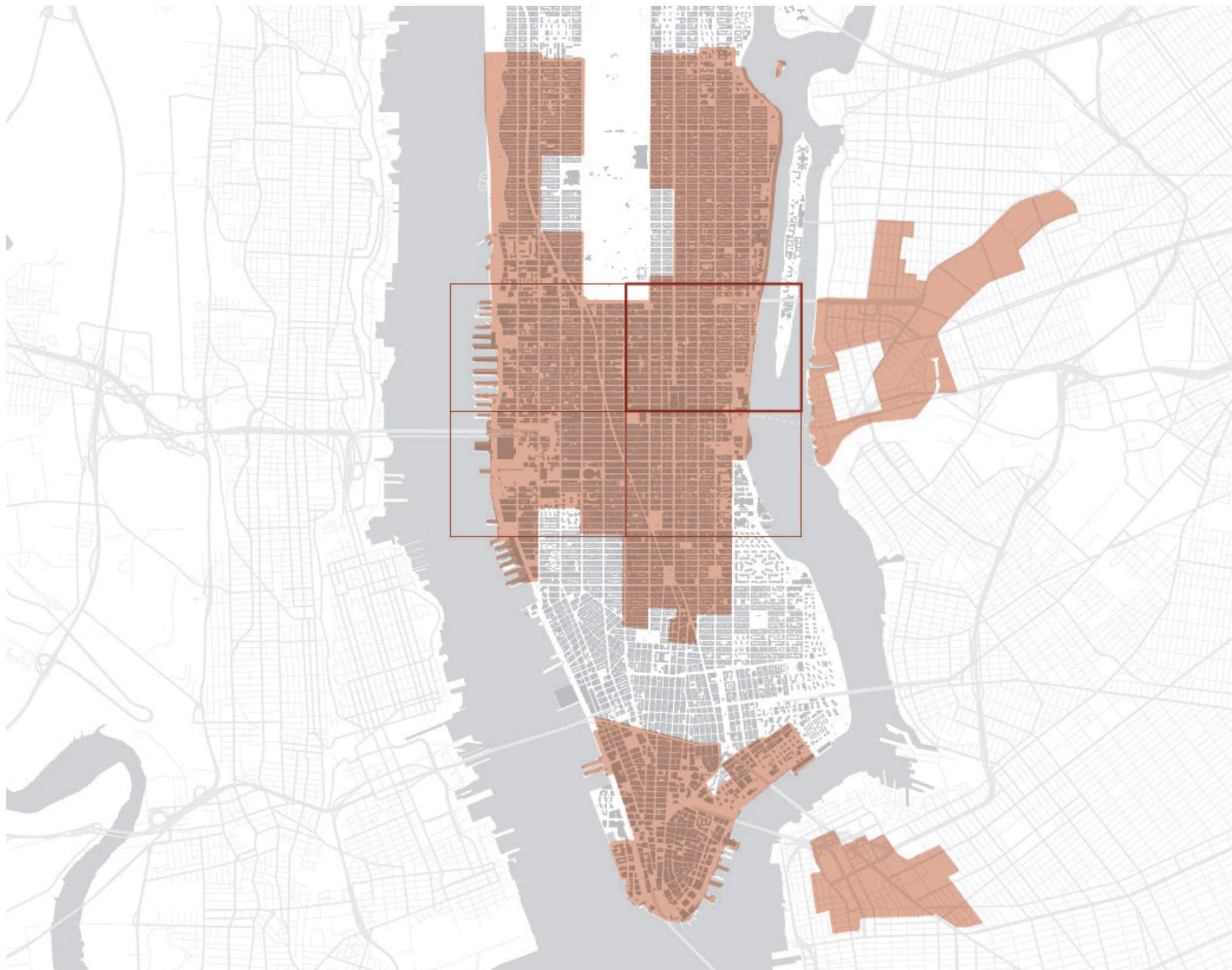
GRAND CENTRAL CORE CURRENTLY



POTENTIAL DEVELOPMENT 30 FAR



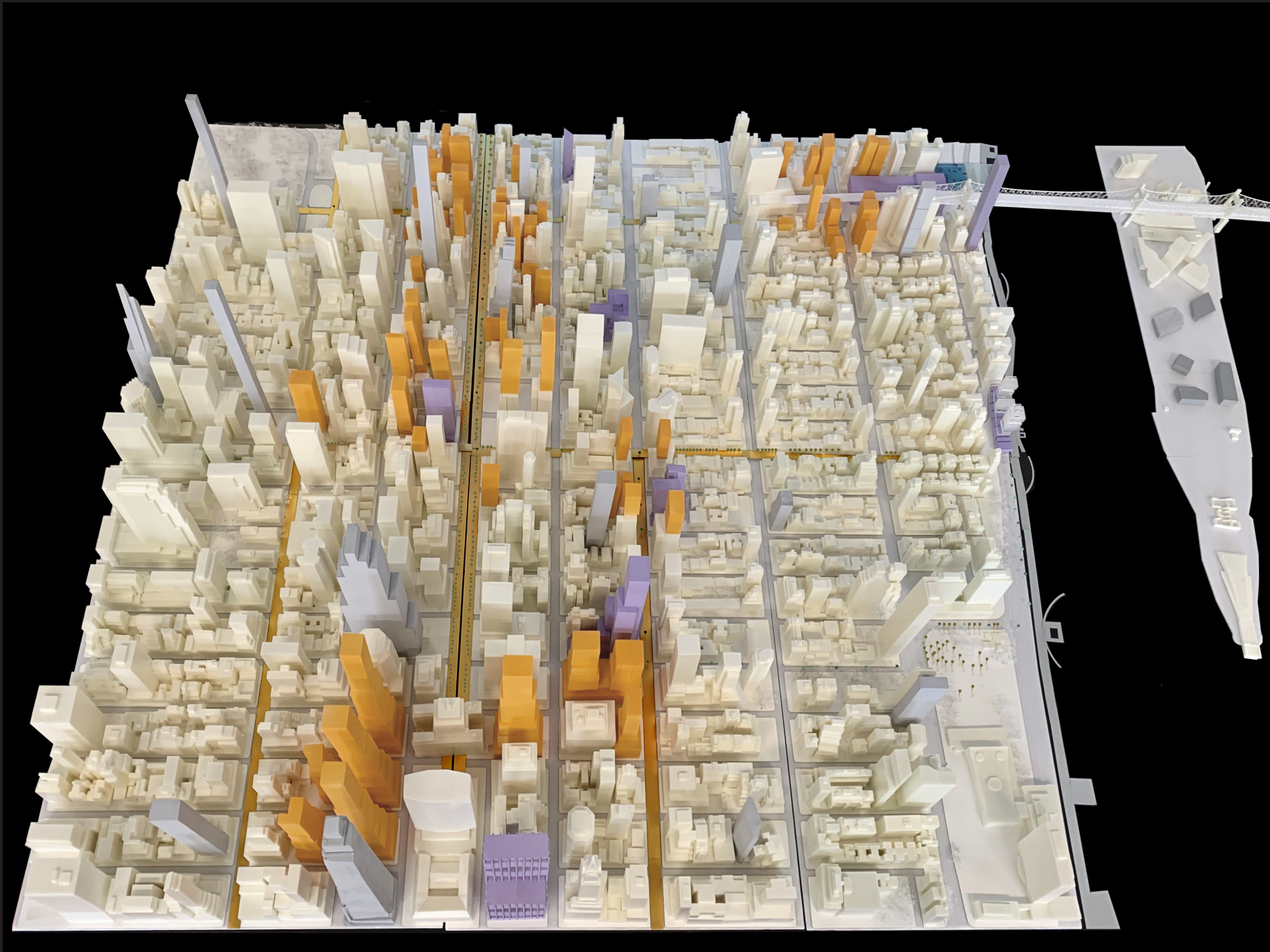
12 FAR CAP REMOVAL IN HIGH RISE AREAS



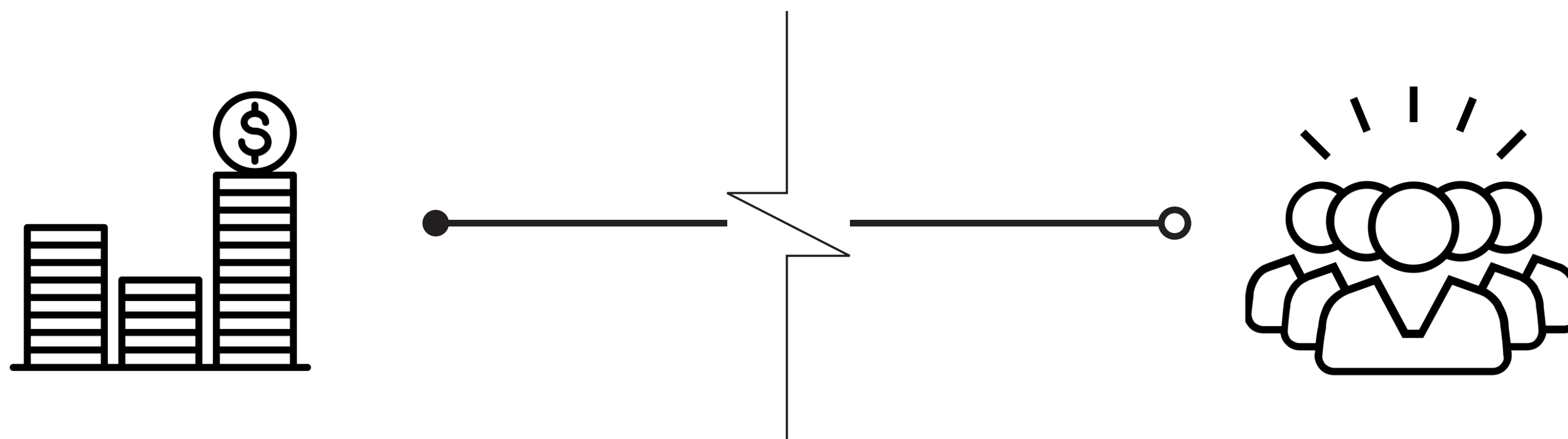
THE VALLEY OF GIANTS IS ABOUT TO CHANGE DRAMATICALLY



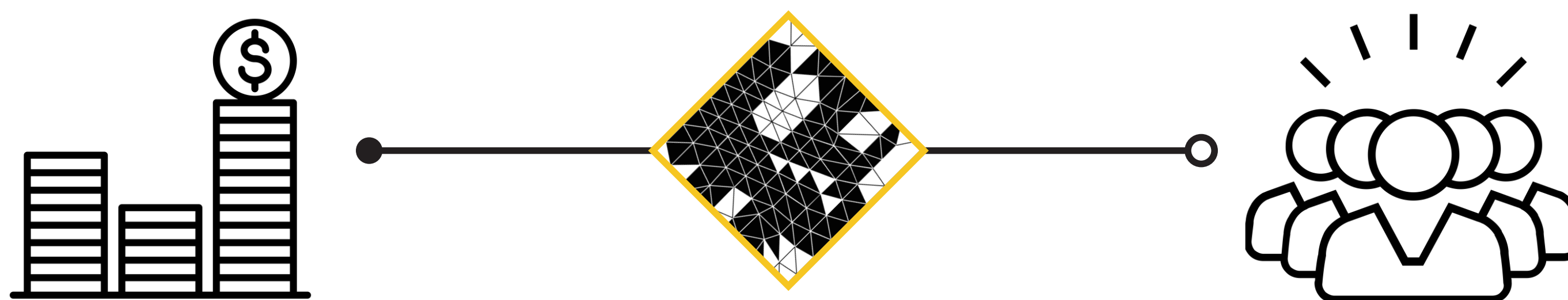
THE VALLEY OF GIANTS IS EXPECTED TO GROW



FINANCIAL FORCE AGAINST LOCAL COMMUNITIES



RESEARCH QUESTION



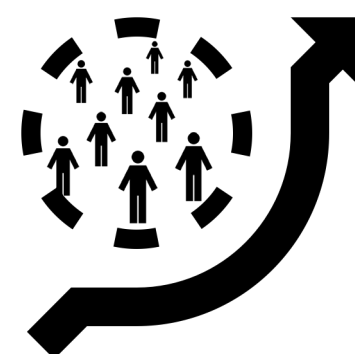
HOW CAN A PUBLIC FORUM IN MIDTOWN MEDIATE BETWEEN
FINANCIAL FORCES AND MANHATTAN'S COMMUNITIES IN
BUILDING THE FUTURE OF THE CITY?

DESIGN BRIEF

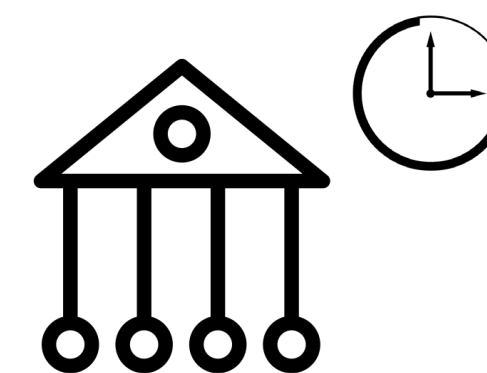
PROBLEM STATEMENT



Midtown is about to **grow** dramatically

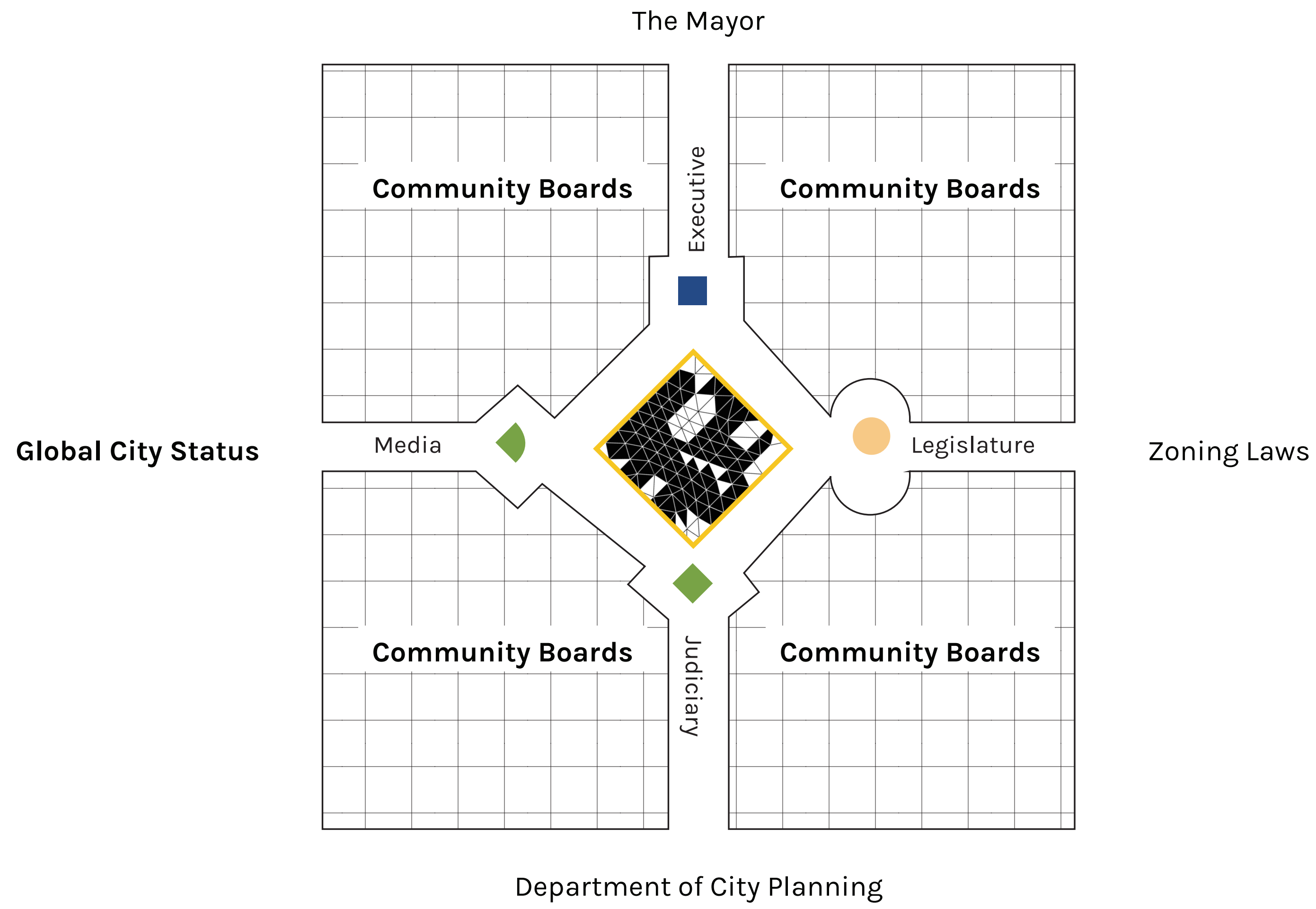


The as-of-right planning process **bypasses** public reviews, contributing to a **shrinking democracy**

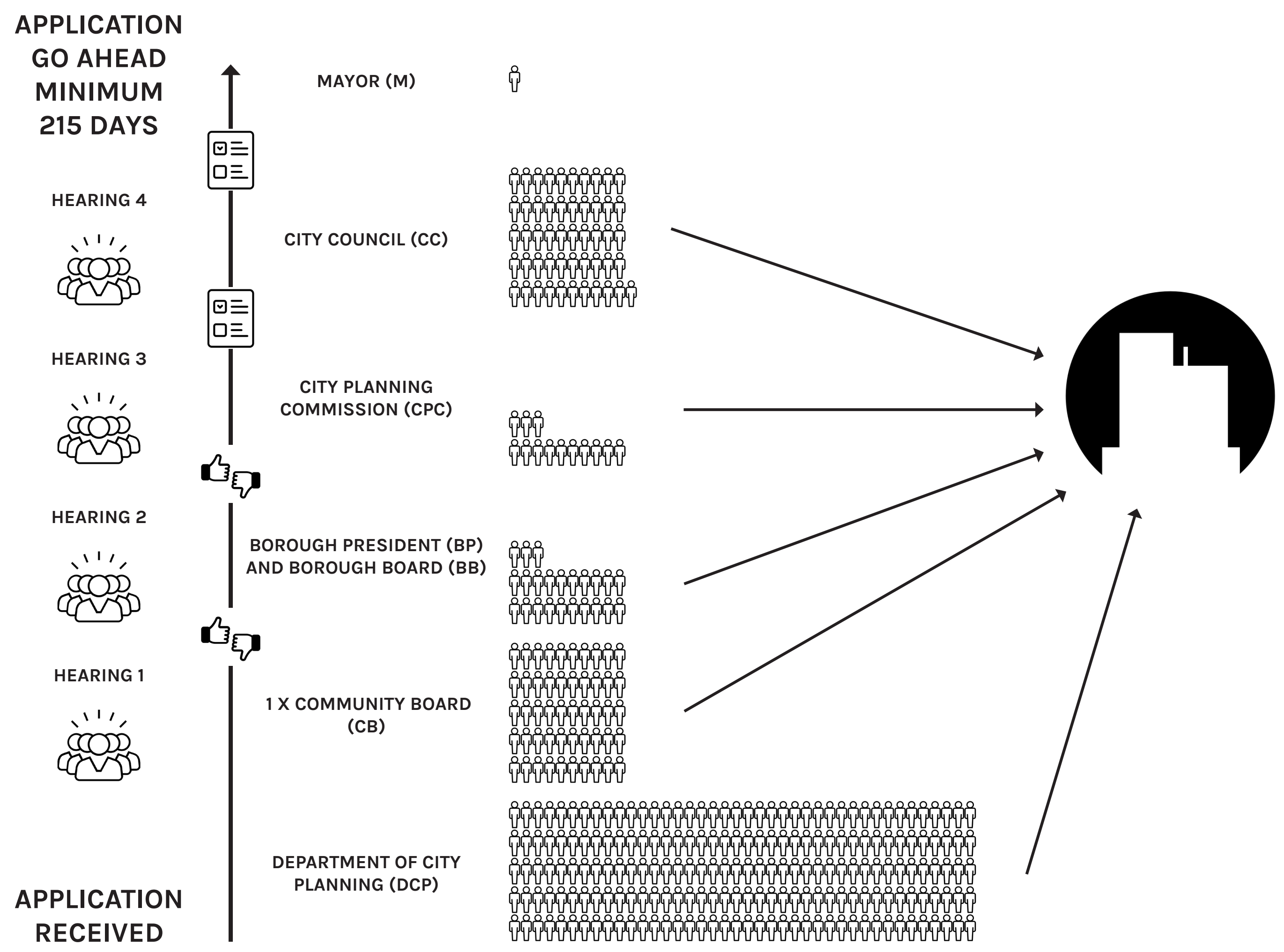


Public reviews and **bureaucracy** significantly **slow city growth**, investment and the economy

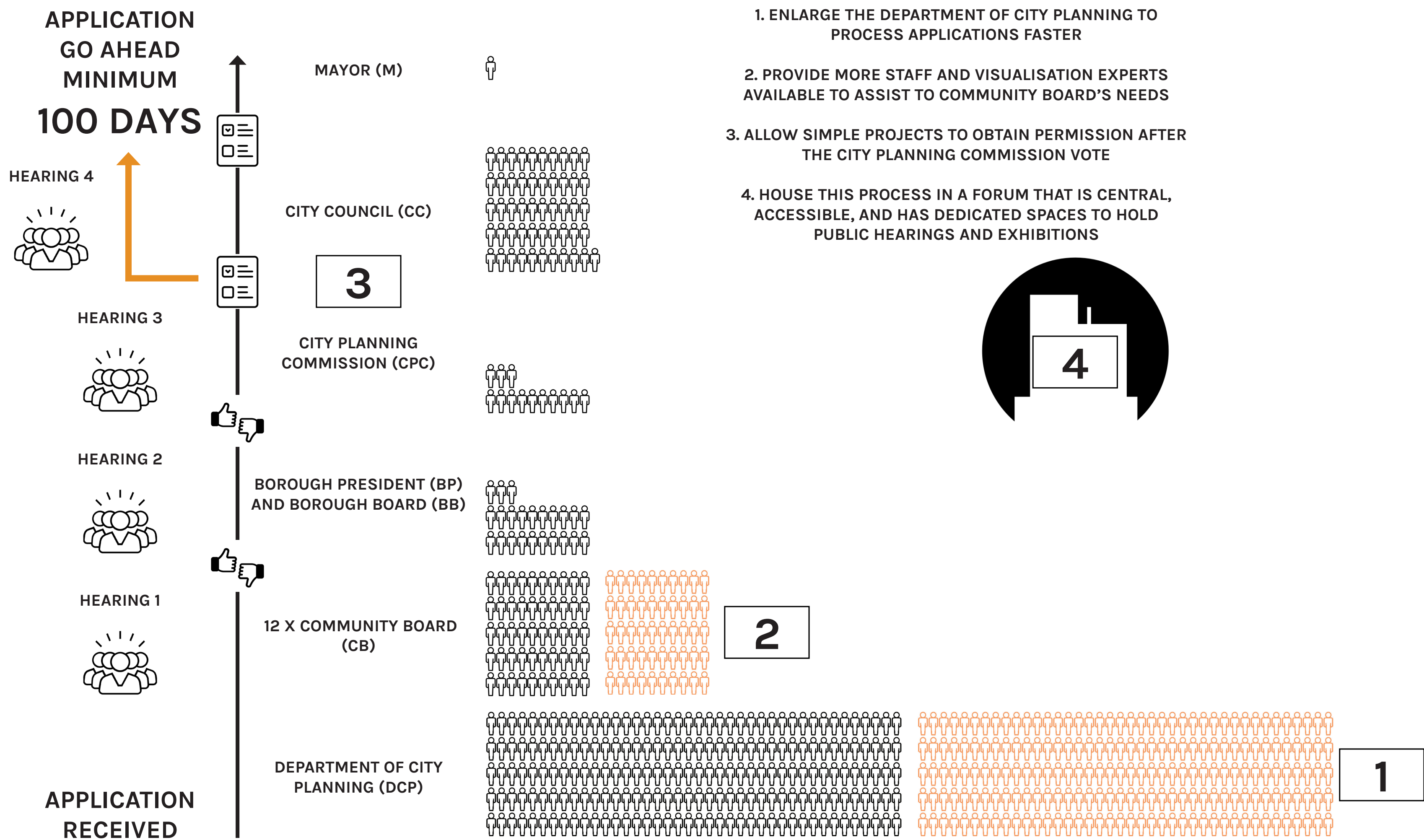
FOSTERING DELIBERATION AND DEBATE



PROPOSAL - FAST TRACK THE PUBLIC REVIEW PROCESS

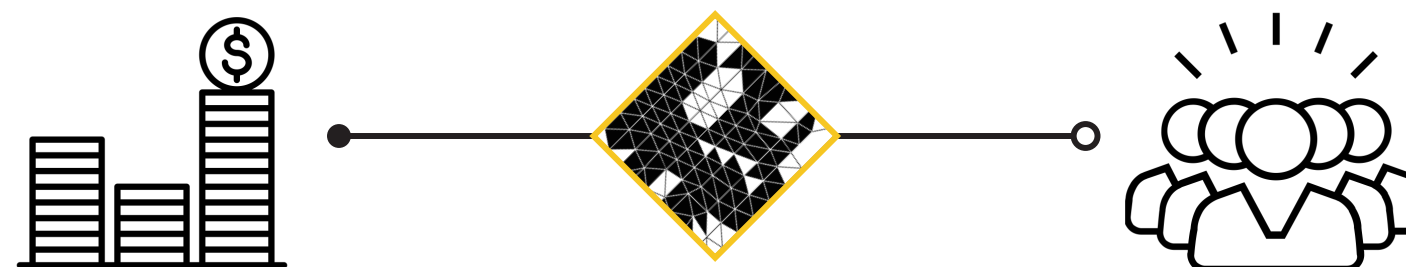


HOW TO FAST TRACK THE PUBLIC REVIEW PROCESS

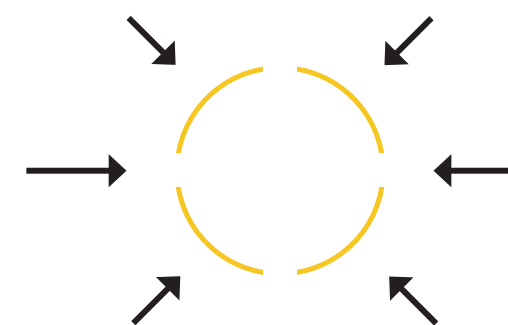


AMBITIONS

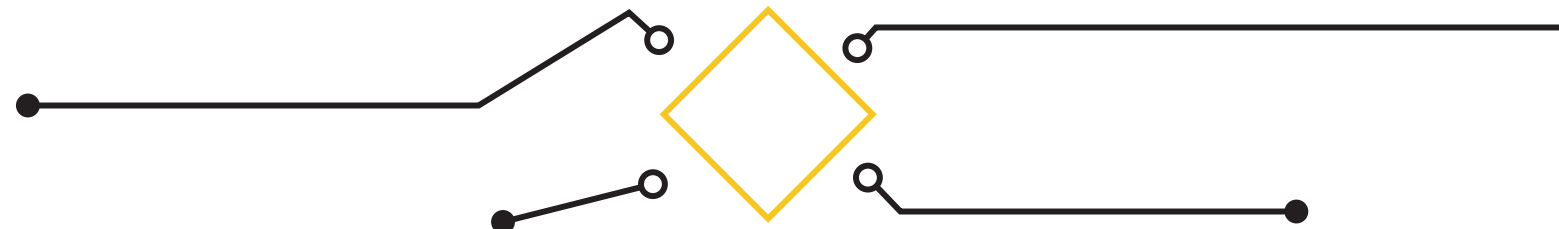
1. A public/private building that embodies and embraces the conflict between developers and local community



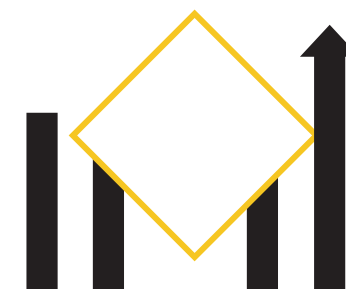
2. An inviting building to encourage participation



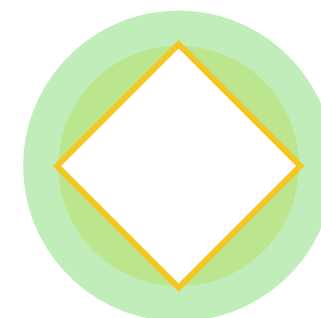
3. Easily accessible



4. Future oriented (Sustainable economy, growth, embracing midtown's giants)

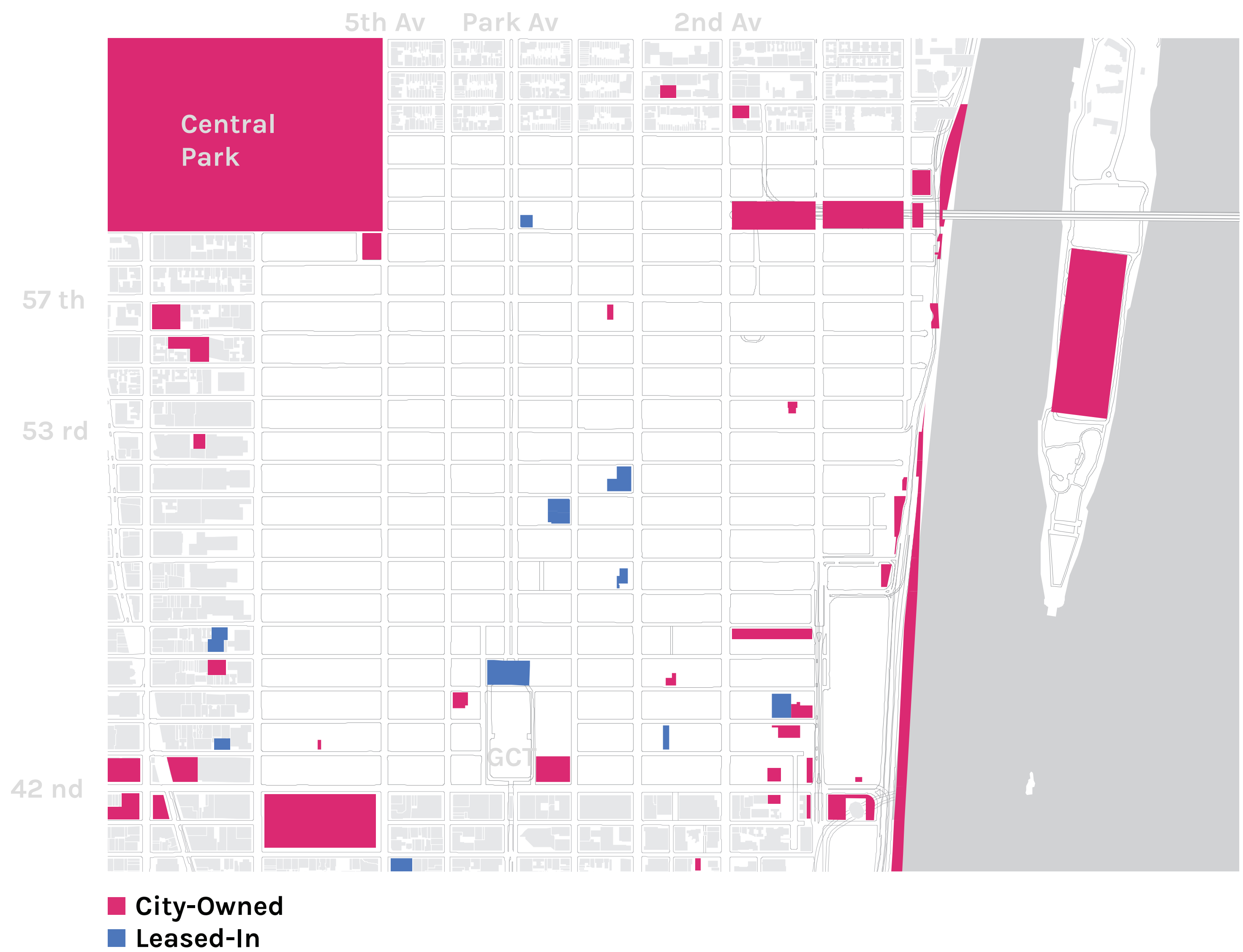


5. Symbolic/democratic/sustainable/poetic



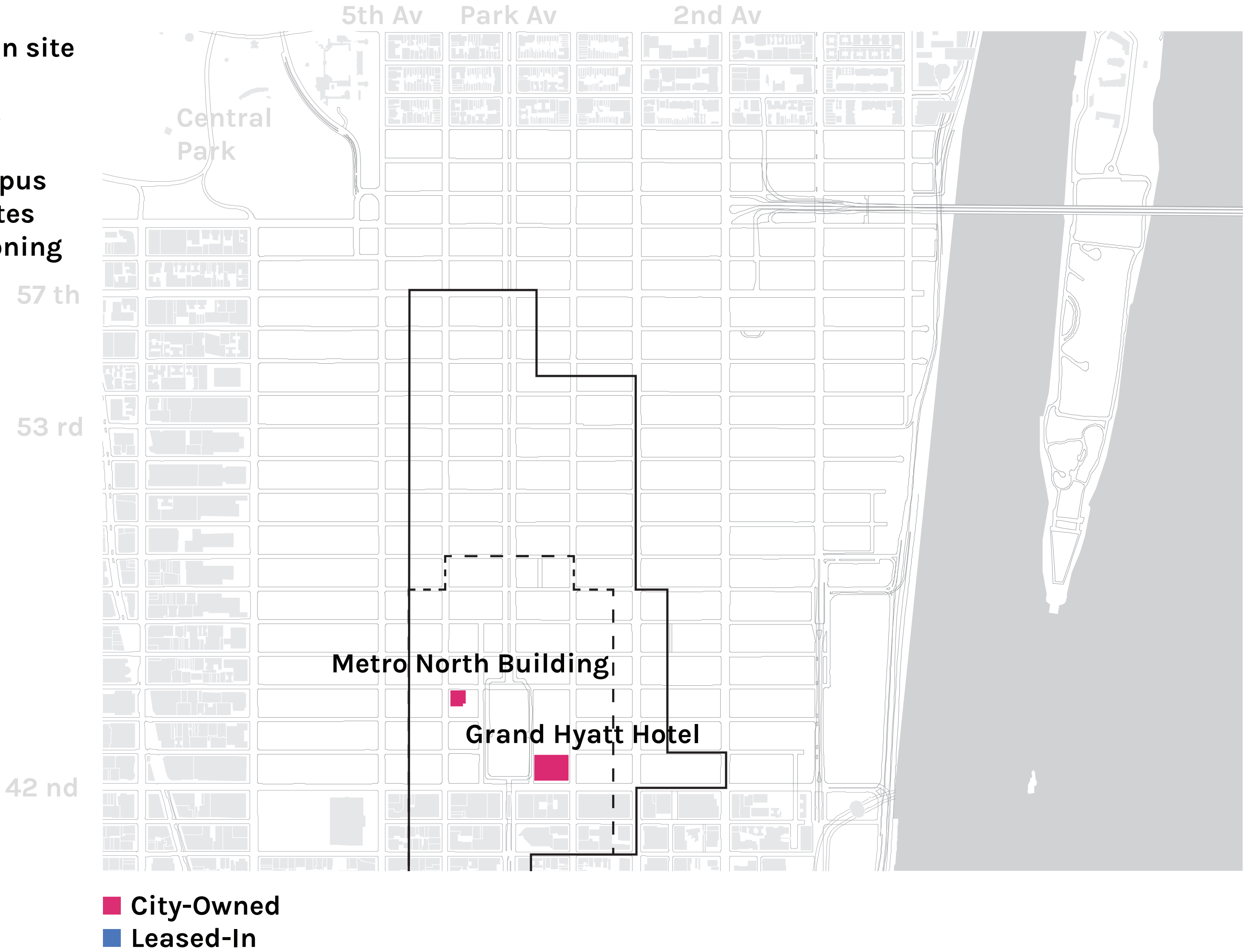
SITE CHOICE

CITY-OWNED SITES

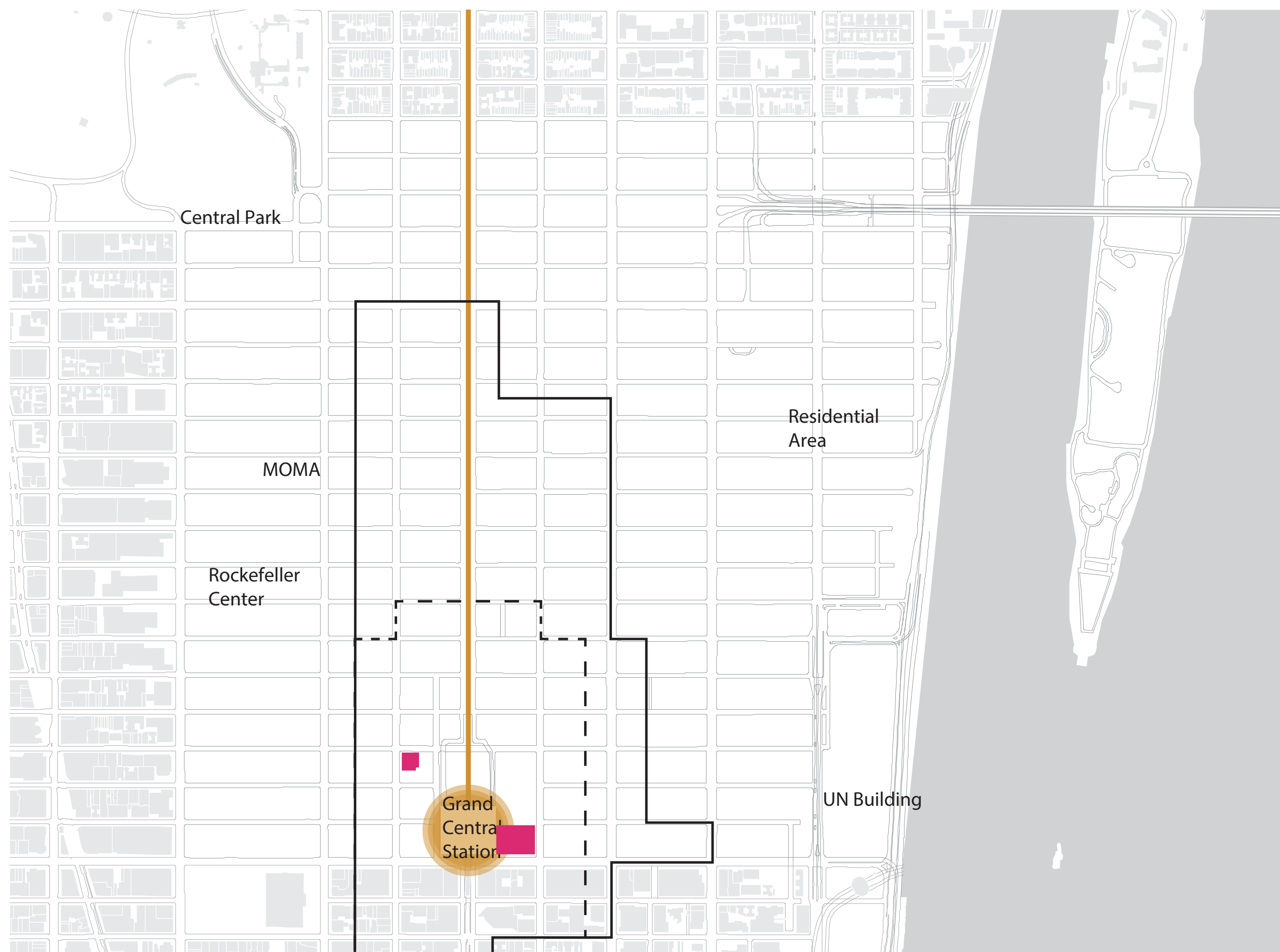


CITY-OWNED SITES

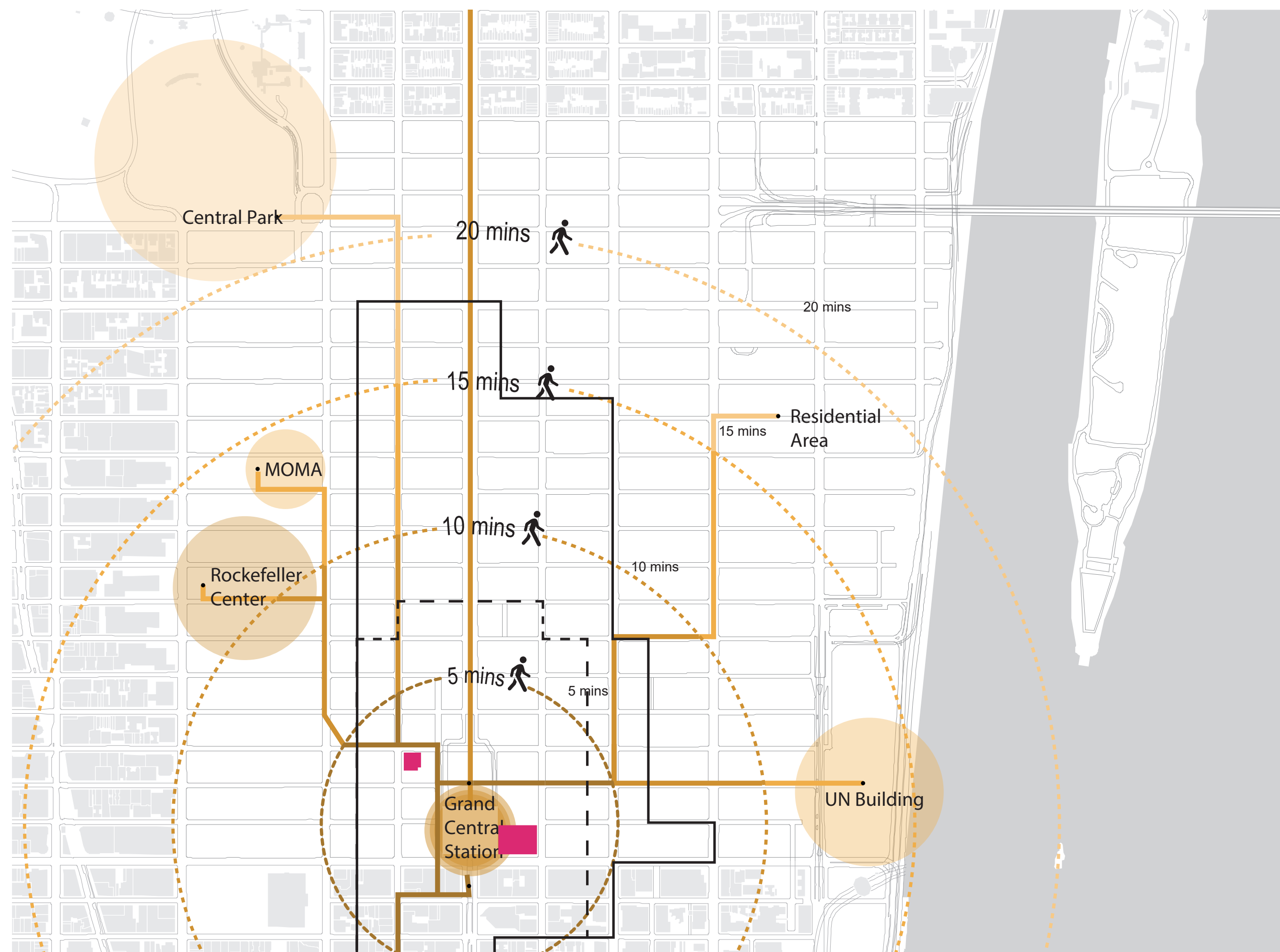
- Outside given site
- Landmarks
- Public Parks
- River Front
- Cornell Campus
- Leased In Sites
- Outside rezoning



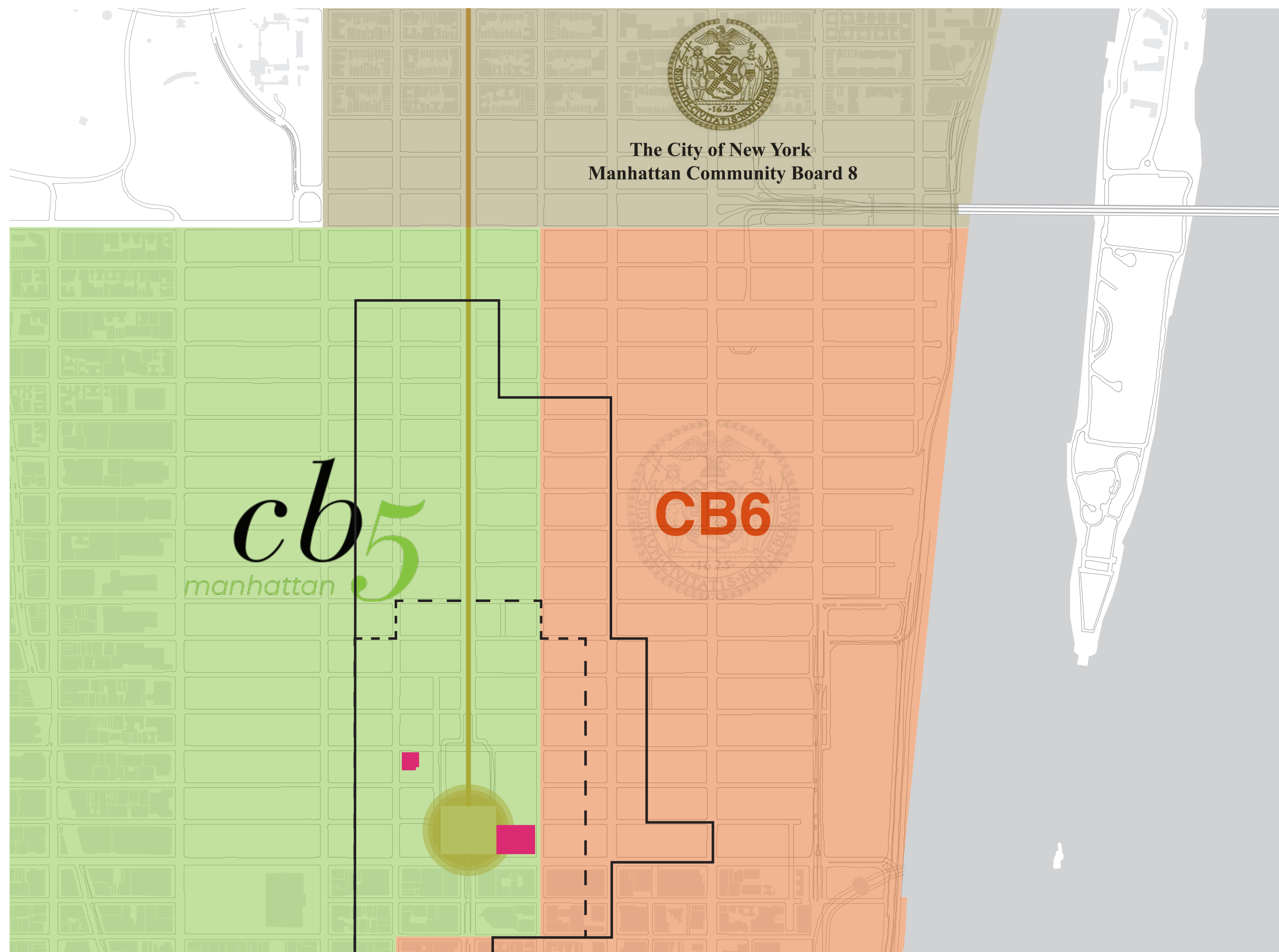
CENTRAL LOCATION ADJACENT TO GRAND CENTRAL STATION



EASILY ACCESSIBLE



BETWEEN TWO COMMUNITY DISTRICT BOUNDARIES



NEWS: GRAND HYATT TO BE DEMOLISHED

Donald Trump's first Manhattan hotel to be torn down

- Grand Hyatt, next to Grand Central, to face wrecking ball
- Trump bought what was Commodore hotel in 1970s



▲ Donald Trump is no longer connected to the hotel. He sold his stake in 1996. Photograph: Richard Drew/AP

The building with which Donald Trump made his name in Manhattan real estate is facing the wrecking ball.

