

Buildings Blurring Lines Between Owners, Tenants & Products

Course Number FR105

Friday, June 22, 2018

Learning Units: 1.00

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Questions related to specific products and services may be addressed at the conclusion of this presentation.

Speakers List

Moderator:

- Nina Rappaport, Director, Vertical Urban Factory

Panelists:

- Scott Demel, Director, Marvel Architects
- Nicholas Elliott, Creative Director, Managing Partner, Macro Sea
- Daniel Pittman, Principal, Strategy & Innovation, TAD

Course / Learning Objectives

- See examples of completed, operating, and developing projects that outline potentials for successful building arrangements.
- Learn how to outline the requirements for curating and managing a balanced mix of tenants or occupants to ensure successes in innovation and business.
- Examine an initial framework for the unique zoning and/or code requirements that may be necessary in buildings with unique occupancy mixes and required direct adjacencies.
- Explore the implicit links between architecture, identity, and tenant goals in creating an identifiable and desirable culture of place.

Nina Rappaport
Vertical Urban Factory

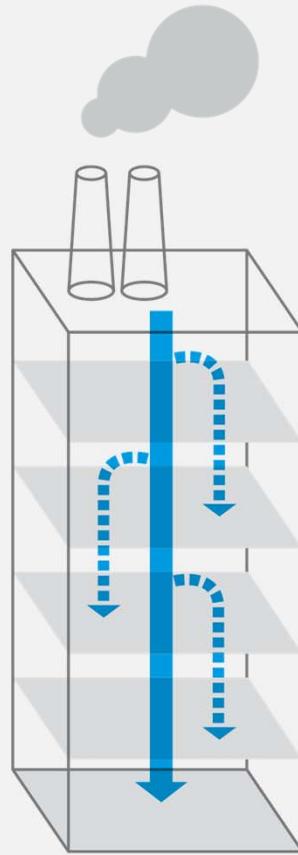
www.verticalurbanfactory.org

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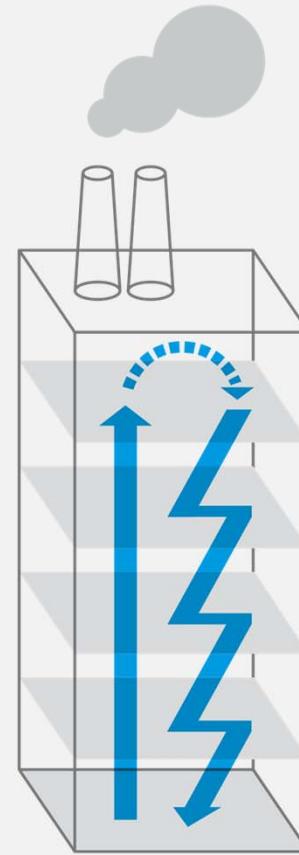
VERTICAL URBAN FACTORY



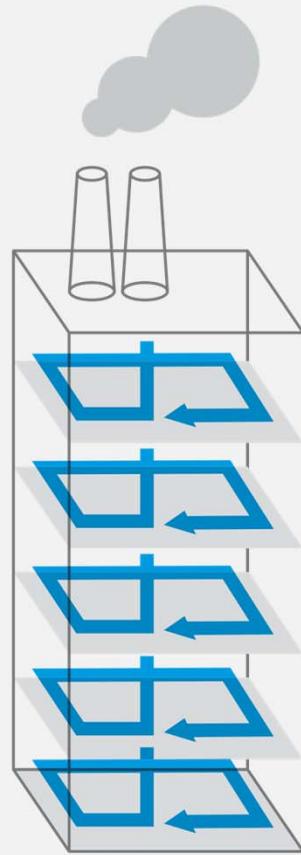
NINA RAPPAPORT



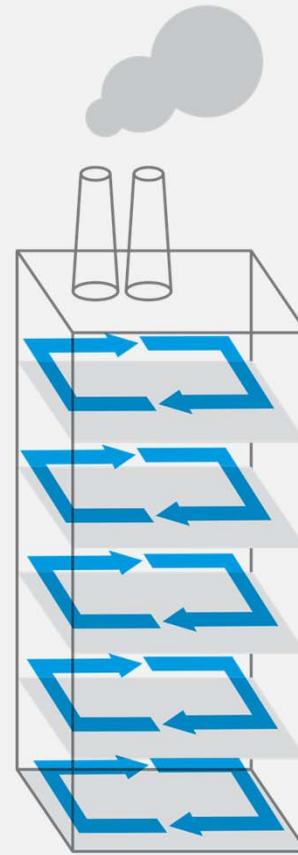
A.



B.

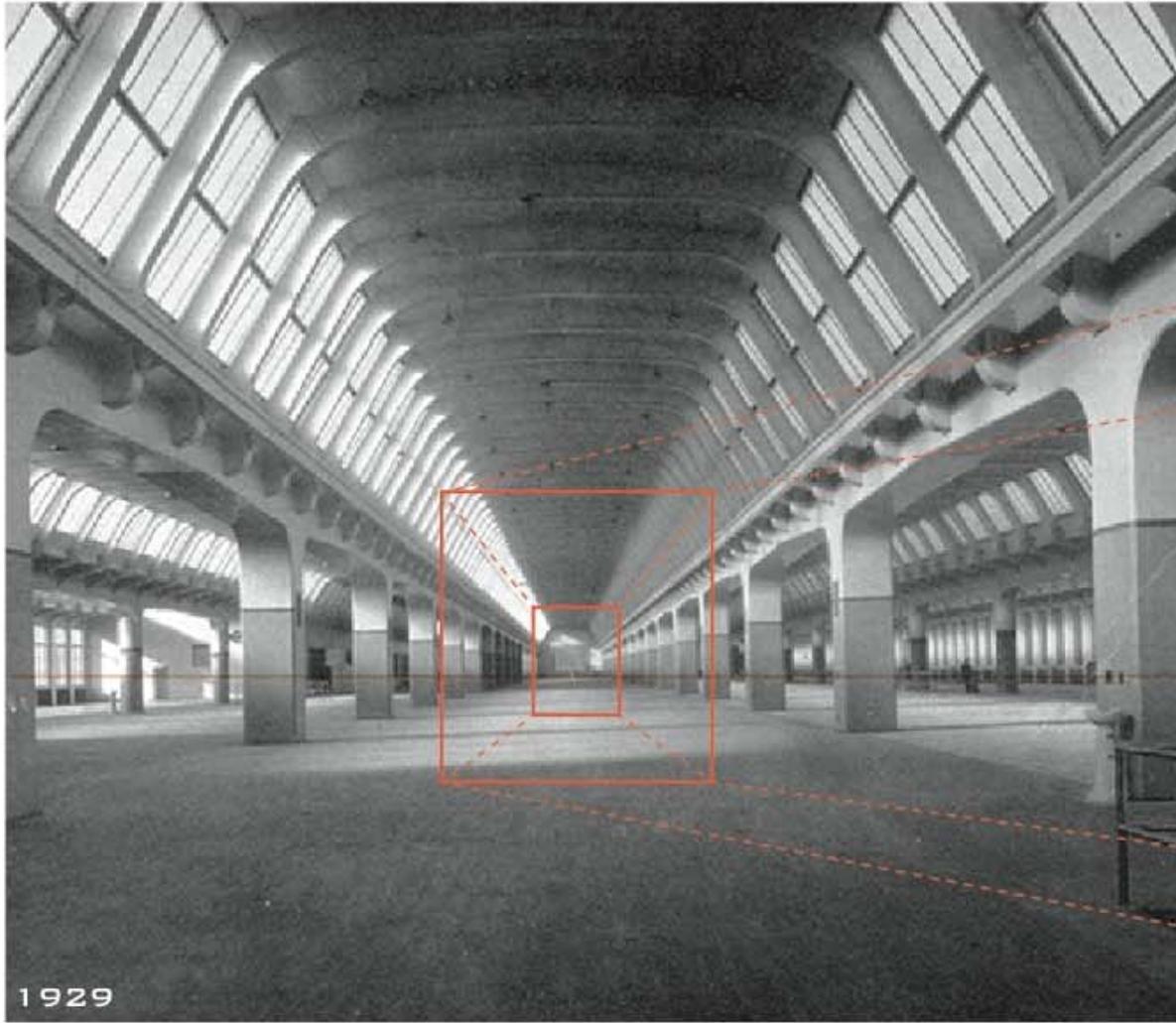


C.



