

5	<i>Collective project abstract and propositions</i>	
7	<i>About the site and type</i>	Hotel Pennsylvania Pennsylvania Station Hotel building type Expert conversations
39	<i>About The Hotel</i>	Hotel ownership Operational diagram Hotel segments Programmatic description Site information Building information
51	<i>About The Metropolitan</i>	Core and structure Elevators Elevations
63	<i>About One Hotel</i>	Sections Accommodations Amenities Services Systems Afterlife
99	<i>Individual contribution</i>	Contribution abstract Contribution propositions Hotel segment drawing set Precedent studies and references

*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.

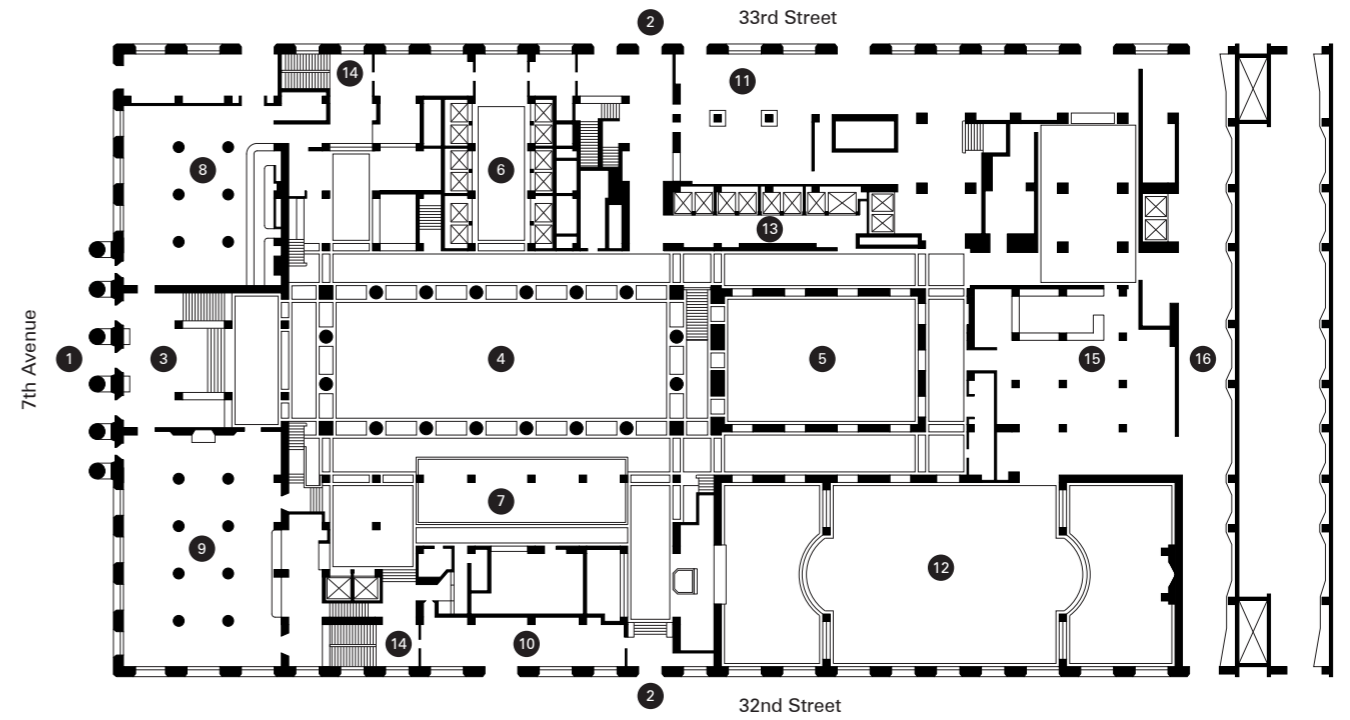
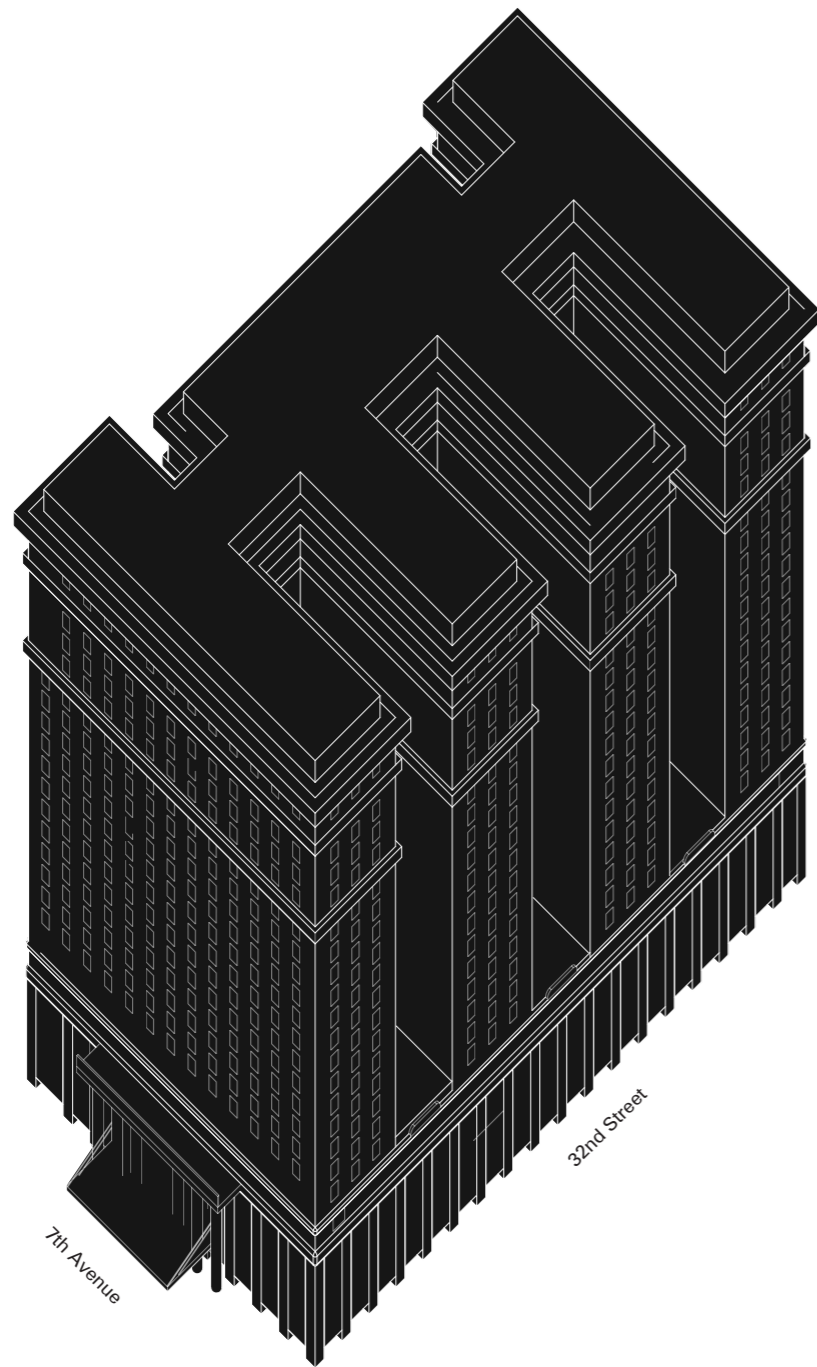
The hotel is a function of temporality and hospitality. The study questions the requirements for an architecture of hospitality to welcome, host, and entertain. As an architecture of temporality—an architecture that is dynamic and ever-changing, embodying a sense of transience and constant activity—the 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.

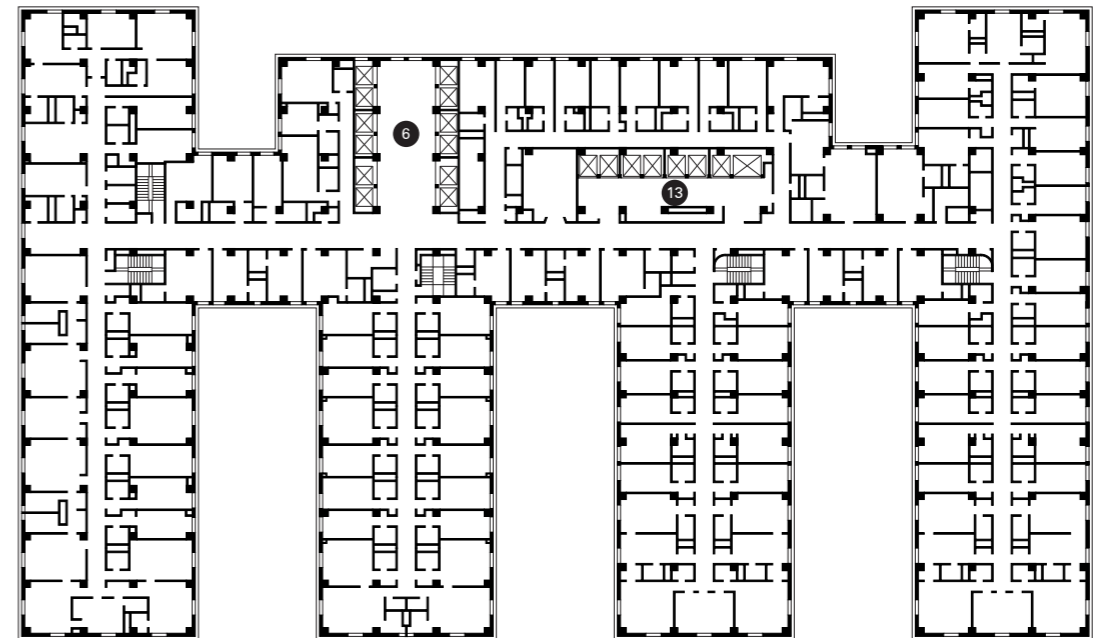
*The Hotel* consists of the design of the skyscraper as landmark—The Metropolitan—and the hotel as tenant—One Hotel.

- 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



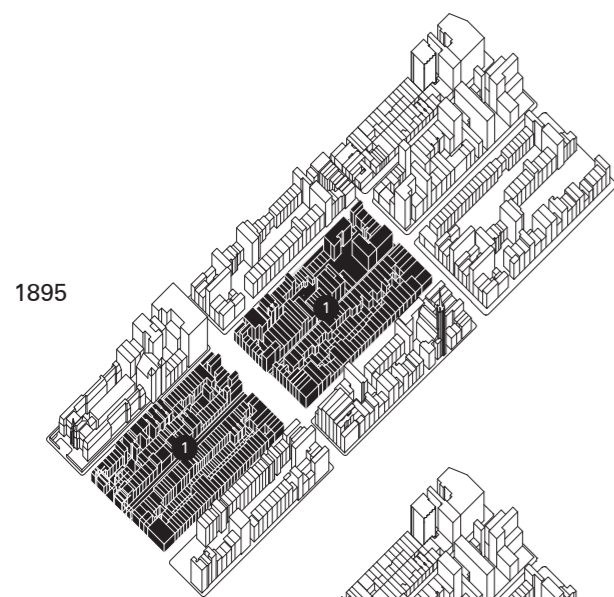
Typical Accommodation Floor

## Hotel Pennsylvania

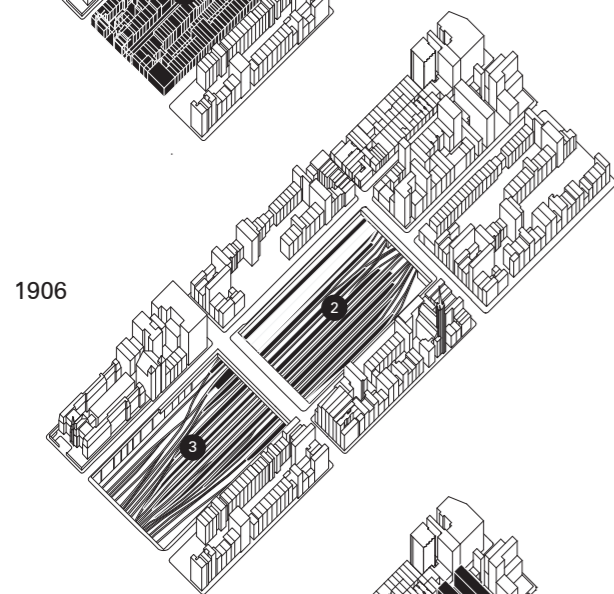
Hotel Pennsylvania was designed by the renowned firm of McKim, Mead & White. Consisting of 2,200 guest rooms over twenty-two floors, it was the largest hotel in the world at the time. Facing Seventh Avenue—and Pennsylvania Station—a portico greeted guests and led into the building through a sequence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



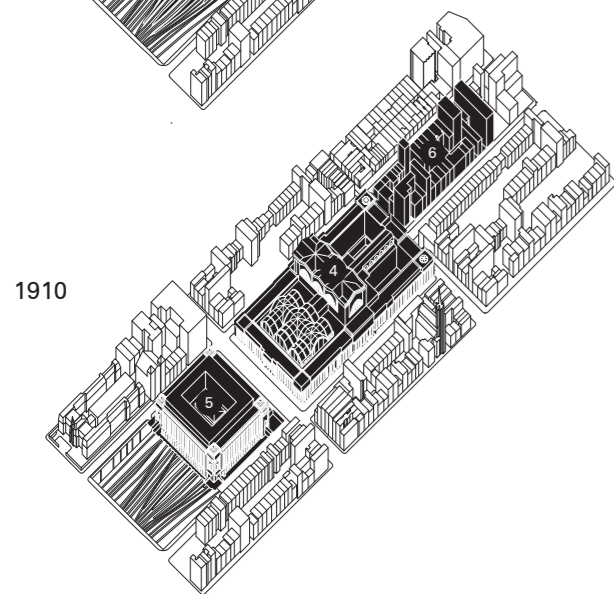
- |                        |                       |                      |
|------------------------|-----------------------|----------------------|
| 1. Main entrance       | 7. Office             | 14. Subway entrance  |
| 2. Secondary entrances | 8. Soda room          | 15. Pantry           |
| 3. 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 |                      |



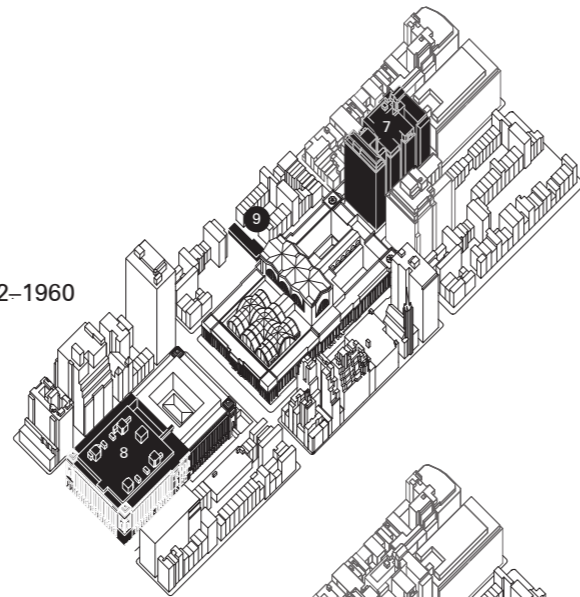
1895



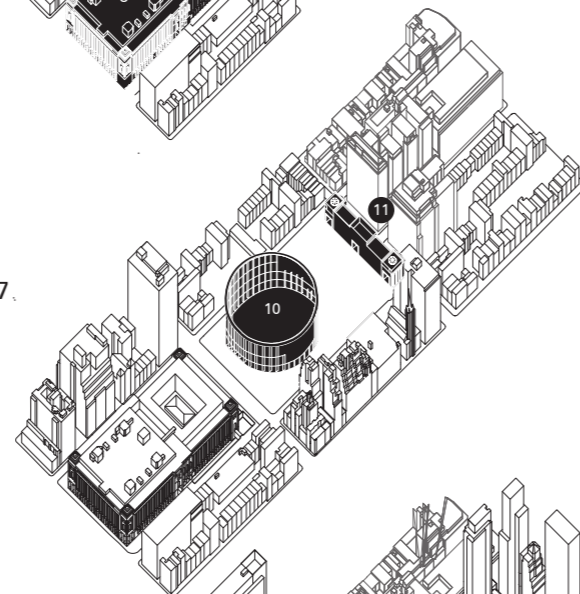
1906



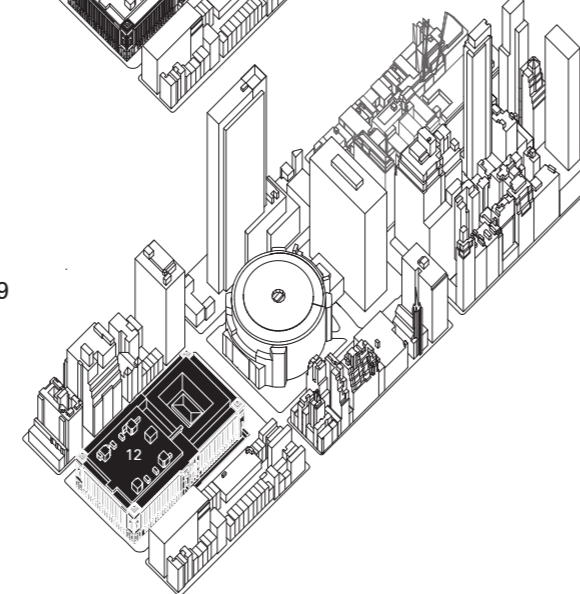
1910



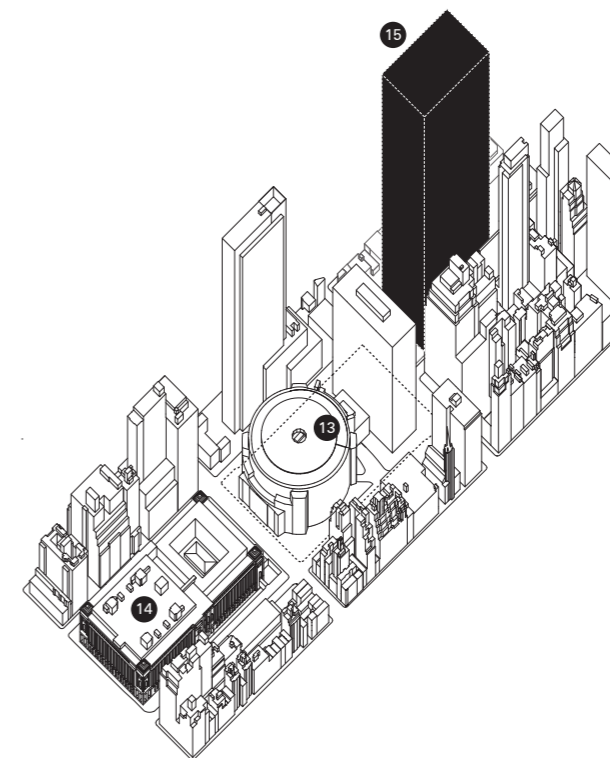
1912–1960



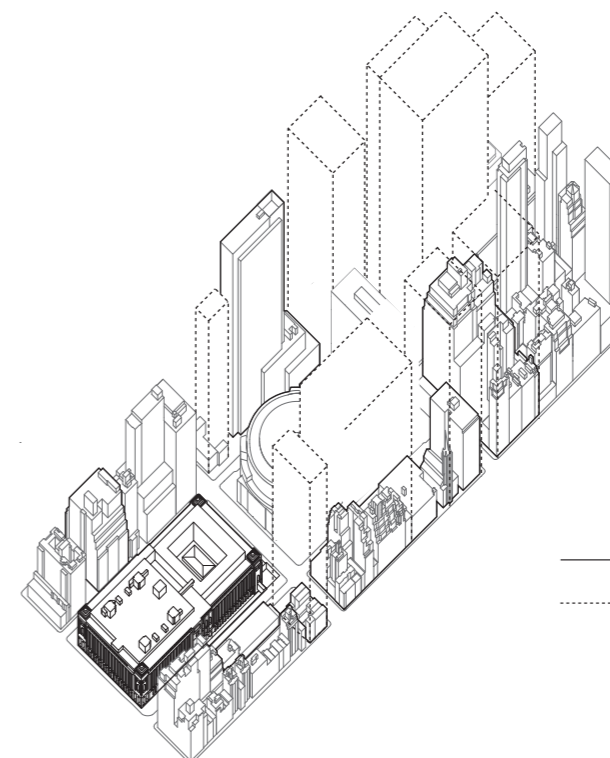
1967



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

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

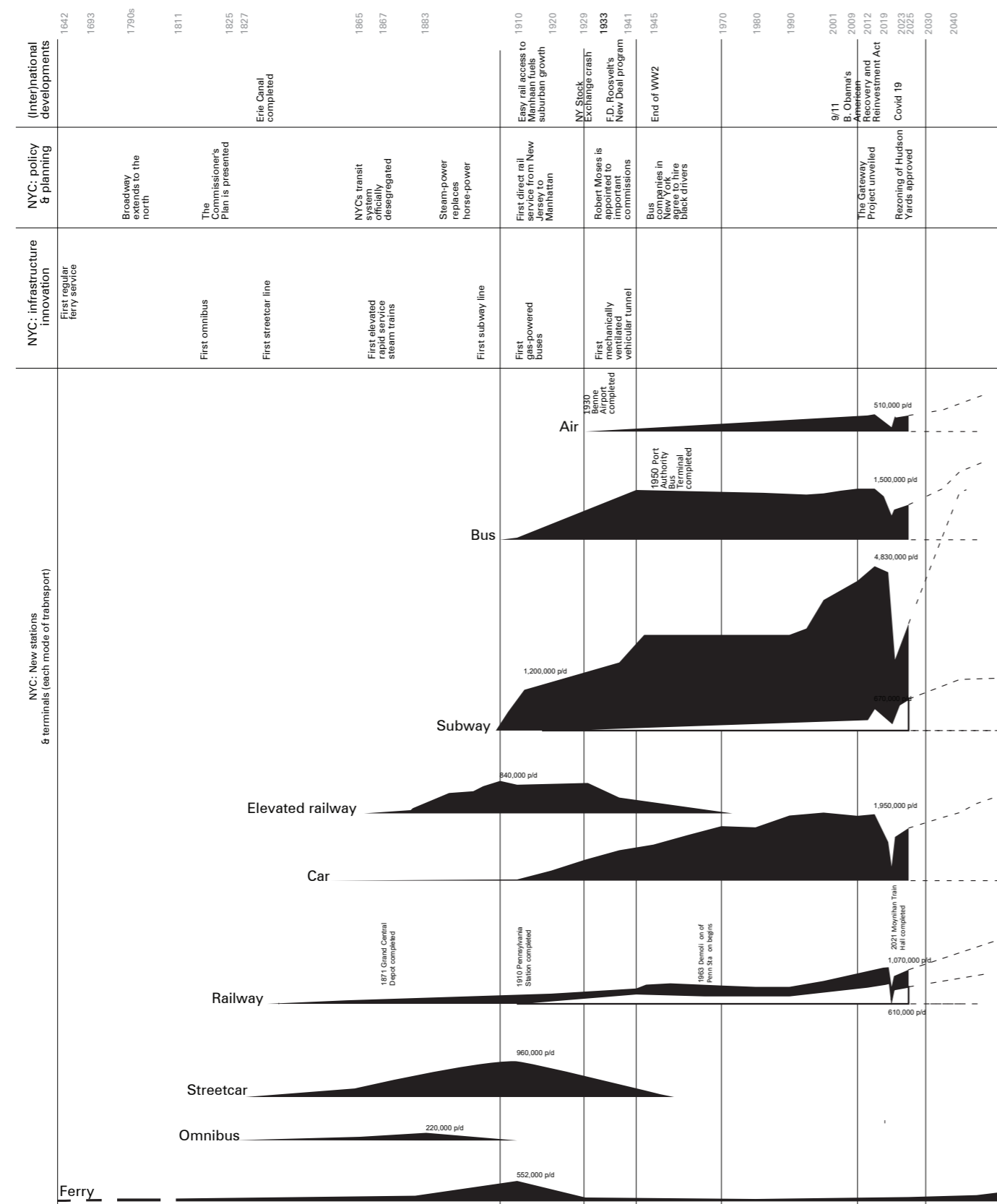


# Development of Transportation

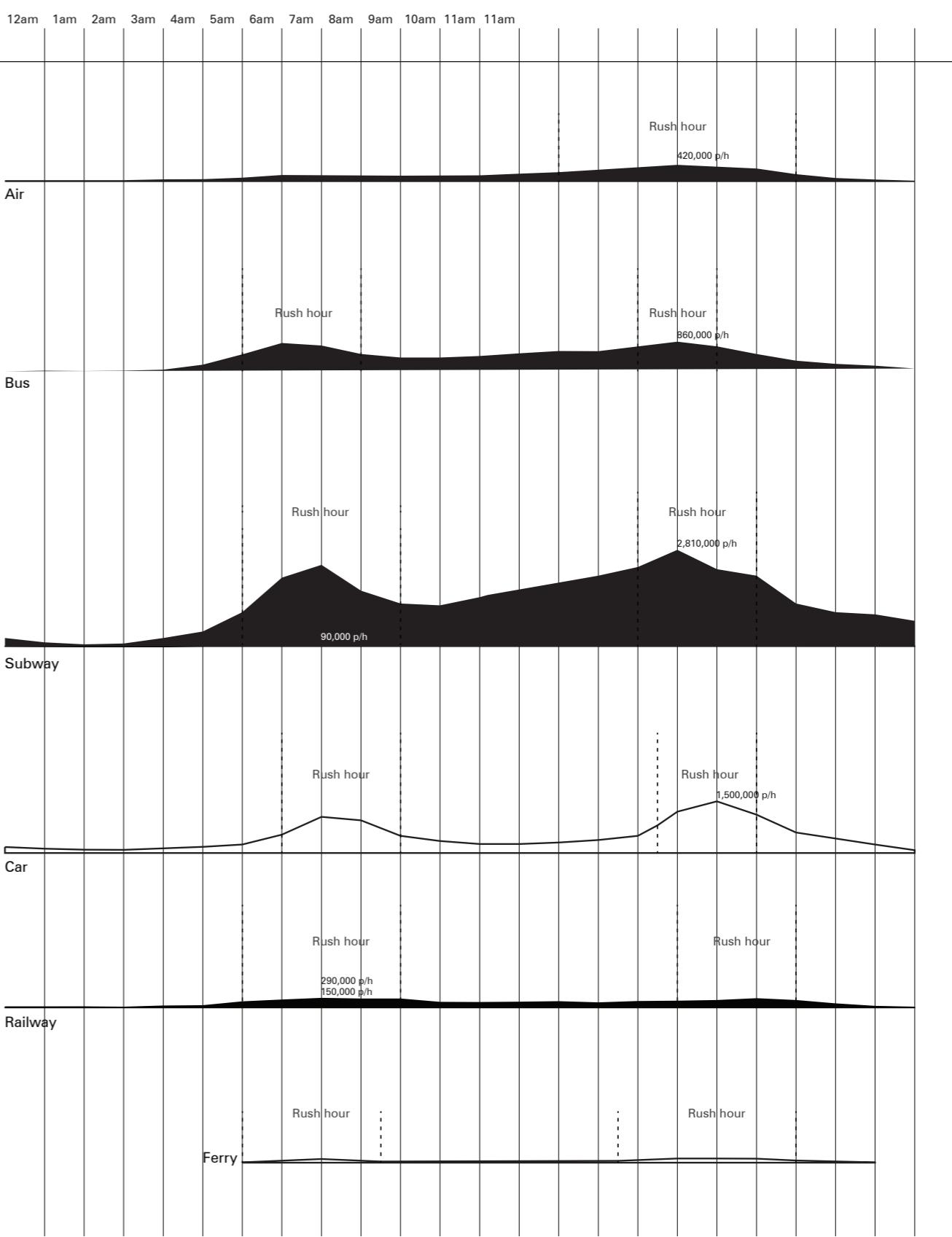
As the city expanded, the development of efficient modes of transport has allowed more people to cross greater distances more frequently across the densely knit island of Manhattan.

- 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

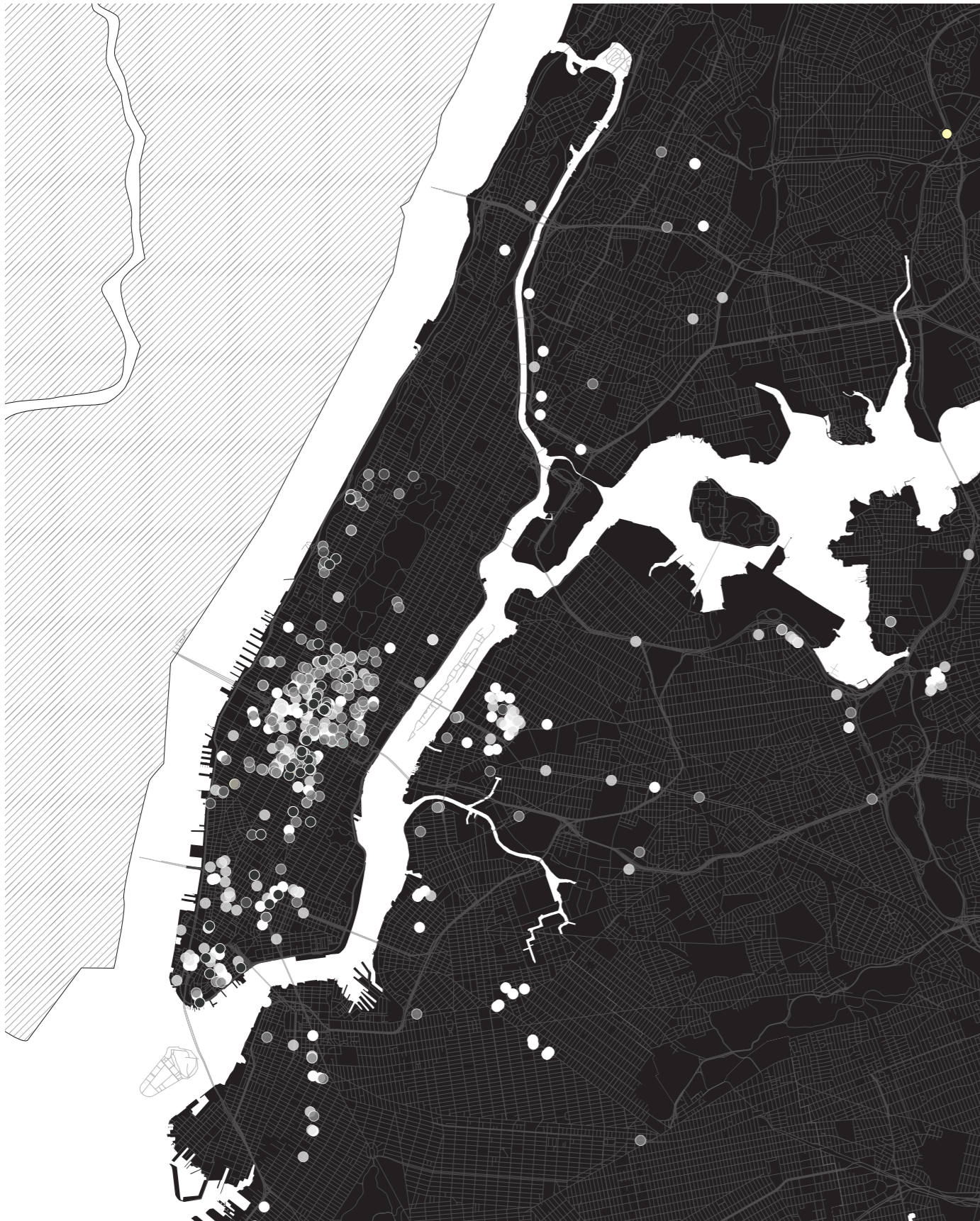




Daily Transportation Capacity of New York City



Peak Operating Hours



### Development of Accommodation and Lodging

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

- Hotels by year of opening
- 1805
  - 1850
  - 1900
  - 1950
  - 2022



### 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.

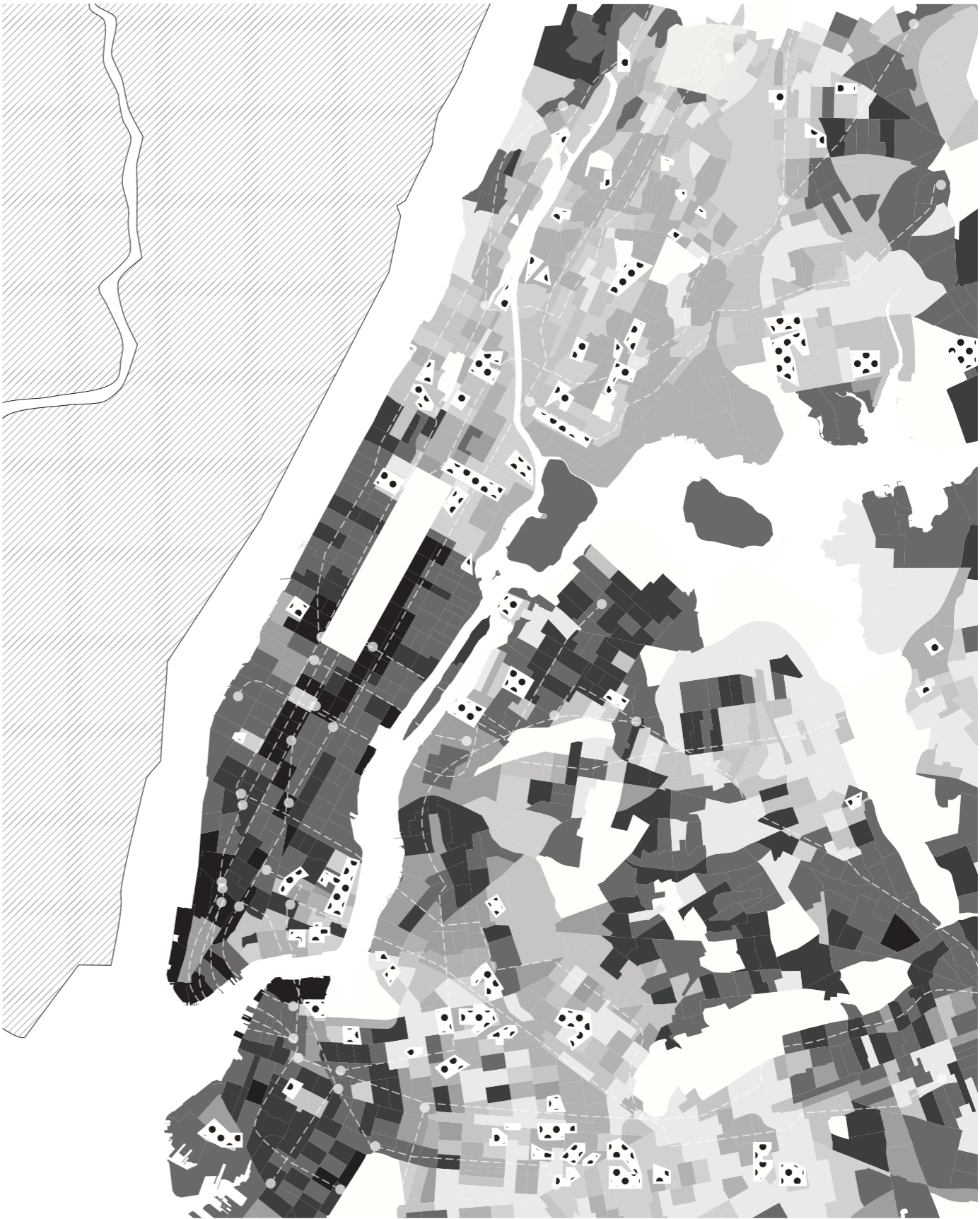
- Decade
- 1990
  - 2000
  - 2010
- 1000 units to <20 units



