

COMMON GROUND

IN SEARCH OF A SHARED FUTURE

"Our similarities bring us to a common ground; our differences allow us to be fascinated by each other."

-Tom Robbins

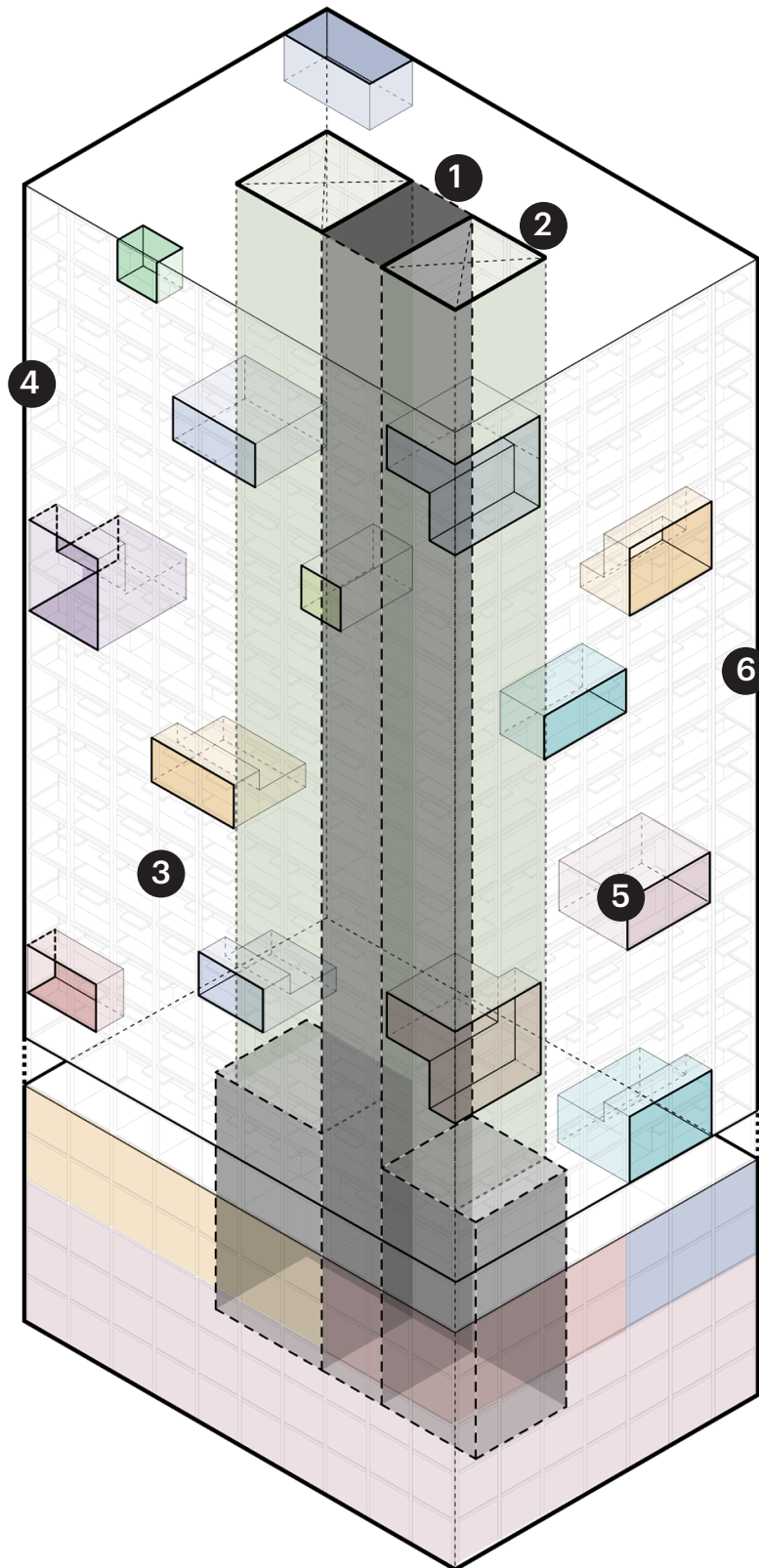
In 2019, just as the world was still reeling from the first waves of the pandemic, it found itself facing an entirely new challenge: the crisis of demand and stability. Office workers who have left New York City during the height of the pandemic have returned in droves, but not necessarily to their offices. The idea of "working from home" took over the status quo of conventional working patterns. As a result, the once densely populated office towers in the city remain vacant, while there are simply not enough homes to live in.

Acknowledging this immediate dilemma, Project Common Ground proposes the rehabilitation of office buildings into homes suitable for the present and the future. What we need is at once home and workspace, private and connected, and stable yet capable of growth. Our vision is to create an architectural typology of the future that is more than a place of residence, but rather one that forms communities of common values and hope.

Ultimately, what creates "home" but the process of seeking common ground—whether it be between one and another, a family and another, or a community and another? Please find your Common Ground and, together, we search for a shared future.

