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*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.

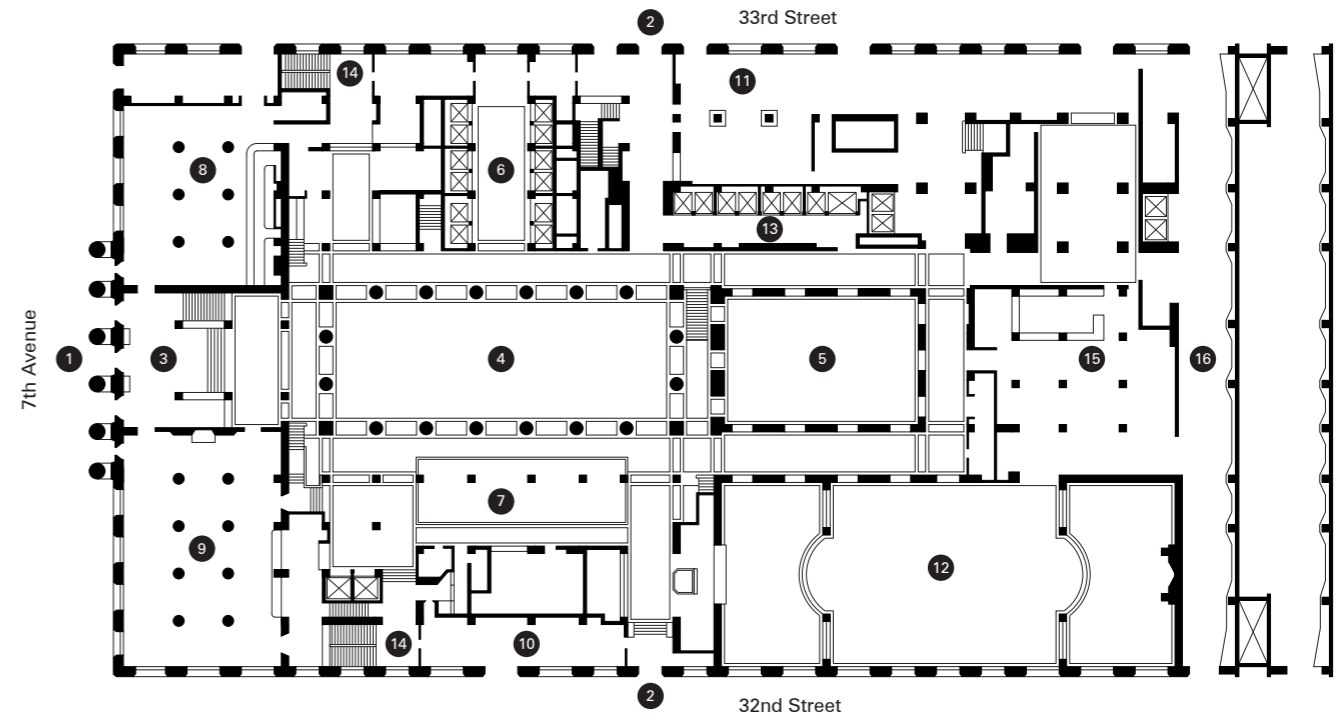
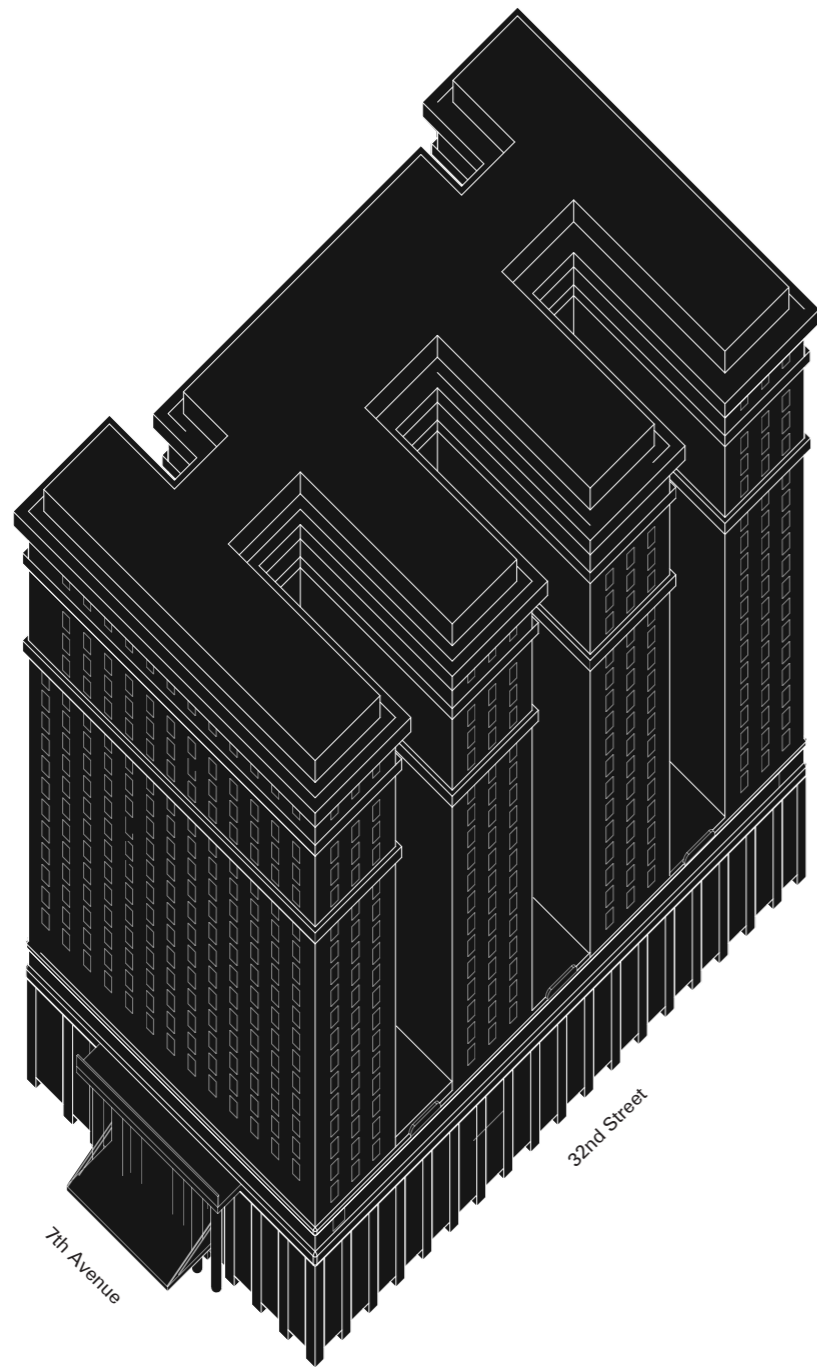
The hotel is a function of temporality and hospitality. The study questions the requirements for an architecture of hospitality to welcome, host, and entertain. As an architecture of temporality—an architecture that is dynamic and ever-changing, embodying a sense of transience and constant activity—the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

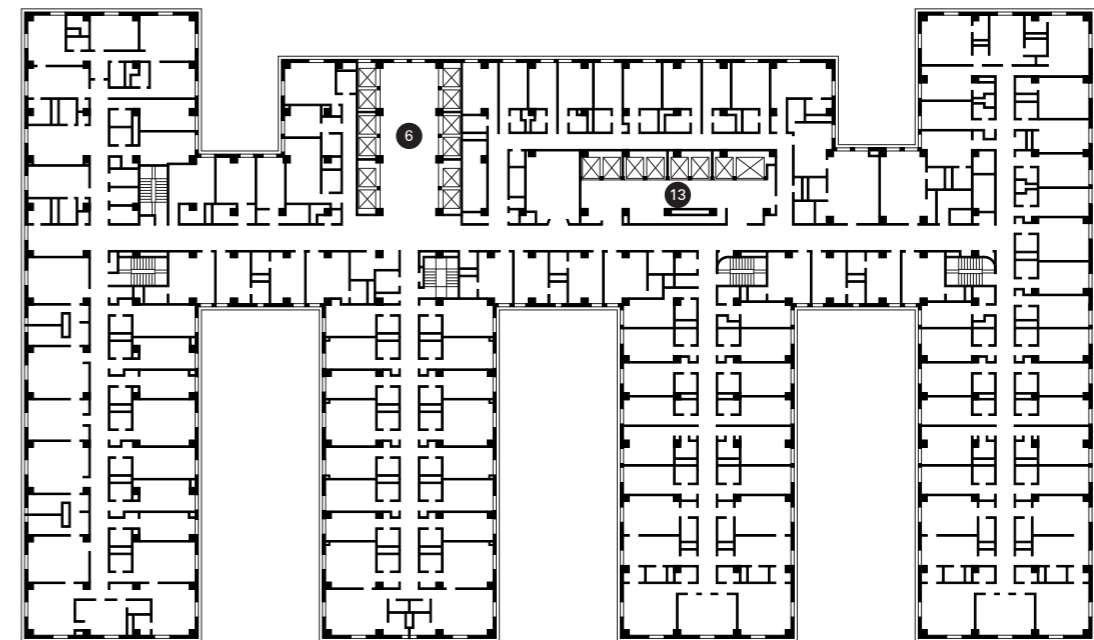
*The Hotel* consists of the design of the skyscraper as landmark—The Metropolitan—and the hotel as tenant—One Hotel.

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



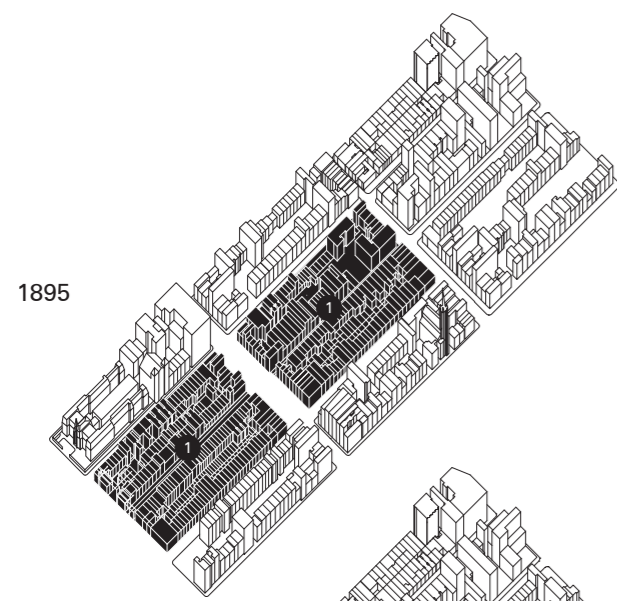
Typical Accommodation Floor

## Hotel Pennsylvania

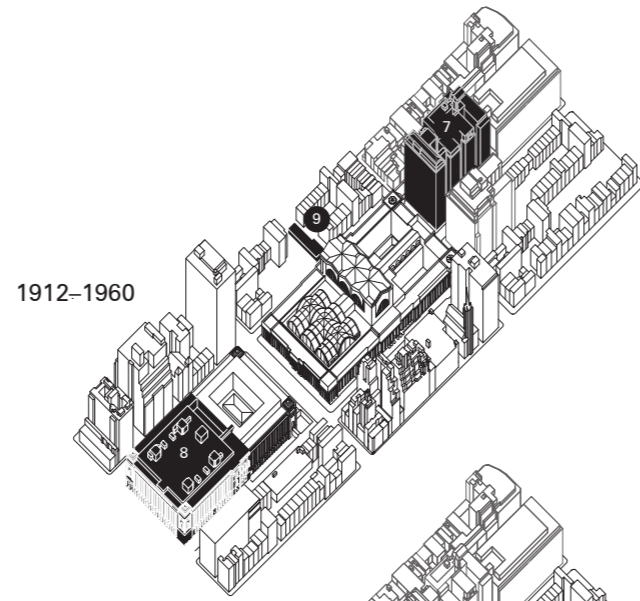
Hotel Pennsylvania was designed by the renowned firm of McKim, Mead & White. Consisting of 2,200 guest rooms over twenty-two floors, it was the largest hotel in the world at the time. Facing Seventh Avenue—and Pennsylvania Station—a portico greeted guests and led into the building through a sequence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



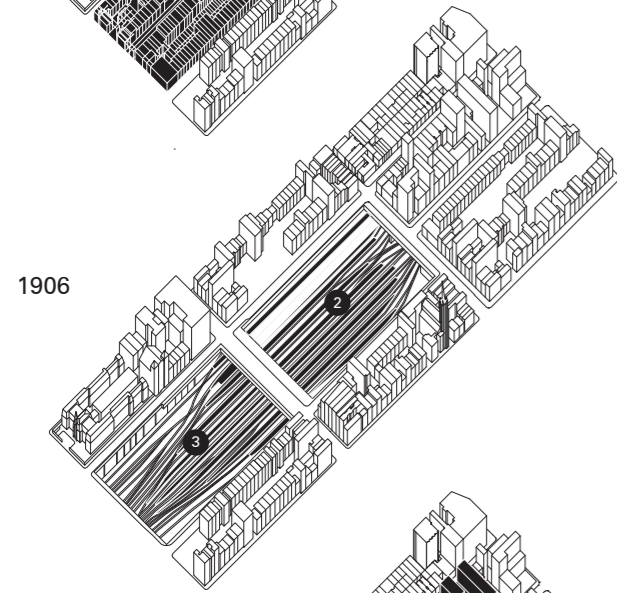
- |                        |                       |                      |
|------------------------|-----------------------|----------------------|
| 1. Main entrance       | 7. Office             | 14. Subway entrance  |
| 2. Secondary entrances | 8. Soda room          | 15. Pantry           |
| 3.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



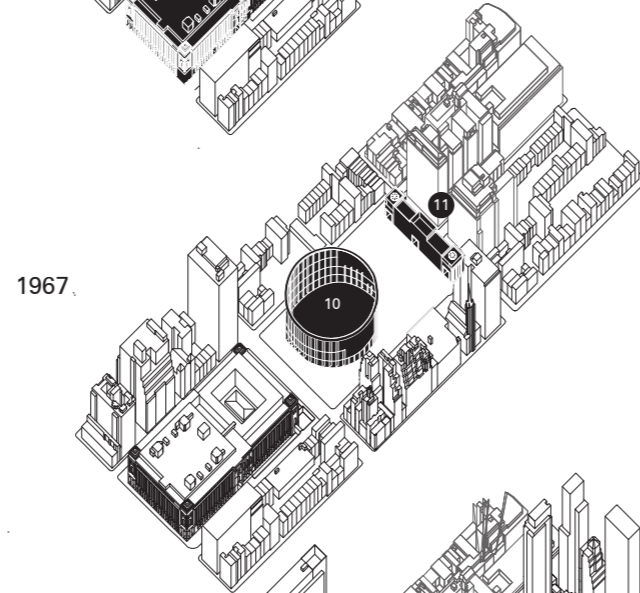
1895



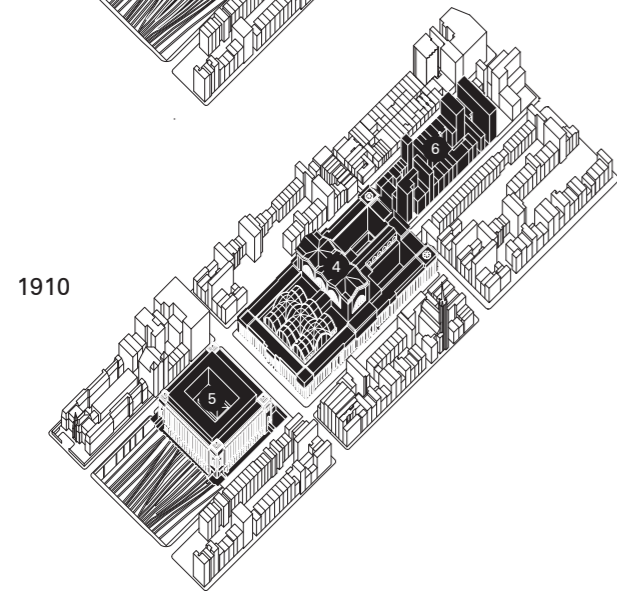
1912-1960



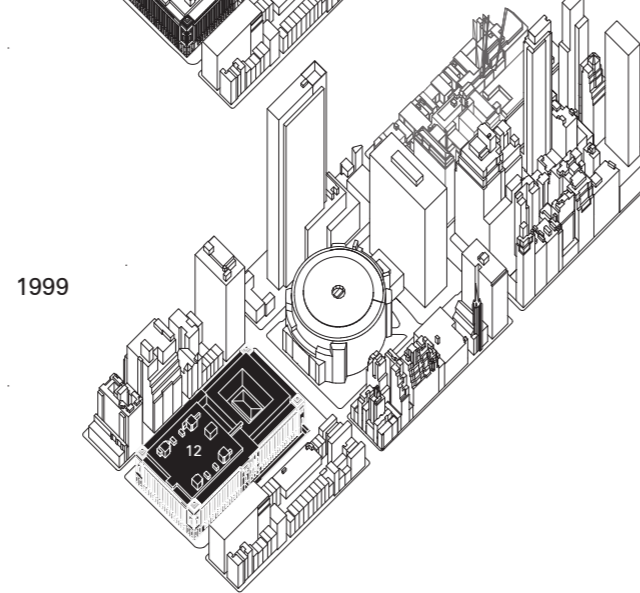
1906



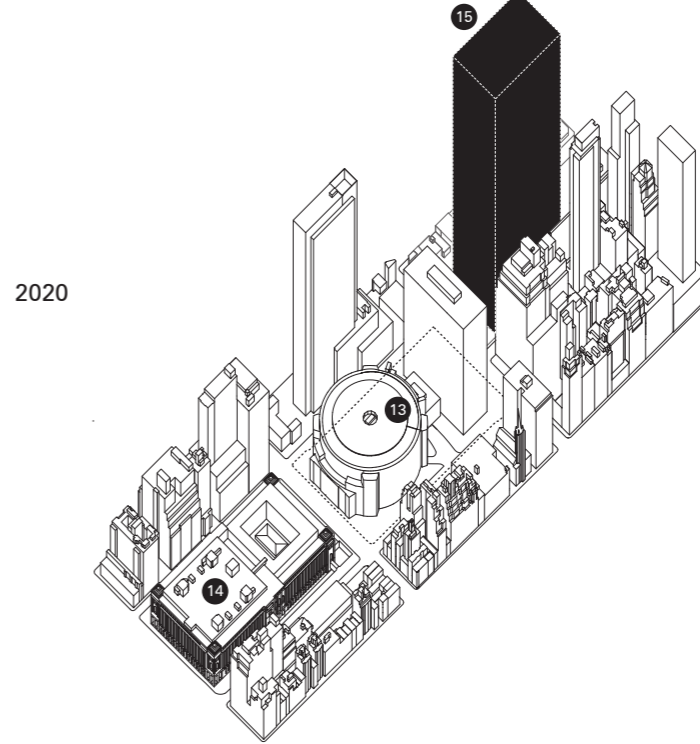
1967



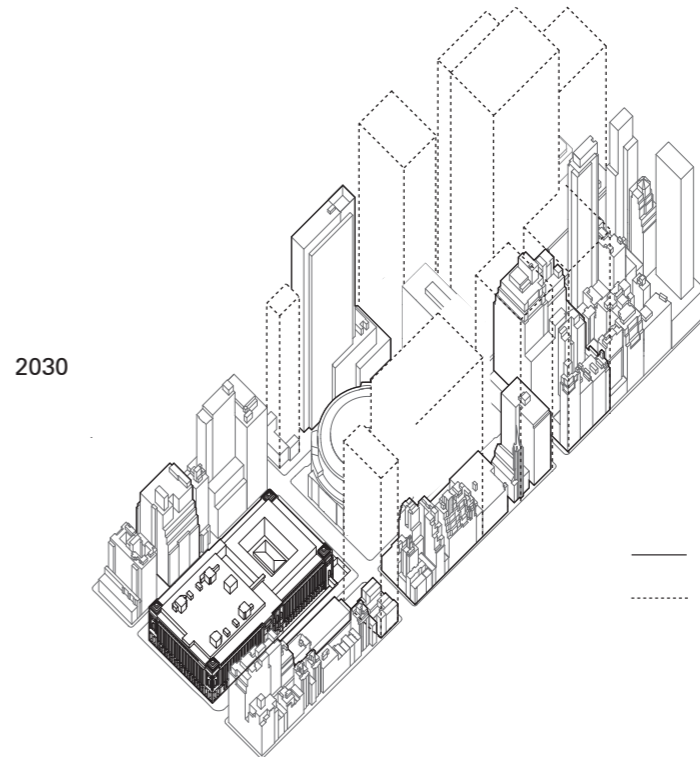
1910



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

and link Long Island Railroad at Hunter's Point.  
 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