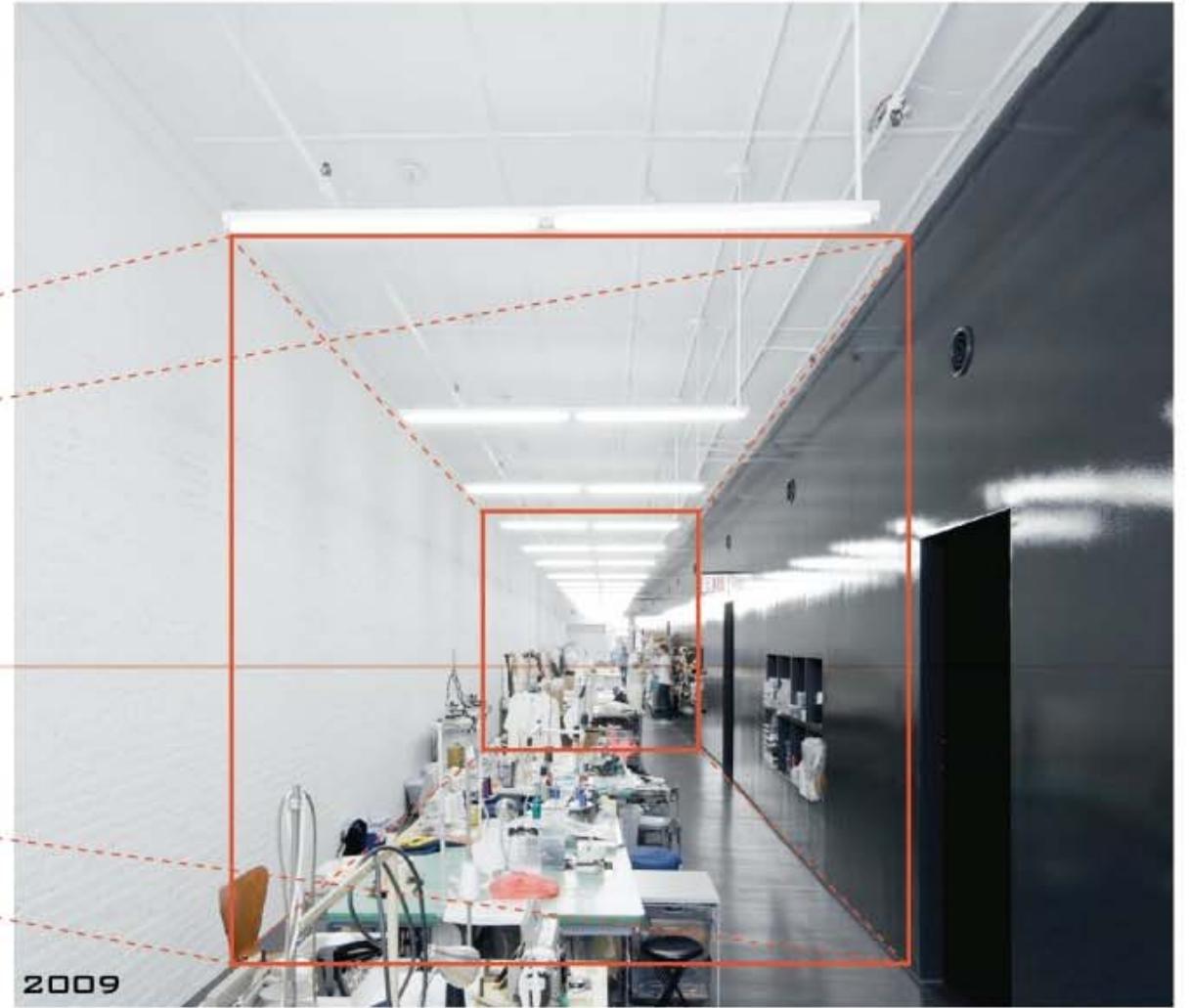
D.

FLEXIBLE / NEO-COTTAGE



1929

SUBURBAN FACTORY - DEARBORN, MICHIGAN



2009

NEO-COTTAGE INDUSTRY - NEW YORK CITY

GEO-SPATIAL SHIFT



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American Industrial,
San Francisco

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INDUSTRIAL COMMONS

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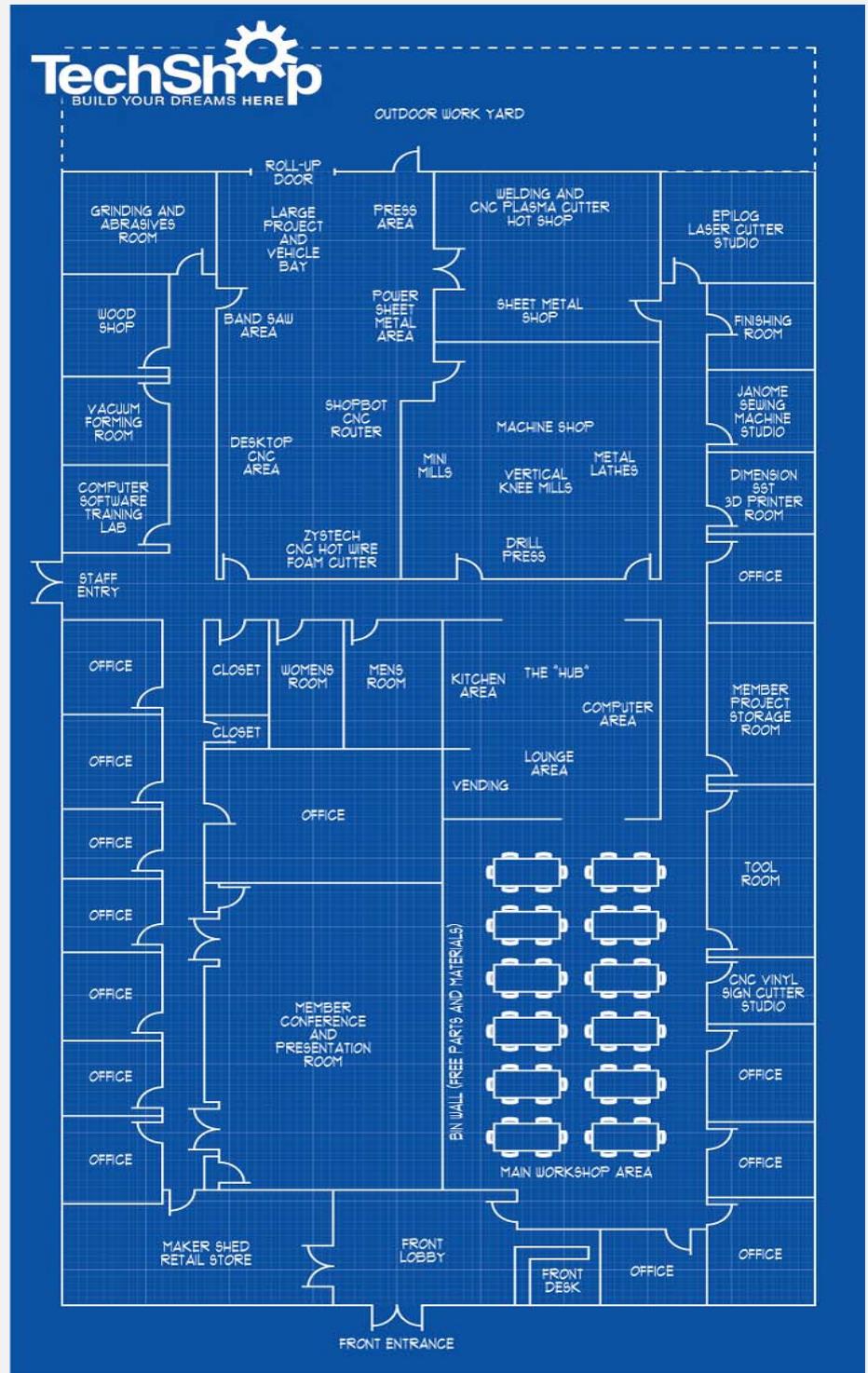




The Factory Workers Collingswood, New Jersey



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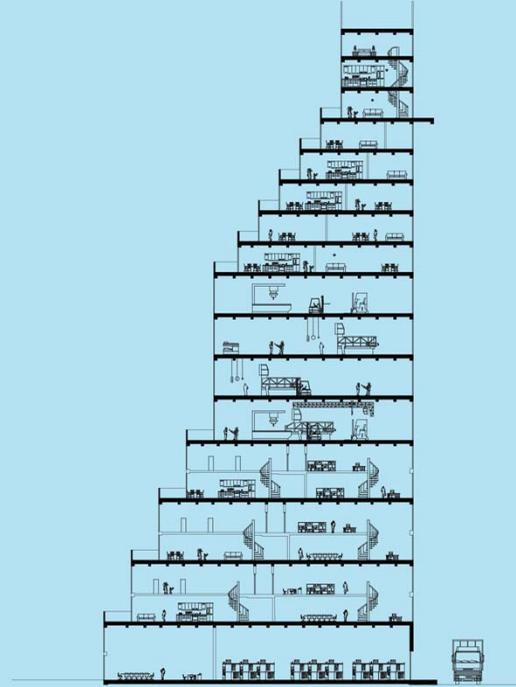








PRODUCING ALONE TOGETHER



Can one individual building house a fine-grained mix of industry, housing, retail, and other uses?

This challenging design question supports a potential trade-off mechanism that cities could use: the higher cost residential use can be used to subsidize the now rising costs of industrial uses in another part of the building. Since residential always wins out in a mixed use zone, in these building designs the residential use can be included with manufacturing from the outset, thereby adding value to the development.

In addition this does not preclude the fact that building safety, security, and circulation are still the most difficult hurdles to overcome in a creative way as each use has its specified building code requirements to remove any risk or chance.

However, when resolved the factory sections of the building can create added value to the other sections, generating services including cafeterias, and recreation spaces as seen in mixed-use commercial developments.

Another solution for the growth of smaller manufacturers who require often less than 1,000 square meters of space but use experimental machinery and tools is seen in the potential to share industrial space by individual manufacturers. Businesses have formed around the organization of a shared fabrication lab or hacker space in which members can use expensive machinery unaffordable to them as individual companies. A group of companies can use the equipment and often an informal network develops between them for shared information and skills.

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TRANS
ARCHITECTURE

Urban Factory Today, a Summer School by Nina Rappaport, Bram Aerts, Tutored by Dieter Leyssen, Claudio Sacucci, Participants: Anna Battistutta, Kamil Daszkiewicz, Kevin De Roeck, Ursula Mendo, Filip Momij, Diana Ong, Laura Permentier, Konstantinos Tatsis, Iacopo Testi, Tarek Waked, Supported by KULeuven International Master of Architecture, Campus St. Lucas Ghent, TRANS Architecture | Urbanism, Flanders House New York, Concept and Scenography by CD Charlotte Lao Schmidt Dieter Leyssen