New York City’s Grand Hyatt to be Demolished and Replaced With Office Building



Built in 1919, the Commodore Hotel (now Grand Hyatt) was originally a brick-clad building with over 2,000 rooms and a world-renowned lobby.

30 AUGUST 2019 NEW YORK CITY, UNITED STATES

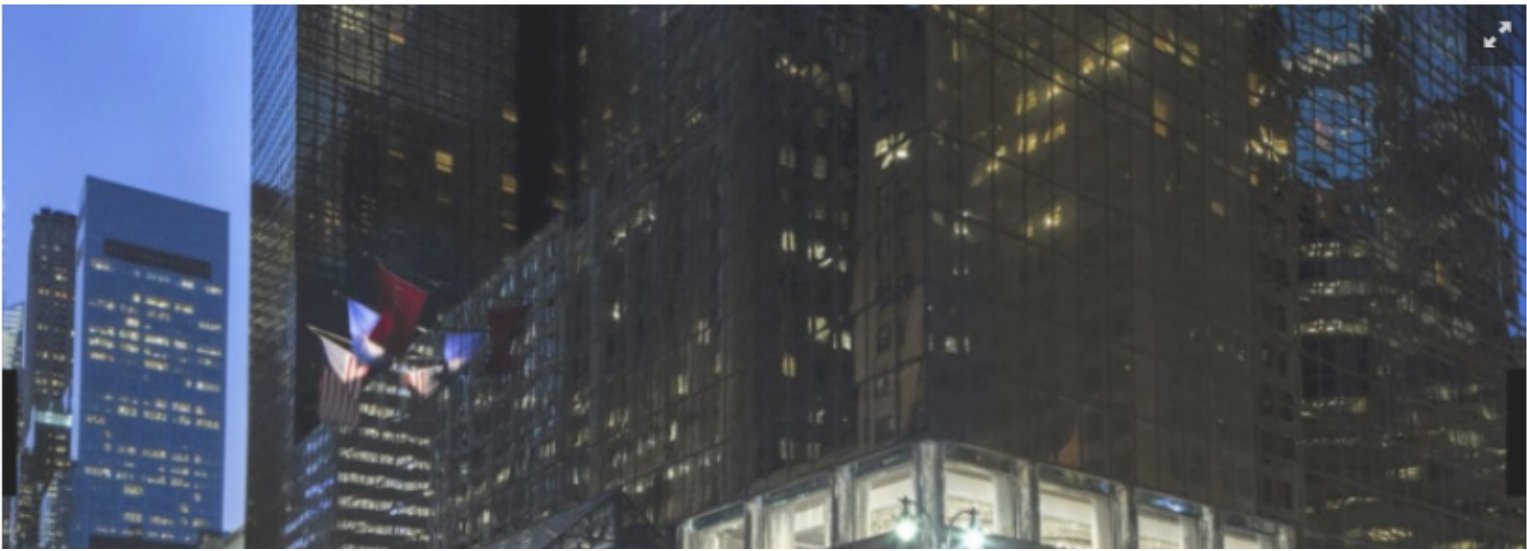


Developers plan to demolish New York's Grand Hyatt hotel

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TRENDING

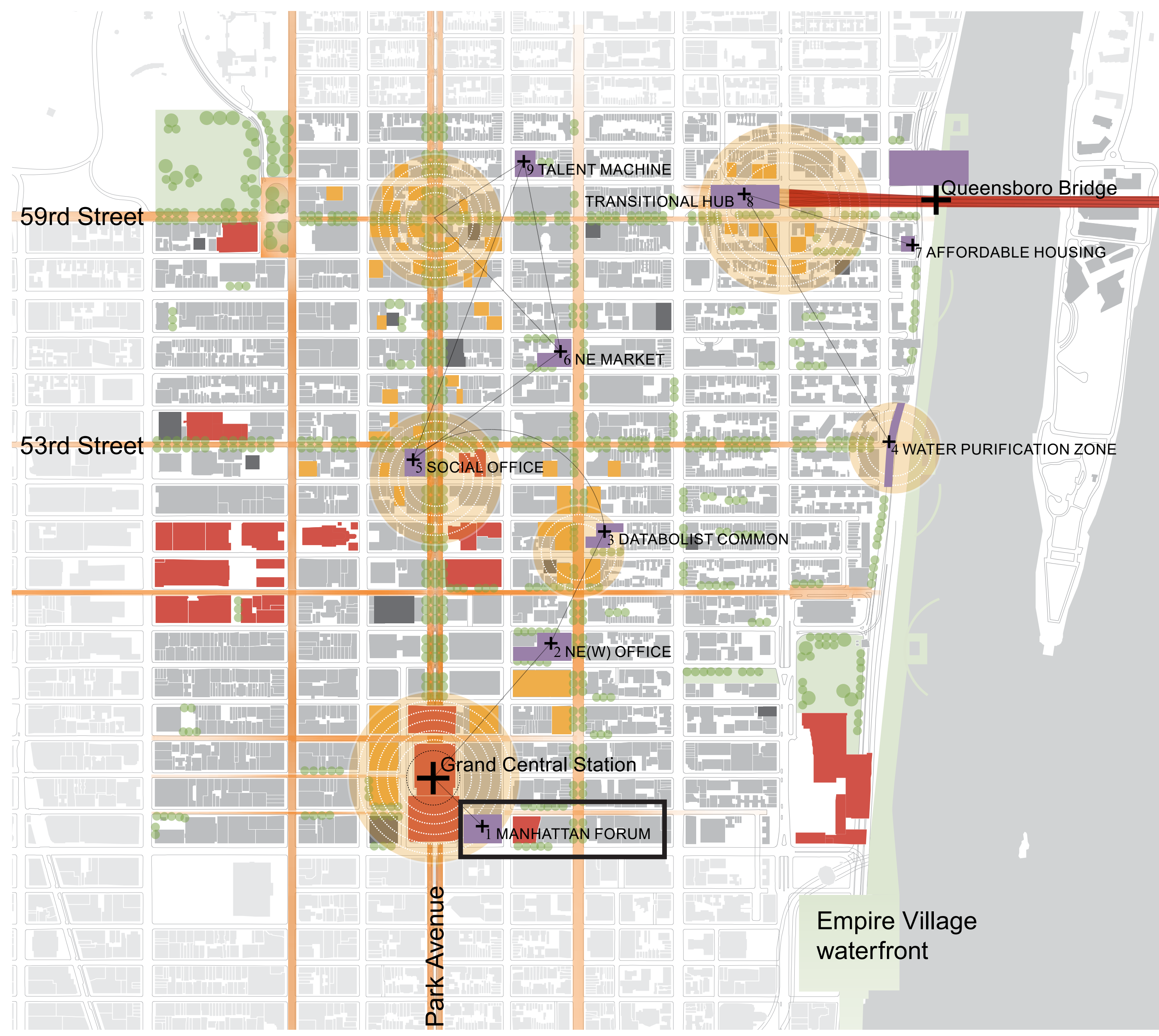
GOVERNMENT & REGULATIONS
What the DOL's proposed new salary thresholds mean to NY employers



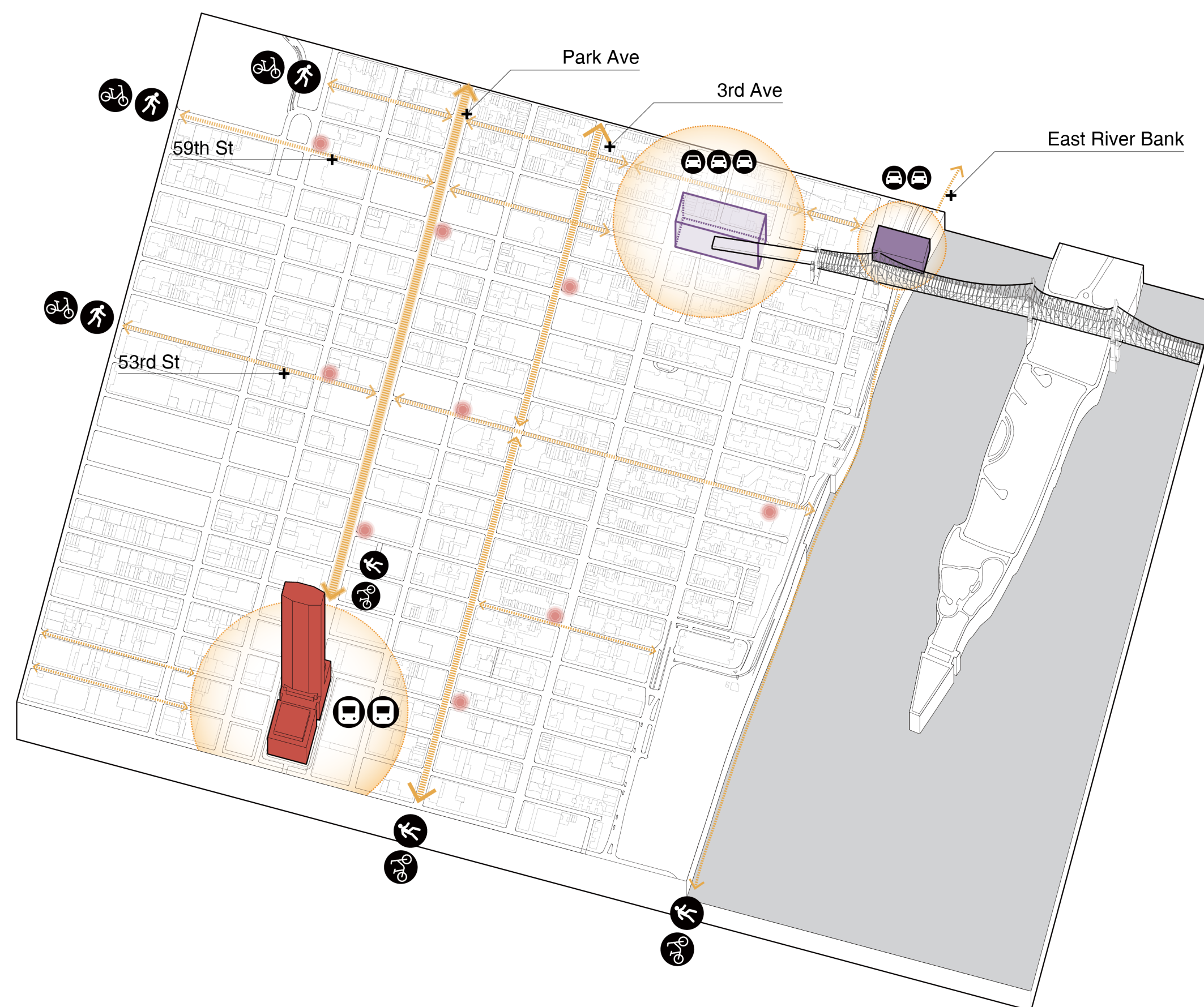
RESIDENTIAL REAL ESTATE
These cities saw the largest rent increases over the past decade



GROUP VISION



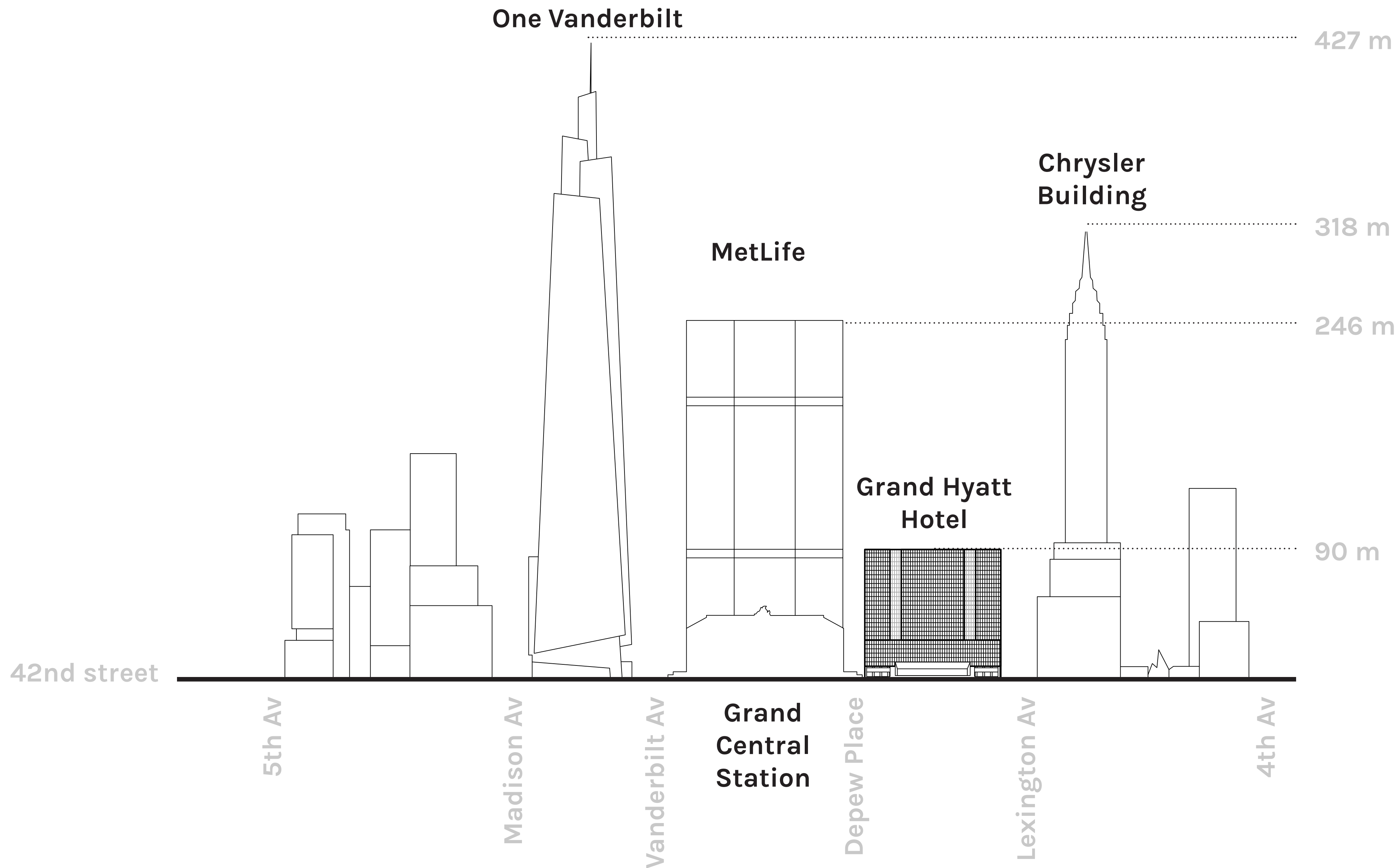
MOBILITY STRATEGY INFLUENCE



LOCATION PLAN

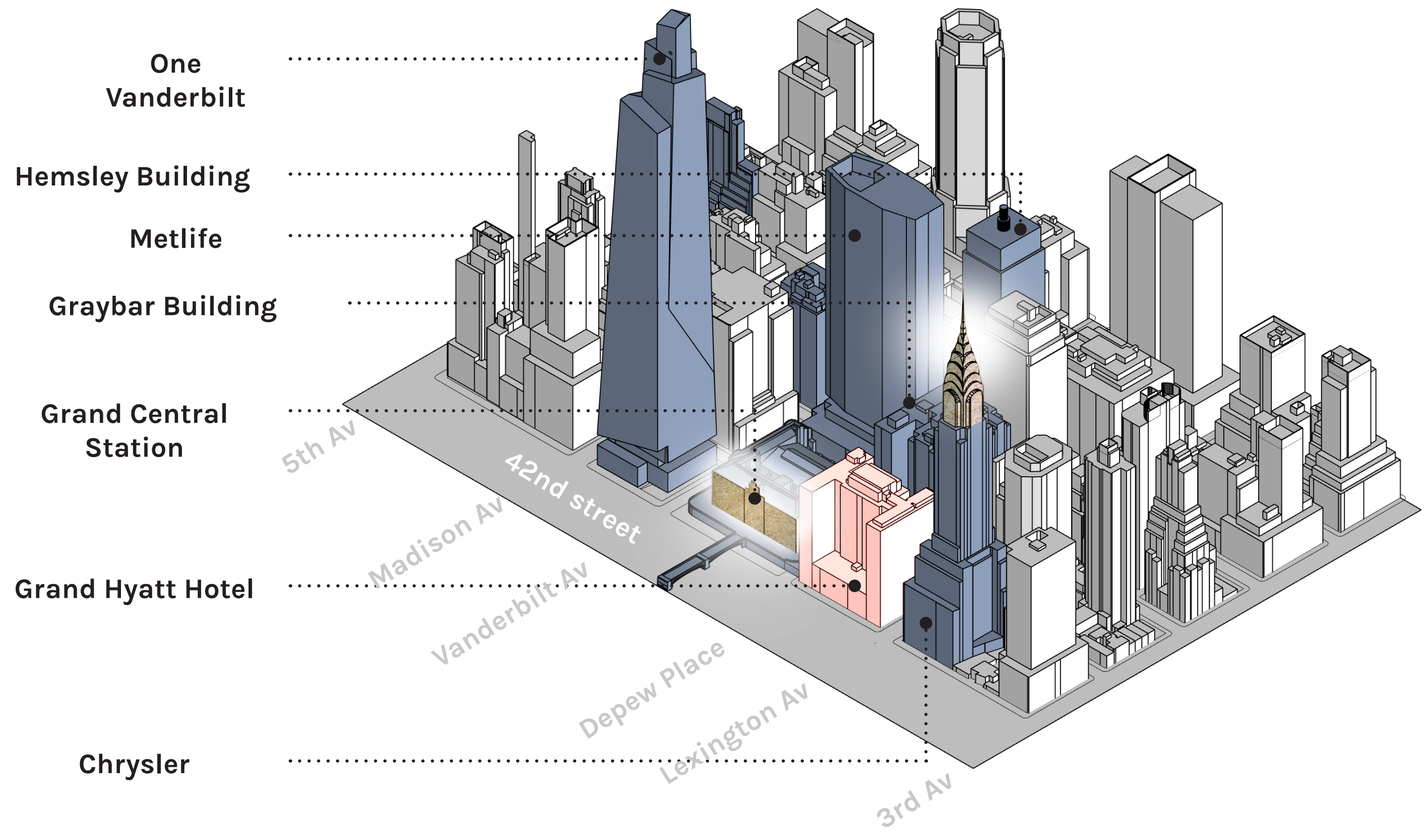


SITE LOCATION

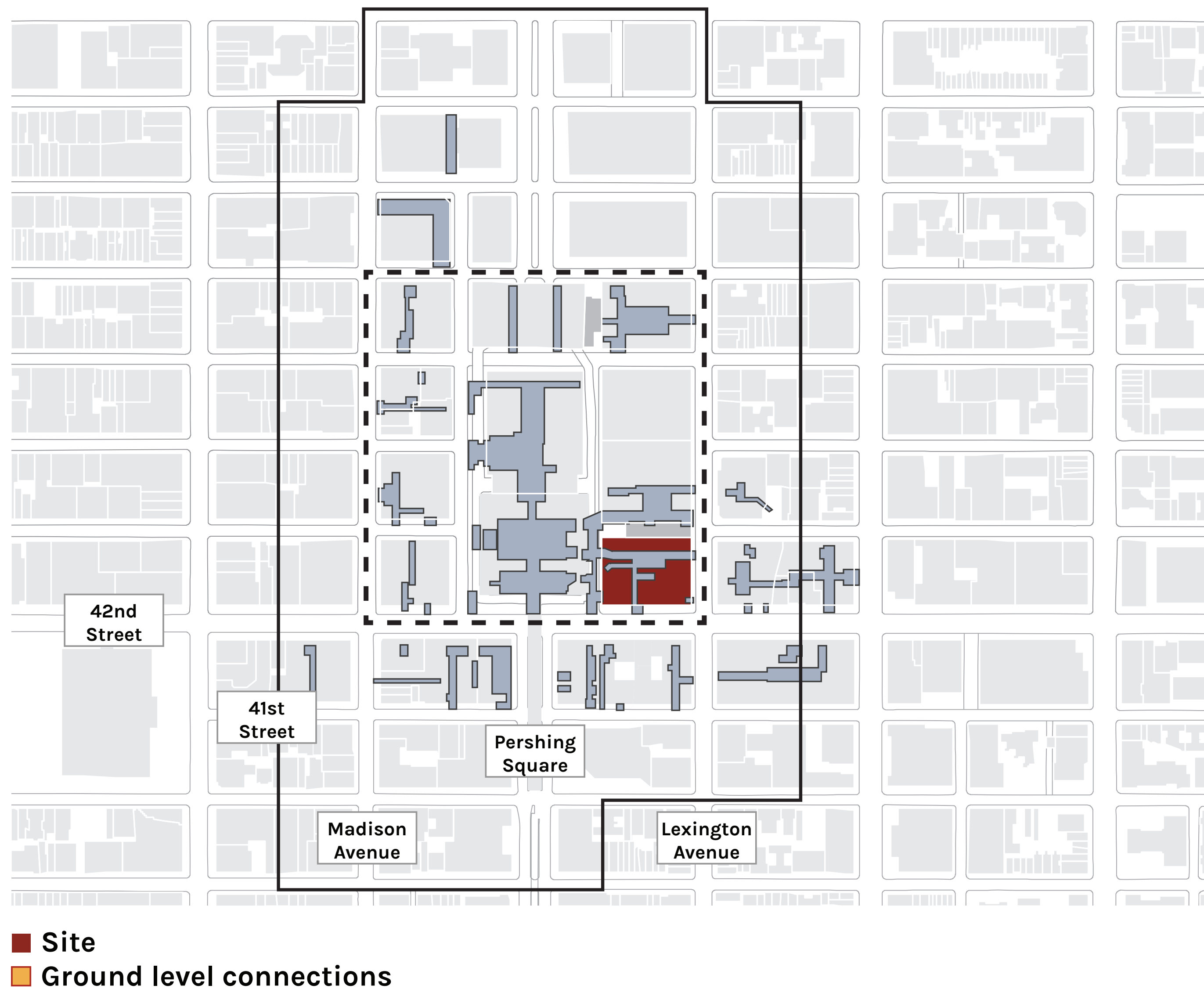


SITE LOCATION

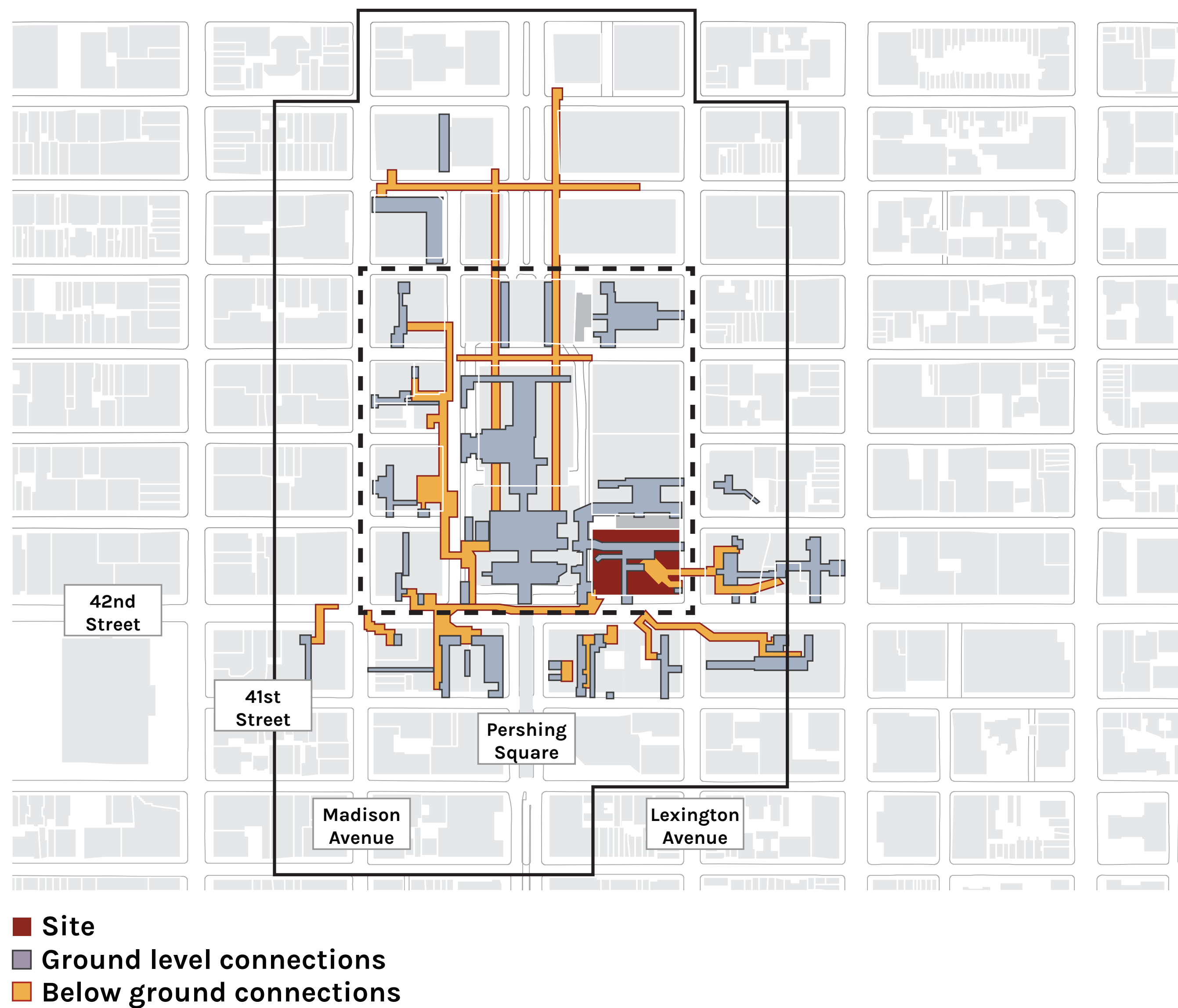
LANDMARKS AND ICONIC VIEWS



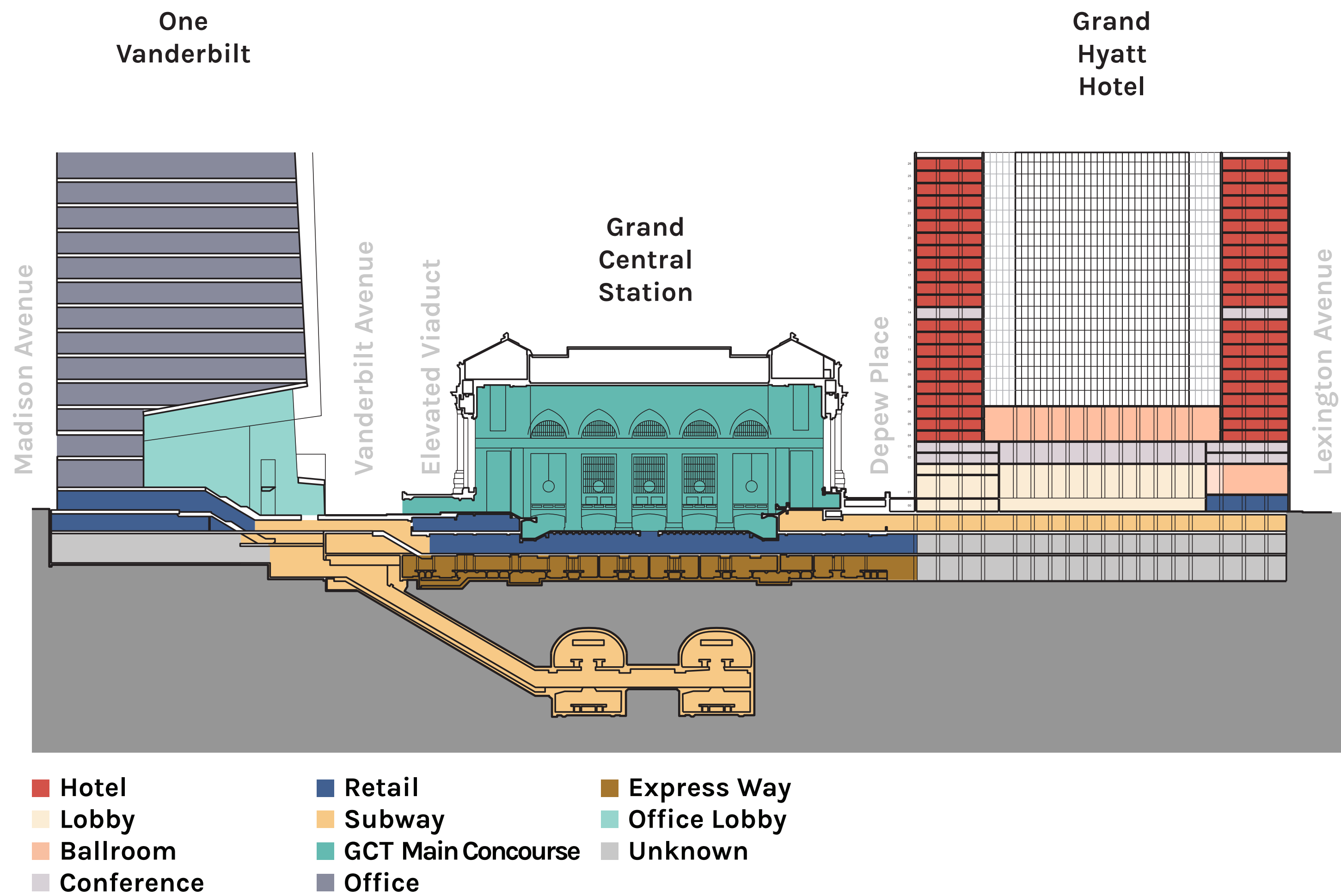
GROUND LEVEL CONNECTIONS



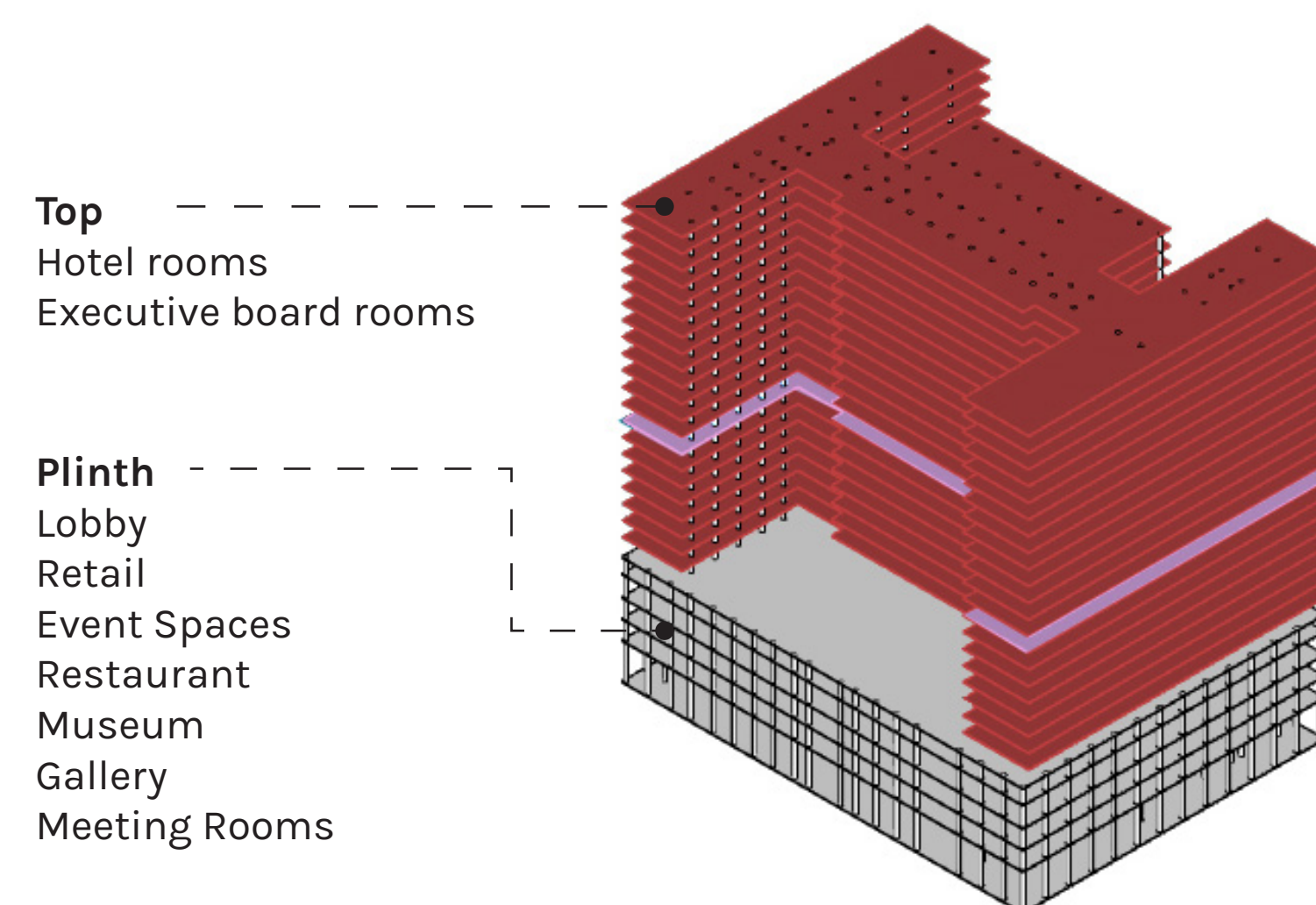
BELOW GROUND LEVEL CONNECTIONS



INTERCONNECTED FUNCTIONS



EXISTING HOTEL ORGANISATION



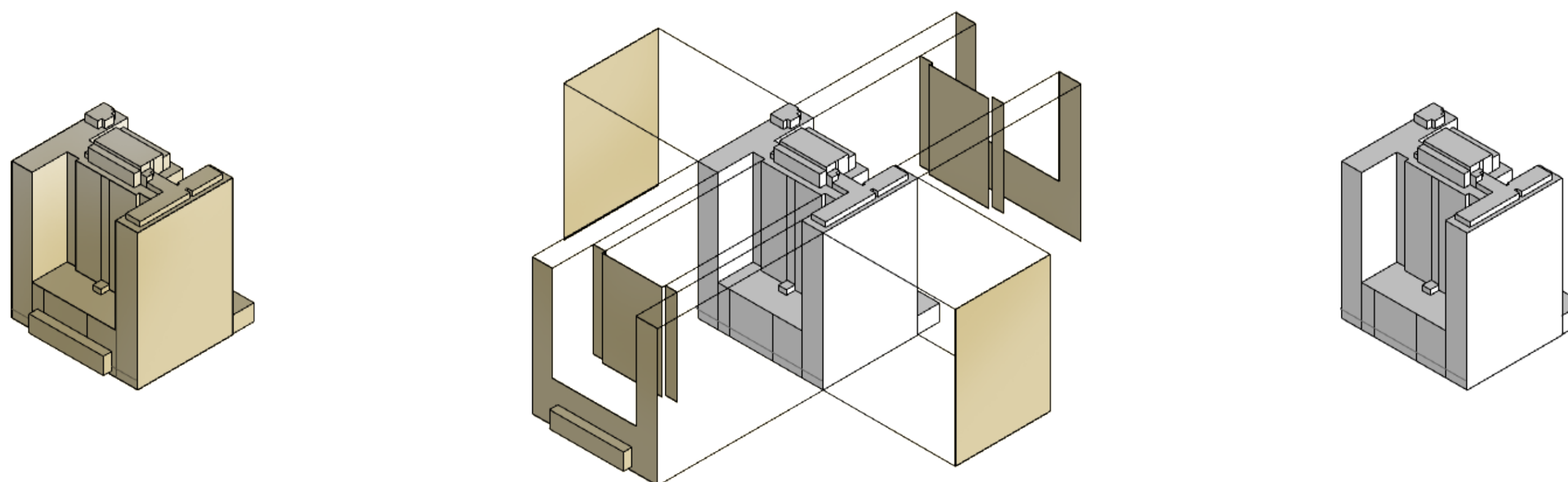
1976 DONALD TRUMP'S REFURBISHMENT



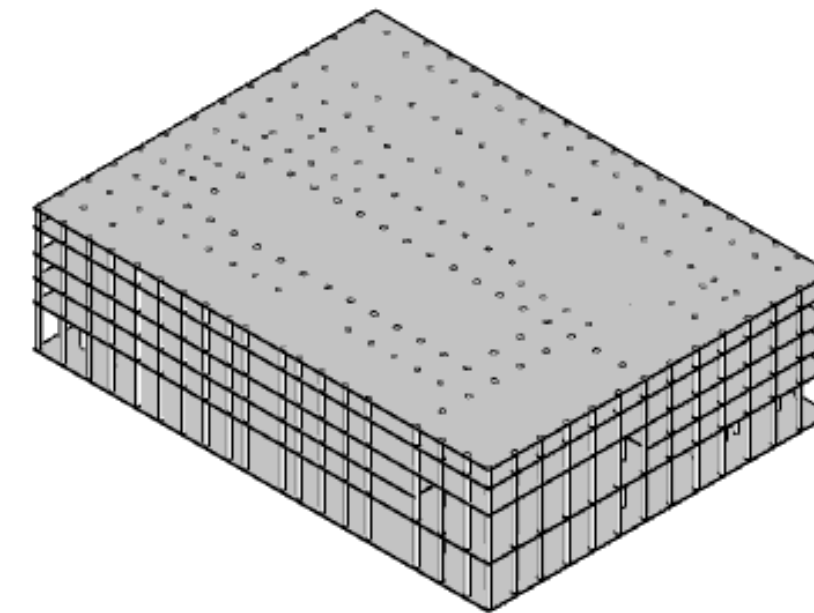
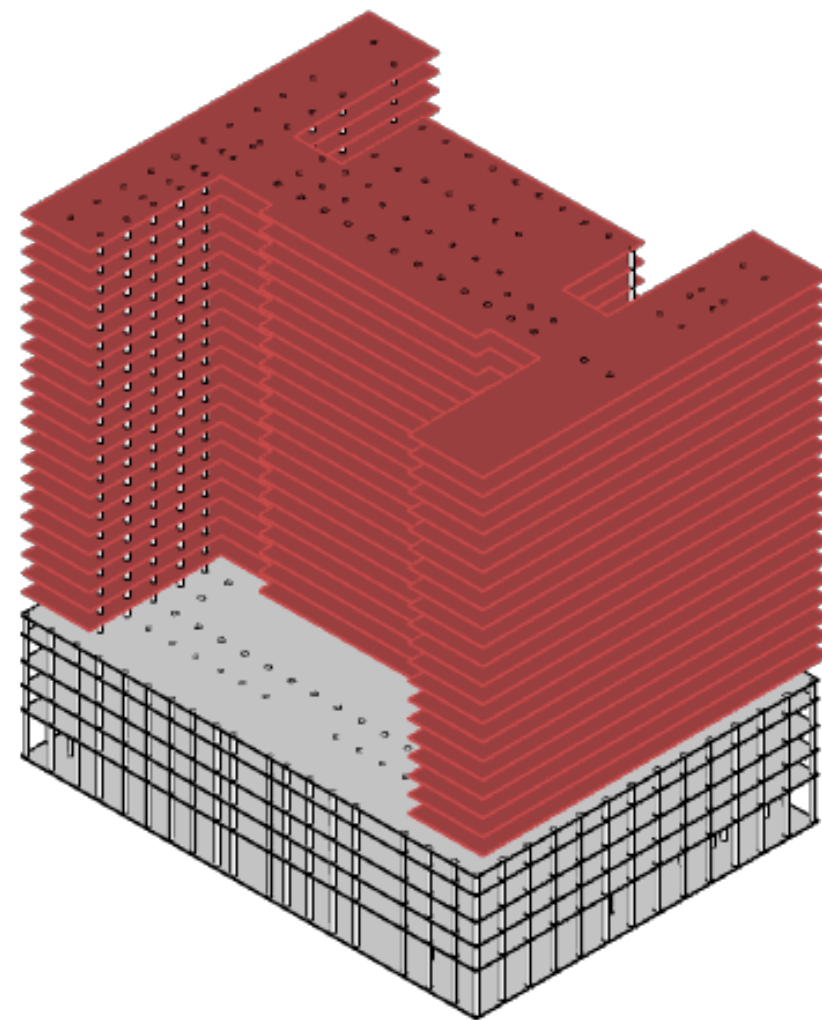
GRAND HYATT BEFORE AND AFTER DONALD TRUMP'S RENOVATION