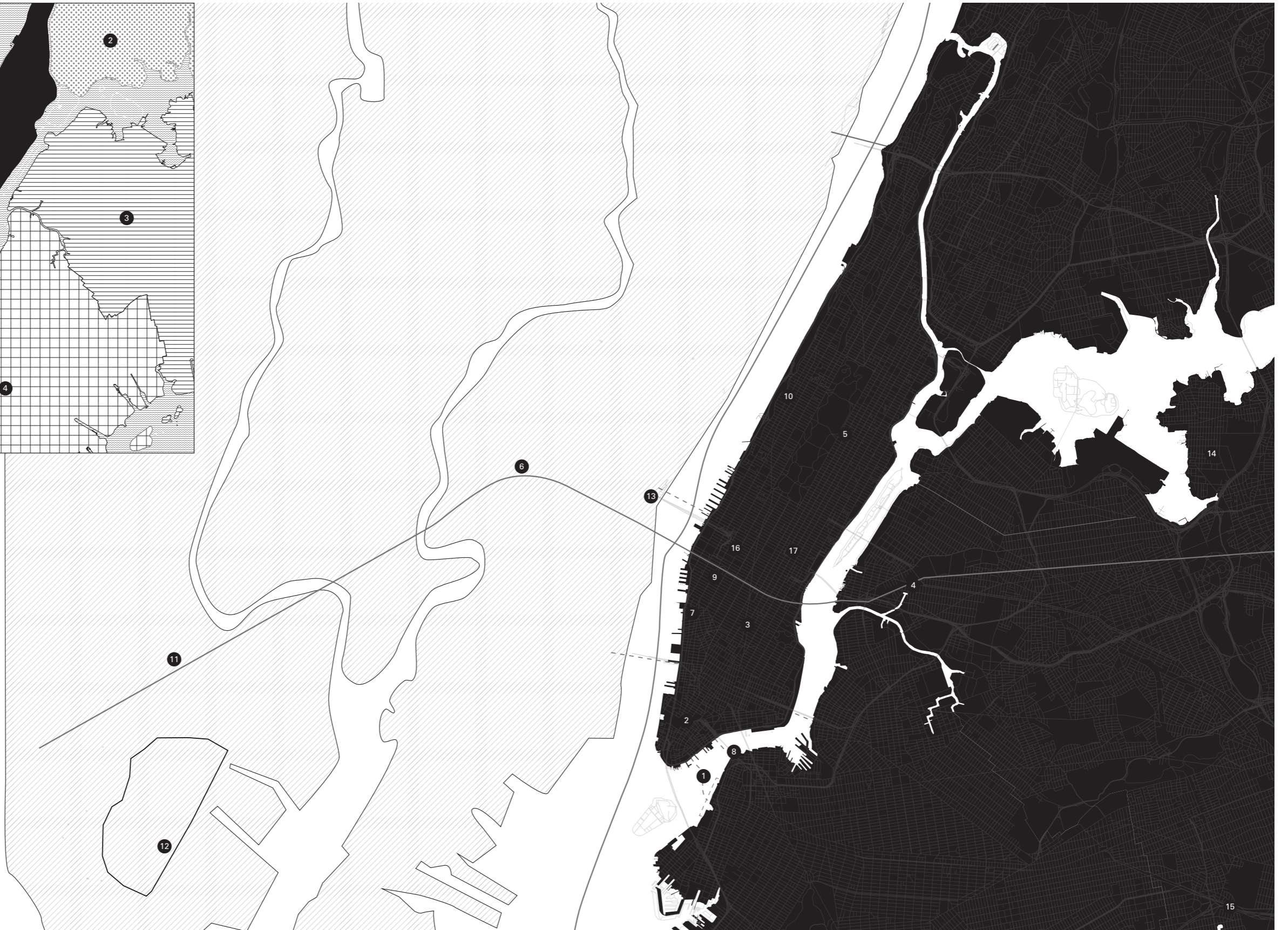
above.  
 12. The expansion of Pennsylvania station into the Farley building begins, adding three underground levels along with the redesign of the first floor.  
 13. Today, Pennsylvania station functions below Madison square garden sports arena and Penn Plaza.  
 14. Moynihan Train Hall is an expansion 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

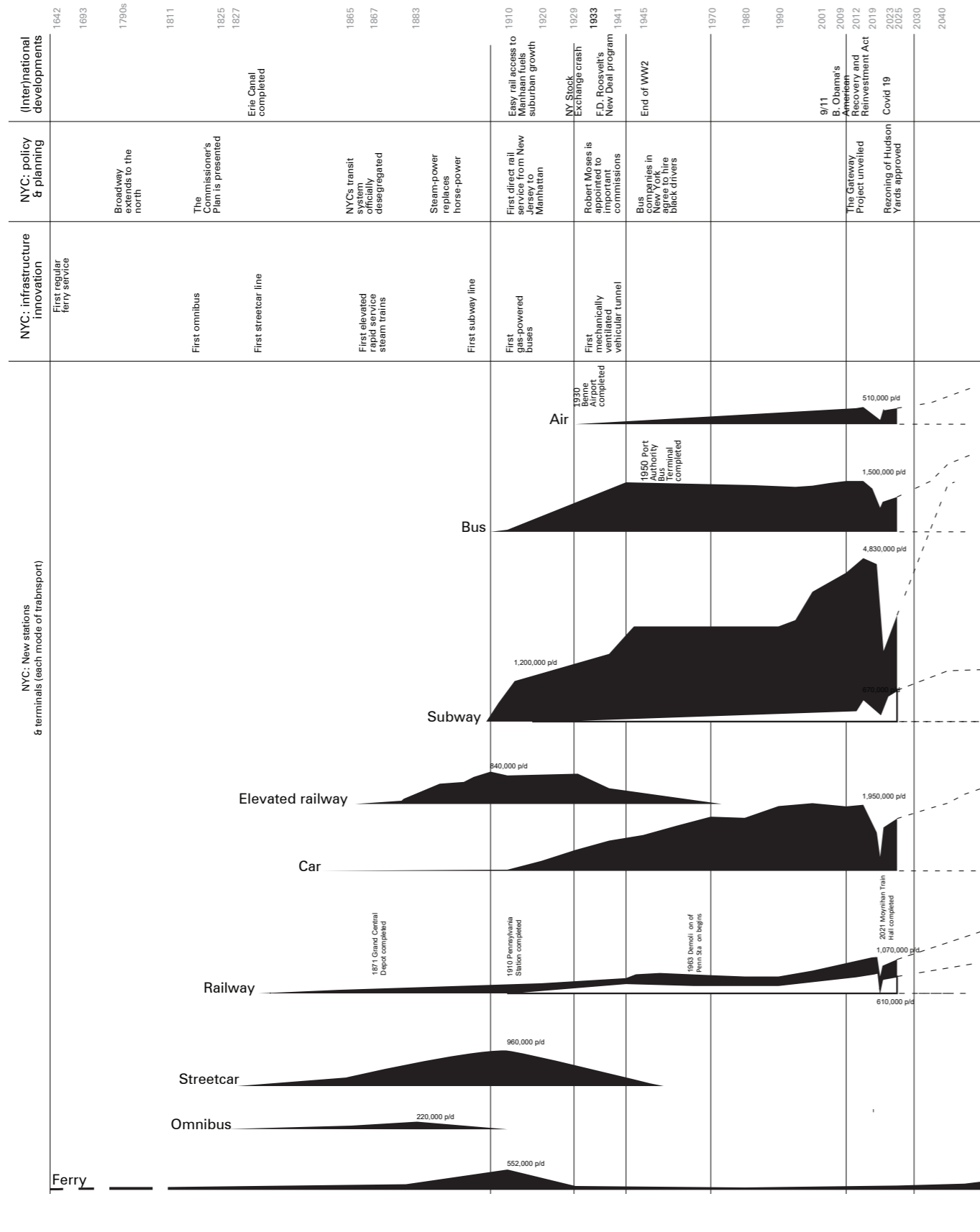
- 1. Manhattan
- 2. Bronx
- 3. Queens
- 4. Brooklyn
- 5. Staten Island



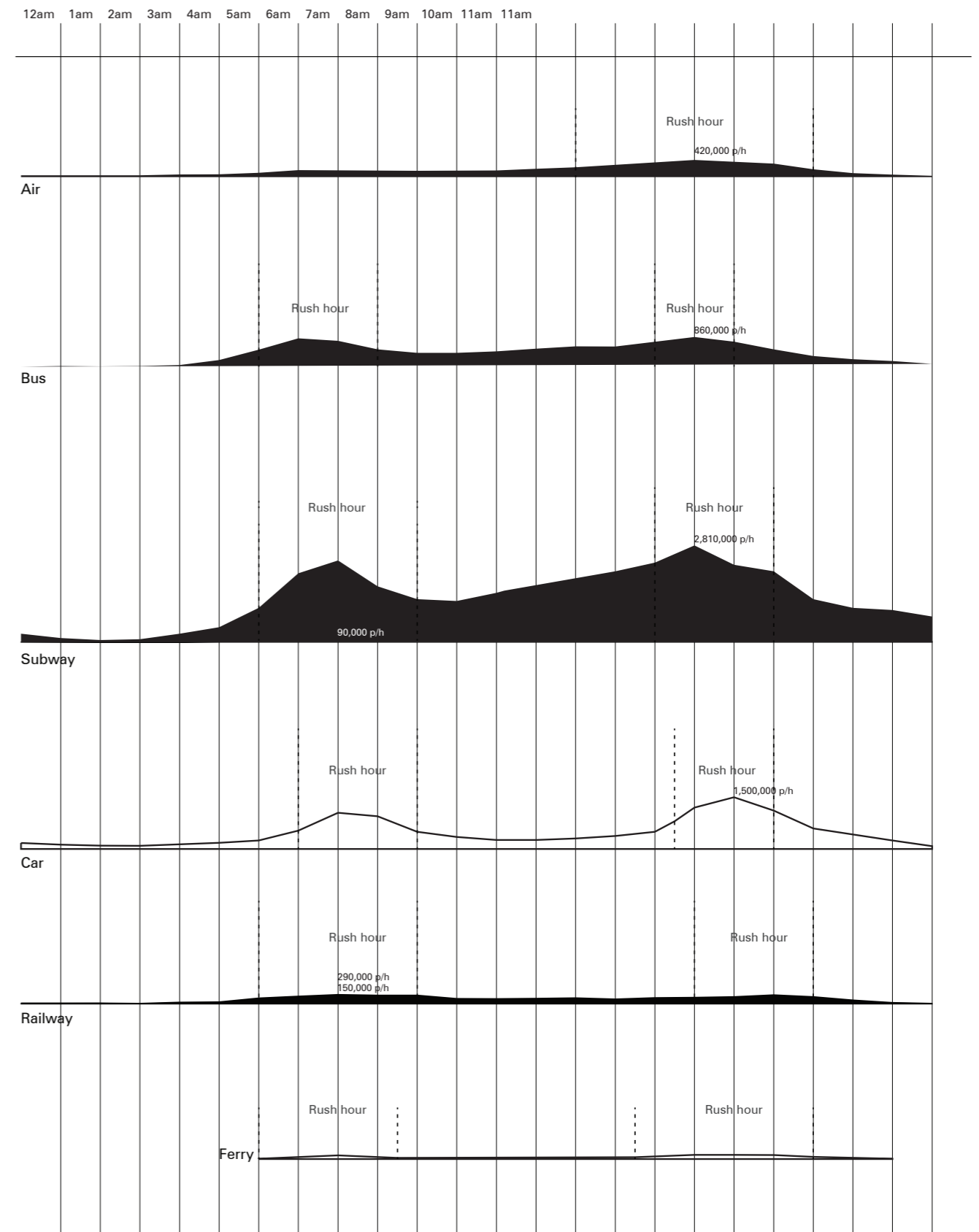
### Development of Transportation

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.

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>1. First regular ferry service starts in 1642</li> <li>2. Broadway extends North in 1790s</li> <li>3. First streetcar line opens in 1832</li> <li>4. Railroad line to the East opens in 1850s</li> <li>5. Railroad line to the North opens in 1850s</li> <li>6. Railroad line to the West opens in 1850s</li> <li>7. First elevated railroad opens in 1871</li> </ul> | <ul style="list-style-type: none"> <li>8. Brooklyn Bridge opens in 1883</li> <li>9. Construction of Penn Station begins in 1903</li> <li>10. First subway line opens in 1905</li> <li>11. Hudson tunnels and Penn Station open in 1910</li> <li>12. Newark Liberty Airport opens in 1928</li> <li>13. Lincoln Tunnel opens in 1938</li> </ul> | <ul style="list-style-type: none"> <li>14. La Guardia Airfield opens in 1939</li> <li>15. Idlewild International Airport -later renamed John F. Kennedy Airport- opens in 1948</li> <li>16. Port Authority Bus Terminal opens in 1950</li> <li>17. Grand Central Depot opens in 1971</li> </ul> |
|--|---|---|