KU LEUVEN
FACULTEIT
ARCHITECTUUR



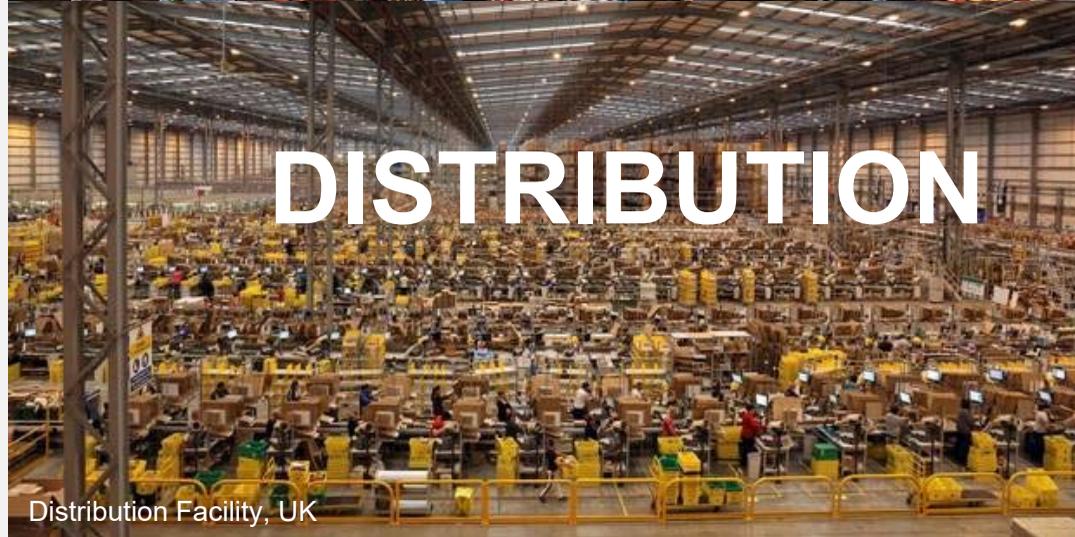
Markt Halle Neun, Berlin

RETAIL + FOOD + EVENTS

AMENITY



EXHIBITS



Distribution Facility, UK

DISTRIBUTION

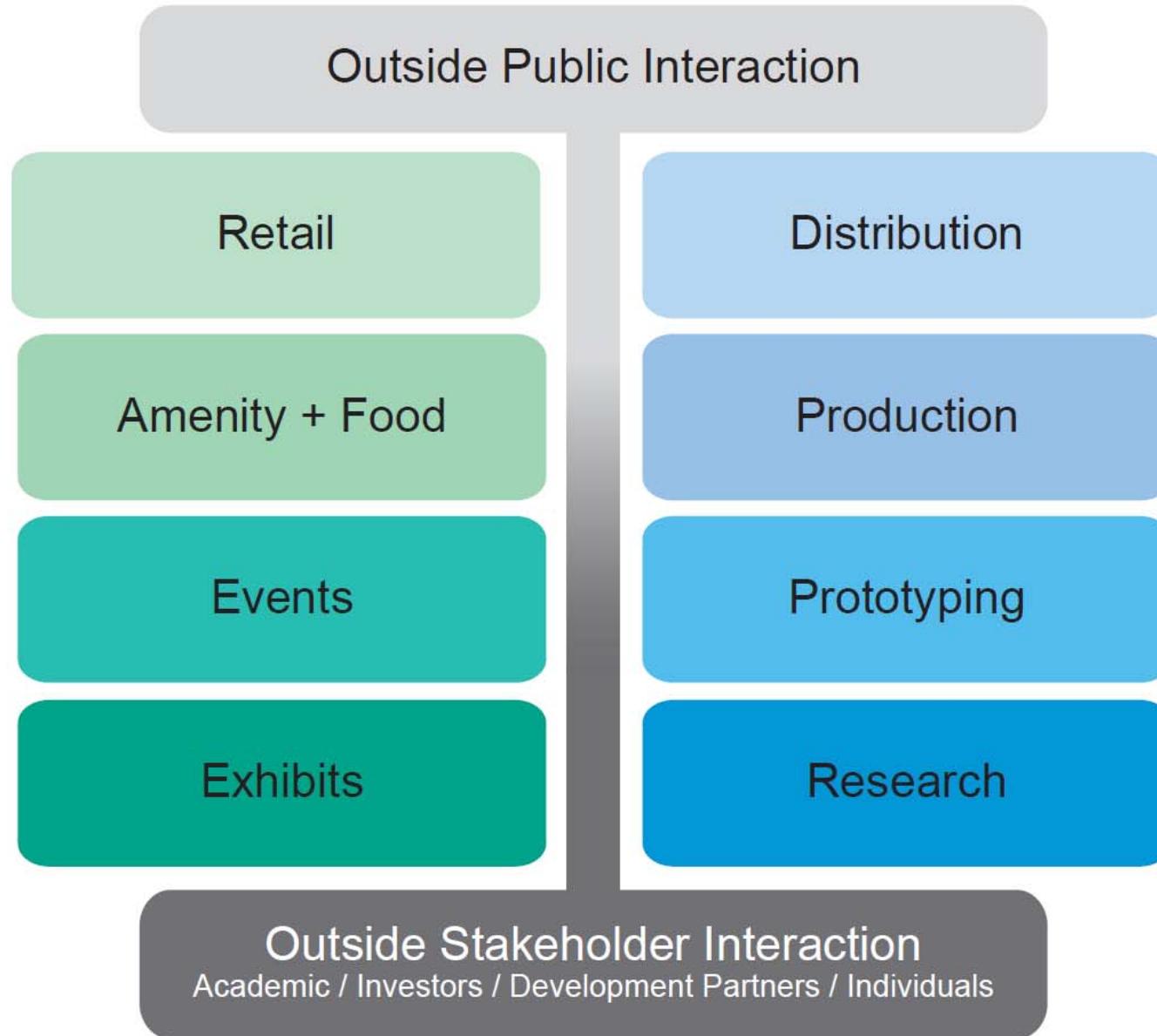


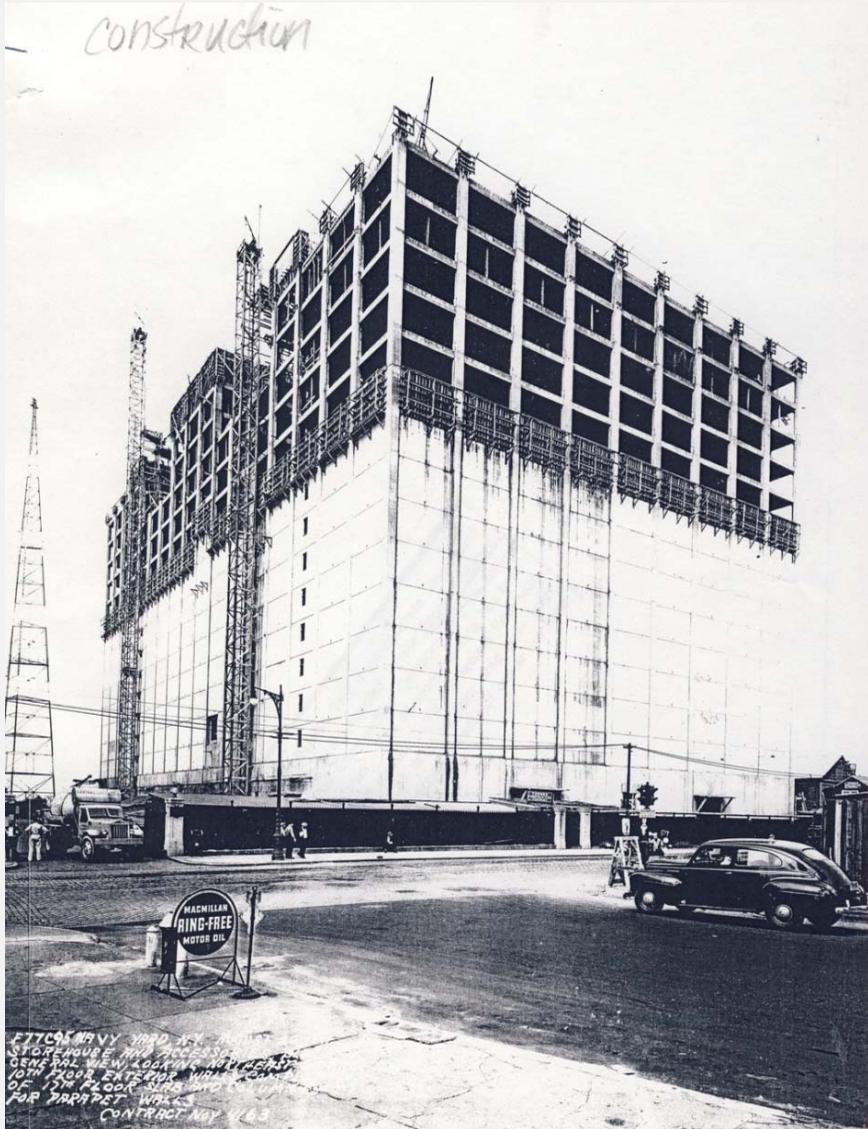
Mitte Power Station, Berlin

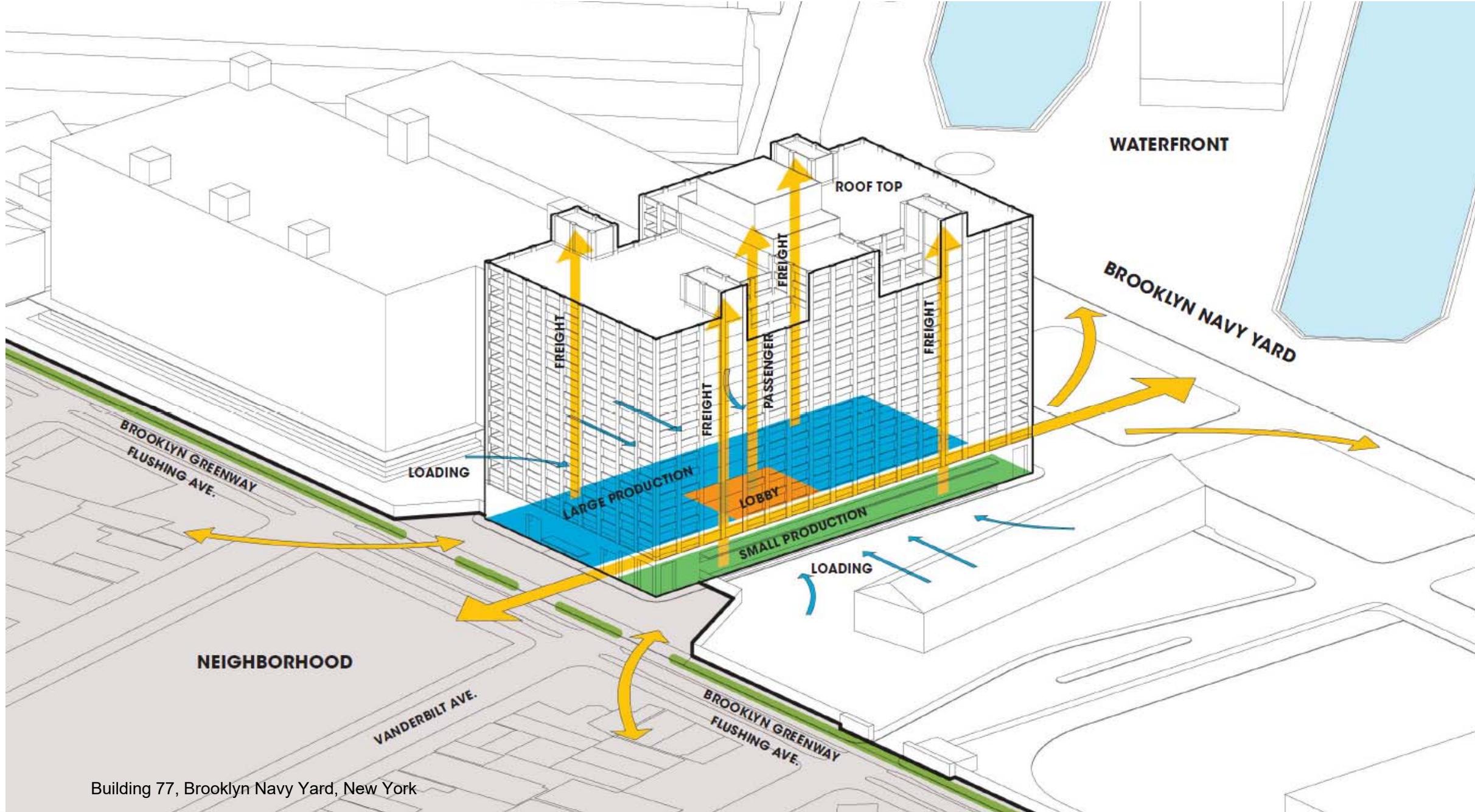
RESEARCH
PROTOTYPING
PRODUCTION



Theory Clothing Production, NYC

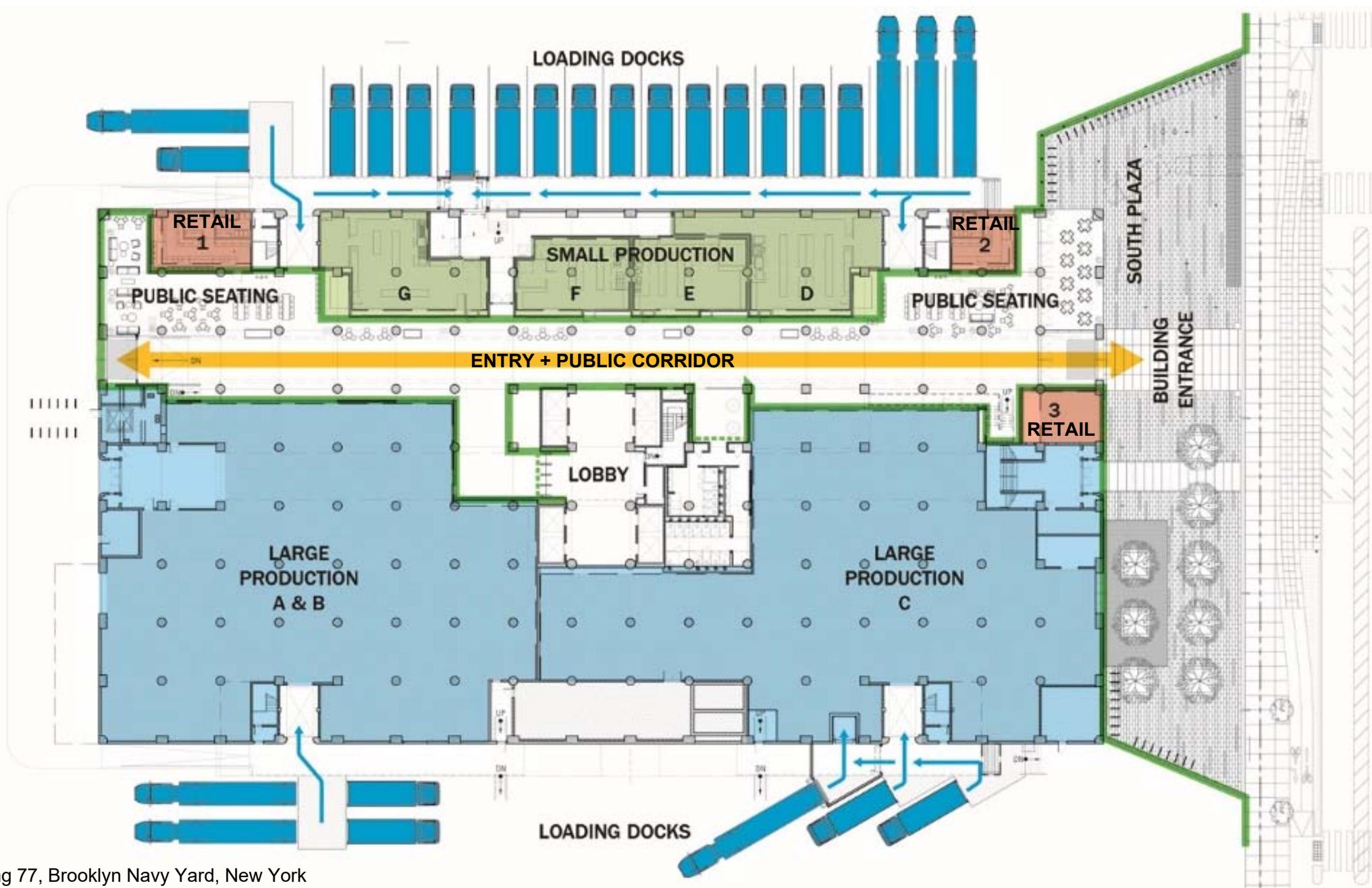




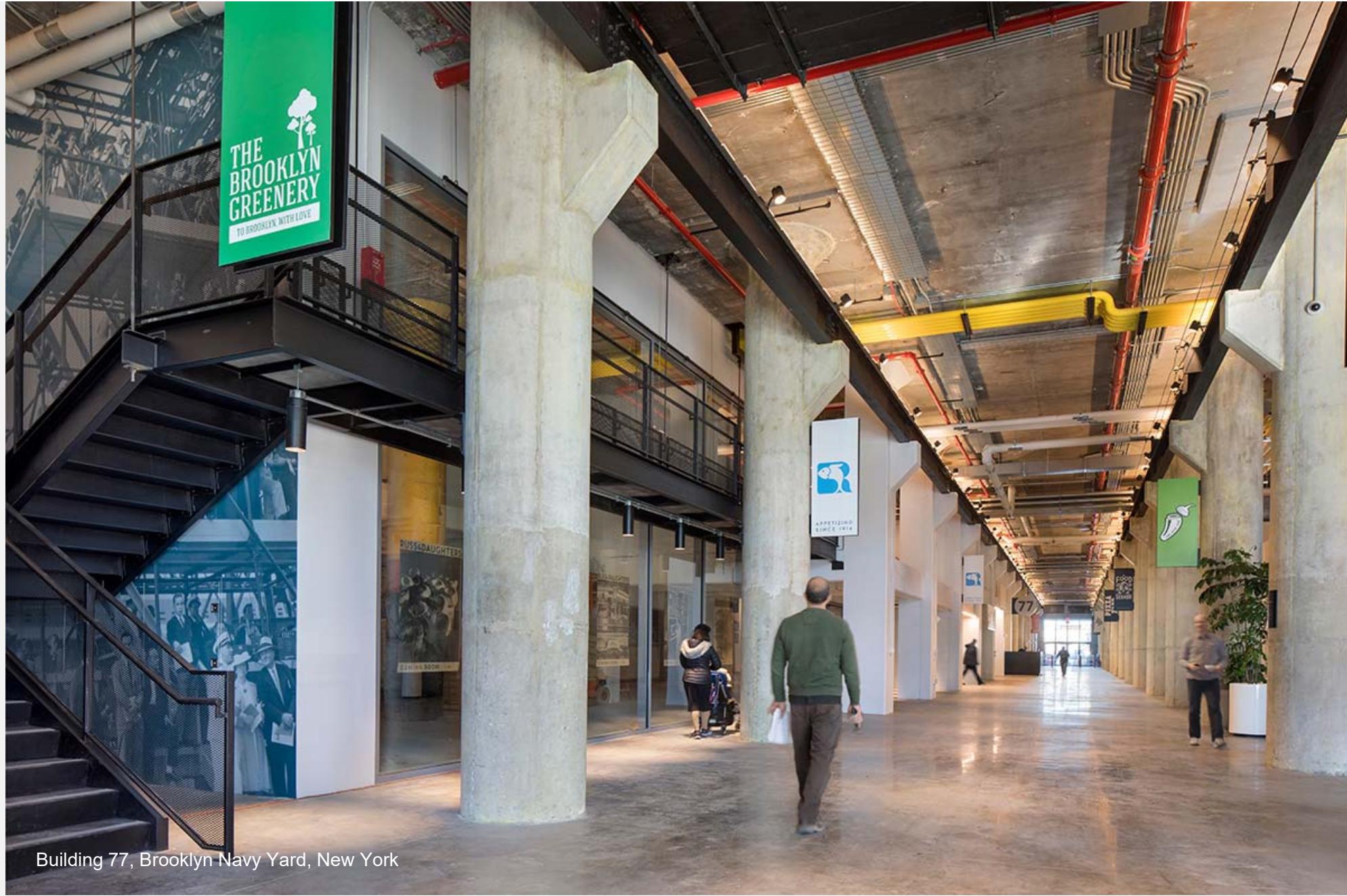


Building 77, Brooklyn Navy Yard, New York

