Resilient DenCity

Integrating

Flood Resilience, Real Estate, and Urban Design
14 FEET
Height of Sandy's surge at Battery Park

43
Deaths in New York City

$19 BILLION
Damages in the city
REBUILD
BY
DESIGN
REBUILD
BY
DESIGN
REBUILD
BY
DESIGN + REAL ESTATE
93ha of Decaying Waterfront Real Estate
PERFORMANCE STAGE

Typology: CULTURAL
A little stage that can accommodate small performances of neighbourhood groups, exhibitions for the citizens or political and social speeches.

GAME STATION

Typology: RELAX
Designed area for recreational games, such as chess or other typology of table games, to be able to attract people of all age.

SEASON
Jan  Feb  Mar  Apr  May  Jun  Jul  Aug  Sep  Oct  Nov  Dec

TIME SLOT
h 10am  h 6pm
Experiment 6

Date: 9/7/24
Location: TU Data Exploration Lab
Participants: Vincent Martinez, [Other names]

Scheme Name: Max NPV @ T=50
Scheme Question: Can the computation of blocks that yield a higher NPV at year 50?

Observations: This scheme again increases the total Sq. Ft. from the last experiment.

Conclusion: This scheme makes more money, even by building less density. Also, it makes more profit by using a lot of resources since building is cheaper to build per sq. ft. We use the lot coverage restriction successfully avoiding a solely low-rise scheme. The lot coverage restriction now plays a vital role in defining the amount of open space in the masterplan.
**Scheme Name:** Group Collaboration

**Scheme Question:** How does that smart homes system work as a collaborative project?

**Date:** 3/15/04

**Location:** Tel. Dell Explorecity

**Patrons:** Vincent Marcella, Matti Tintori, Cosmic Conserva

**EXPERIMENT 7**

**Observations:** This scheme incorporates a large park in the middle A tall commercial tower by the large edge, and a large mixed-use tower on the southern edge of the site's property. Also the layout of the buildings is starting to make their way, into the plots. It would look better if they were painted in a dark grey or black.

**Conclusion:** This scheme is on the forward for density. In order to be more optimized it should be expanded and about $400 million. It should be added, maximizing the use of flow.

**Graph:**

- Developer Annual Cash Flows
- City Annual Cash Flows
- New Present Value of Scheme
- City NPV
- Developer NPV
Experiment 8

Scheme Name: Masterplan Test

Scheme Question: How do the blocks with a height of 10 storeys instead of just using a site outline?

Date: 05/05
Location: To: Delft Exploration Participants: Vincent Marchetto, Mathias Tesio, Cristiano Corsina, Mathias Terrasse

Observations: This scheme makes the most amount of money out of any scheme for the city, while maintaining a fairly high rate of return for private investors. Also the social sites that were assigned in the fit well with the blocks. This ensures that the lots can support compositions of buildings with efficient floor plans.

Conclusion: This scheme produces an urban form that maximizes the human scale while creating higher densities around transit and in locations that have parks and waterfront views. The parking space planning is free from cars, relying on a network of bike lanes, bus routes, walkways, greenways, and layered shopping streets. Automobiles are serviced by an extensive off-road network. The network of parks, schools, and the waterfront promises protects the city from climate change. The scheme is financially viable and produces a profit of $2683 over a period of 30 years.
FAR
Lot Coverage 38%
Market Absorption Time 29 Years
Total Housing Units 20,520 Units
Total Commercial 14.4 Million Sq Ft.
Total Retail 1.4 Million Sq. Ft.
Private NPV $3.1 Billion @ year 40
Public NPV $2.4 Billion @ year 30
WARNING
Possible Sewage Overflows During and Following Wet Weather
Contact with Water May Cause Illness
Winter

Summer
Open Wall

Closed Wall
1. Dock Cleat
2. Dock Line
3. Concrete Slab
4. Cleat Cover
5. Dock Furring
6. Flood Deck
7. Rubber Bumper
8. Hole for Dock Line