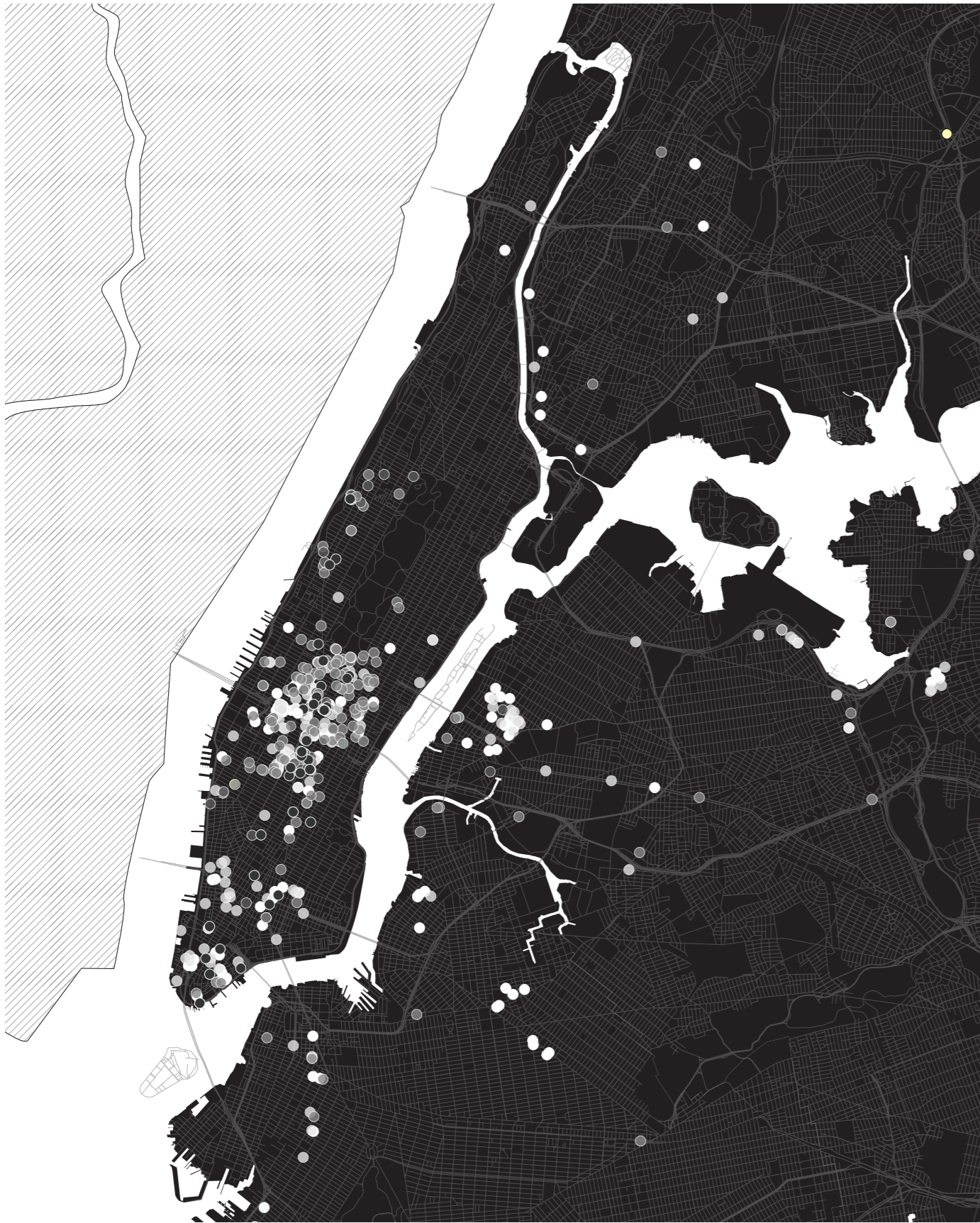


Daily Transportation Capacity of New York City



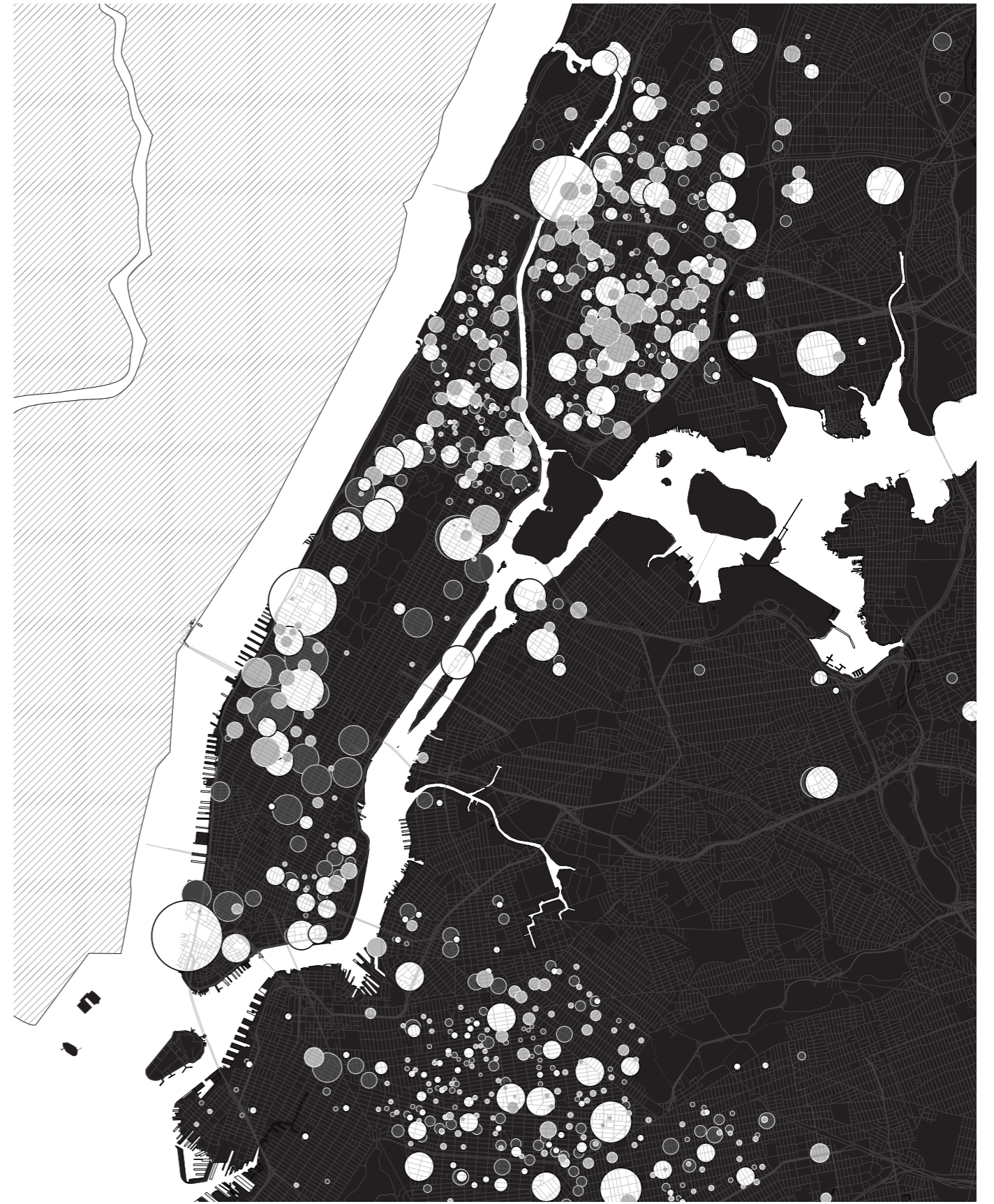
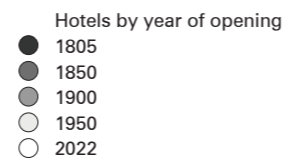
Peak Operating Hours





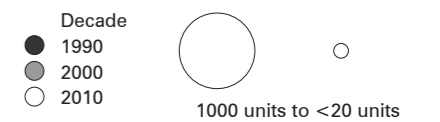
### Development of Accommodation and Lodging

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



### 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.

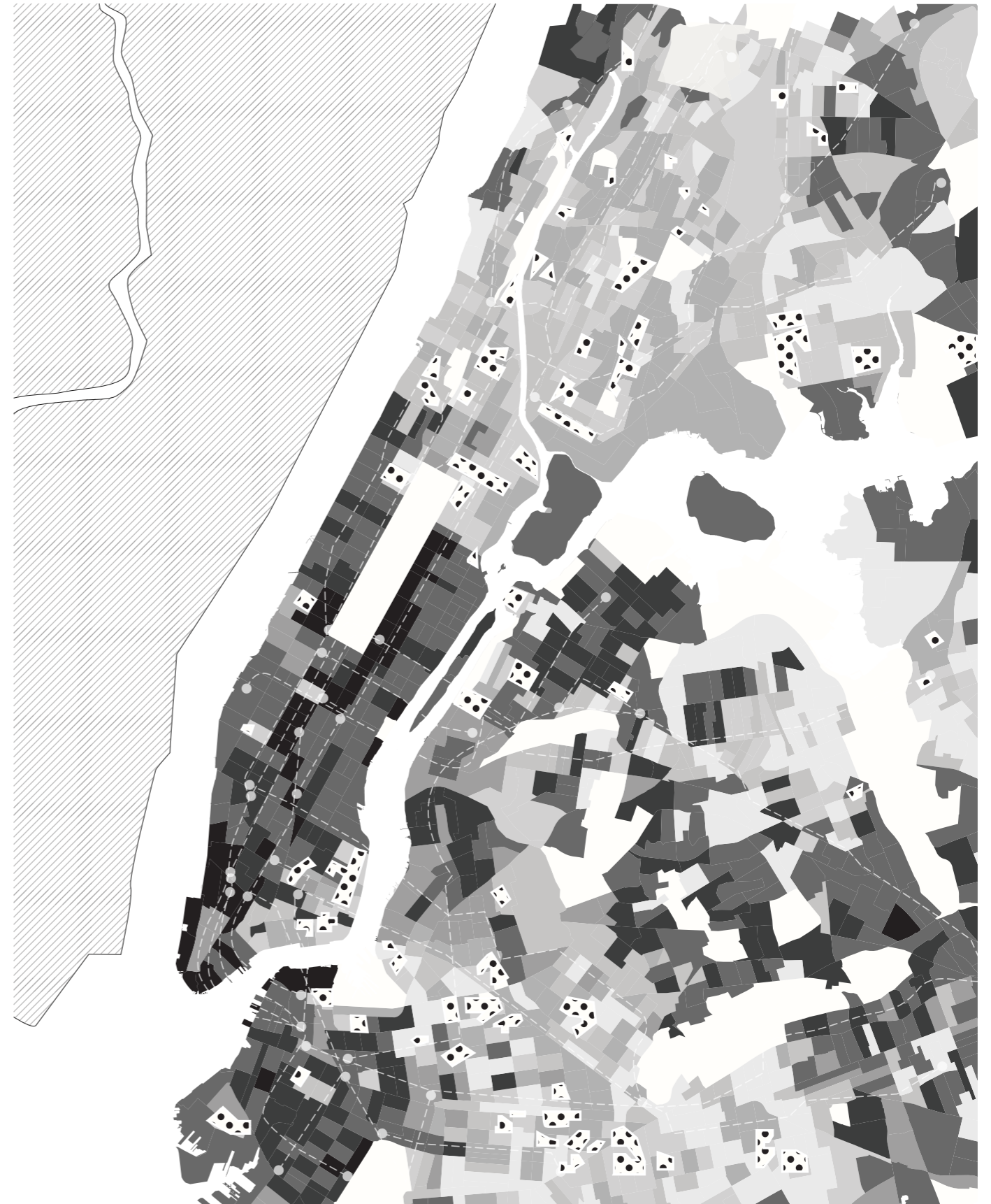




### Development of Office Density

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

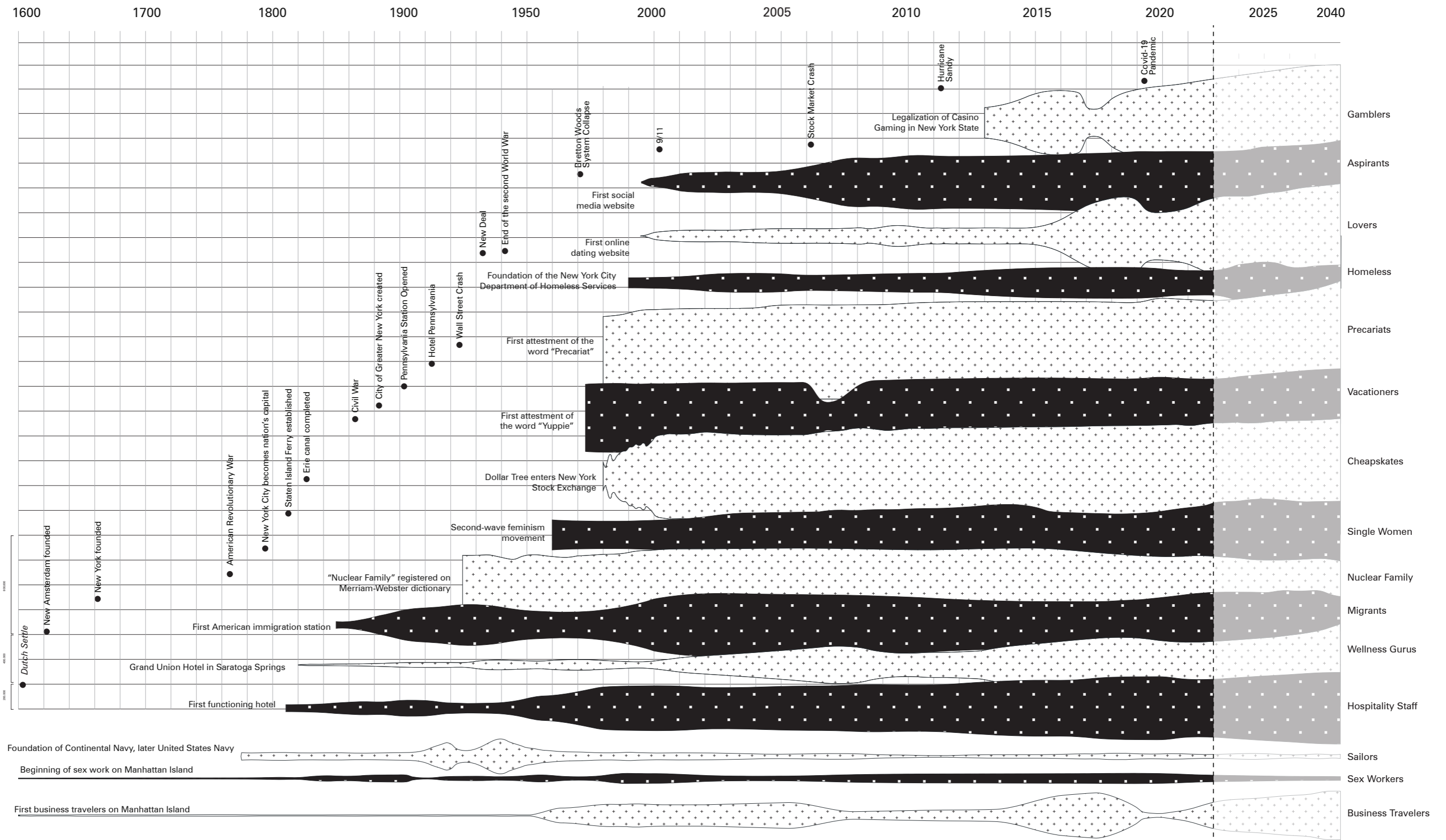
Manhattan is one of the most expensive places to live, with an average of \$15,000—or EUR 14,000—per square meter. In the 515 census tracts of New York City today, 23% are situated in neighborhoods undergoing gentrification, while an additional 30% are in areas considered at risk of gentrification.

Degree of gentrification based on area median income



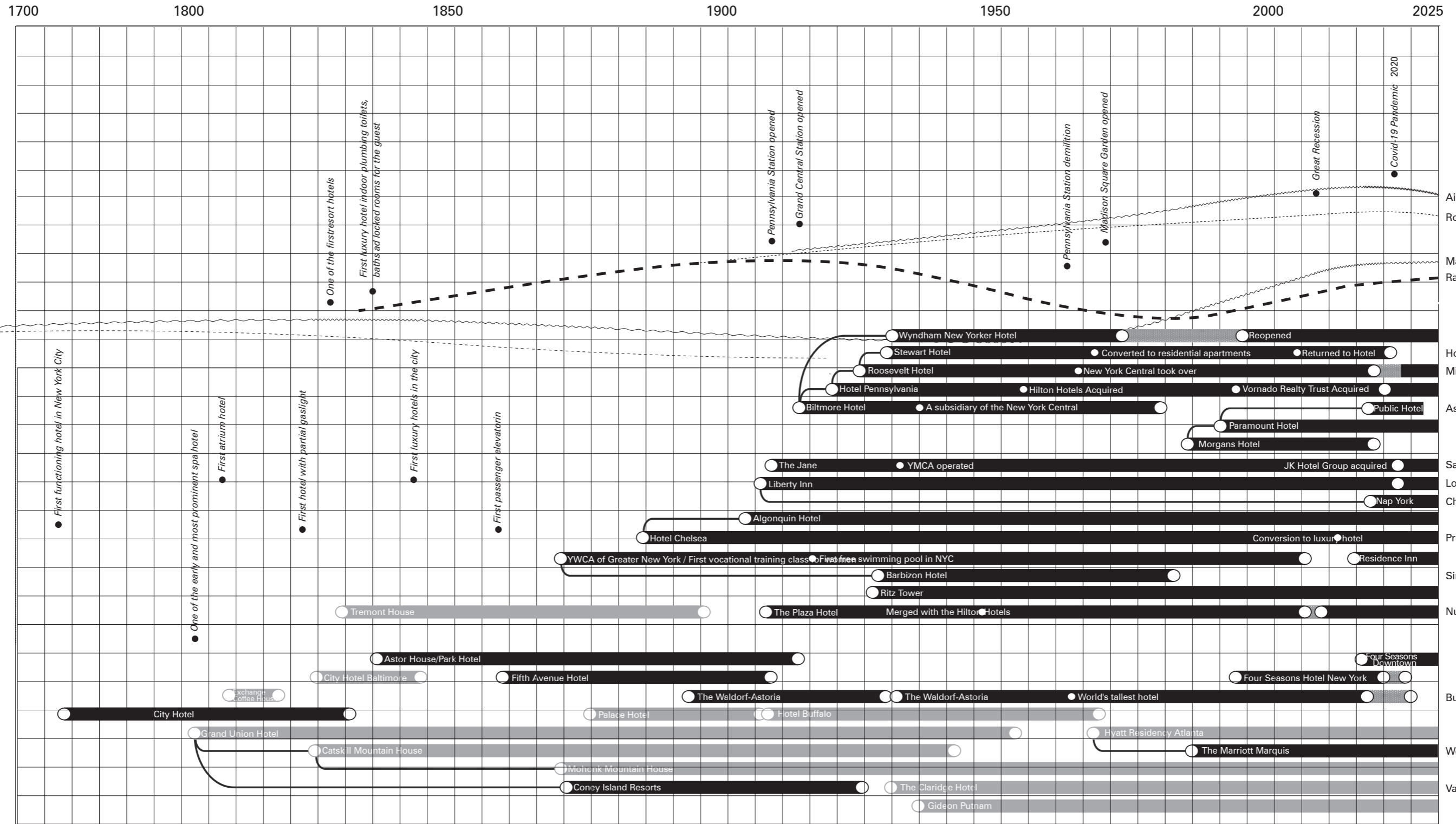
■ Current public housing stock

⋯ Metro lines



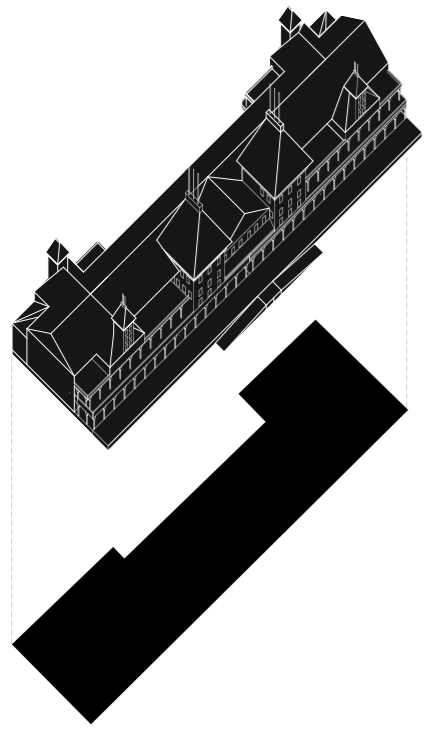
## Changing Demographics of New York City

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.



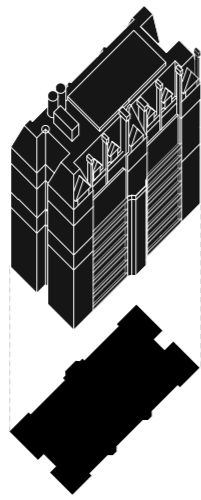
## Hotel Development in New York City

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.



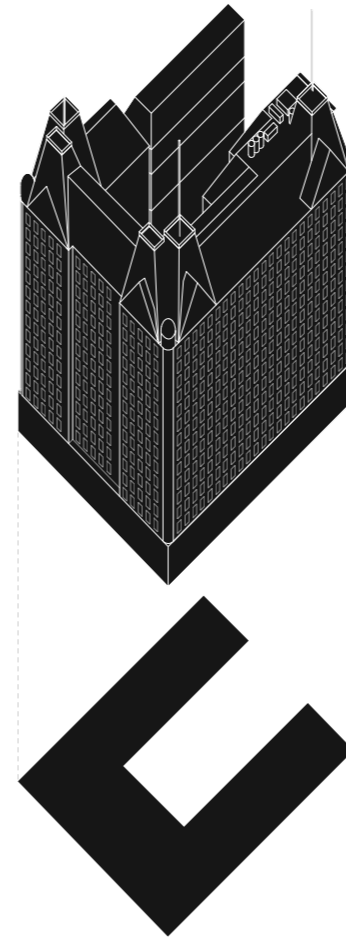
Hotel Chelsea  
1884–  
Rooms: 250  
Floors: 12  
Case study for  
Precariats/Residential  
segment

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.