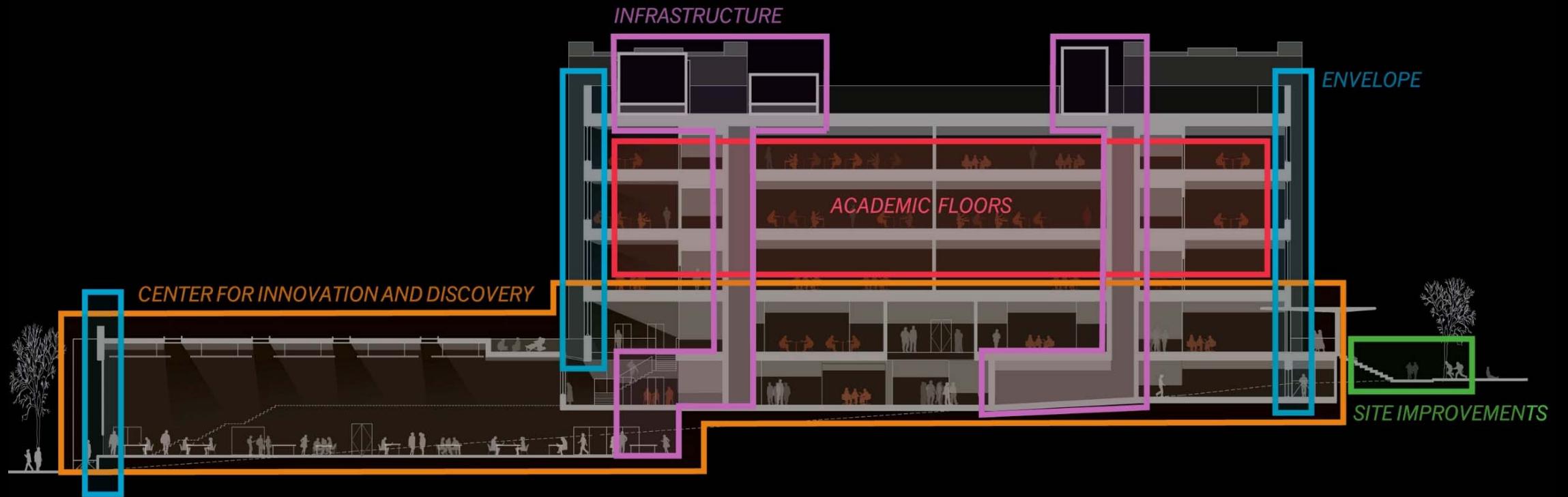
TO THE NAVY YARD



Building 77, Brooklyn Navy Yard, New York



Building 77, Brooklyn Navy Yard, New York



New Jersey Institute of Technology, Central King Building, Newark, New Jersey



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New Jersey Institute of Technology, Central King Building, Newark, New Jersey

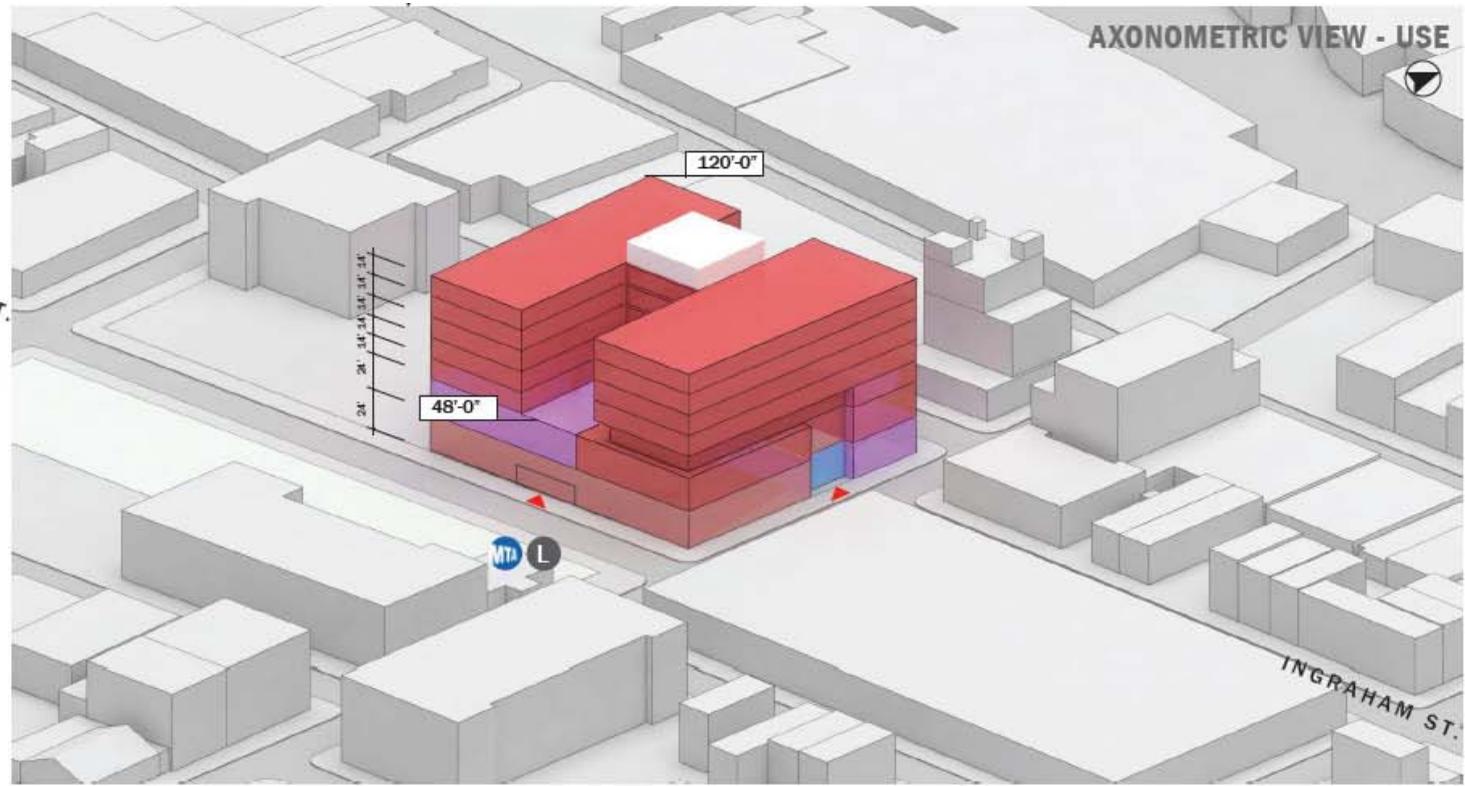


New Jersey Institute of Technology, Central King Building, Newark, New Jersey

INNOVATIVE | DYNAMIC | SUSTAINABLE | GENERATOR



MCKIBBIN ST.
WHITE ST.



BOGART ST.