ORIGINAL FACADE REMAINS UNDERNEATH

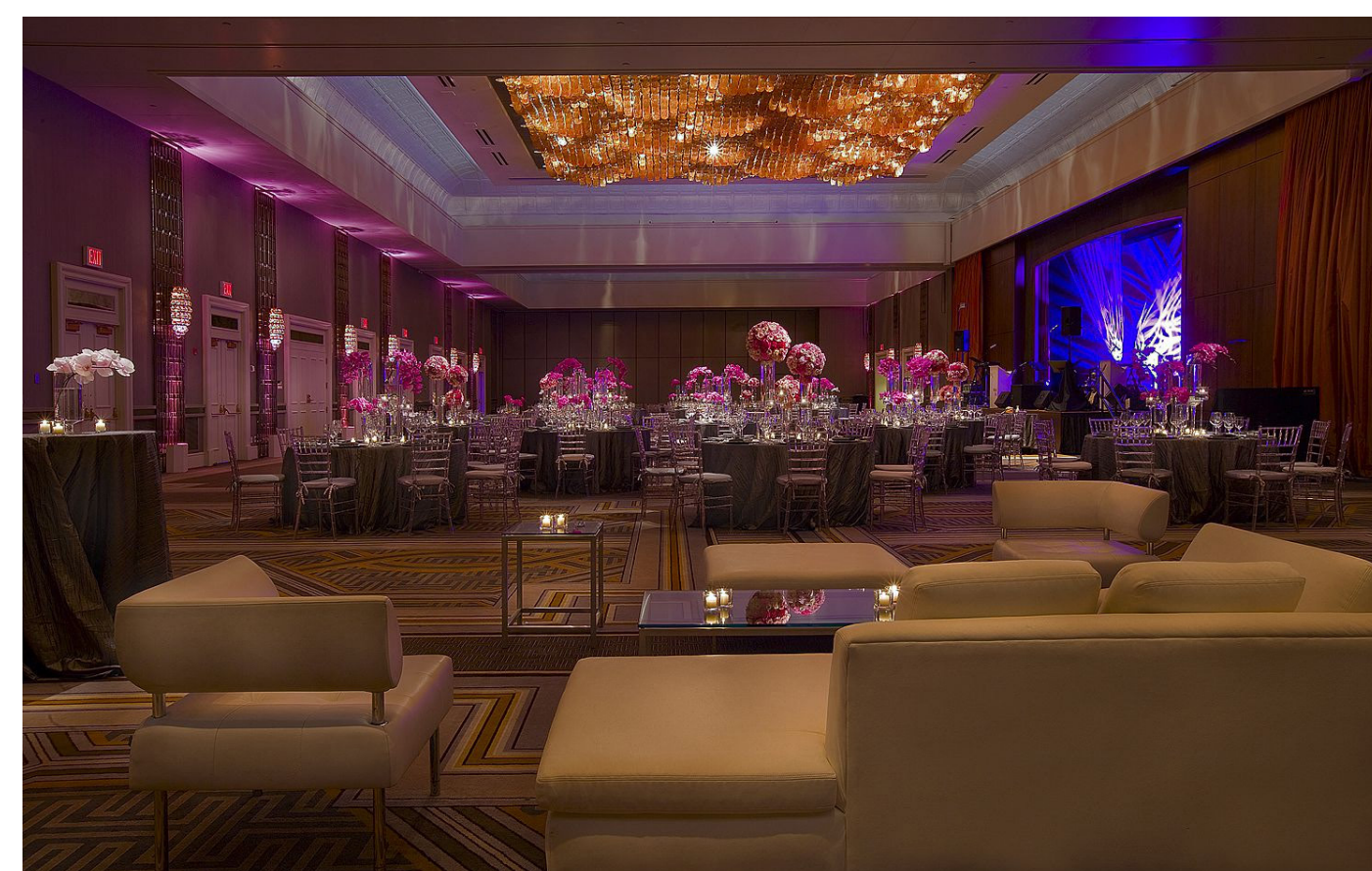
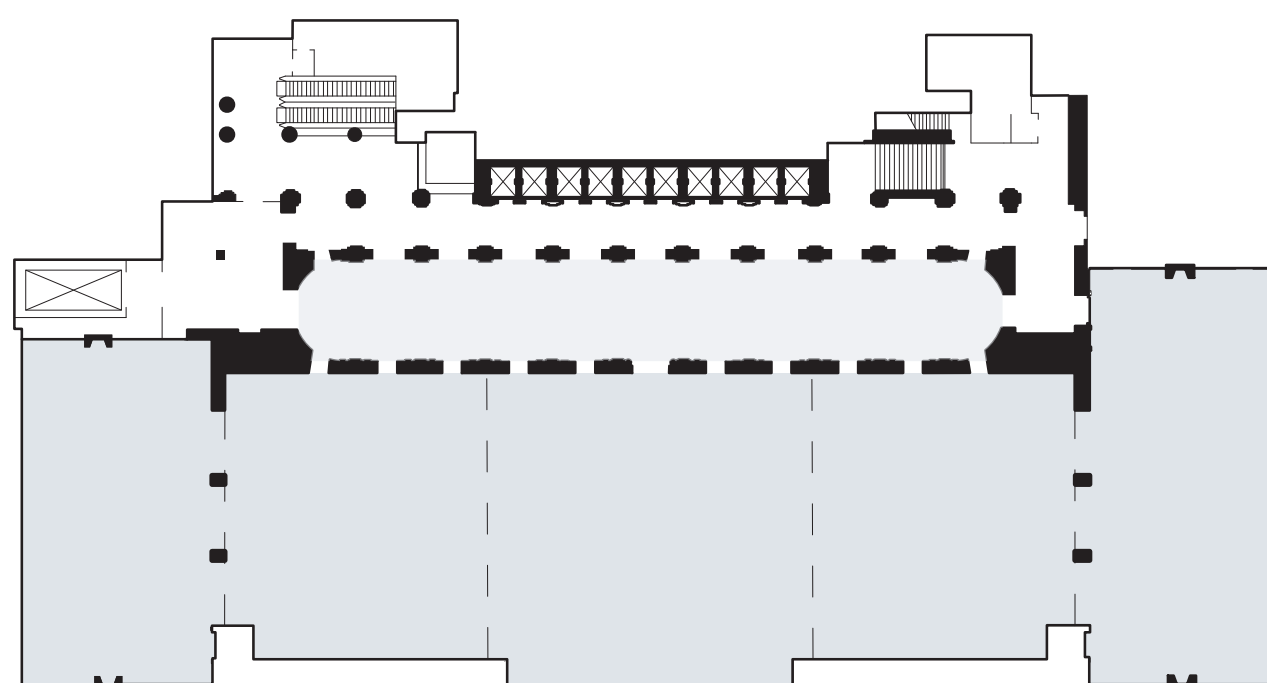
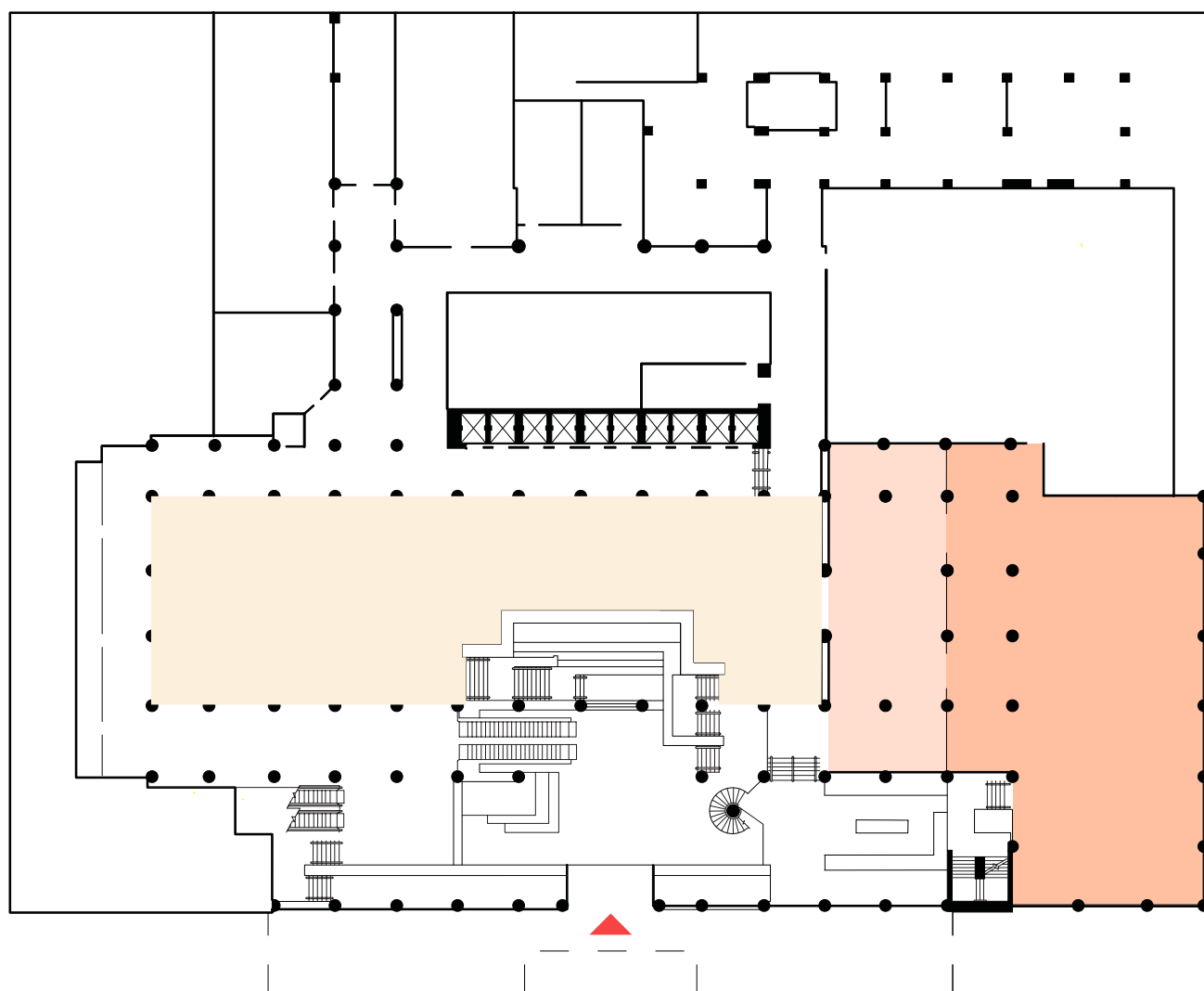


PLINTH CAN BE RETAINED



Demolish the top,
retain the base

EVENTS SPACES WITH HIGH CEILINGS



PROPOSAL

DEMOCRATIC SPACES

Hotel

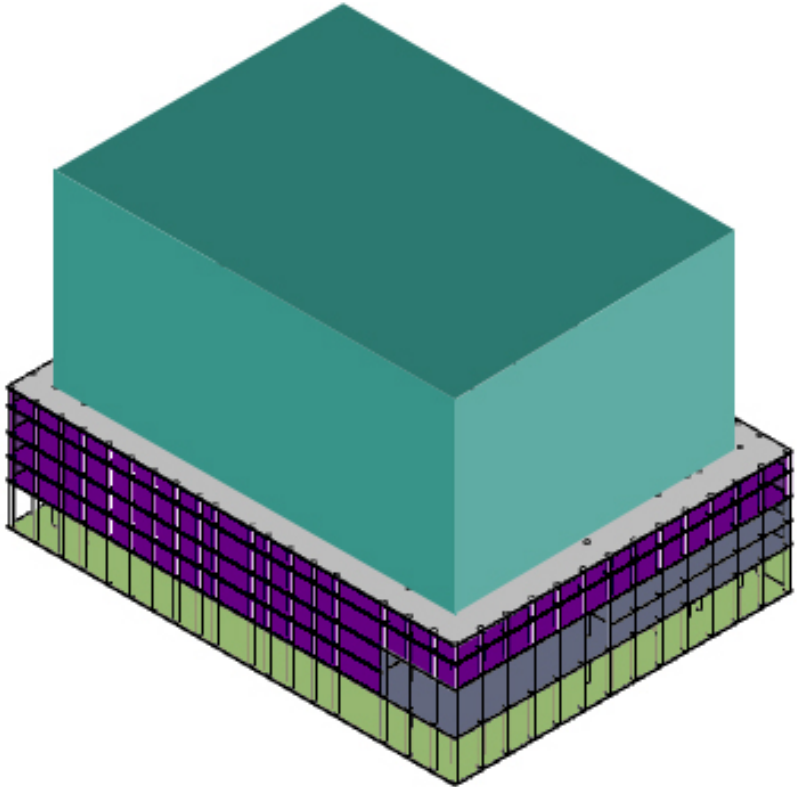
Municipality

Community Board

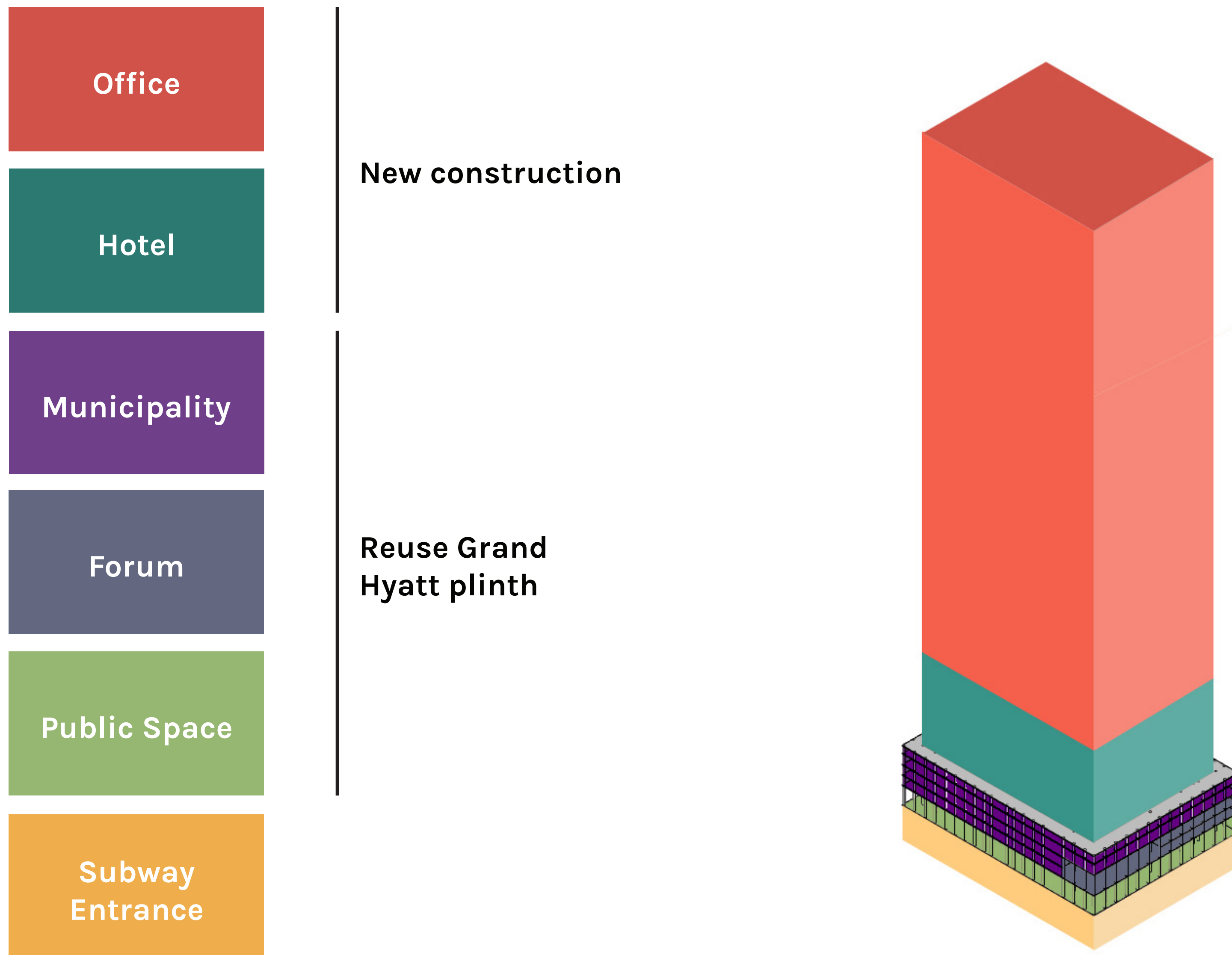
Public Space

New construction

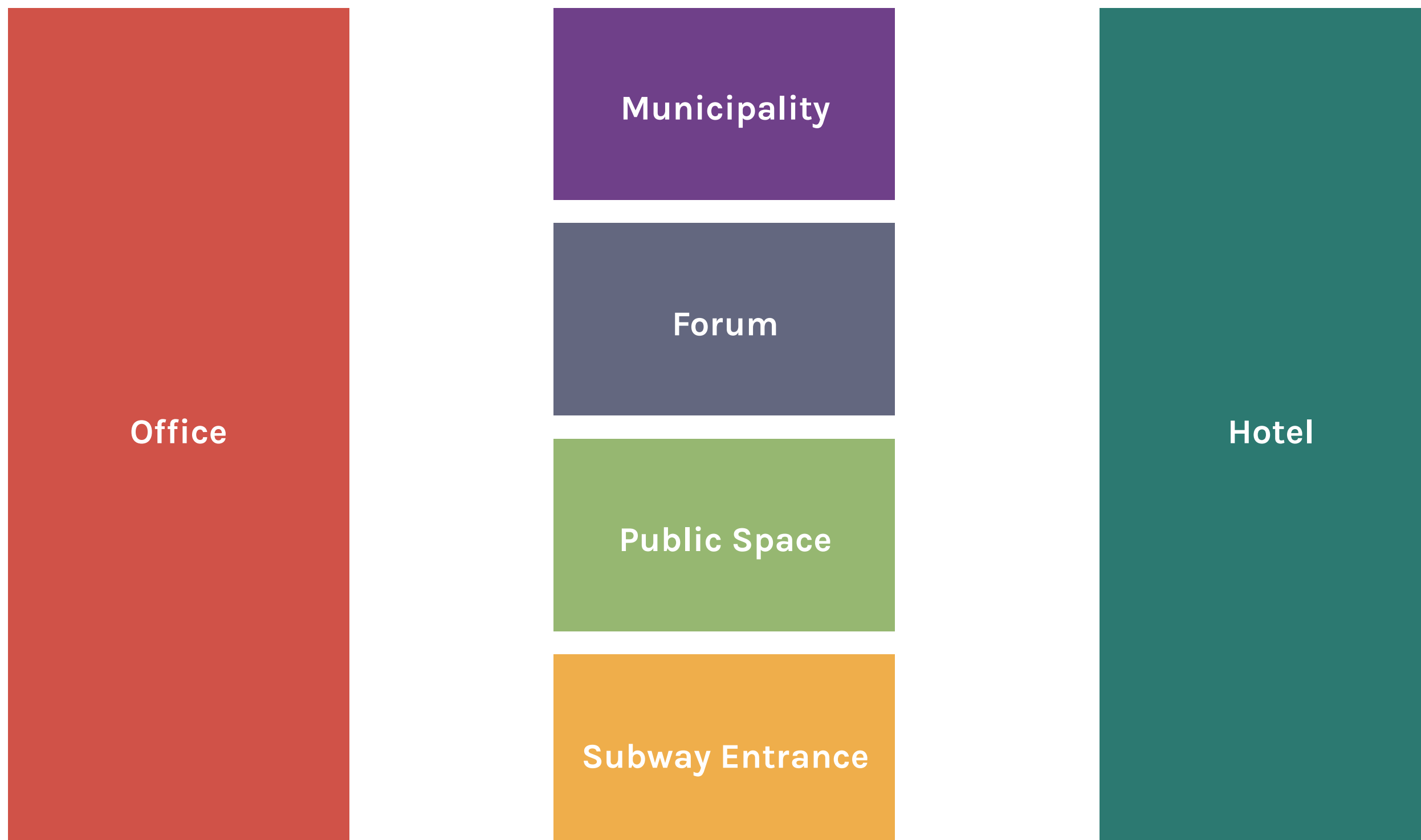
Reuse Grand Hyatt plinth



DEMOCRATIC SPACES WITH PUBLIC AND PRIVATE PROGRAMS



FUNCTIONS





CLIENTS





Private

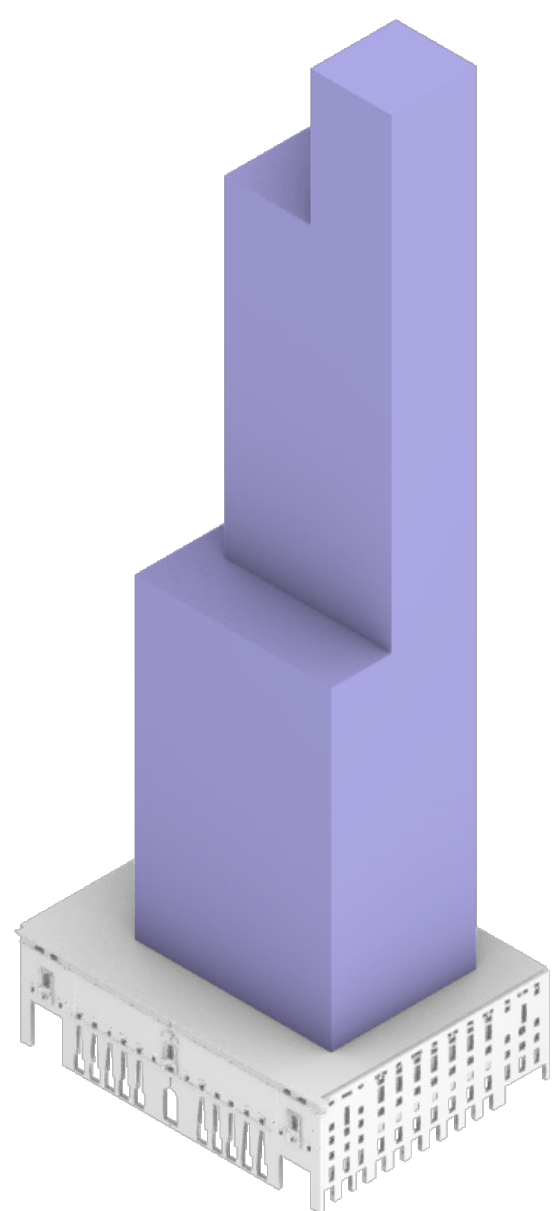



Public

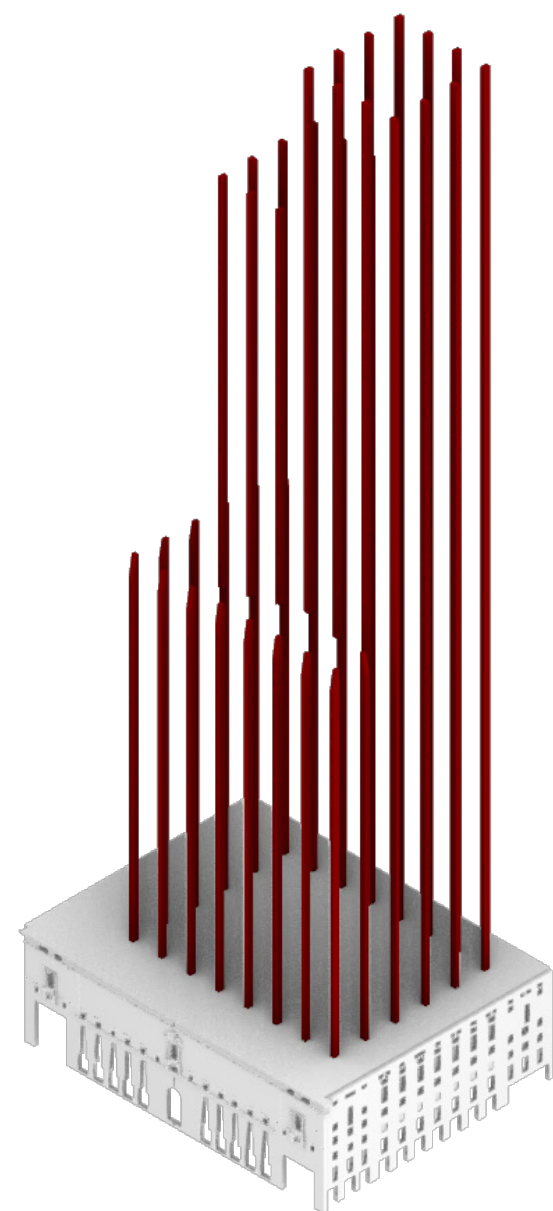


Hotel

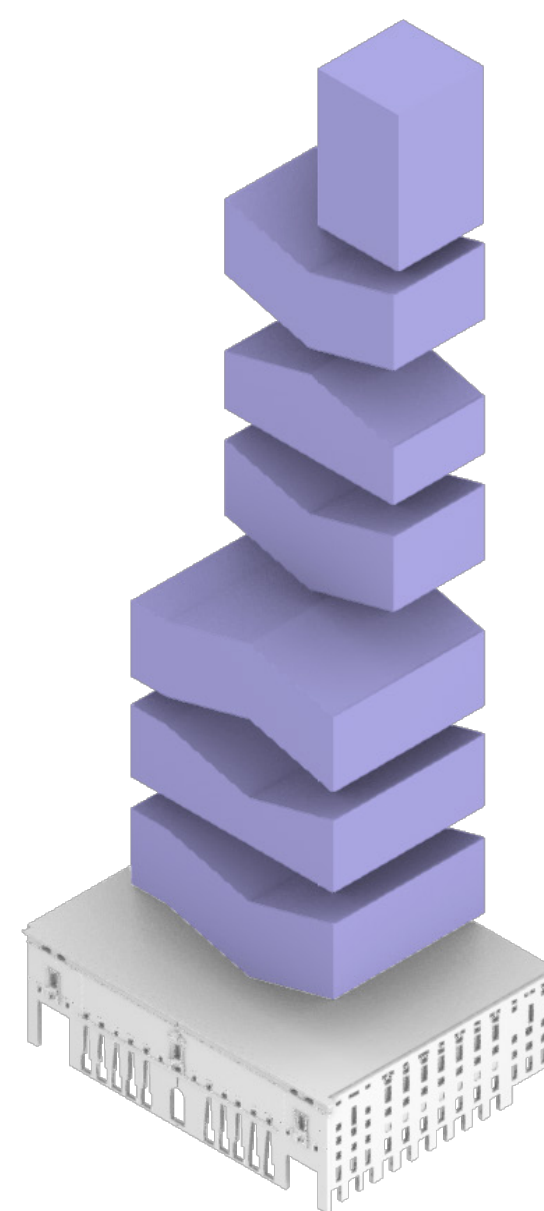
SPATIAL CONCEPT



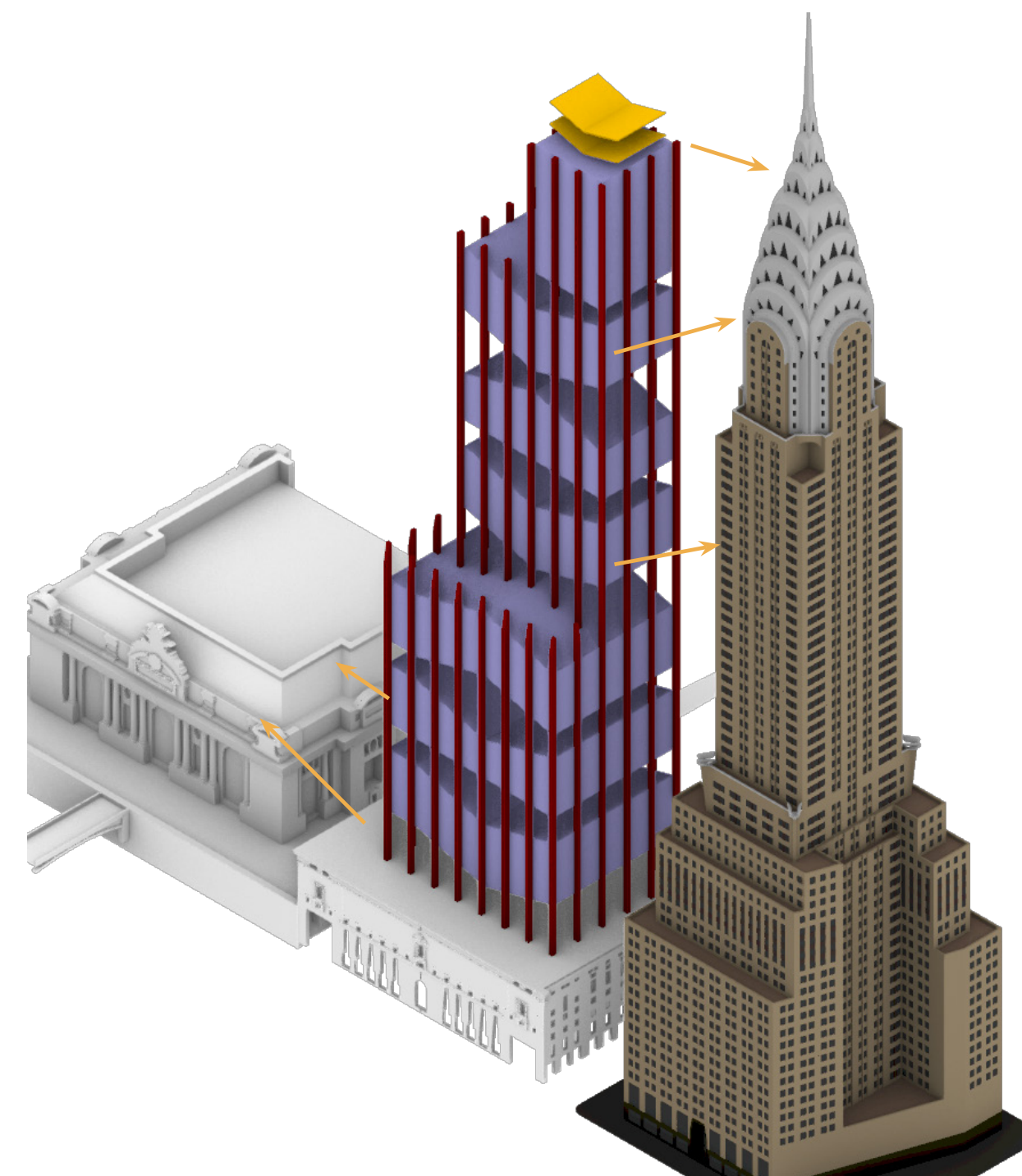
Old and new



External Structure



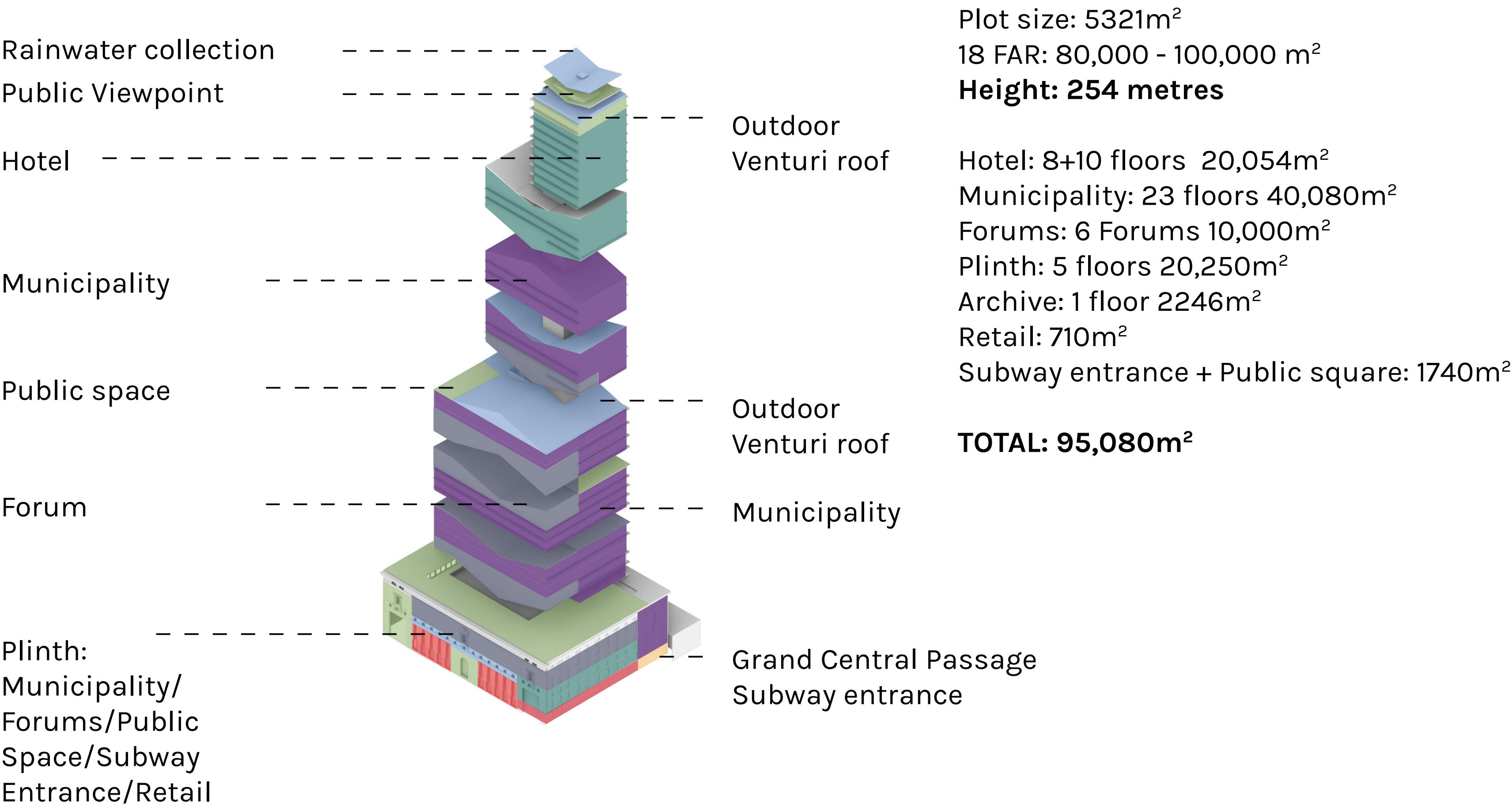
Floating Volumes



Leveraging views of iconic buildings

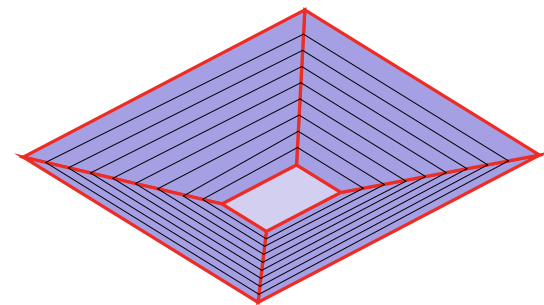
PROGRAM ARRANGEMENT (18 FAR)

Multi-use building with public, retail and hotel functions

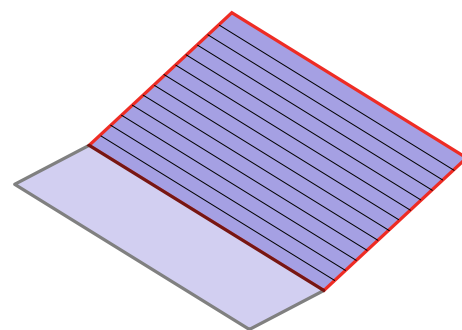


FORMAL CONCEPT

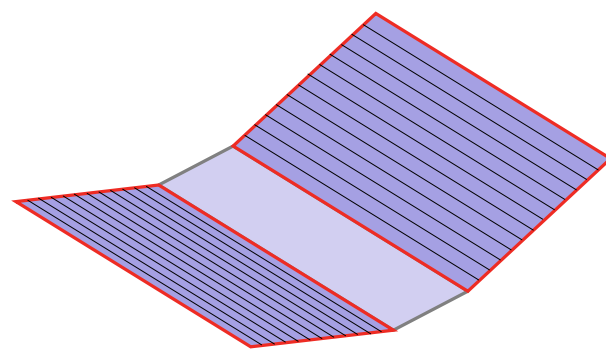
Using one form for several typologies of forum spaces



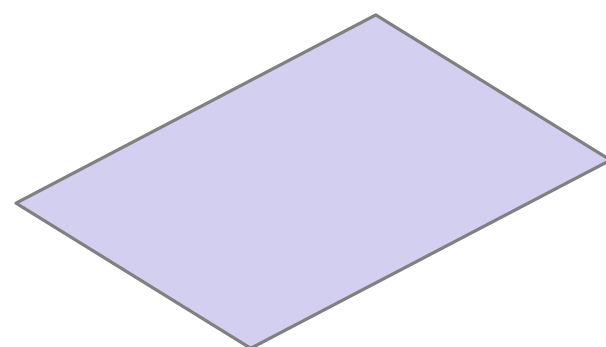
1. The centrally oriented forum



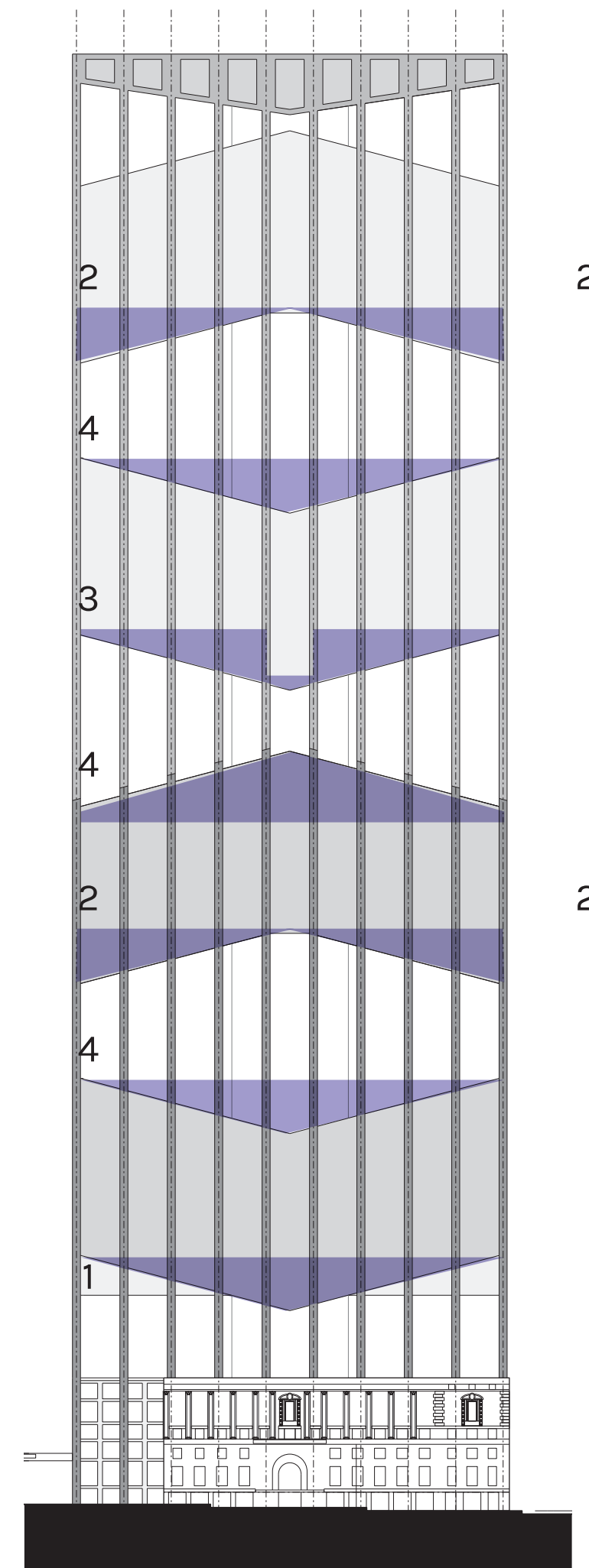
2. One sided forum



3. Opposing sides forum

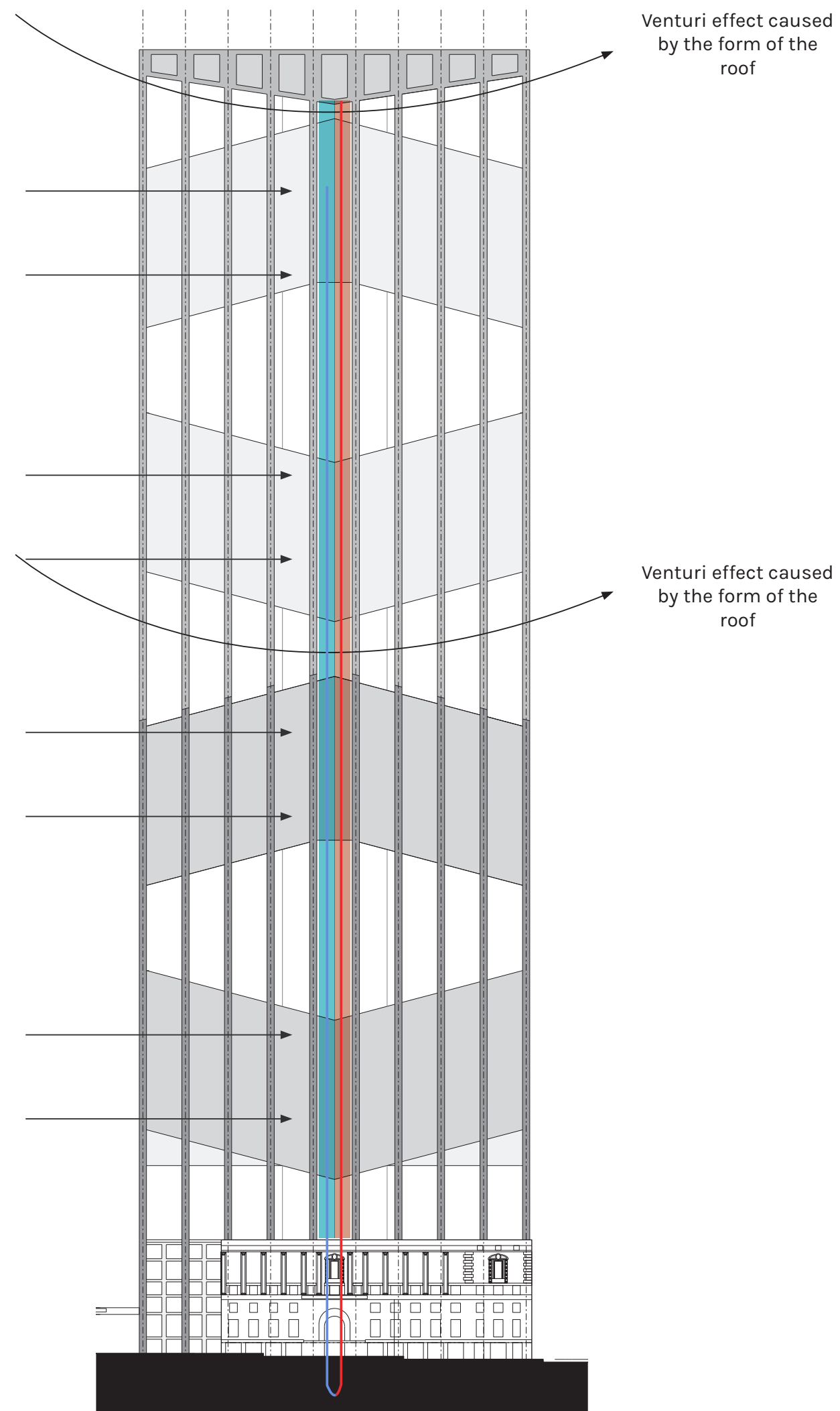


4. Outdoor forum



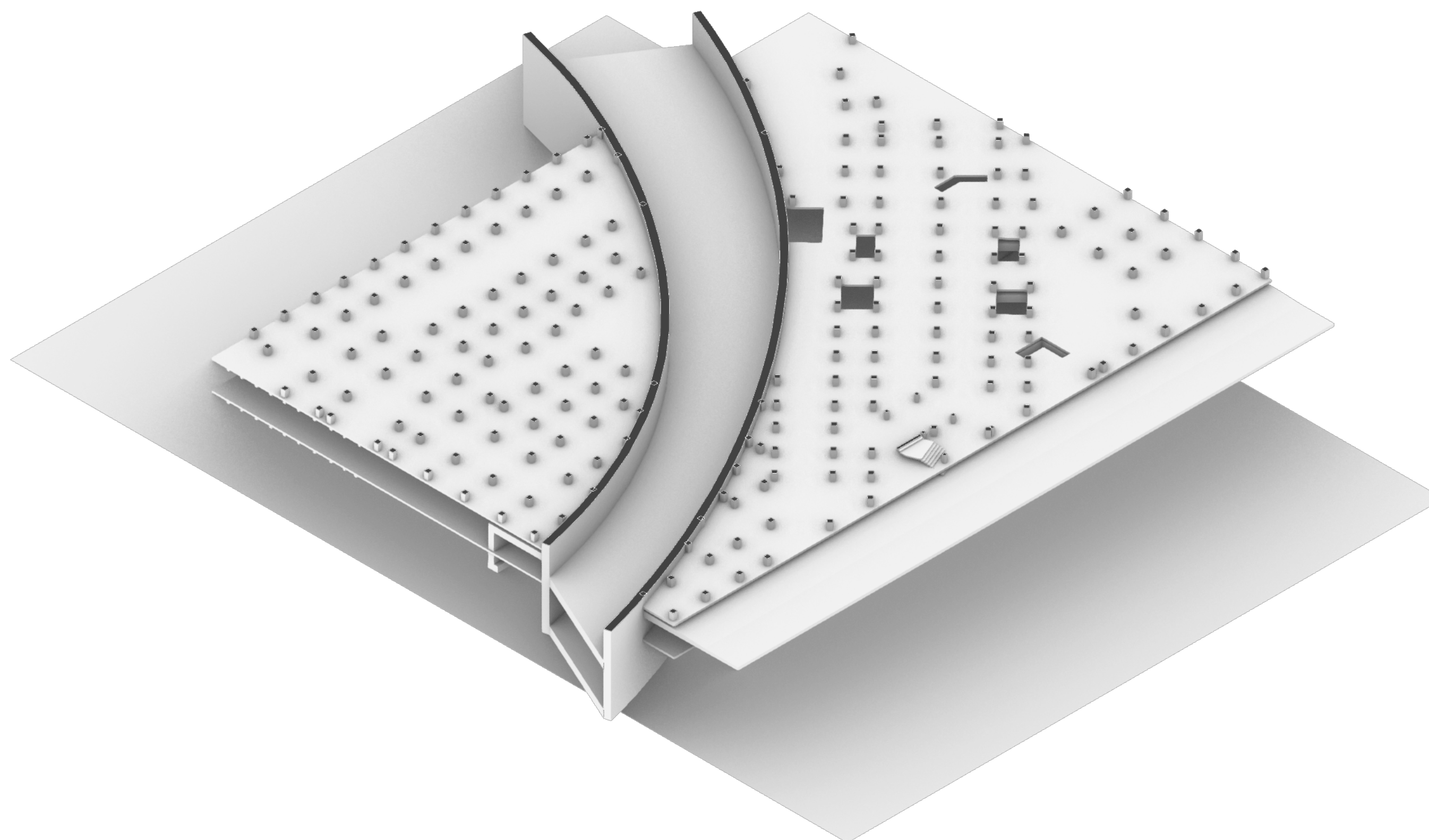
INTEGRATING FORM WITH NATURAL VENTILATION