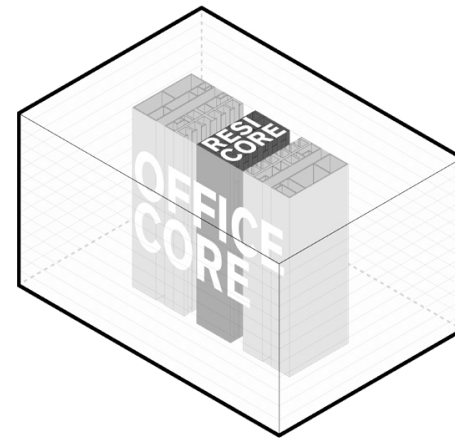


MORPHOLOGY



1 OFFICE CORE VS. RESIDENTIAL CORE

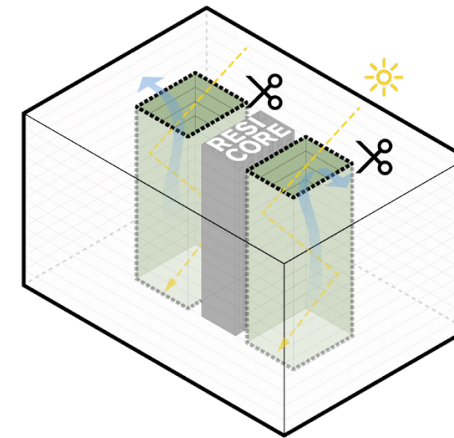
Residential buildings require less elevators and MEP space. The floor plate efficiency is improved by reducing the core size.



OFFICE		
TYP. FLOORPLATE EFFICIENCY	80%	24 LIFTS
35,940 FT ² NFA		
44,604 FT ² GFA		

2 CREATE ATRIUM

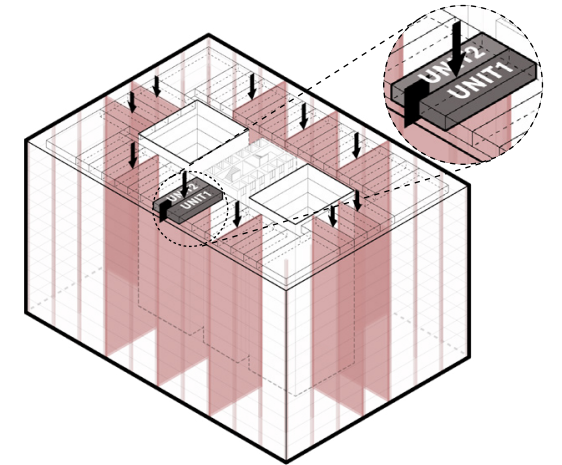
Unused core areas are carved out and turned into atria to enhance the light and ventilation conditions.



RESIDENTIAL		
TYP. FLOORPLATE EFFICIENCY	92%	12 LIFTS
35,940 FT ² NFA		
39,065 FT ² GFA		

3 REINFORCE STRUCTURE

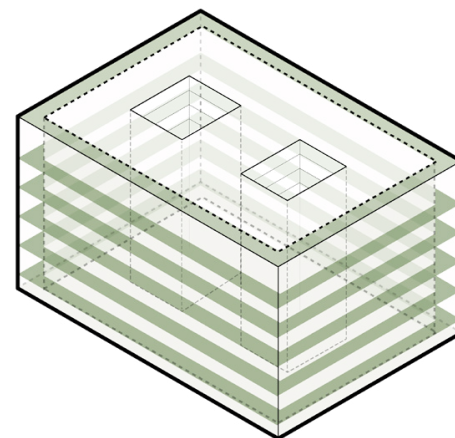
Reinforce the partition walls to meet structural needs.



UNIT PARTITION WALL → SHEAR WALL

4 PERIMETER BALCONIES

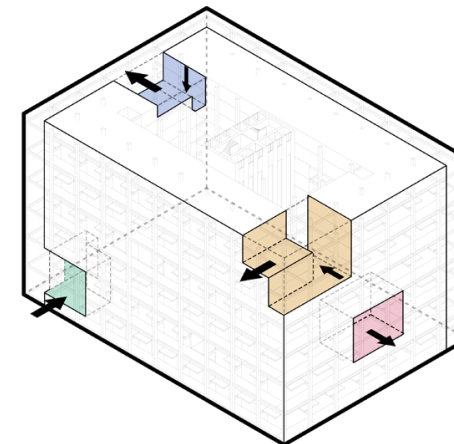
In addition to its environmental benefits, the 10 ft deep perimeter balconies also provide private outdoor space for all units.