### 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

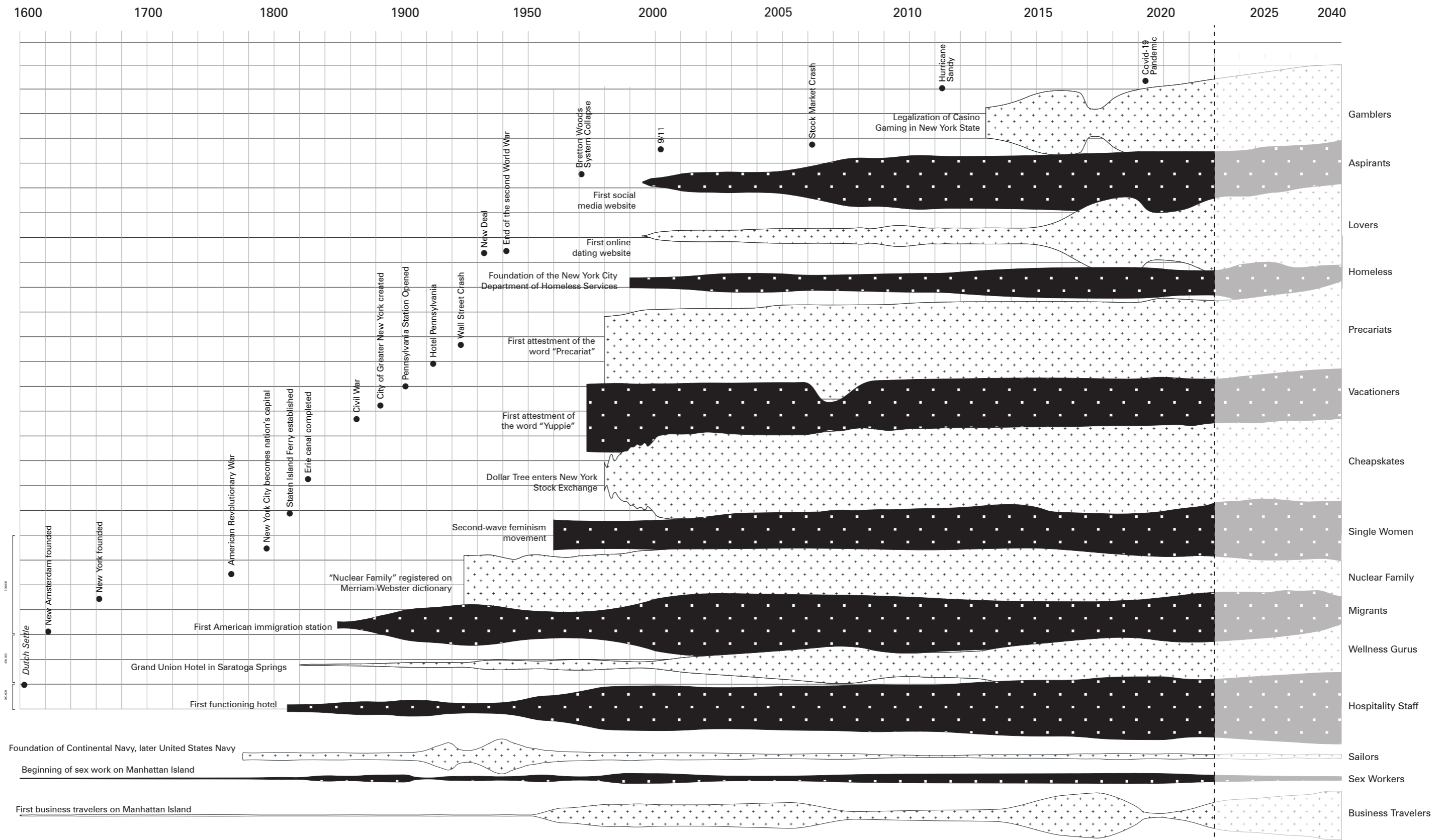
Manhattan is one of the most expensive places to live, with an average of \$15,000—or EUR 14,000—per square meter. In the 515 census tracts of New York City today, 23% are situated in neighborhoods undergoing gentrification, while an additional 30% are in areas considered at risk of gentrification.

Degree of gentrification based on area median income



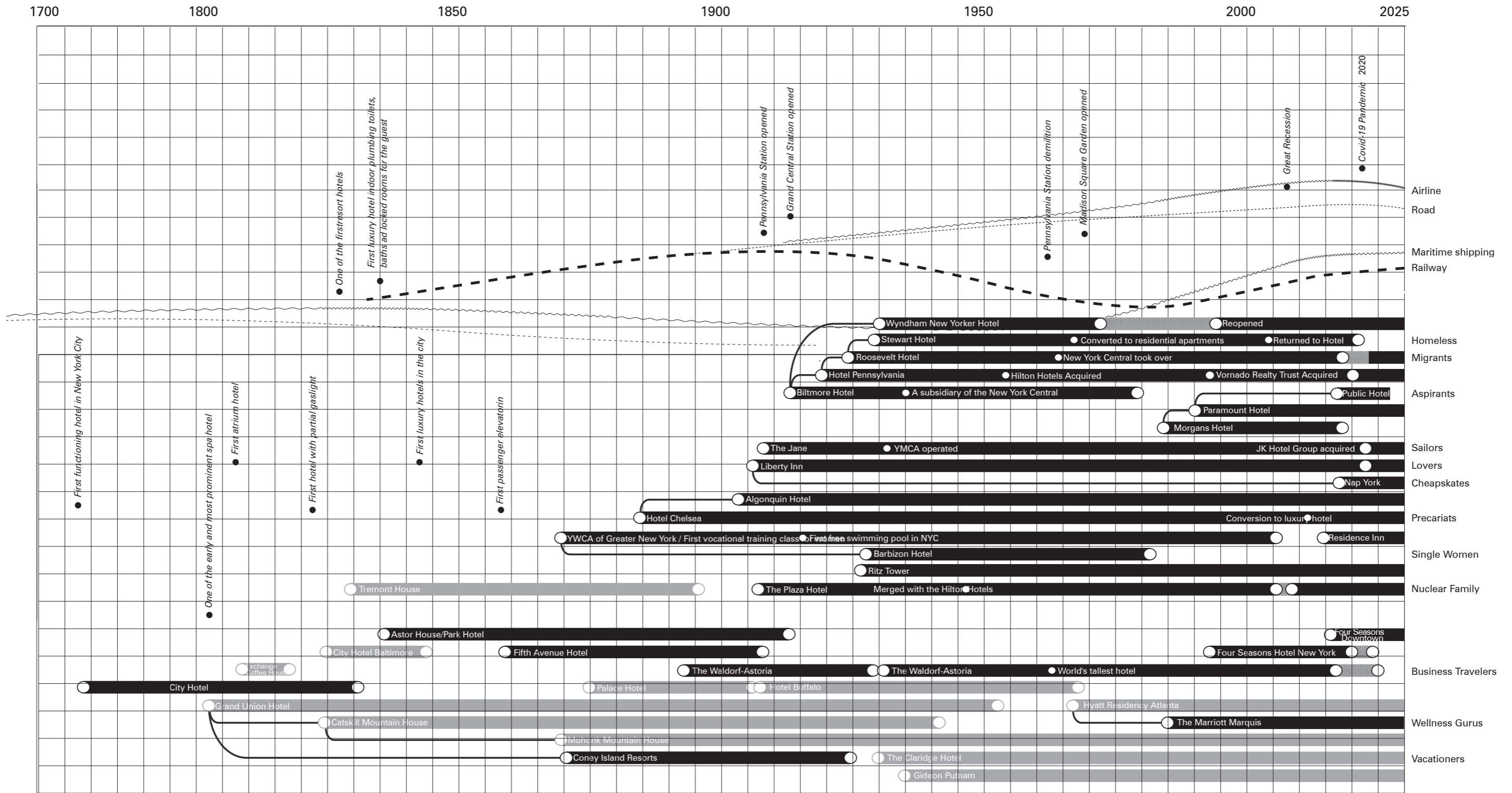
■ Current public housing stock

--- Metro lines



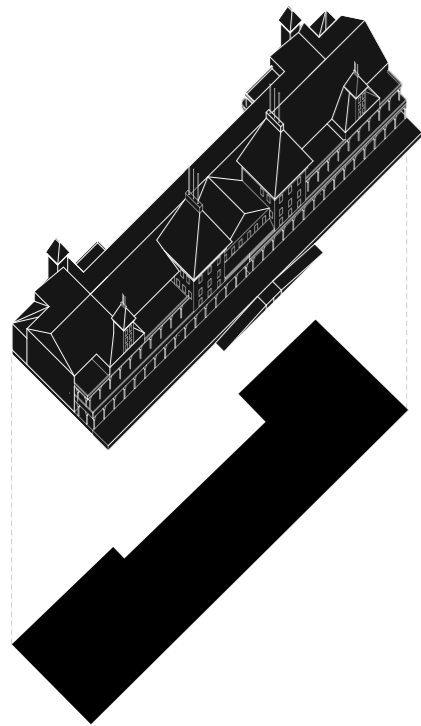
# Changing Demographics of New York City

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.



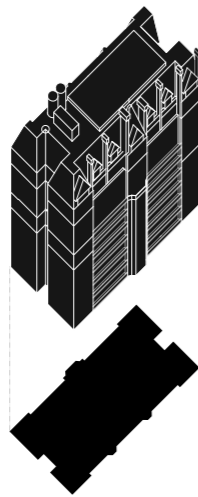
### Hotel Development in New York City

The beginning of the hotel as a building type dates to the late eighteenth century in the United States as a result of trade and commerce, and the development of new modes of transportation. In the first half of the twentieth century, hotels became the epitome of modernity—centers of mobility, temporality, and anonymity. With the increasing ease of traveling, hotel types expanded to meet the needs of new customers.



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.



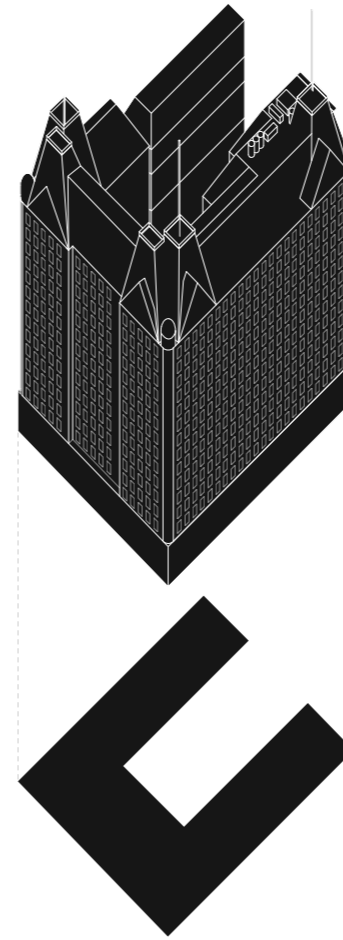
Hotel Chelsea  
1884–  
Rooms: 250  
Floors: 12  
Case study for  
Precariats/Residential  
segment

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.



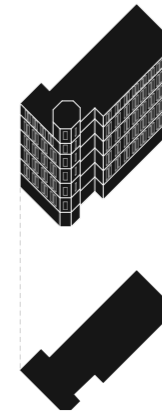
Liberty Inn  
1906–2022  
Rooms: 17  
Floors: 3  
Case study for Lovers/  
Day segment

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.



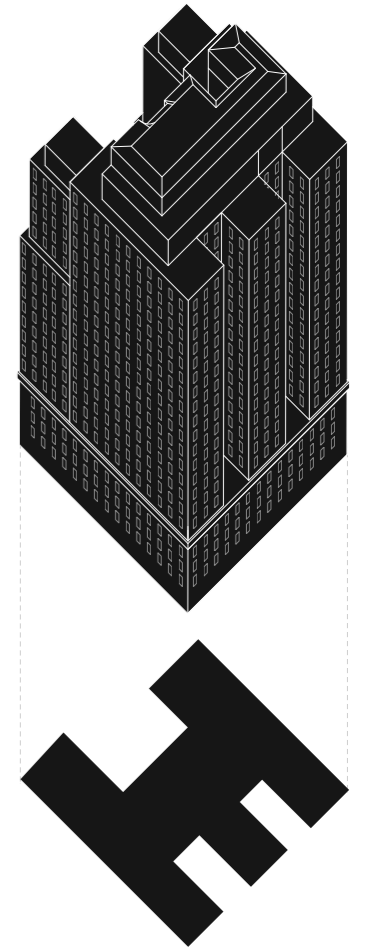
The Plaza  
1907–  
Rooms: 463  
Floors: 18  
Case study for Nuclear  
Family/Family segment

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.

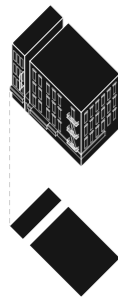


Roosevelt Hotel  
1924–  
Rooms: 1025  
Floors: 19  
Case study for  
Migrants/Migrant  
segment

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.

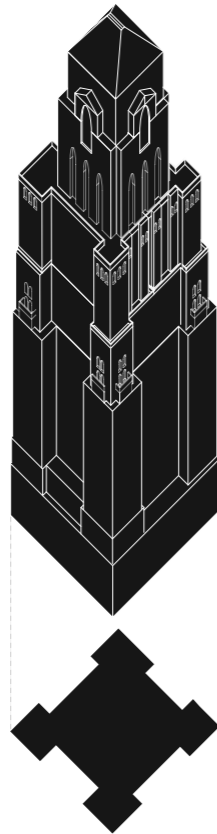
## Fourteen Case Studies

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.



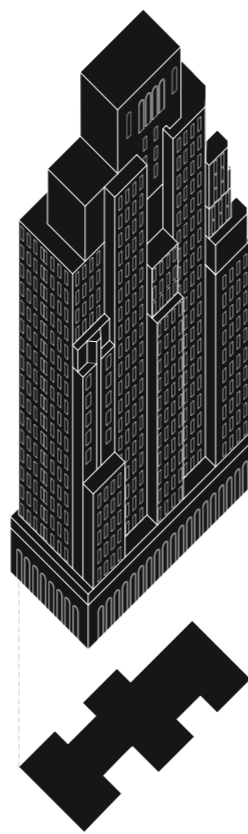
Elk Hotel  
1925–2012  
Rooms: 50  
Floors: 3  
Case study for Sex  
Workers/Love segment

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.



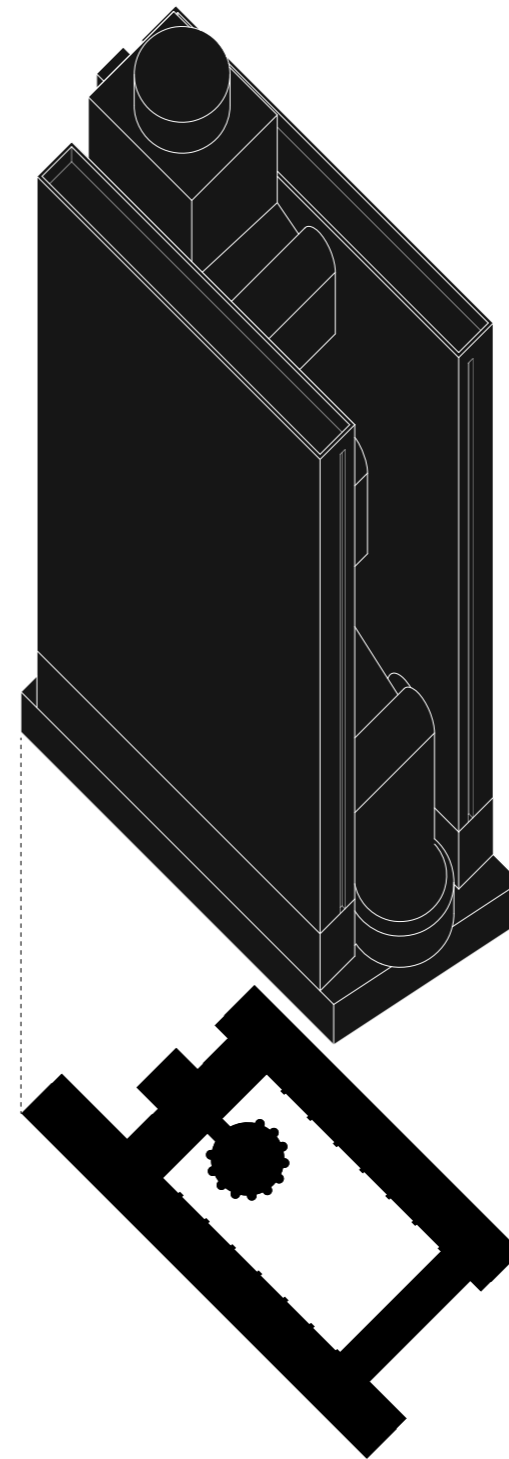
The Barbizon  
1927–1981  
Rooms: 372  
Floors: 23  
Case study for Single  
Women/Single  
Women's segment

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.



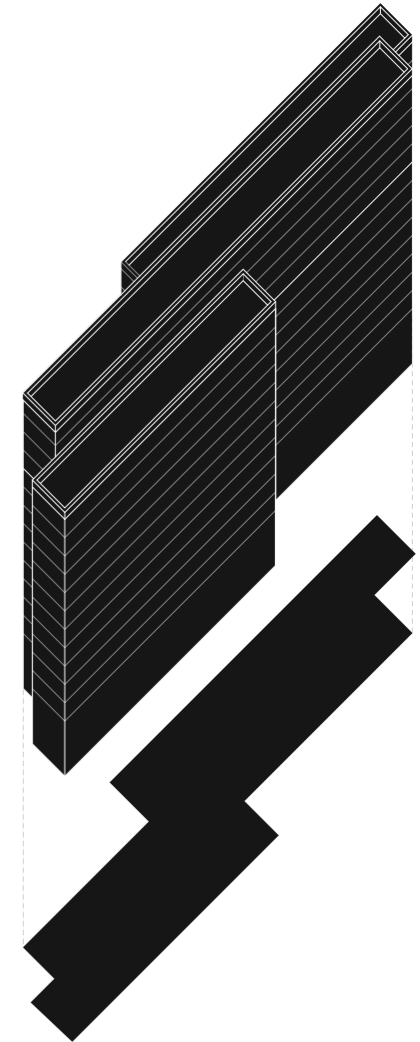
Stewart Hotel  
1929–  
Rooms: 610  
Floors: 28  
Case study for  
Homeless/Homeless  
segment

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.



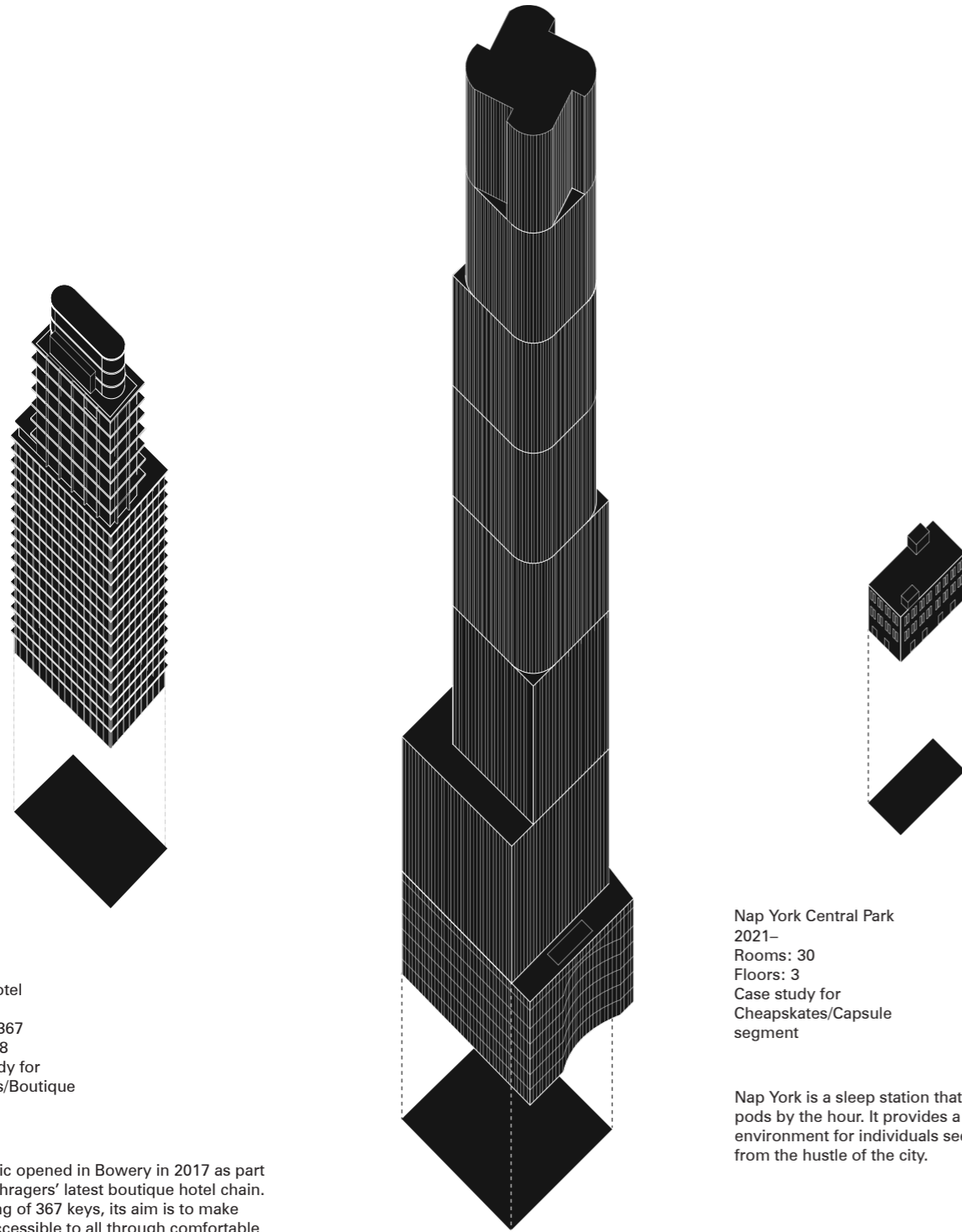
Marriott Marquis  
1985–  
Rooms: 2023  
Floors: 49  
Case study for Business  
Travelers/Chain  
segment

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

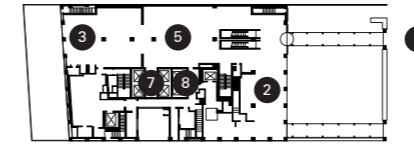
The Public opened in Bowery in 2017 as part of Ian Schrager's latest boutique hotel chain. Consisting of 367 keys, its aim is to make luxury accessible to all through comfortable accommodations and an extensive ray of private and public amenities.

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

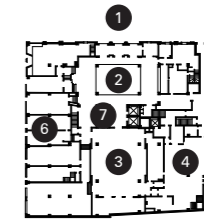
Nap York is a sleep station that offers sleeping pods by the hour. It provides a tranquil environment for individuals seeking a brief rest from the hustle of the city.

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

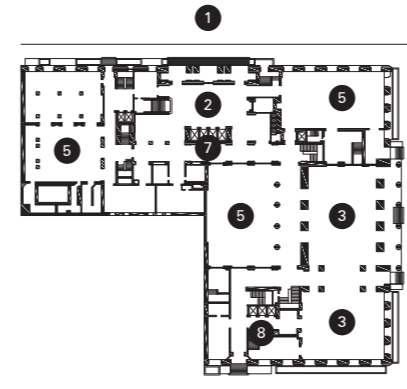
The Equinox Hotel opened in Hudson Yards in 2019: a spa hotel launched by the Equinox fitness chain, comprising 212 keys and amenities focussed on fitness, relaxation, culture, and community. Office spaces and luxury housing are located at the bottom and top of the tower, respectively.



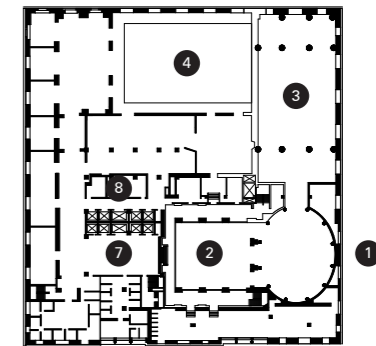
Public Hotel  
Rooms: 367



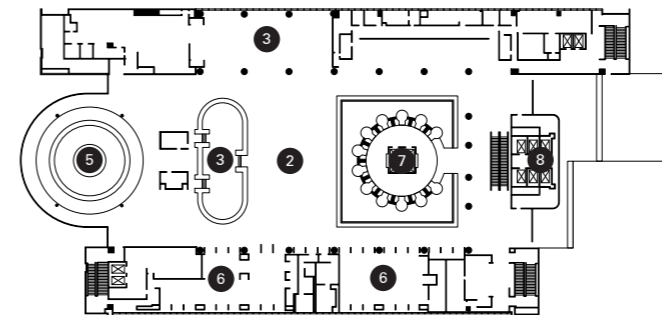
The Barbizon  
Rooms: 372



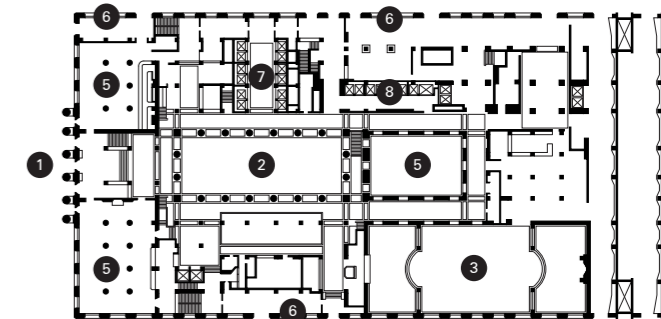
The Plaza  
Rooms: 463



Roosevelt Hotel  
Rooms: 1125



Marriott Marquis  
Rooms per floor: 2023



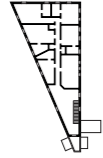
Hotel Pennsylvania  
Rooms per floor: 2200

## Entrance Floor

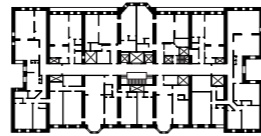
As temporary accommodations, all hotels function according to the same fundamental principles: Guests are welcomed, guided to the entrance, and greeted at reception or check-in kiosk, receiving keys for access. After guests check in, they navigate to their accommodations and use a variety of amenities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



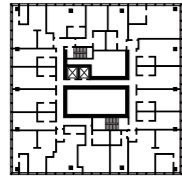
- |                           |                      |
|---------------------------|----------------------|
| 1. Street entrance        | 7. Guest elevators   |
| 2. Lobby                  | 8. Service elevators |
| 3. Restaurant/Dining hall |                      |
| 4. Kitchen                |    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



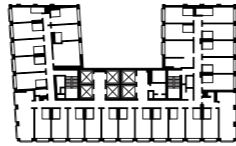
Liberty Inn  
Rooms per floor: 6



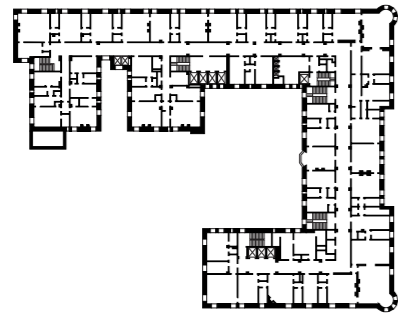
Hotel Chelsea  
Rooms per floor: 11



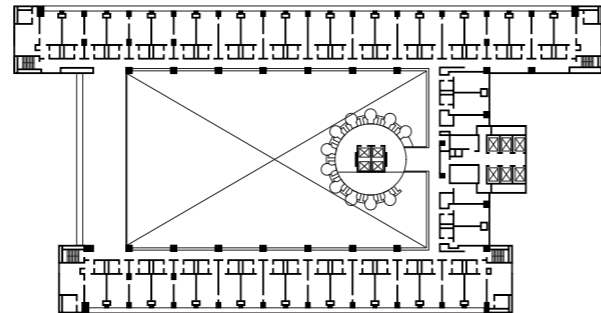
Equinox Hotel  
Rooms per floor: 18



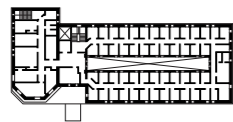
Public Hotel  
Rooms per floor: 29



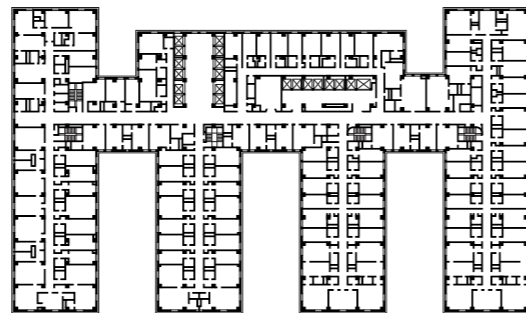
The Plaza  
Rooms per floor: 40



Marriott Marquis  
Rooms per floor: 50



The Jane  
Rooms per floor: 59

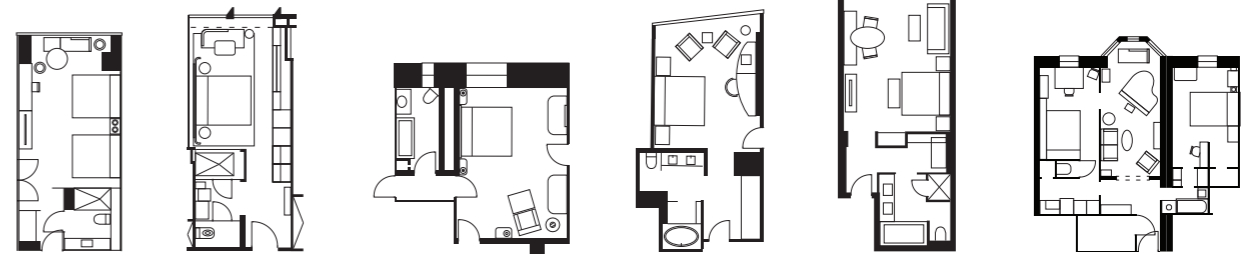


Hotel Pennsylvania  
Rooms per floor: 121

## Typical Accommodation Floor



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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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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## Fourteen Hotel Rooms

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

87.3%



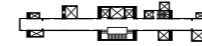
Hotel Chelsea  
Floor plate: 1146 m2  
Accommodation: 1001 m2