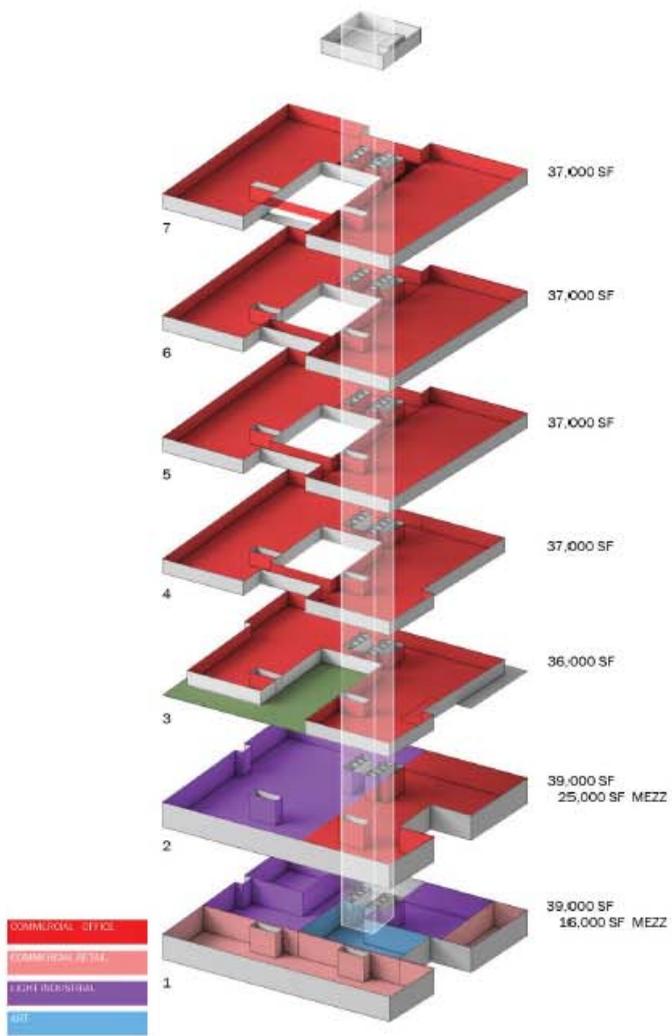
INGRAHAM ST.

H-SHAPED SCHEME STATISTICS

LOT AREA: 46,617 SF
TOTAL BUILDING AREA: 303,010 SF ALLOWABLE
FAR: 6.5 FAR
7 FLOORS - OVERALL BUILDING HEIGHT 120'-0"

LIGHT MANUFACTURING	15%	46,500 SF	1.0 FAR
COMMERCIAL - OFFICE	74%	225,000 SF	5.5 FAR
COMMERCIAL - RETAIL	8%	24,500 SF	.5 FAR
LOBBY/GALLERY/COMMON	2%	7,000 SF	.2 FAR
UNDERGROUND PARKING	N/A	46,617 SF	

1 : 4.8 INDUSTRIAL : OFFICE RATIO
MIXED COMMERCIAL/INDUSTRIAL
24' FLR-FLR INDUSTRIAL FLOOR(S) 1 AND 2 WITH MEZZANINES
INDUSTRIAL STREET FRONTAGE ALONG BOERUM ST.