TWO SIDES NATURAL DAYLIGHT			
50 FT	= 10 FT + 30 FT + 10 FT		
FLOOR DEPTH	FRONT YARD	UNIT LAYOUT	BACK YARD
125 FT² GREEN SPACE /UNIT			

5 COMMON GROUNDS

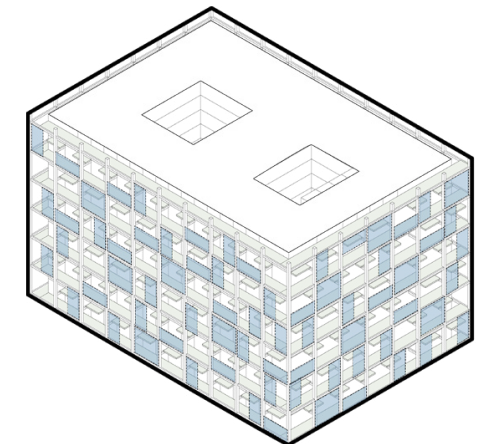
Double height fixed and flex program spaces created and shared between floors.



VERTICAL COMMUNITY			
12.7%			
5,000 FT ²	AMENITIES / TYP. FLR		
190,000 FT ²	TOTAL GFA		
210 FT²	AMENITIES /UNIT		

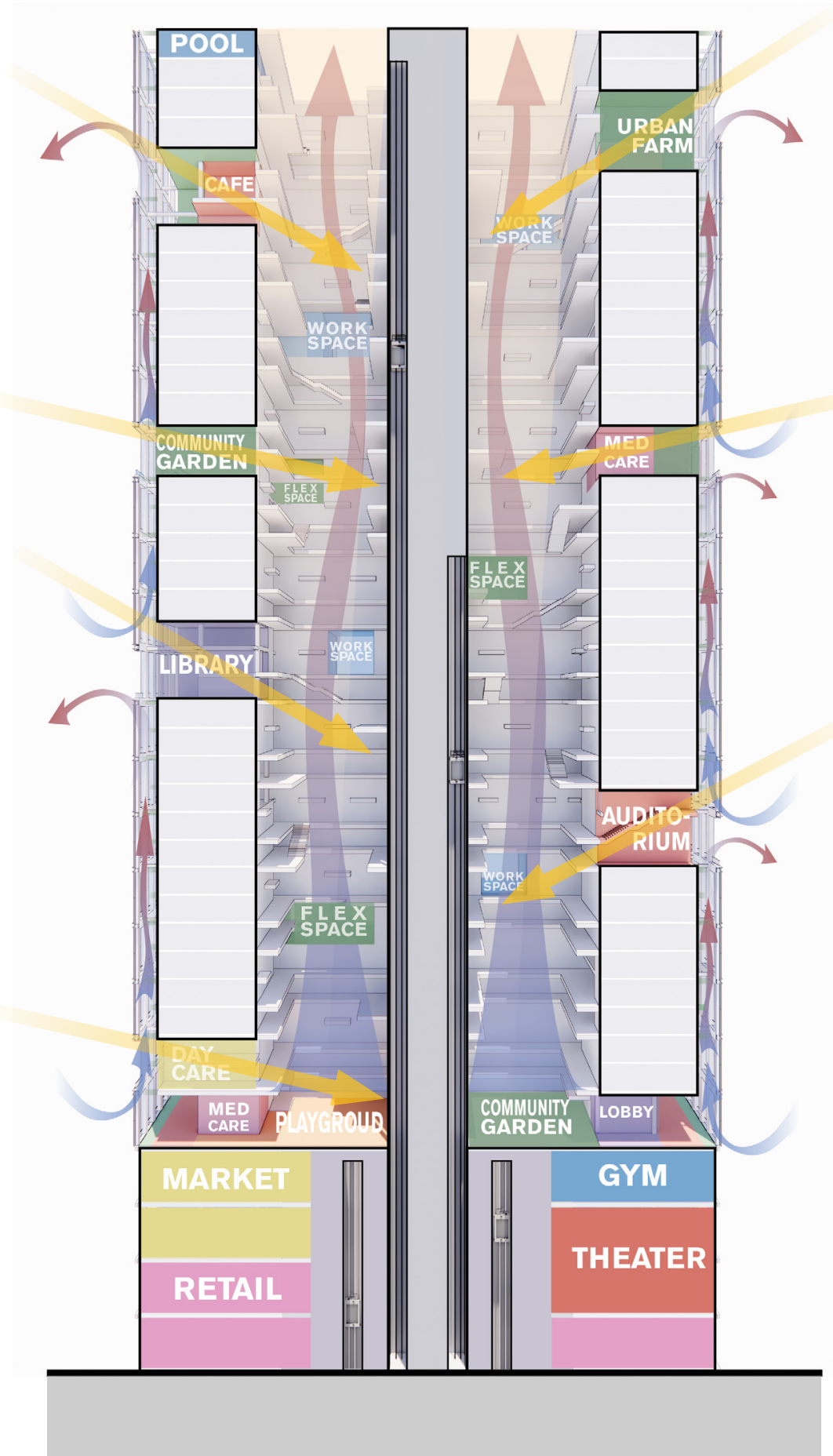
6 LAYERED FACADE

Re-purposing the existing facade to reduce the need for sourcing new materials. The new multi-layer facade acts as a barrier between exterior and interior.