76.9%



Equinox Hotel  
Floor plate: 1136 m2  
Accommodation: 874 m2

12.7%



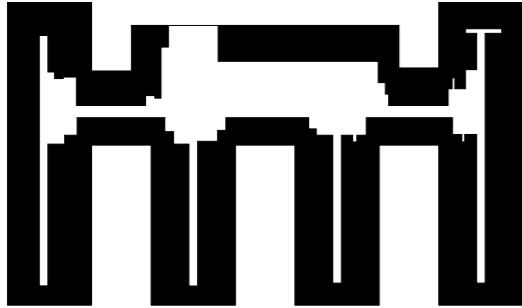
Hotel Chelsea  
Floor plate: 1146 m2  
Circulation, Services and Systems: 145 m2

23.1%



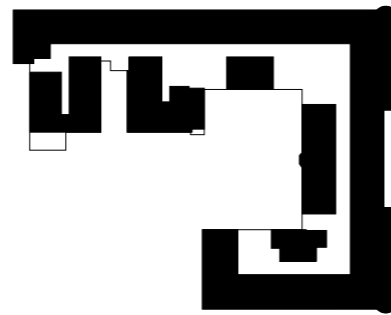
Equinox Hotel  
Floor plate: 1136 m2  
Circulation, Services and Systems: 262 m2

74.8%



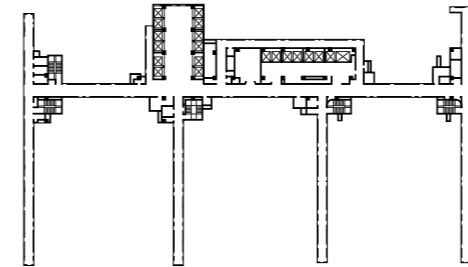
Hotel Pennsylvania  
Floor plate: 4472 m2  
Accommodation: 3349 m2 (74.8%)

72.9%



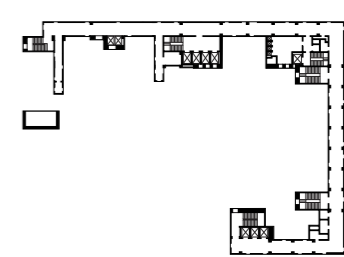
The Plaza  
Floor plate: 2453 m2  
Accommodation: 1789 m2

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%



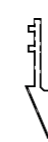
Liberty Inn  
Floor plate: 215 m2  
Accommodation: 155 m2

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%



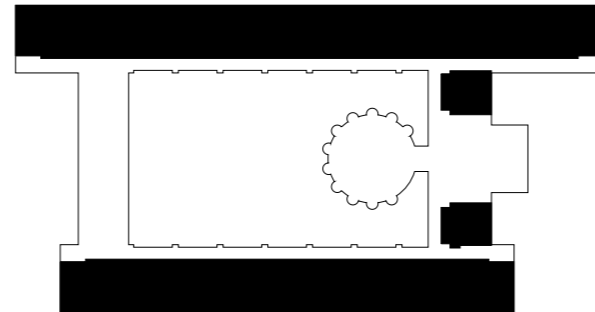
Public Hotel  
Floor plate: 988 m2  
Circulation, Services and Systems: 284 m2

67.4%



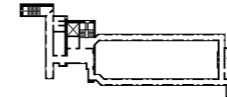
The Jane  
Floor plate: 605 m2  
Accommodation: 408 m2

60.4%



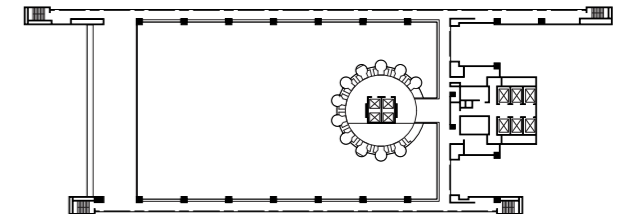
Marriott Marquis  
Floor plate: 3802 m2  
Accommodation: 2297 m2

32.6%



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

39.6%



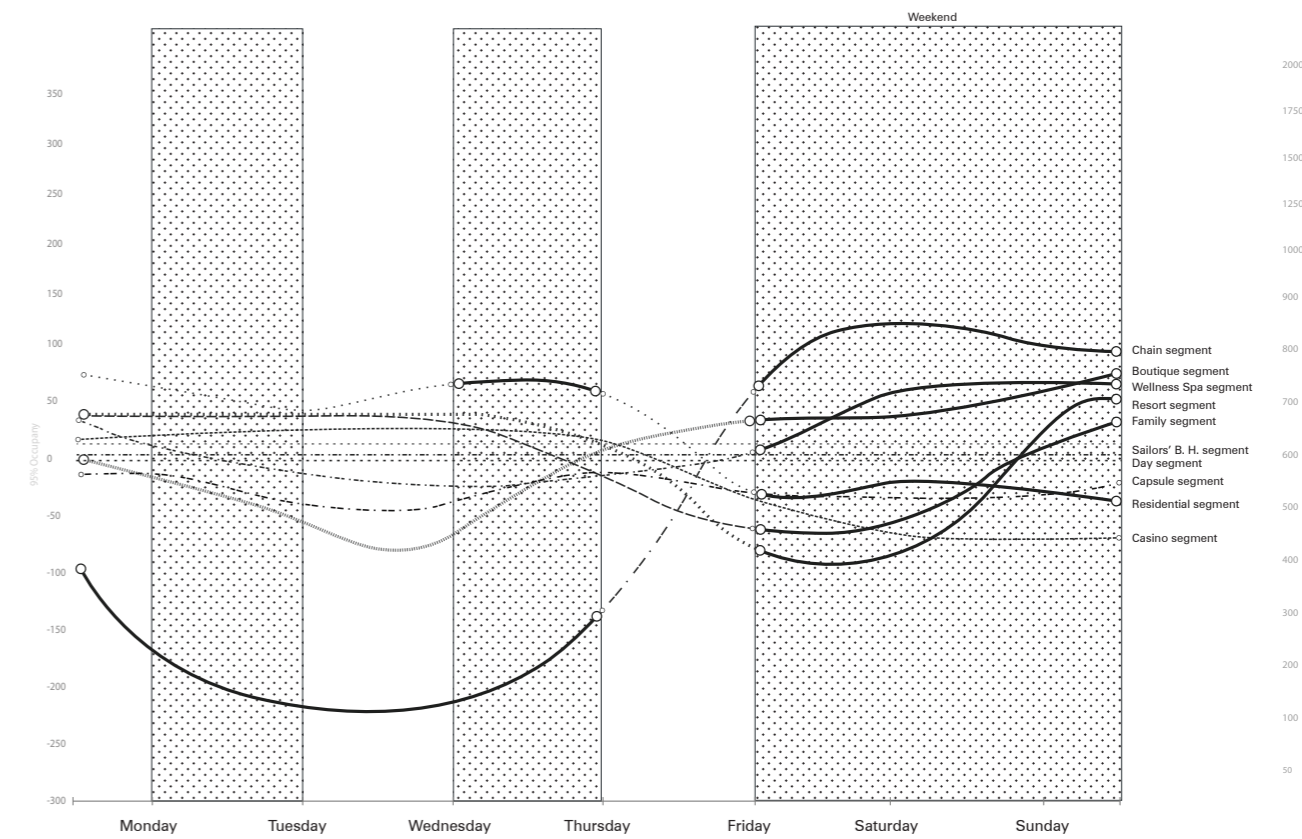
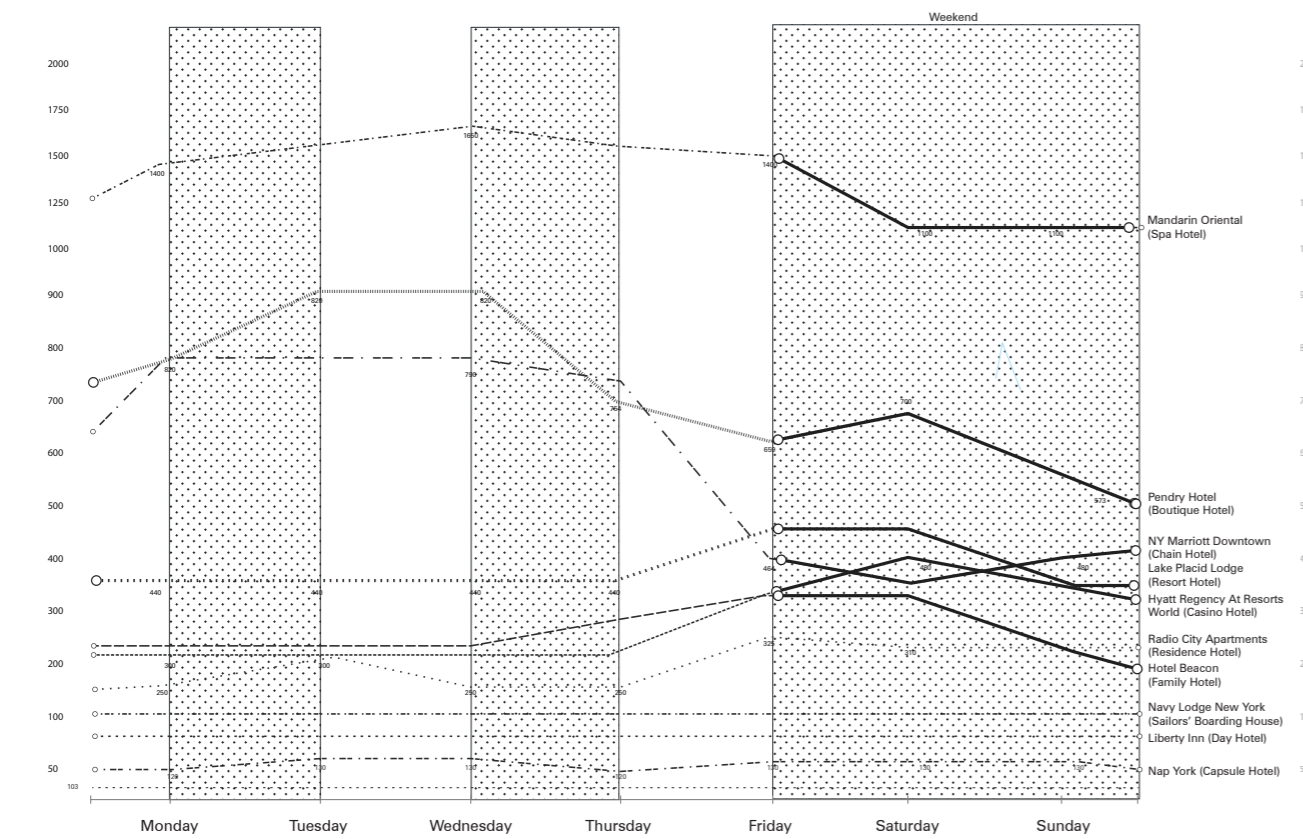
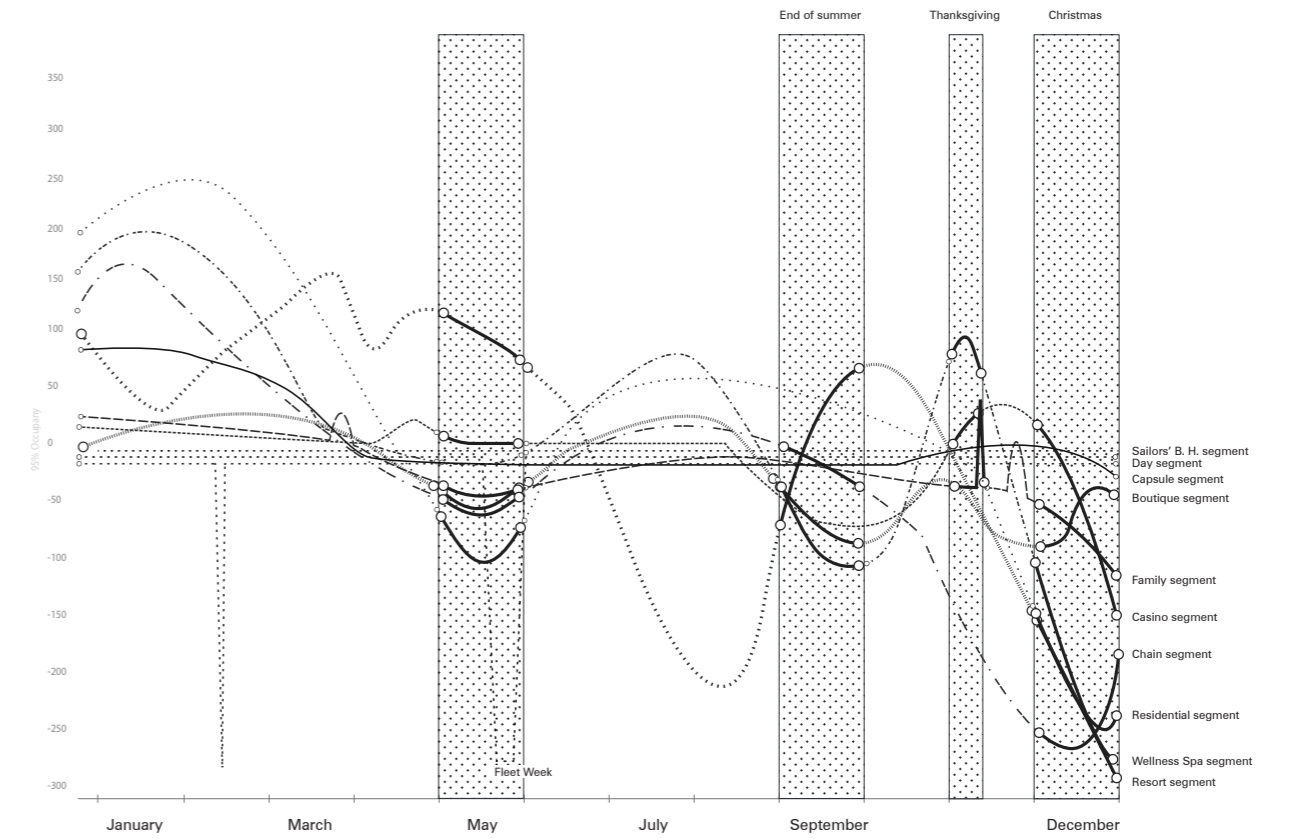
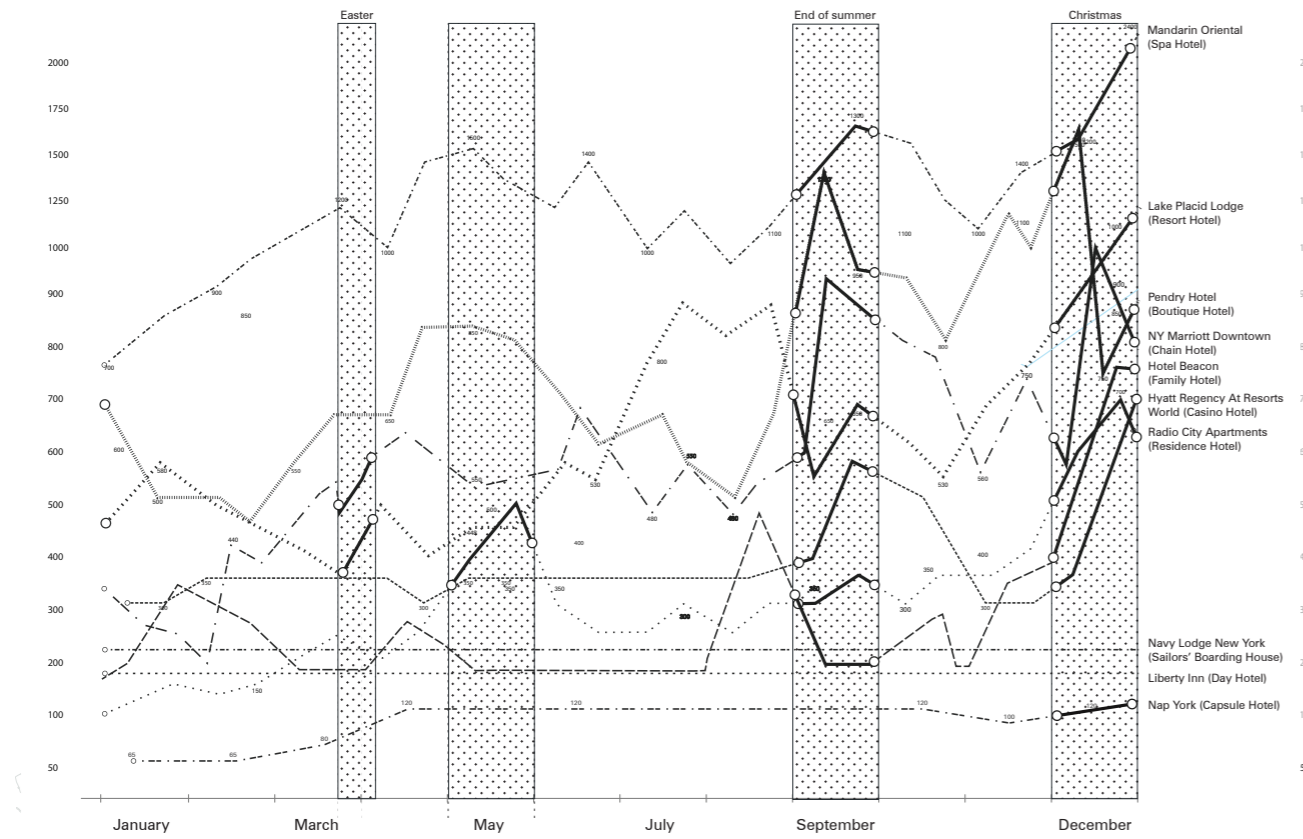
Marriott Marquis  
Floor plate: 3802 m2  
Circulation, Services and Systems: 1505 m2

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.

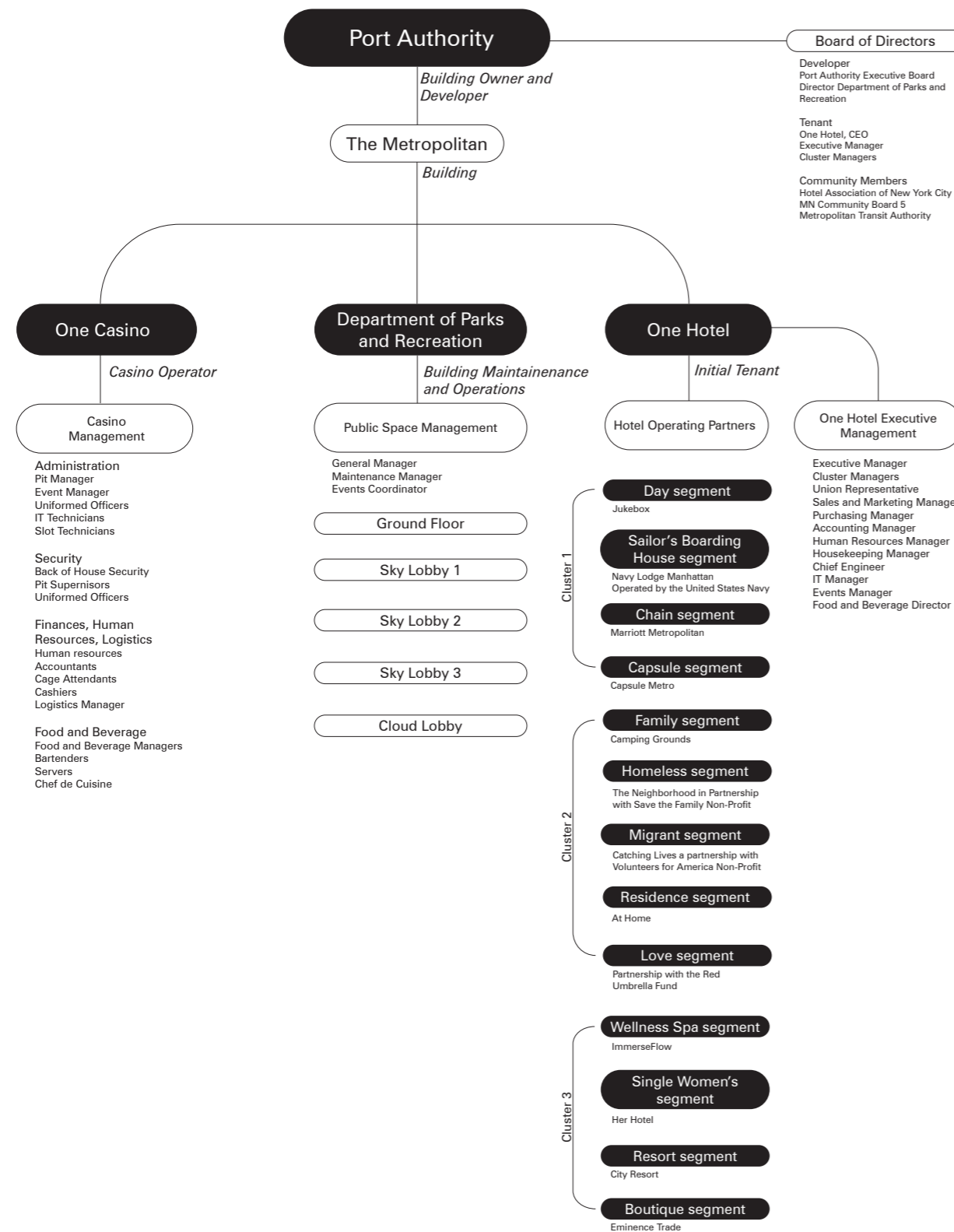
The two-hour tour delved into Penn Station’s rich history, from its grand opening in 1910 to the controversial demolition and the subsequent construction of Moynihan Train Hall. Using images, Jason showcased the station’s original grandeur, drawing parallels with Roman baths and European architecture. 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.

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.

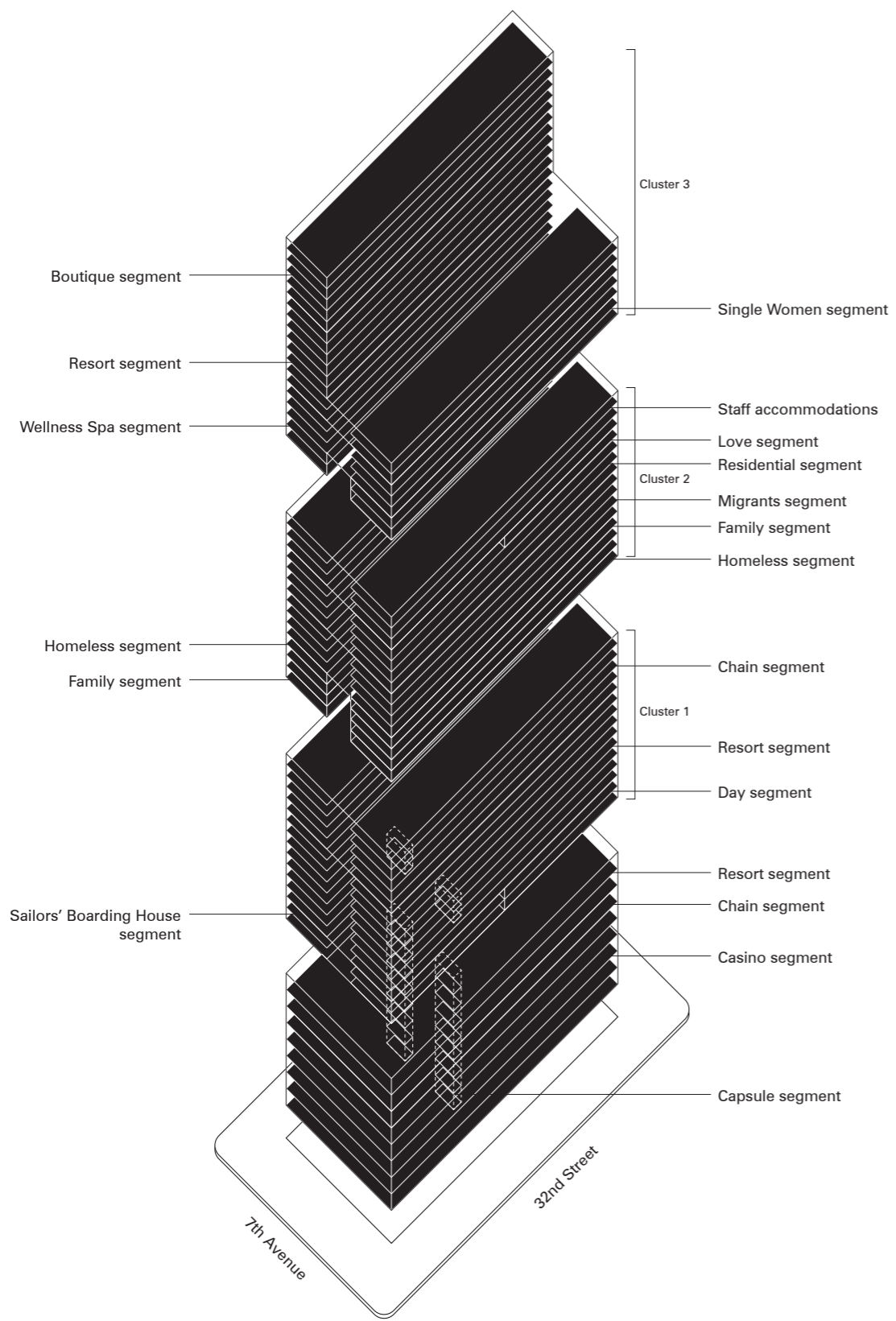
A wellness spa that blends sensory treatment with water-enhanced tranquility.

A resort that indulges vacationers in a manicured paradise.

A single women's hotel that supports women to live freely and confidently.

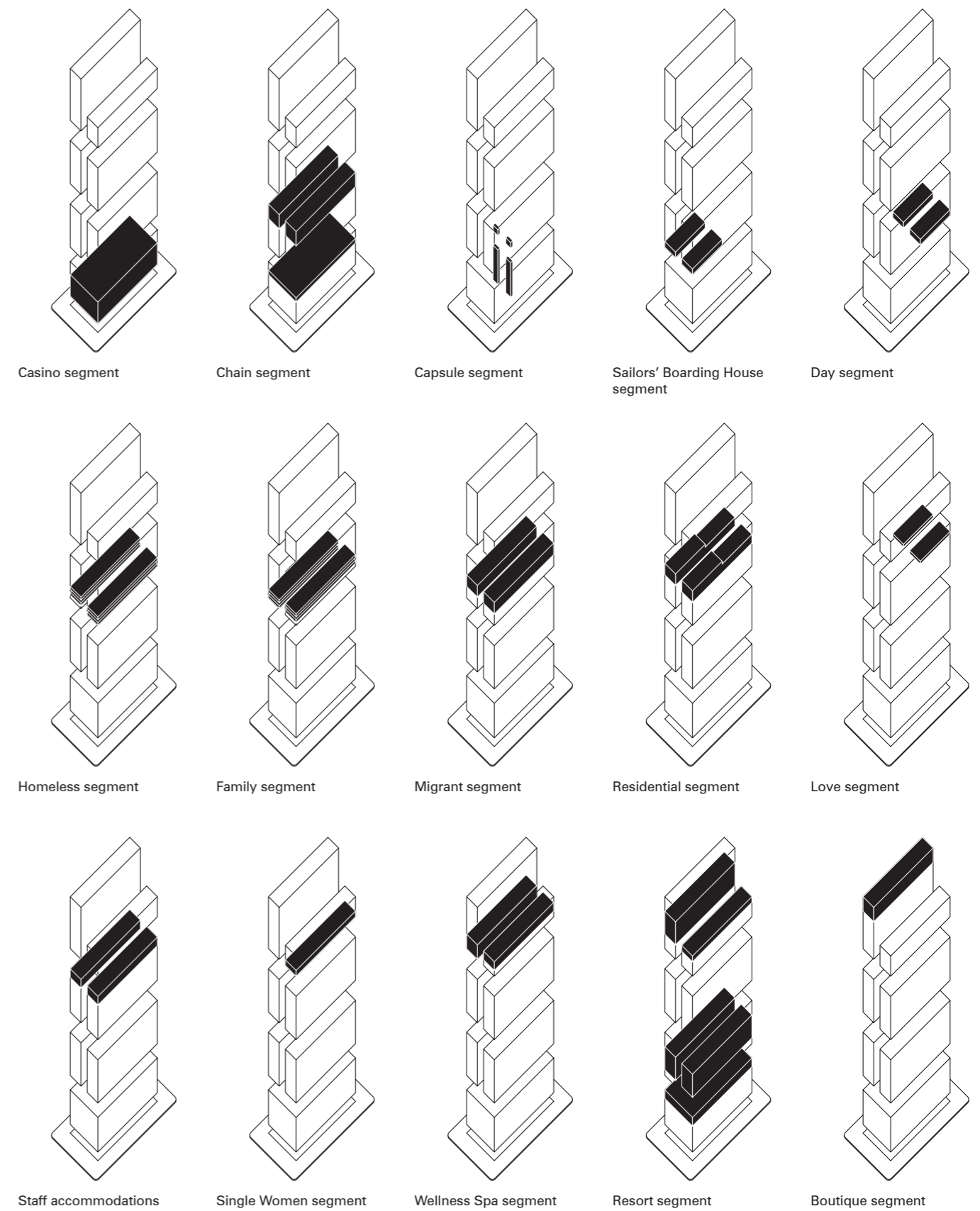
A boutique hotel that elevates aspirants' real life and online presence.