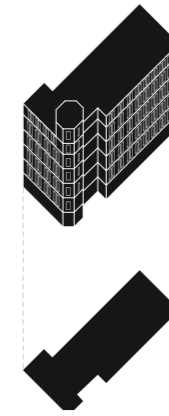
Liberty Inn  
1906–2022  
Rooms: 17  
Floors: 3  
Case study for Lovers/  
Day segment

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.



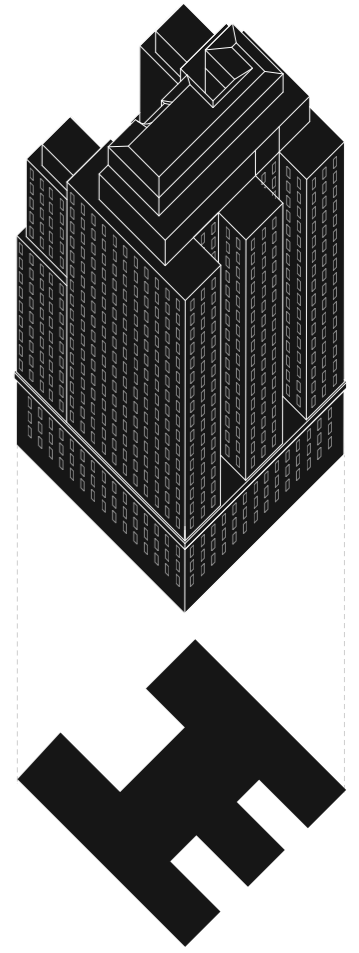
The Plaza  
1907–  
Rooms: 463  
Floors: 18  
Case study for Nuclear  
Family/Family segment

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.

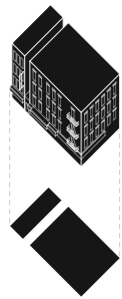


Roosevelt Hotel  
1924–  
Rooms: 1025  
Floors: 19  
Case study for  
Migrants/Migrant  
segment

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.

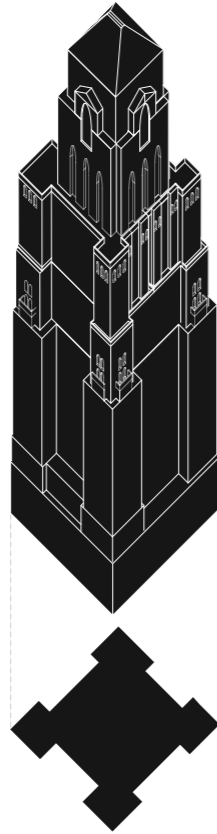
## Fourteen Case Studies

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.



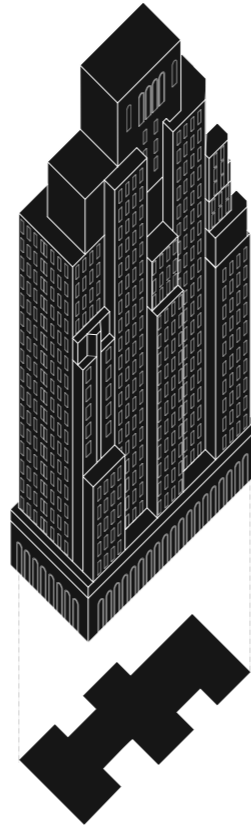
Elk Hotel  
1925–2012  
Rooms: 50  
Floors: 3  
Case study for Sex  
Workers/Love segment

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.



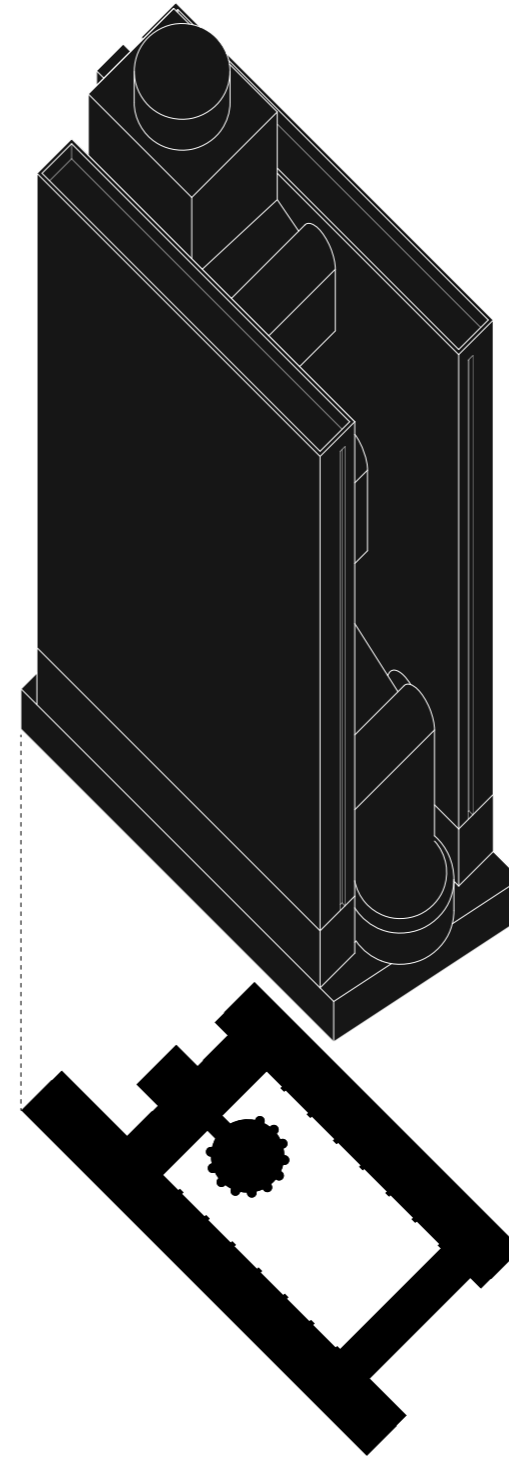
The Barbizon  
1927–1981  
Rooms: 372  
Floors: 23  
Case study for Single  
Women/Single  
Women's segment

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.



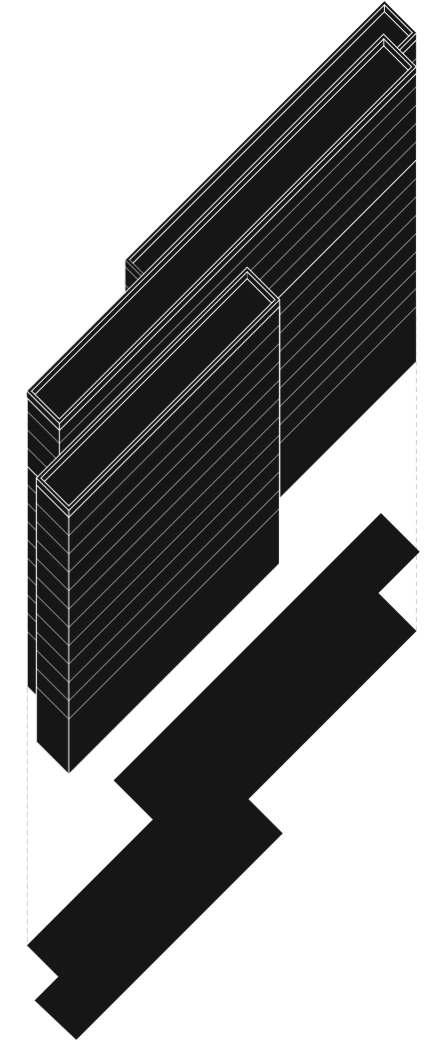
Stewart Hotel  
1929–  
Rooms: 610  
Floors: 28  
Case study for  
Homeless/Homeless  
segment

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.



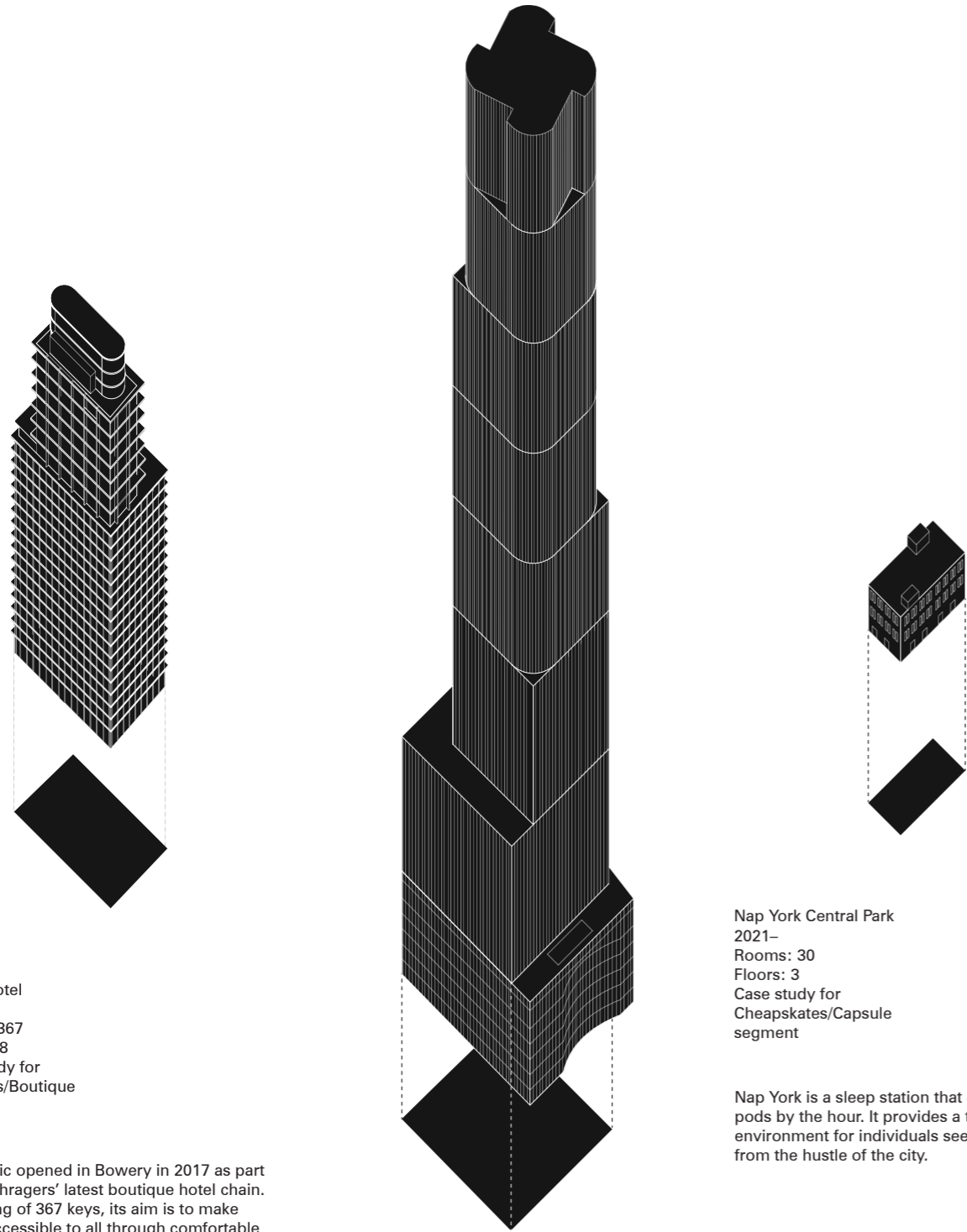
Marriott Marquis  
1985–  
Rooms: 2023  
Floors: 49  
Case study for Business  
Travelers/Chain  
segment

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

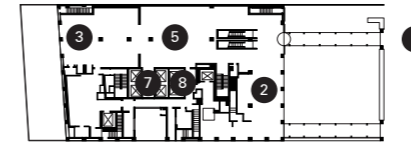
The Public opened in Bowery in 2017 as part of Ian Schrager's latest boutique hotel chain. Consisting of 367 keys, its aim is to make luxury accessible to all through comfortable accommodations and an extensive ray of private and public amenities.

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

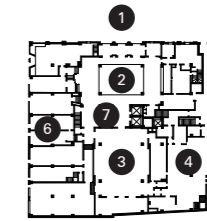
The Equinox Hotel opened in Hudson Yards in 2019: a spa hotel launched by the Equinox fitness chain, comprising 212 keys and amenities focussed on fitness, relaxation, culture, and community. Office spaces and luxury housing are located at the bottom and top of the tower, respectively.

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

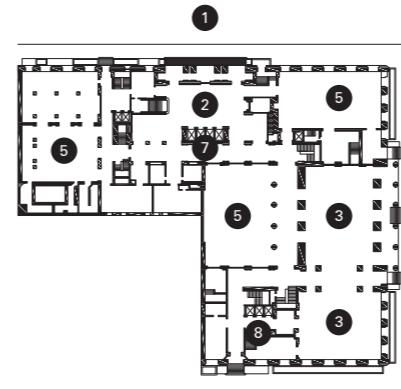
Nap York is a sleep station that offers sleeping pods by the hour. It provides a tranquil environment for individuals seeking a brief rest from the hustle of the city.



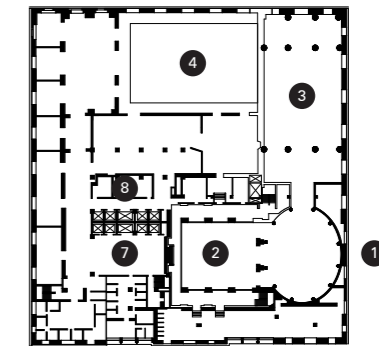
Public Hotel  
Rooms: 367



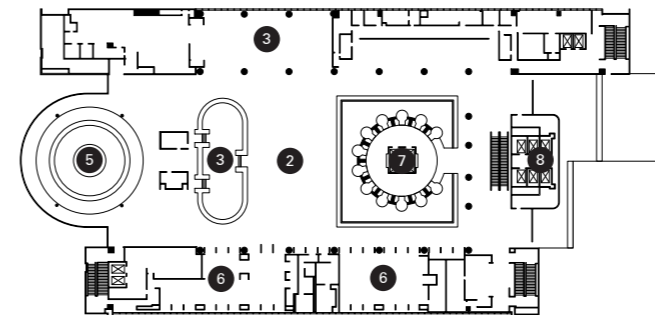
The Barbizon  
Rooms: 372



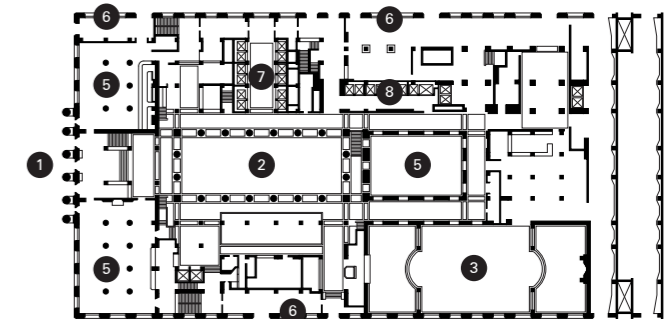
The Plaza  
Rooms: 463



Roosevelt Hotel  
Rooms: 1125



Marriott Marquis  
Rooms per floor: 2023



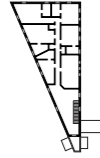
Hotel Pennsylvania  
Rooms per floor: 2200

### Entrance Floor

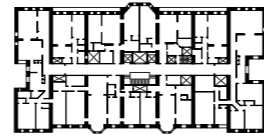
As temporary accommodations, all hotels function according to the same fundamental principles: Guests are welcomed, guided to the entrance, and greeted at reception or check-in kiosk, receiving keys for access. After guests check in, they navigate to their accommodations and use a variety of amenities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



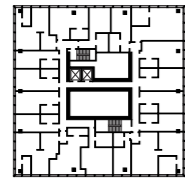
- 1. Street entrance
- 2. Lobby
- 3. Restaurant/Dining hall
- 4. Kitchen
- 5. Café/Bar/Lounge
- 6. Retail
- 7. Guest elevators
- 8. Service elevators



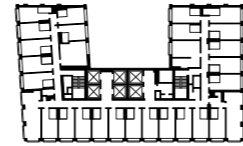
Liberty Inn  
Rooms per floor: 6



Hotel Chelsea  
Rooms per floor: 11



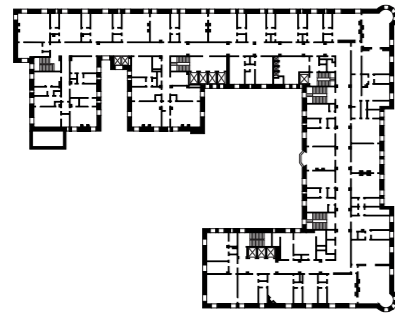
Equinox Hotel  
Rooms per floor: 18



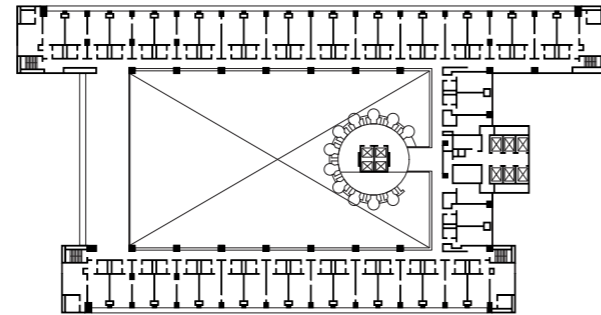
Public Hotel  
Rooms per floor: 29



The 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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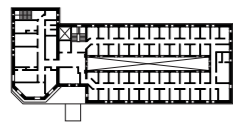
The Plaza  
Rooms per floor: 40



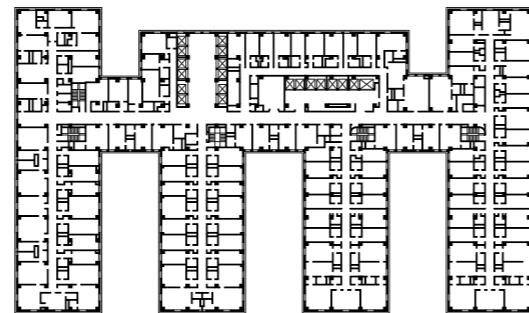
Marriott Marquis  
Rooms per floor: 50



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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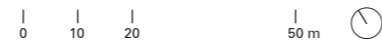