Applying Earth Wind Fire concepts developed by Ben Bronsema

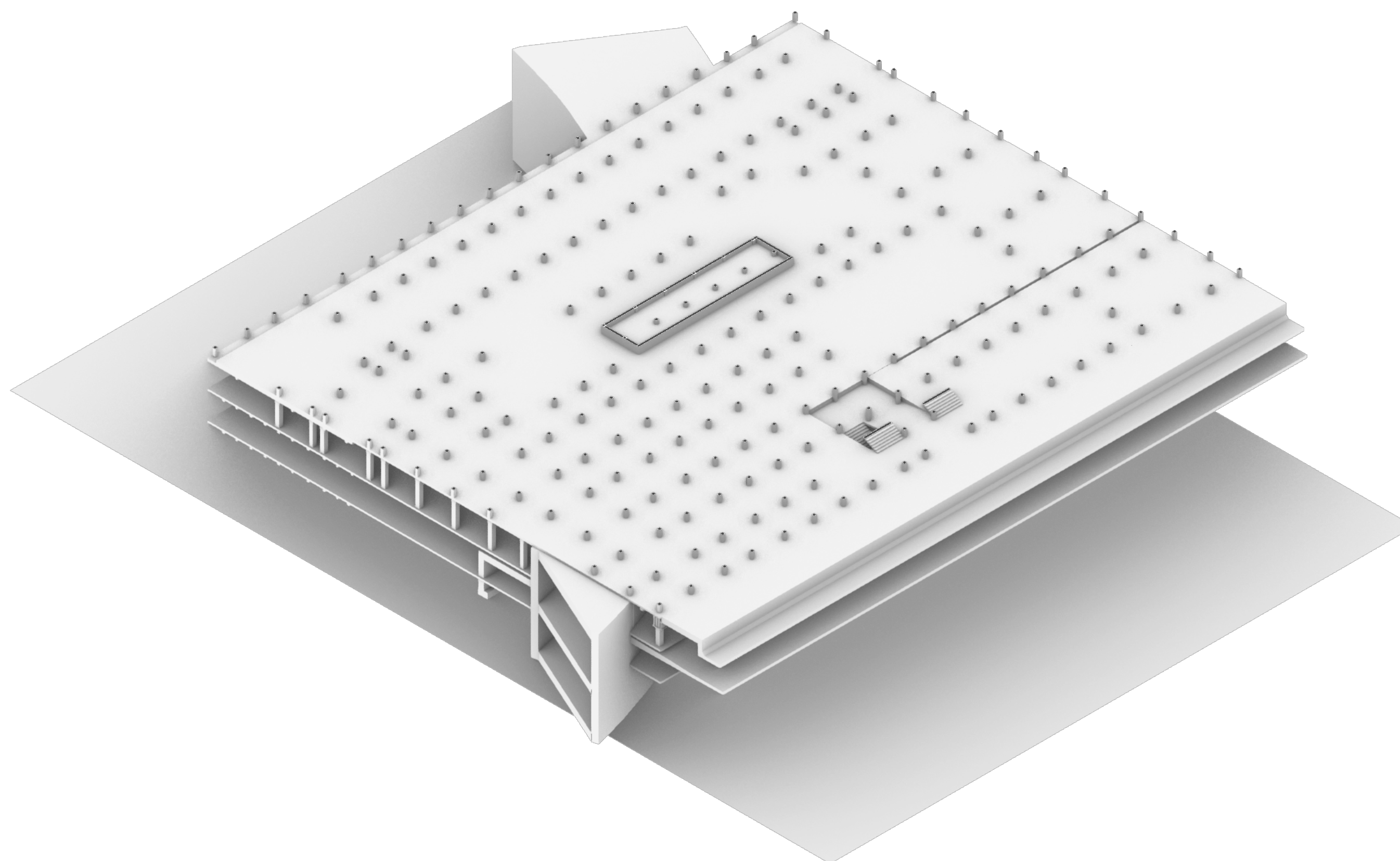


EXISTING BUILDING ANALYSIS

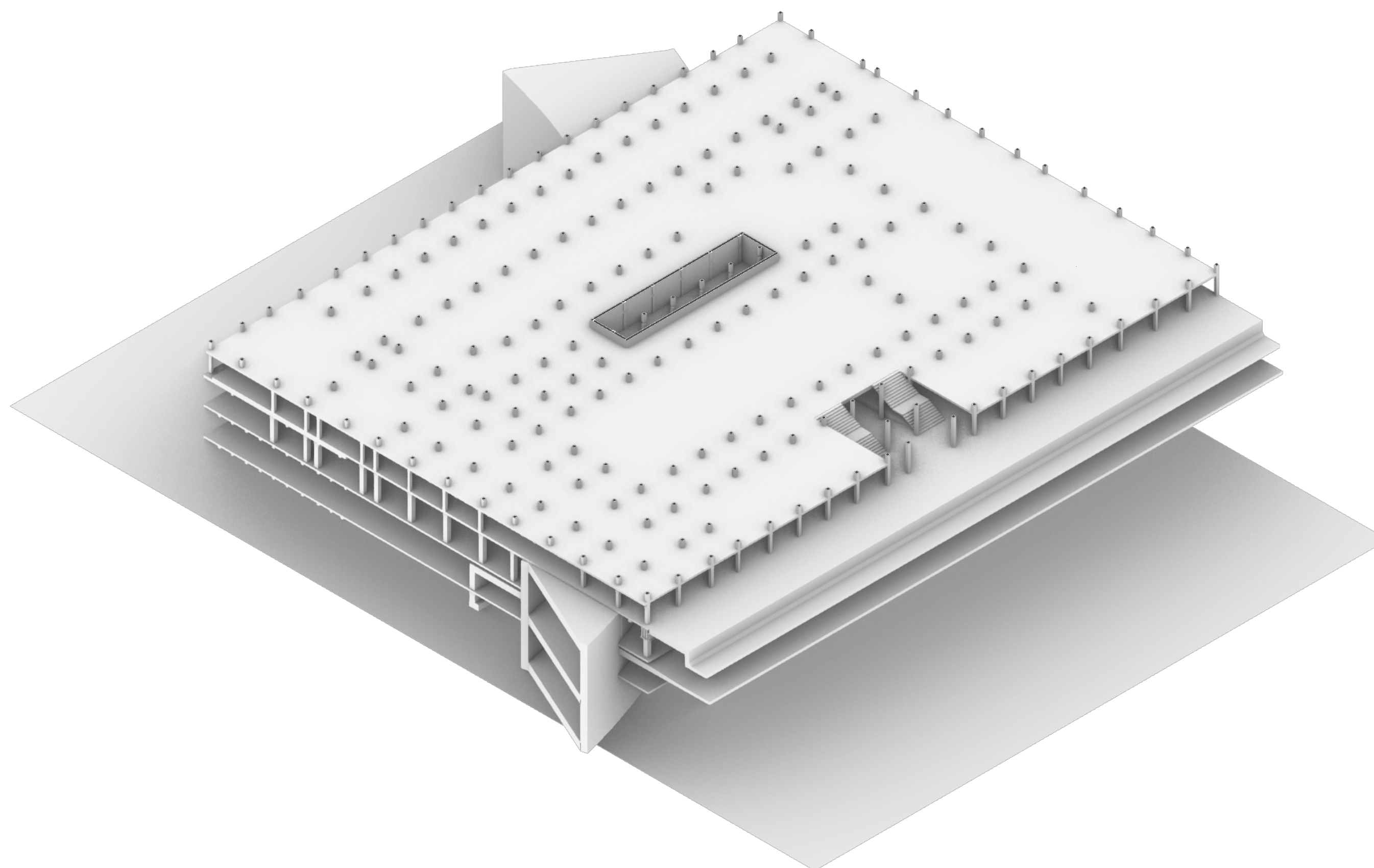
EXISTING BUILDING BASEMENT



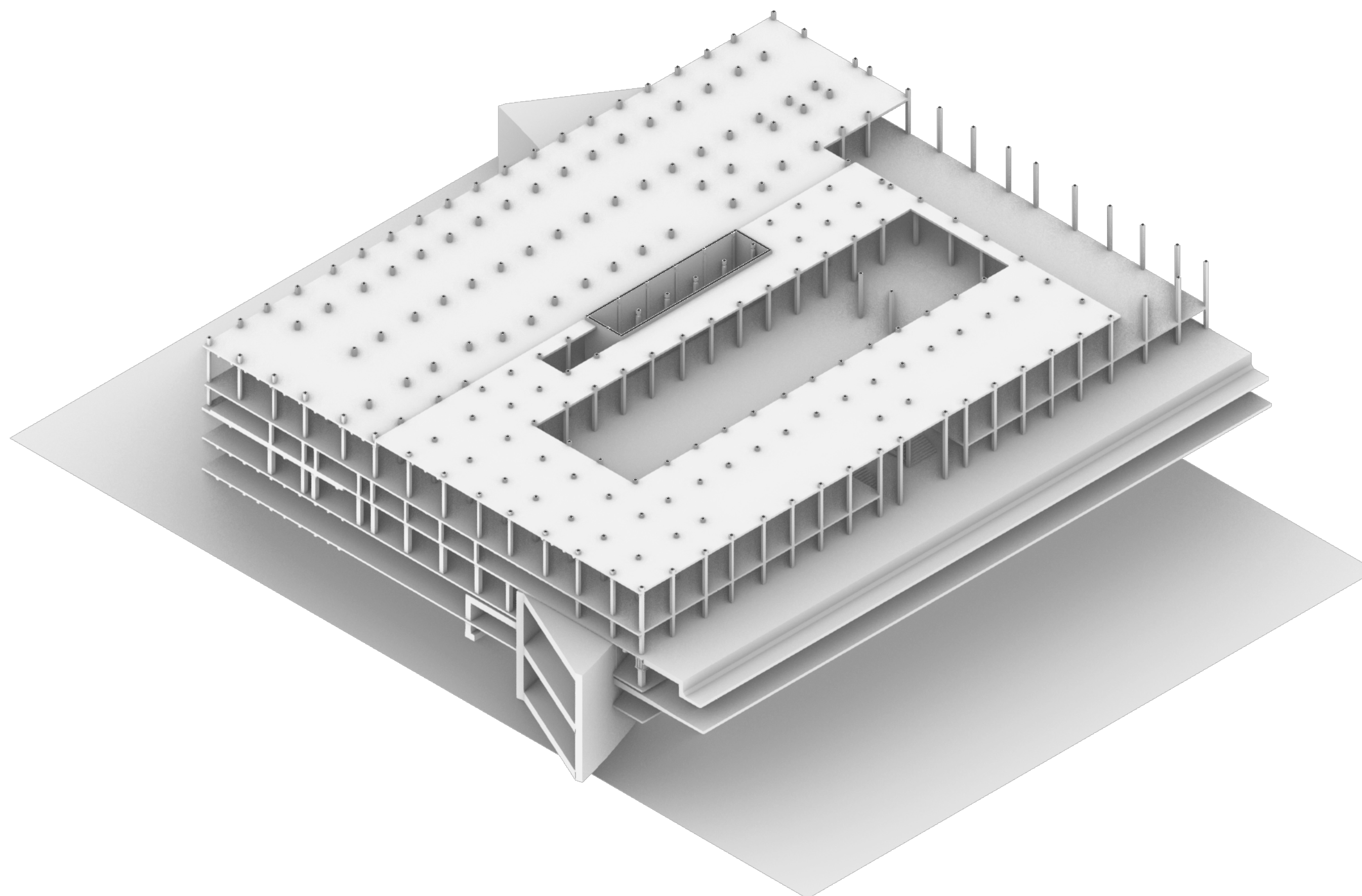
EXISTING BUILDING GROUND



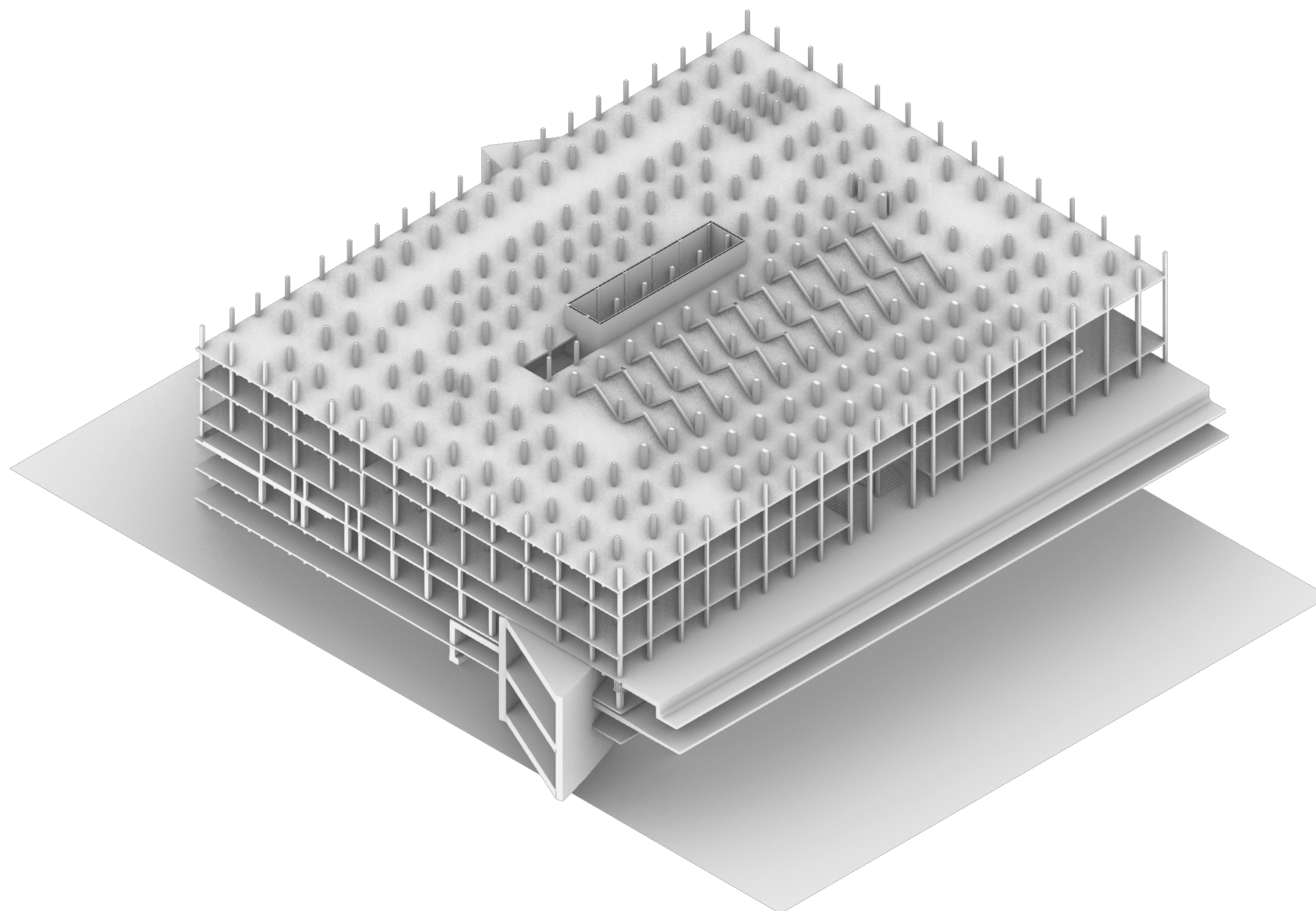
EXISTING BUILDING UPPER GROUND



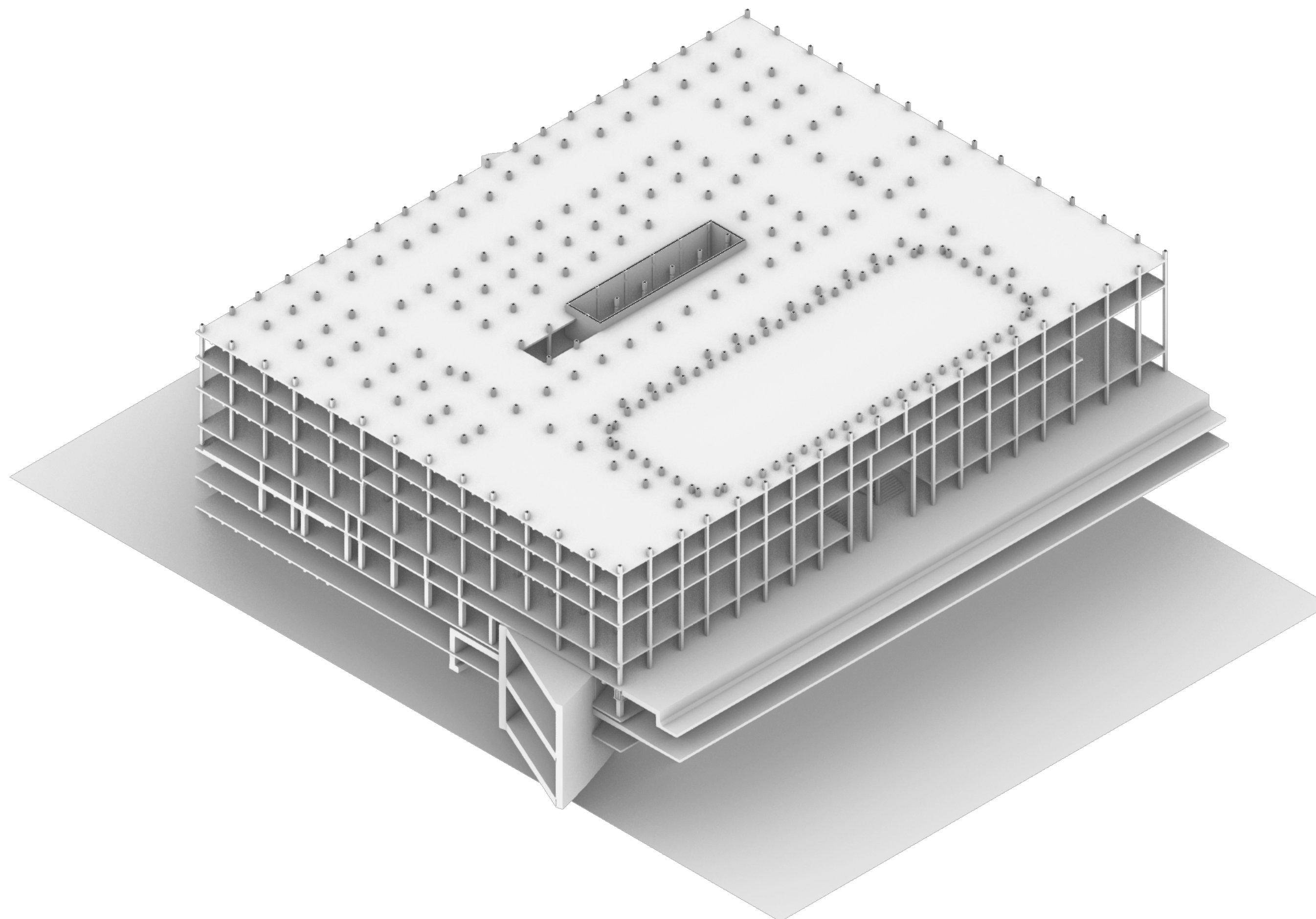
EXISTING BUILDING MEZZANINE



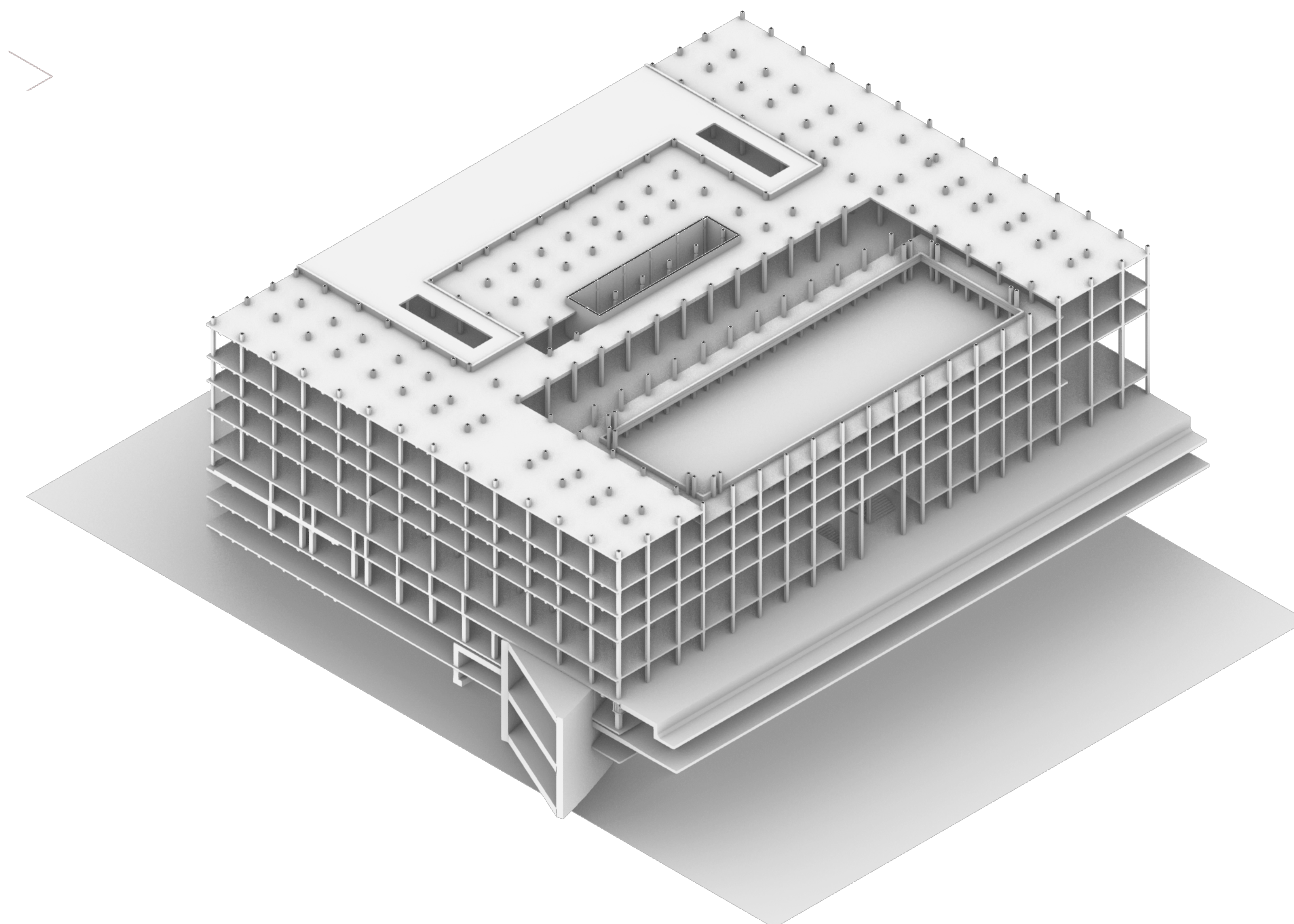
EXISTING BUILDING TRUSS LEVEL



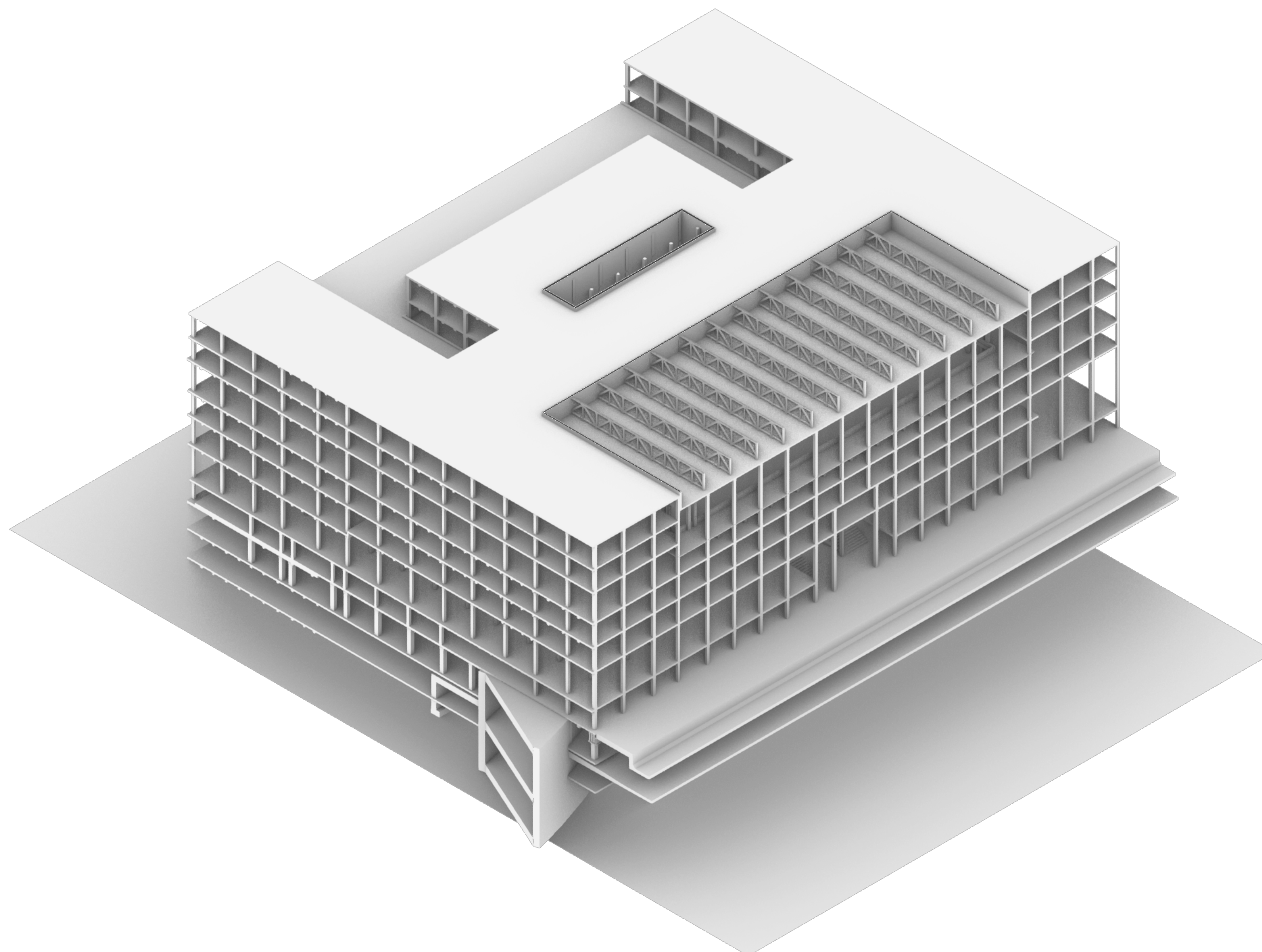
EXISTING BUILDING BALLROOM LEVEL



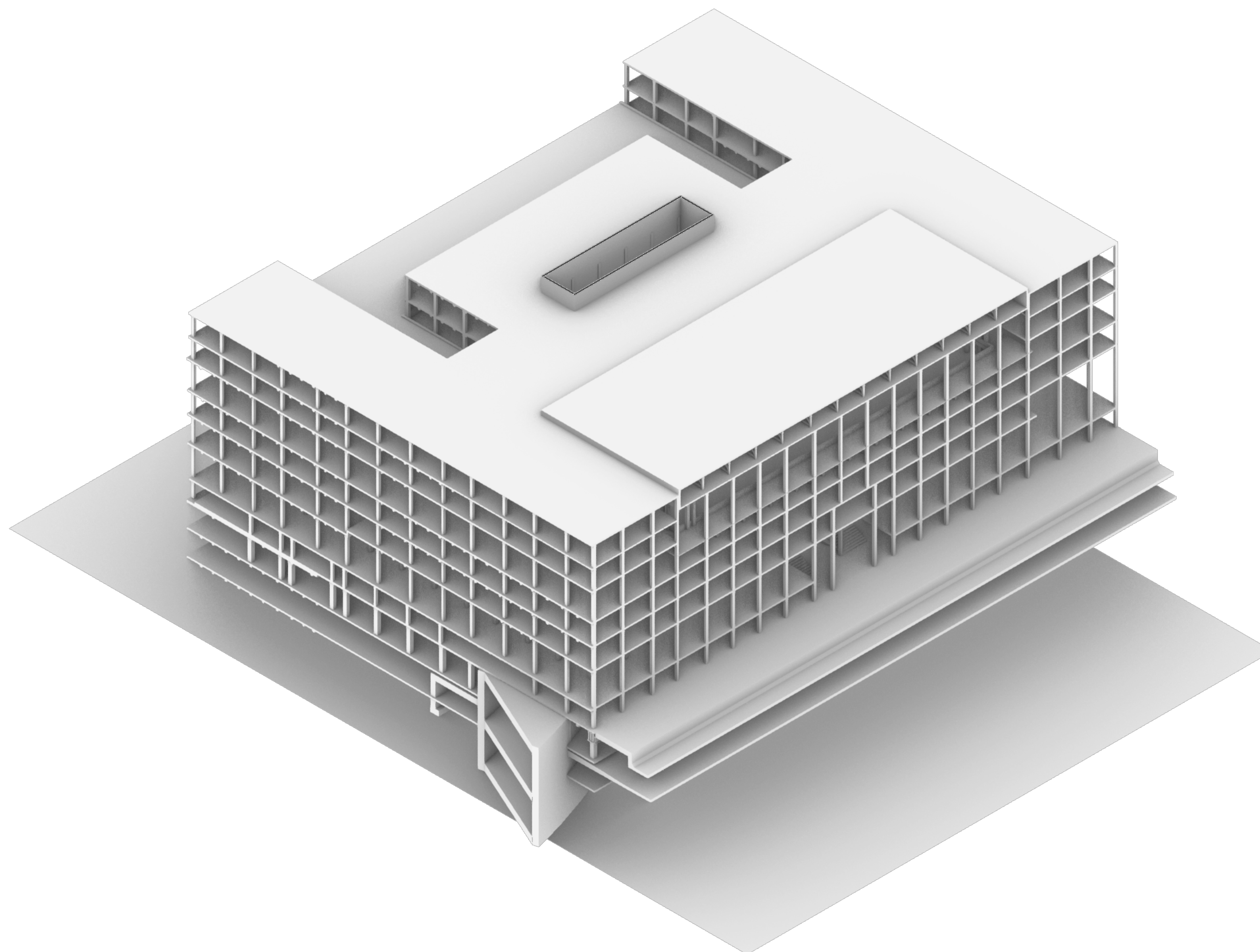
EXISTING BUILDING UPPER GRAND BALLROOM LEVEL



EXISTING BUILDING UPPER GRAND BALLROOM LEVEL



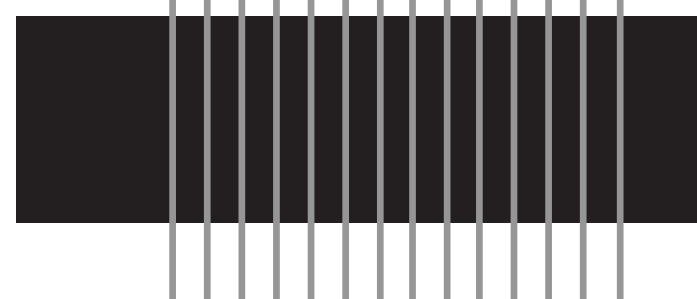
EXISTING BUILDING UPPER GRAND BALLROOM LEVEL



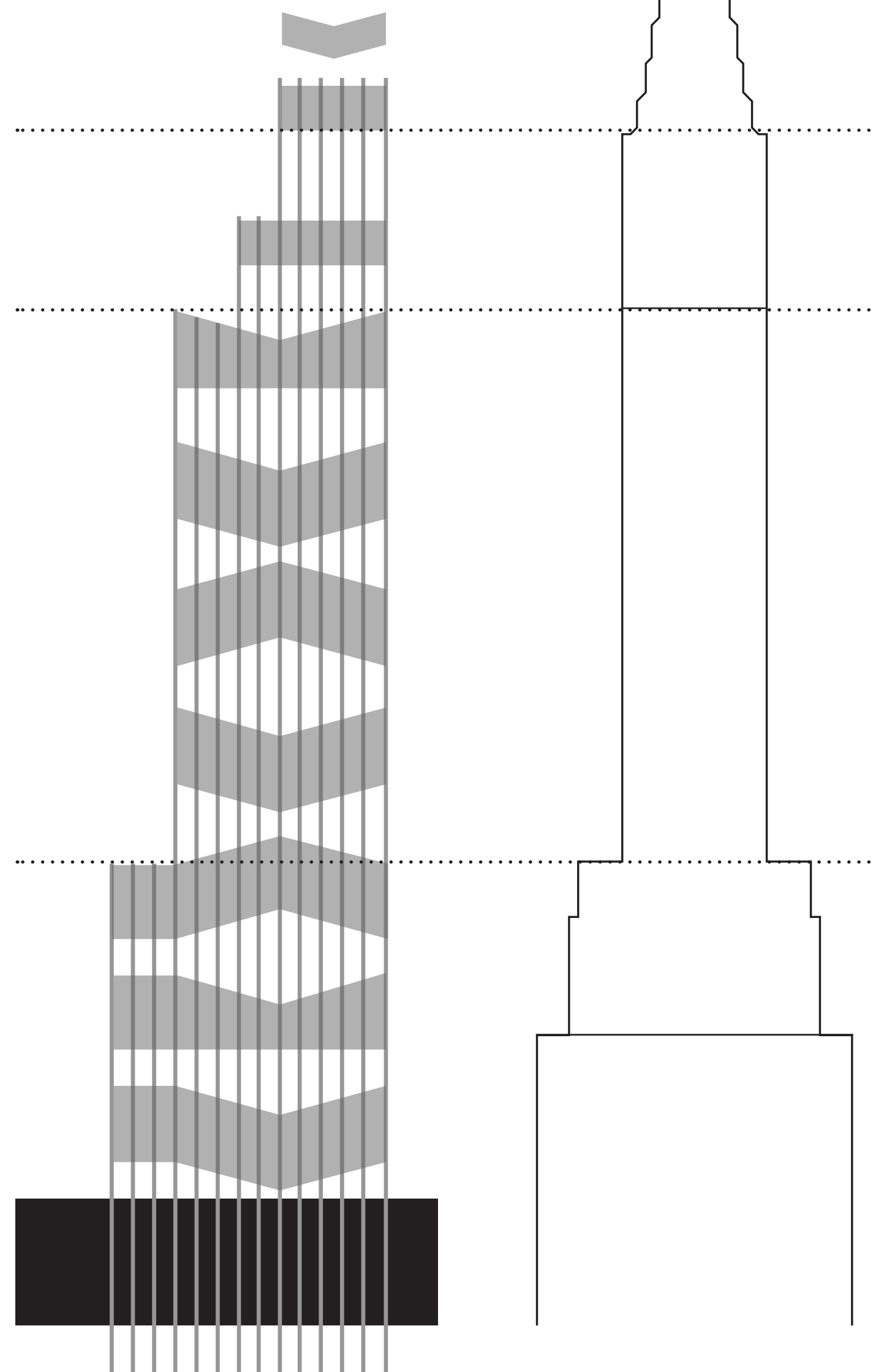
STRUCTURE AND MASSING



Retained Plinth



New columns pierce through
old structure, supporting
internal volumes



Set backs and modulations
respond to Manhattan's
character and immediate
neighbours

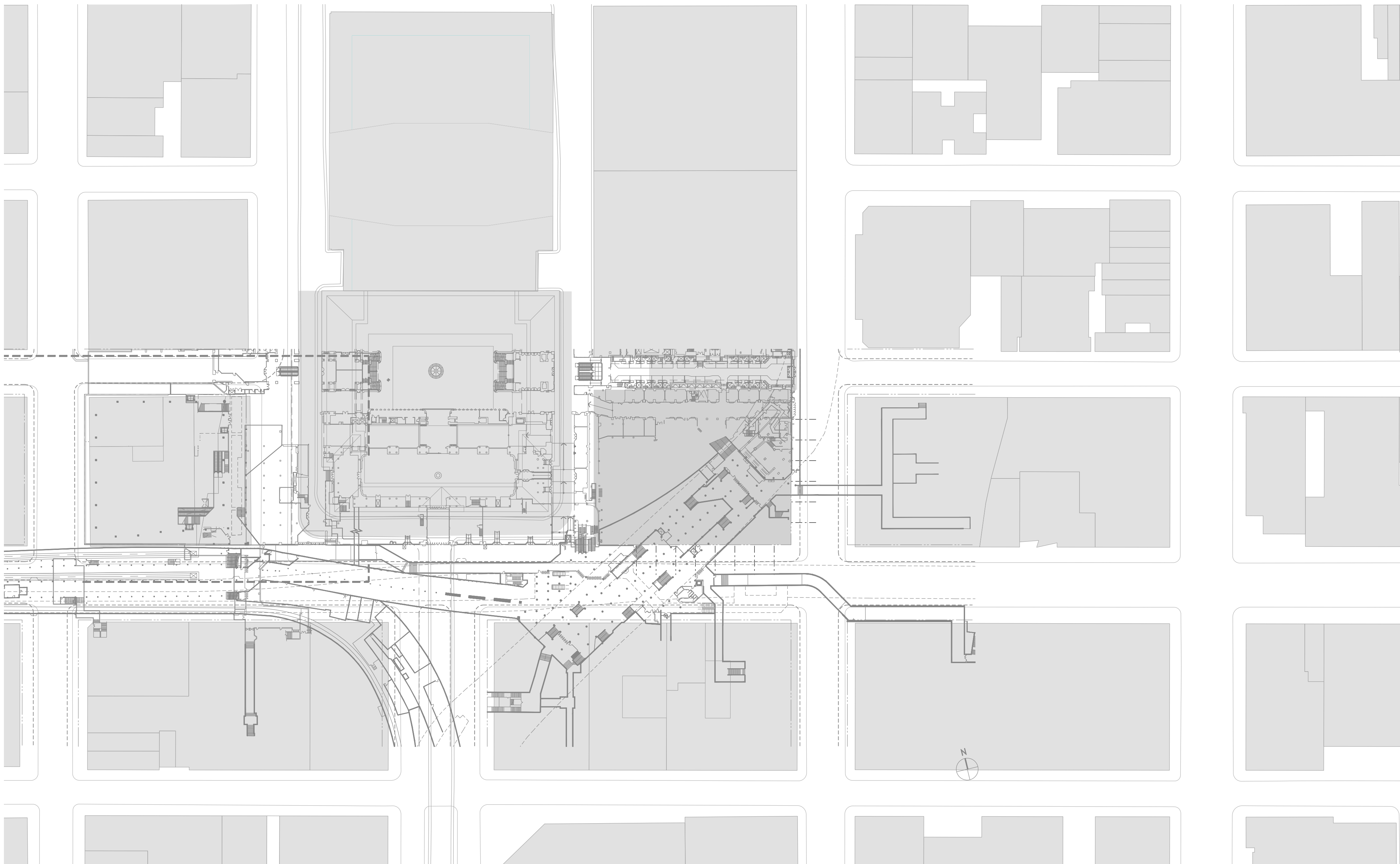
Roof top plan



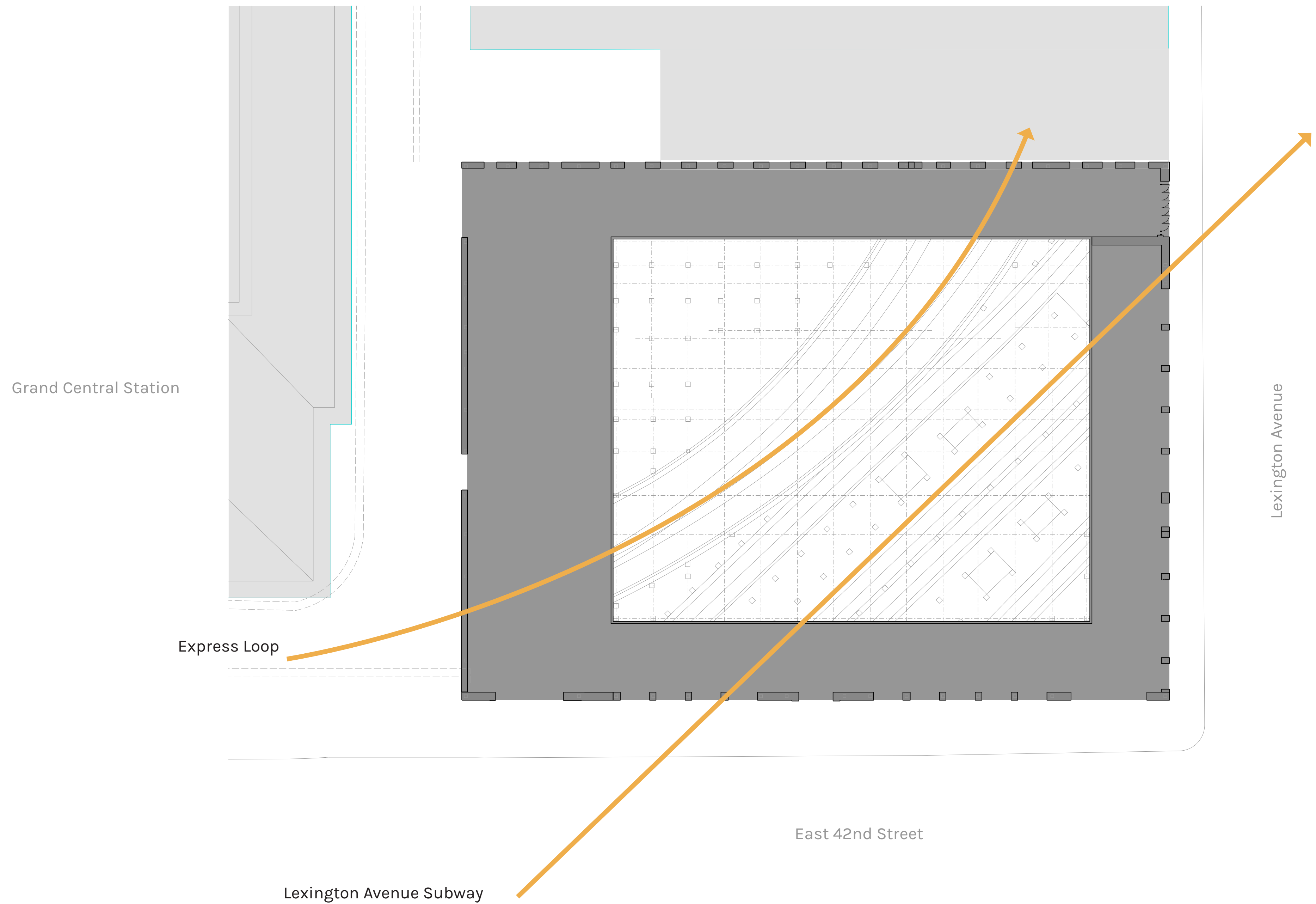
Set-backs preserve views of Chrysler building