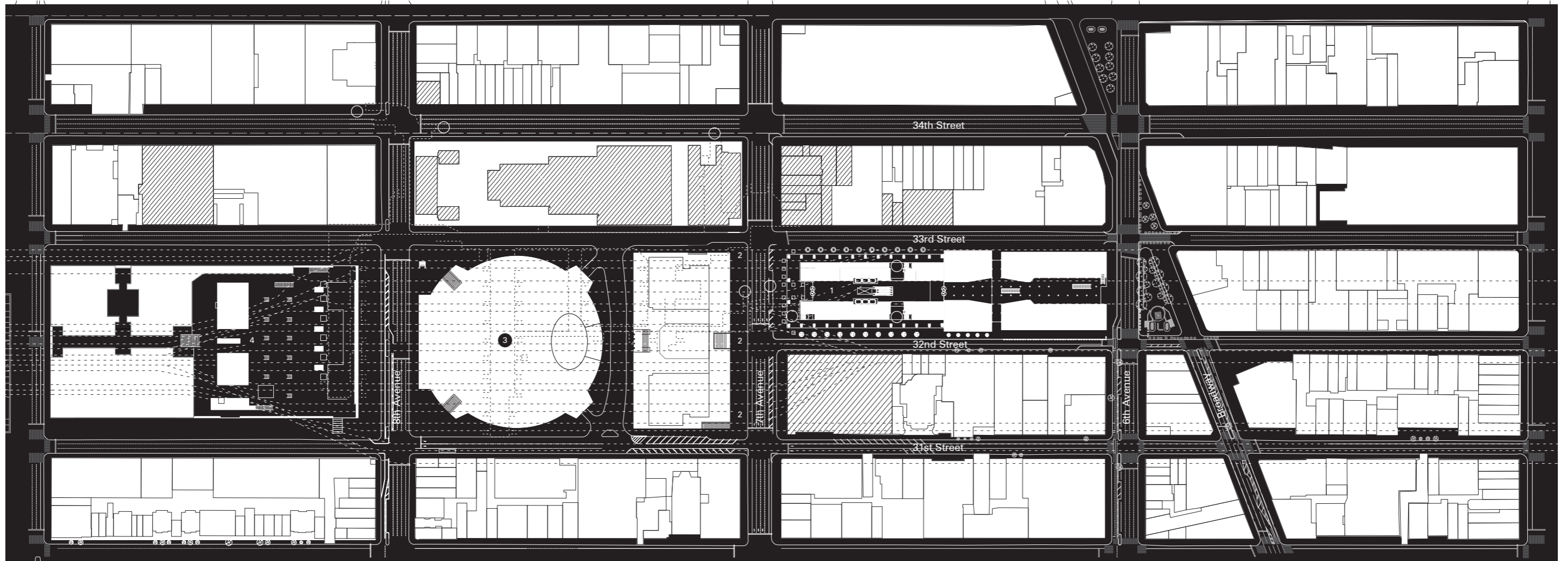
Hotel Ownership and Operation Diagram



## 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.

0
10
20
50
100 m

1. The Metropolitan

2. Access to Penn Station

3. Madison Square Garden

4. Moynihan Train Hall

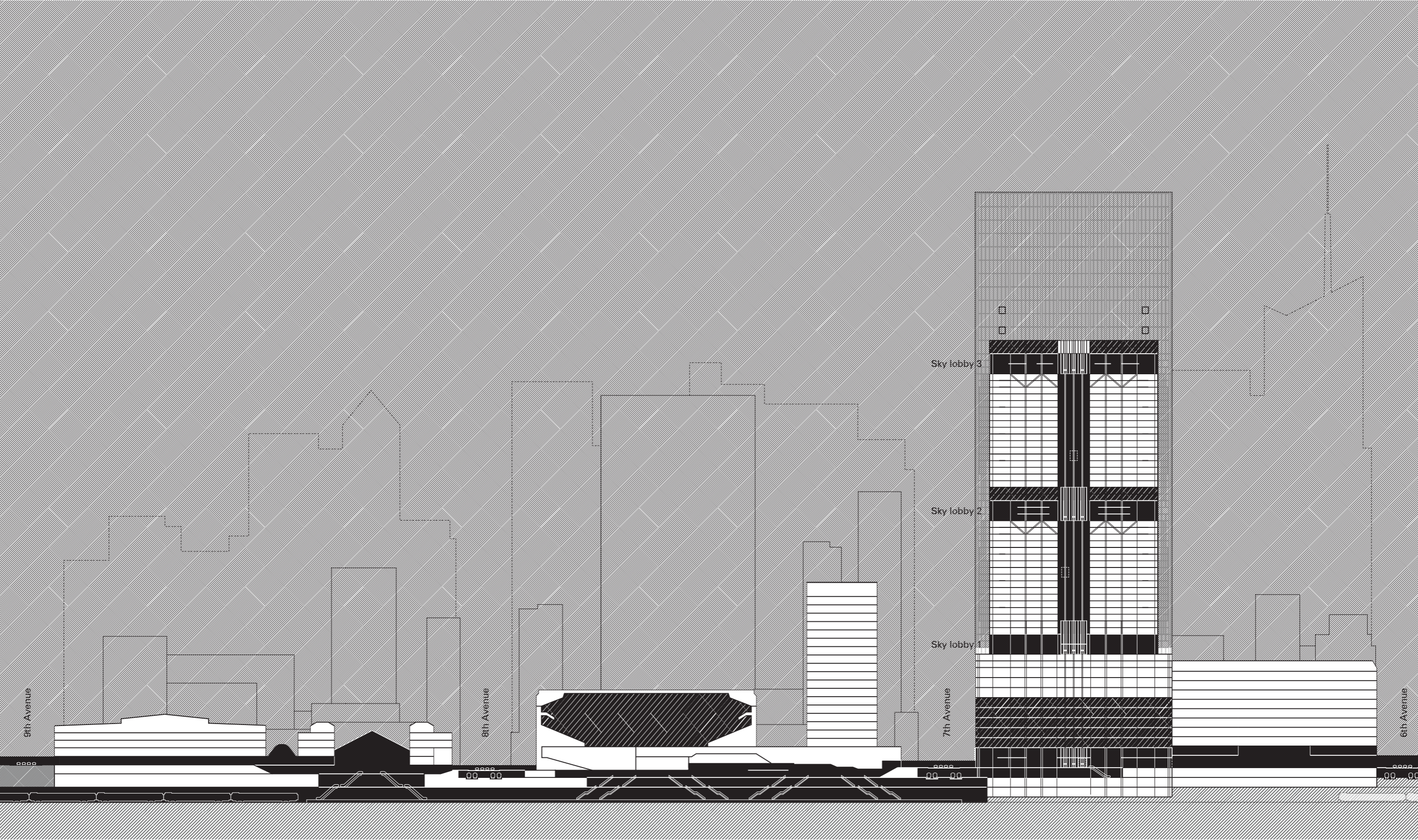
Public space

Subway exits

Vornado property

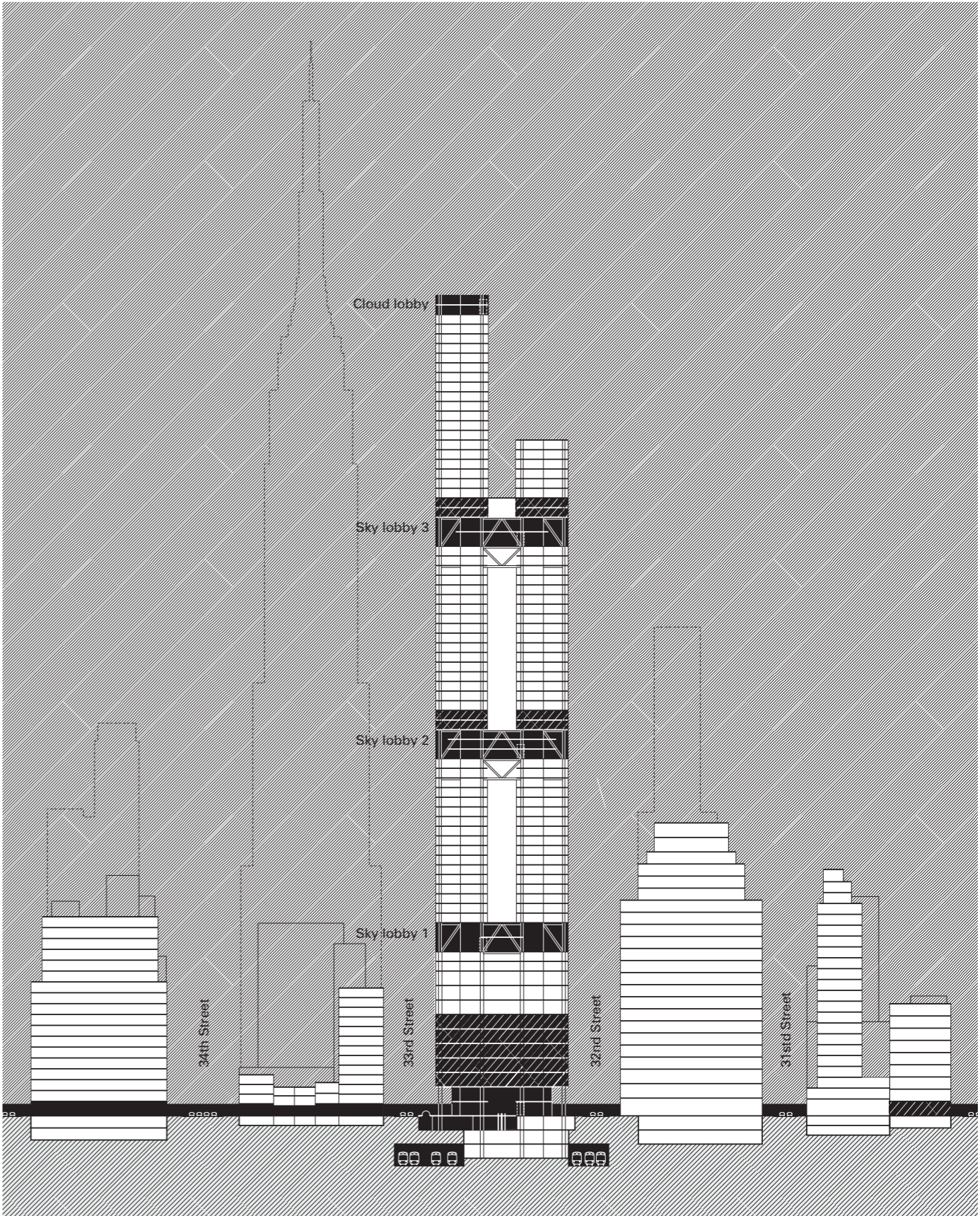
Penn Station tracks

Lower level commute



Context Section East-West

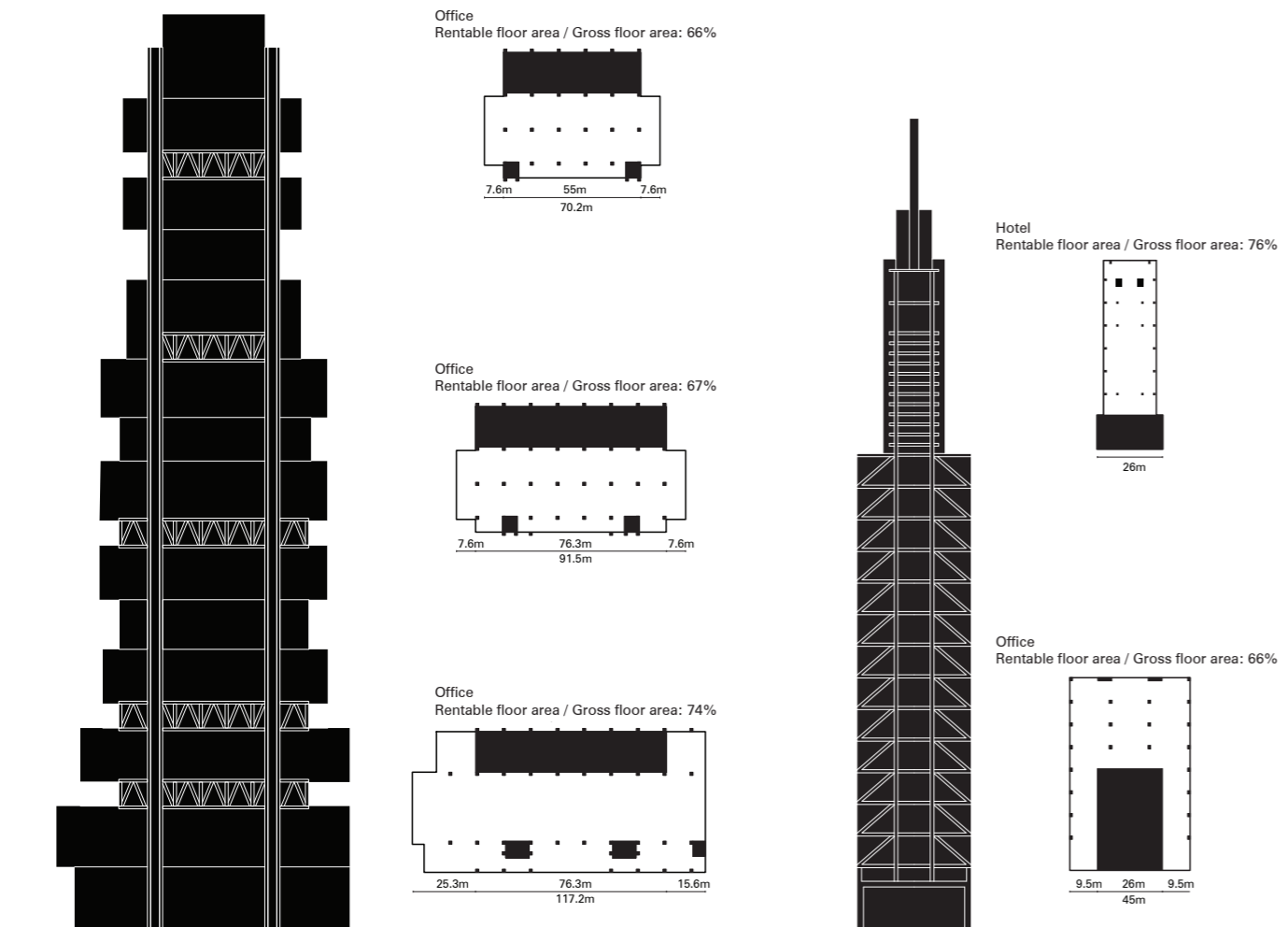
0 10 20 50 100 m



Context Section North-South

0 10 20 50 100 m

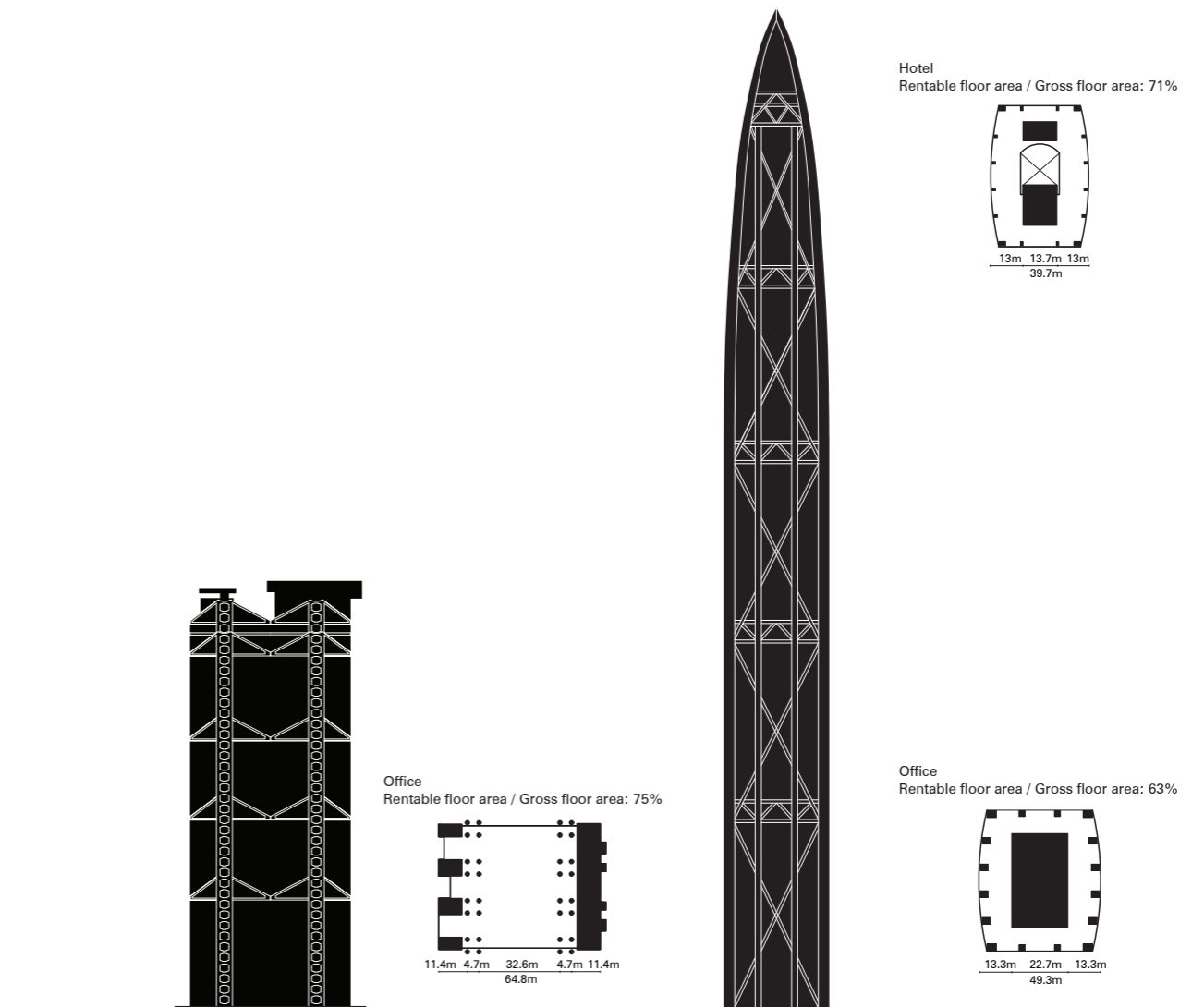




The peripheral core in PENN15 is designed to provide large office space to attract high-end tenants.

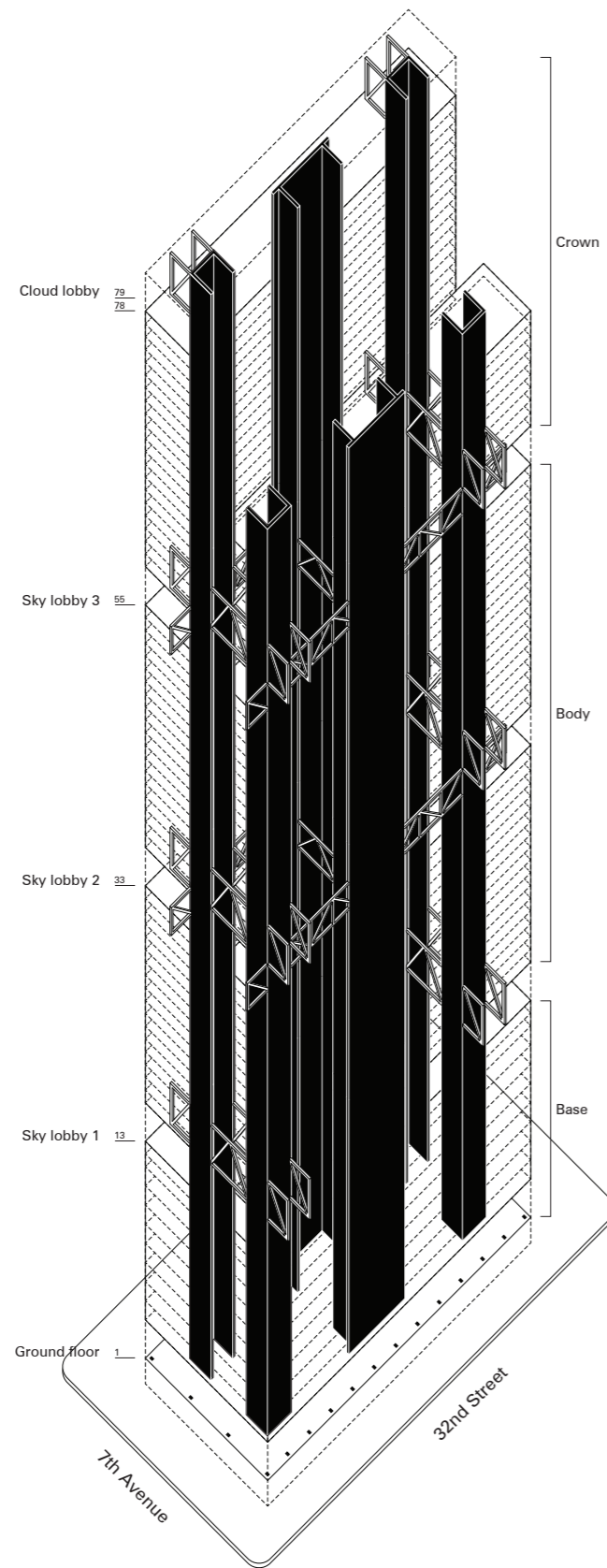
Off-set cores of different sizes at different heights in the Comcast Technology Centre give the office and hotel their own spatial flexibility.

## Skyscraper Core and Structure Case Studies



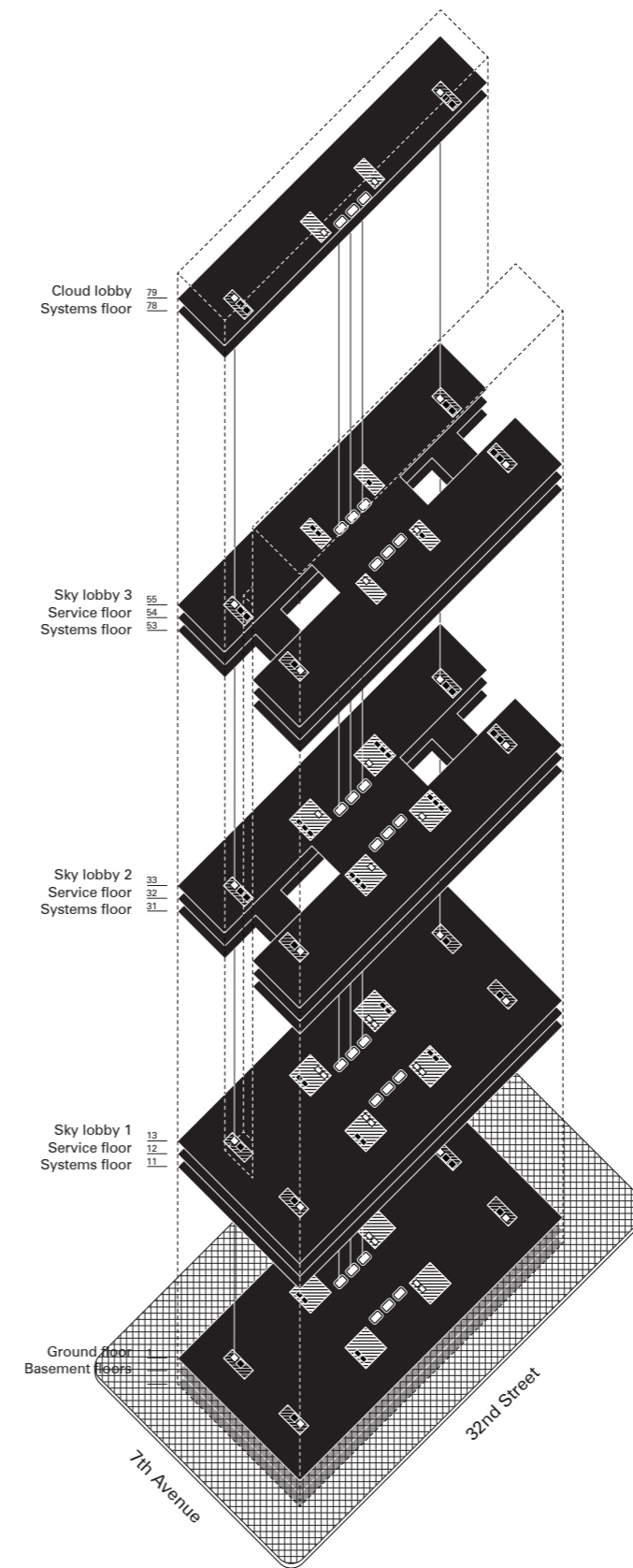
The decentralized cores of HSBC reduce the area ratio of the cores through a structural system enhanced by the association of multiple cores.

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.



## Structure Axonometric

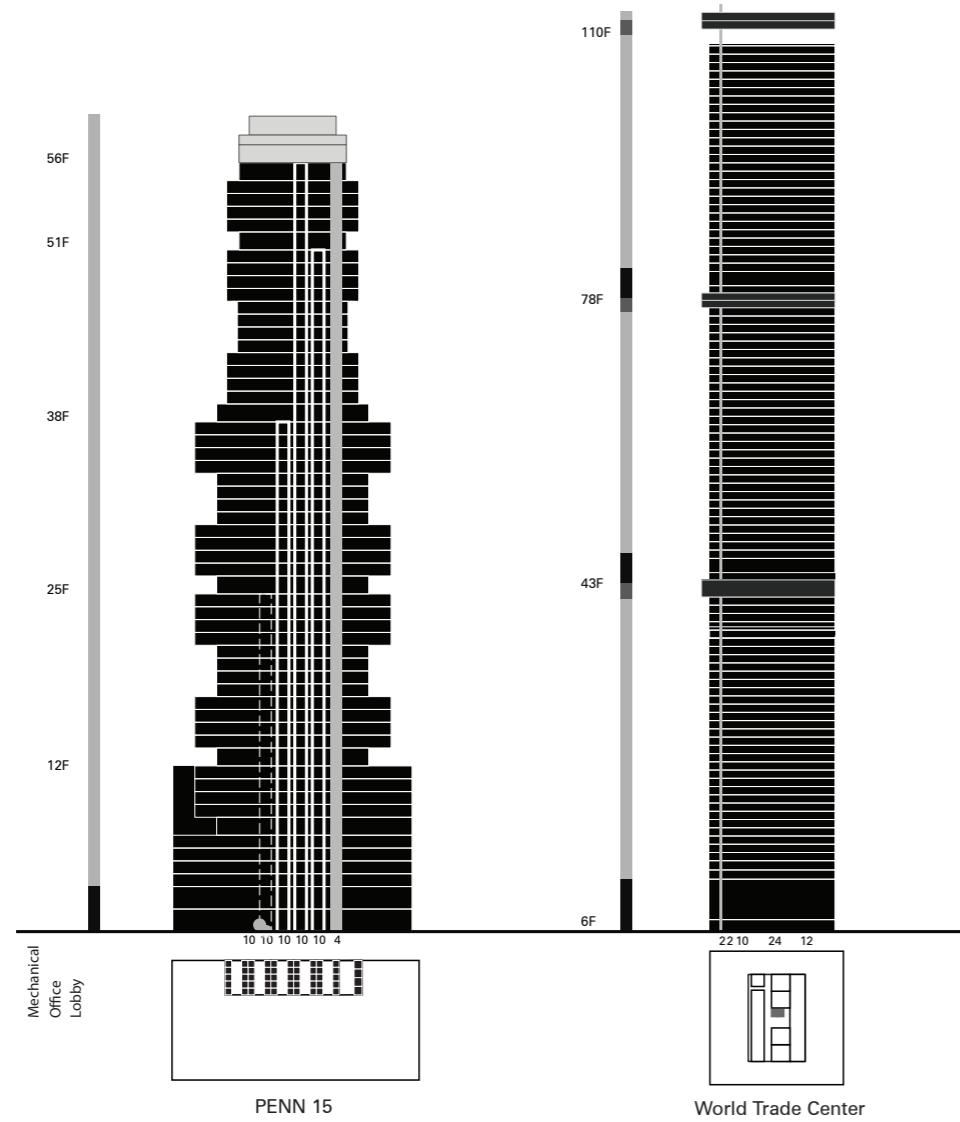
Symmetrical cores and trusses increase the structural efficiency, thus reducing core sizes. The cores are divided into three six smaller cores along the length of the building, leaving adaptable open spaces, and allowing for differing arrangements between hotel types across the floors. The lateral load 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

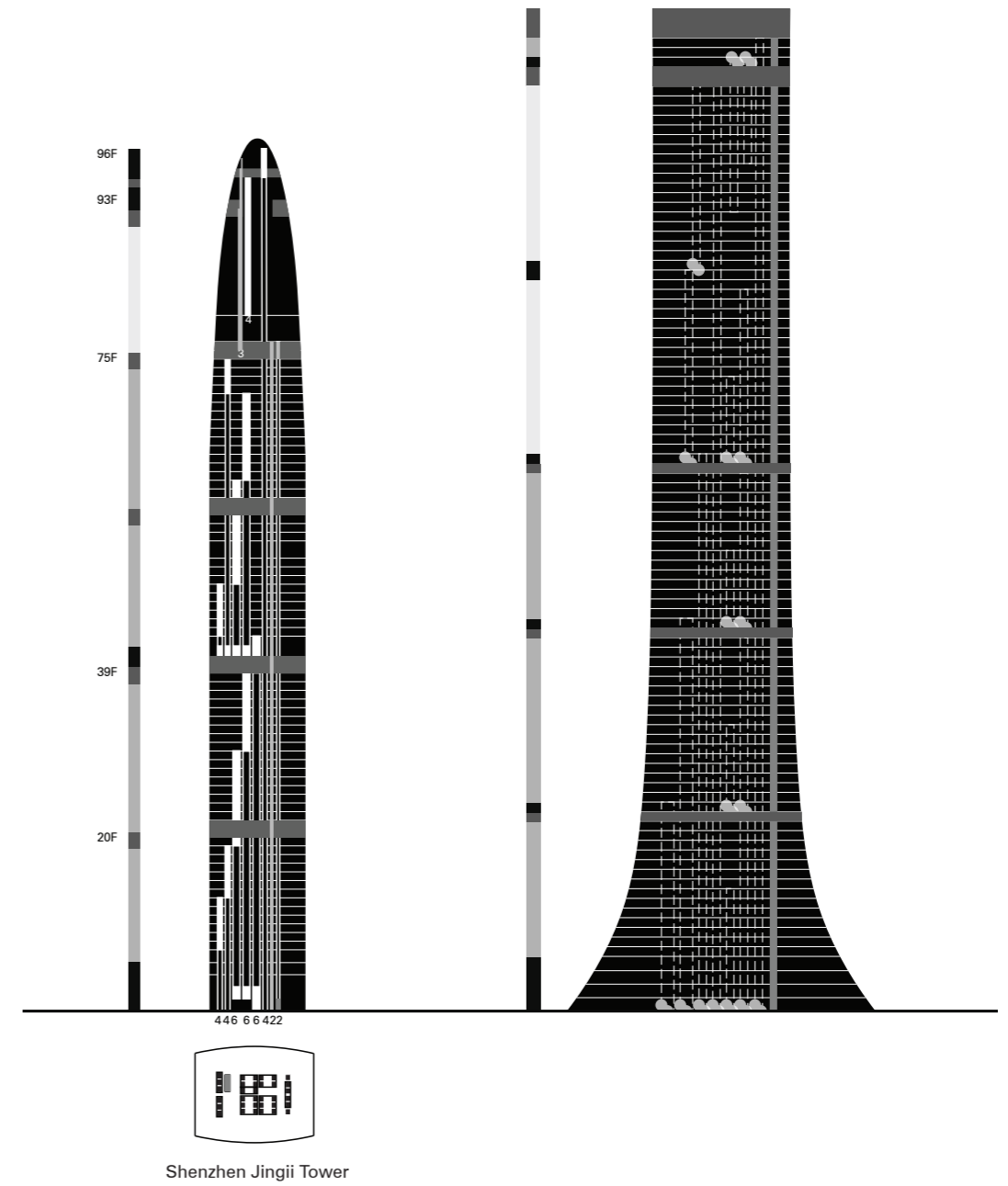
The vertical circulation is composed of three elevator systems: Metro Express, express, and local. The Metro Express connects with the subway, and stops on the ground floor, sky lobbies and observation deck. The express and local elevators are separated according to guest (central cores) and service 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.

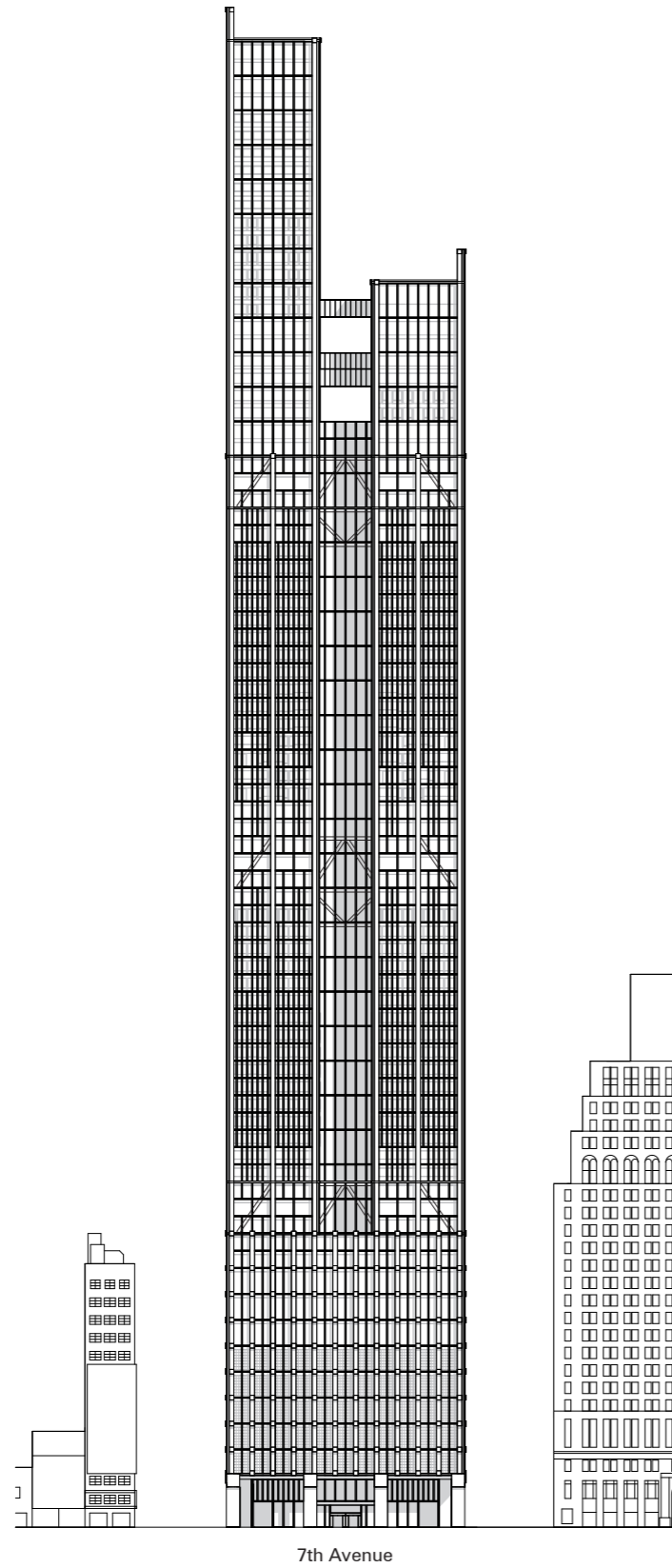
Sky lobby is a typical elevator scheme employed to reduce shaft space, and improve the efficiency of the elevator system. It acts as an intermediate interchange floor where people can change from an express elevator to a local elevator that stops at a subset of higher floors.



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.