The Jane  
Rooms per floor: 59



Hotel Pennsylvania  
Rooms per floor: 121

## Typical Accommodation Floor



## Fourteen Hotel Rooms

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



87.3%



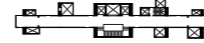
Hotel Chelsea  
Floor plate: 1146 m2  
Accommodation: 1001 m2

76.9%



Equinox Hotel  
Floor plate: 1136 m2  
Accommodation: 874 m2

12.7%



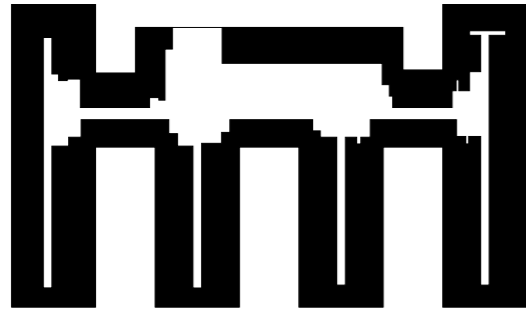
Hotel Chelsea  
Floor plate: 1146 m2  
Circulation, Services and Systems: 145 m2

23.1%



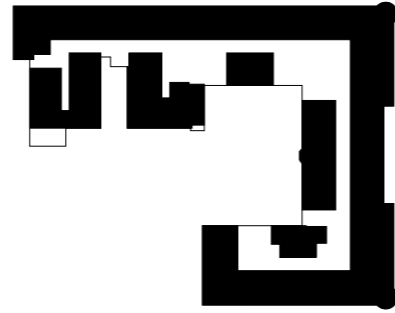
Equinox Hotel  
Floor plate: 1136 m2  
Circulation, Services and Systems: 262 m2

74.8%



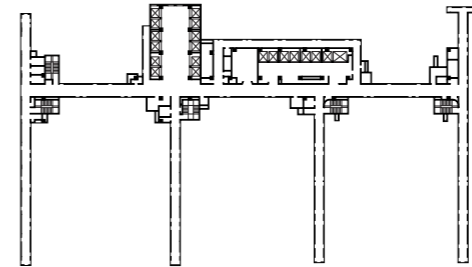
Hotel Pennsylvania  
Floor plate: 4472 m2  
Accommodation: 3349 m2 (74.8%)

72.9%



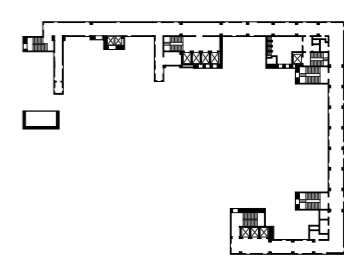
The Plaza  
Floor plate: 2453 m2  
Accommodation: 1789 m2

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%



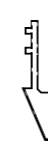
Liberty Inn  
Floor plate: 215 m2  
Accommodation: 155 m2

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%



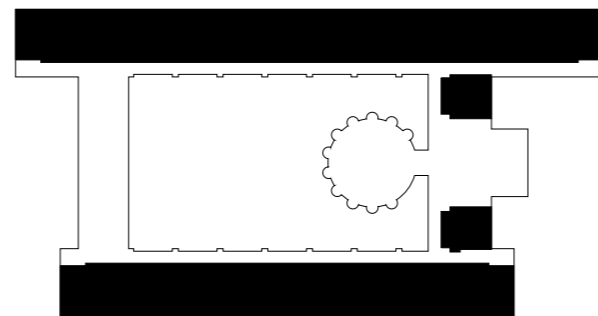
Public Hotel  
Floor plate: 988 m2  
Circulation, Services and Systems: 284 m2

67.4%



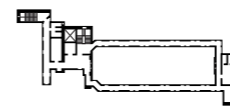
The Jane  
Floor plate: 605 m2  
Accommodation: 408 m2

60.4%



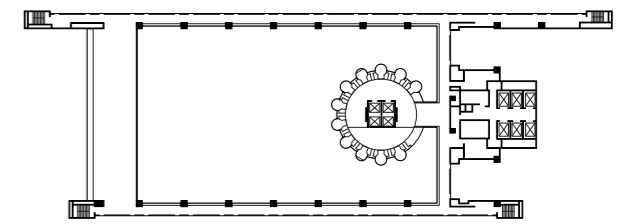
Marriott Marquis  
Floor plate: 3802 m2  
Accommodation: 2297 m2

32.6%



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

39.6%



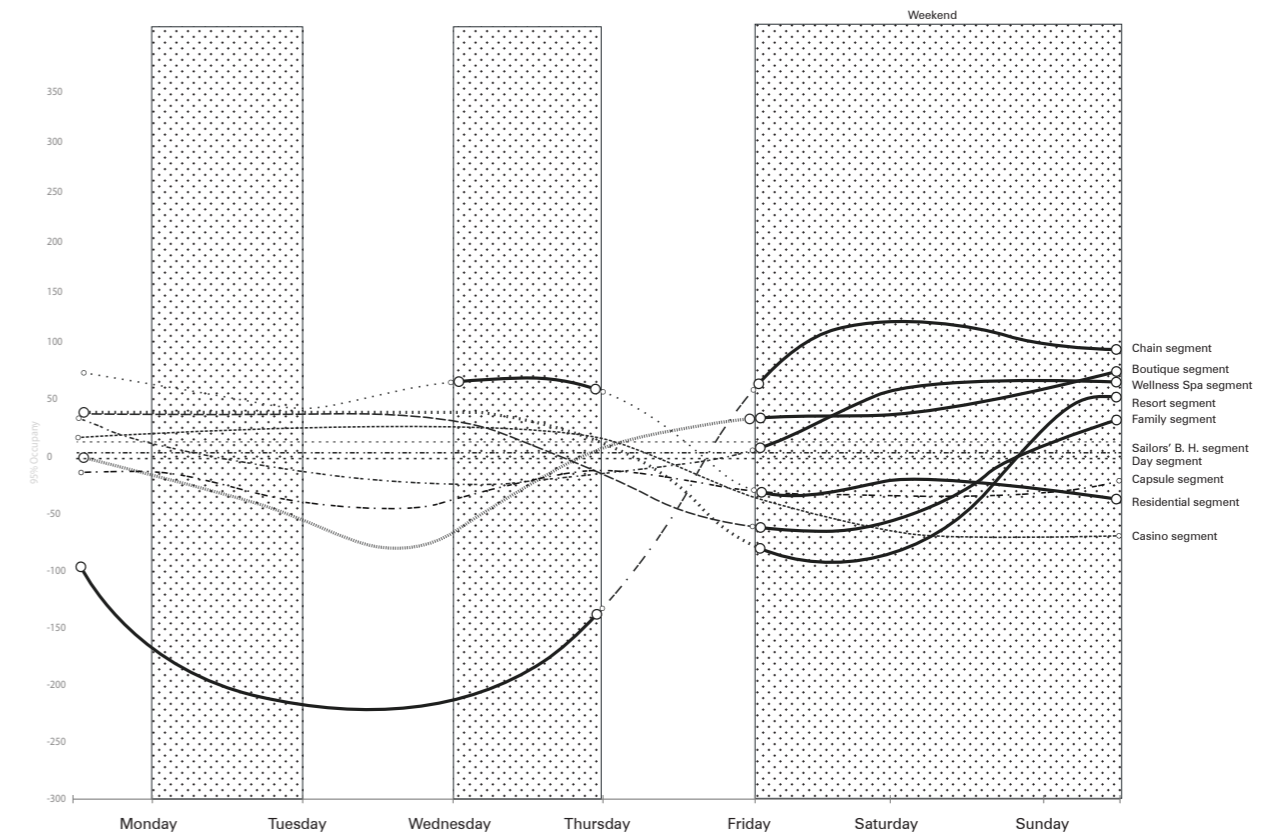
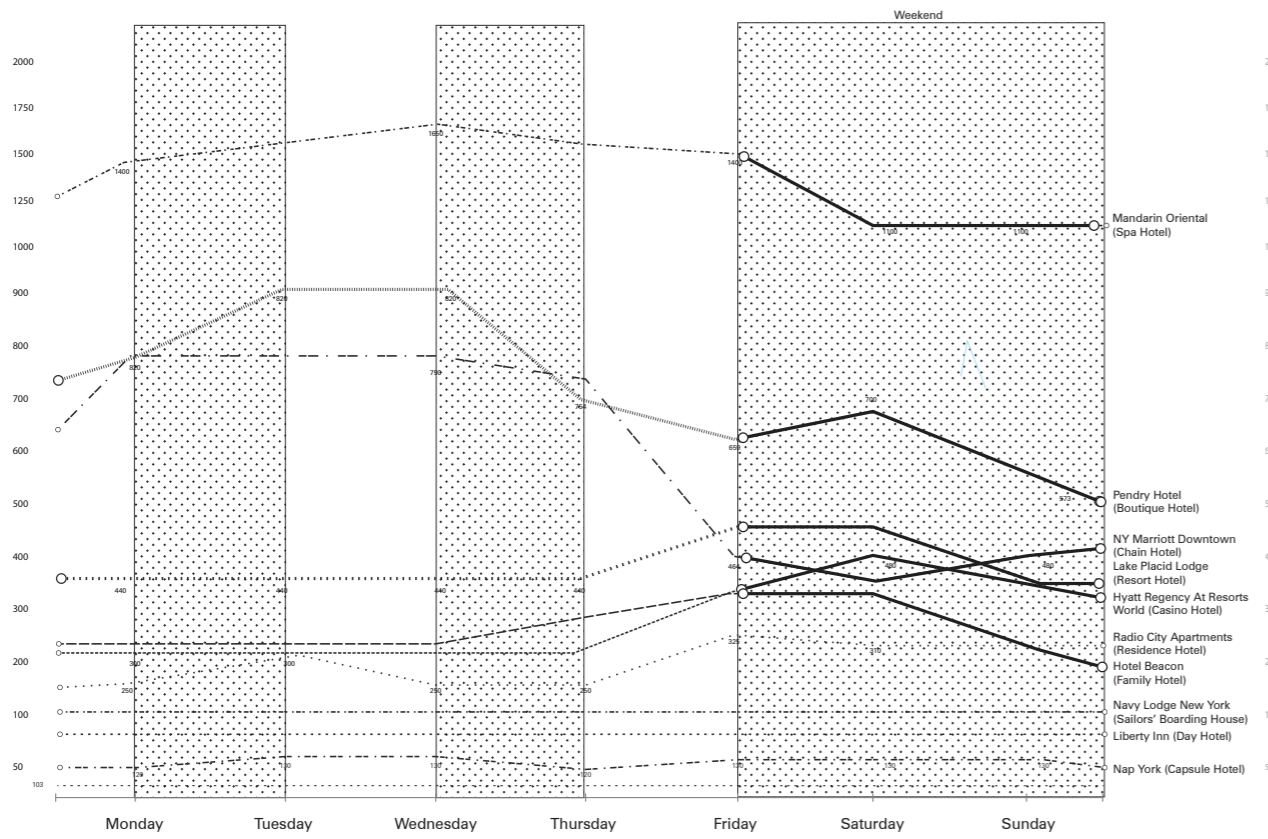
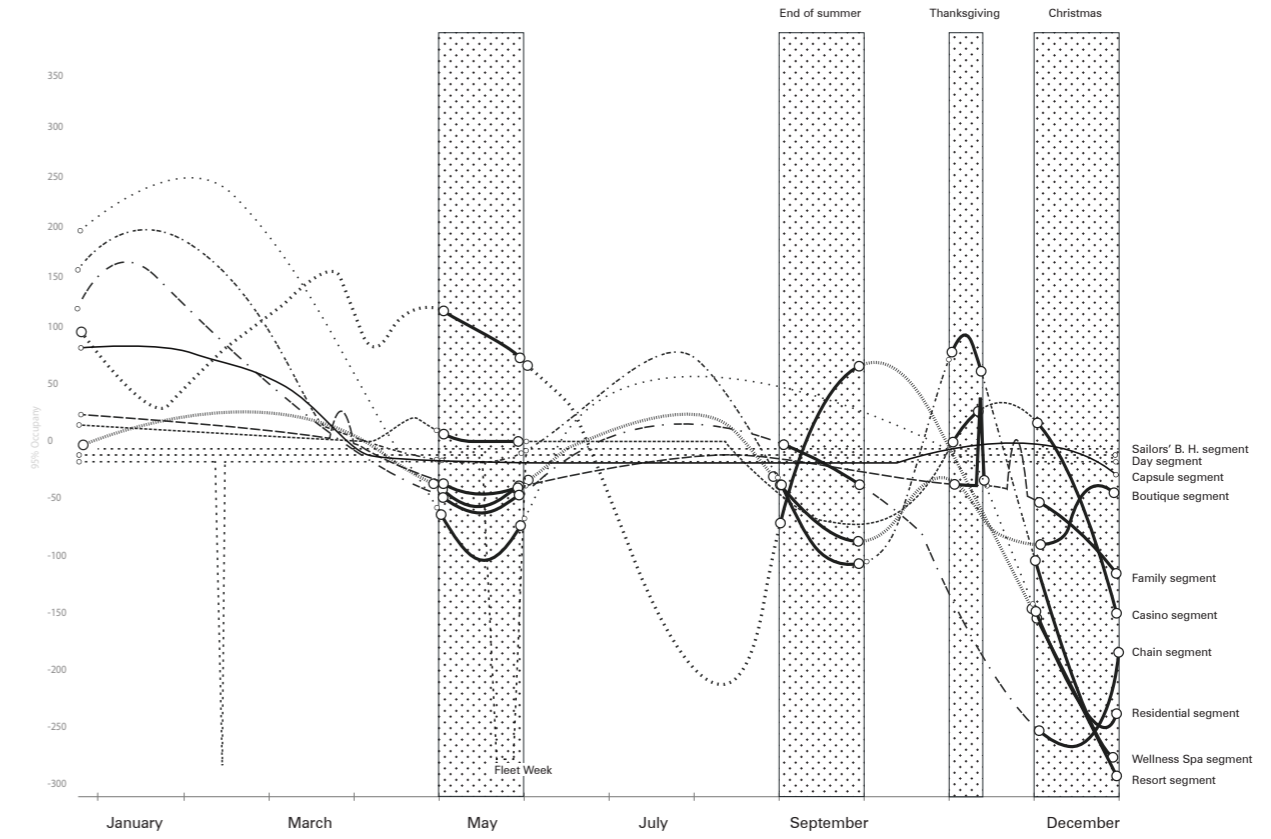
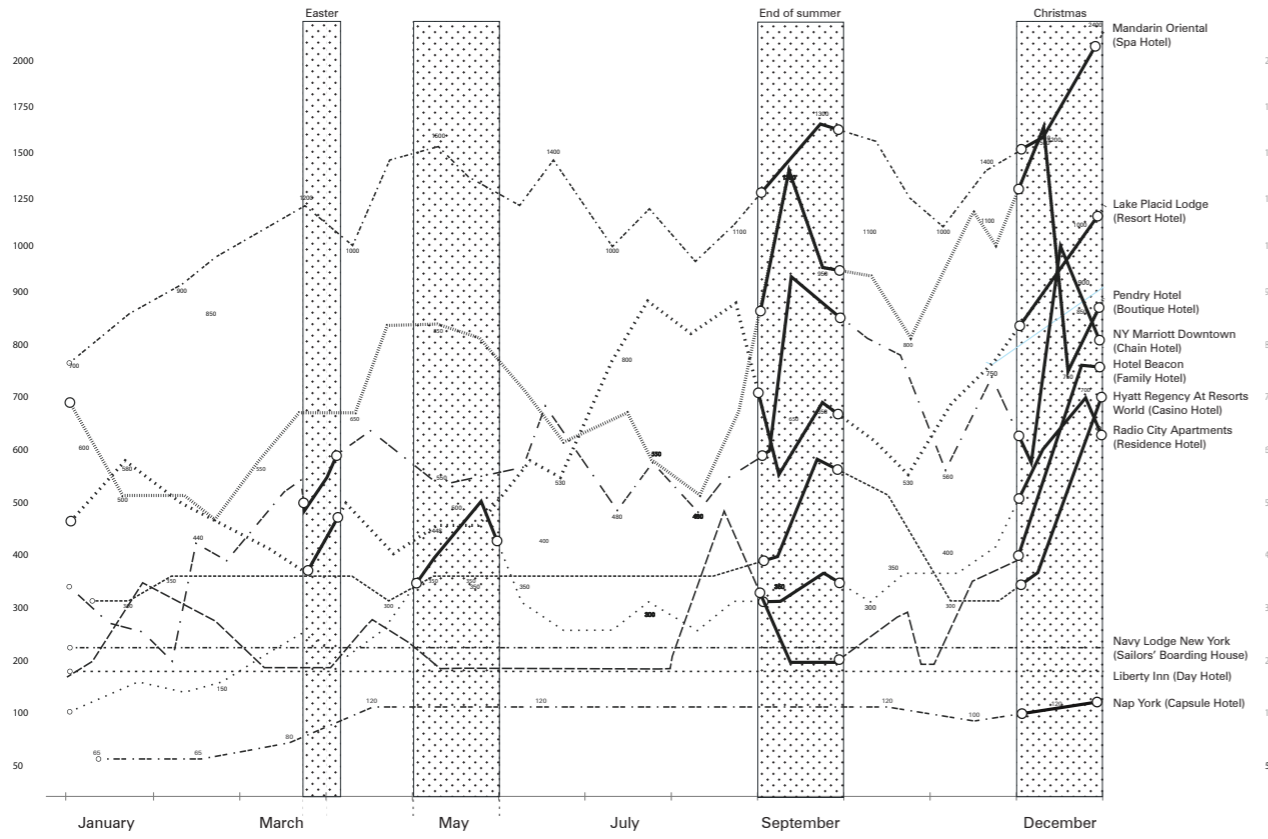
Marriott Marquis  
Floor plate: 3802 m2  
Circulation, Services and Systems: 1505 m2

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.