RECYCLE	ENERGY SAVING		
92% METAL	6.5% COOLING		
98% GLASS	5% HEATING		

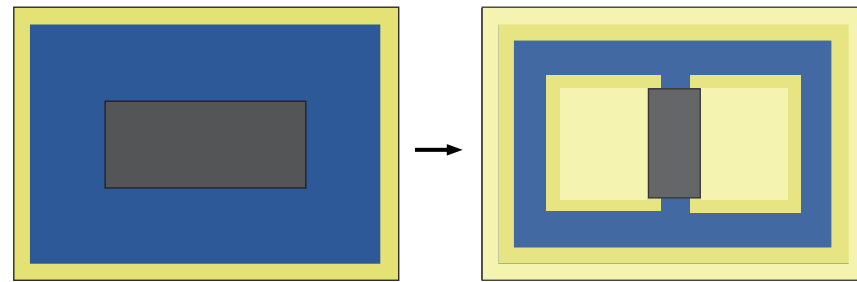




ENERGY

Atria and perimeter balconies provide a solution to the lack of natural light and air due to the deep floor plate. By allowing exposure to the elements from two directions, these features also enhance the building's overall performance.

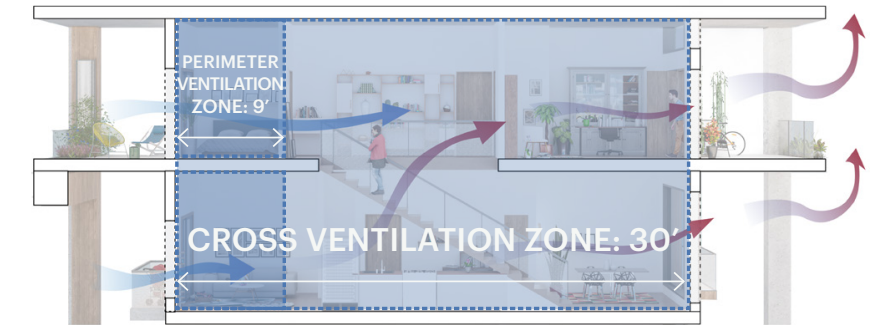
NATURAL LIGHT



↑ **23%**
NATURAL DAYLIGHT

DAYLIGHT sDA VALUE
78% CURENT
55% ORIGINAL

VENTILATION



↑ **68%**
NATURAL VENTILATION

NATURALLY VENTILATED AREA
100% CURENT
32% ORIGINAL

COMMUNITY

The podium and lobby level, together with the common grounds, provide a mixture of programs that meet diverse daily needs. Having these programs and shops all at your vicinity fosters a close knitted community as time progresses.

PODIUM

RETAIL	MARKET	FOOD COURT
THEATER	NYPL	GYM

TOWER

SENIOR CENTER 5 ^{MIN} WALK	DAYCARE 5 ^{MIN} WALK	MED CARE 300 UNITS / 1	PLAYGROUND 3000 SF	URBAN FARM SELF-GROW	WORKSPACE 24/7
GARDEN 3' WALK	AUDITORIUM 100 SEATS	LIBRARY 24/7	CAFE HOME BUSINESS	FLEX 400 SF/FLR	

VALUE

Factoring the value difference by converting an office building into a residential one, the project reaches an equilibrium by introducing retail programs at the podium. This symbiotic relationship of supply and demand generates value for the property in the long run.

RESIDENTIAL

UP TO

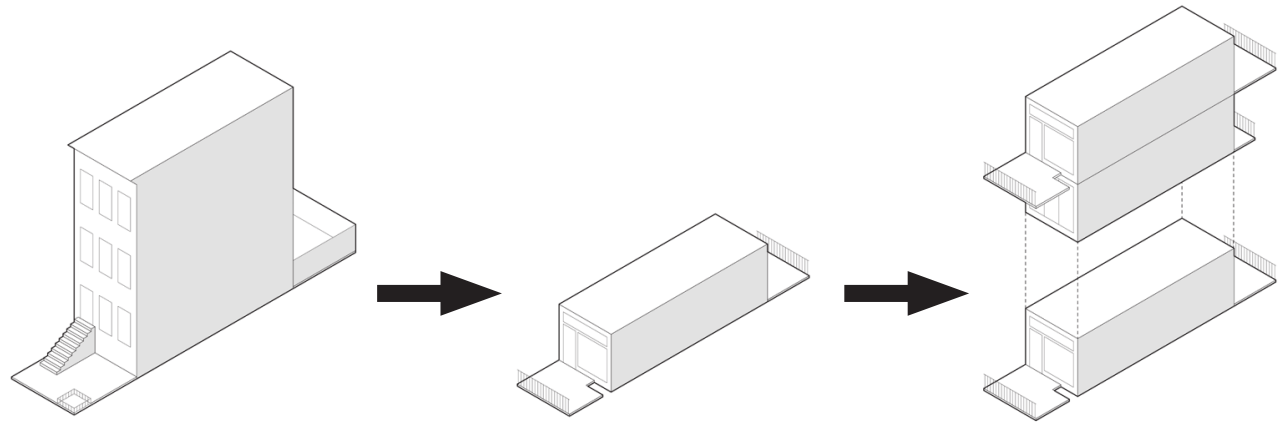
900 HOUSING UNITS
223,020 SF COMMERCIAL RETAIL

VS.