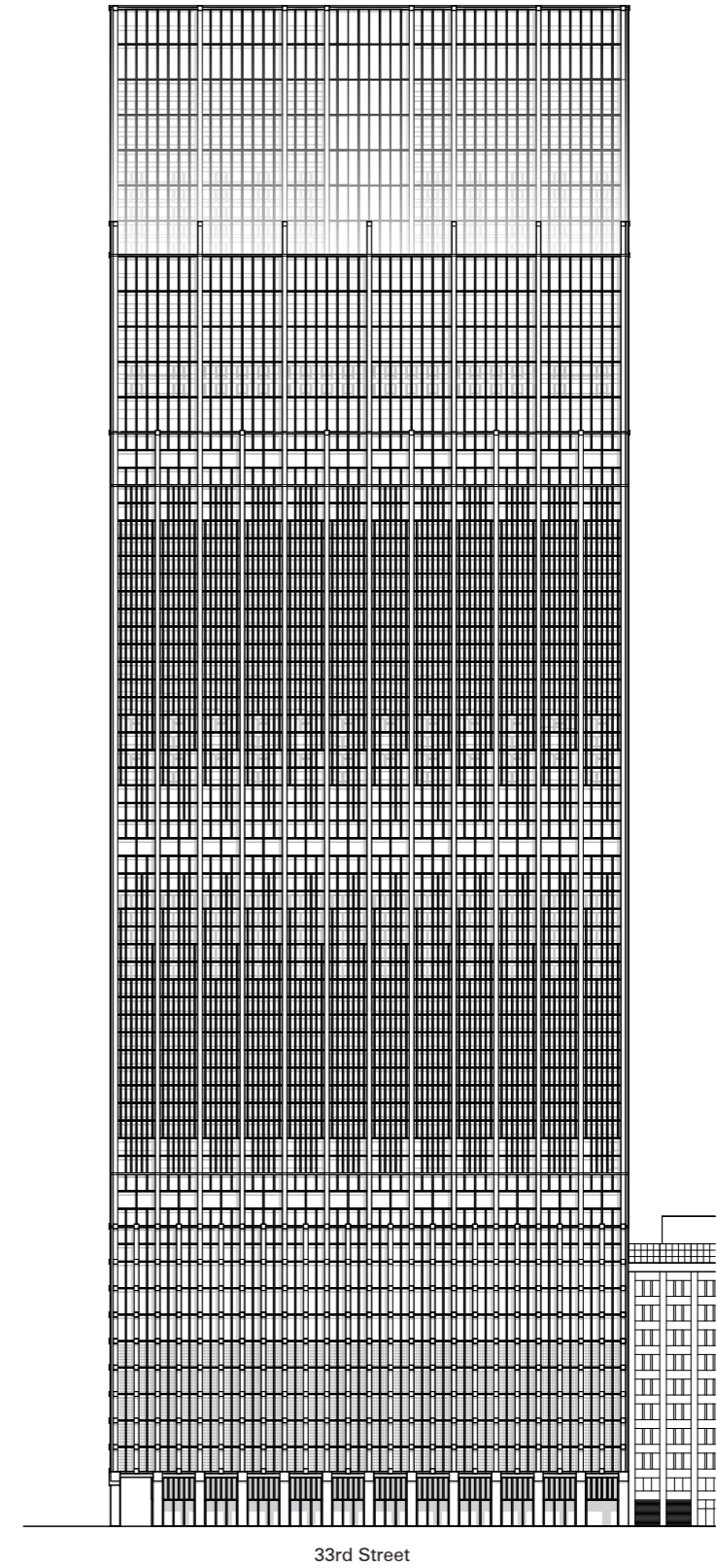
When envisioning a mixed-use highrise with office, residence, and hotel, the sharing of amenities floor is achieved through additional express elevators.

## Skyscraper Elevator Case Studies



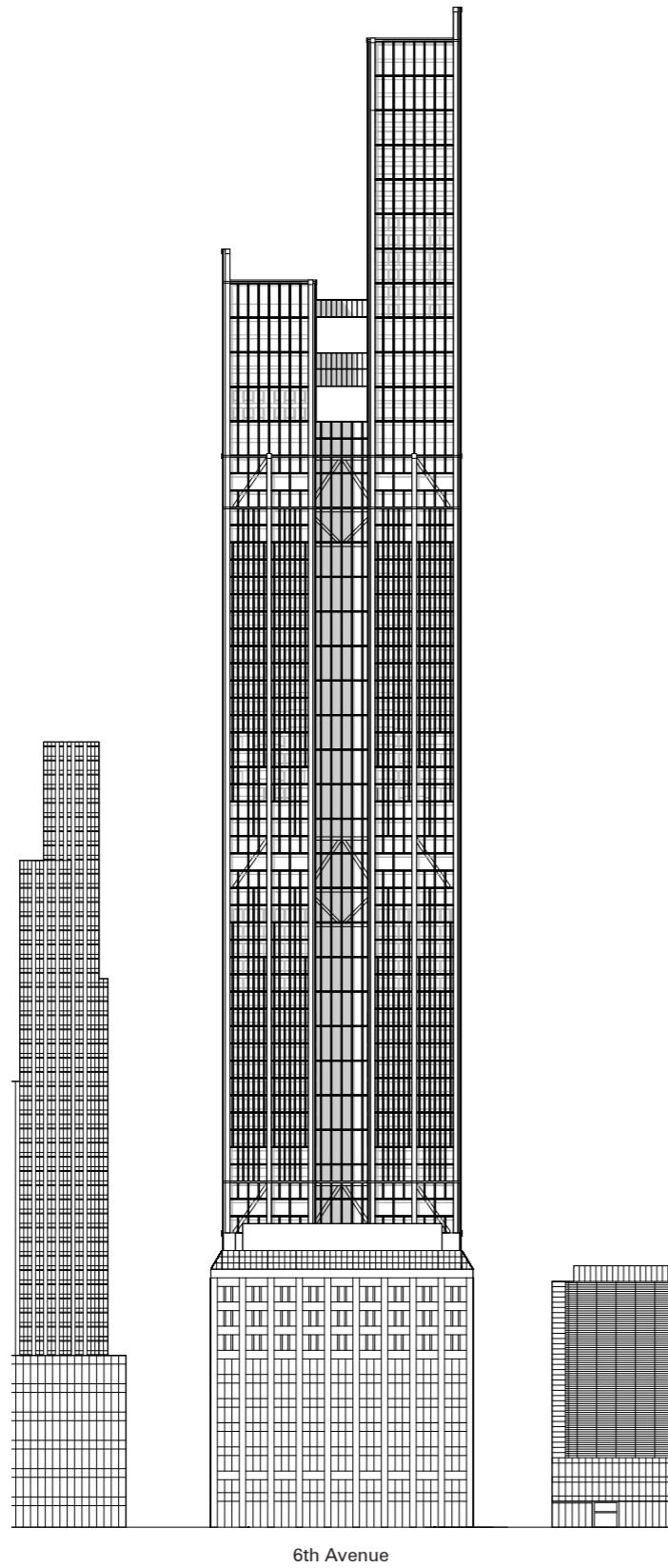
Tower Elevation - West

0 10 20 50 m



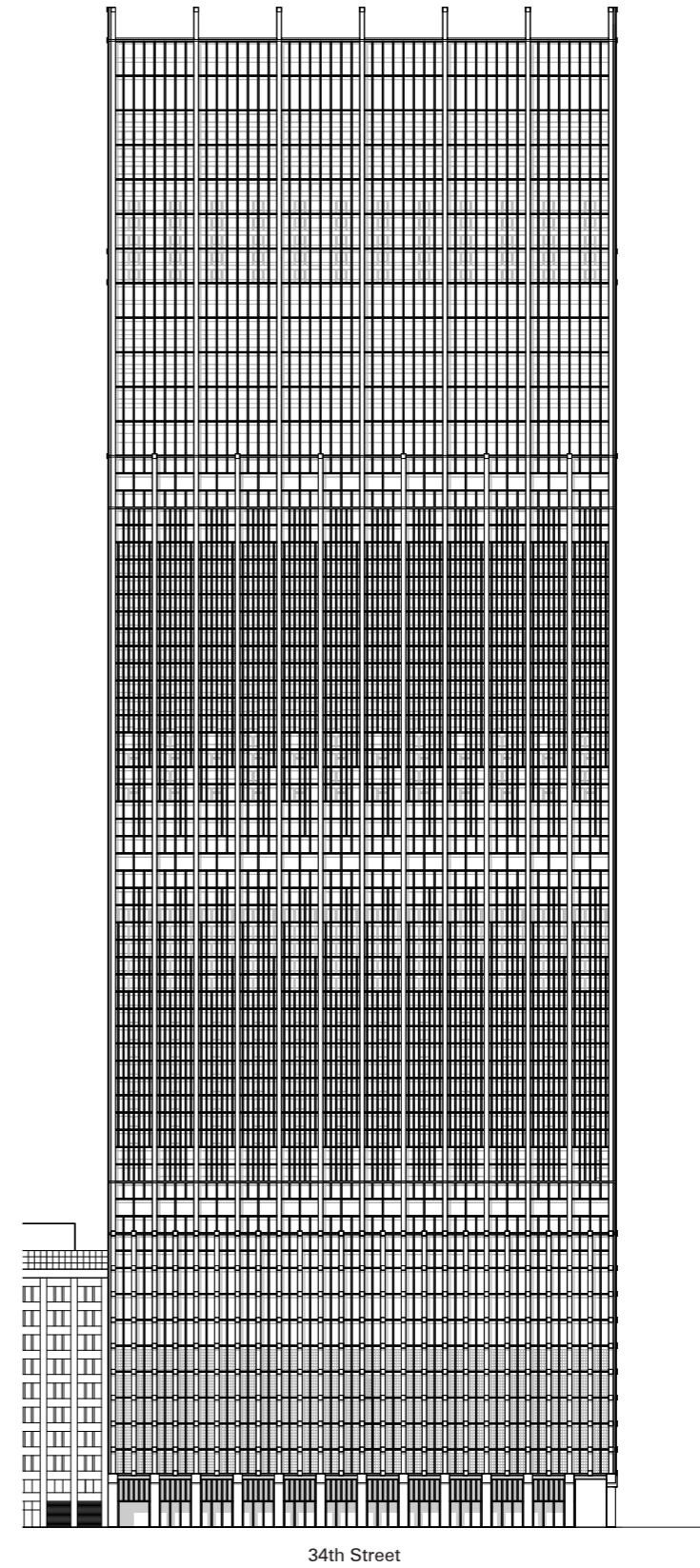
Tower Elevation - South

0 10 20 50 m



Tower Elevation - East

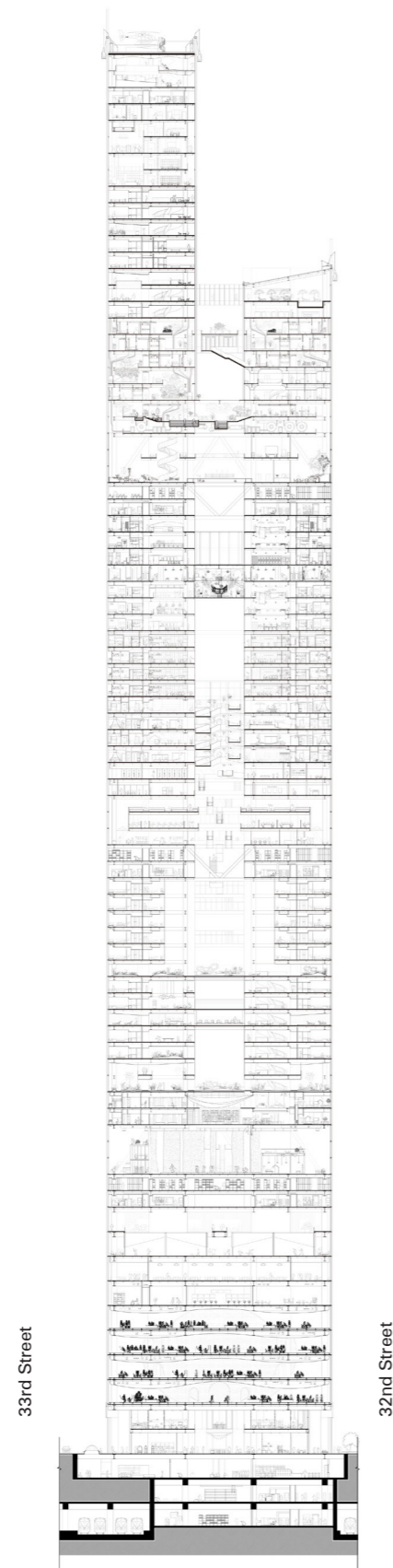
0 10 20 50 m



Tower Elevation - North

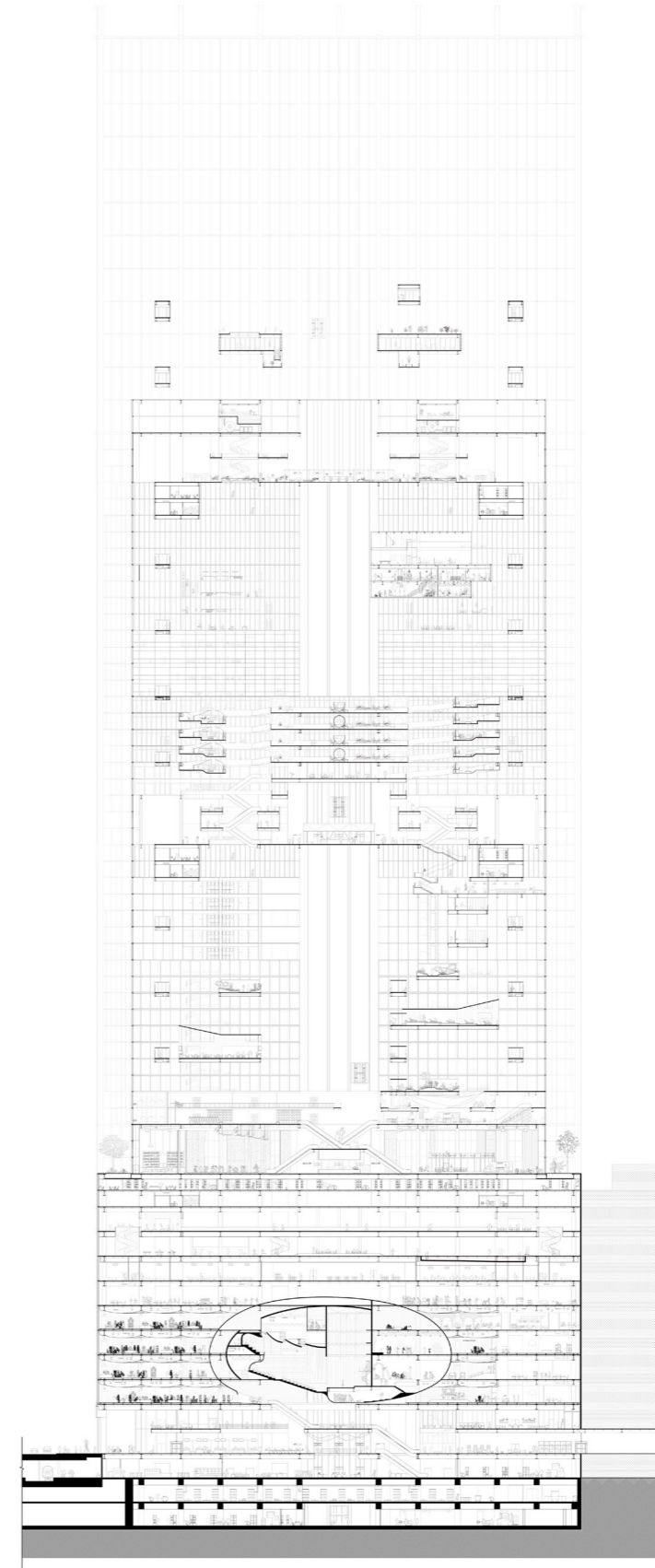
0 10 20 50 m





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

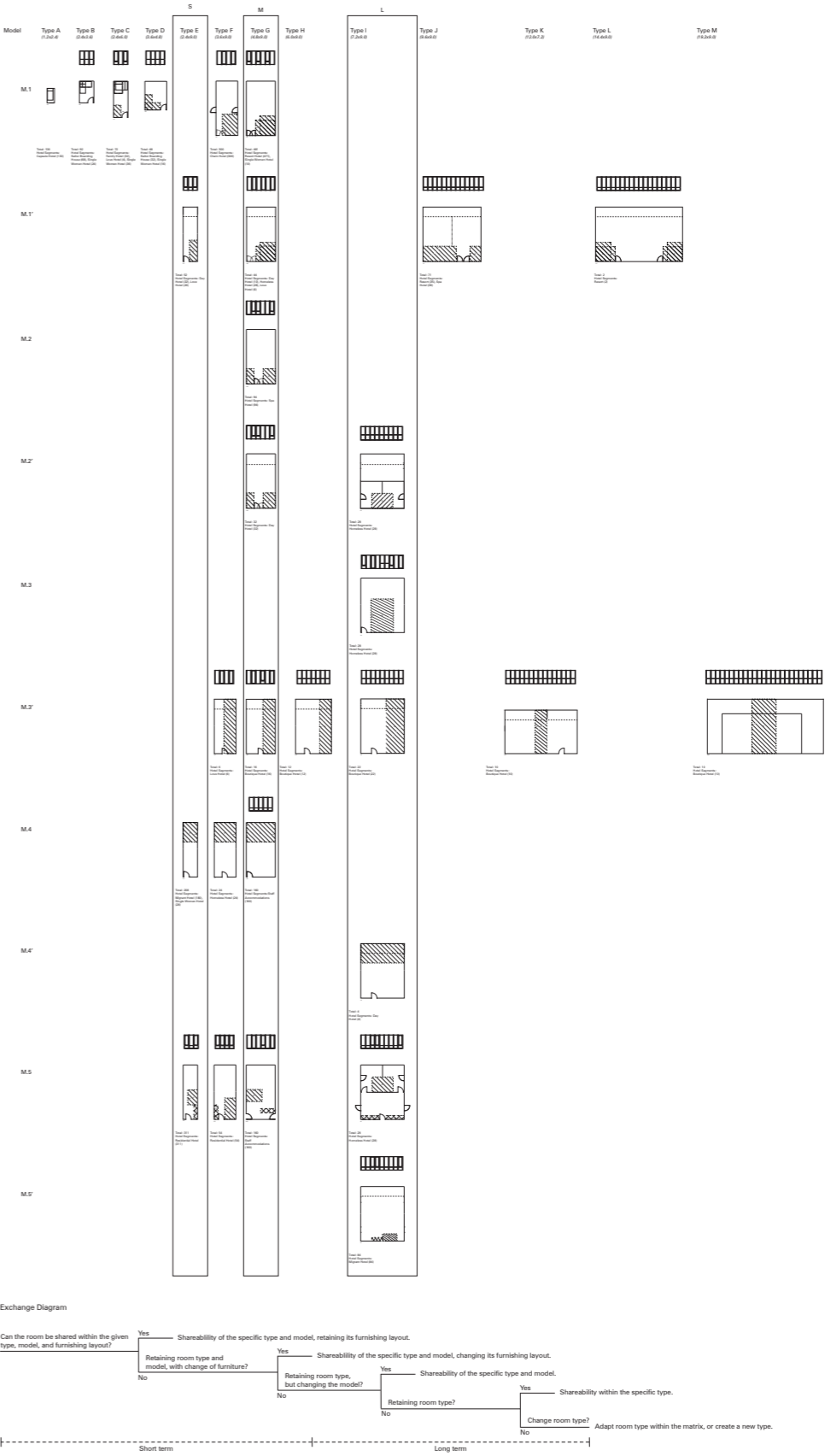
Single Women’s segment
- 508

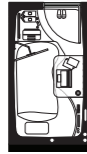
Resort segment
- 70

Boutique segment
- 180

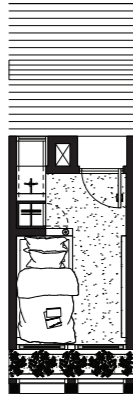
Staff Accommodation
- 2497

One Hotel Total Keys

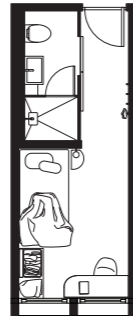




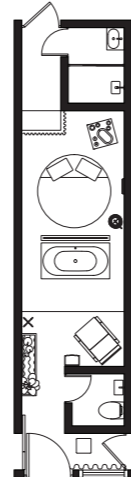
Capsule segment



Sailors' Boarding House segment



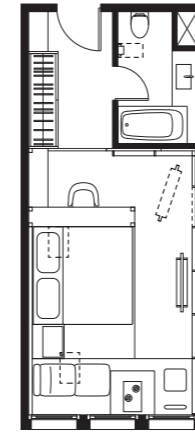
Single Women's segment



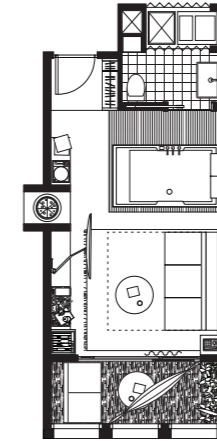
Love segment



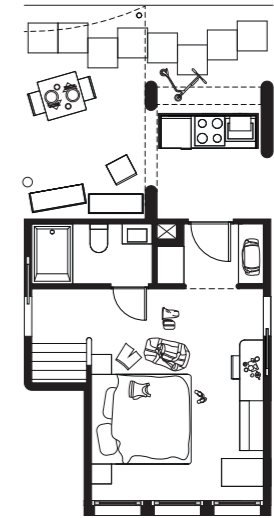
Residential segment



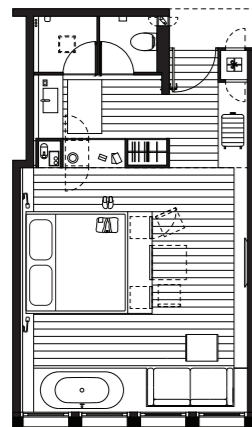
Chain segment



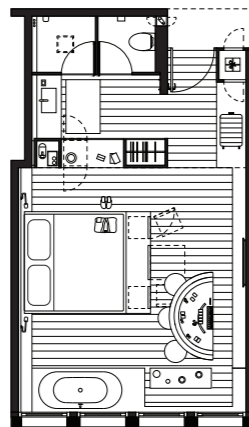
Day segment



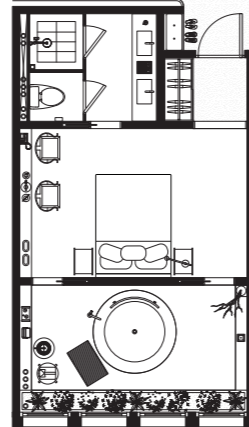
Family segment



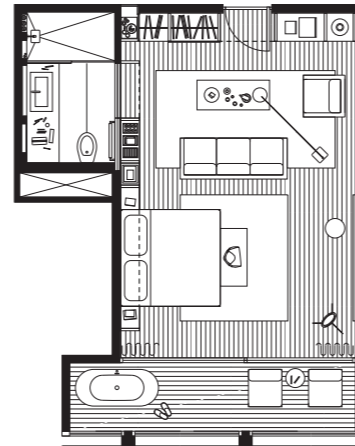
Resort segment



Casino segment



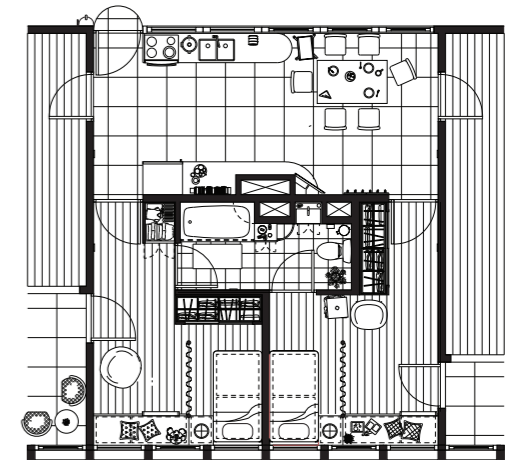
Wellness Spa segment



Boutique segment

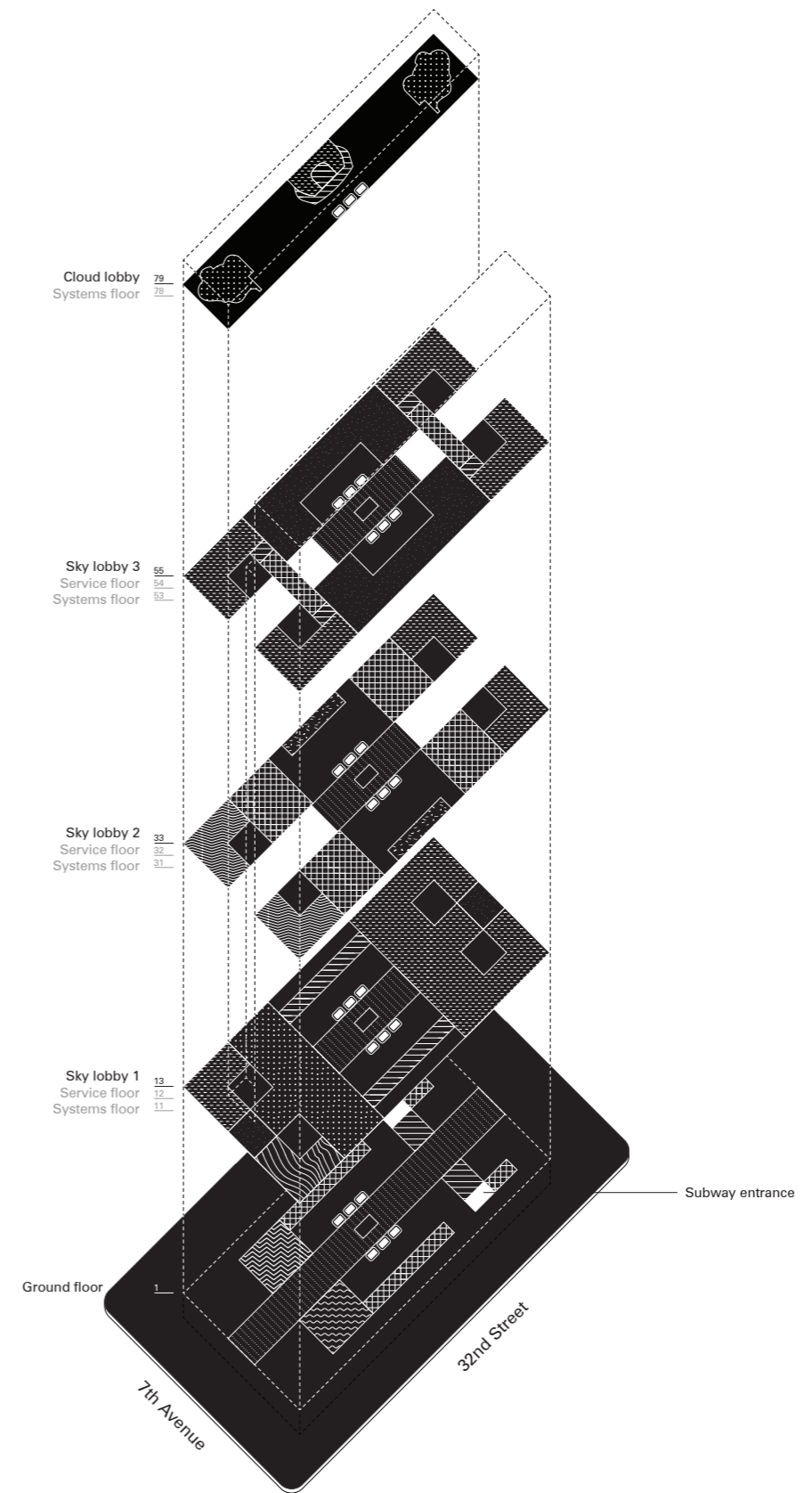


Migrant segment



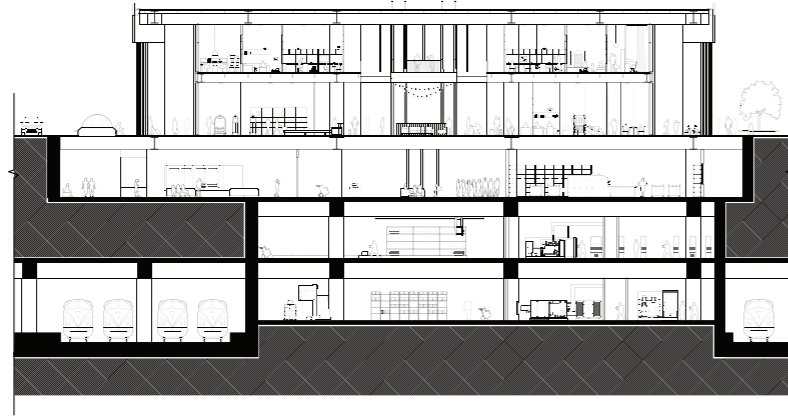
Homeless segment

## Typical Room

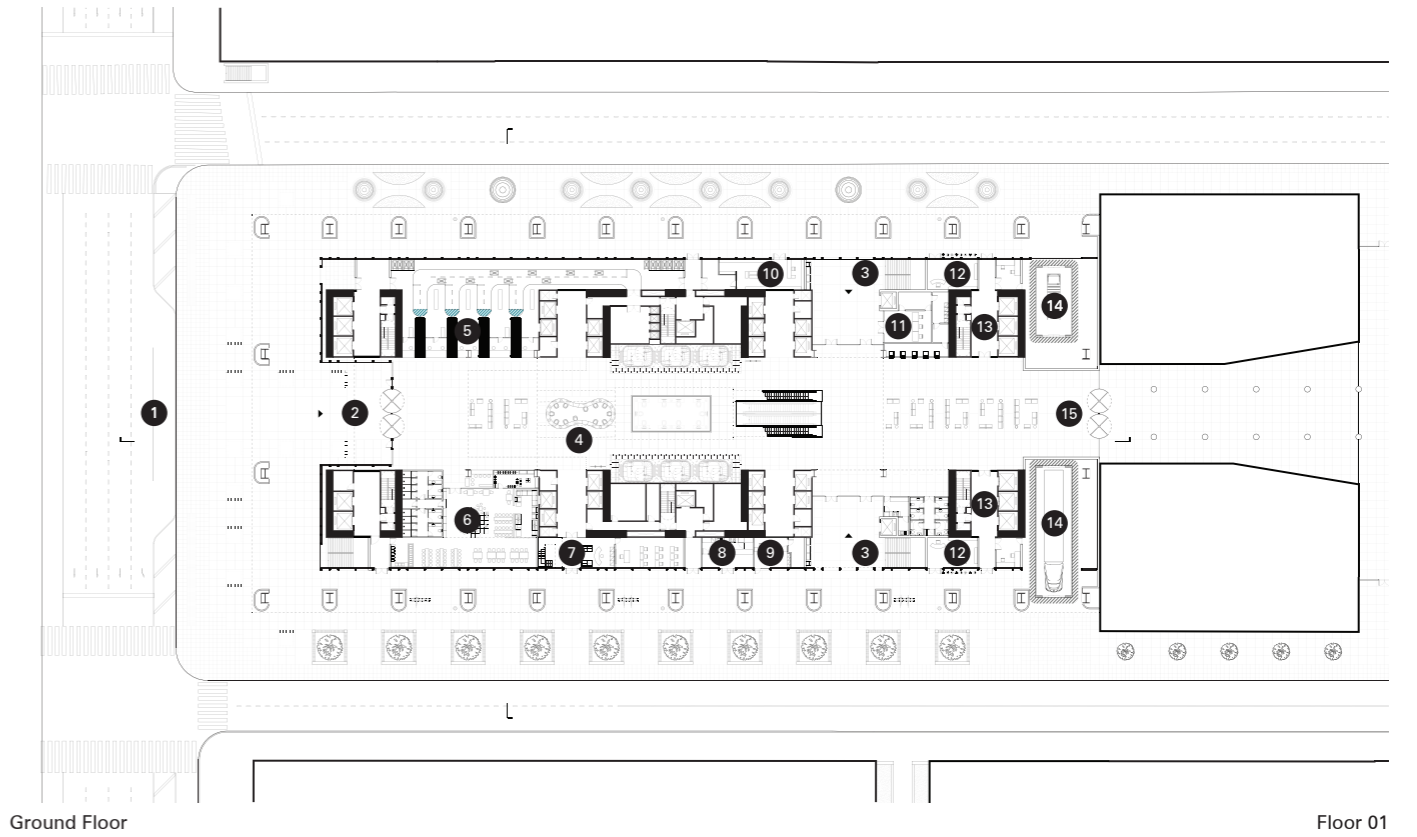


## Amenities - Public Program

- |   |   |   |
|---|---|---|
| <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> |
|---|---|---|