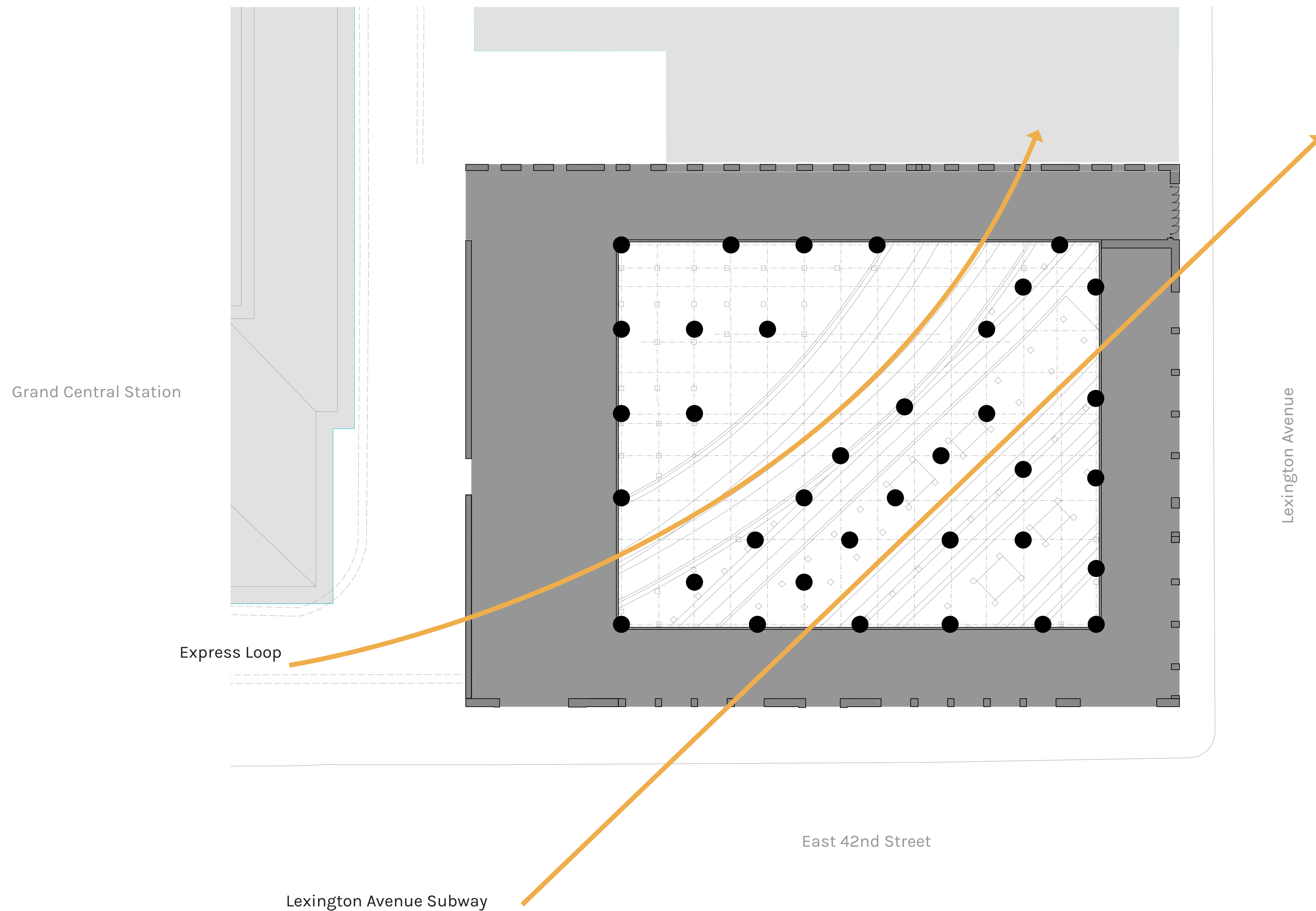
Complex Underground network



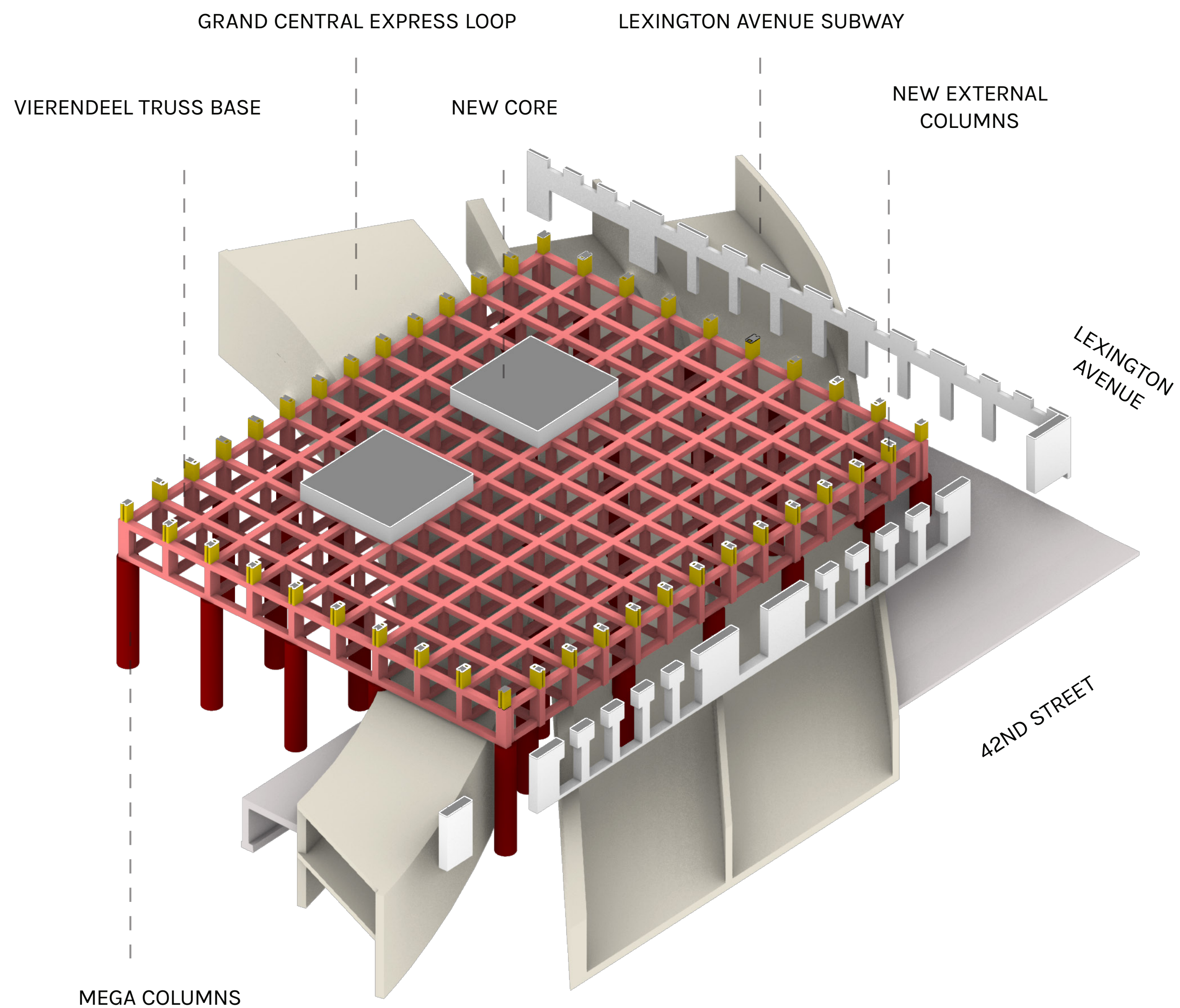
Basement occupied by Grand Central Express loop and Subway



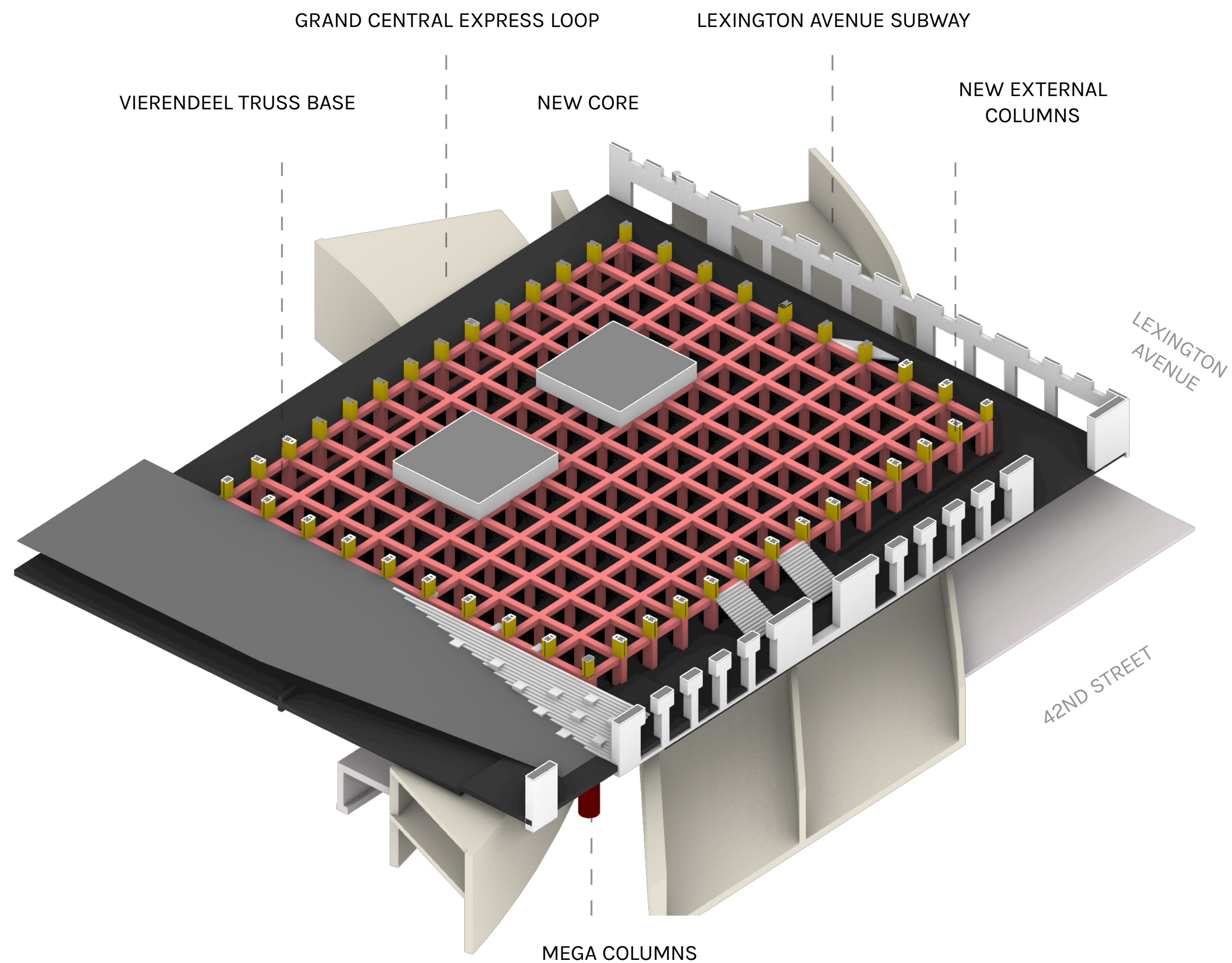
Mega Columns used for new foundations positioned to avoid train tracks



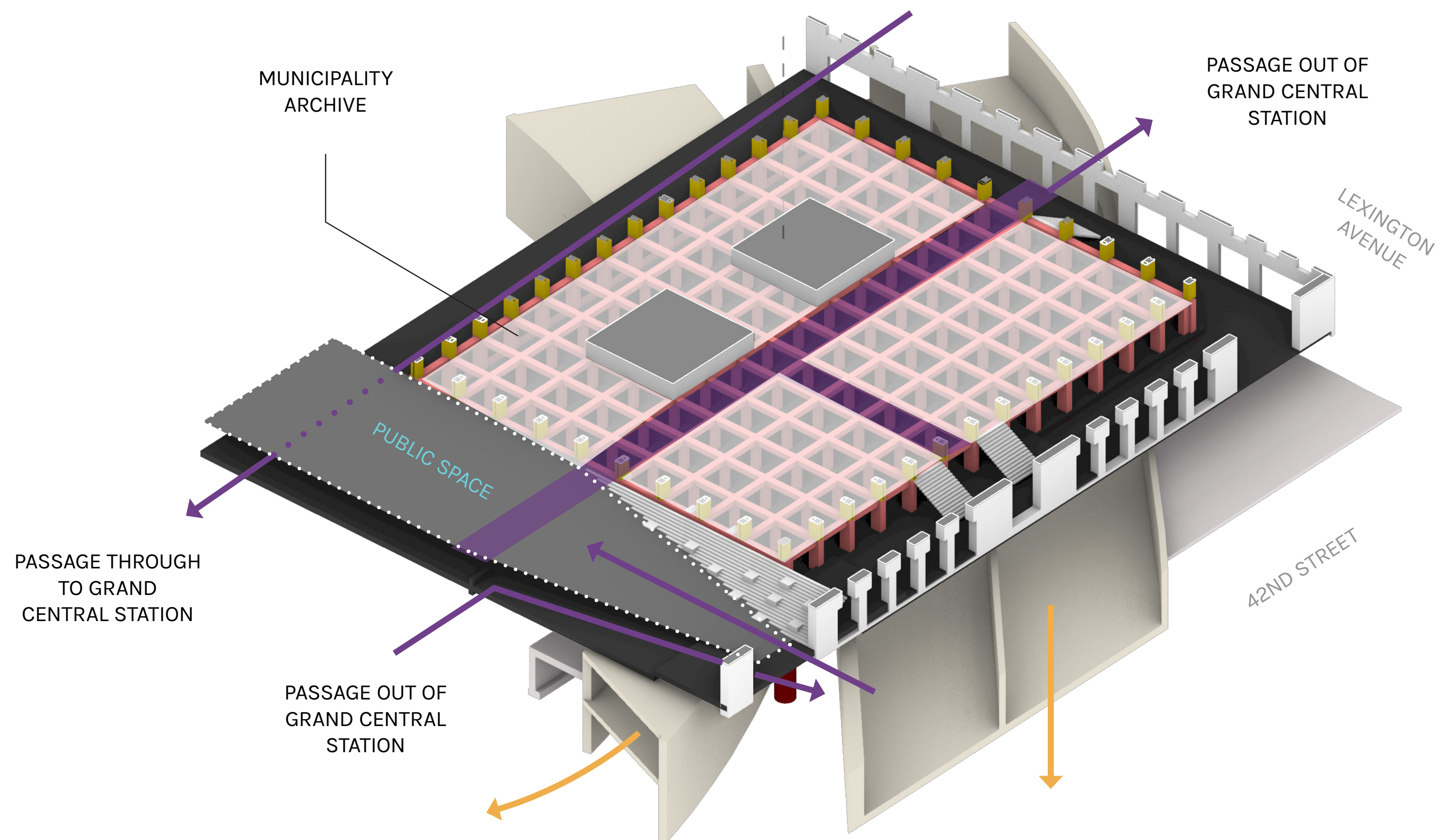
GROUND FLOOR VIERENDEEL STRUCTURE



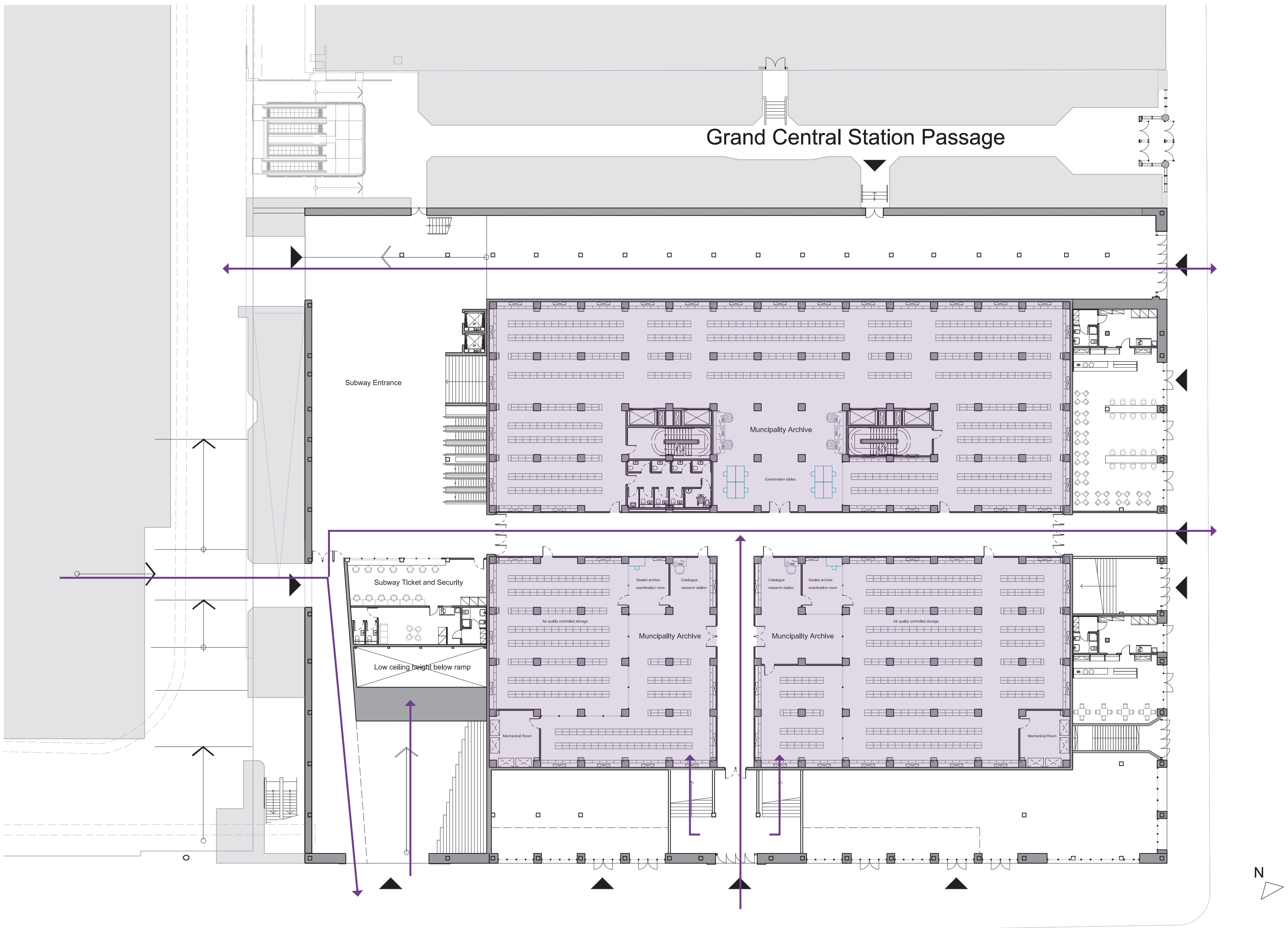
GROUND FLOOR VIERENDEEL STRUCTURE



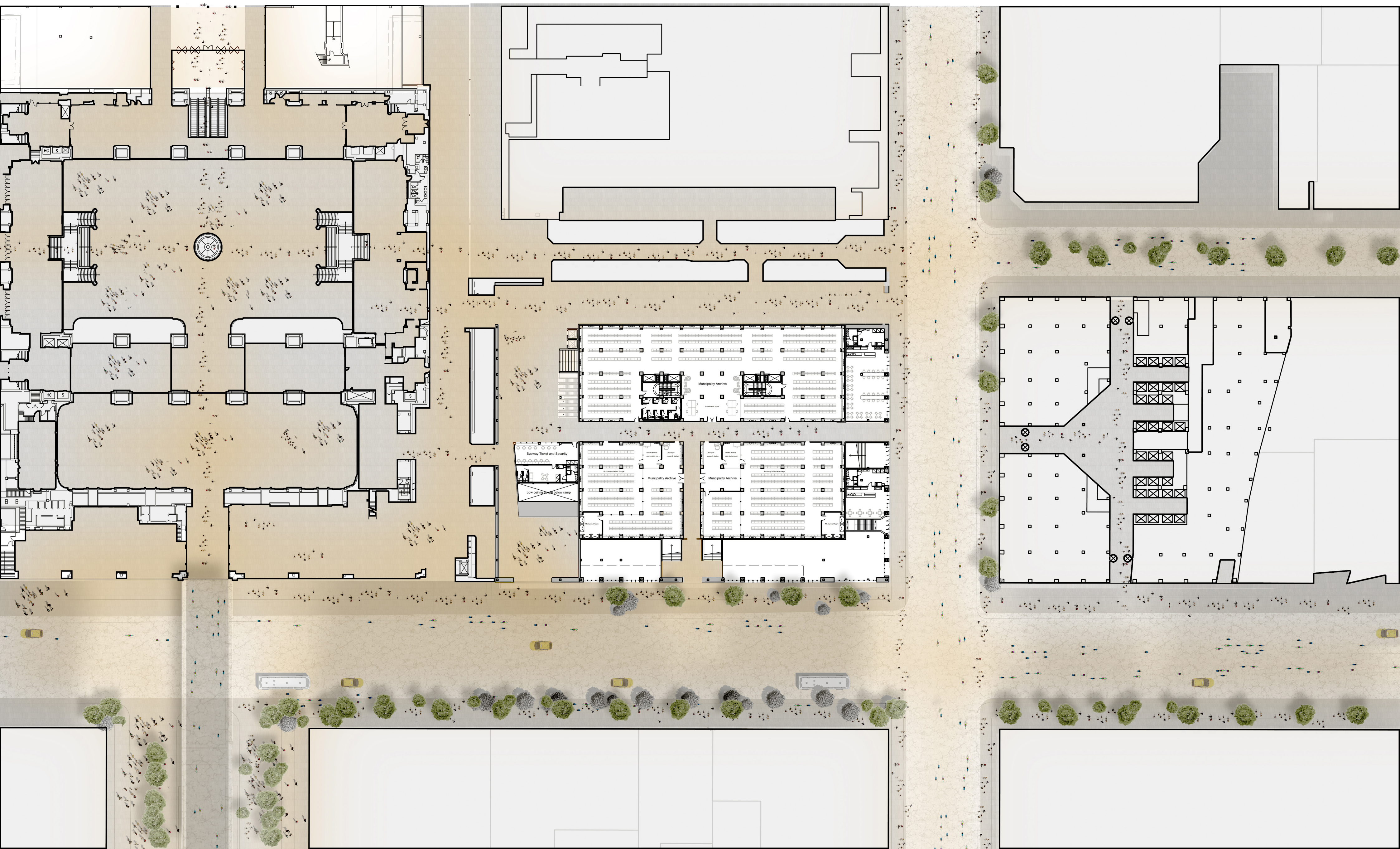
GROUND FLOOR VIERENDEEL STRUCTURE



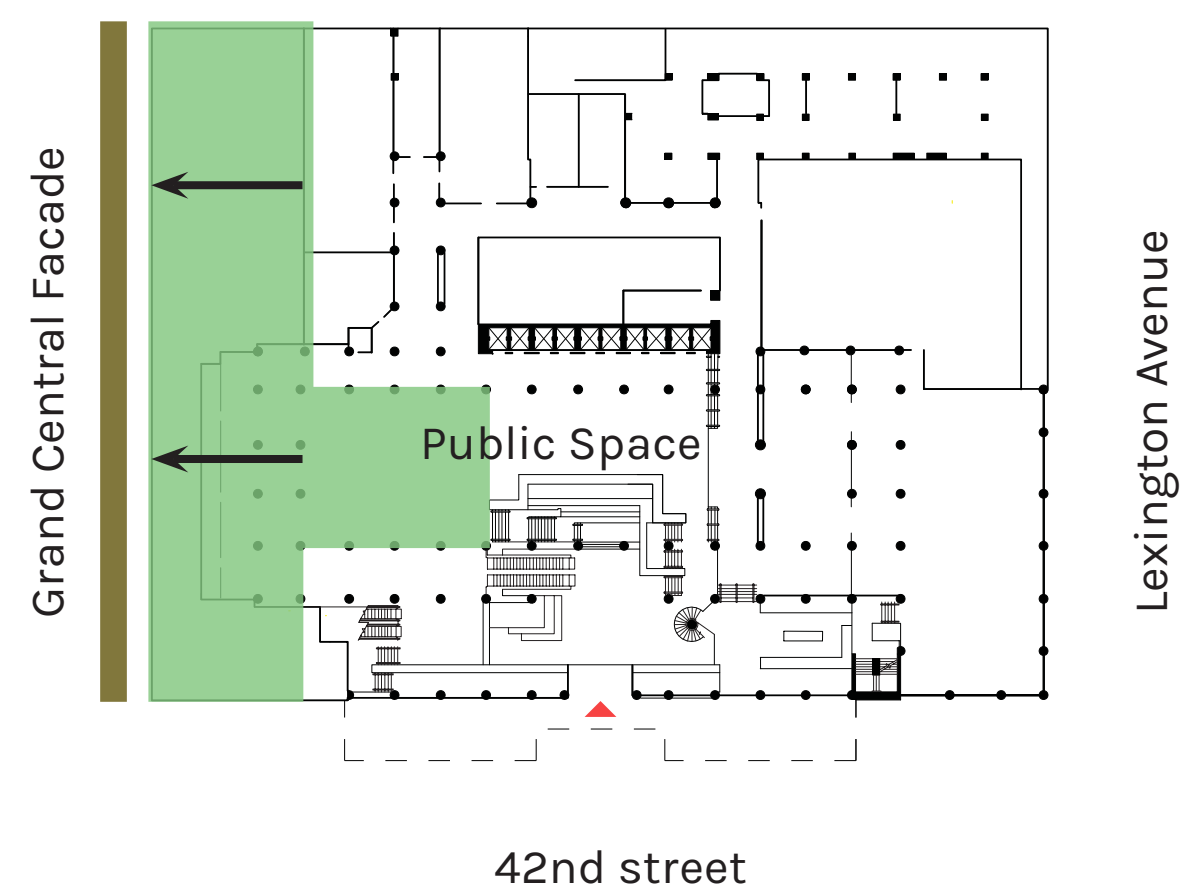
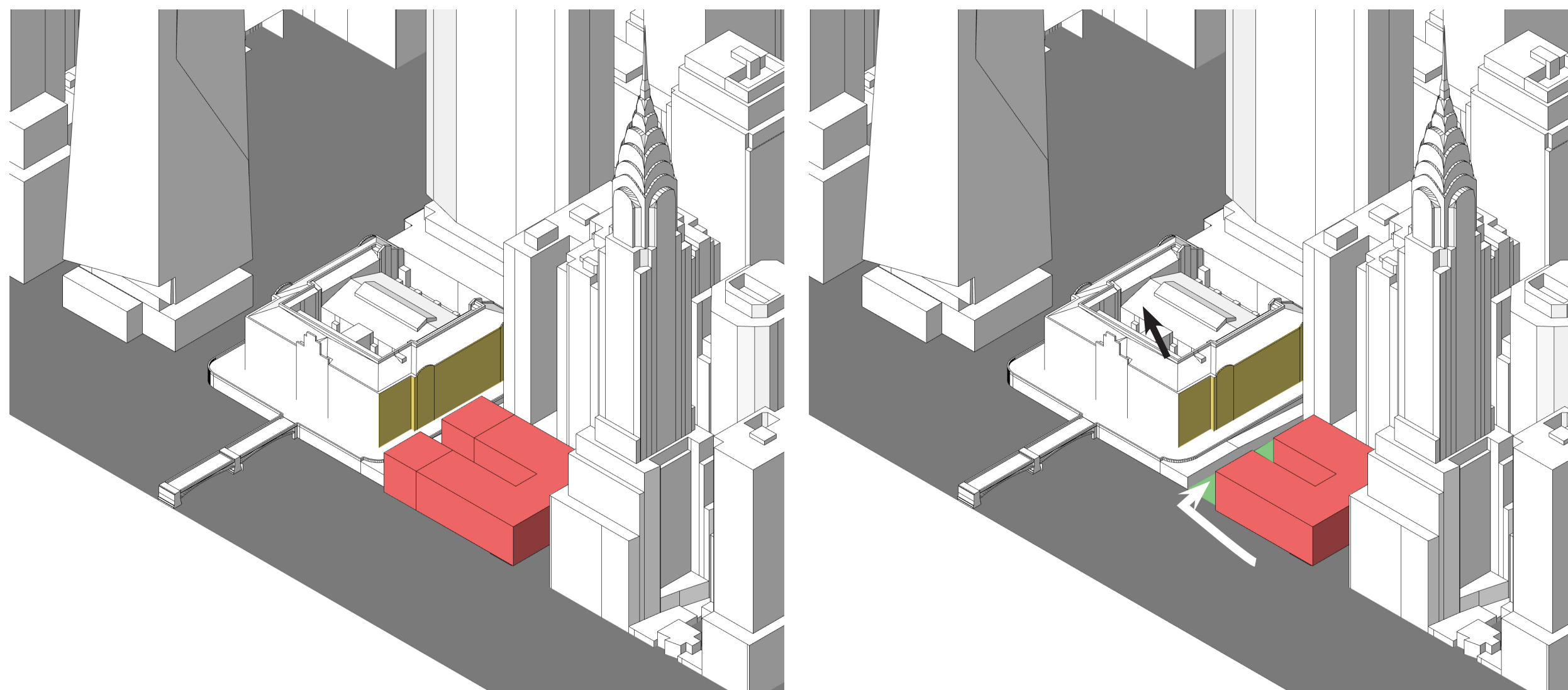
Ground floor plan



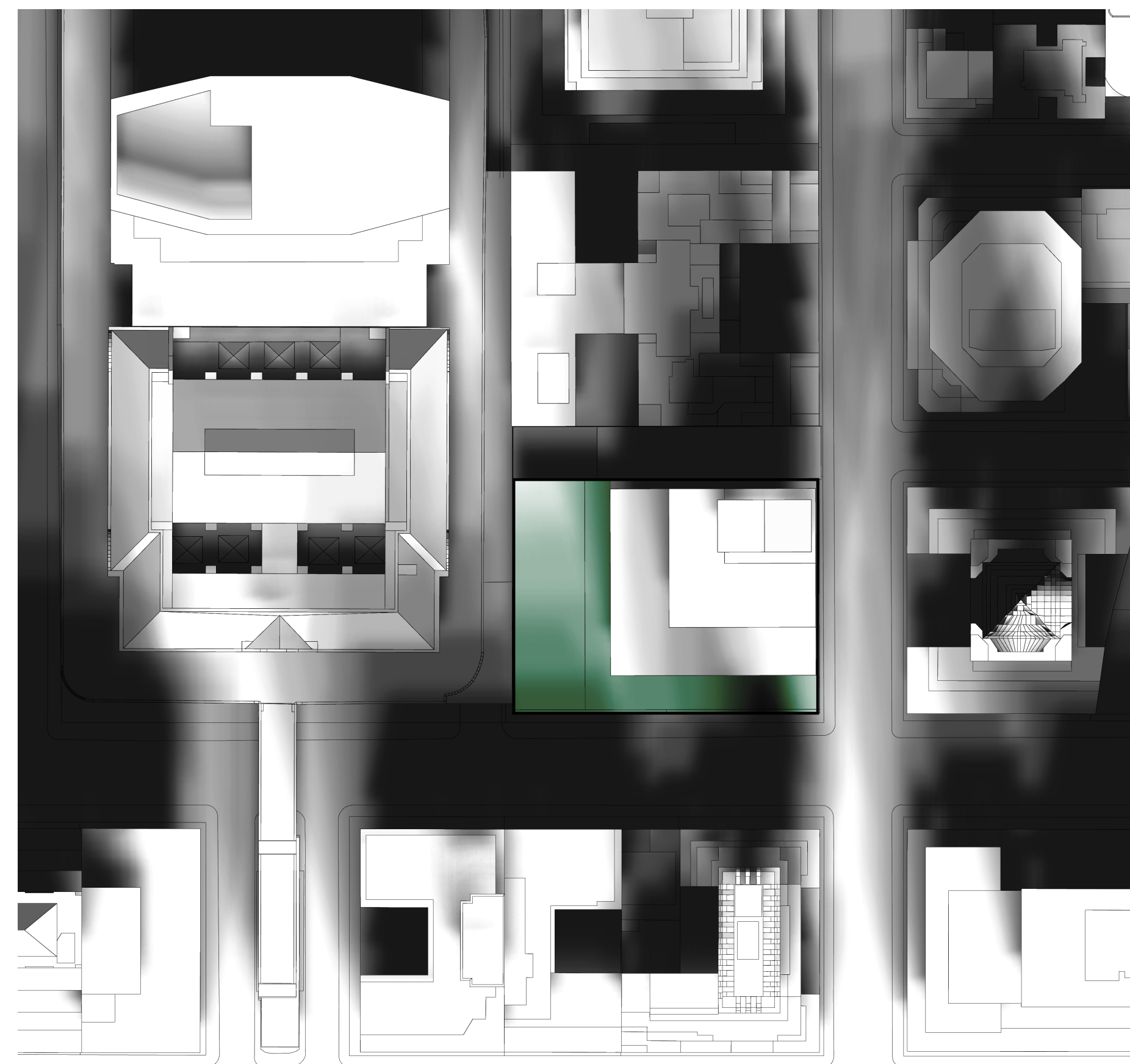
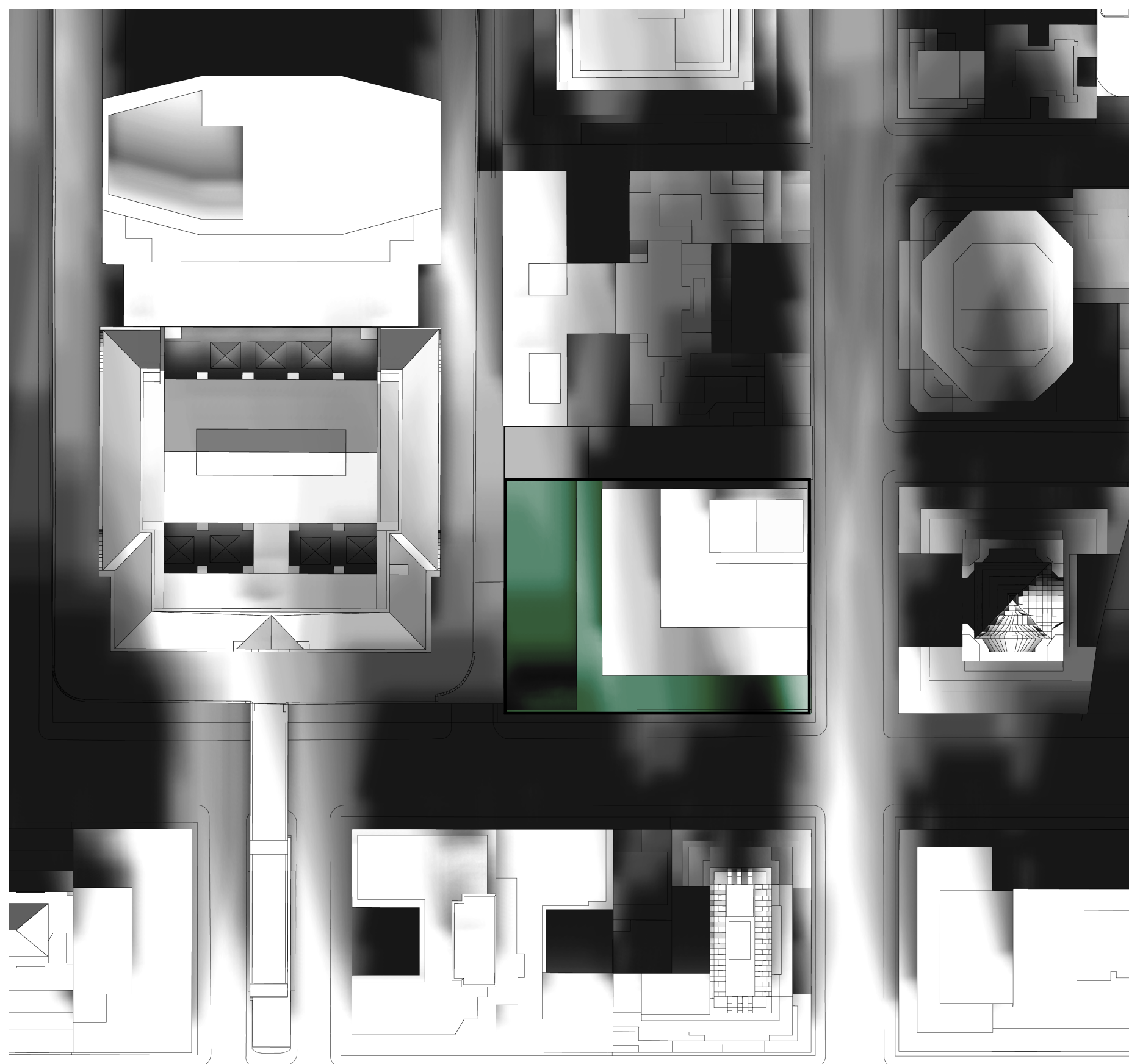
1:500 URBAN IMPLEMENTATION



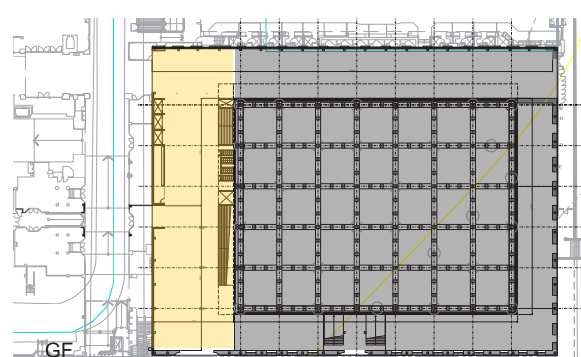
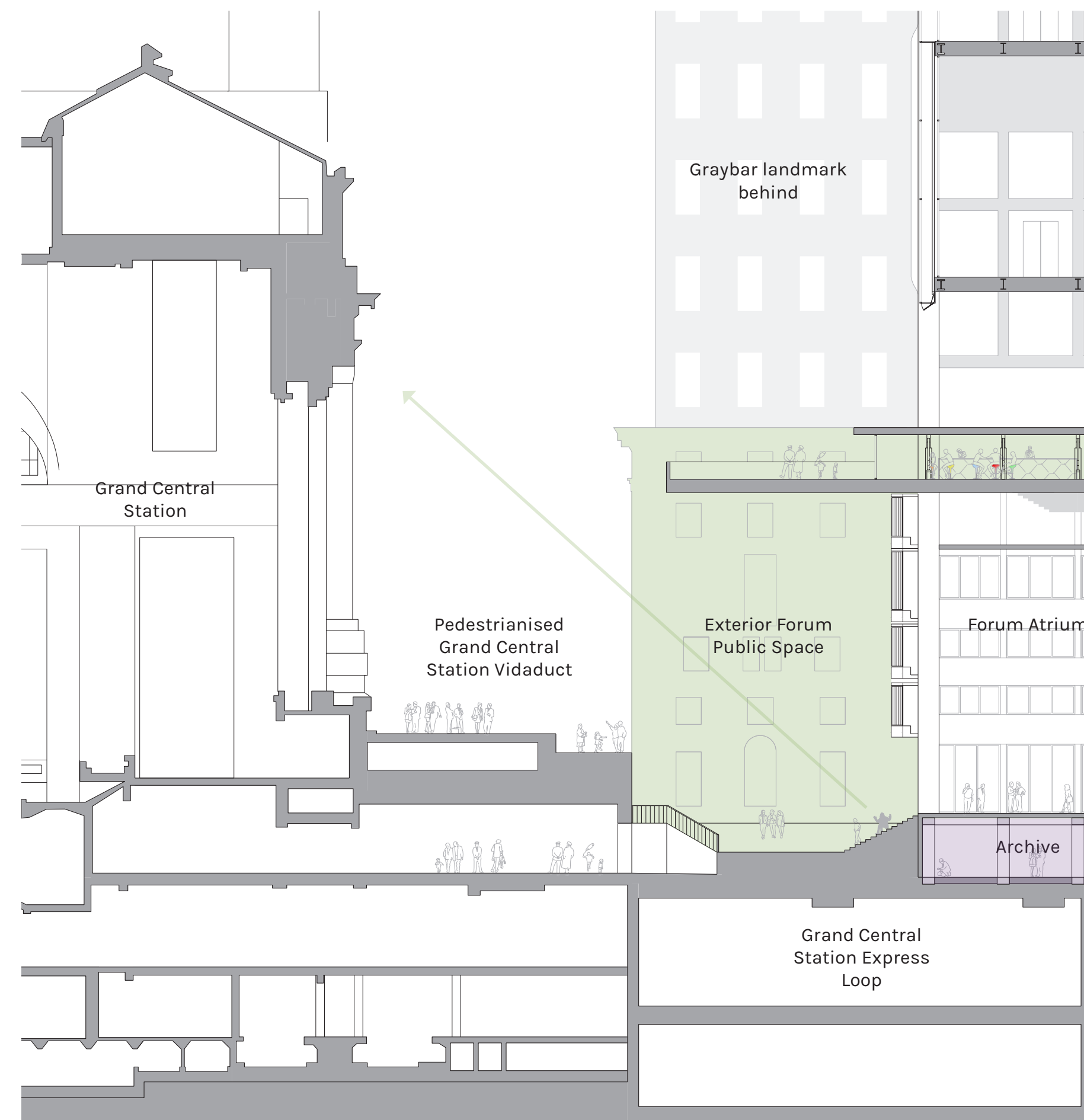
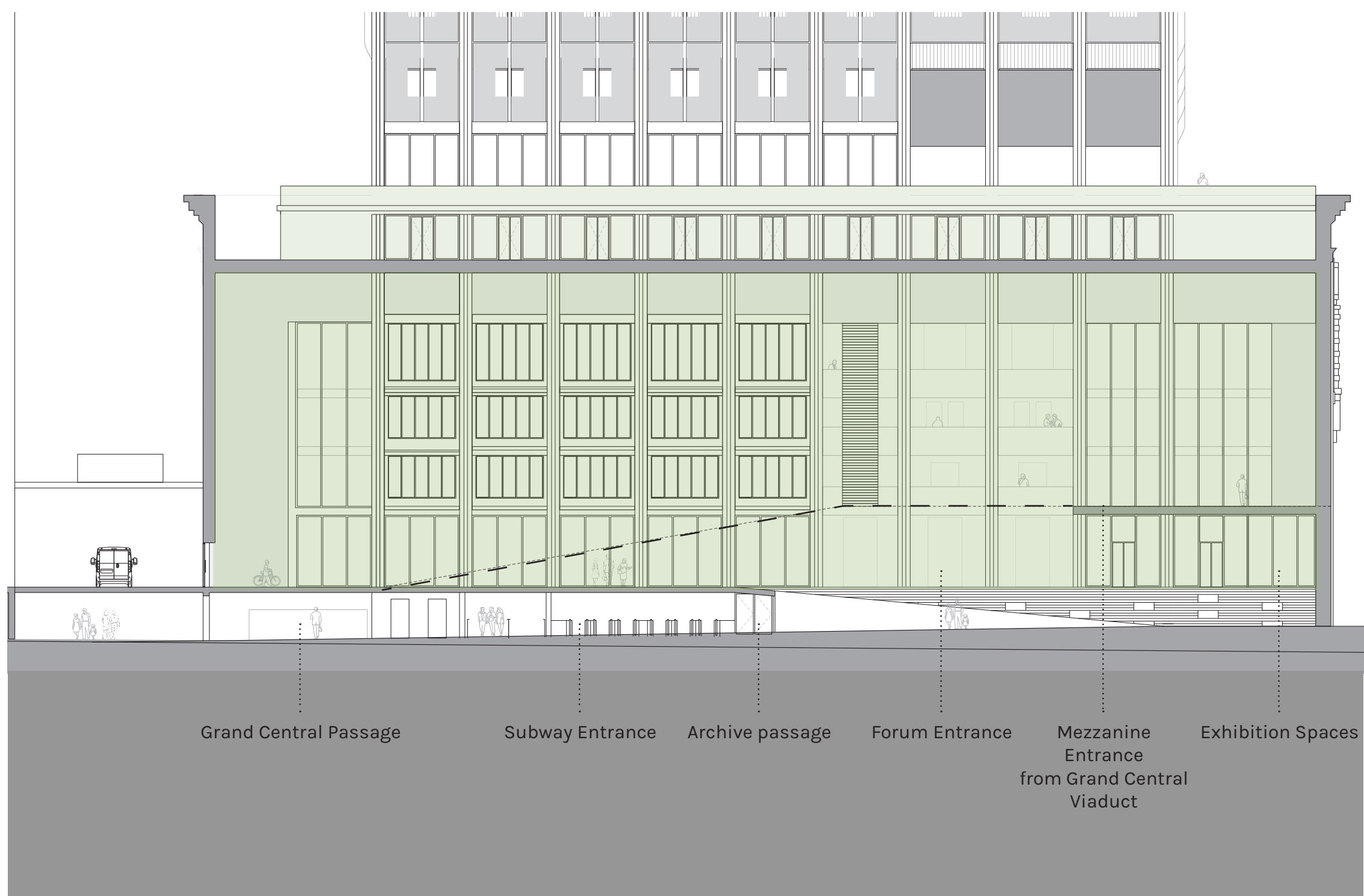
PUBLIC SPACE POTENTIAL REVEAL GRAND CENTRAL'S HIDDEN FACADE



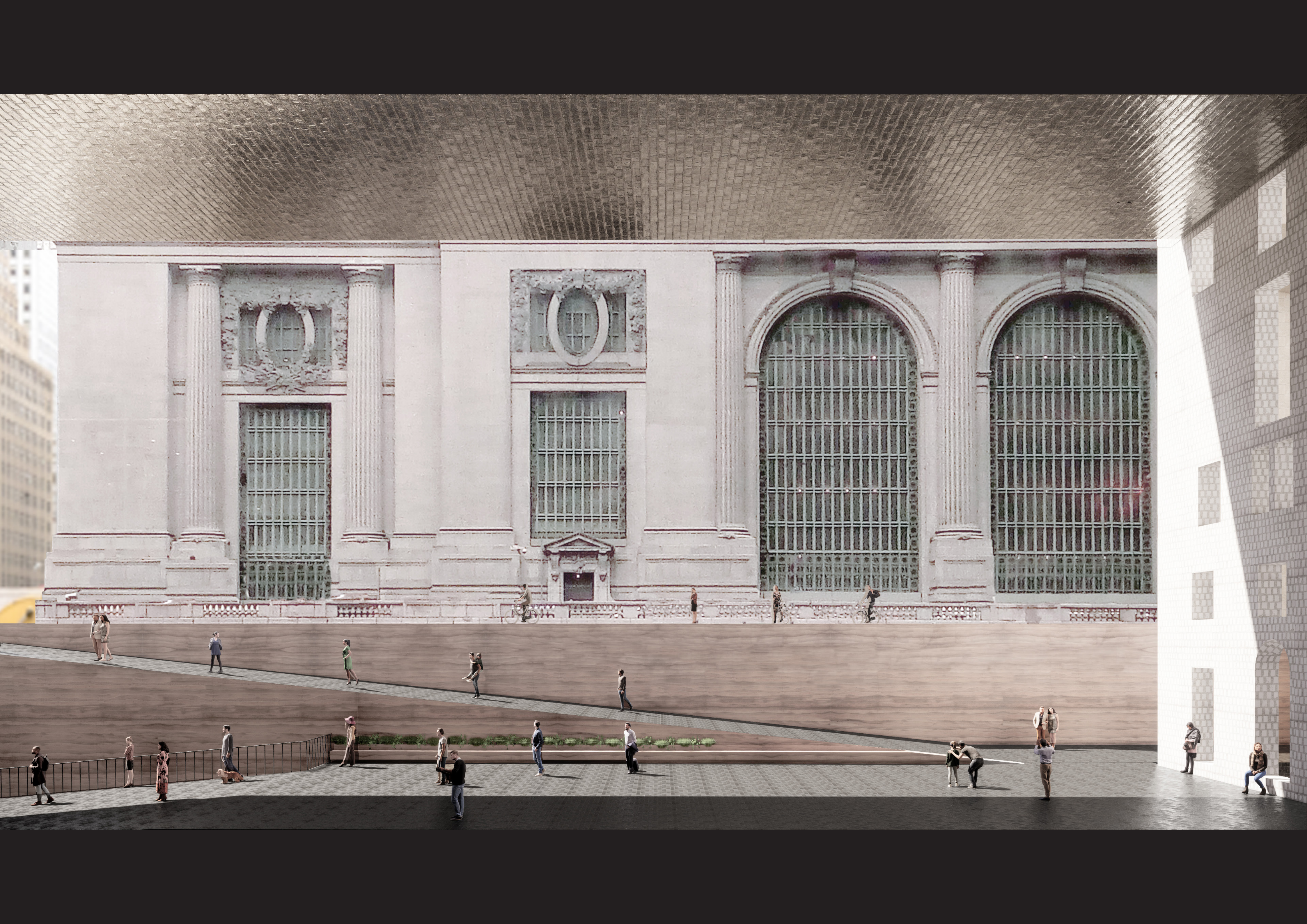
SUN ANALYSIS SUNKEN PLAZA VS ELEVATED PLAZA (21st of the month at 13h - all year)