OFFICE

^{2 MIL}
40% VACANCY
865,397 SF





The Row House
A narrow, deep house that faces the street and ends at a backyard.

The Typical Unit
A long apartment unit that maximizes the benefits of exposure at both ends.

Stacking Action
A second level is introduced to the typical unit to create duplexes.

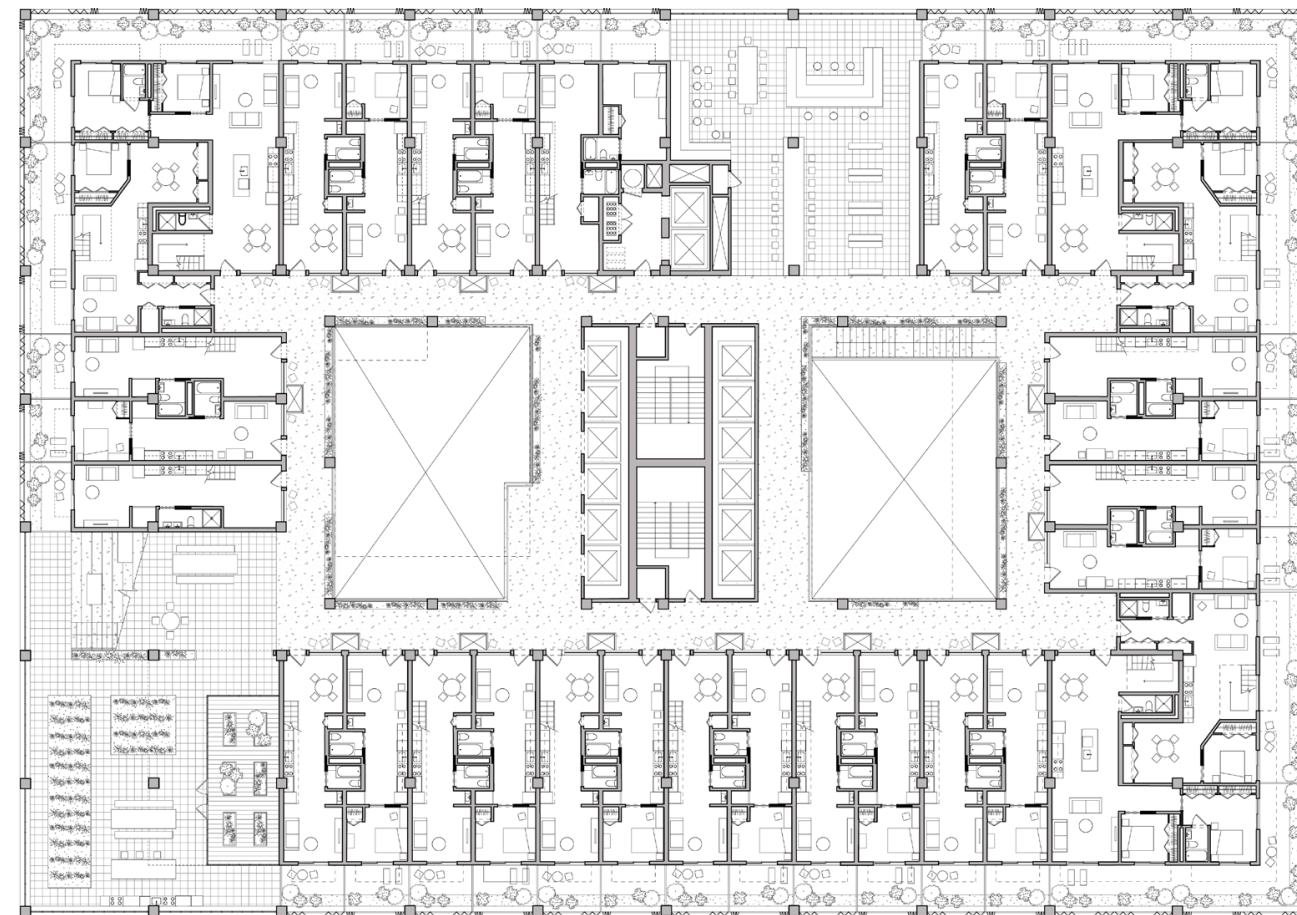
THE ROW HOUSE PLAN

The row house plan is the prototypical typology that guides our unit design strategy and logic. Row houses, in its most basic definition, are a row of homes joined together by common sidewalls. They usually exhibit a narrow street front and a deep plan that extends into the block, eventually reaching a backyard at the end.