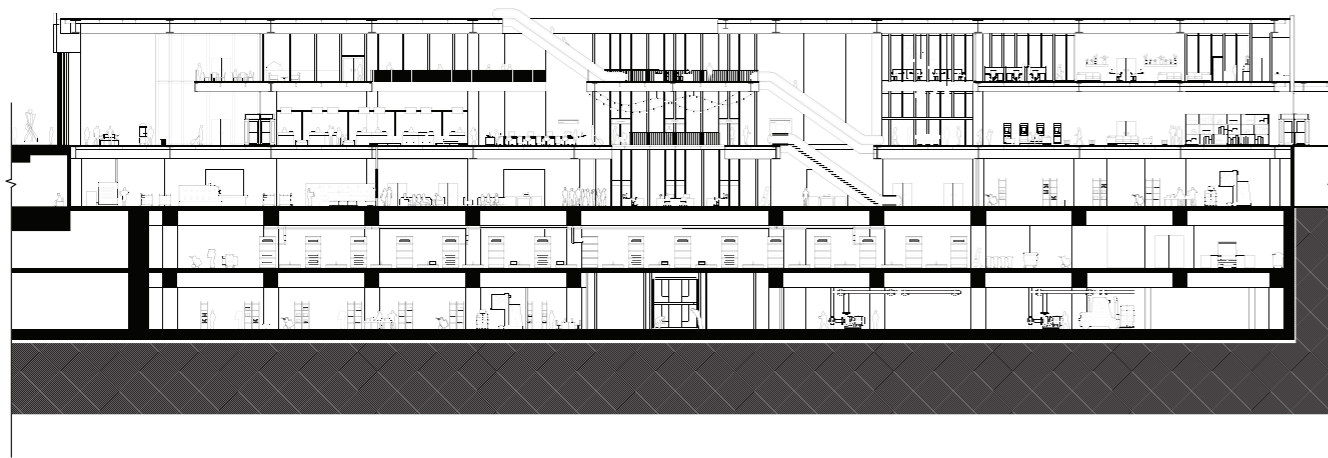


Cross Section of Basement and Ground Floor

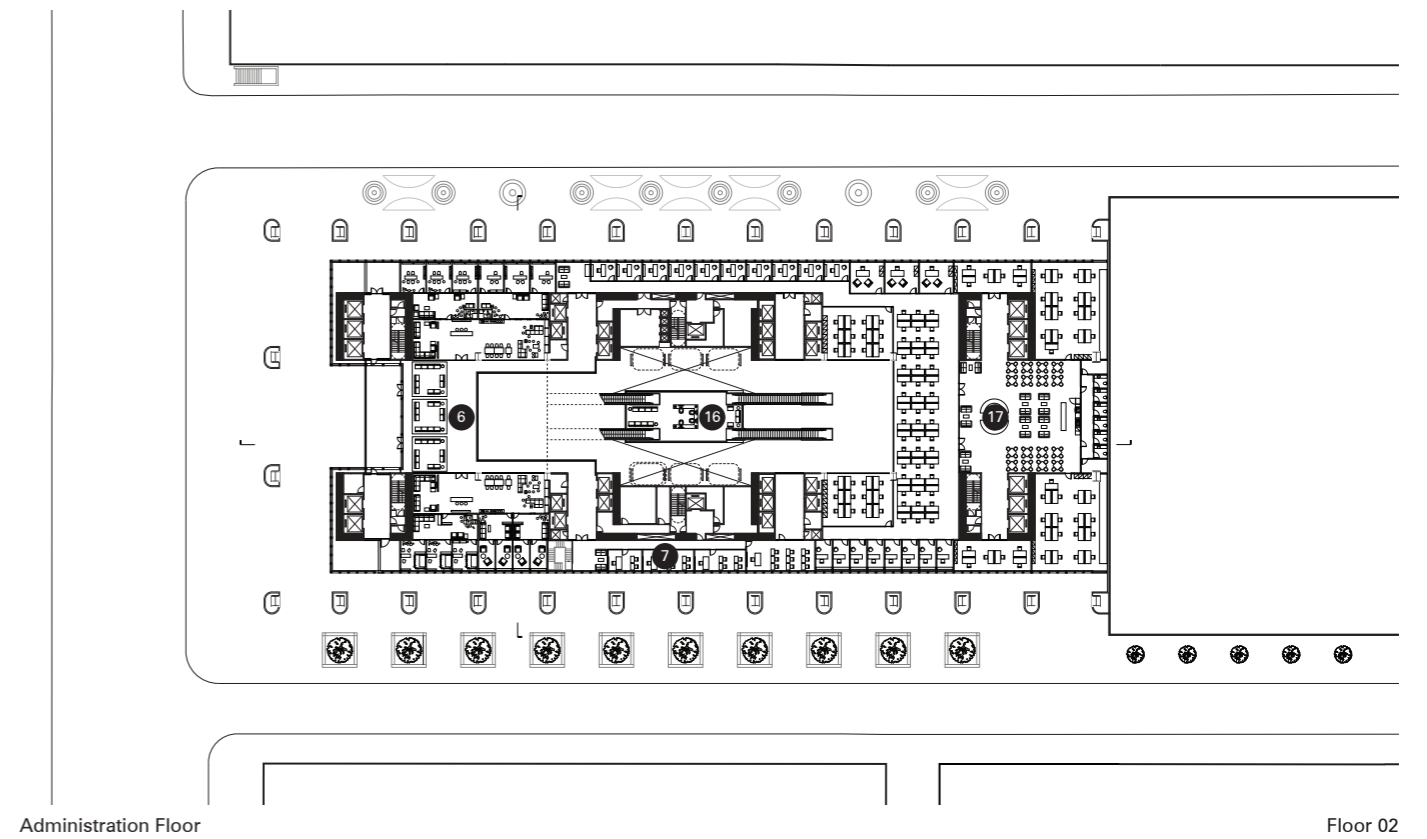


Ground Floor

Floor 01



Longitudinal Section of Basement and Ground Floor



Administration Floor

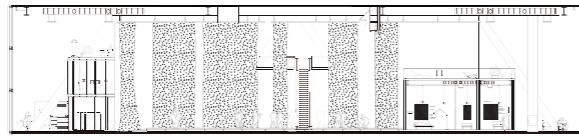
Floor 02

## Ground Floor

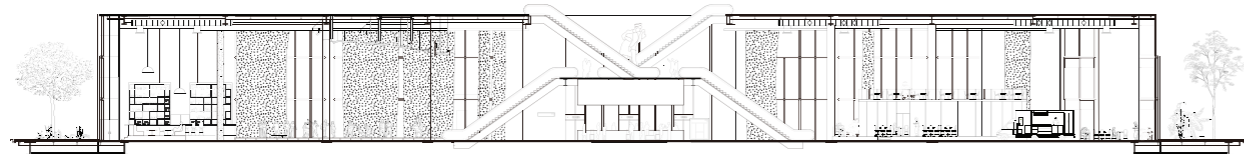
0 10 20 m

- |                     |                      |                       |                |
|---------------------|----------------------|-----------------------|----------------|
| 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   |                |

0 10 20 m



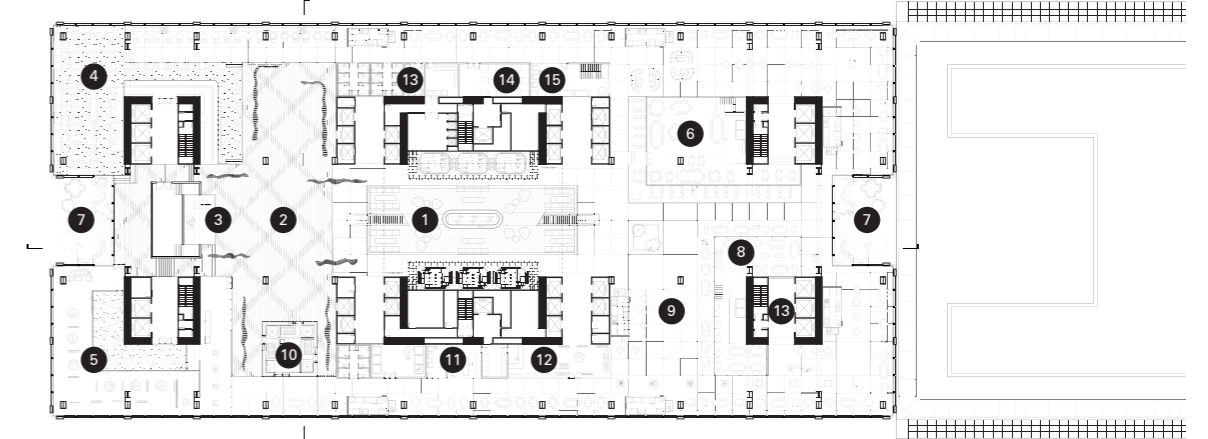
Cross Section of Sky Lobby 1



Longitudinal Section of Sky Lobby 1

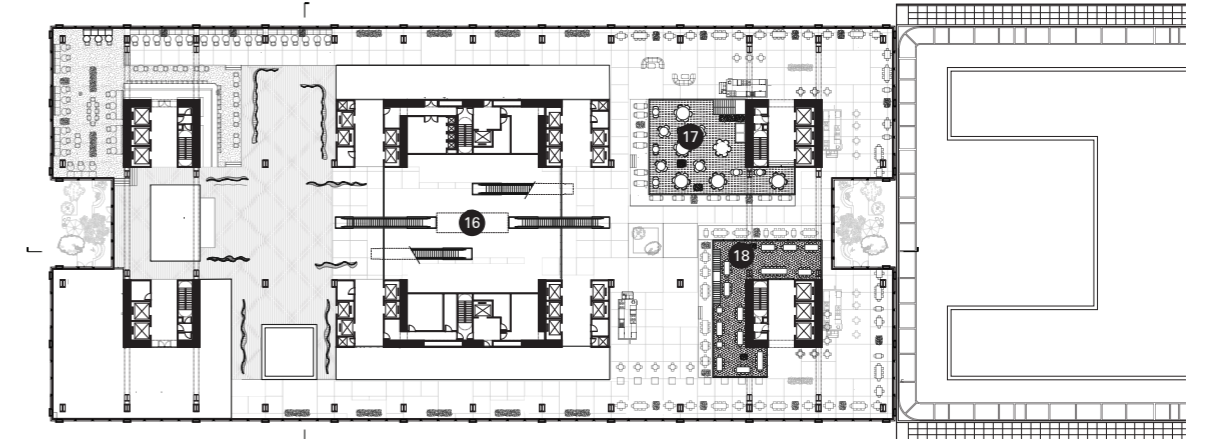
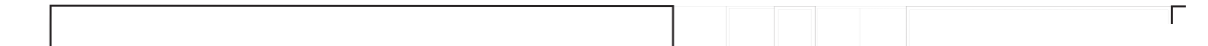
## Sky Lobby 1

0 10 20 m



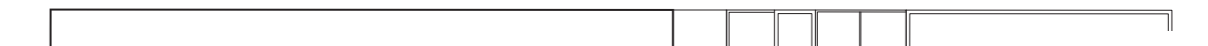
Sky Lobby 1

Floor 13



Sky Lobby 1 Mezzanine

Floor 14



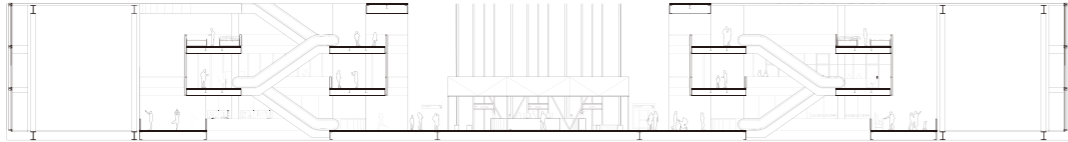
- |                                     |   |                             |  |                   |
|-------------------------------------|---|-----------------------------|--|-------------------|
| 1. Reception                        | restaurant                                  | confession rooms            | office   | 17. Diner seating |
| 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                        |   |                             |  |                   |

0 10 20 m

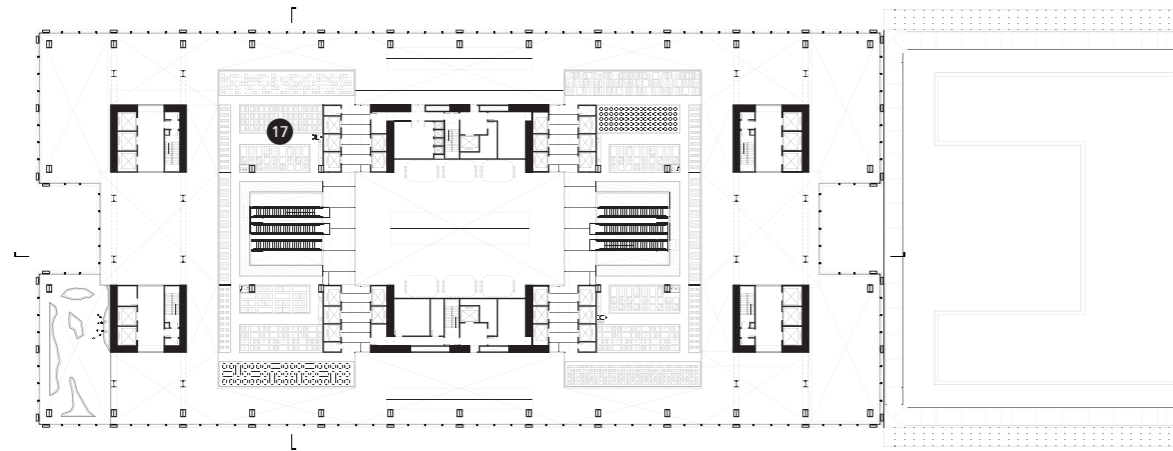
Cross Section of Sky Lobby 2



Longitudinal Section of Sky Lobby 2



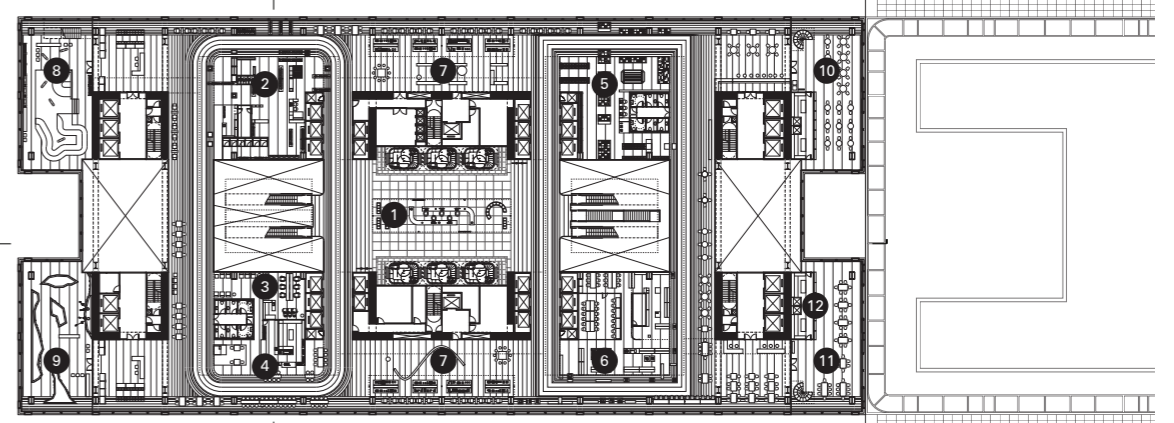
0 10 20 m



Sky Lobby 2 Mezzanine

Floor 35

## Sky Lobby 2



Sky Lobby 2

Floor 33

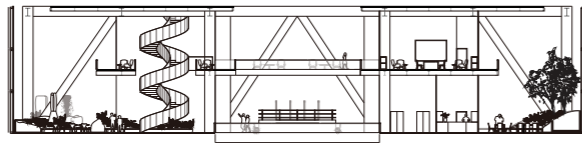


Sky Lobby 2 Mezzanine

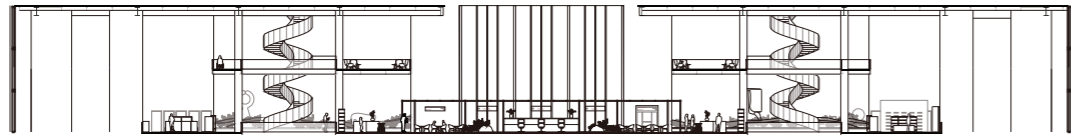
Floor 34

- |                      |                  |                    |                    |
|----------------------|------------------|--------------------|--------------------|
| 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

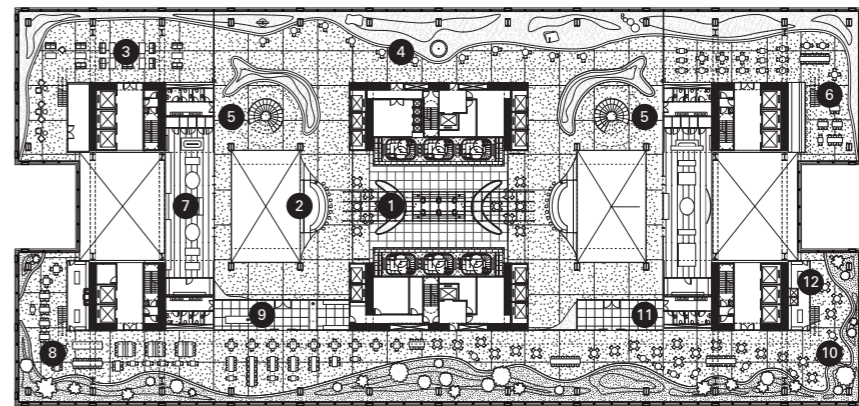


Cross Section of Sky Lobby 3



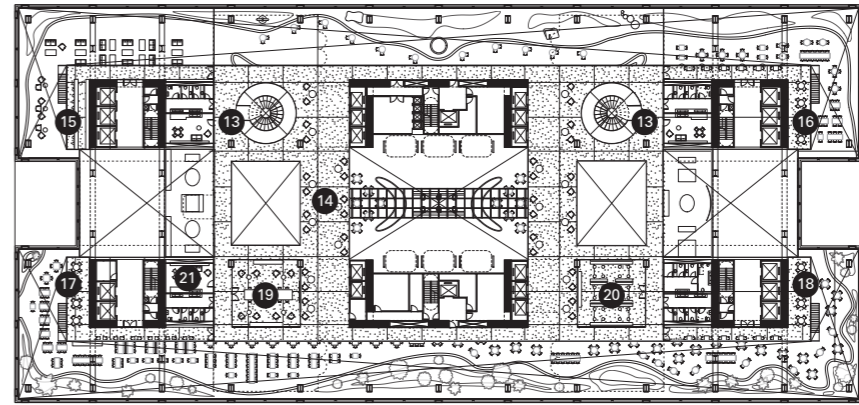
Longitudinal Section of Sky Lobby 3

# Sky Lobby 3



Sky Lobby 3

Floor 55

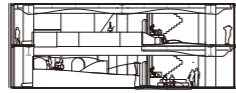


Sky Lobby 3 Mezzanine

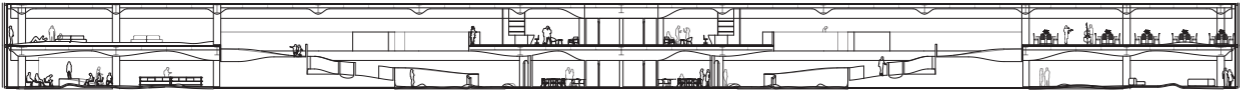
Floor 56

- |                             |                                 |                                    |   |                                  |                    |
|-----------------------------|---------------------------------|------------------------------------|---|----------------------------------|--------------------|
| 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 |                                    |   |                                  |                    |



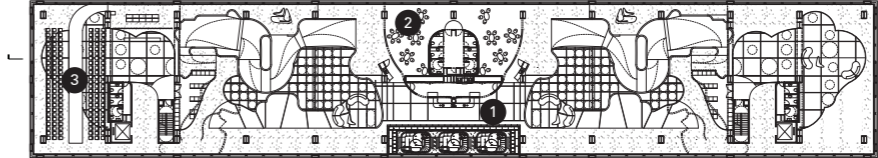


Cross Section of Cloud Lobby



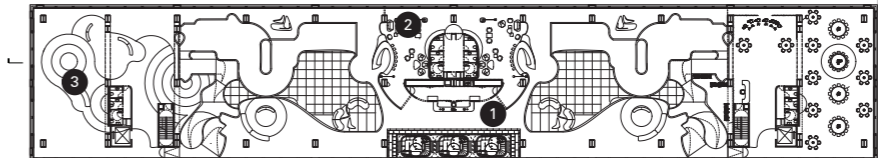
Longitudinal Section of Cloud Lobby

# Cloud Lobby



Cloud Lobby

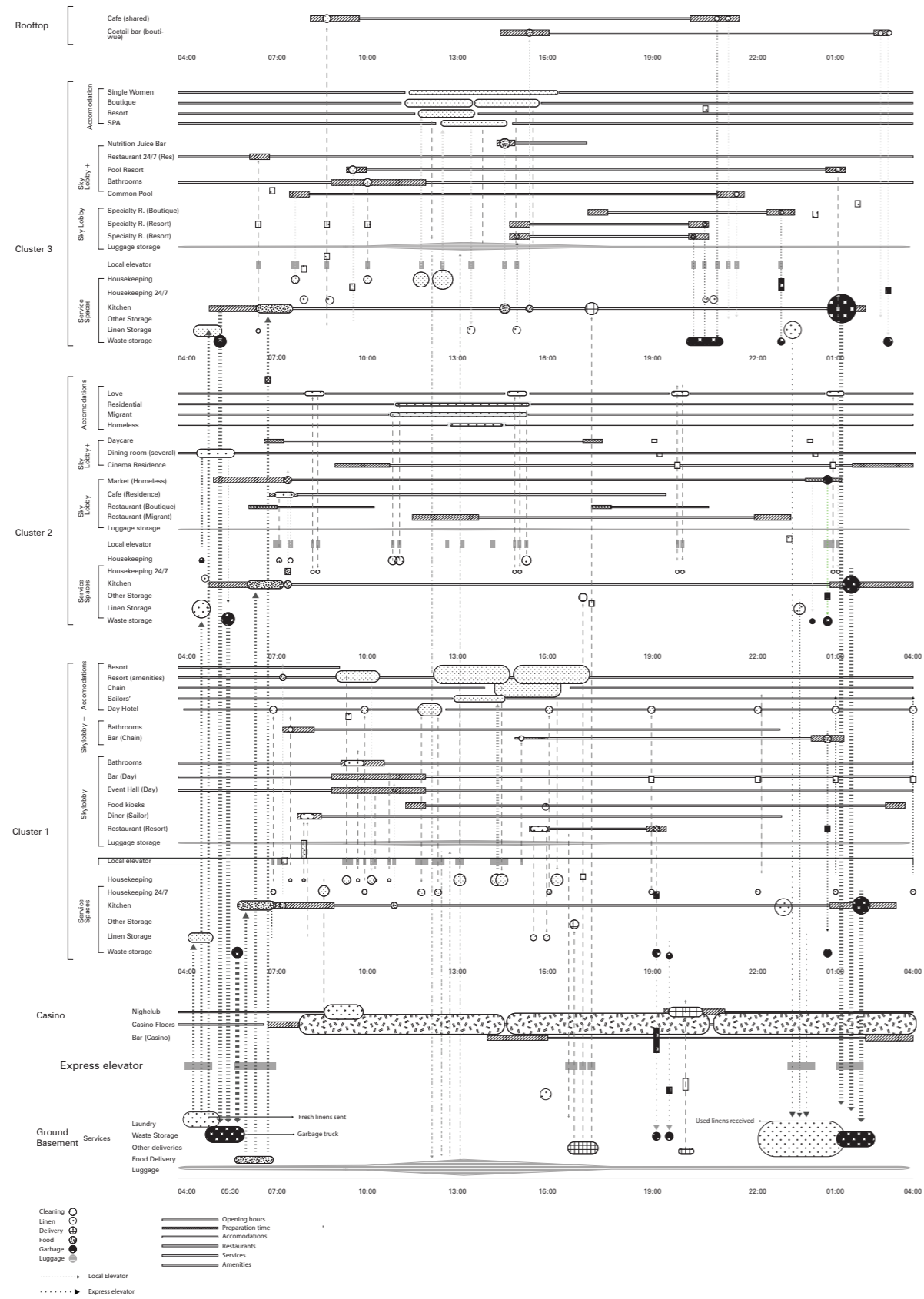
Floor 79



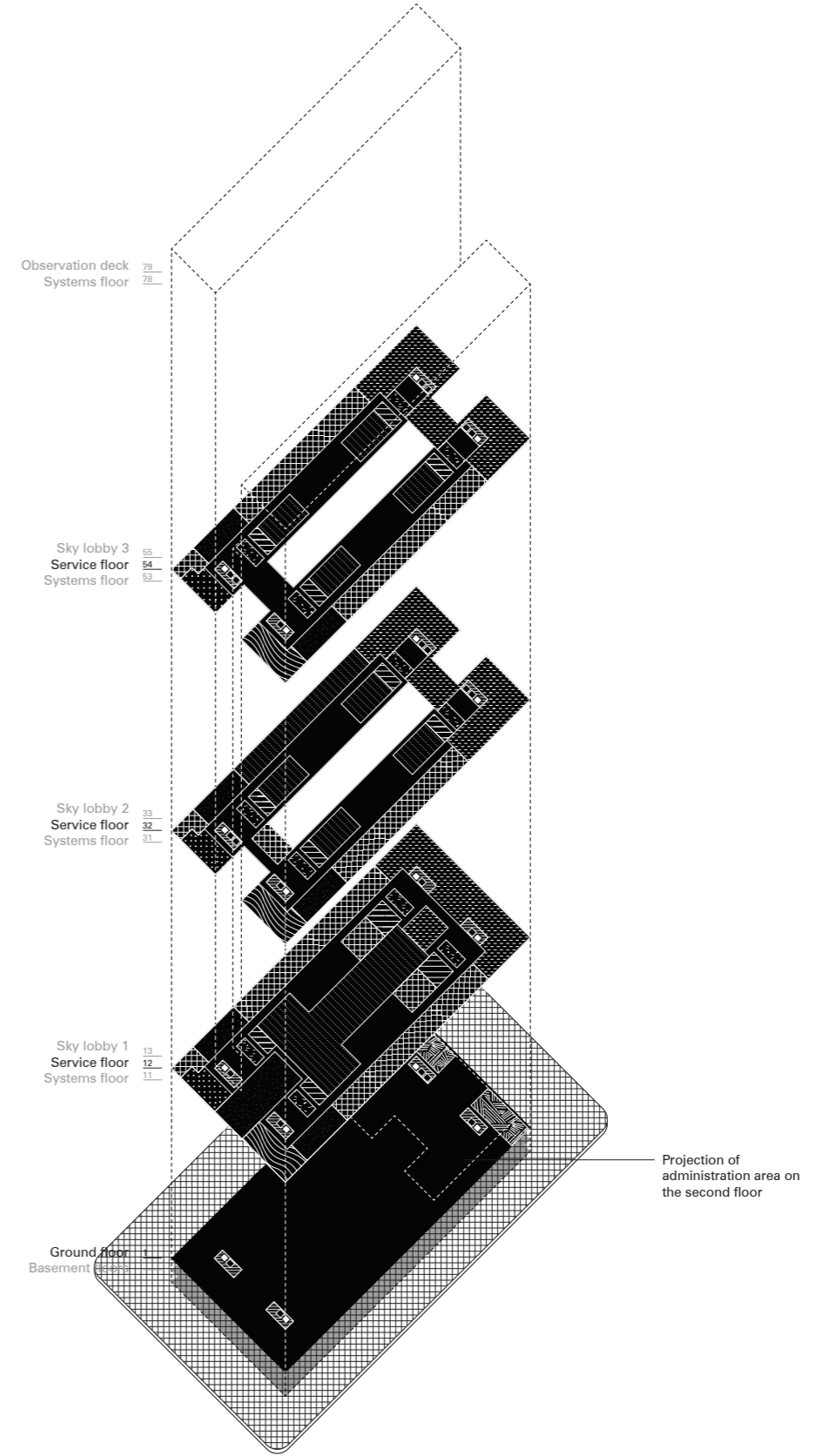
Cloud Lobby Mezzanine

Floor 80

- 0 10 20 m
- 1. Reception
  - 2. Café
  - 3. Event space

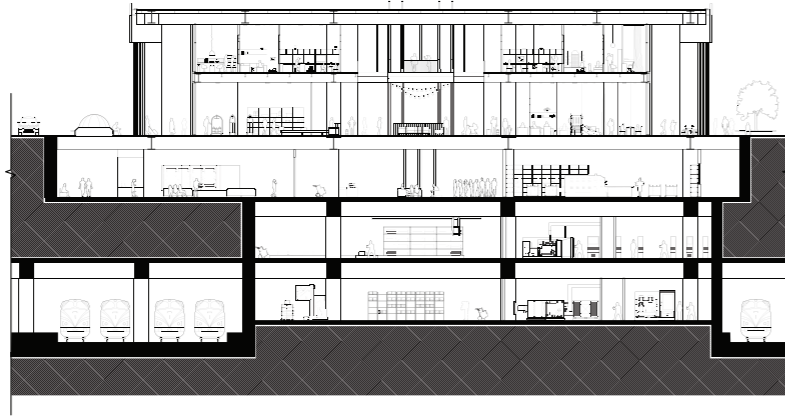


Daily Operations Diagram



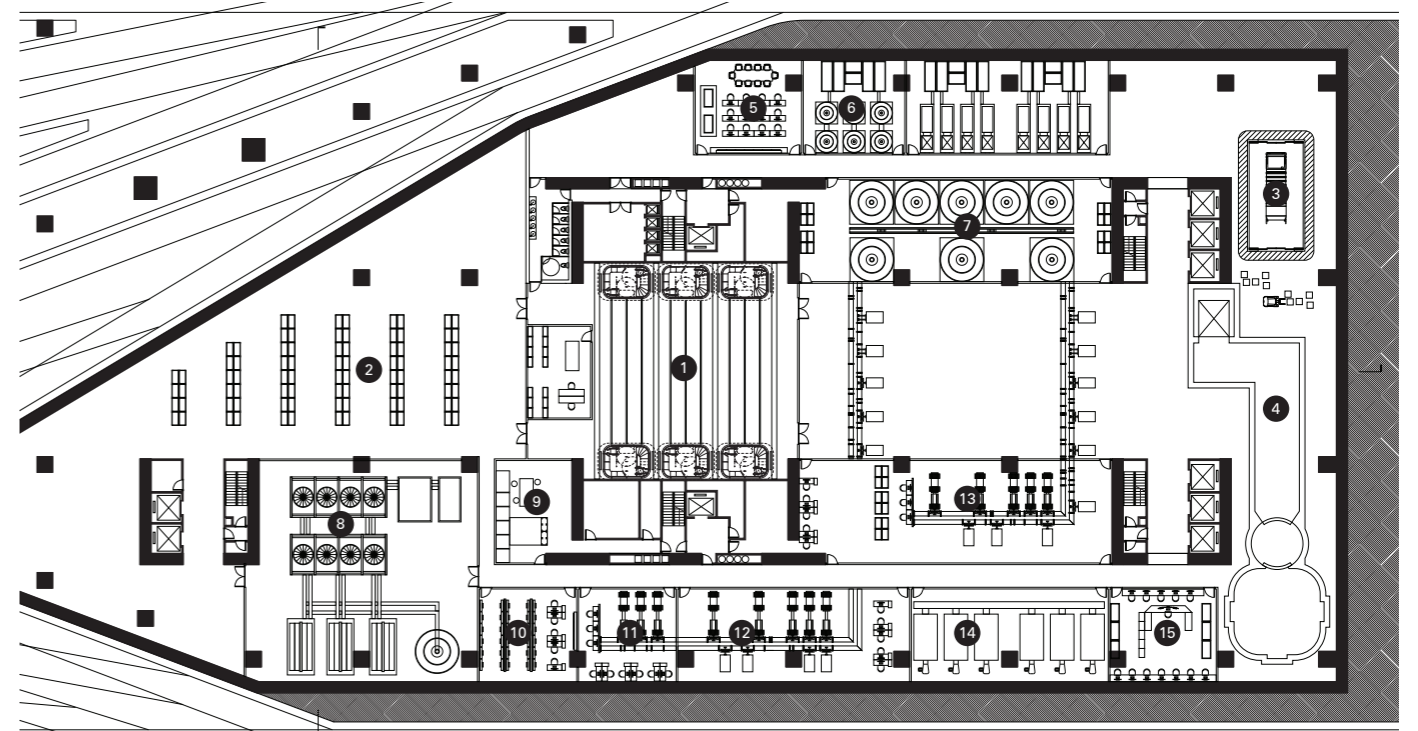
Services

- Loading dock
- Administration
- Storage
- Security
- Staff
- Housekeeping
- Kitchen
- Waste
- Toilets
- Express elevator
- Local elevator
- Service elevator core



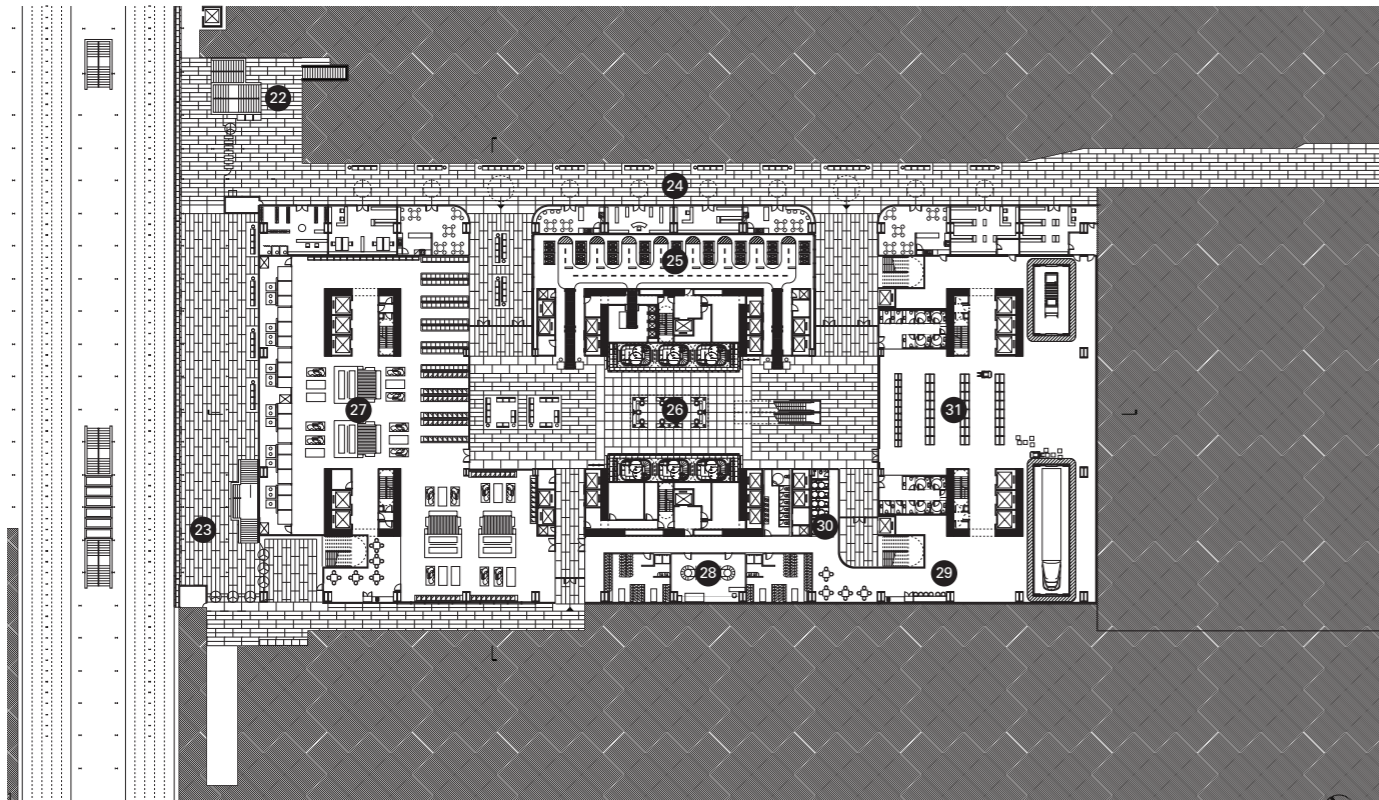
Cross Section of Basement and Ground Floor