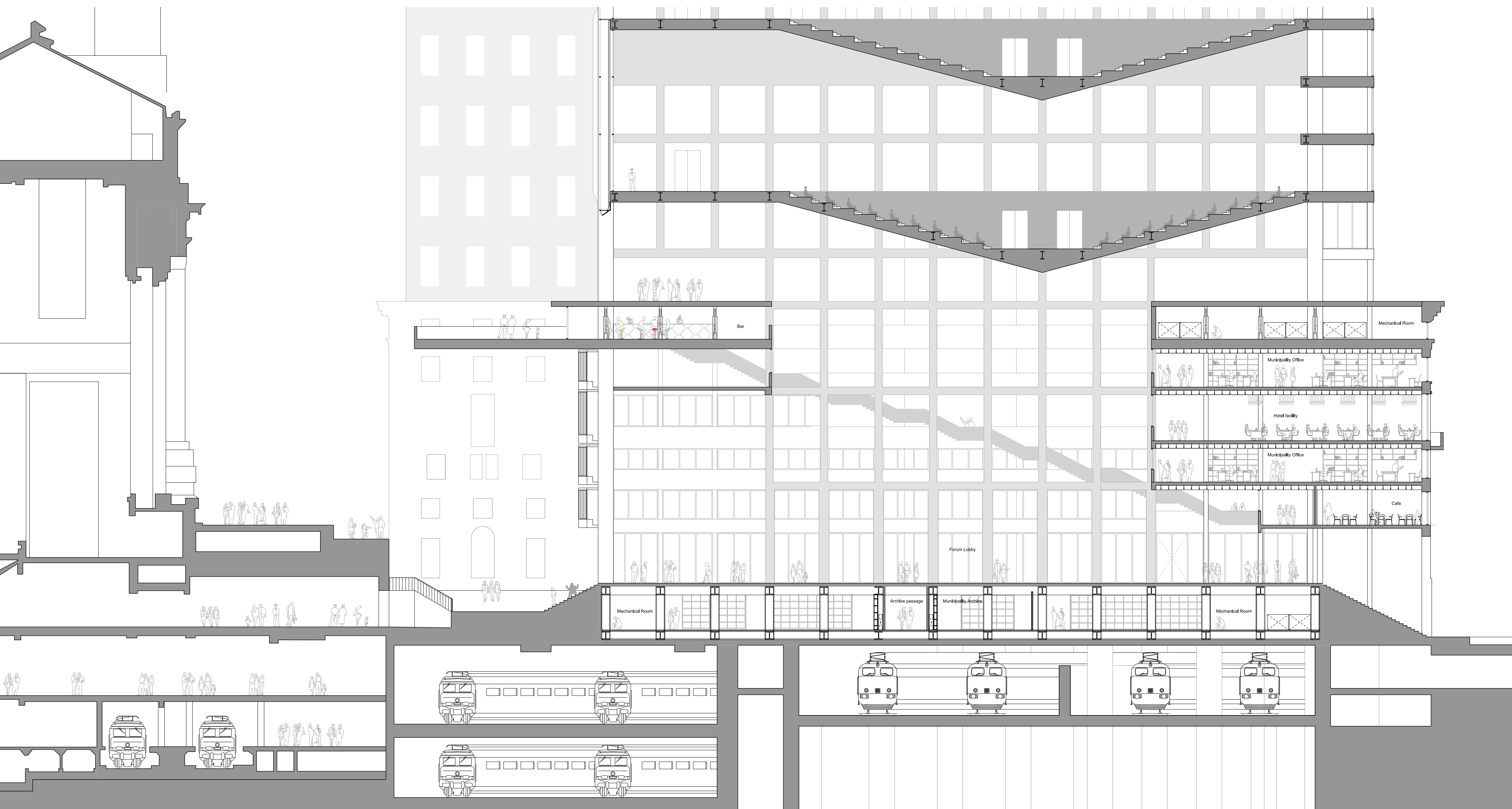
PUBLIC SPACE SECTION





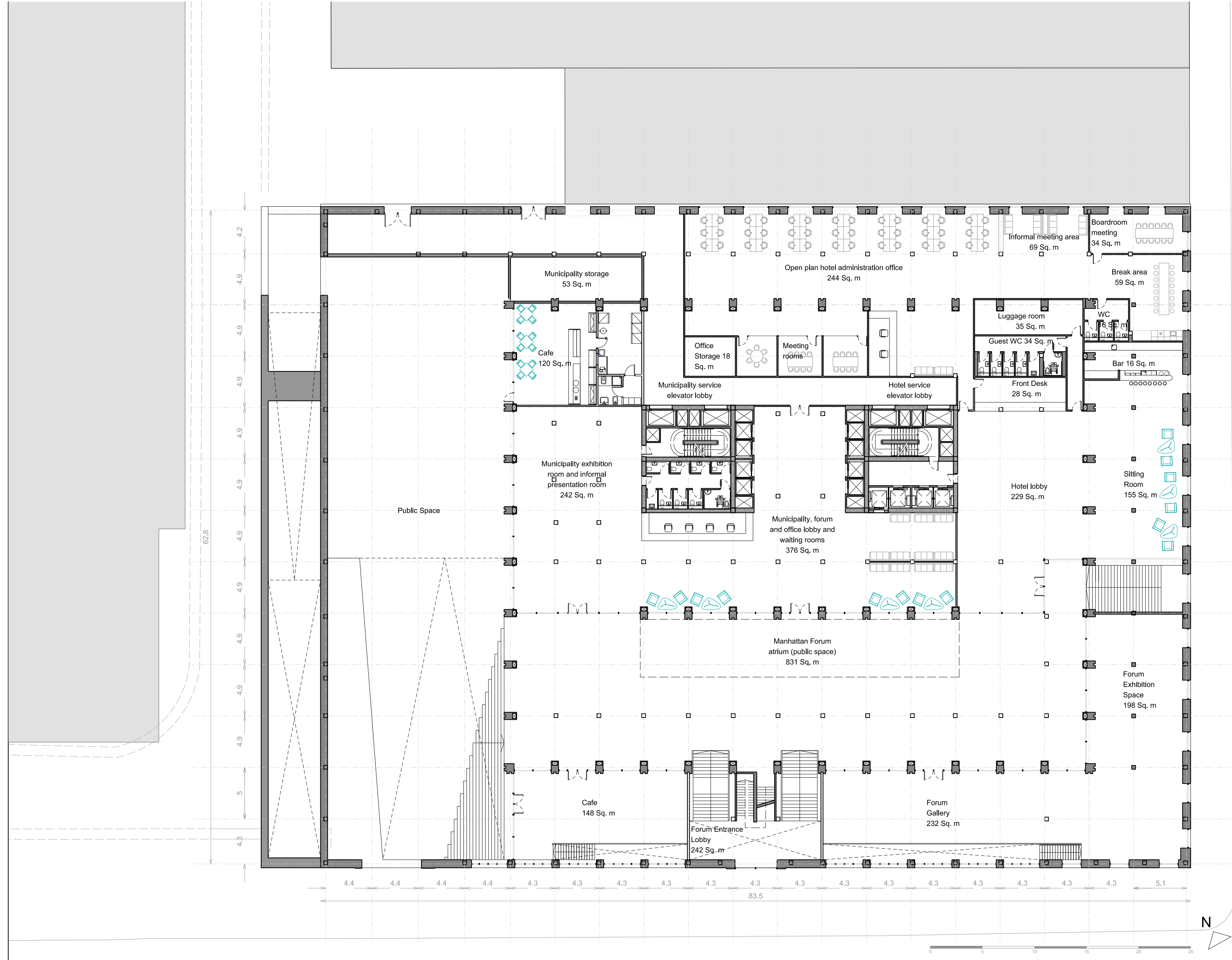


ATRIUM

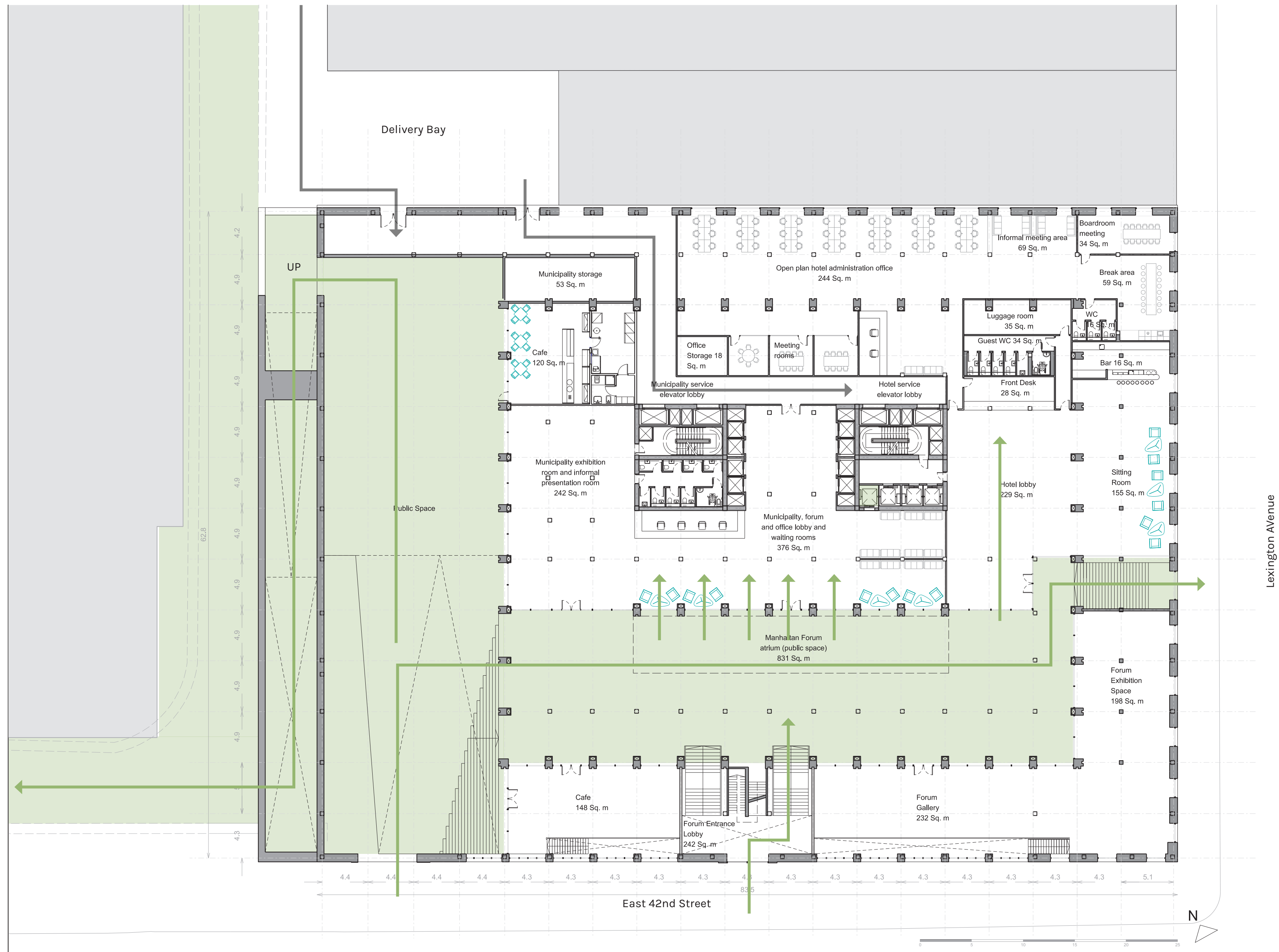




Upper Ground floor plan



Upper Ground floor plan





Mechanical Floor

External
Terrace

Forums

Municipality
Office

Forums

Forums

Public Space

Community
Board Office
Meeting
Pods

Public Space

Public Space

Grand Central Station

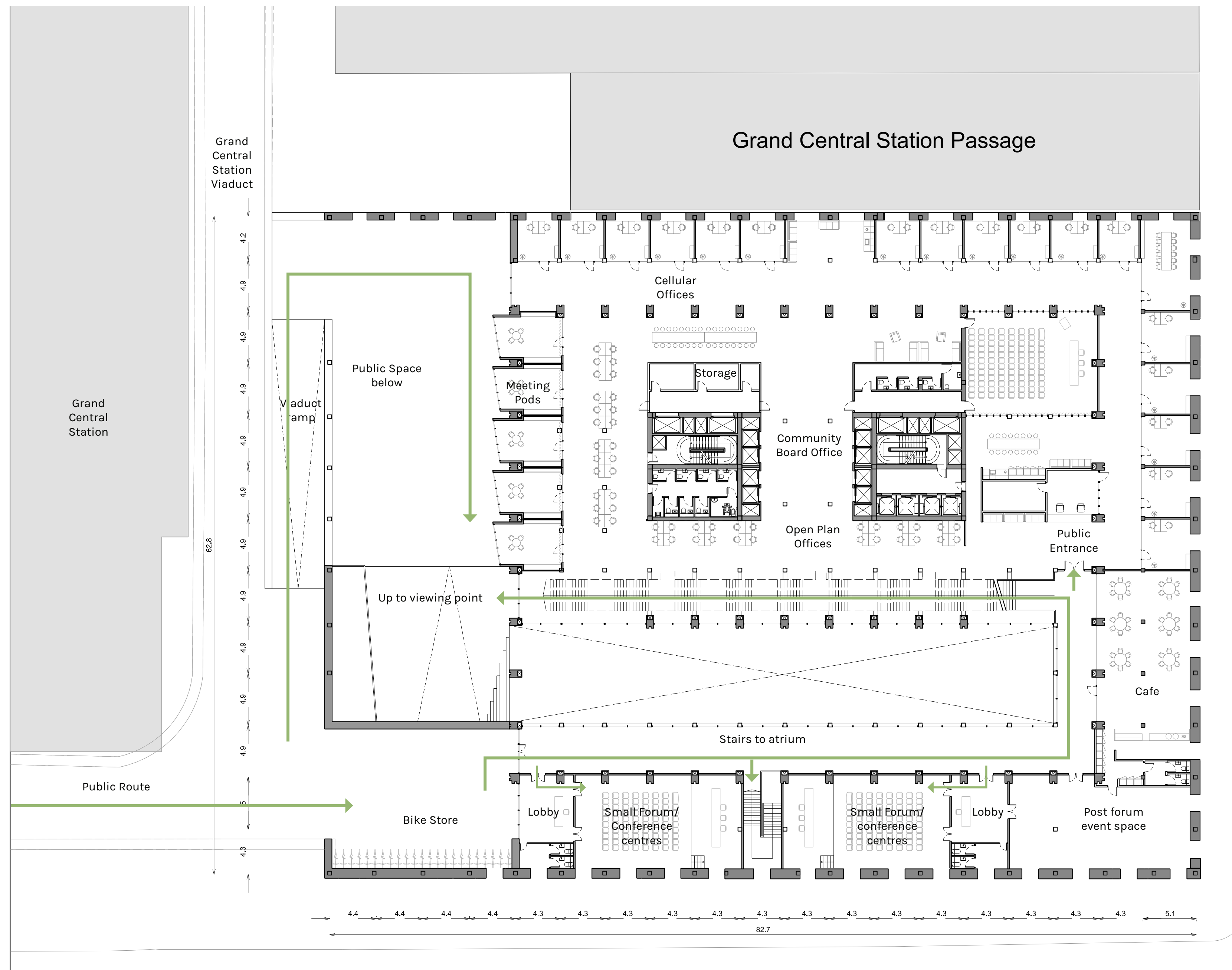
Chrysler Building

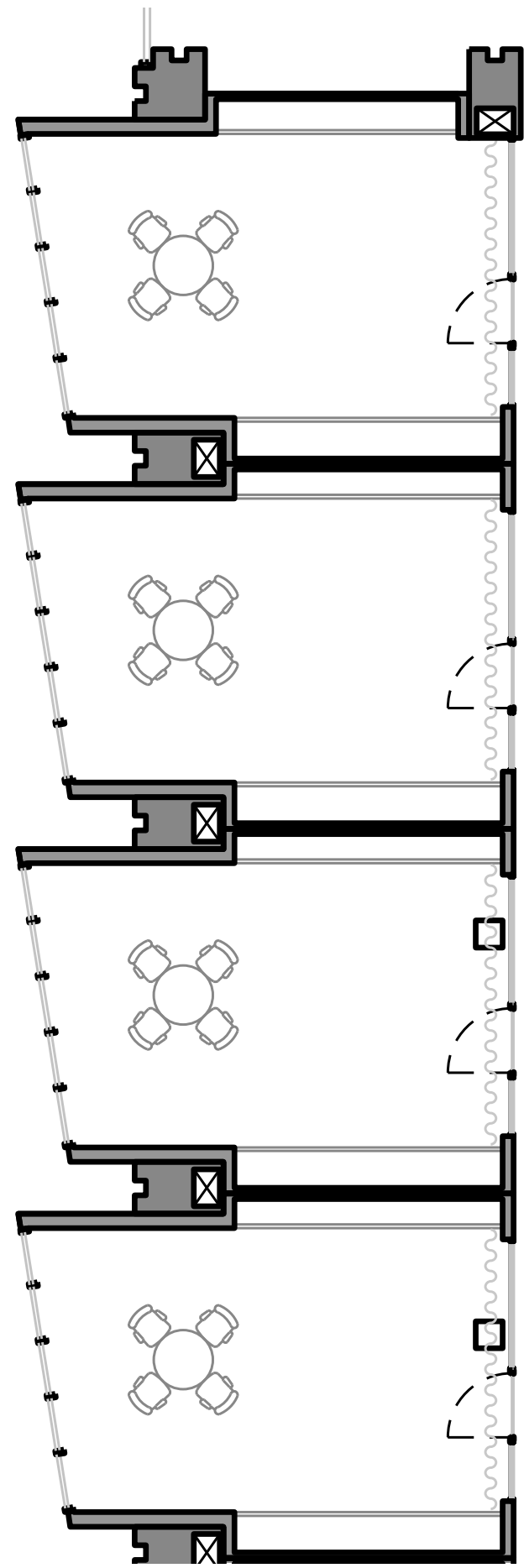
Lexington Avenue

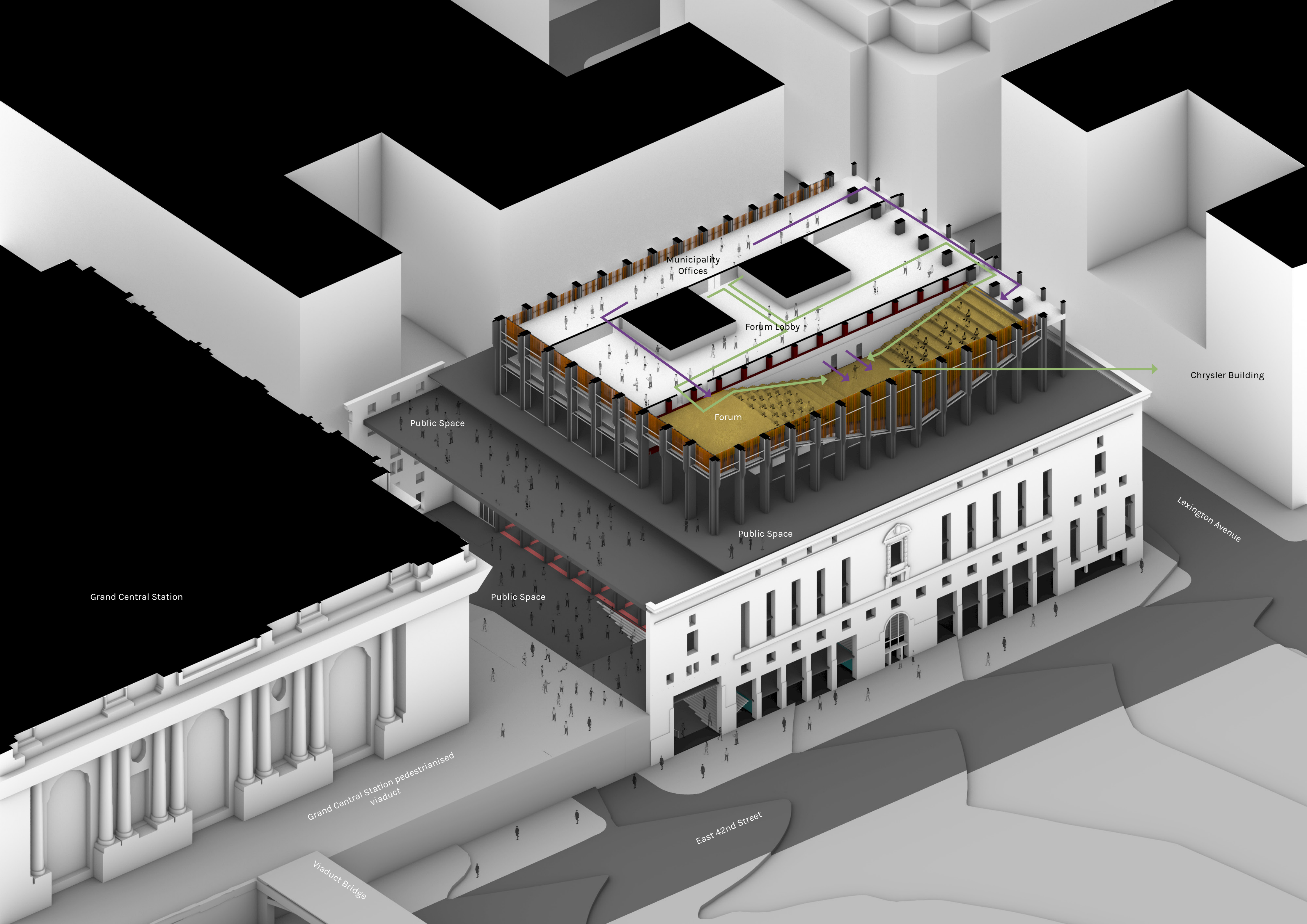
Grand Central Station pedestrianised
viaduct