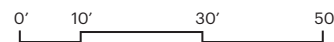
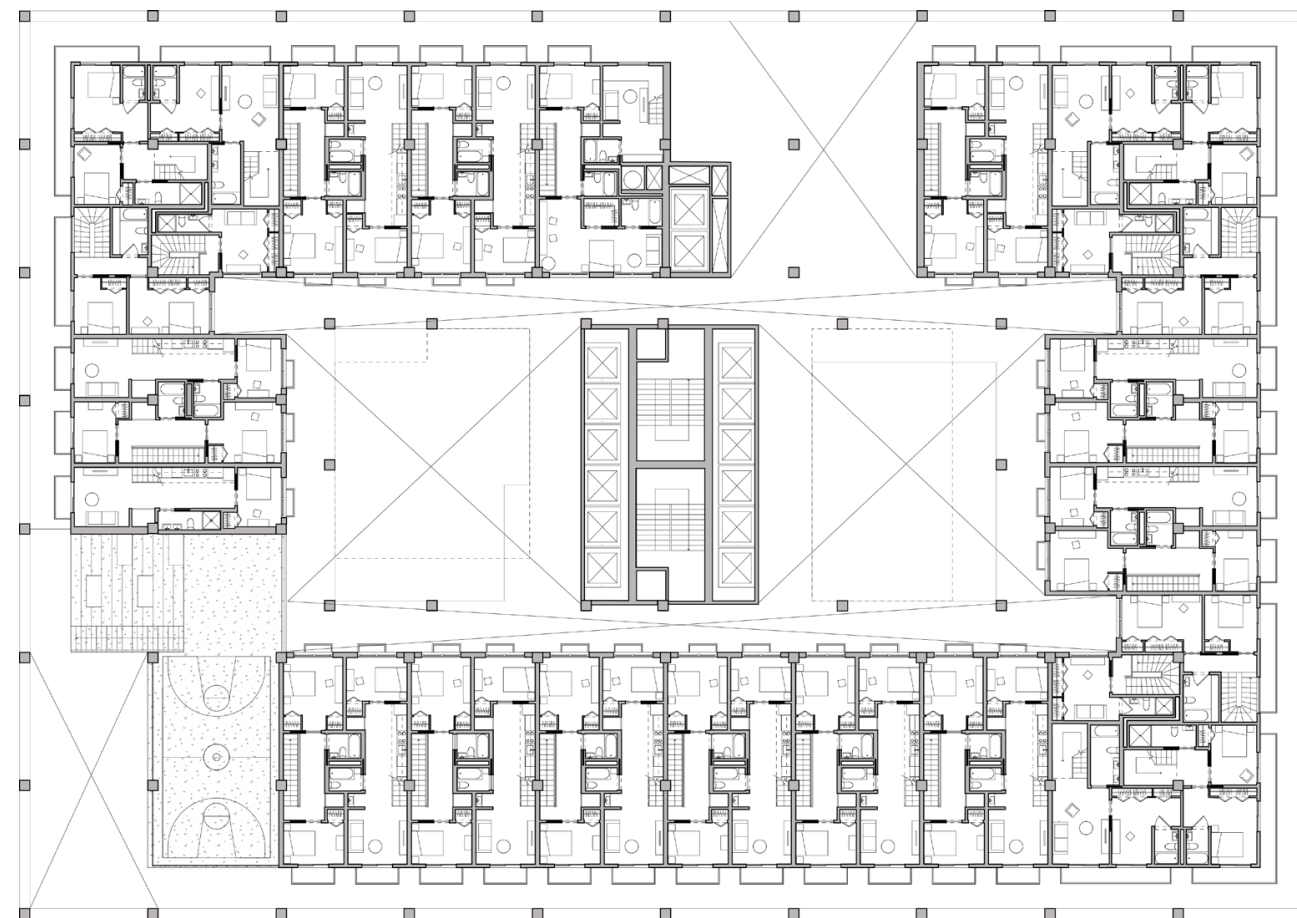
Recognizing the similarities between a street block, essentially a deep and large space, and an office floor plate, the design strategy becomes quite clear: create a shared street (the apartment's corridor) at its front and a backyard (the apartment's balcony) at its end.

The unit itself features a deep and narrow plan, measuring 12.5' by 40', to utilize the natural light and ventilation coming from both sides of the unit and the backyard.

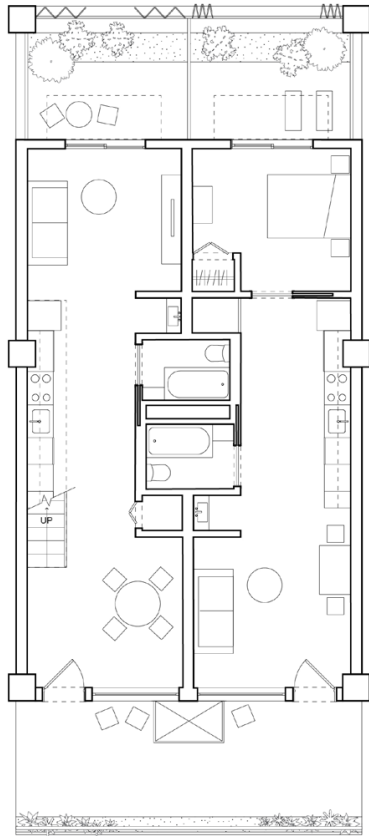
Plan: Lower Level
The lower level plan features a shared street at the front of units and larger communal spaces, or "common grounds"