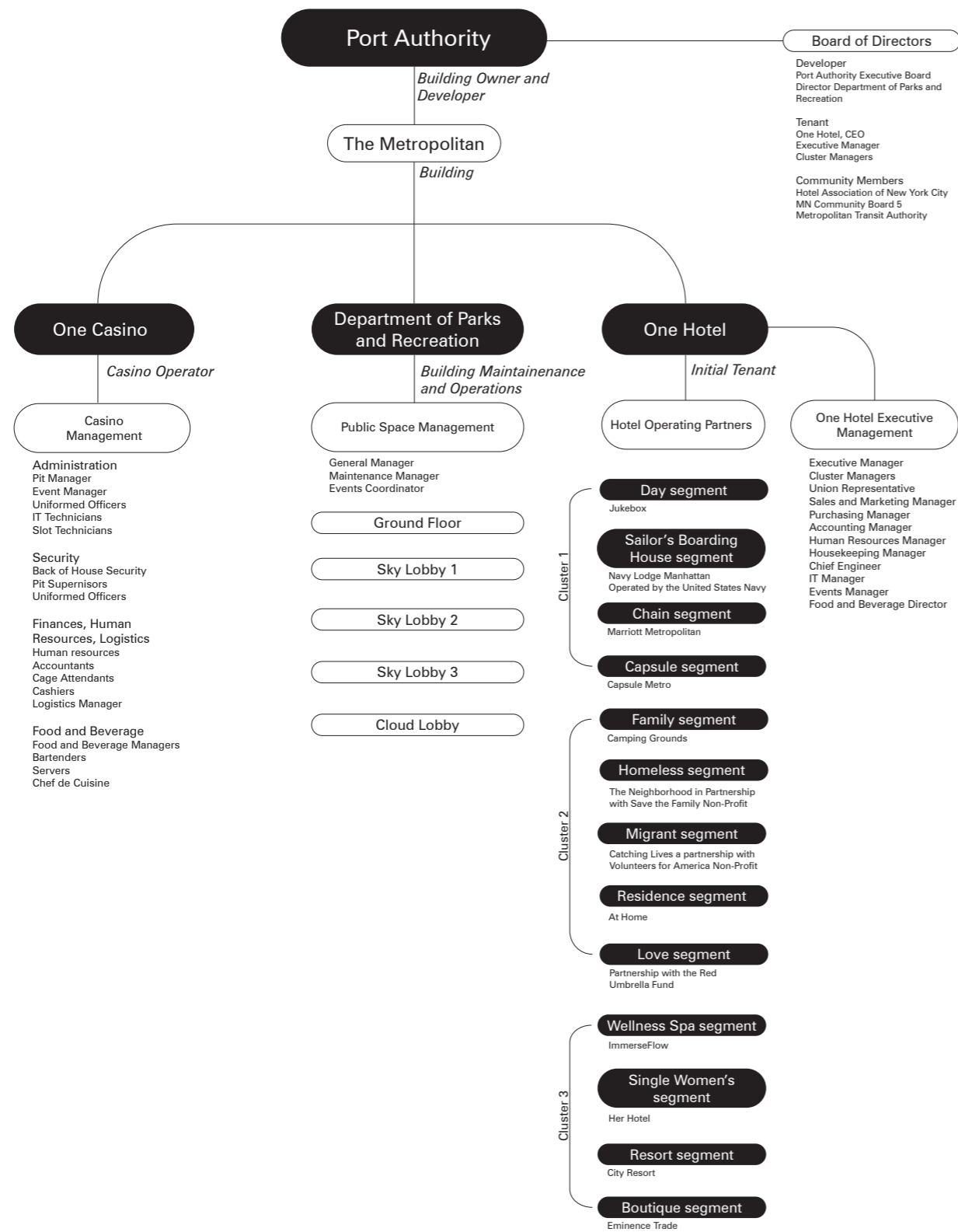
Jason's narration extended beyond Penn Station to Hotel Pennsylvania, touching on its failed restoration plans and proposed redevelopment. He discussed the challenges of preserving historical landmarks, the potential relocation of Madison Square Garden, and the historical context of Gimbels Mall. Concluding 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.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Site visit <i>7th Avenue and 32nd Street and demolition of Hotel Pennsylvania</i>	Remnants of Penn Station <i>Tour with Justin Rivers</i>	Skyscraper Museum <i>Tour, presentation and discussion</i>  Skidmore, Owings & Merrill (SOM) <i>Tour, presentation, and project discussion</i>	Guy Nordenson Associates <i>Presentation and project discussion</i>	Columbia University <i>Asset course on hospitality and real estate development</i>  Hotel tour <i>Equinox Hotel</i>  Hotel documentation <i>The Standard Hotel PUBLIC Hotel Hotel Chelsea The New Yorker Algonquin Hotel</i>	<i>Hotel documentation The Barbizon Four Seasons Hotel The Ritz-Carlton The Roosevelt</i>
Hotel documentation <i>Nap York Marriott Marquis Paramount Hotel</i>	Vornado Realty <i>Meeting with Barry Langer and Patrice Derrington</i>  Hotel documentation: <i>The Jane Liberty Inn Stewart</i>  Archive visit <i>New York City Municipal Library</i>	Hotel visit <i>One Hotel Brooklyn Bridge</i>  Hotel documentation <i>Waldorf Astoria</i>  Archive visit <i>New York City Municipal Library</i>	Hotel documentation <i>Resort Worlds Casino</i>			

## Expert Conversations

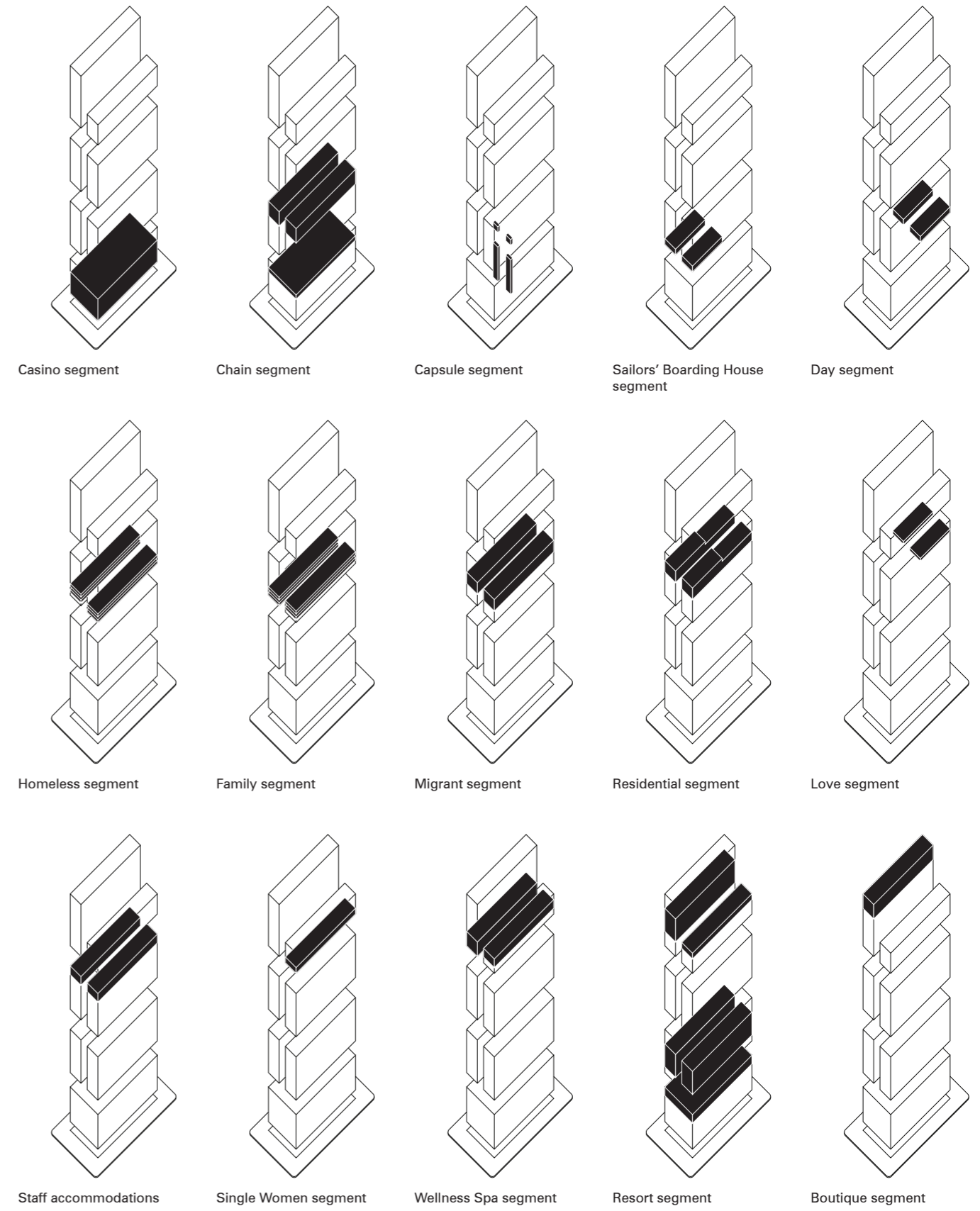
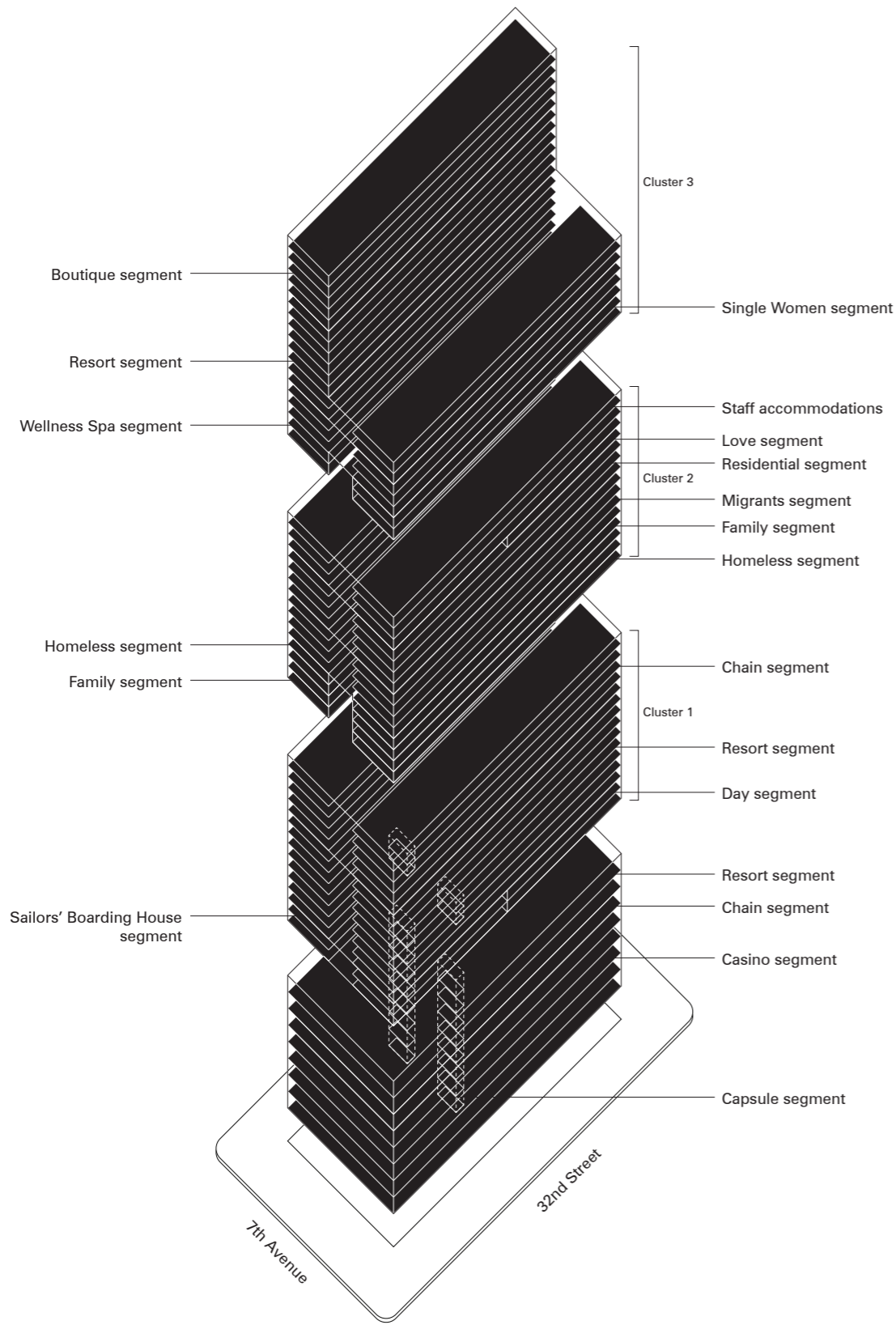
Ten-day schedule of fieldwork in New York City, along with summaries of conversations we had with experts from different fields.





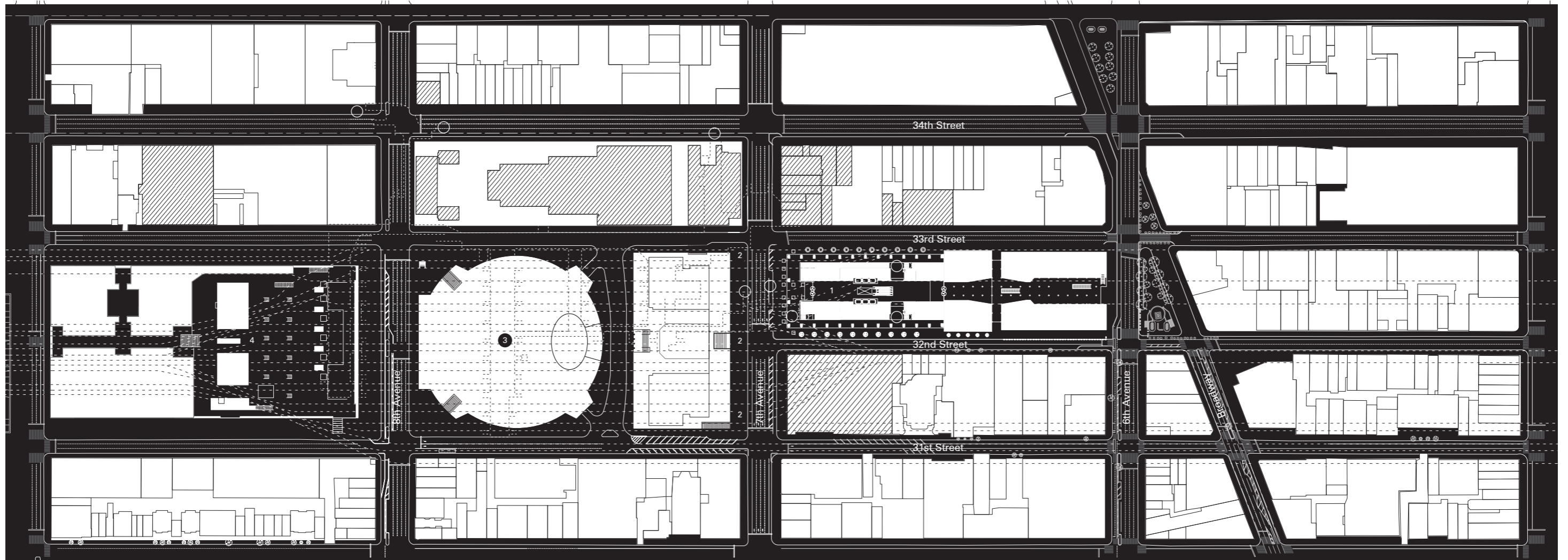
- A casino where gamblers are dealt a good time.
- A boarding house that refreshes enlisted sailors.
- A day hotel where lovers cross paths and share fleeting intimacies.
- Capsules that treat cheapskates with a good deal.
- A chain hotel that entices business travelers to extend their journey.
- A family 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.

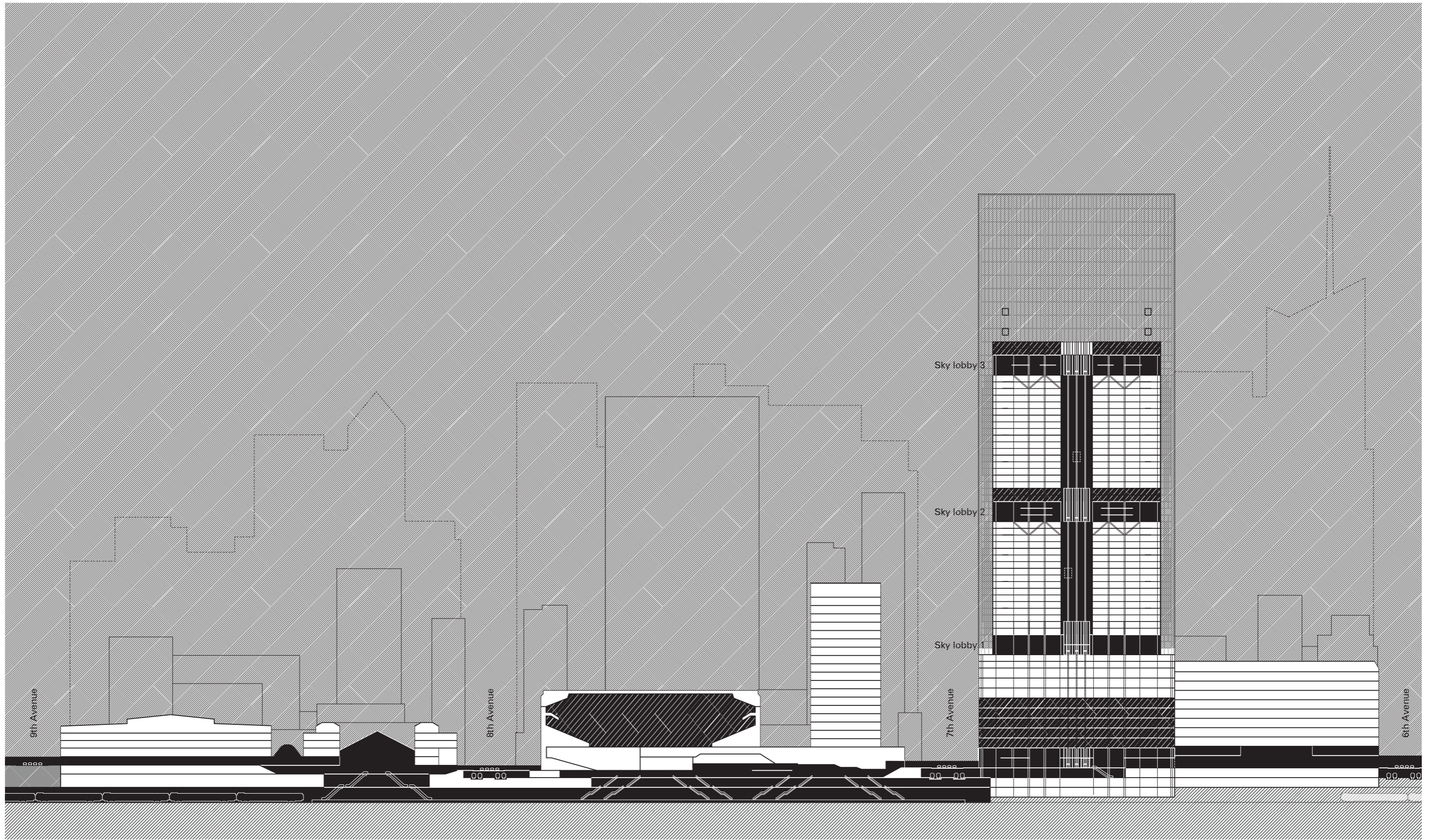


## Site Plan

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.