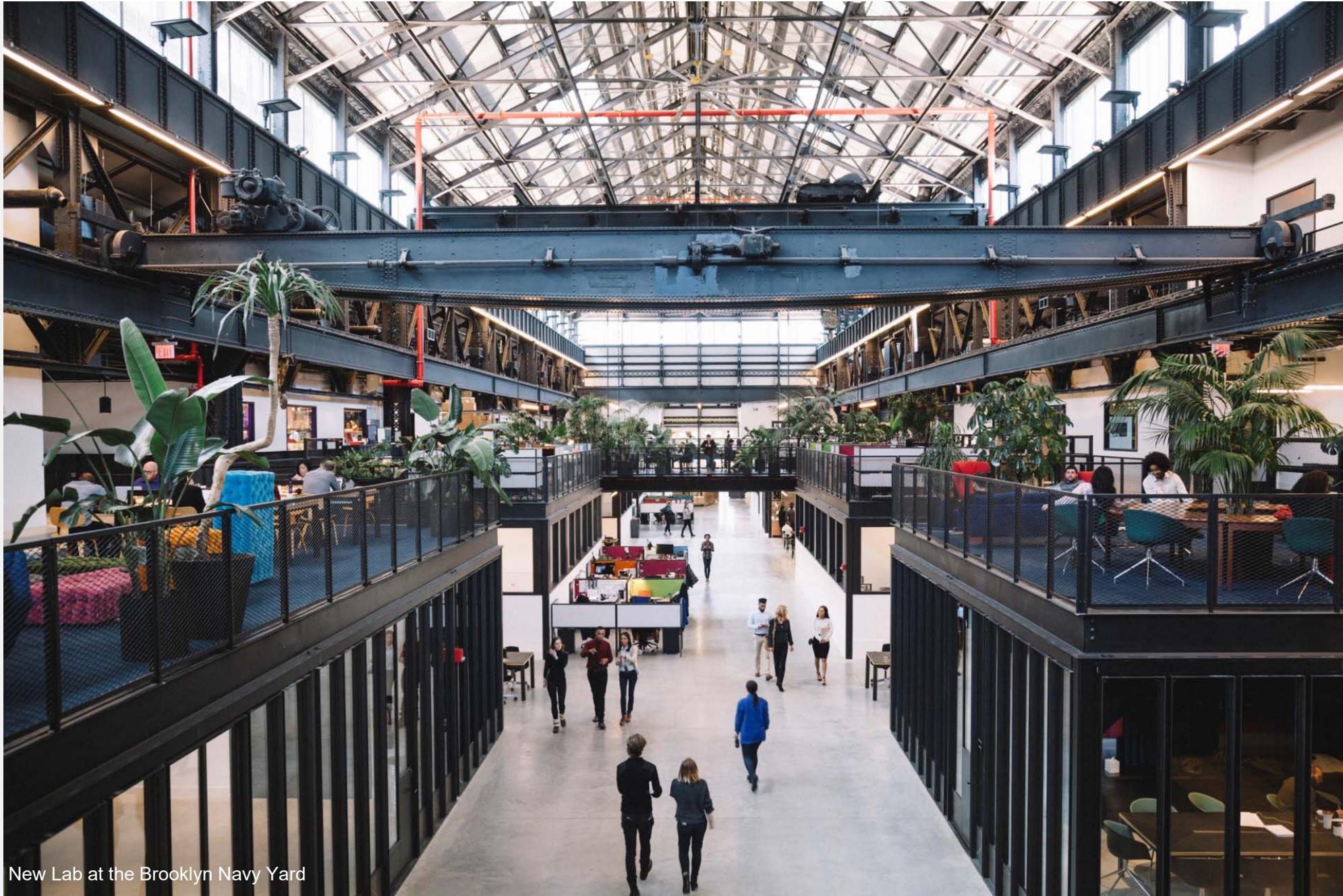
EXPLODED AXON

Bogart Mixed Development, Brooklyn, NY

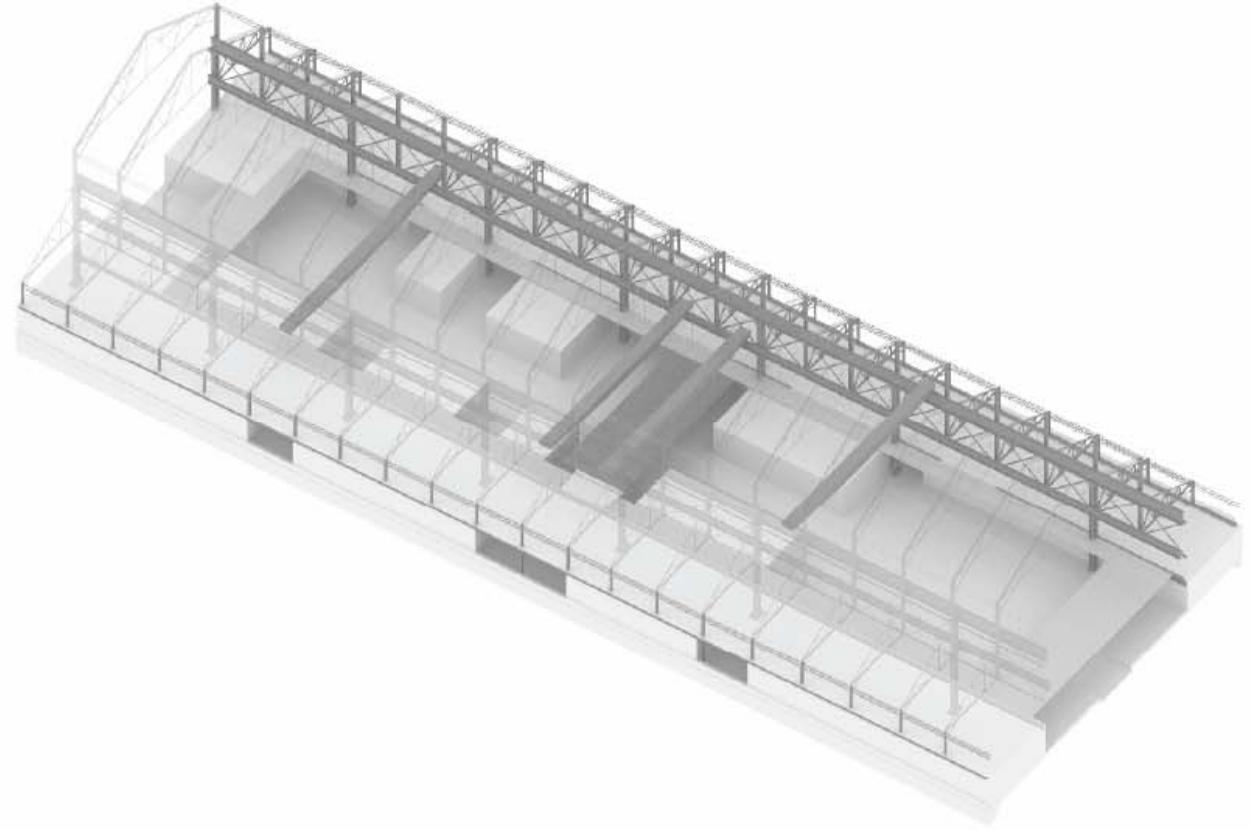
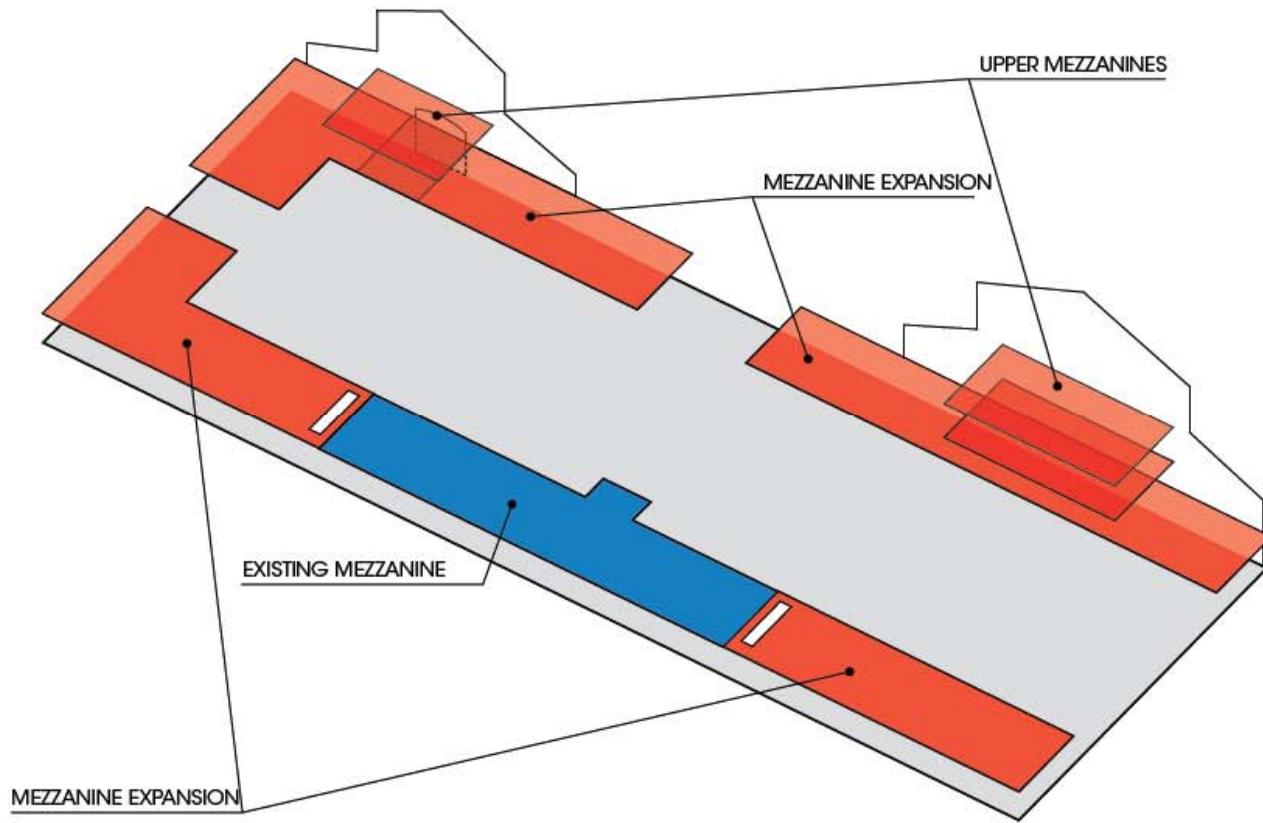


New Lab at the Brooklyn Navy Yard

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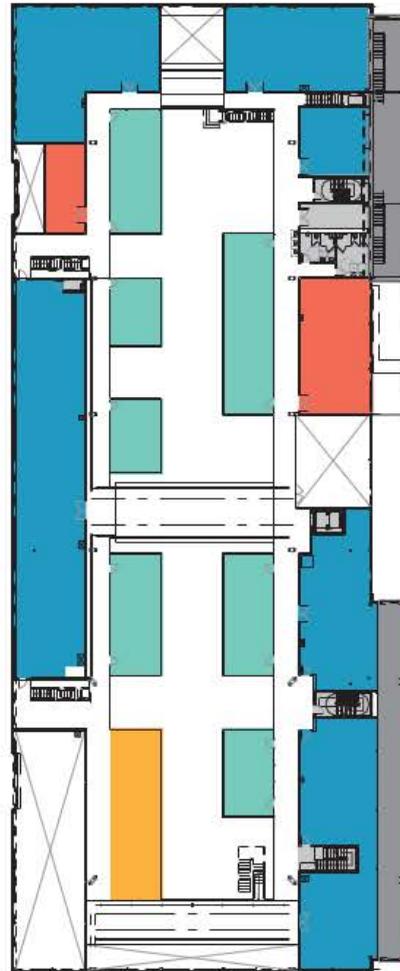