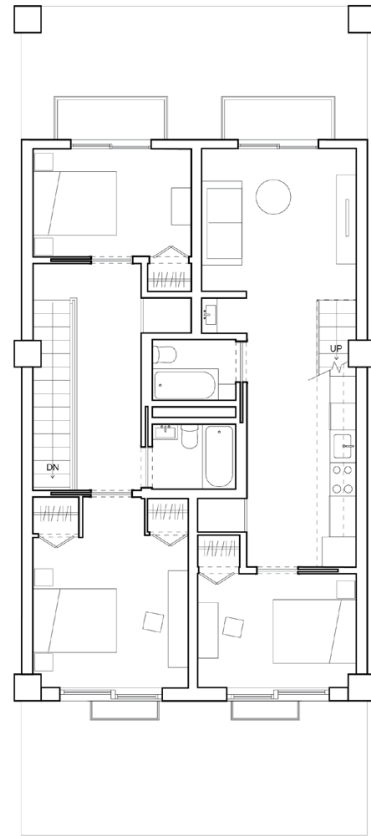
Plan: Upper Level
The upper level plan is primarily the double height zone of the street and are designed with Juliette balconies at the second level.



A GARDEN IN THE SKY



Unit Plan: Lower
Service spaces like the stair, kitchen, restrooms and storage rooms are positioned at the center of the plan.



Unit Plan: Upper
Bedrooms and living rooms that make use of natural light are placed at the two ends of the unit plan.



CREATING A NEIGHBORHOOD

A Street and a Backyard

Both the terraces and the corridors are designed at 10' wide, front and back. Doing so allows the corridors to not be treated as mere circulation but an actually habitable space.

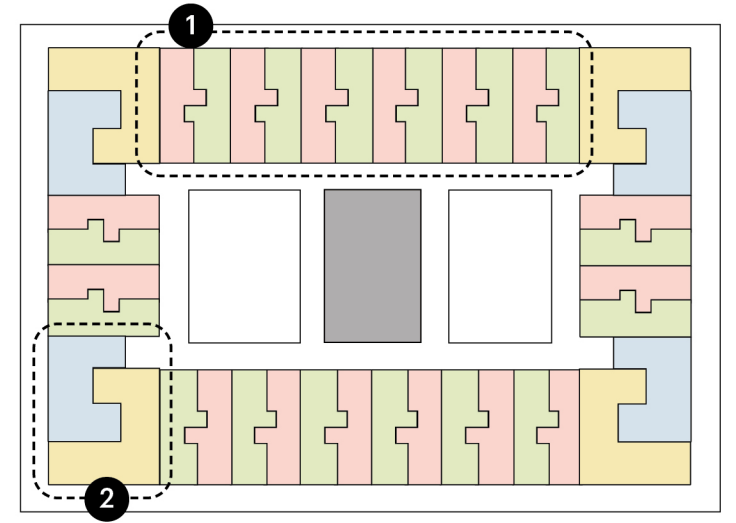


Alternating Modulation

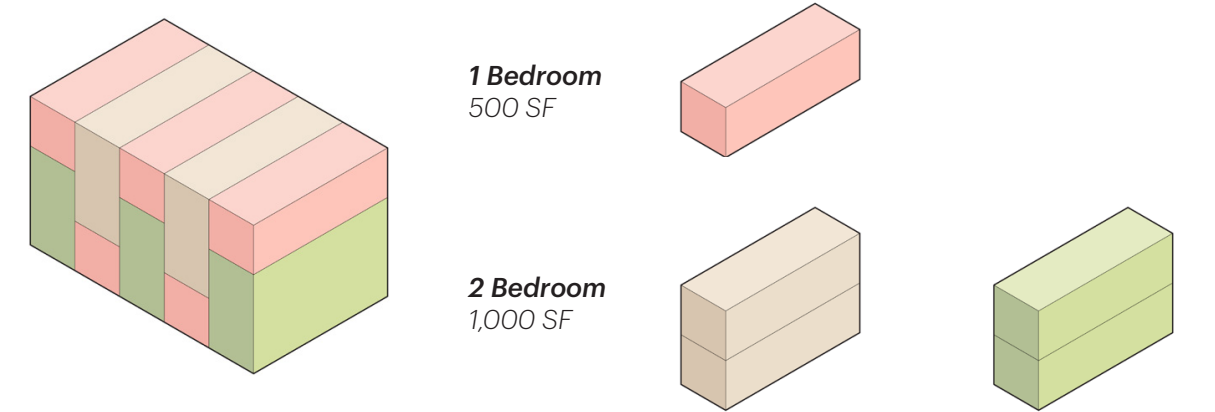
Floors are stacked with 2-story and 1-story modules to create double height corridors every 3 levels. This change of scale recreates the impression of walking on a street across your neighbors.