East 42nd Street

Viaduct Bridge







Municipality
Offices

Forum Lobby

Forum

Public Space

Public Space

Public Space

Chrysler Building

Lexington Avenue

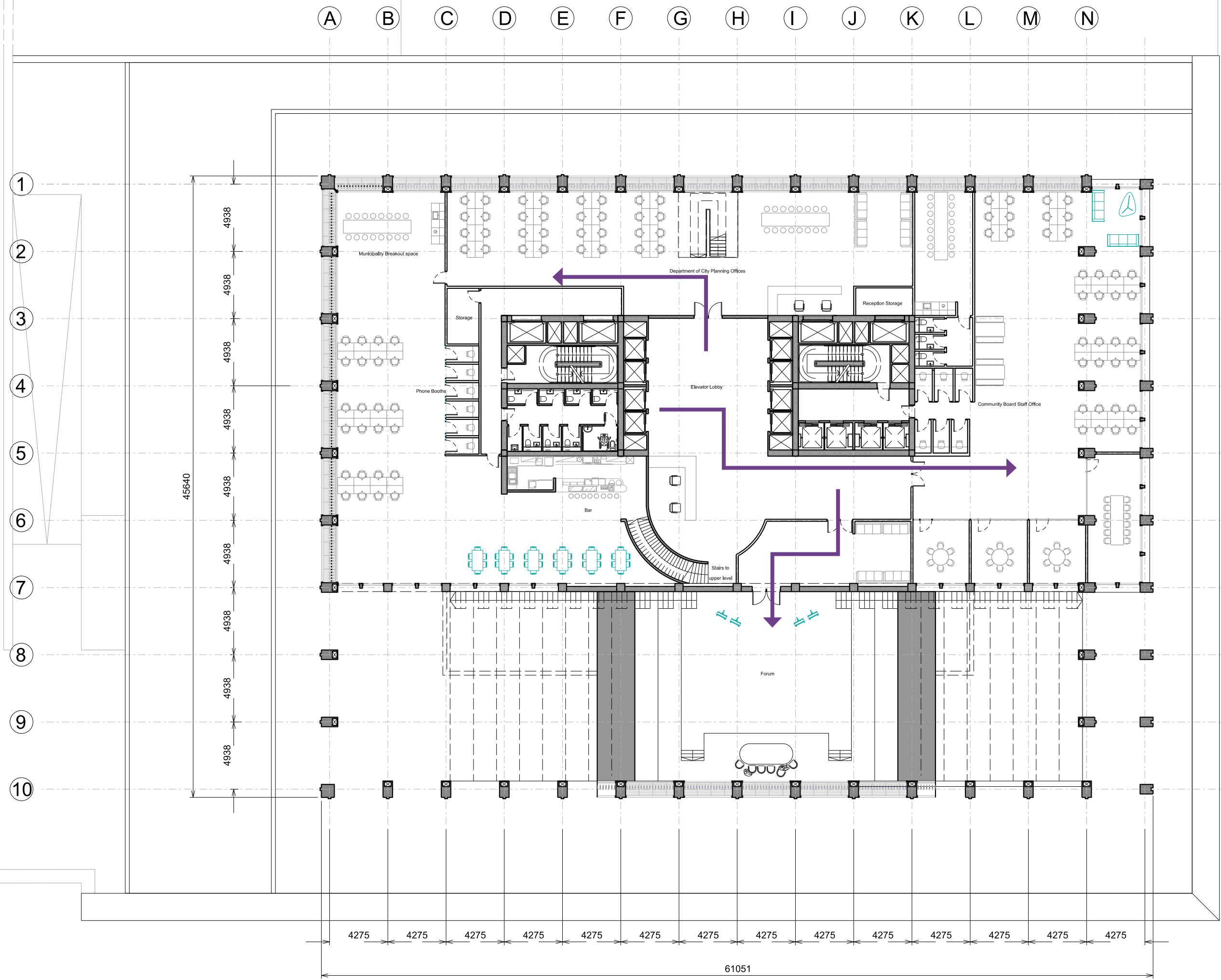
Grand Central Station

Grand Central Station pedestrianised
viaduct

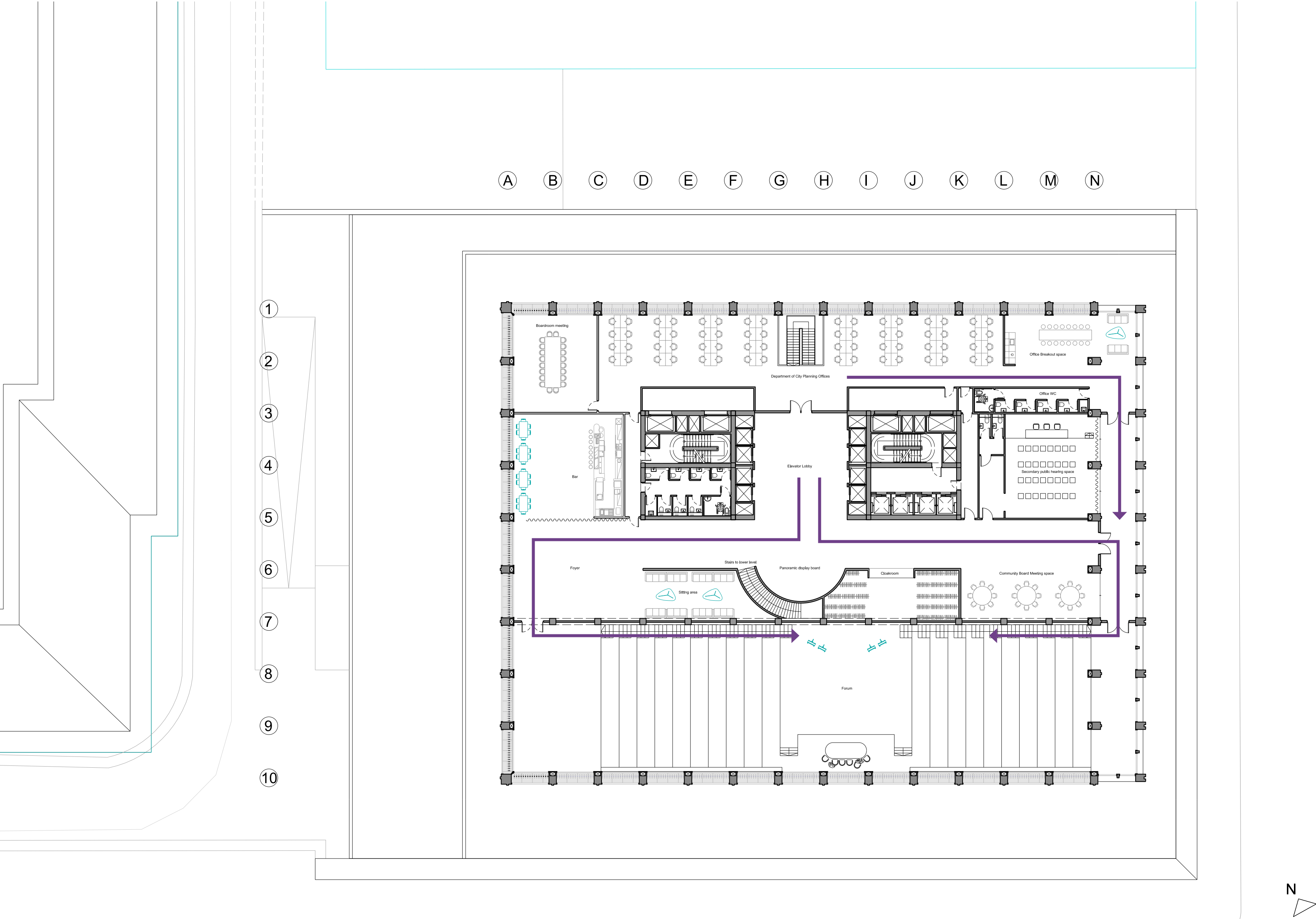
East 42nd Street

Viaduct Bridge

Forum Lower Level

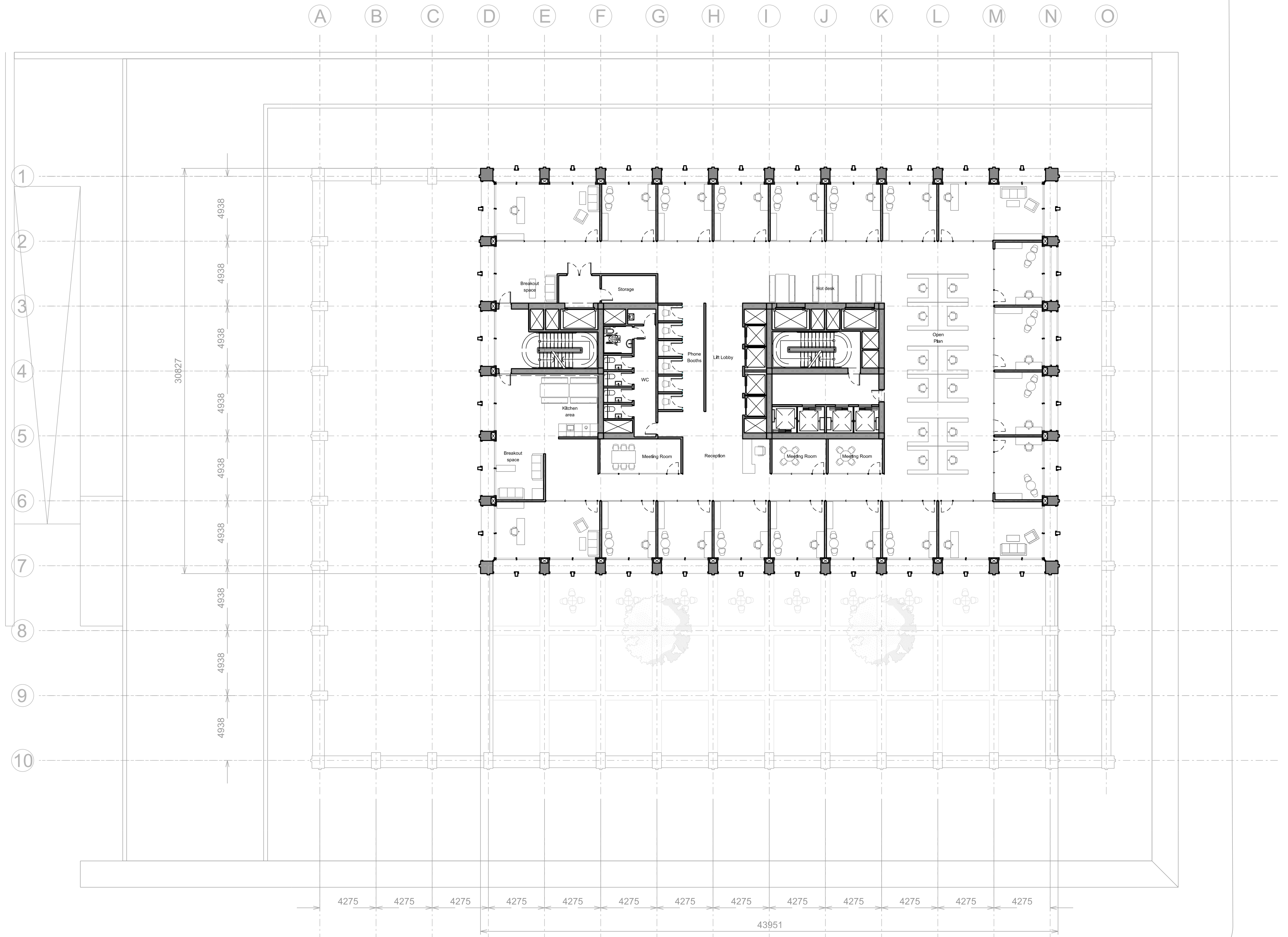


Forum Upper Level



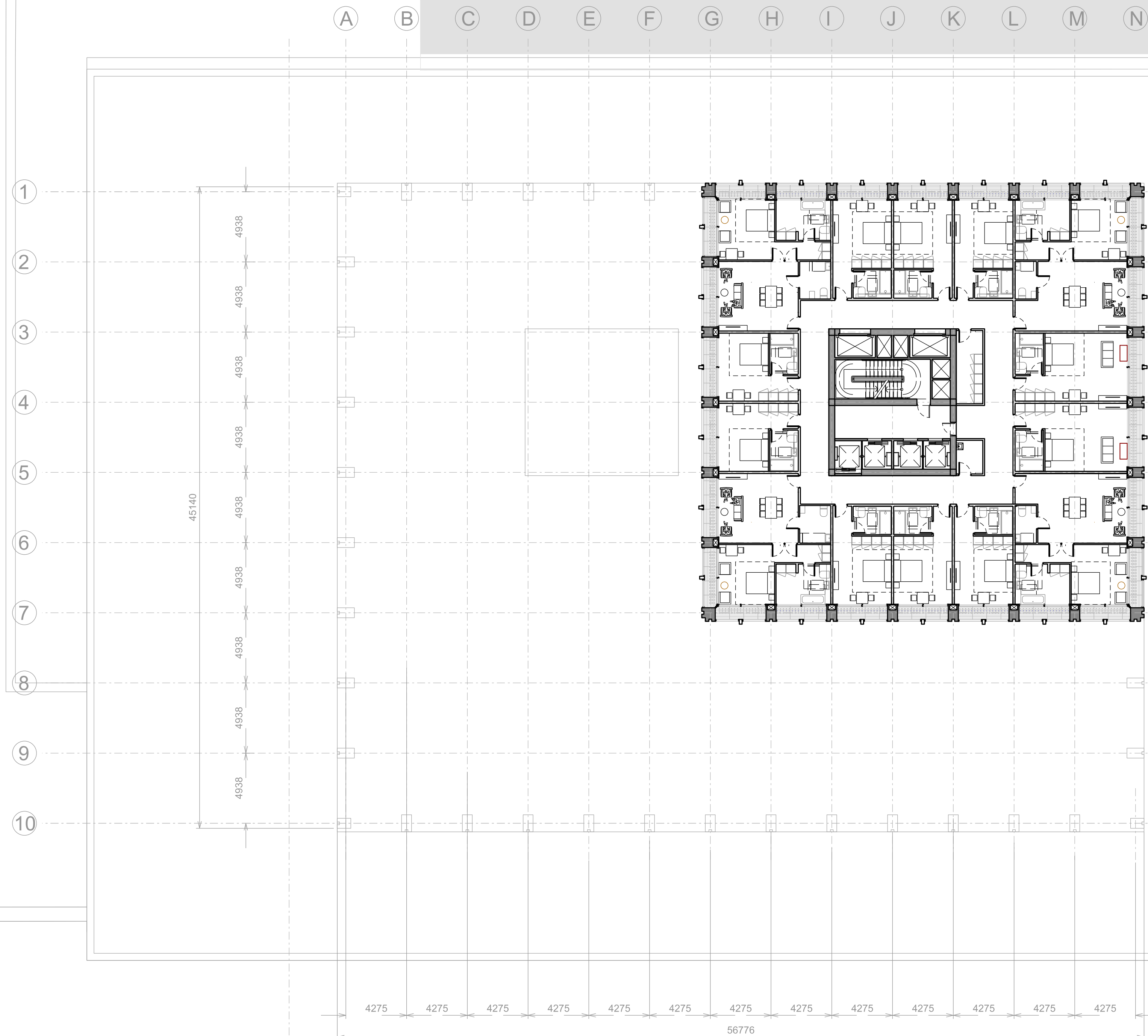




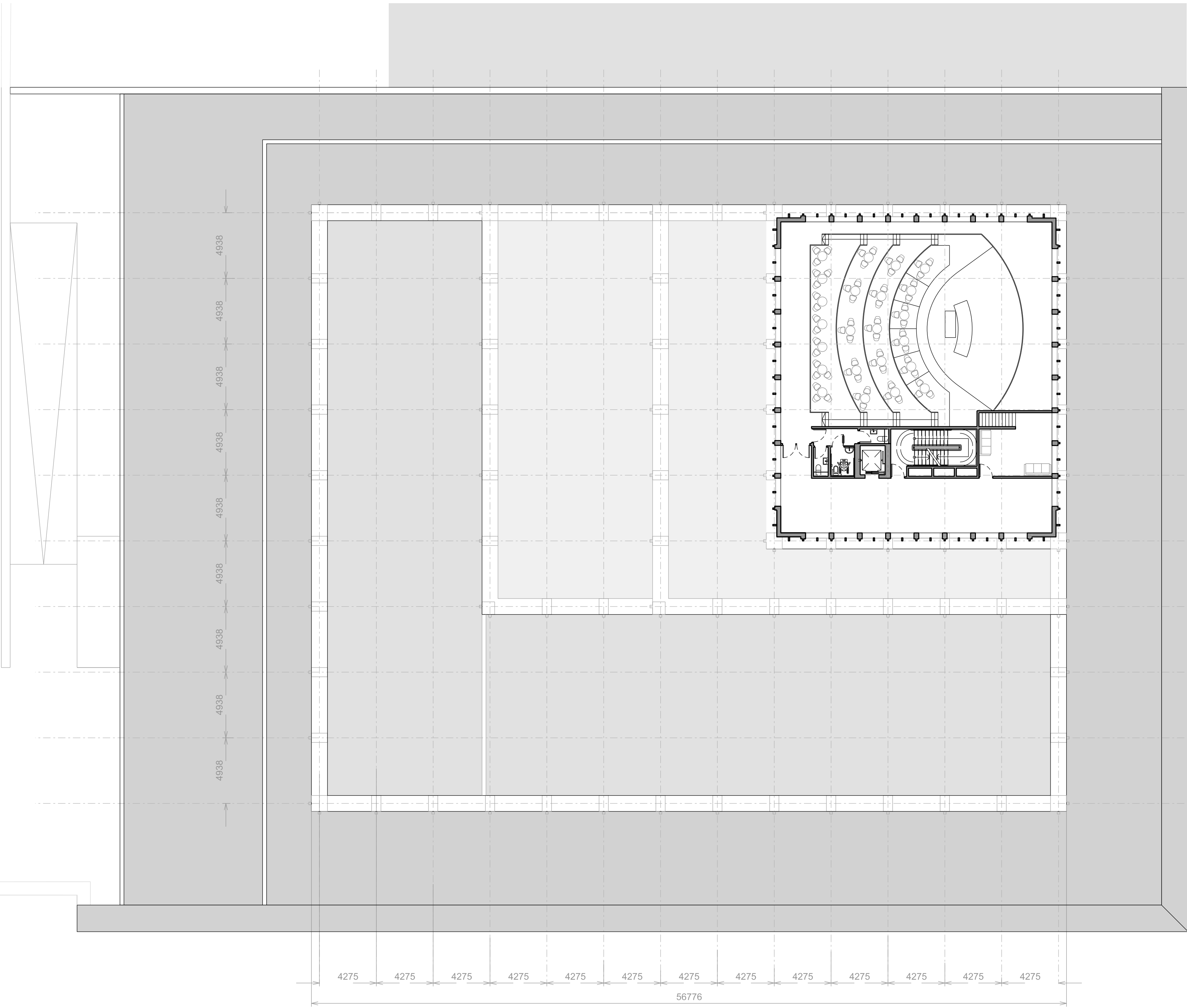


TYPICAL MUNICIPALITY/OFFICE FLOOR 1:200





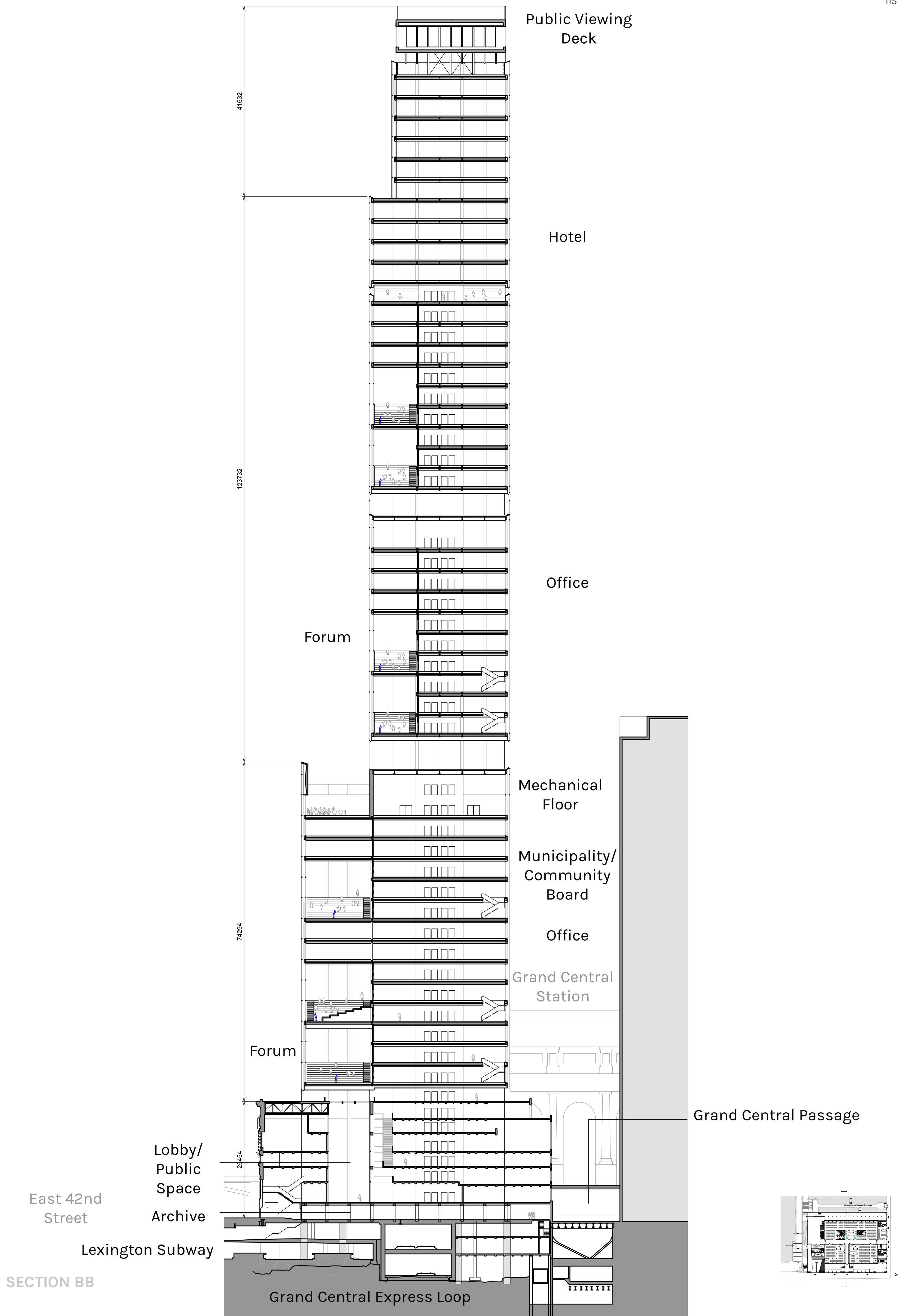
TYPICAL HOTEL FLOOR 1:200

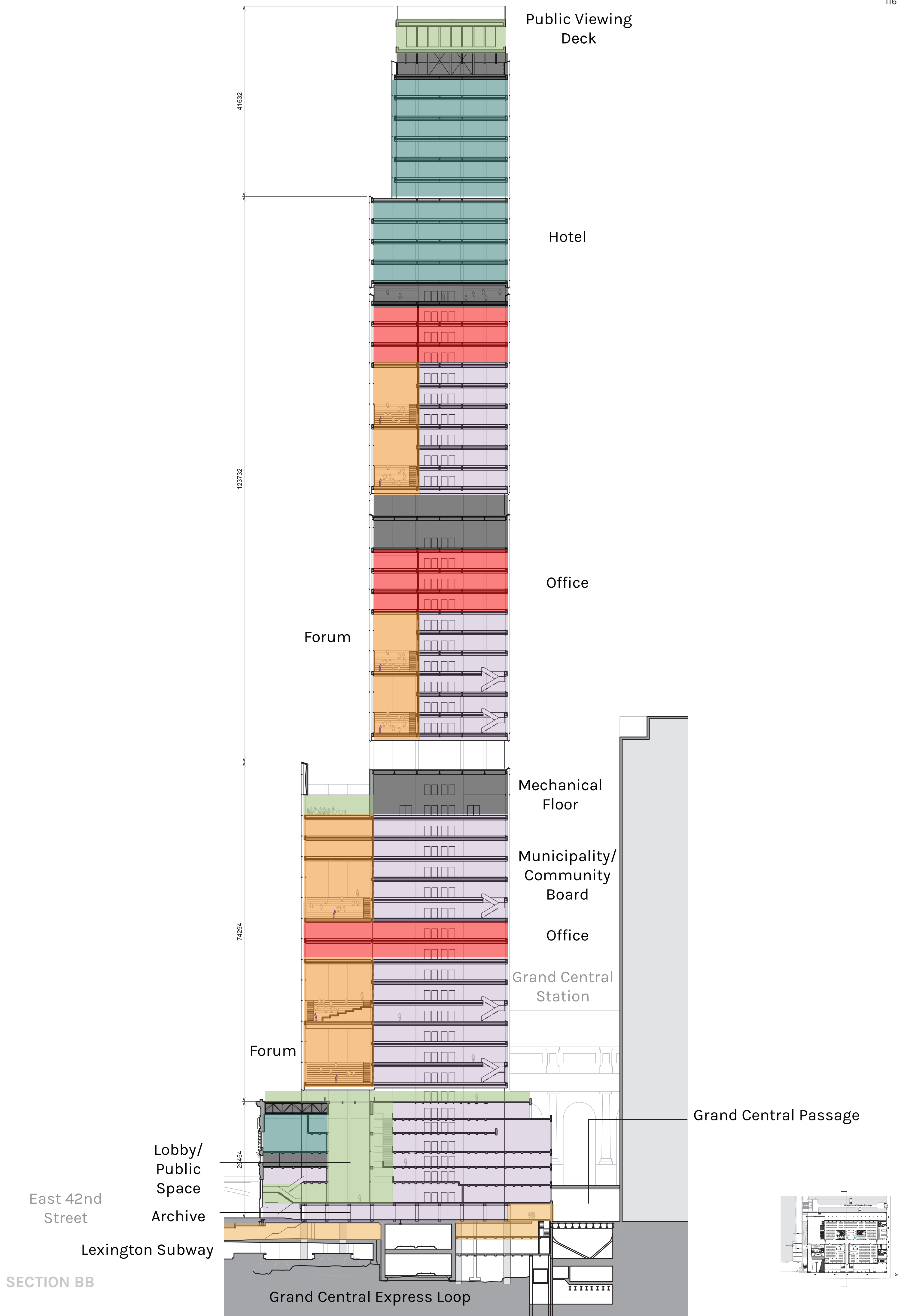


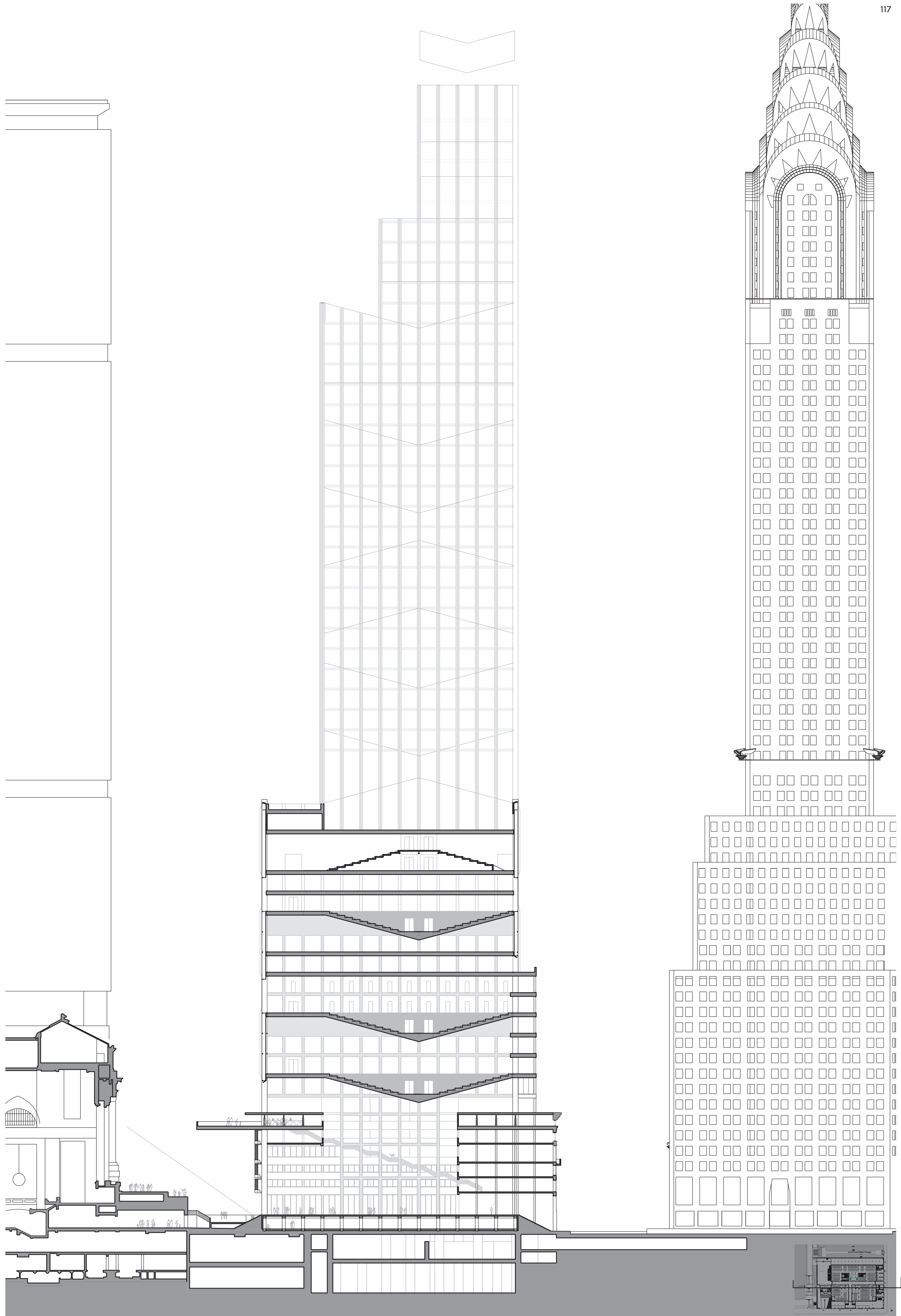
TYPICAL HOTEL FLOOR 1:200











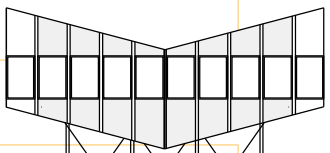
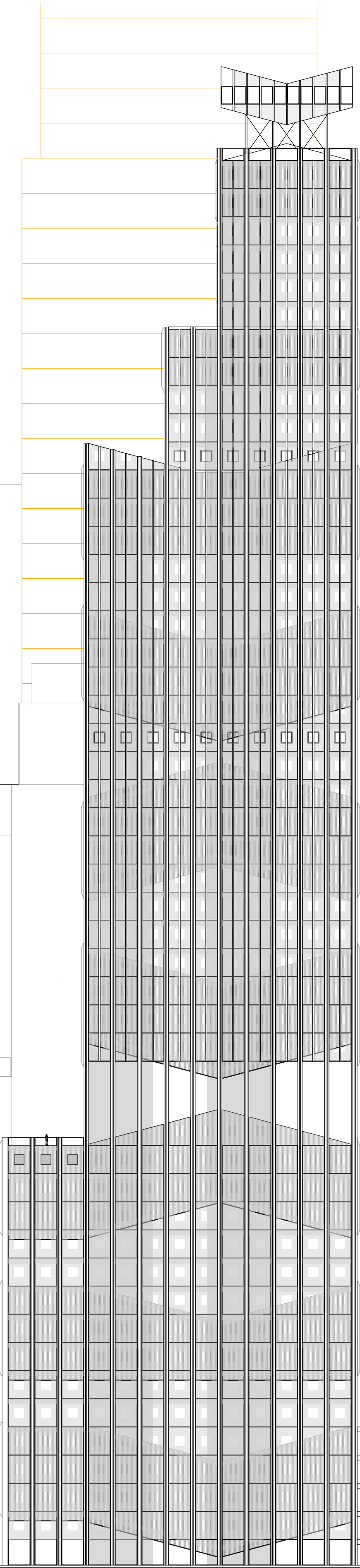
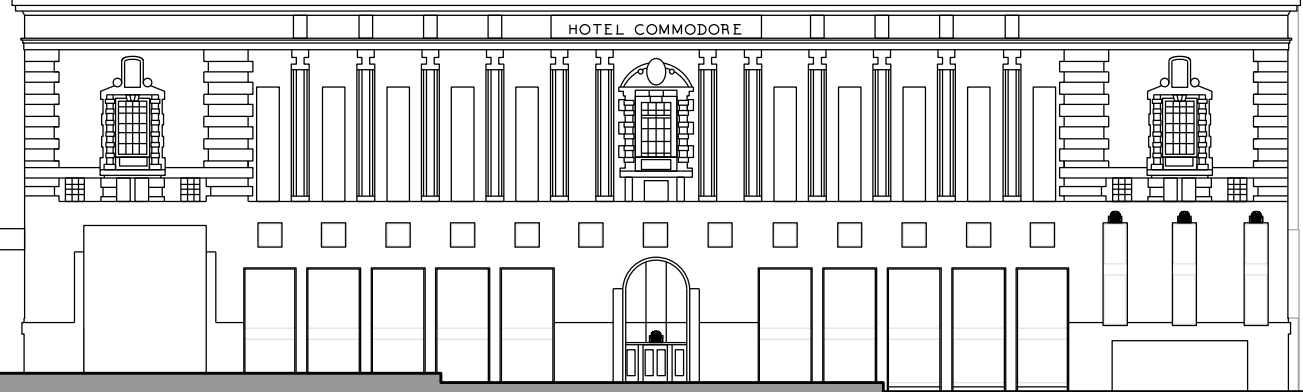
Facade Character



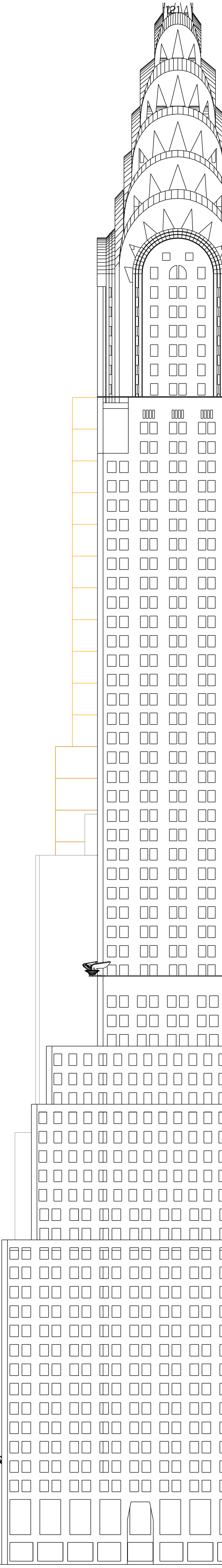




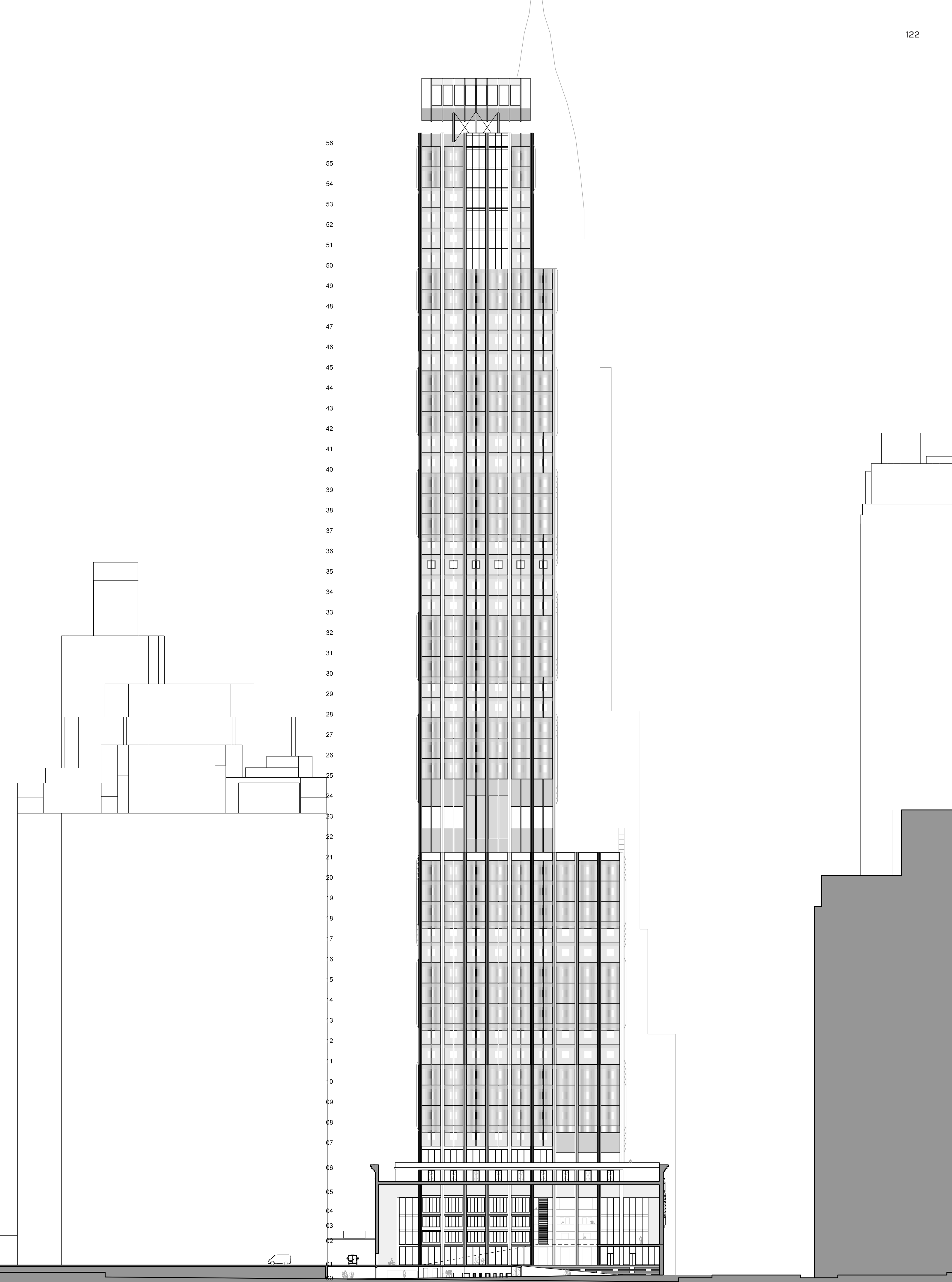
tLife



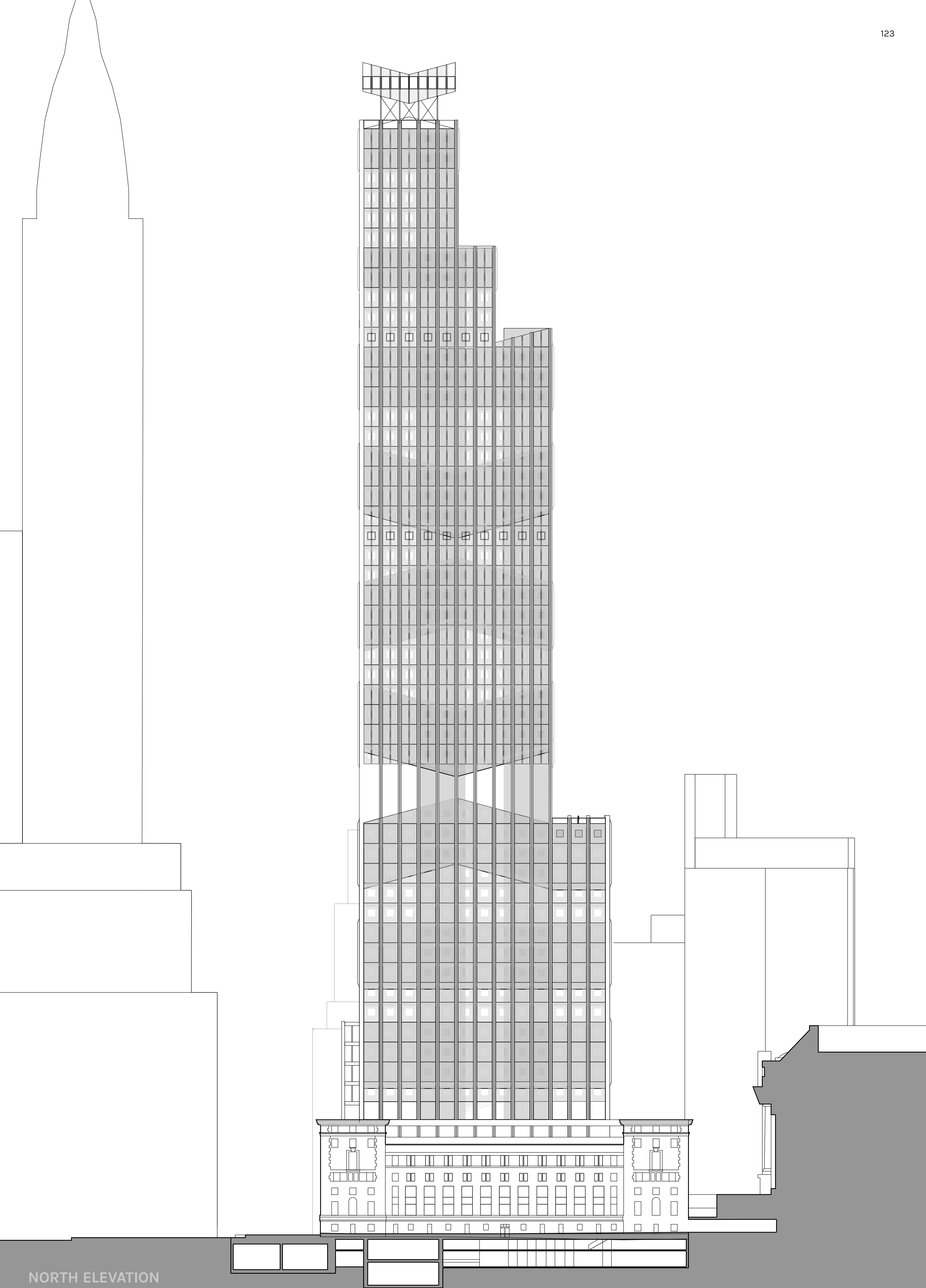
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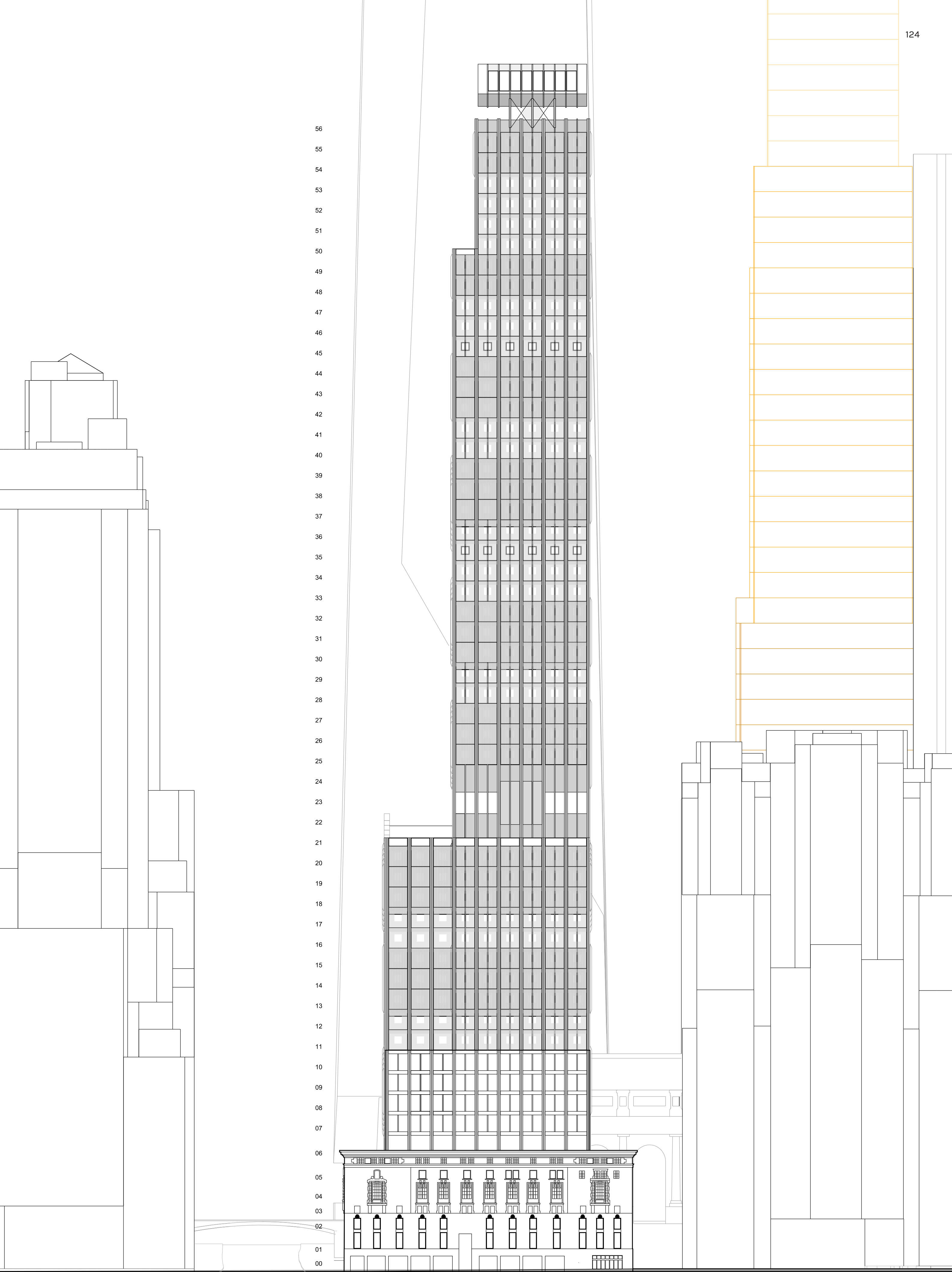
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

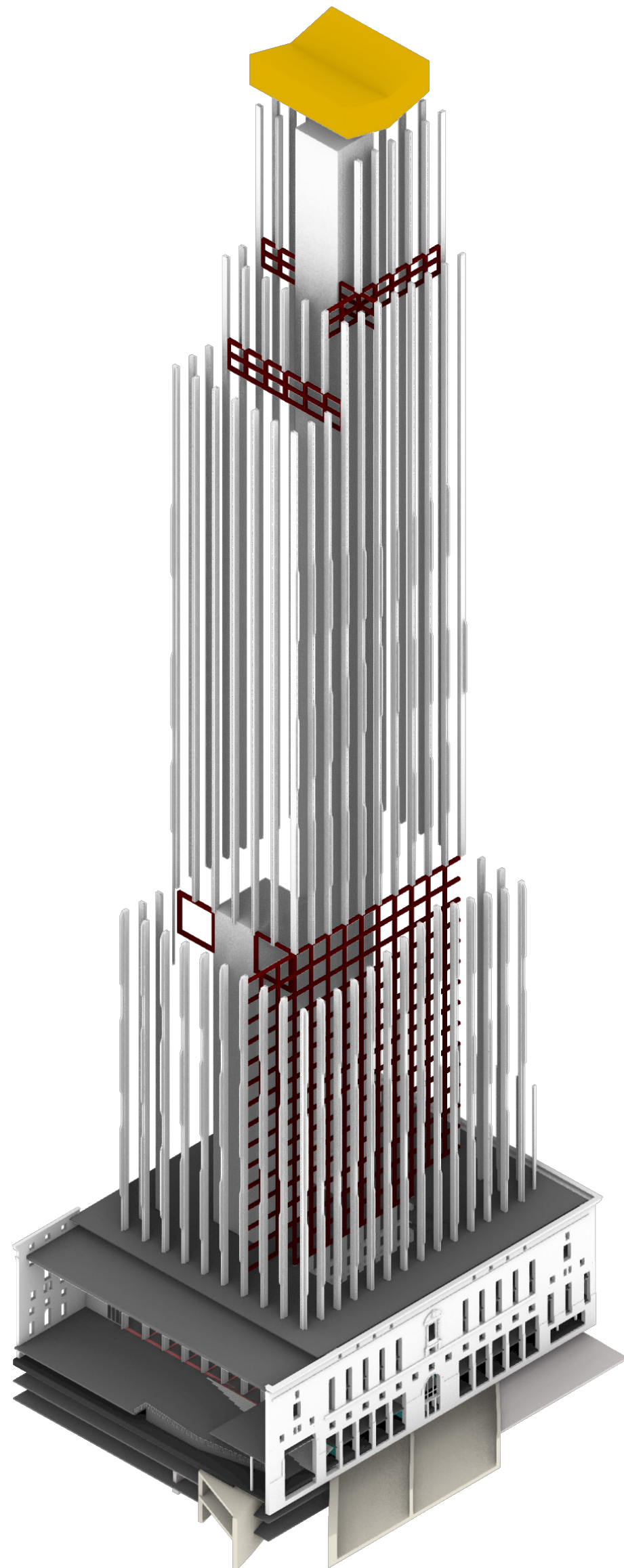




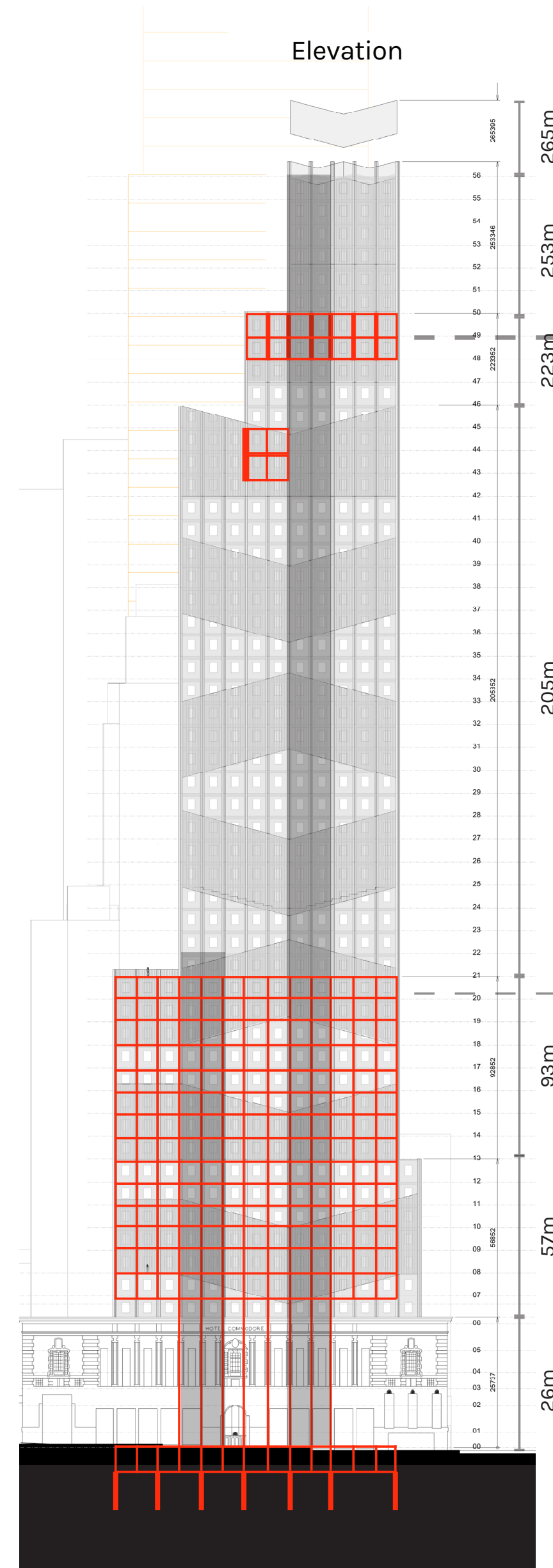
STRUCTURE

VIERENDEEL TRUSSES TO SUPPORT SET BACKS

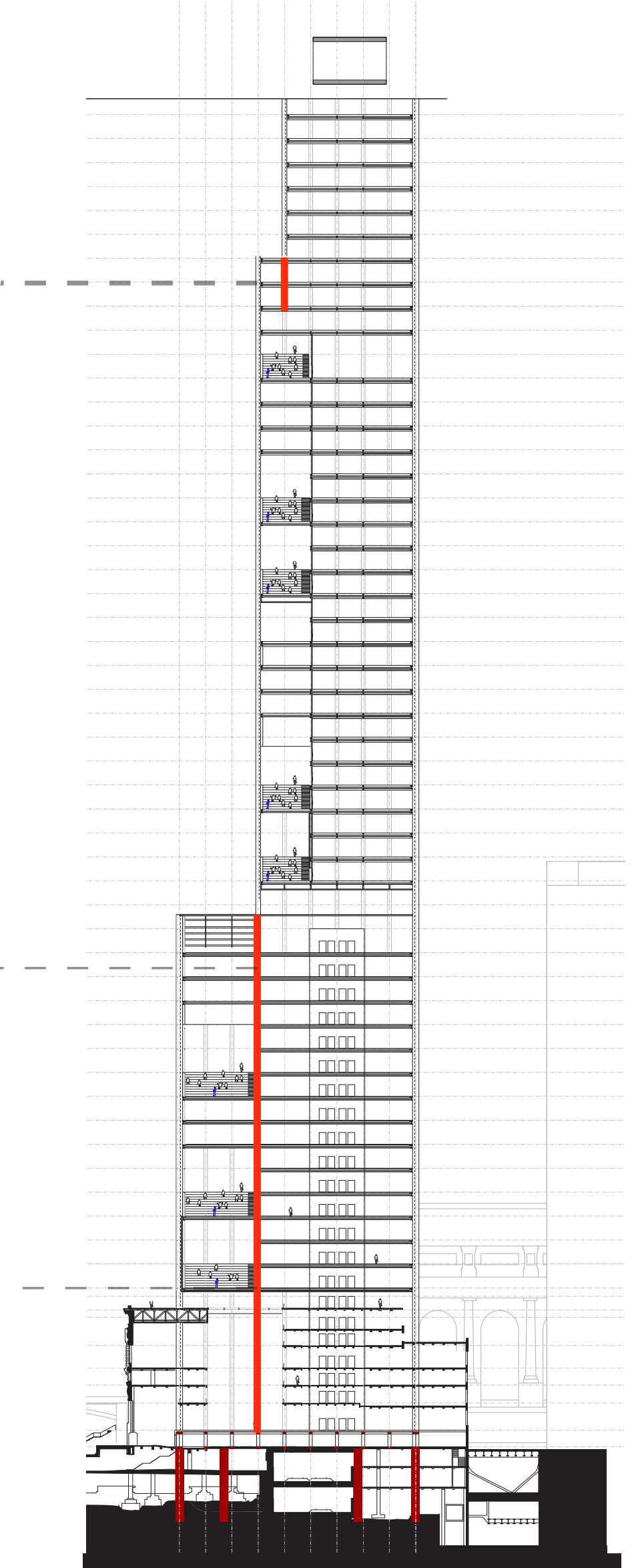
Axonometric



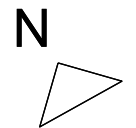
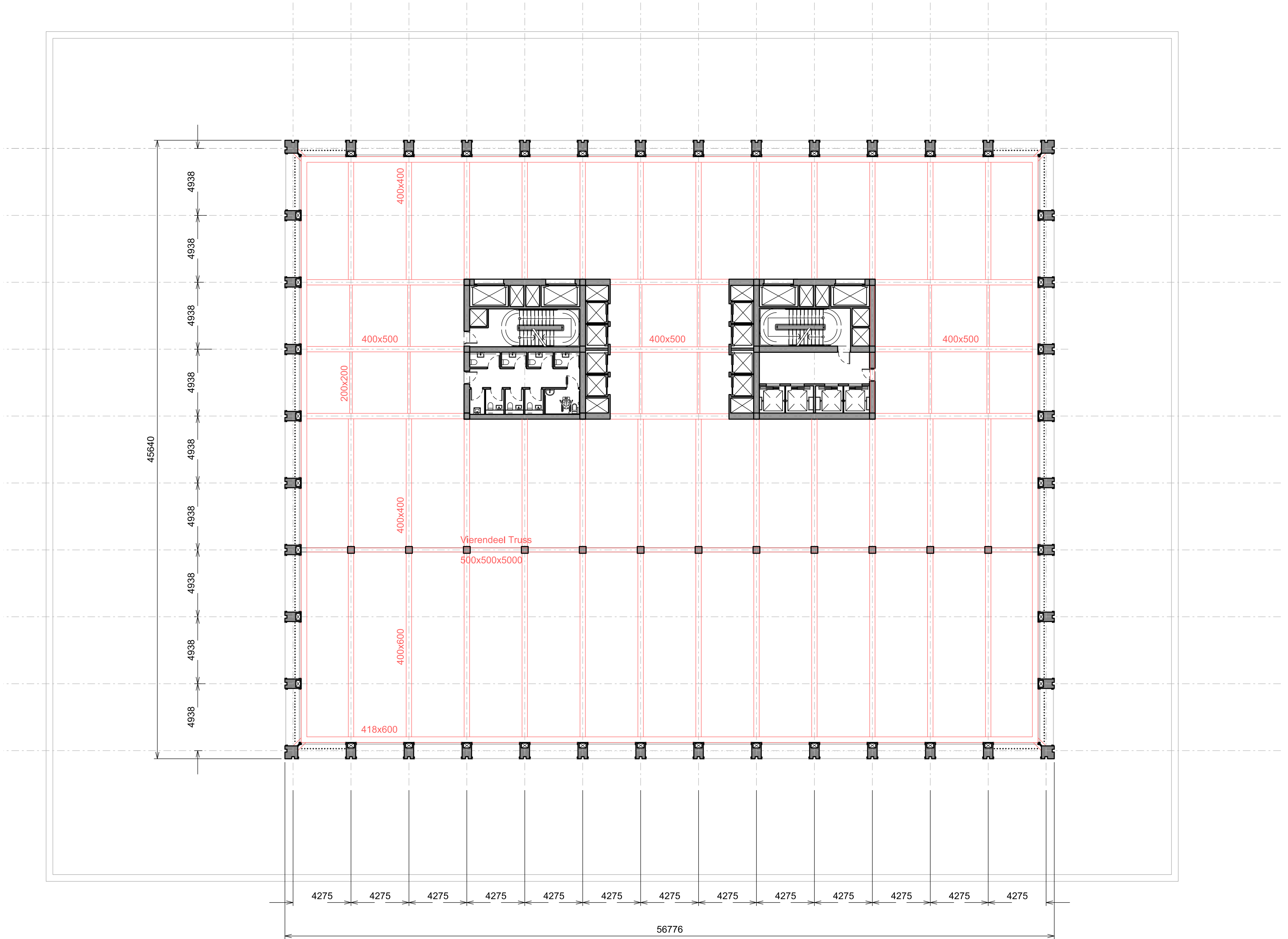
Elevation



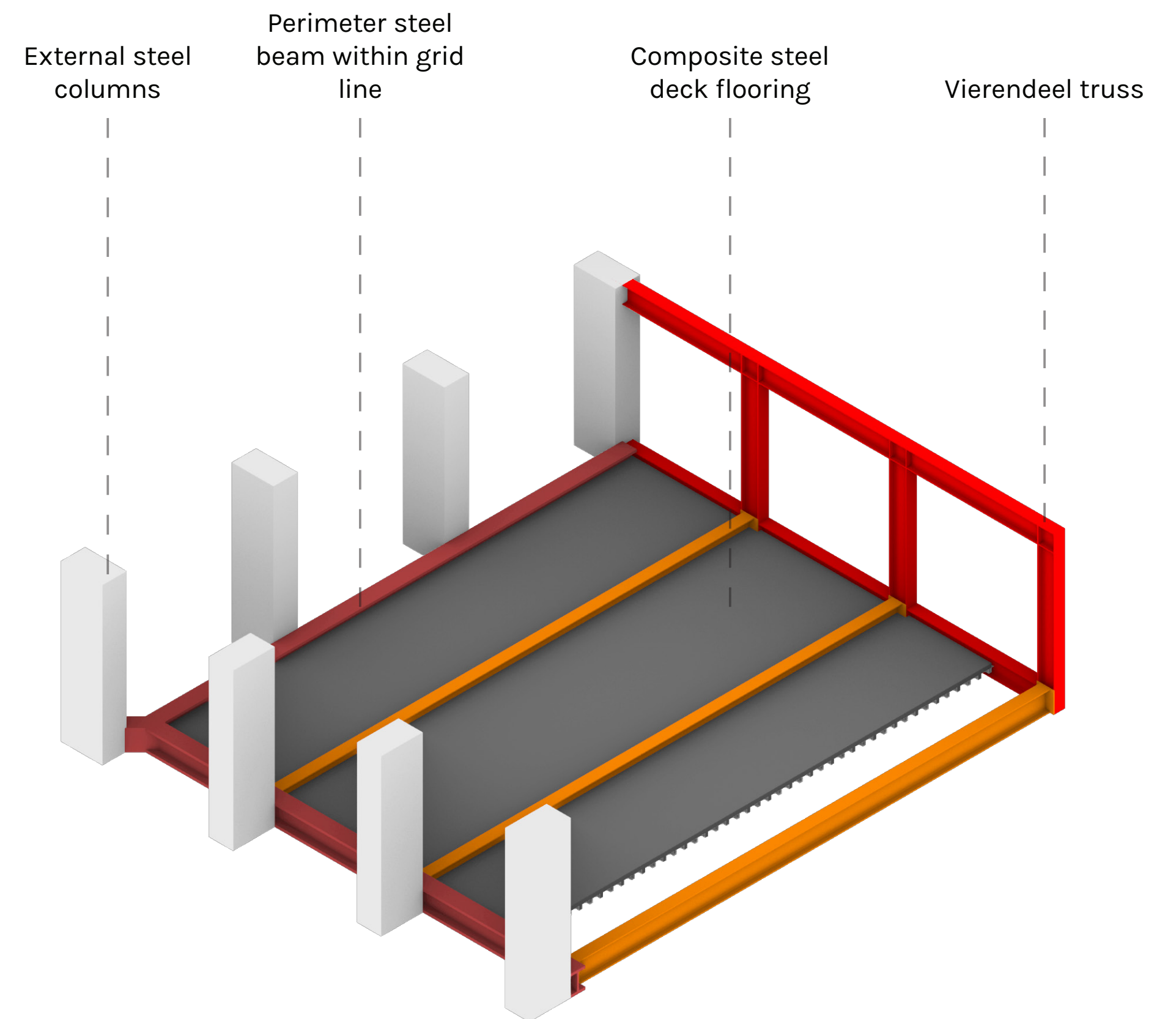
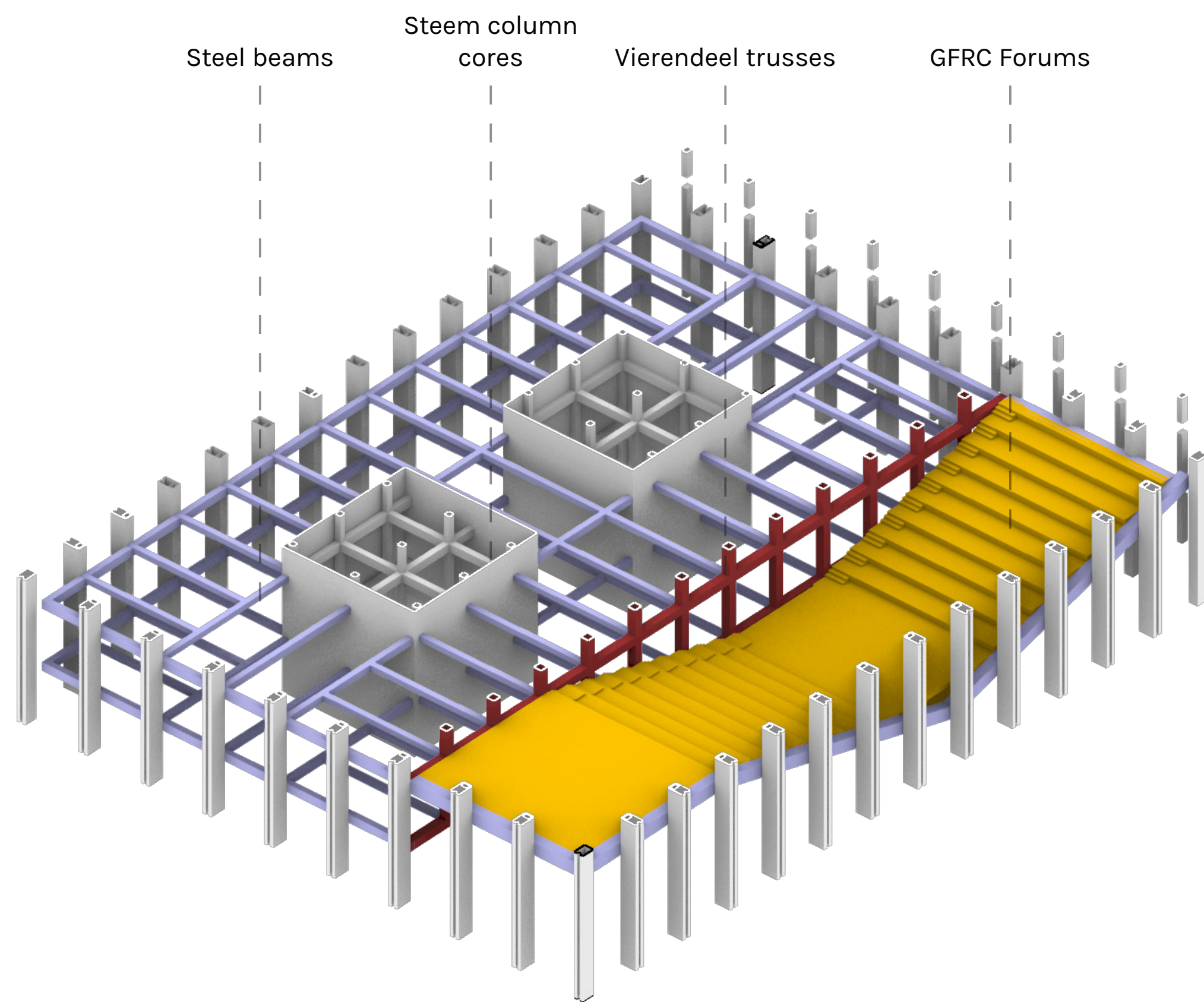
Section