New Lab at the Brooklyn Navy Yard

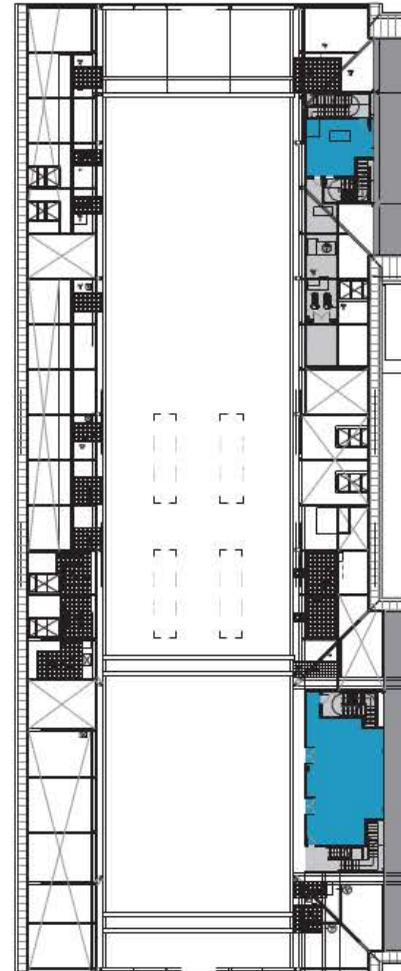




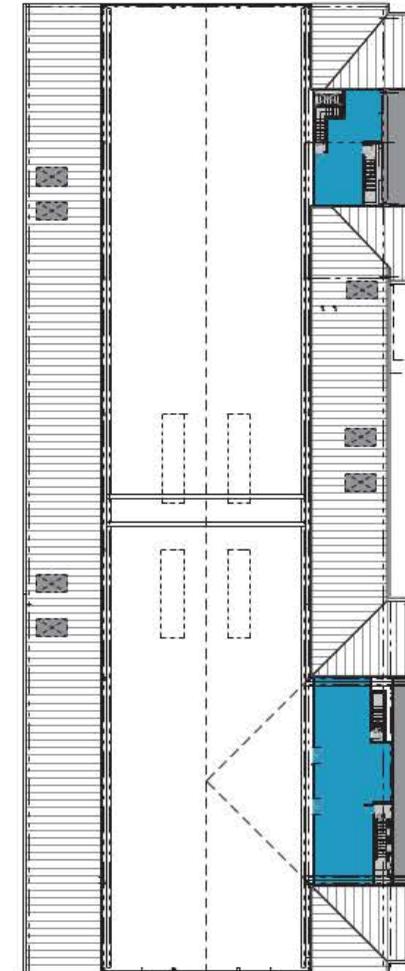
Floor 01



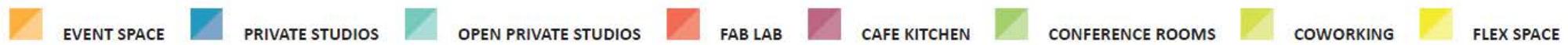
Floor 02



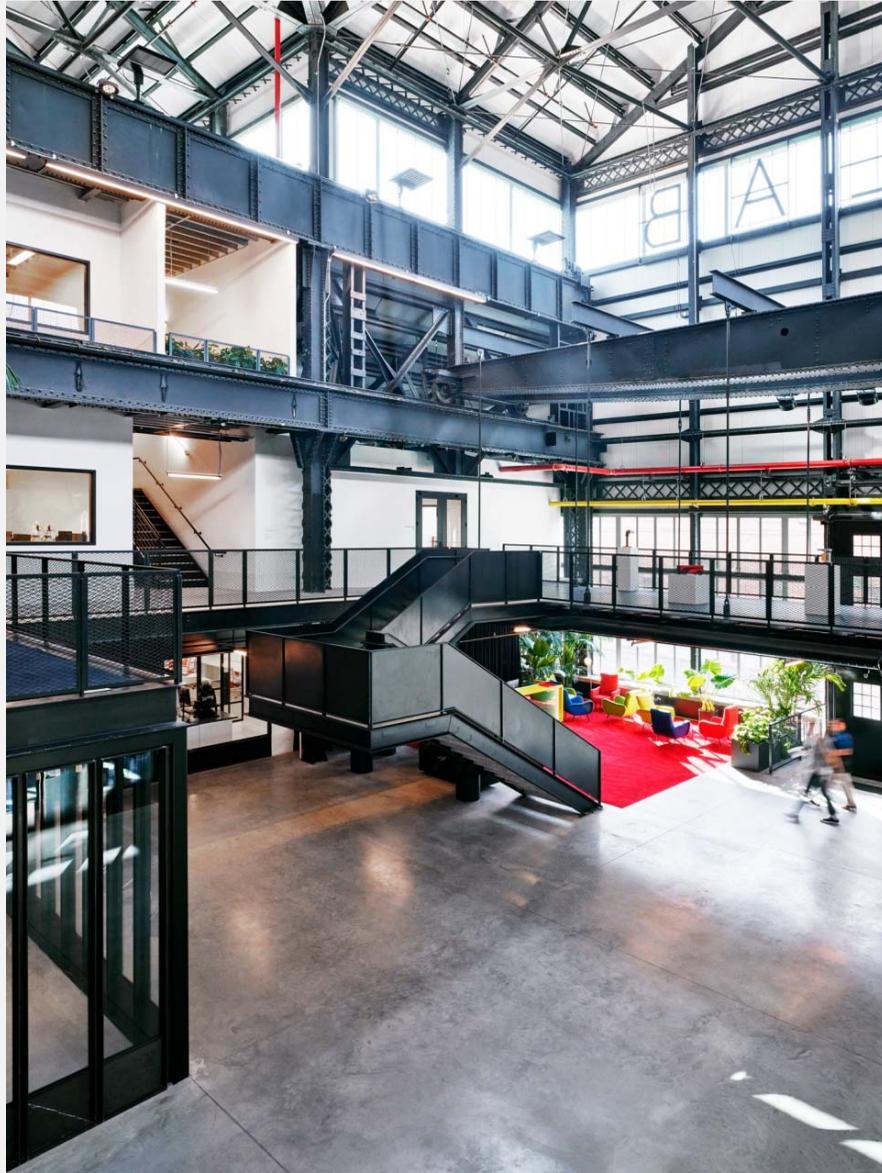
Floor 03



Floor 04













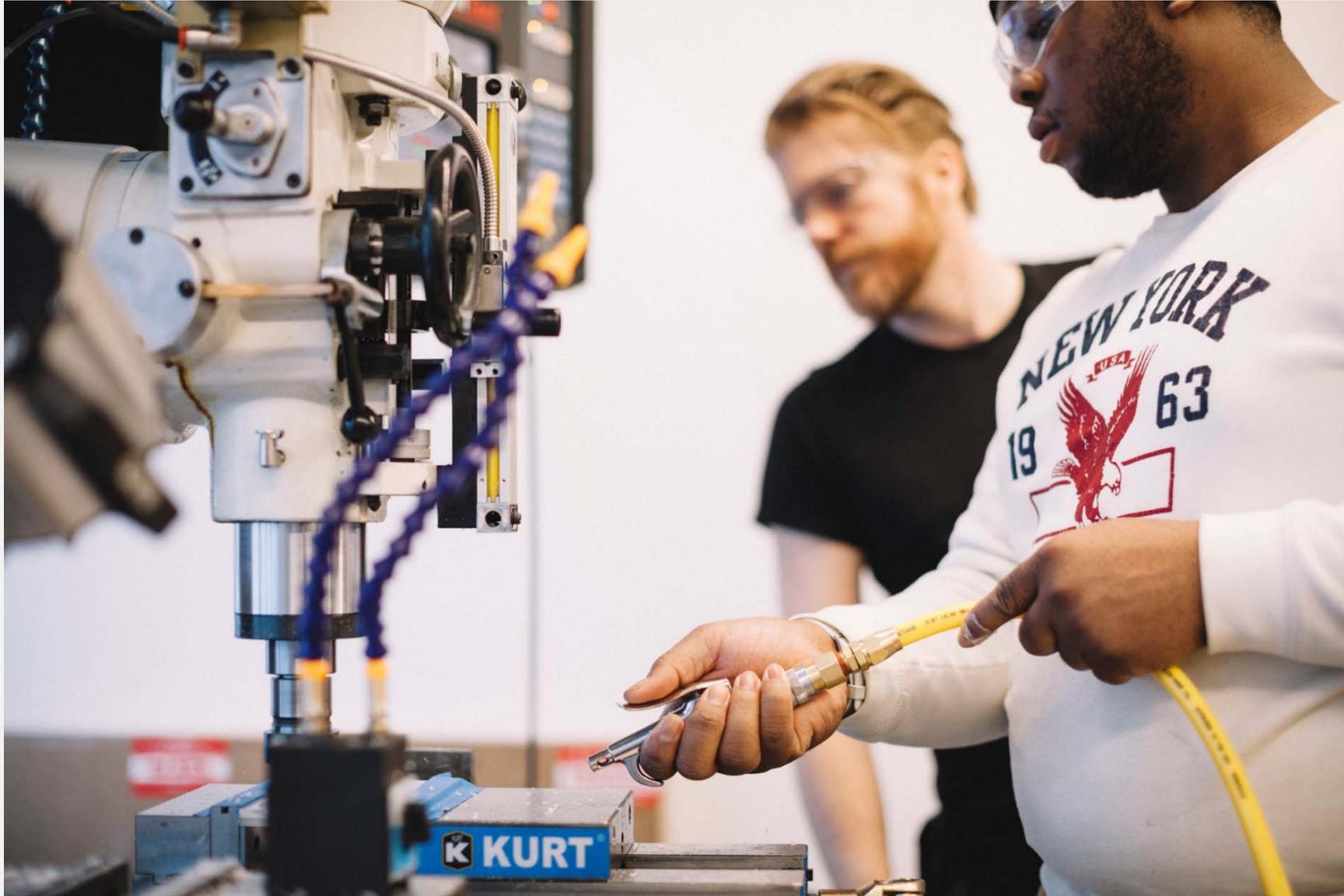




























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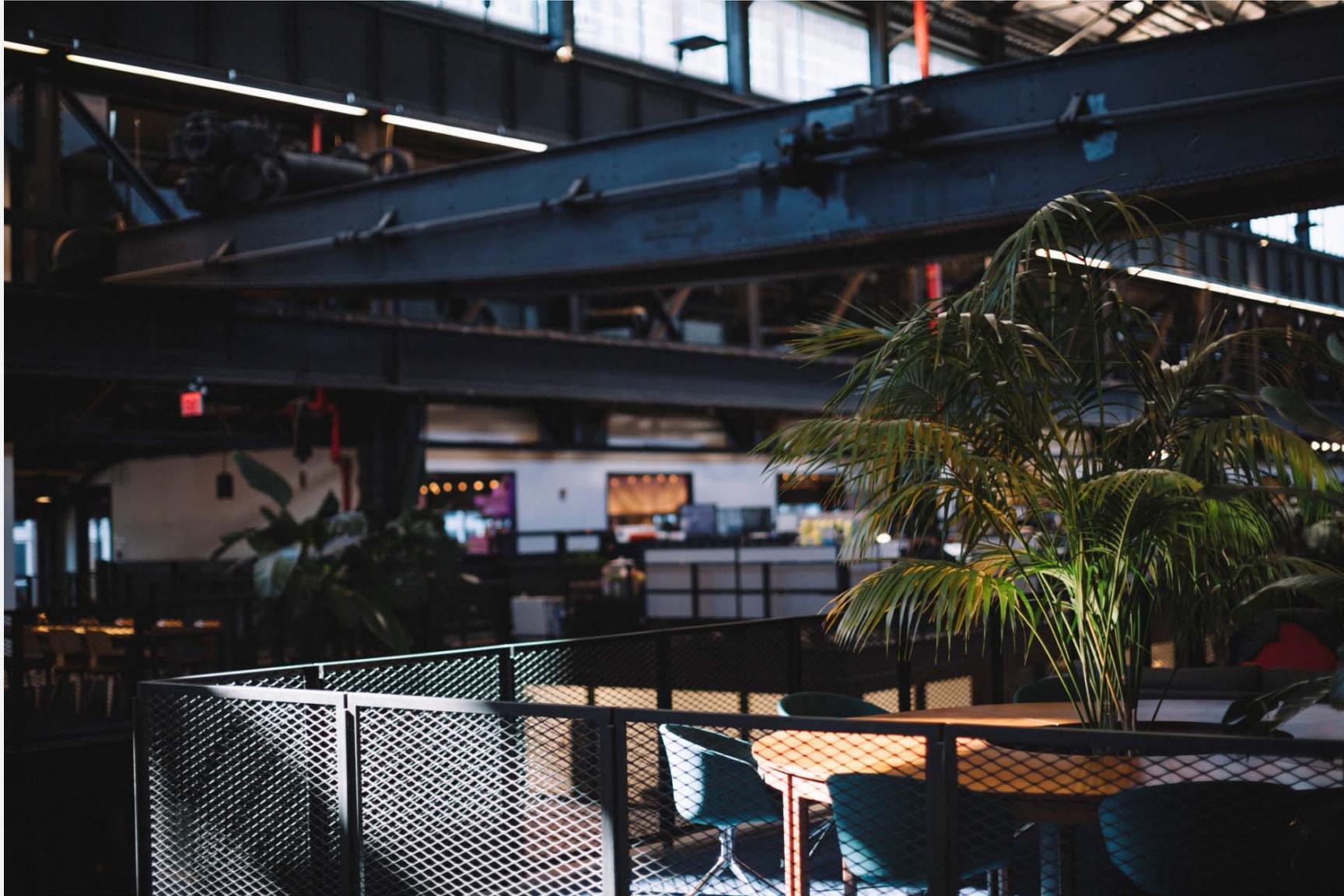