Unit Arrangement Logic

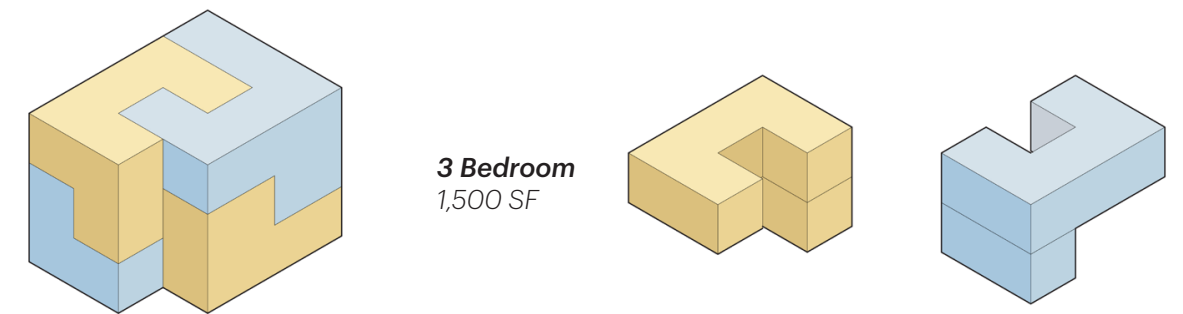
Singlex and duplex units are arranged in an alternating pattern to increase the diversity of home sizes at each level, in turn creating a heterogeneous population mix.



1. CORRIDOR UNIT AGGREGATION



2. CORNER UNIT AGGREGATION



FACADE RECLAD: REUSE, RECYCLE, REDUCE

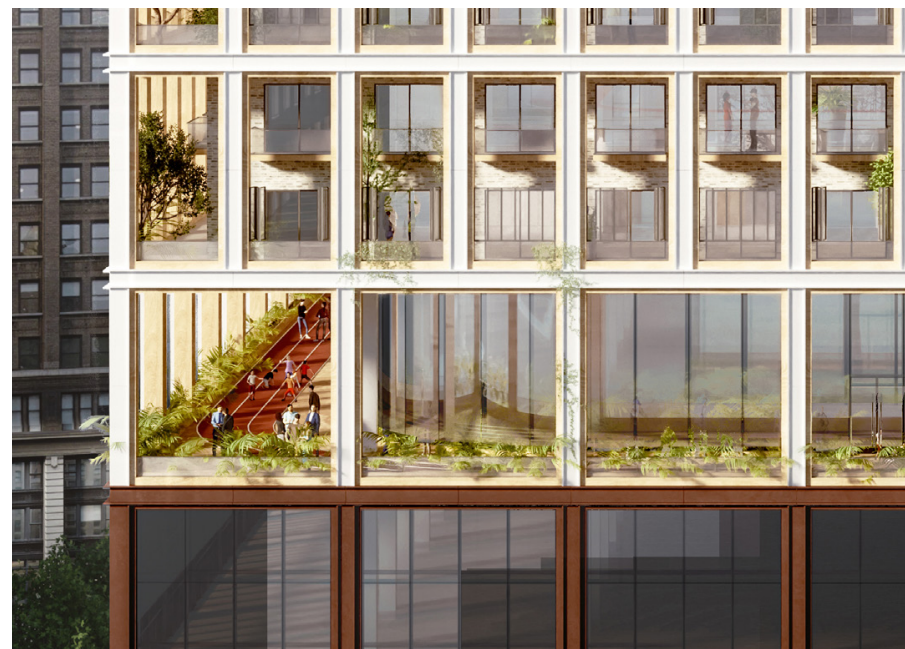
The Residential Module

The residential facade design takes into consideration the lifespan of the existing curtain wall and the life-cycle of its materiality: painted aluminum panels, insulated glazing units, and aluminum mullions. Re-purposing the existing cladding panels, the aluminum is repainted in a white coat and acts as the first layer of the brise soleil to shelter the terraces and balconies behind.

The inner layer consists of sustainable managed outdoor wood panels that are maintenance-free and long lasting, while at the same time providing the warm touch of natural materials to a residential setting. A mesh guardrail and a manually operable bi-fold system protect the residents from the elements when desired.

The Podium Module

Understanding the limited view corridors available at a lower level, the podium facade design consists of crushed glass units that allow natural light in while maintaining opacity. The frame consists of Corten Steel, a weather resistant and recyclable material that is maintenance-free.



RESIDENTIAL MODULE



Operable Mesh Barrier
To shelter gardens from harsher weather



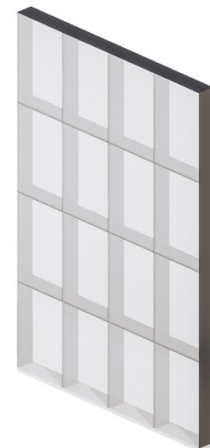
Recycled Aluminum Cladding
From original curtain wall units, repainted



Wood Panels
Sustainable exterior wood products to add warmth



PODIUM MODULE



Crushed Glass
Made from recycled glass from the existing curtain wall



Corten Steel Frame
Maintenance-free and weather resistant