0 10 20 m



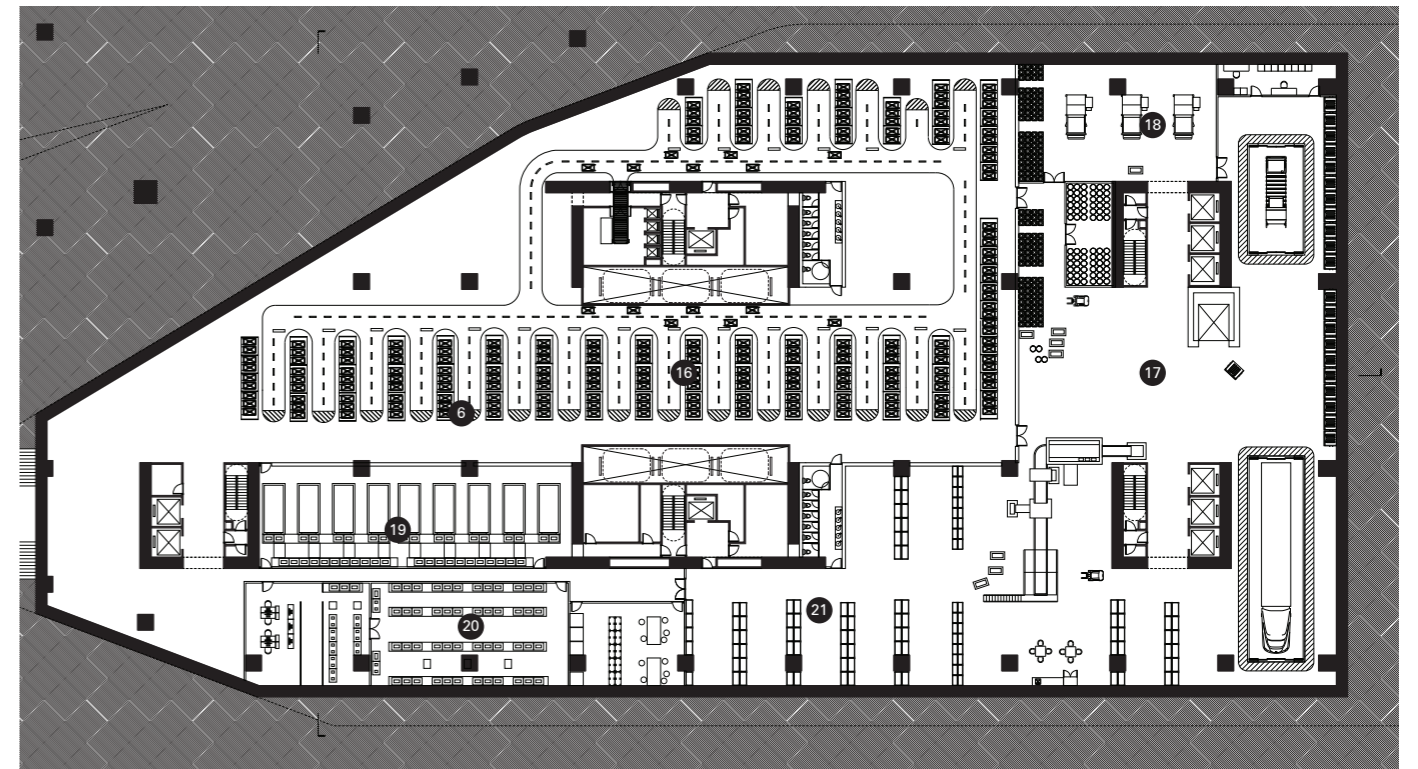
Basement

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

- Station 23. 34th Street Penn Station subway platform
- 24. Gimbel's passage and retail
- 25. Luggage drop-off

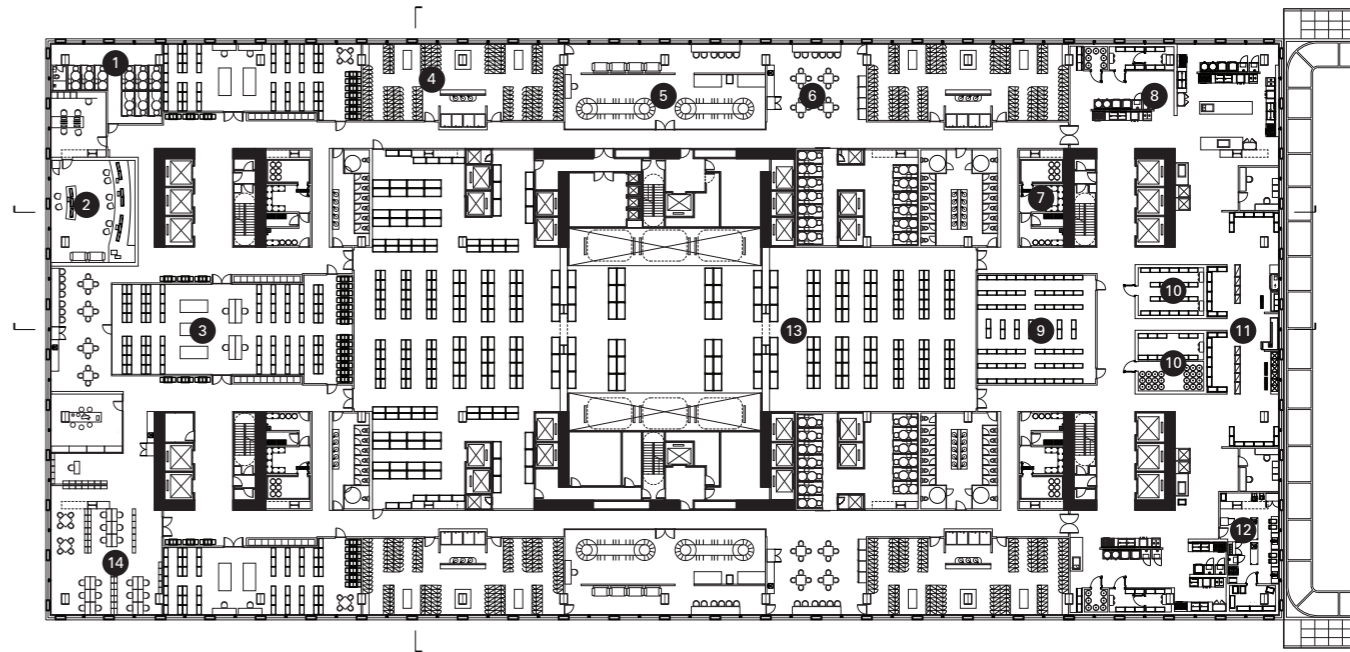
- 26. Reception facility
- 27. Central laundry
- 28. Employee uniform and changing areas
- 29. Employee

- 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)

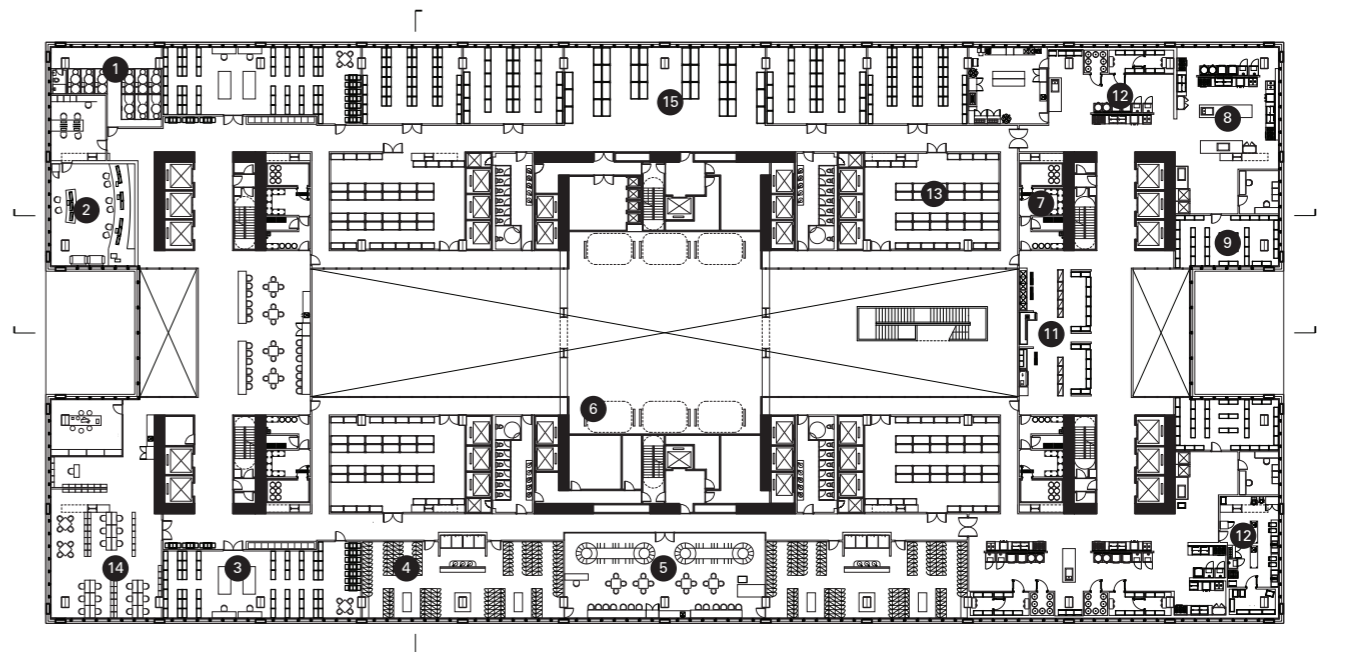


Service Floor

Floor 12



Service and Systems Floor Sections (Floors 31–32)



Service Floor

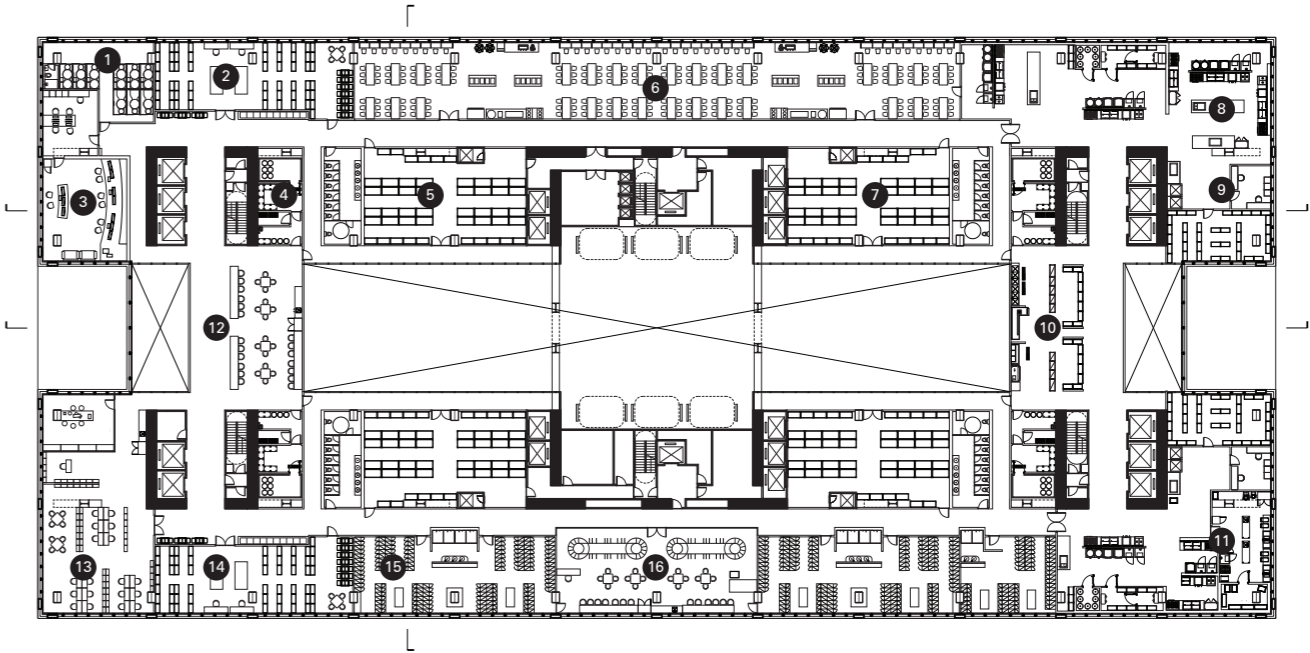
Floor 32

# 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)



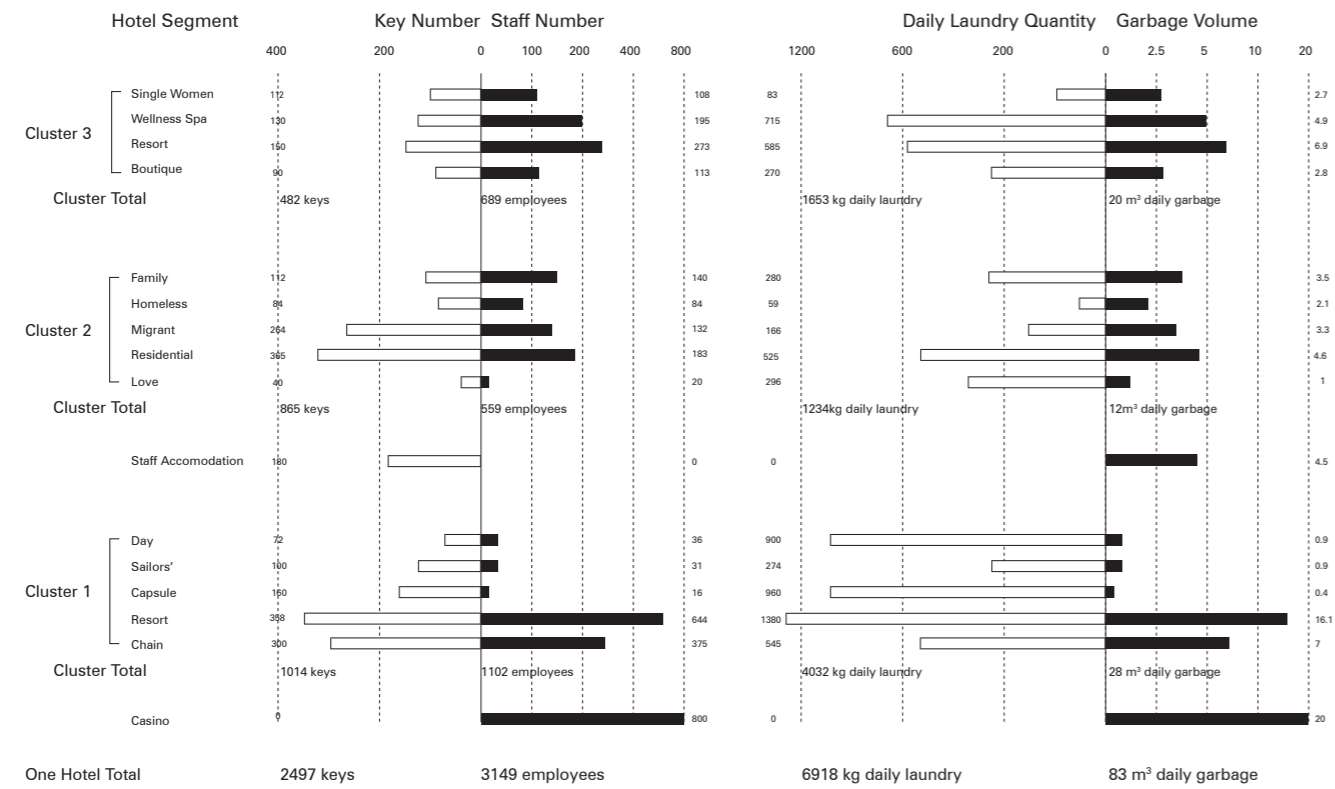
Service Floor

Floor 54

# Service Floors

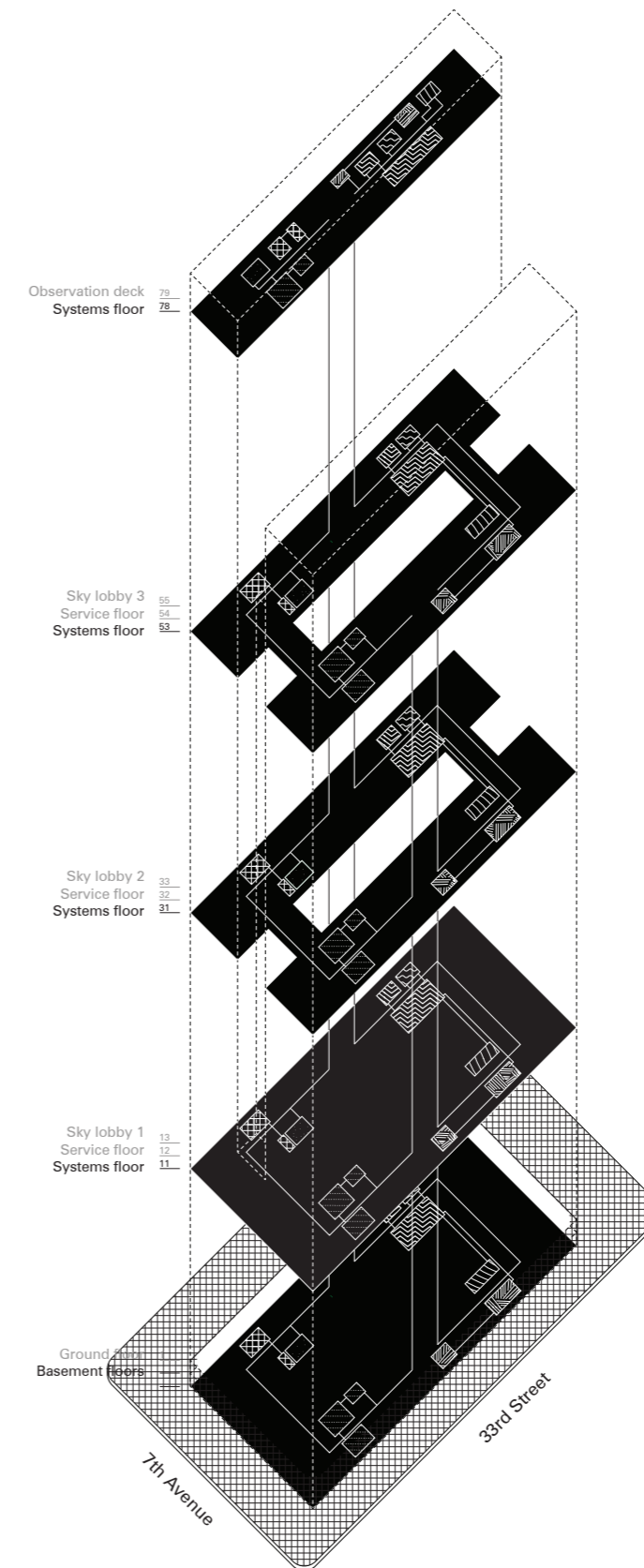
- |                         |                         |                               |                            |
|-------------------------|-------------------------|-------------------------------|----------------------------|
| 1. On-duty sleeping pod | 5. Luggage storage      | station                       | 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.

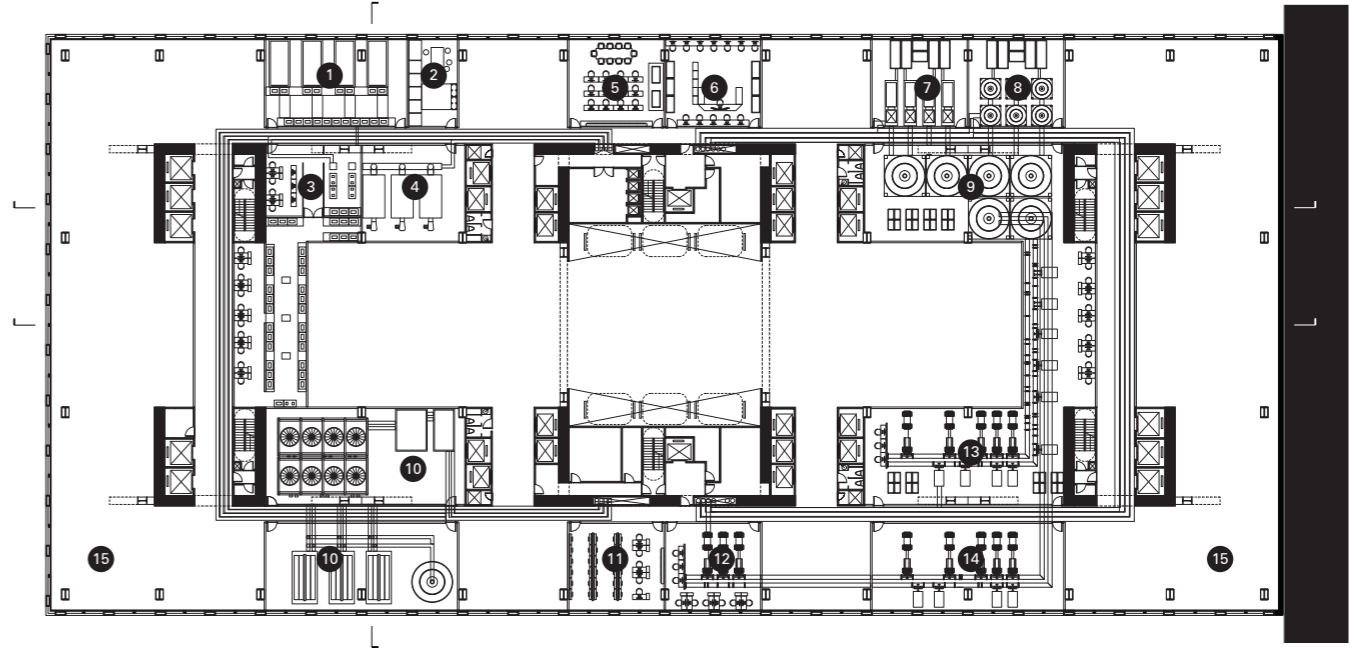


## Systems

- 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)

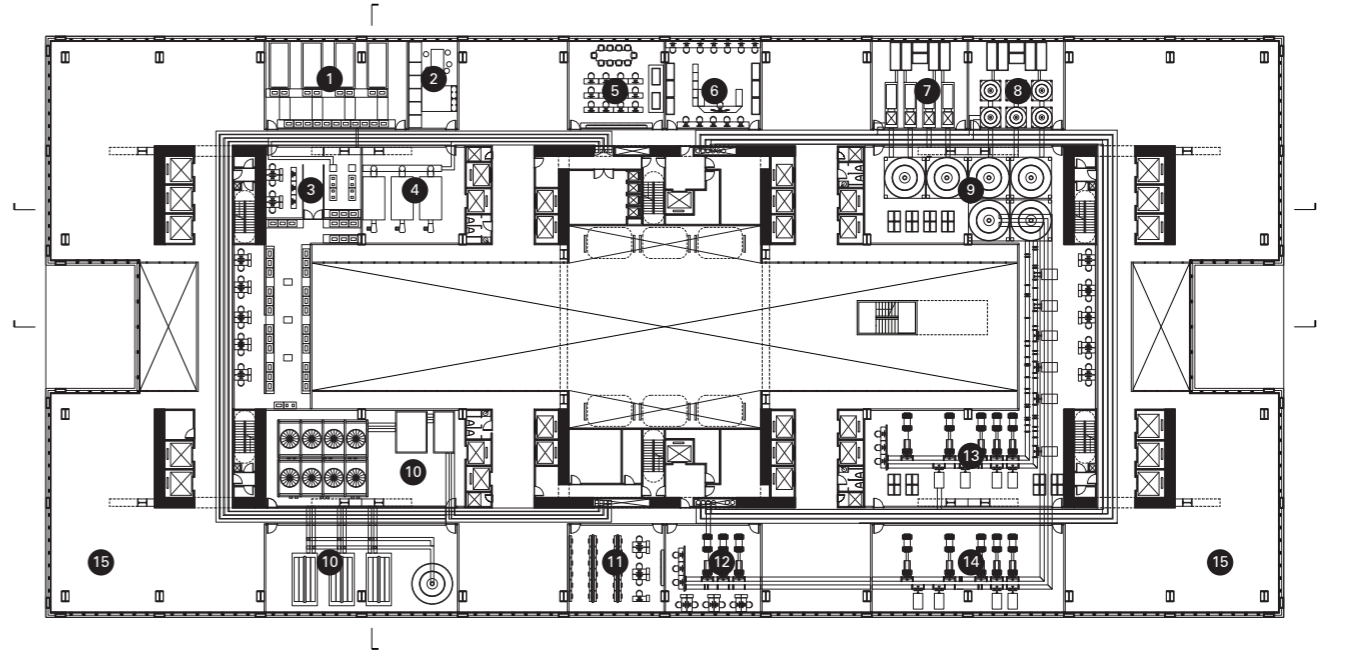


Systems Floor

Floor 11



Service and Systems Floor Sections (Floors 31–32)



Systems Floor

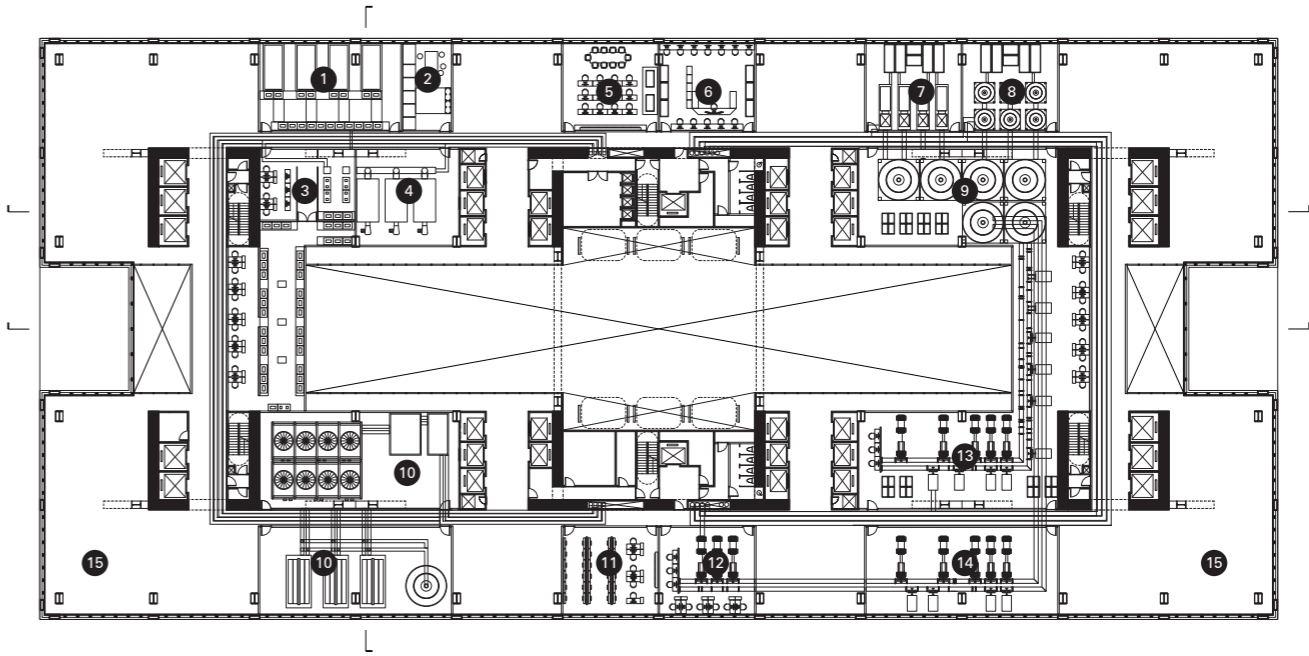
Floor 31

# 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           |

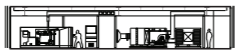


Service and Systems Floor Sections (Floors 53–54)

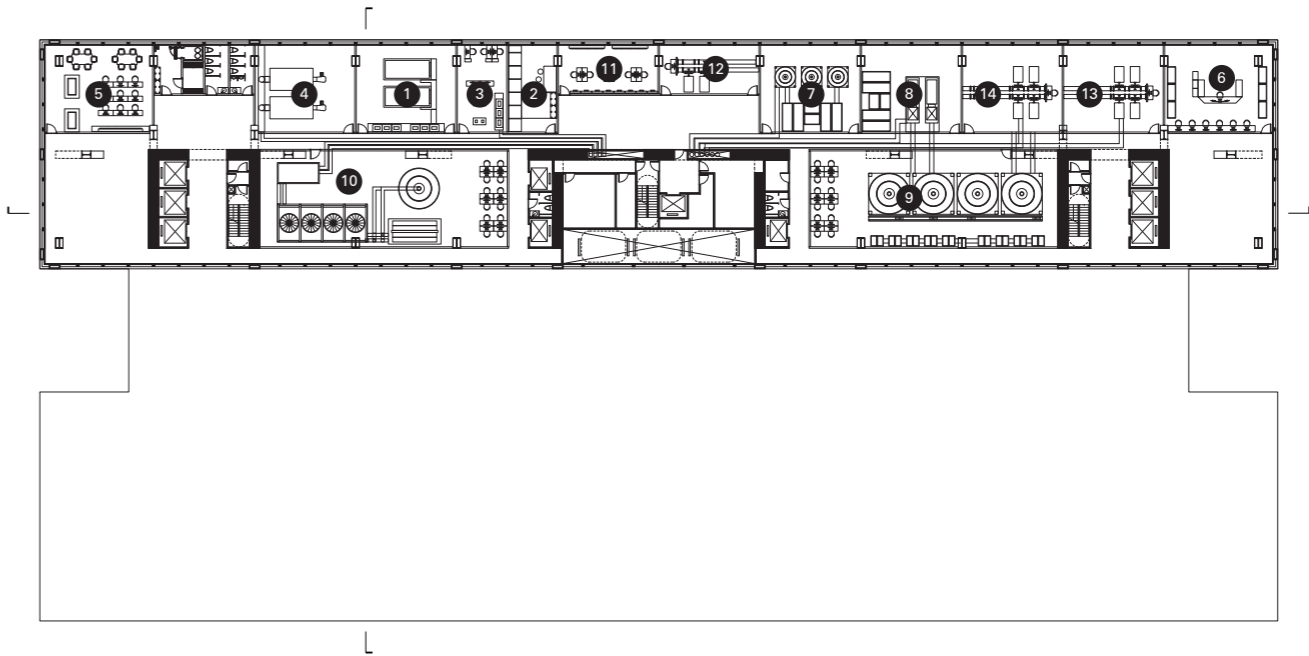


Systems Floor

Floor 53



Systems Floor Cross Section



Systems Floor

Floor 78

# Systems Floors

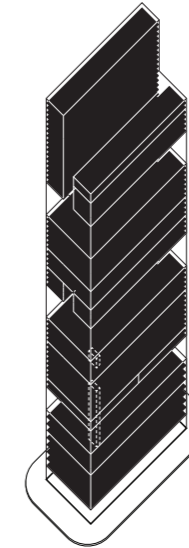
- |                                    |                         |                                  |                           |
|------------------------------------|-------------------------|----------------------------------|---------------------------|
| 1. Backup generator room           | 5. CCTV 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



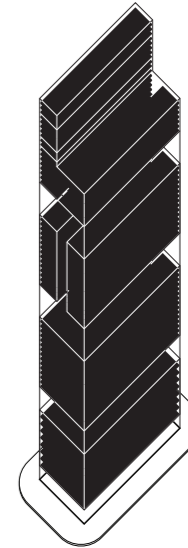
Fourteen hotel segments

2050



Nine hotel segments

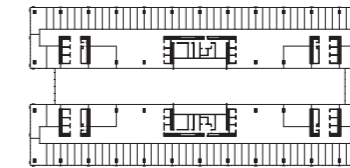
2080



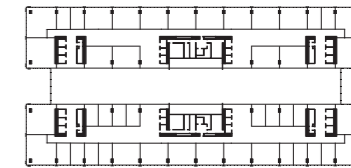
Residential



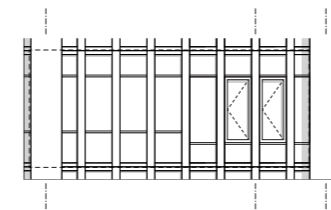
Hotel segment



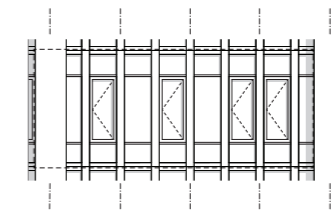
Student housing segment



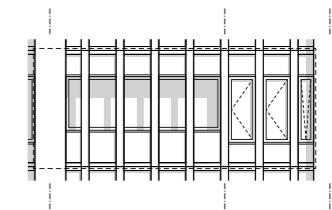
Apartments



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.