STRUCTURAL SCHEME TYPICAL PLAN



STRUCTURAL SCHEME ALLOWS FOR COLUMN FREE SPACES IN FORUMS AND OFFICES, SATISFYING BOTH OFFICE AND FORUM PROGRAMS



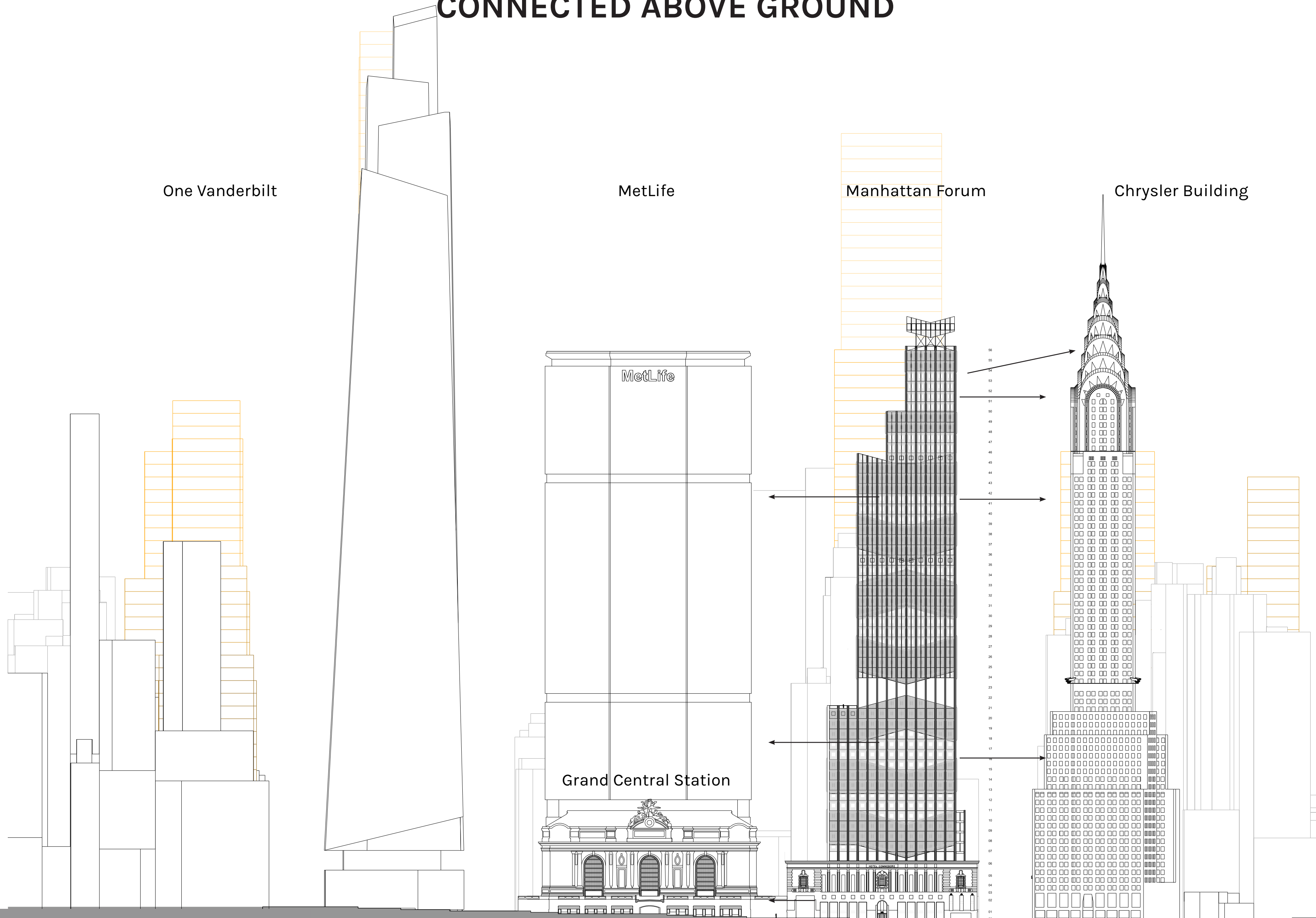
CONNECTED ABOVE GROUND

One Vanderbilt

MetLife

Manhattan Forum

Chrysler Building



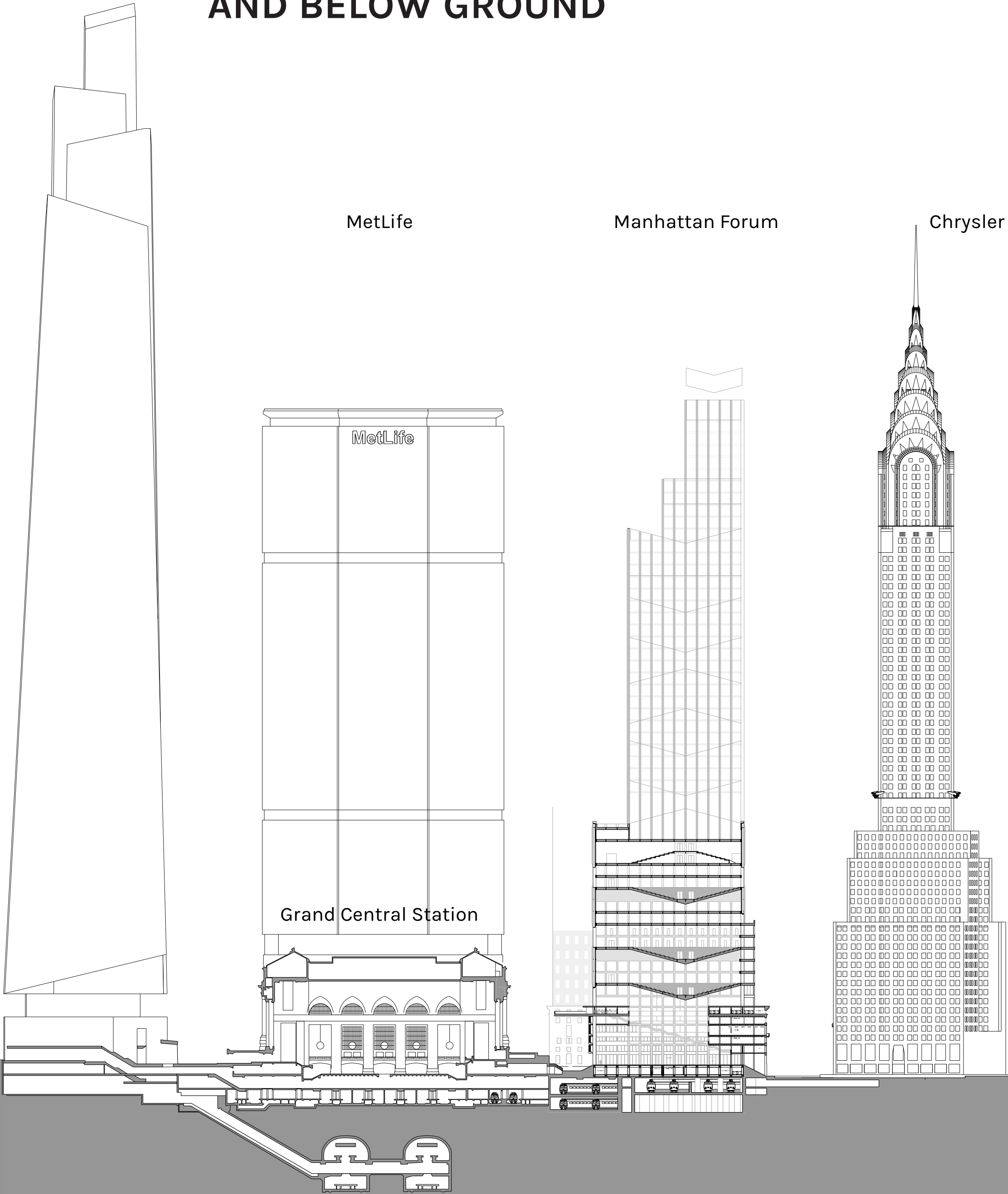
AND BELOW GROUND

One Vanderbilt

MetLife

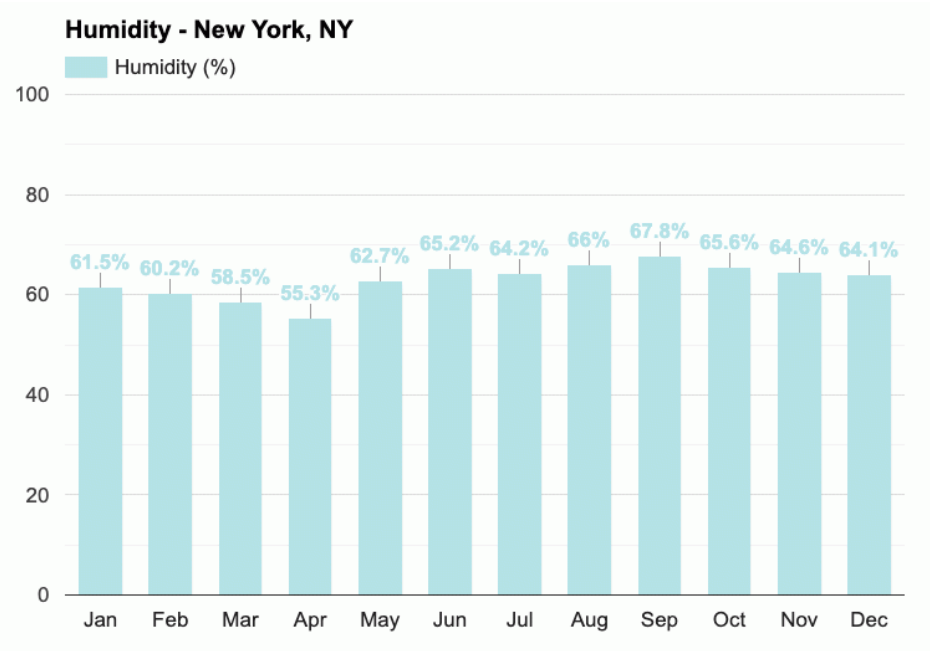
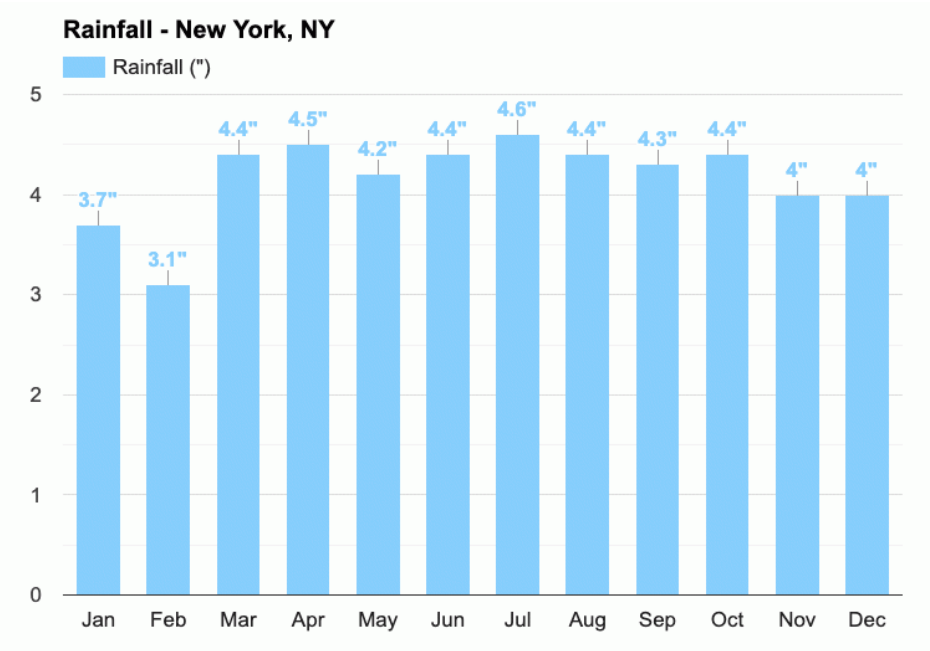
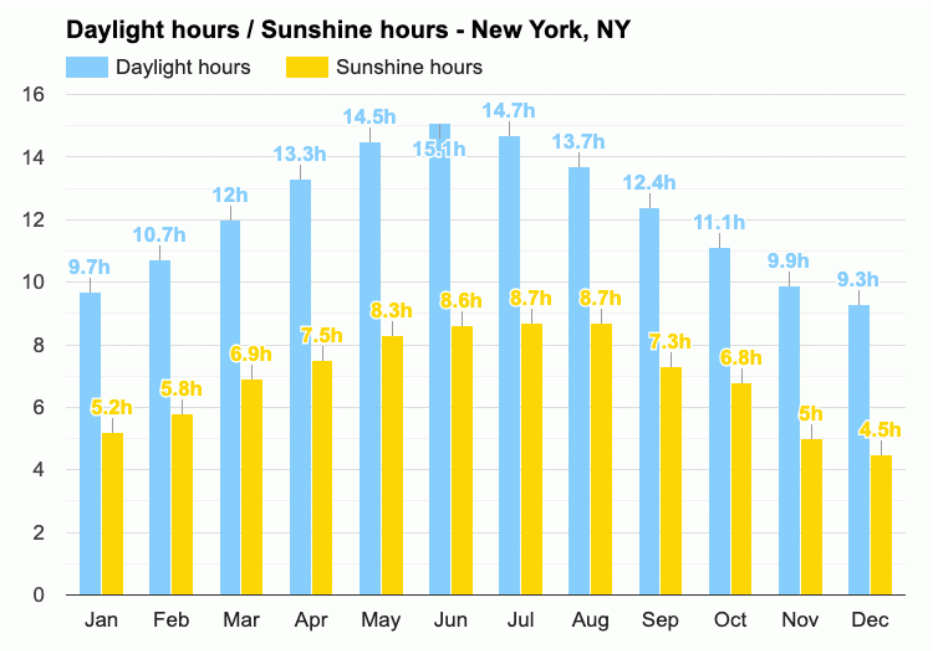
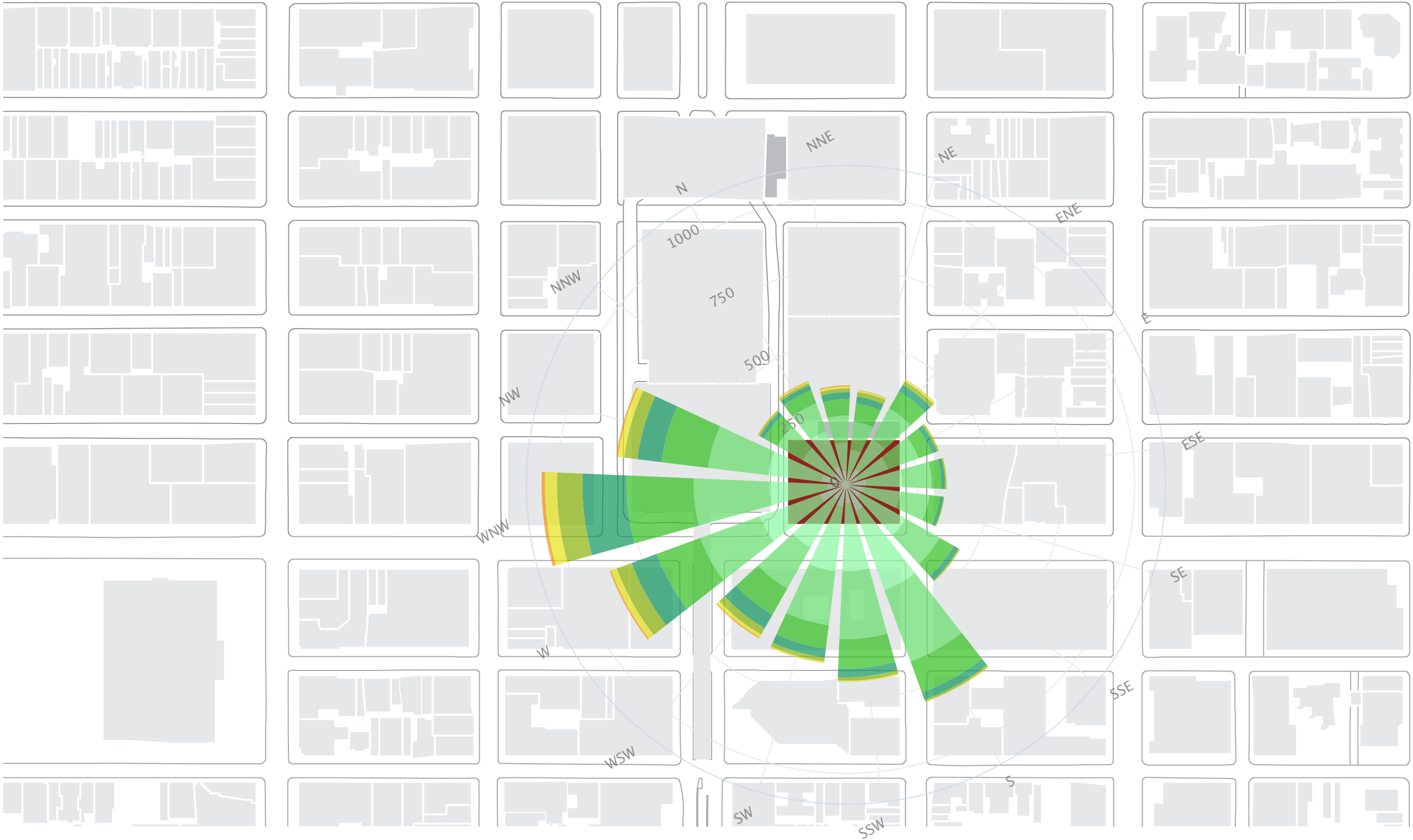
Manhattan Forum

Chrysler Building

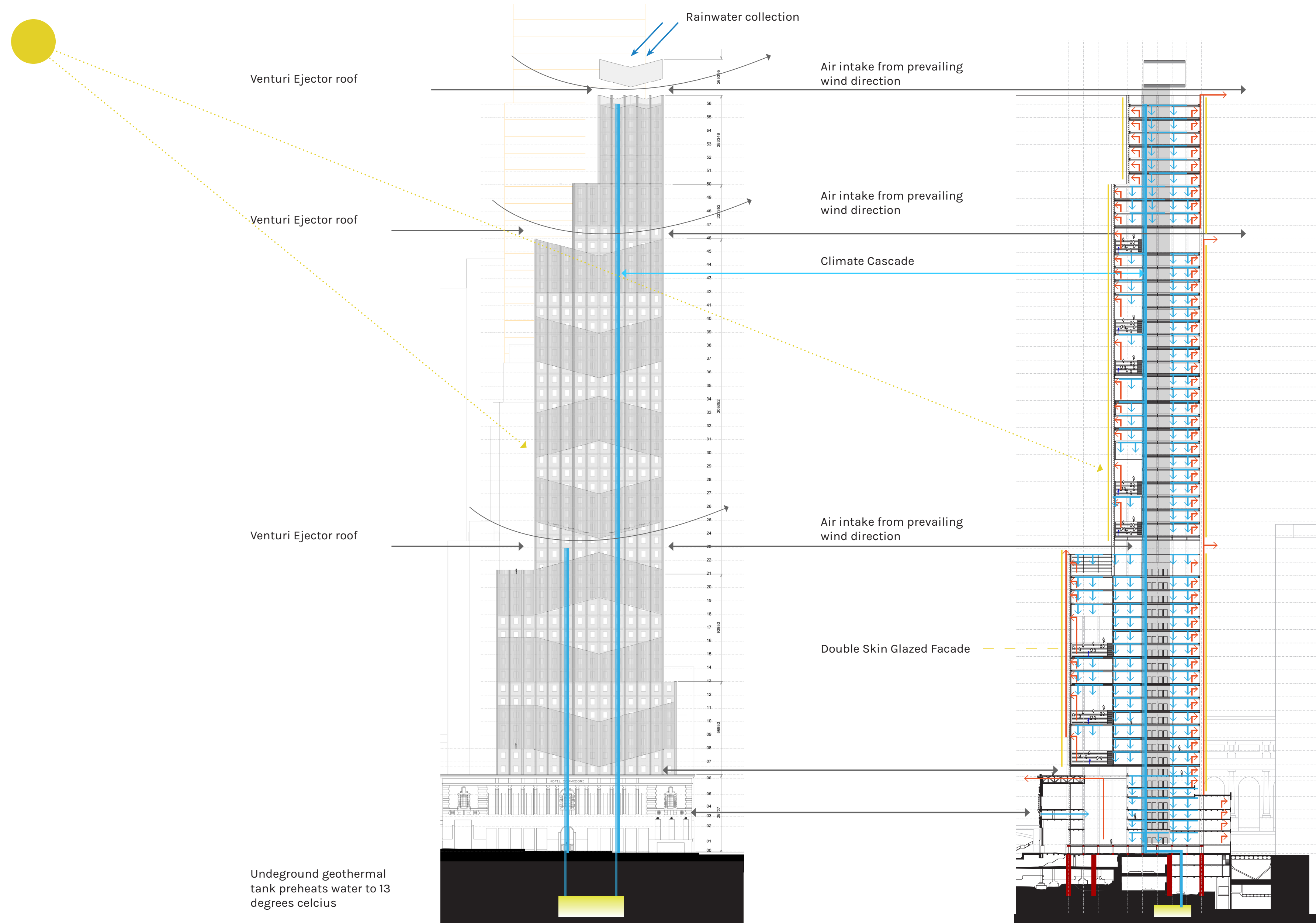


CLIMATE SCHEME

CLIMATE SCHEME



CLIMATE SCHEME



CLIMATE DIAGRAM PLINTH

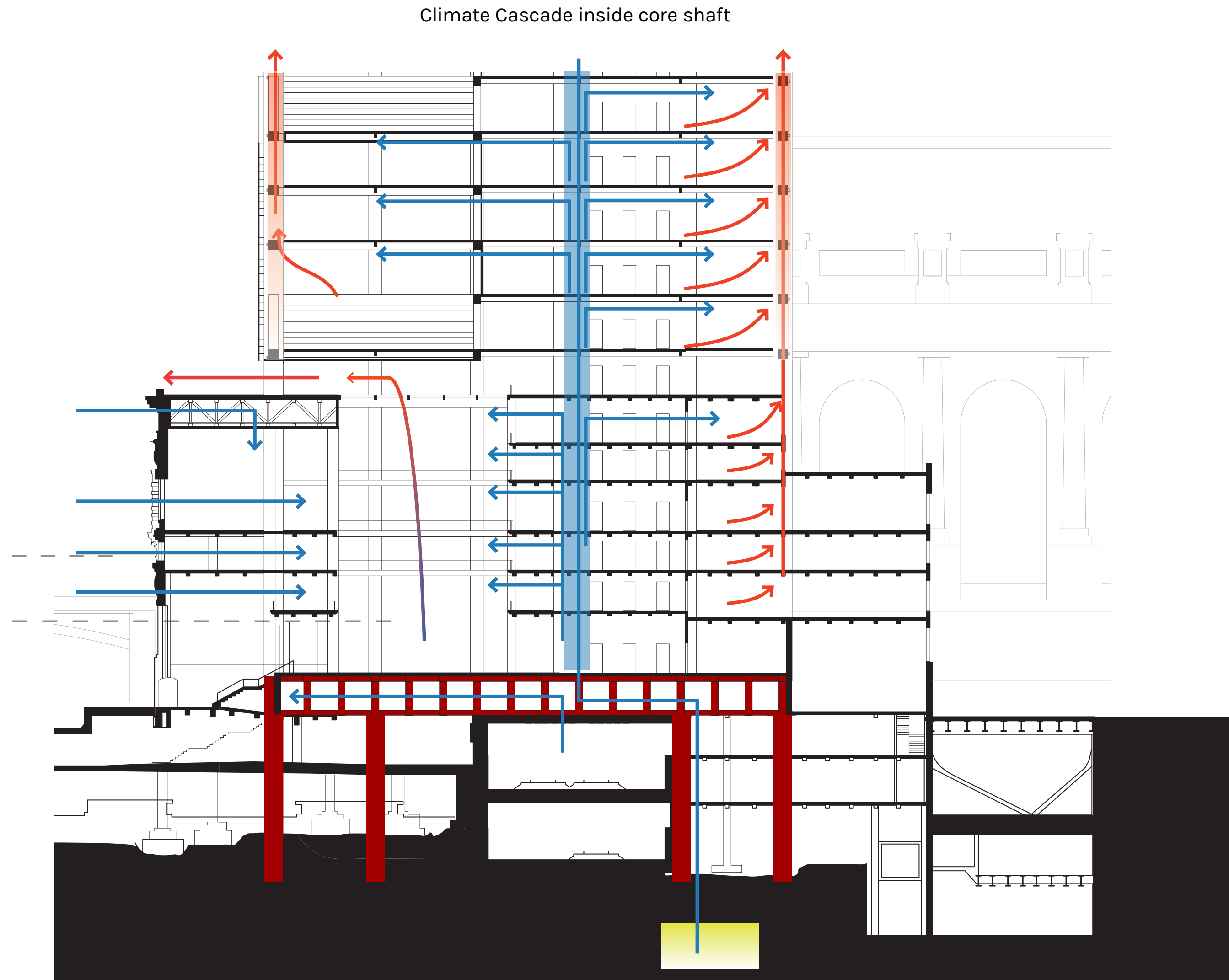
Fresh air from climate cascade is pushed up second duct in core and distributed into the spaces

Stale air is extracted in a duct integrated into the exterior columns

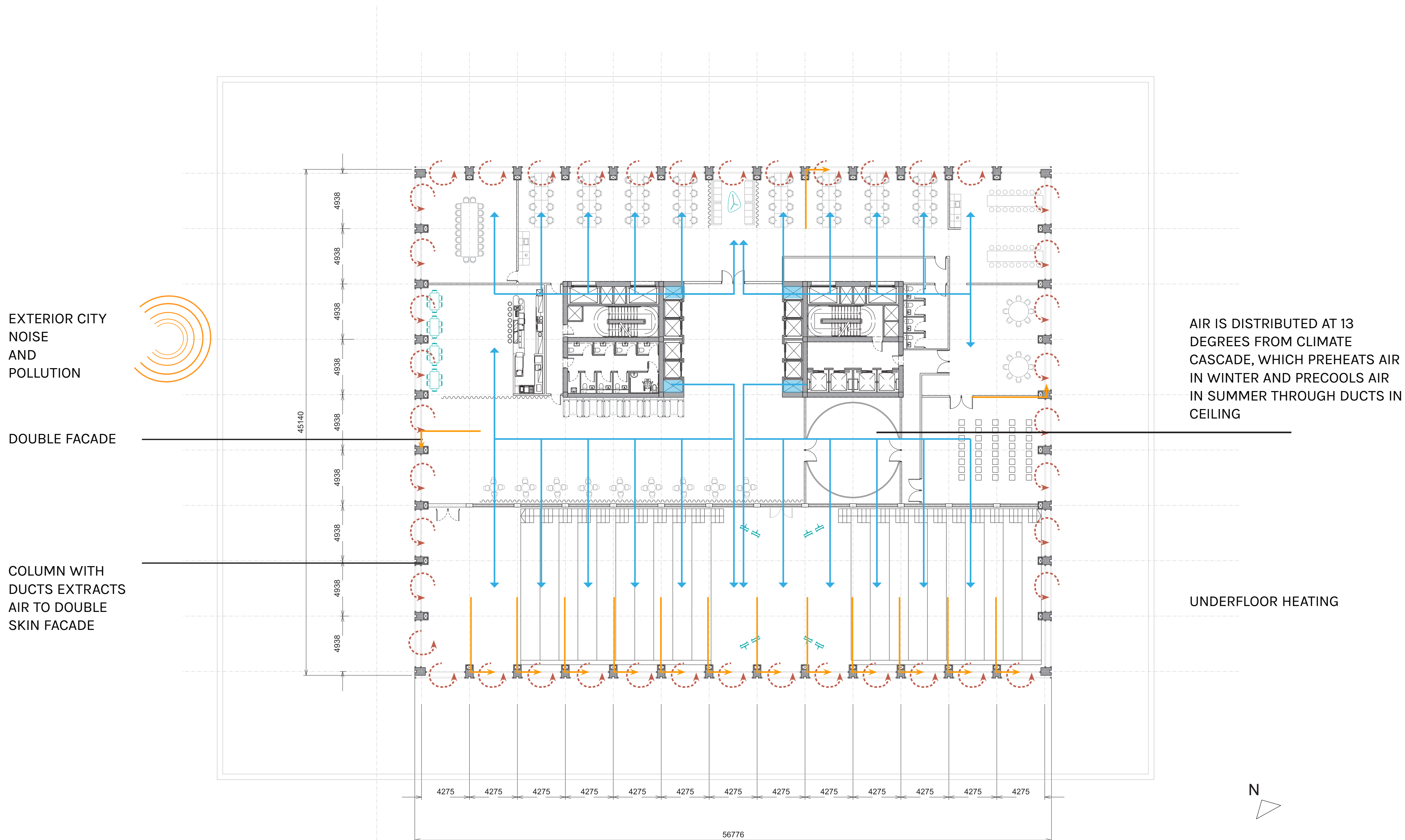
Mechanical air supply for backup through ceiling truss level

Cross ventilation for plinth spaces.

Stale air from plinth is ejected from atrium through stack effect



FORUM PLAN DOUBLE FACADE



FACADE INTEGRATION

A double skin facade with single glazing on the outside and double glazing inside runs continuously up the building

The column creates a shunt system. The air then enters the thermal flue (double skin facade) where thermal buoyancy occurs through heating of the sun

An opening in the column extracts the stale air

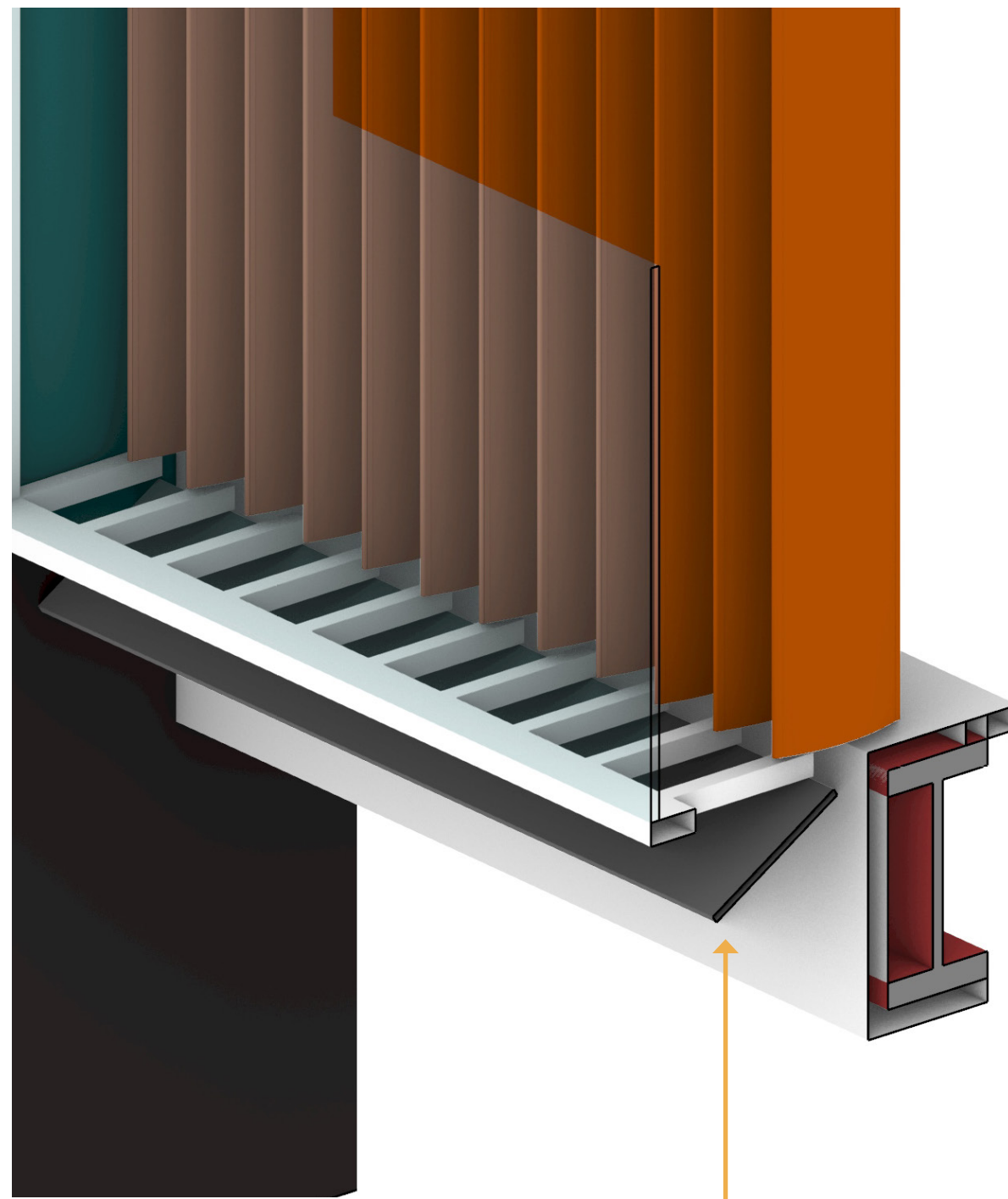
The air drops naturally into the space

Office Space, no louvres,
black frit on exterior pane
of glass controls solar
radiation

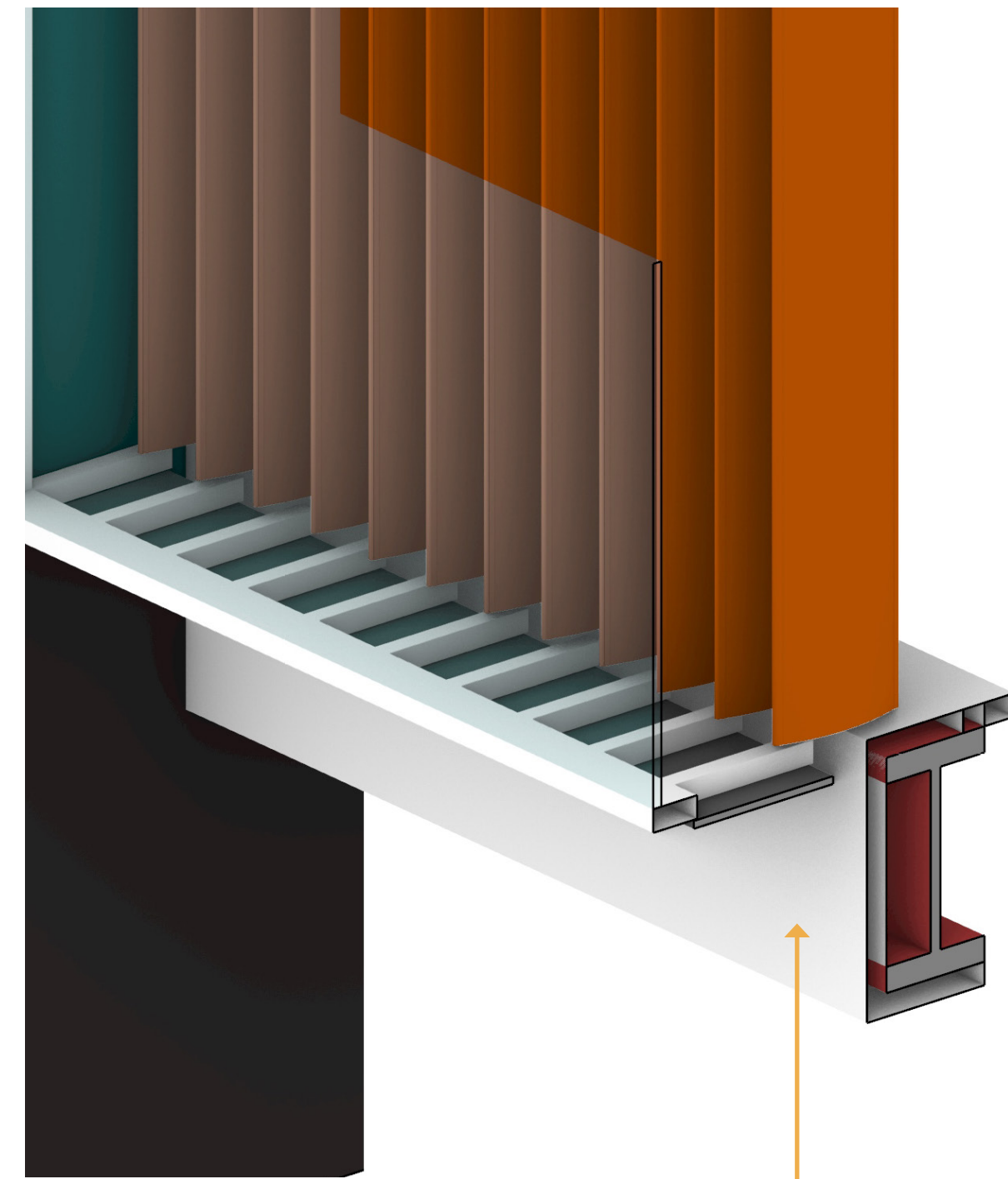
Forum space, coloured aluminium louvres define the volume and filter light. Black frit on exterior pane of glass further reduces solar radiation

Fresh air which is precooled in summer and pre heated in winter at 13 degrees is distributed through ceiling ducts in the drop ceiling. The air comes from the climate cascade in the core.

FACADE INTEGRATION



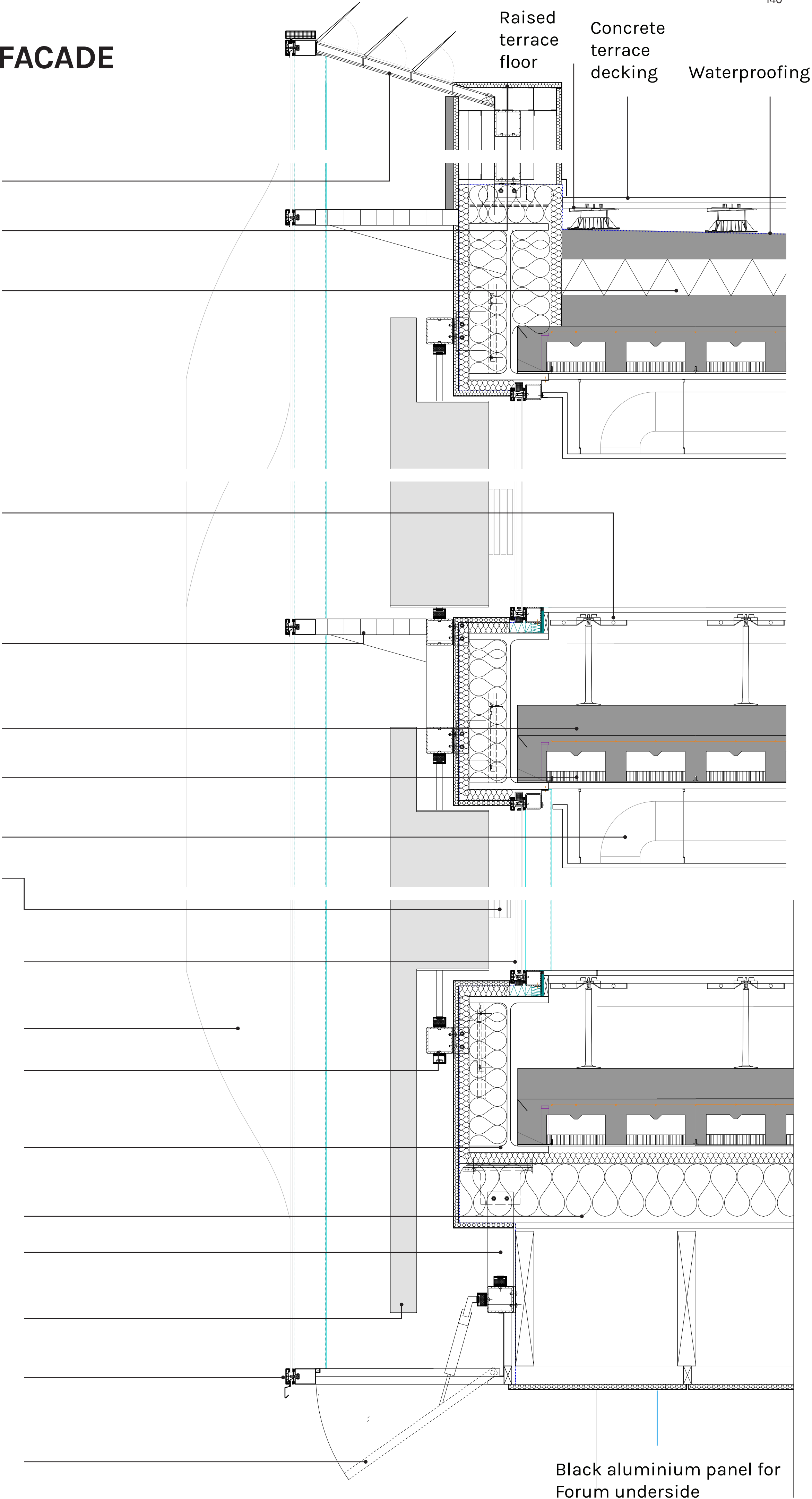
Open ventilation flap



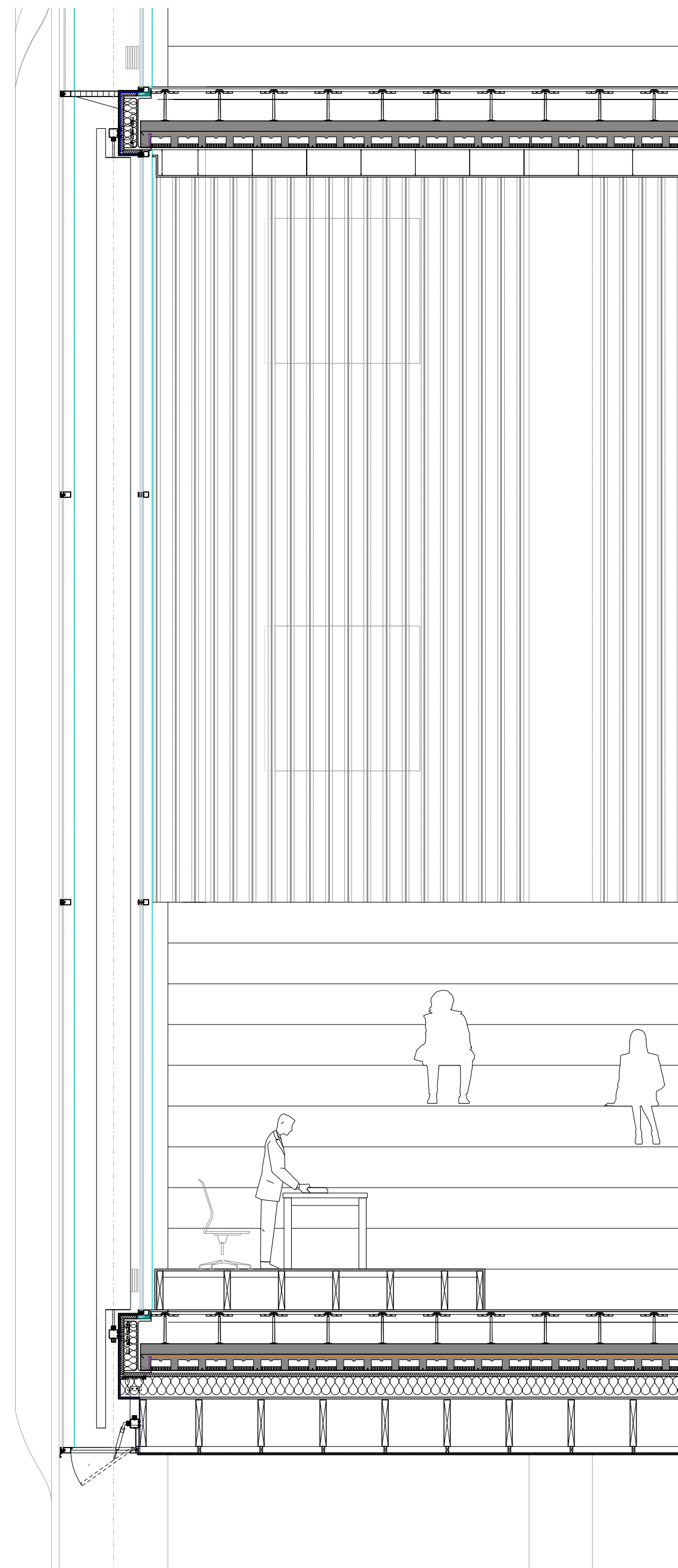
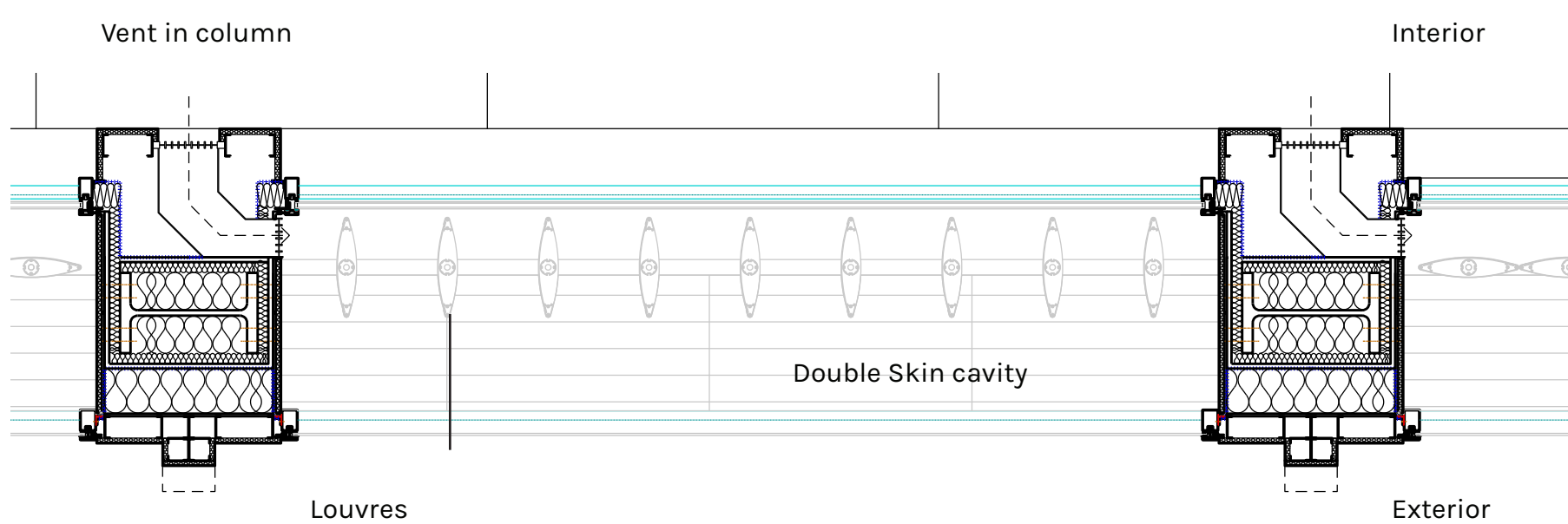
Closed ventilation flap

1-10 DETAILS OF FACADE

- Operable roof vent
- Roof parapet
- Roof top insulation
- Raised access flooring system with water filled underfloor heating
- Double skin venting grille
- Composite steel deck flooring with concrete topping
- Acoustic panels between steel deck flooring
- Fresh air supply in false ceiling
- Vent opening from column to thermal flue
- Double glazed inner layer of thermal flue in steel frame
- Steel profile on column changes up facade
- Louvre fixing bracket
- Steel beam
- Insulation
- Vent fixing bracket
- Aluminium louvre inside double skin facade
- Single glazed steel window frame
- Operable vent in bottom and top of the double skin facade controls the temperature inside the flue.



FACADE FRAGMENT



- 1. Black steel columns
- 2. Coloured Aluminium louvres
- 3. Black curtain wall frame
- 4. Glass frit
- 5. No glass frit