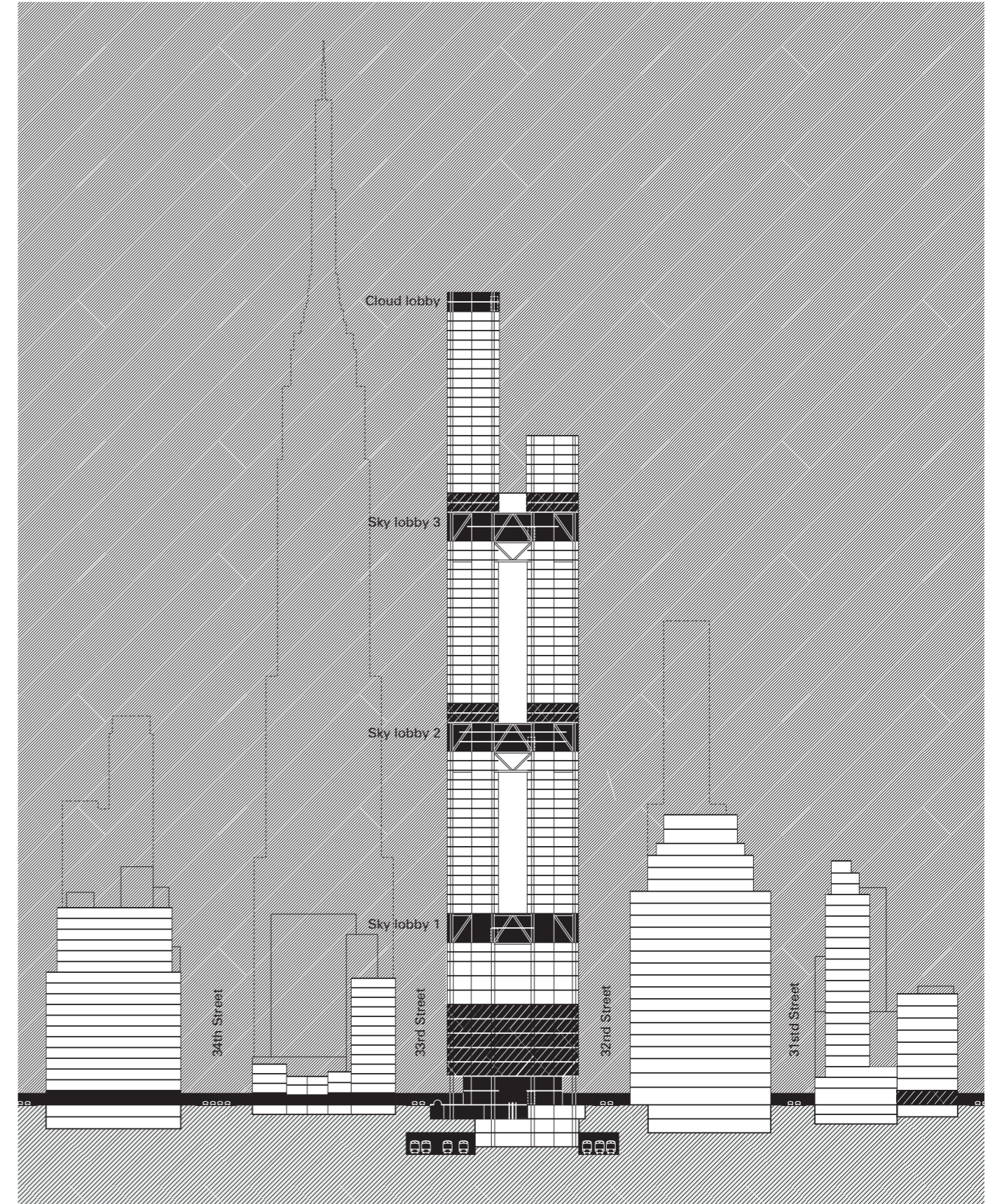
- |                           |                     |
|---------------------------|---------------------|
| 1. The Metropolitan       | Public space        |
| 2. Access to Penn Station | Subway exits        |
| 3. Madison Square Garden  | Vornado property    |
| 4. Moynihan Train Hall    | Penn Station tracks |
|                           | Lower level commute |



Context Section East-West

0 10 20 50 100 m

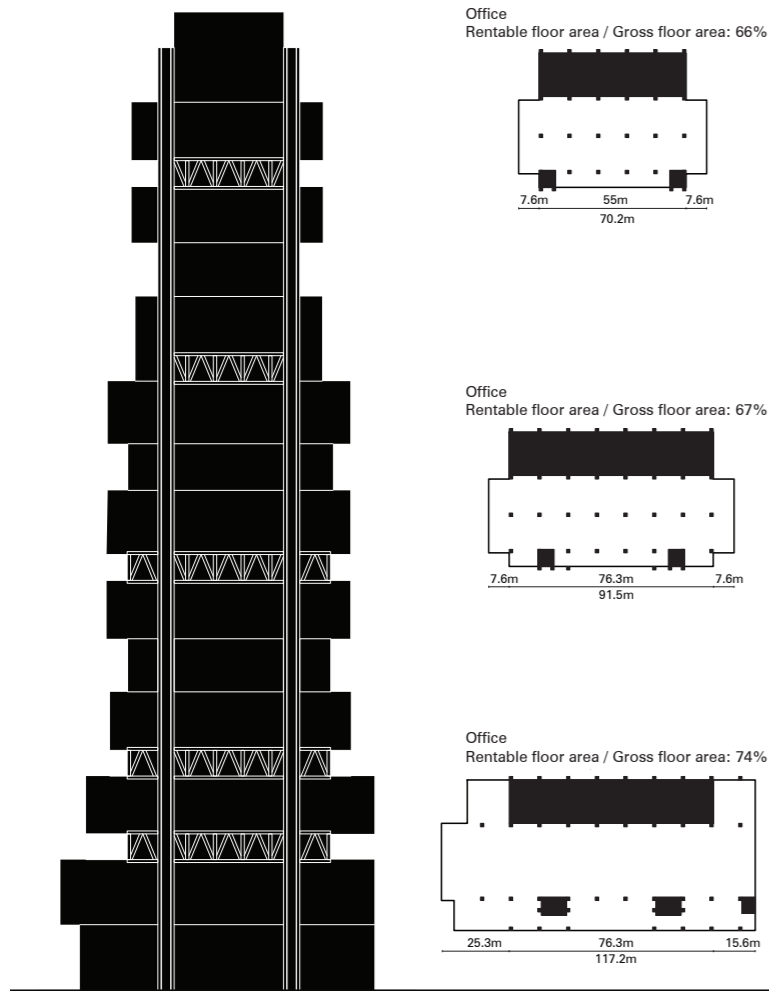




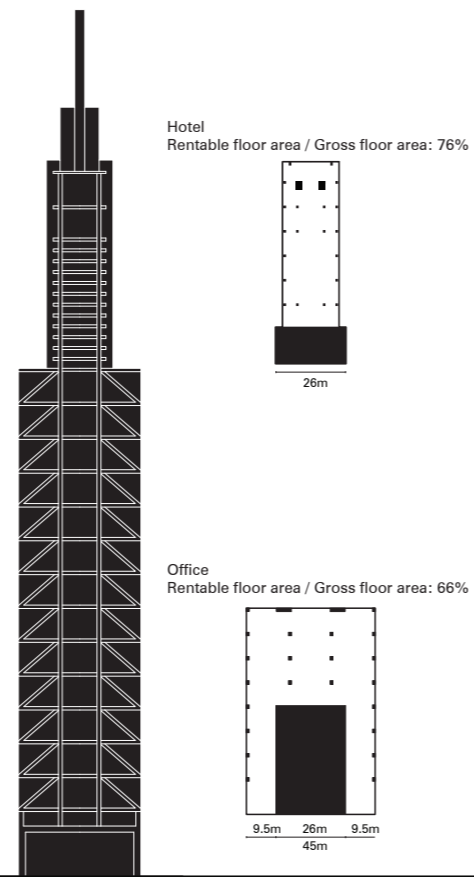
Context Section North-South



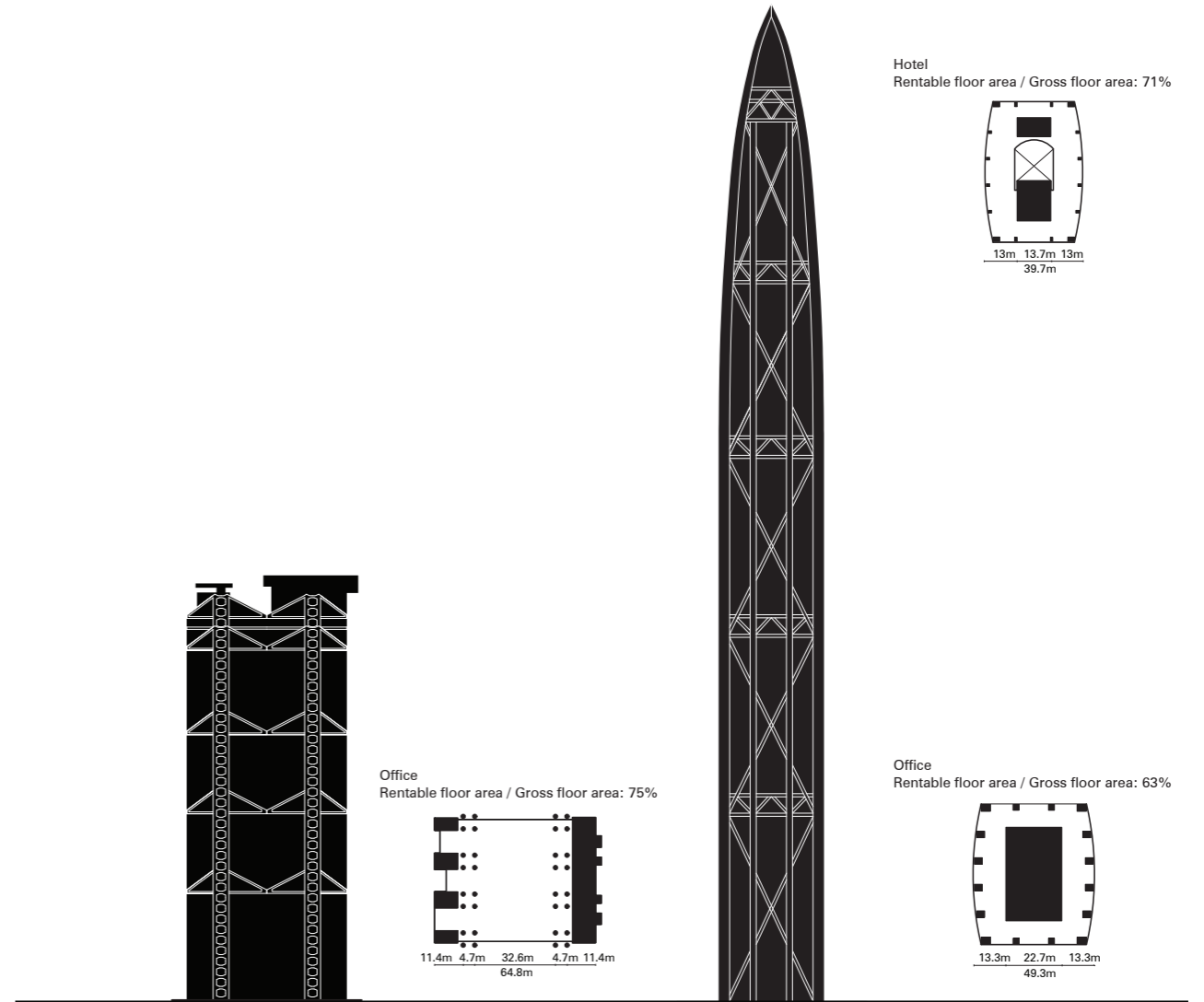




The peripheral core in PENN15 is designed to provide large office space to attract high-end tenants.



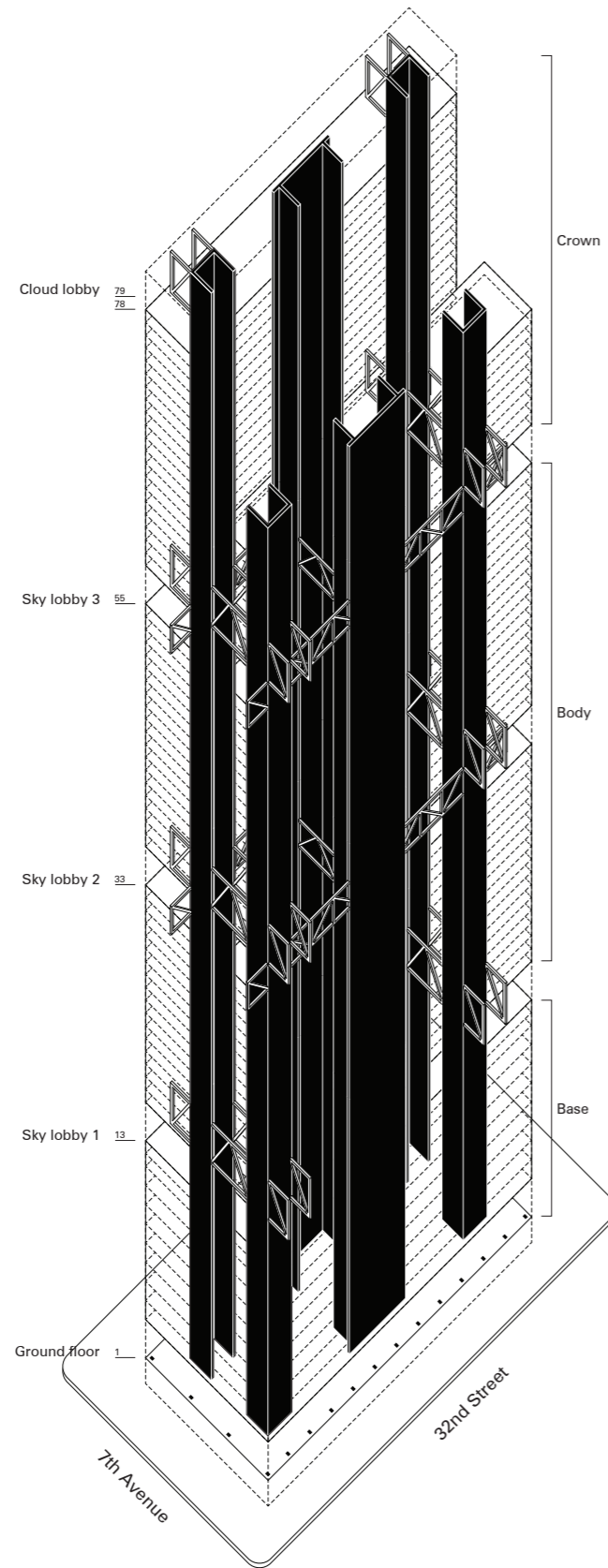
Off-set cores of different sizes at different heights in the Comcast Technology Centre give the office and hotel their own spatial flexibility.



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

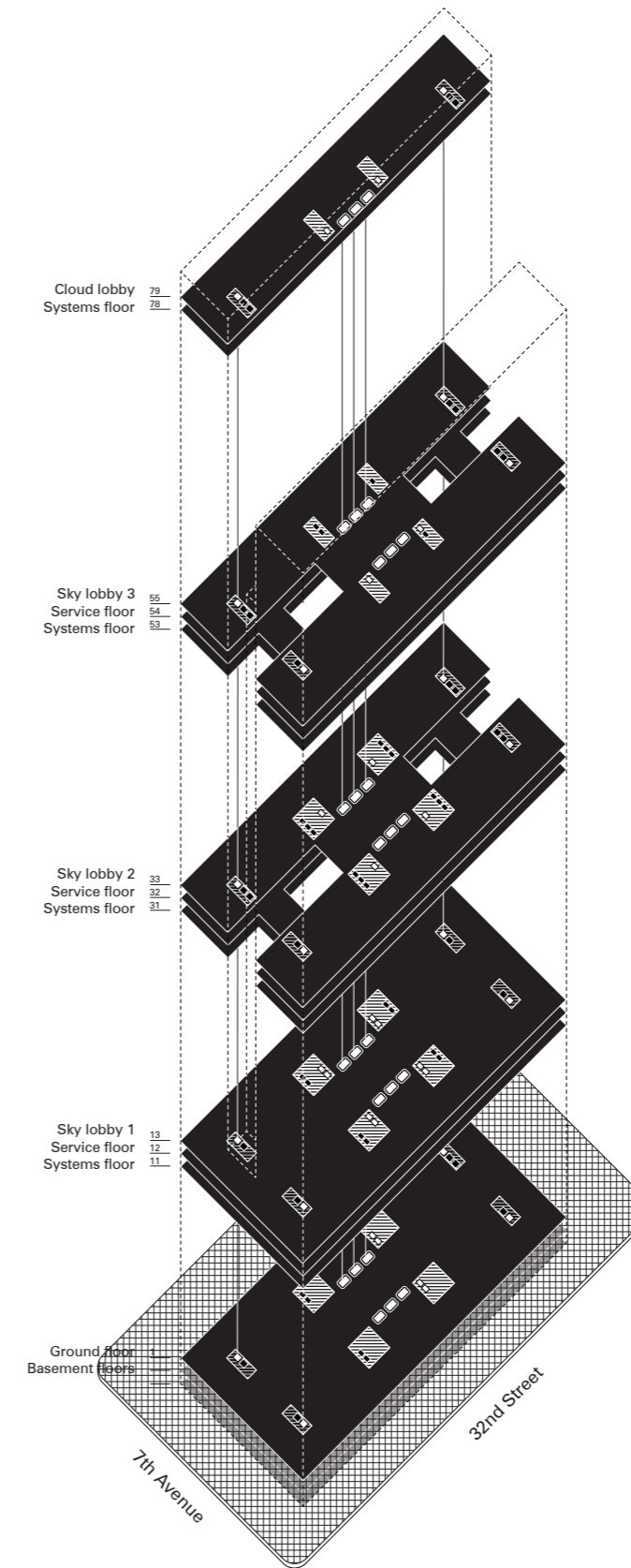
Kingkey 100 embodies the high potential of an outrigger structural system, and the core shrinks with increasing height and splits from the central core into two atrium cores.