Aspirants are drawn to New York for various reasons, whether education, career opportunities, cultural diversity, entertainment, or the allure of urban living. In pursuit of their financial, social, or cultural advancements, aspirants aged from twenty-six to forty years old are predominantly in pursuit of a career or social status. They share a common thread—a relentless pursuit of reaching new heights, making their mark, and striving for a bright, fulfilling future.

The number of highly ambitious people living and/or traveling to New York City is rapidly growing due to the cultural importance of self-improvement, and the influence of social media and online presence. Defined by endless competition, it is a lifestyle associated with above-average luxury for those who can afford it, or for those who simply aspire to do so.

As a city of aspiration, New York City is the place of high stakes. With the highest population rank, number of travelers, and rents in the United States, it is an incredibly competitive city, the site of projection and ambition. Influenced by trends and social media, the Boutique Hotel caters to and elevates aspirants’ real life and online presence. It enables a relaxing escape amidst a busy lifestyle, or it operates as a stage and place for networking and exchange.

New York has a large history of boutique hotels, first introduced as a concept by hotelier Ian Schrager with the development of Morgans, constructed in New York City in 1984. After its success, other boutique hotels opened under this name, and other hoteliers were soon to follow.

Today there are around sixty so-called boutique hotels in New York City. They vary in price and luxury, but all are not part of a chain, smaller in size, and with a distinctive location; they also all showcase design and include an extensive range of amenities and services.

In 2011, Ian Schrager revolutionized boutique hospitality with The Public, a chain spanning Chicago and New York. Its 300 rooms, three times more than standard boutiques, challenge norms, providing affordability without compromising luxury. Unlike the

typical boutique, which charges \$800 to \$2000 a night for 30 to 200 square meters, The Public, with its “luxury for all” ethos, offers rooms at \$200 to \$700 a night, covering 18 square meters. These rooms include limited storage, a small bench and table, a compact bathroom, and a bedroom niche. Public maximizes rentable keys on accommodation floors, housing 29 keys per floor, while reserving upper and lower levels for amenities like a (lobby) bar, specialty restaurant, spa and gym, event halls, event bar, rooftop bar, art space, and microclub. For a smaller number of guests, the boutique offers larger rooms of 50 to 80 square meters for \$1000 to \$4000 a night, on the highest accommodation floors of the hotel.

As a type, the Boutique Hotel, with a higher price per night than the “standard” hotel, predominantly welcomes guests associated with the middle, upper middle, or upper classes. The newest developing hotels, like The Public, aim to reduce the price to allow for a newly accessible luxurious standard. But in all of these examples, the Boutique Hotel type still pushes segregation between classes, and associated levels of luxury, with its differentiation of the cheaper standard room and the more expansive suites.

At the highest accommodation floors of the tower, from the seventy-third to the seventy-seventh floor, the boutique segment of One Hotel operates as the luxurious flagship for those who aspire to experience the newest trends in hotel hospitality while experiencing unlimited access to luxury. The boutique segment provides a place for aspirants to connect, work, celebrate, and relax, while catering to all individual needs to truly make them feel at home. Part of the third cluster of One Hotel, the boutique segment uses the entrance through sky lobby 3, shared with the Resort, Wellness, and Single Women segments.

Eminence Trade neglects the trend of wealth segregation, as it maintains exclusivity and sublimity to all its guests, equally throughout the whole hotel segment, while being accessible to guests of all incomes and backgrounds. By offering an exclusive New York City taxi service and accommodating guests’ luggage from arrival, it ensures 24/7 on- and

offline service, from the check-in at sky lobby 3, the entrances through reception corridors, connections to the service corridors, and frequently positioned service desks. These in-house services, located on each floor, secure the quality and exclusivity of the hotel segment; access to the rooms is limited to selective guests and plus ones only.

Featuring an extensive array of room types and furnishing layouts, it offers a broad spectrum of affordable and upscale price ranges. Housing 16 rooms of varying sizes and prices per floorplate, it mixes the variety of guests around its centrally located amenities. In total, the Boutique offers 70 keys with a maximum occupancy of up to 170 guests. While varying in size, the five different room types—XS, S, M, L, and XL—are spread throughout the different floors but overlook similar views, offering similar experiences though they are oriented toward different kinds of guests and stays. At Eminence Trade, the largest rooms are available at both the most and least affordable prices, unlike at other boutique hotels, where larger rooms are reserved for exclusive guests. In contrast to this tradition, at Eminence Trade, these larger rooms are managed and maintained by the hotel’s own brand, and are made accessible for individuals or small groups, to be booked for a lower price through a randomized reservation process.

Guests choose Eminence Trade for a variety of reasons. They book rooms in the hopes of pursuing climbing the social ladder, or of meeting like-minded aspirants in the collective lounge and bar. They come to explore remote working in flexible workspaces and rentable offices, while having the comfort of being at home. They are there for business, hosting events for employees and partnerships, or to celebrate milestones with family and friends. Or they’re there to recharge in the spa and gym during a staycation escape from a busy lifestyle. Whether guests intend to fully engage with collective spaces and other guests, or plan to seclude and enjoy privacy and service within their rooms, Eminence Trade offers a suitable platform.

Ensuring the experience of luxury throughout, all guests of the hotel experience a room with a full window

view, from the moment they open the door. All rooms are equipped with a king-size bed, luxurious bathroom, lounge area with extensive tailored closet space, carefully positioned mirrors, servitor, and an openable loggia with lounge and bath to enjoy its spectacular views. The design caters to the aspirants’ rituals and needs: to rest and enjoy, sleep, and get ready. Enhancing the ambiance of the sky, the walls are clad in a reflective metal. To bring in comfort and warmth, all the furnishing and bathroom are handcrafted and tailored from wood and natural stone. Continuing the trend of Asian design in the boutique type, it welcomes elements from Japanese culture in the decoration of the rooms. Lighting has been integrated into wall surfaces, cabinets, and in bathrooms, in part to create additional flattering “ring lights.” These rooms are designed for guests to experience ultimate comfort during their stay, to be privately shared and enjoyed, or to be used as a stage for online presence, to capture each moment.

Before and during their stay, all rooms can be reassembled to fit the guest’s needs, either emphasizing the view from the bed or the sofa. The larger the room, the greater amount of spatial variation. The proximity or distance to amenities offers guests the option: to isolate, to see, or to be seen.

By facilitating only temporary types of accommodation exchange within One Hotel, clustered in a minimum period of no less than a month, Eminence Trade ensures the quality of each stay.

As the flagship of One Hotel, the boutique segment differentiates between its private amenities, fully public amenities for all, and exclusive amenity deals for Eminence Trade guests located in the sky lobbies. Providing guests a place to connect, work, celebrate, and relax, the first and second floors house the lobby, lounge, bar, breakfast bar, and flex workspaces. On the third and fourth floors, the event space and meeting rooms can be rented by or for boutique guests. The fifth floor includes a state-of-the-art spa, a gym, and classrooms. Throughout all its amenity spaces, Eminence Trade ensures adaptability to its guests’ wishes, with a system flexible enough to accommodate

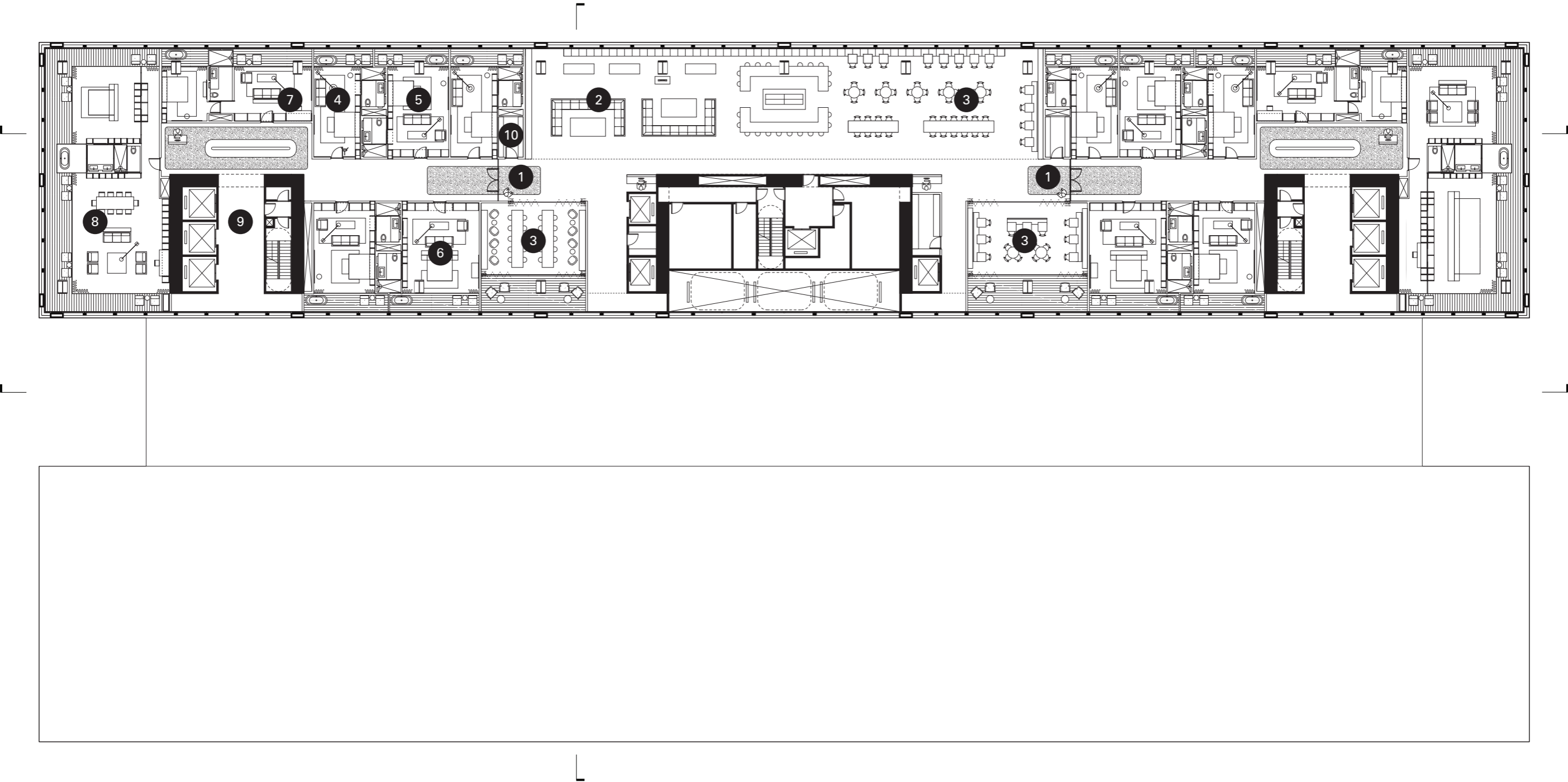
different types of use for events or to follow trends.

The publicly accessible specialty restaurant is situated at sky lobby 2, and is a place to meet and celebrate, while overlooking Central Park. This complements a public event space, which can host events or to be transformed into an exclusive club, can also be enjoyed here. Additional spa amenities, providing exclusive discounts, are available at sky lobby 3 plus. Finally, New York’s newest and most exclusive city view can be experienced from the cocktail bar at the cloud lobby.

Eminence Trade acknowledges the luxurious status of its type, and by refusing to neglect this condition, it is forced to reevaluate some of the characteristics that come to define it. Ensured by the market, deriving its high value from its location within the tower, and through its position of being part of One Hotel, it maintains its atmospheres of eminence while ensuring access to all.

Propositions

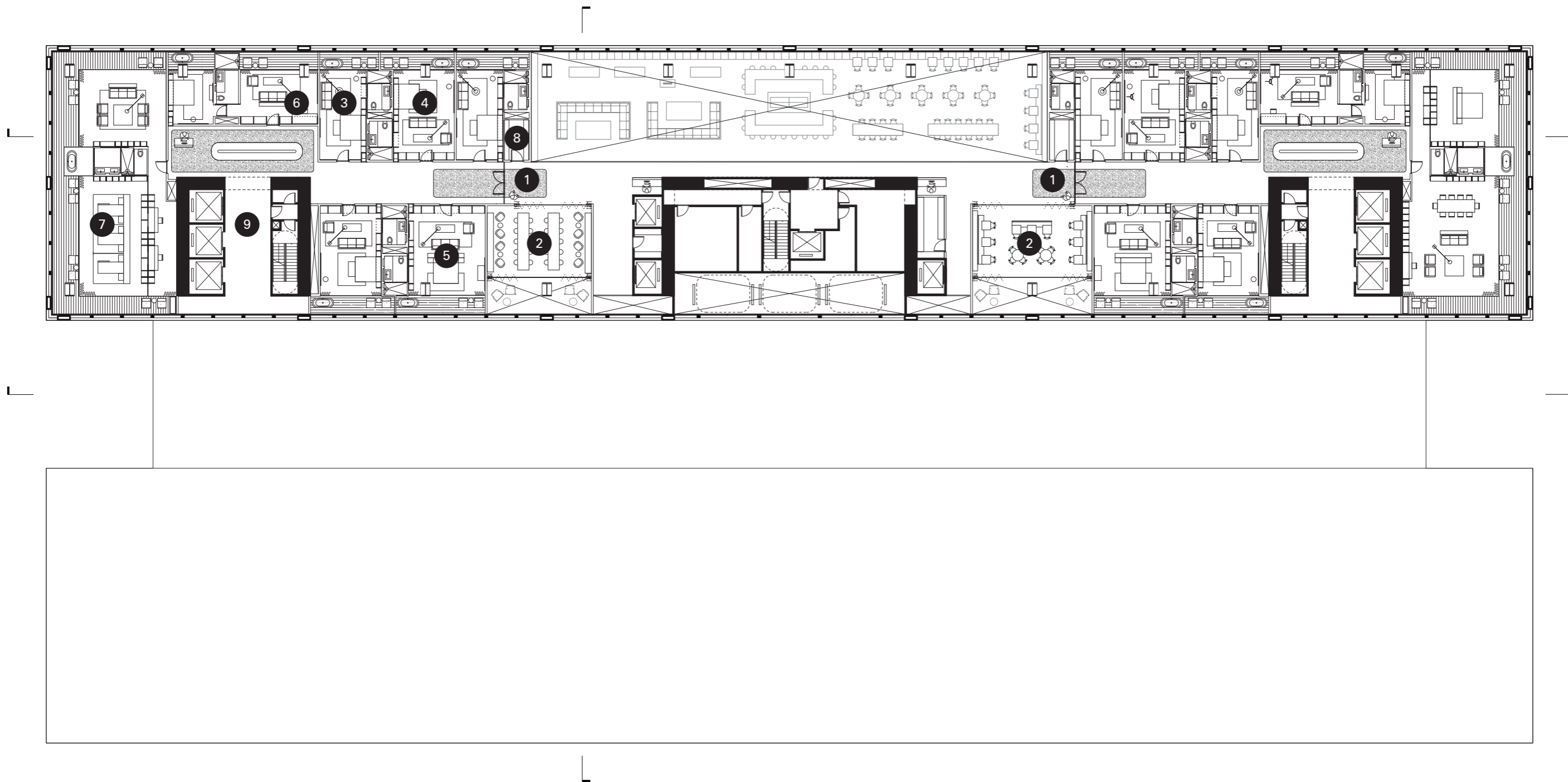
- 1. Eminence Trade is accessible to aspirants of all incomes and backgrounds.
- 2. Eminence Trade offers a place of comfort, adjacency, ambition, eminence, and equality.
- 3. Eminence Trade, the luxurious flagship of One Hotel’s brand, differentiates a plethora of private, public, and partnership amenities to ensure its leading-edge business model.
- 4. Eminence Trade, as a place of sublimity and exclusivity, offers temporal and unilateral types of use of accommodation and amenities within One Hotel.
- 5. In a city of aspiration, Eminence Trade signifies eminence but does not equate elevating above others.



Floor 73



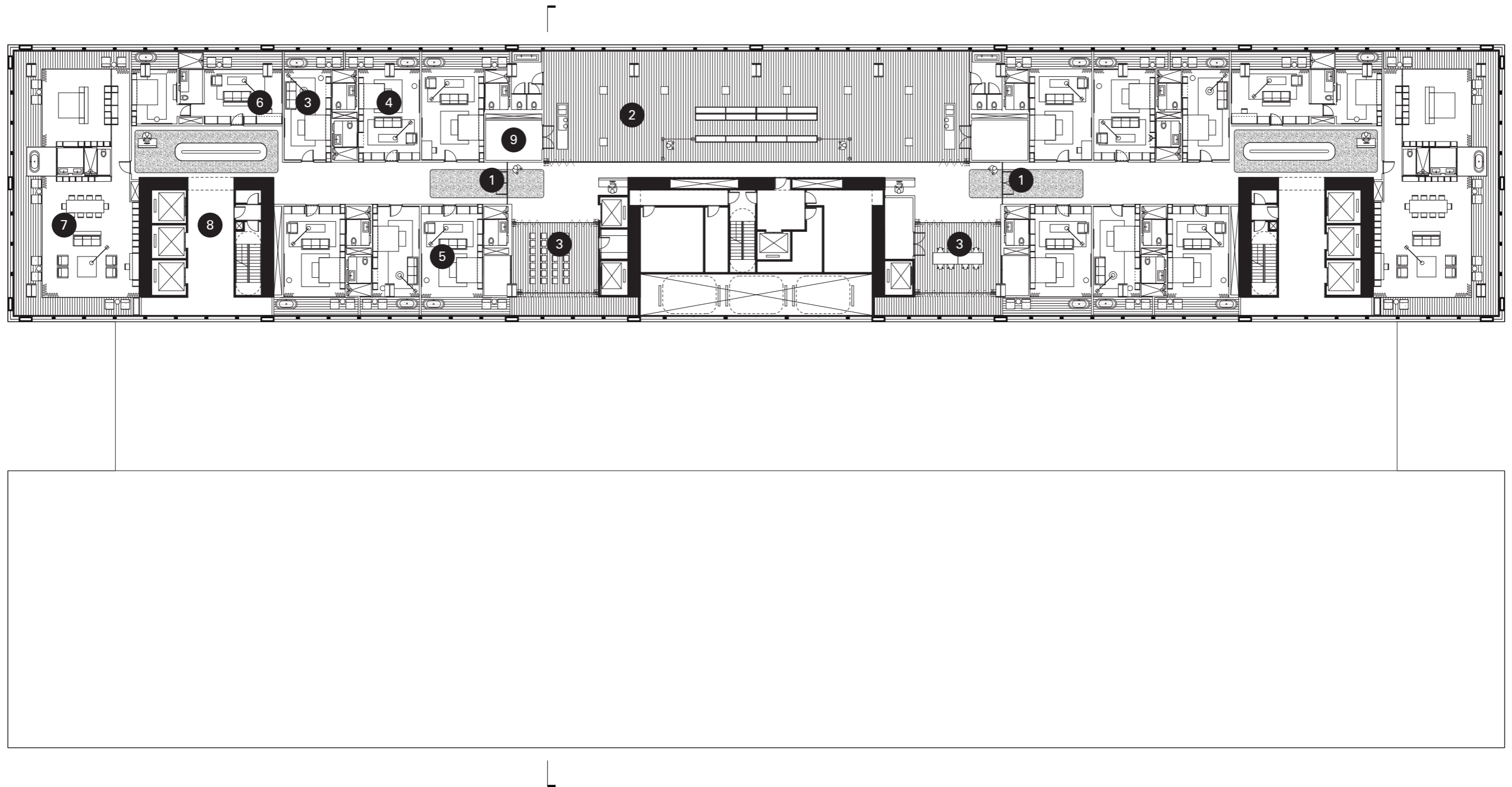
- |                           |                           |                     |
|---------------------------|---------------------------|---------------------|
| 1. Reception corridor     | 5. King room S (Type E3)  | 9. Service corridor |
| 2. Lounge and bar         | 6. King room M (Type J3)  | 10. Storage         |
| 3. Flexible workspace     | 7. King room L (Type L3)  |                     |
| 4. King room XS (Type H3) | 8. King room XL (Type N3) |                     |



Floor 74



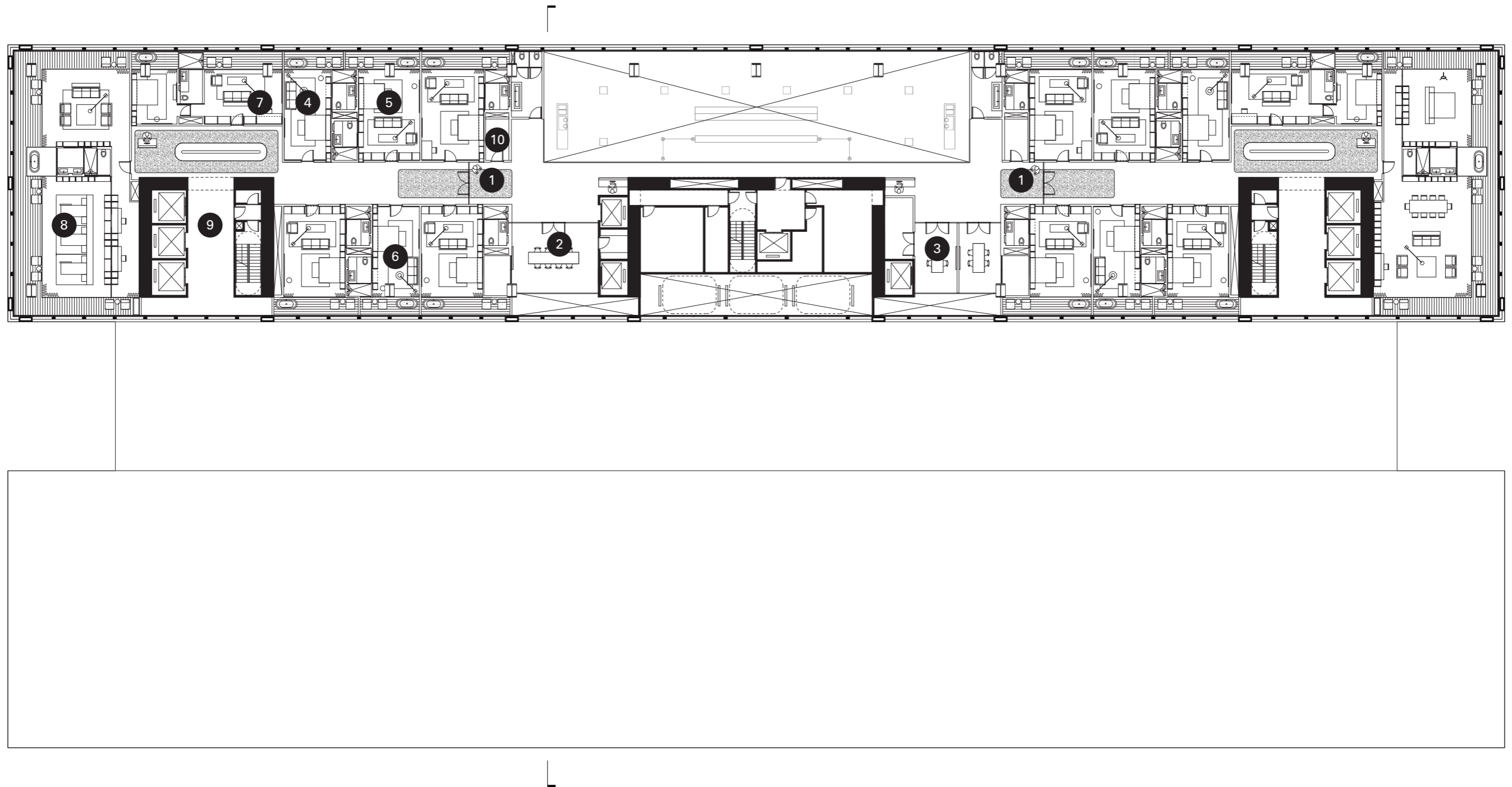
1. Reception corridor  
2. Flexible workspace  
3. King room XS (Type H3)  
4. King room S (Type E3)
5. King room M (Type J3)  
6. King room L (Type L3)  
7. King room XL (Type N3)  
8. Service corridor
9. Storage



Floor 75



- |                           |                           |            |
|---------------------------|---------------------------|------------|
| 1. Reception corridor     | 5. King room M (Type J3)  | 9. Storage |
| 2. Flexible workspace     | 6. King room L (Type L3)  |            |
| 3. King room XS (Type H3) | 7. King room XL (Type N3) |            |
| 4. King room S (Type E3)  | 8. Service corridor       |            |



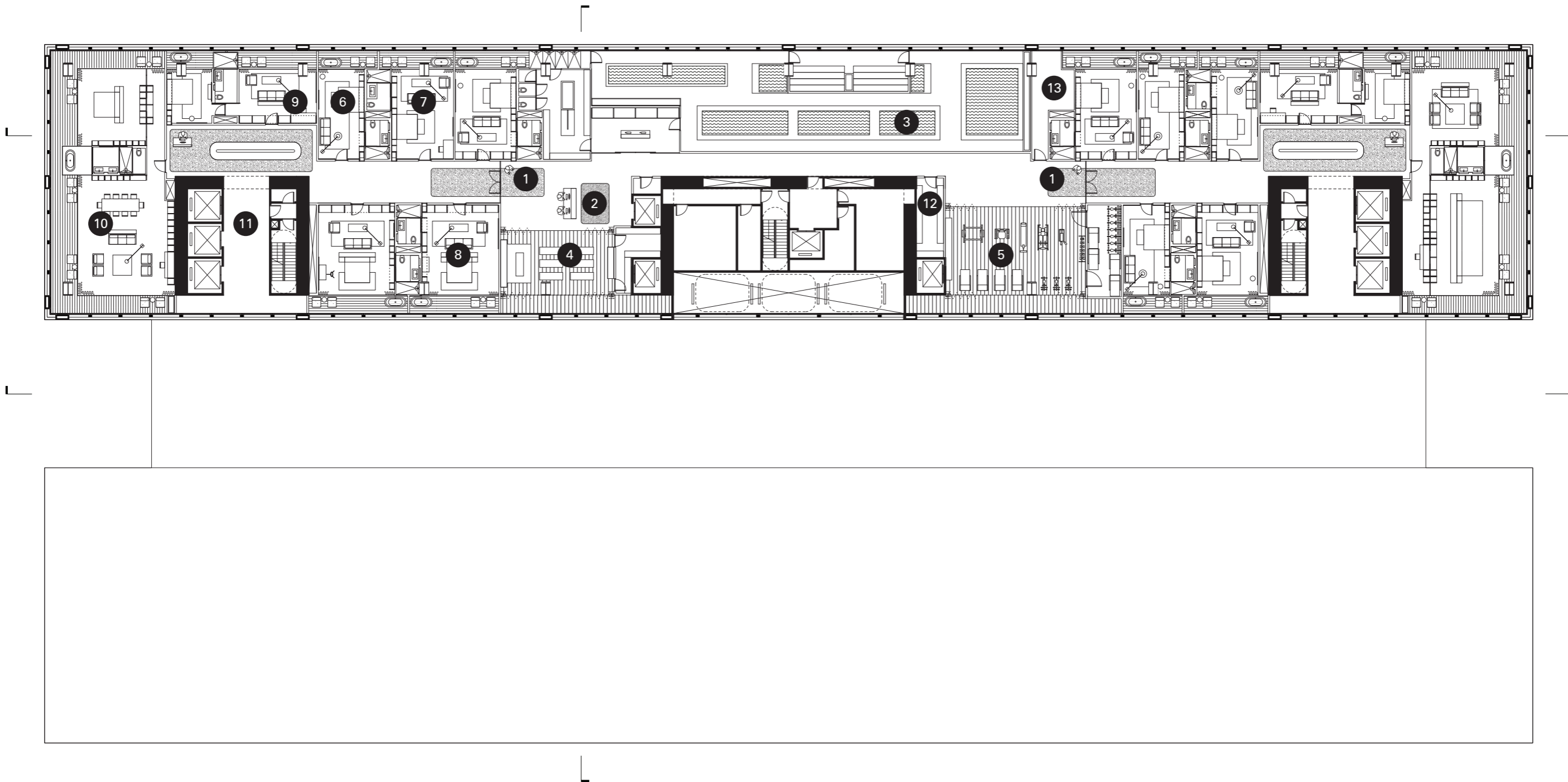
Floor 76



- 1. Reception corridor
- 2. Medium-sized meeting room
- 3. Small meeting room
- 4. King room XS (Type H3)

- 5. King room S (Type E3)
- 6. King room M (Type J3)
- 7. King room L (Type L3)
- 8. King room XL (Type N3)

- 9. Service corridor
- 10. Storage



Floor 77

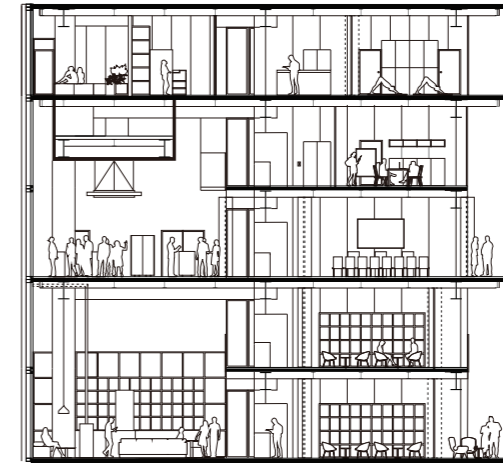
0 1 2 5 10 m

- 1. Reception corridor
- 2. Service desk
- 3. Spa
- 4. Multi-purpose classroom

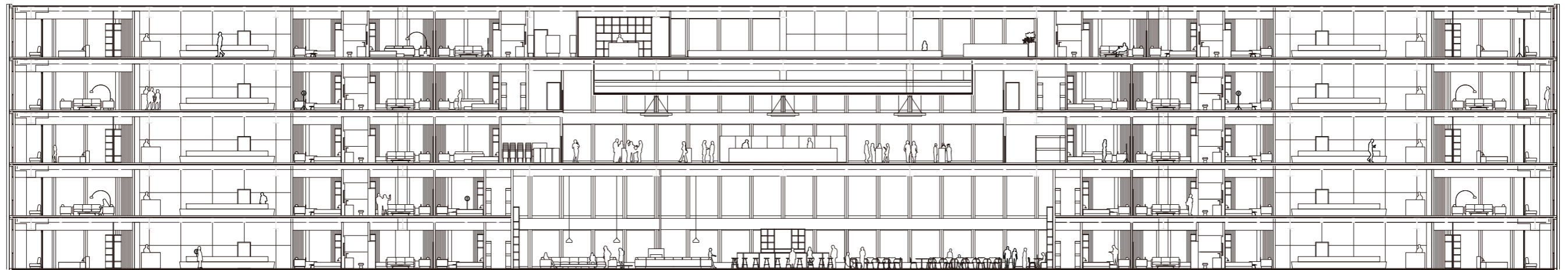
- 5. Gym
- 6. King room XS (Type H3)
- 7. King room S (Type E3)
- 8. King room M (Type J3)

- 9. King room L (Type L3)
- 10. King room XL (Type N3)
- 11. Service corridor
- 12. Storage

- 13. Mechanical room for spa

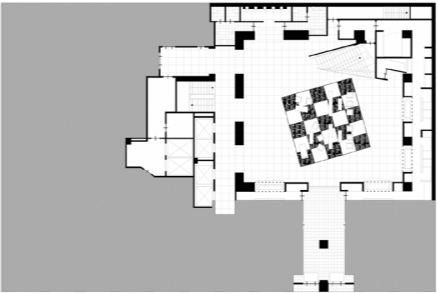


Cross Section



Longitudinal Section

0 1 2 5 10 m



Paramount Hotel designed by Ian Schrager in 1990



Empire State Building in the fog



Lobby Lounge at Nine Orchard



Lobby Lounge and Bar at The Public



Superior King Bathroom at The Greenwich Hotel



Tribeca Penthouse at The Greenwich Hotel



Japanese Ryokan at SOWAKA Kyoto



Event space at Pendry Manhattan West



Aluminum interior cladding



Art space at The Public

*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 boutique hotel that elevates aspirants' real life and online presence.

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