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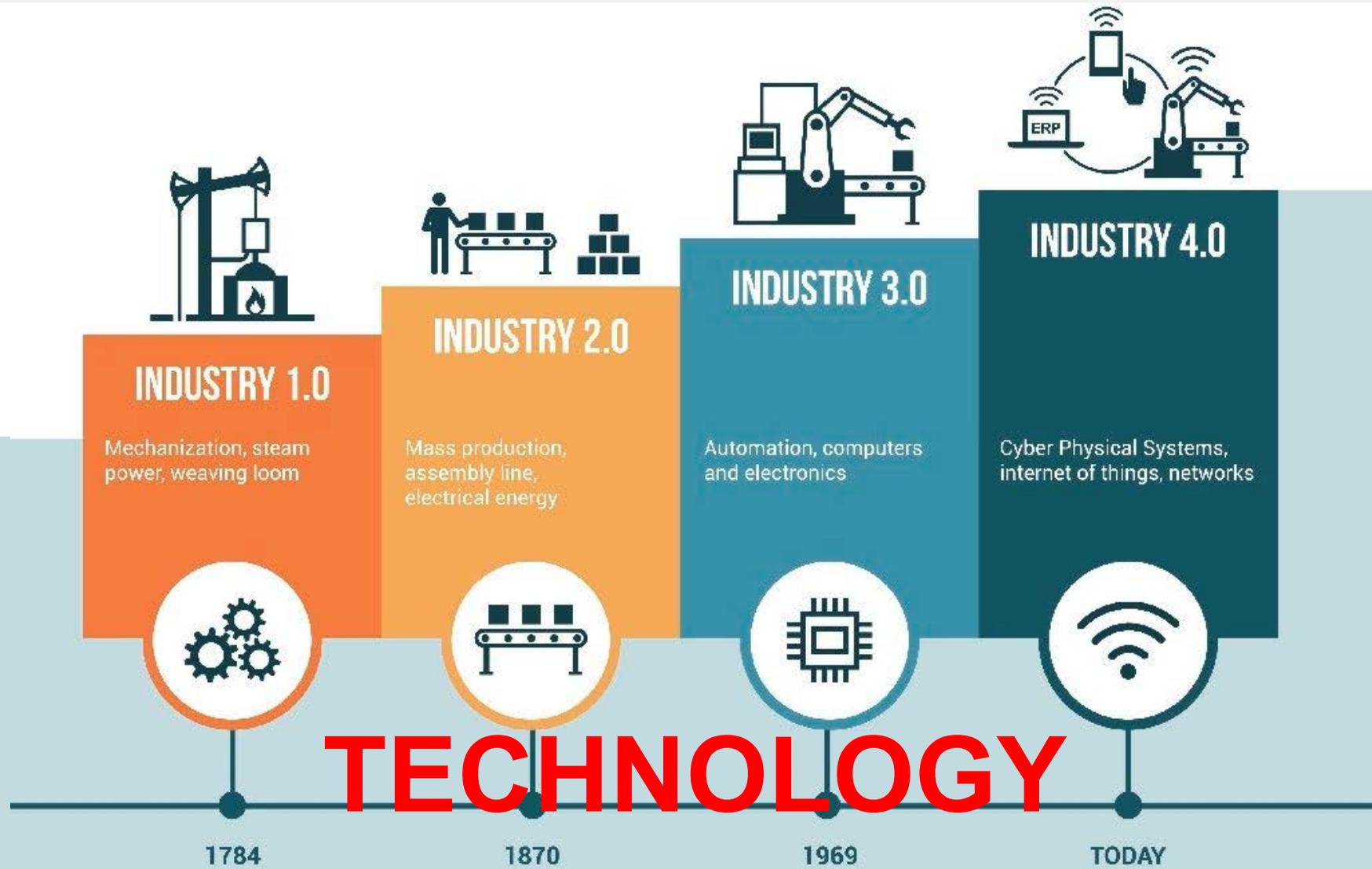








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SPECIALIZATION



PERFORMANCE



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A/D/O



A/D/O



A/D/O



A/D/O



ADIDAS BROOKLYN CREATIVE FARM



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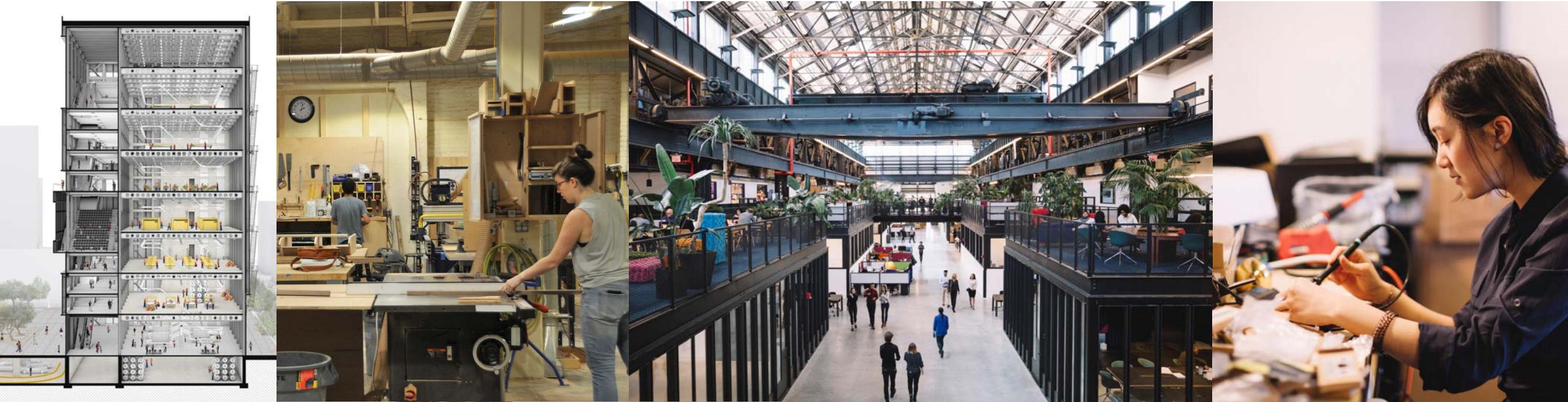












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Thank you!