## Skyscraper Core and Structure Case Studies



### Structure Axonometric

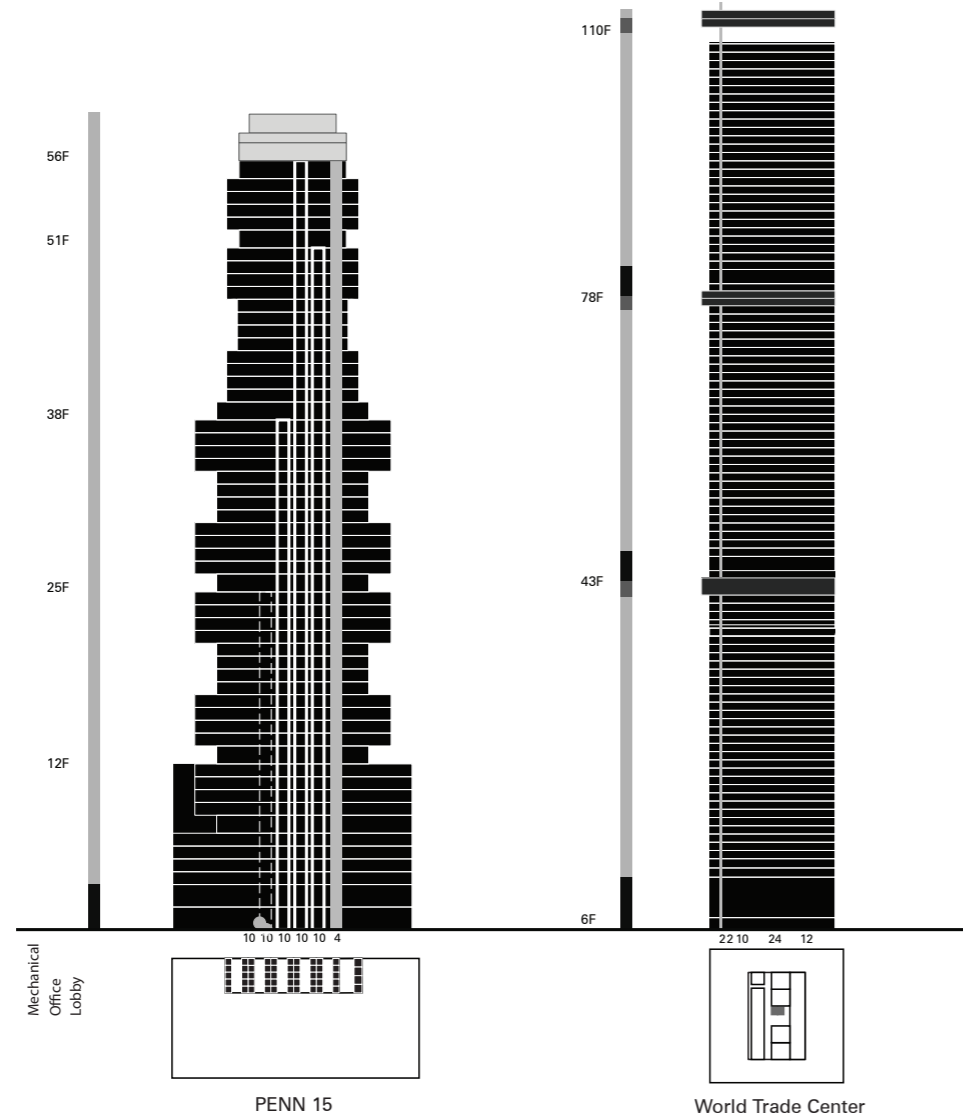
Symmetrical cores and trusses increase the structural efficiency, thus reducing core sizes. The cores are divided into three six smaller cores along the length of the building, leaving adaptable open spaces, and allowing for differing arrangements between hotel types across the floors. The lateral load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

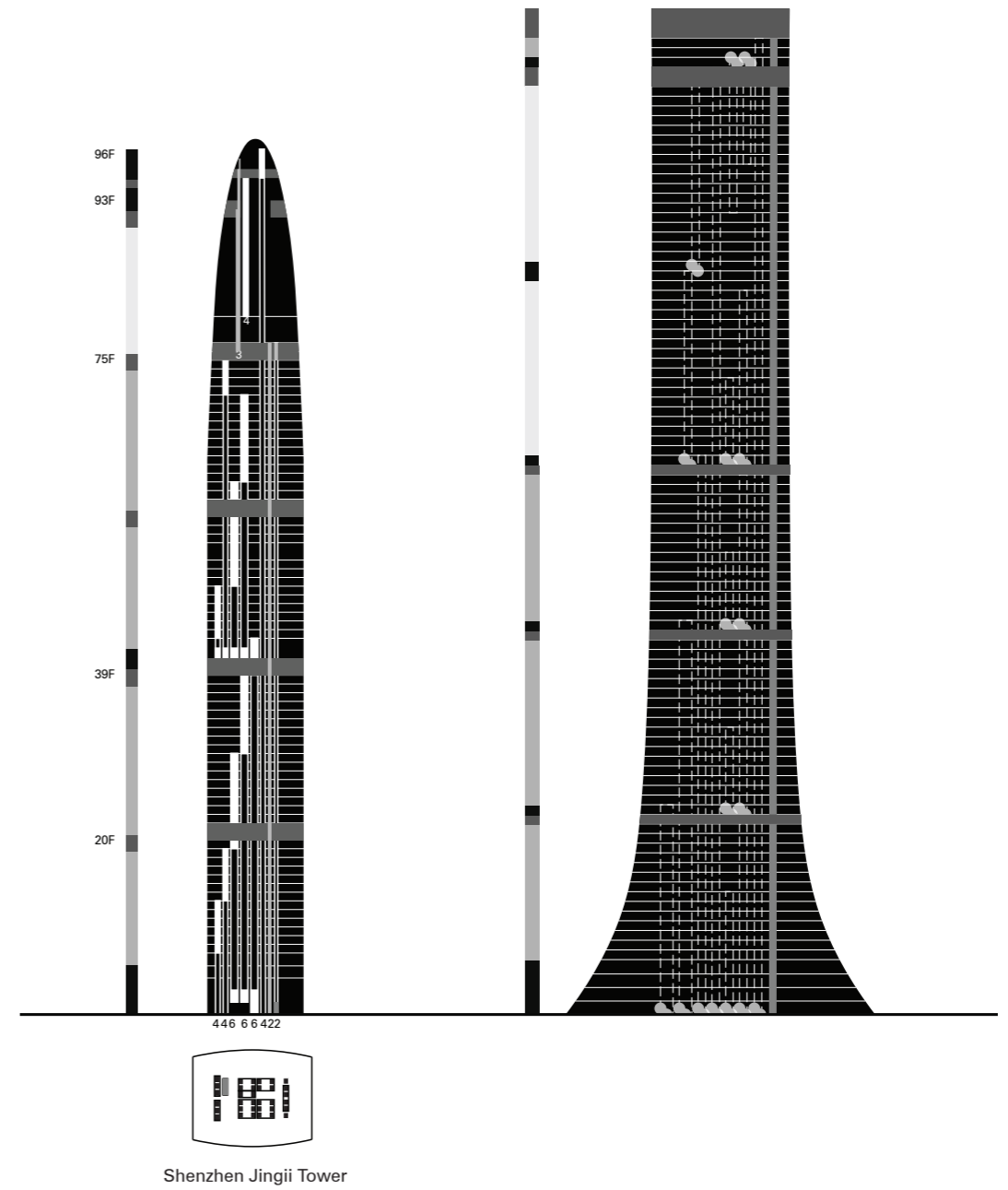
The vertical circulation is composed of three elevator systems: Metro Express, express, and local. The Metro Express connects with the subway, and stops on the ground floor, sky lobbies and observation deck. The express and local elevators are separated according to guest (central cores) and service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

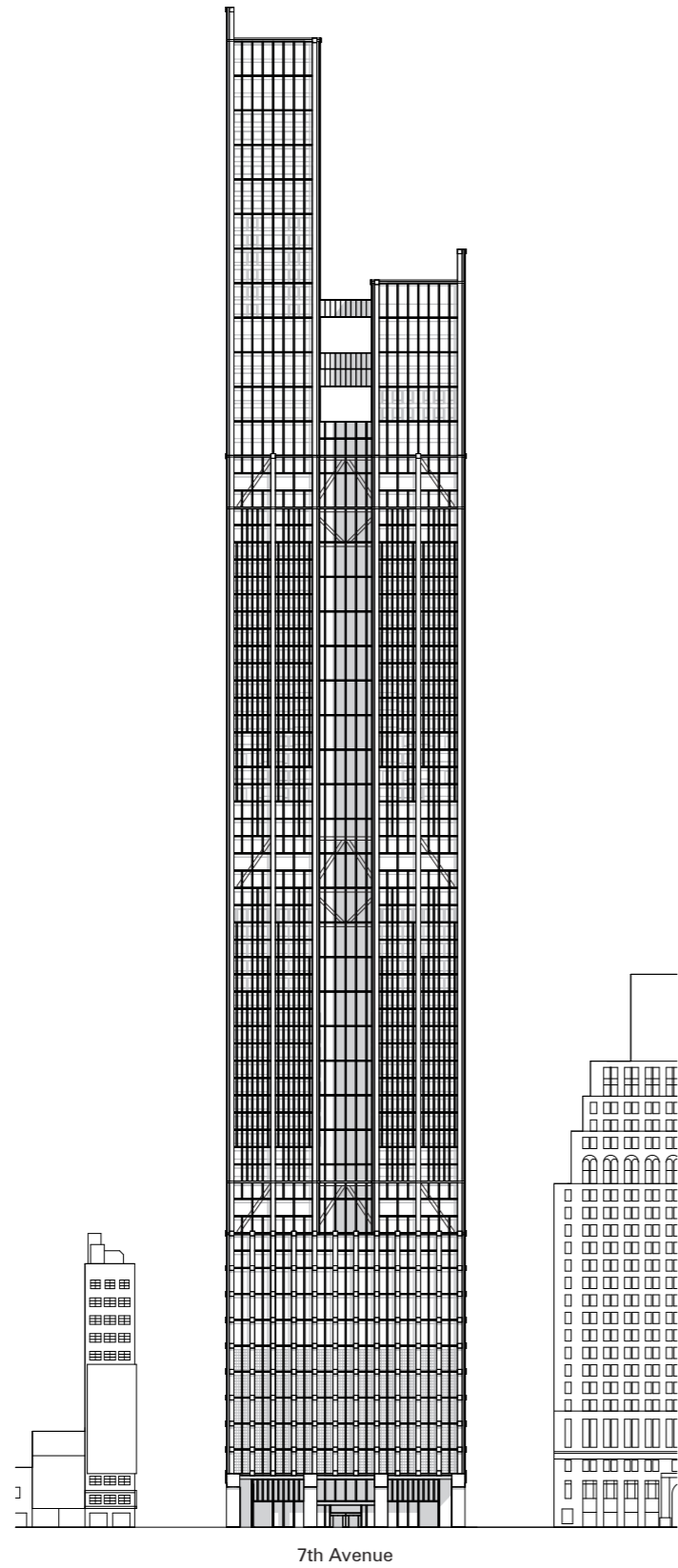
Sky lobby is a typical elevator scheme employed to reduce shaft space, and improve the efficiency of the elevator system. It acts as an intermediate interchange floor where people can change from an express elevator to a local elevator that stops at a subset of higher floors.



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.

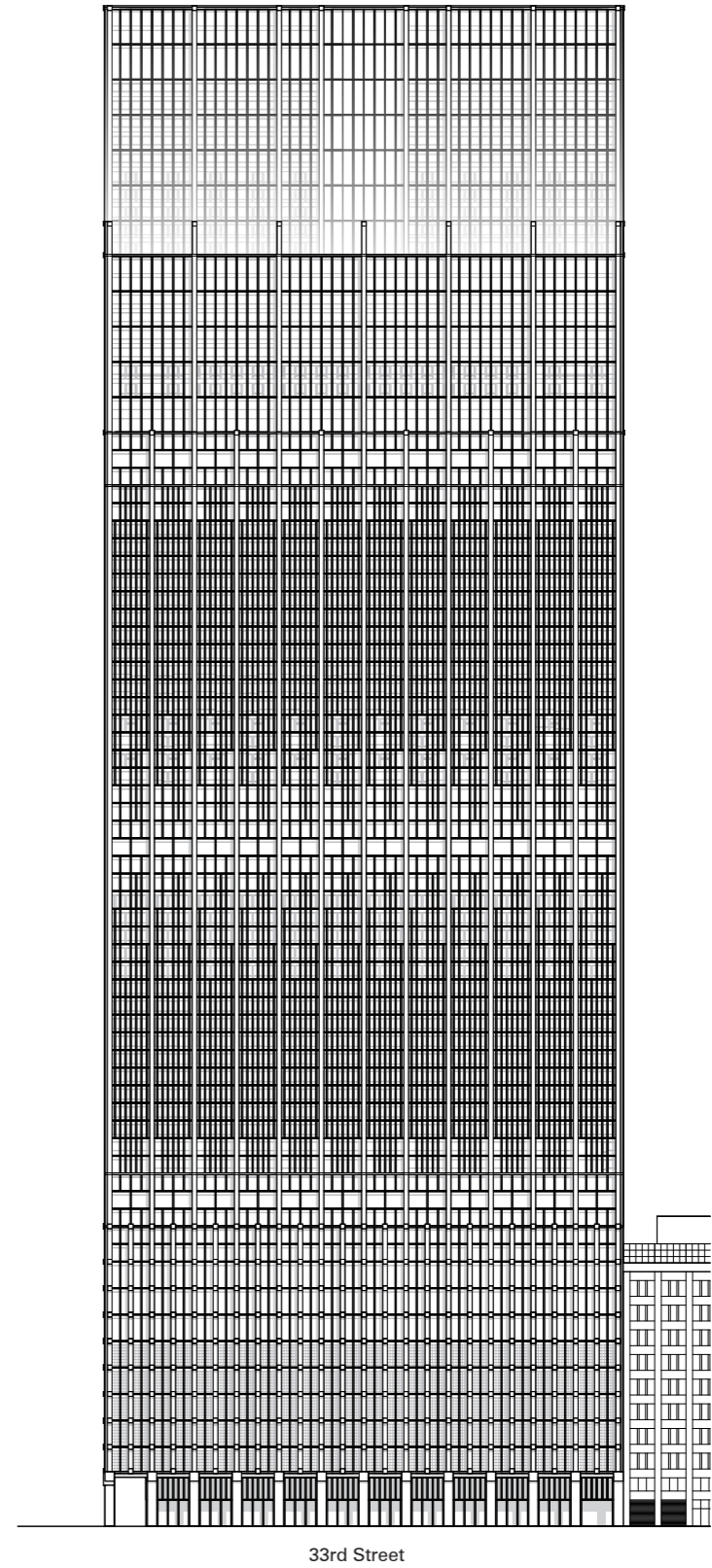
When envisioning a mixed-use highrise with office, residence, and hotel, the sharing of amenities floor is achieved through additional express elevators.

## Skyscraper Elevator Case Studies



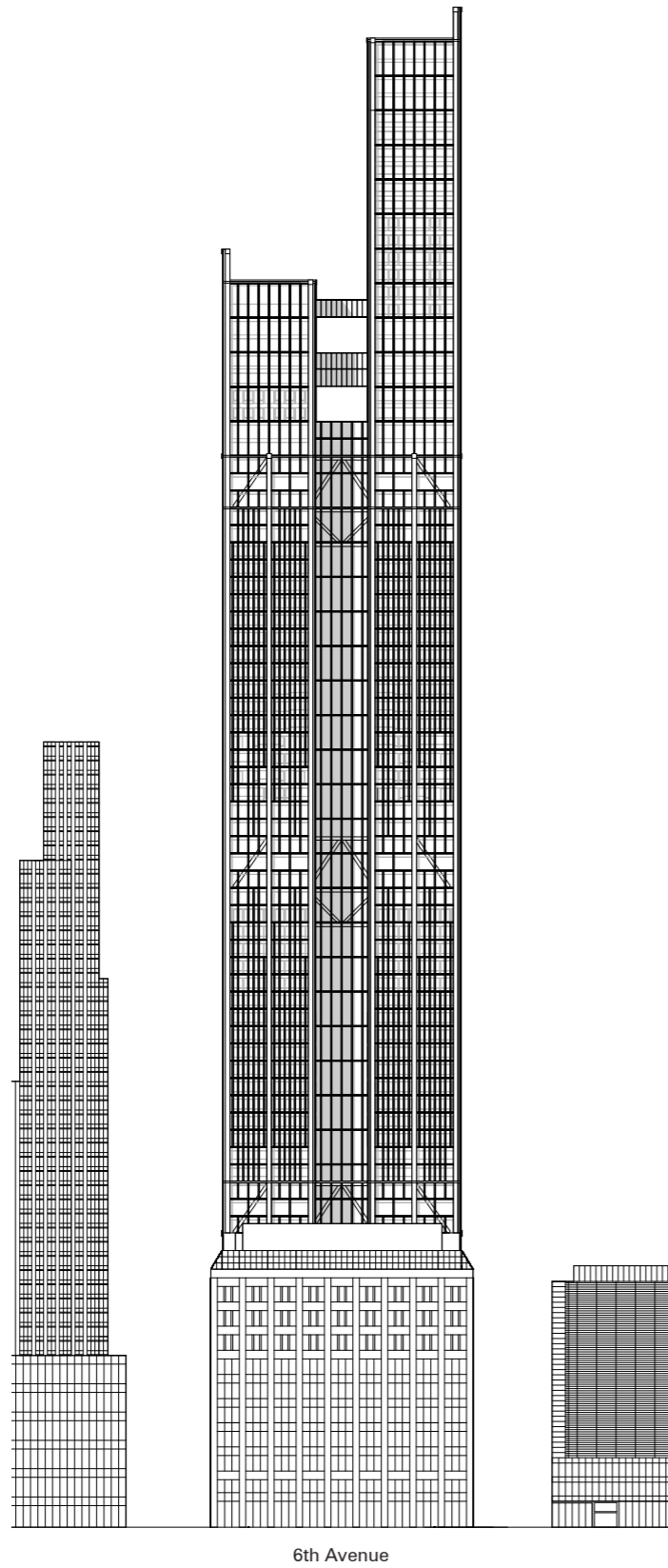
Tower Elevation - West

0 10 20 50 m



Tower Elevation - South

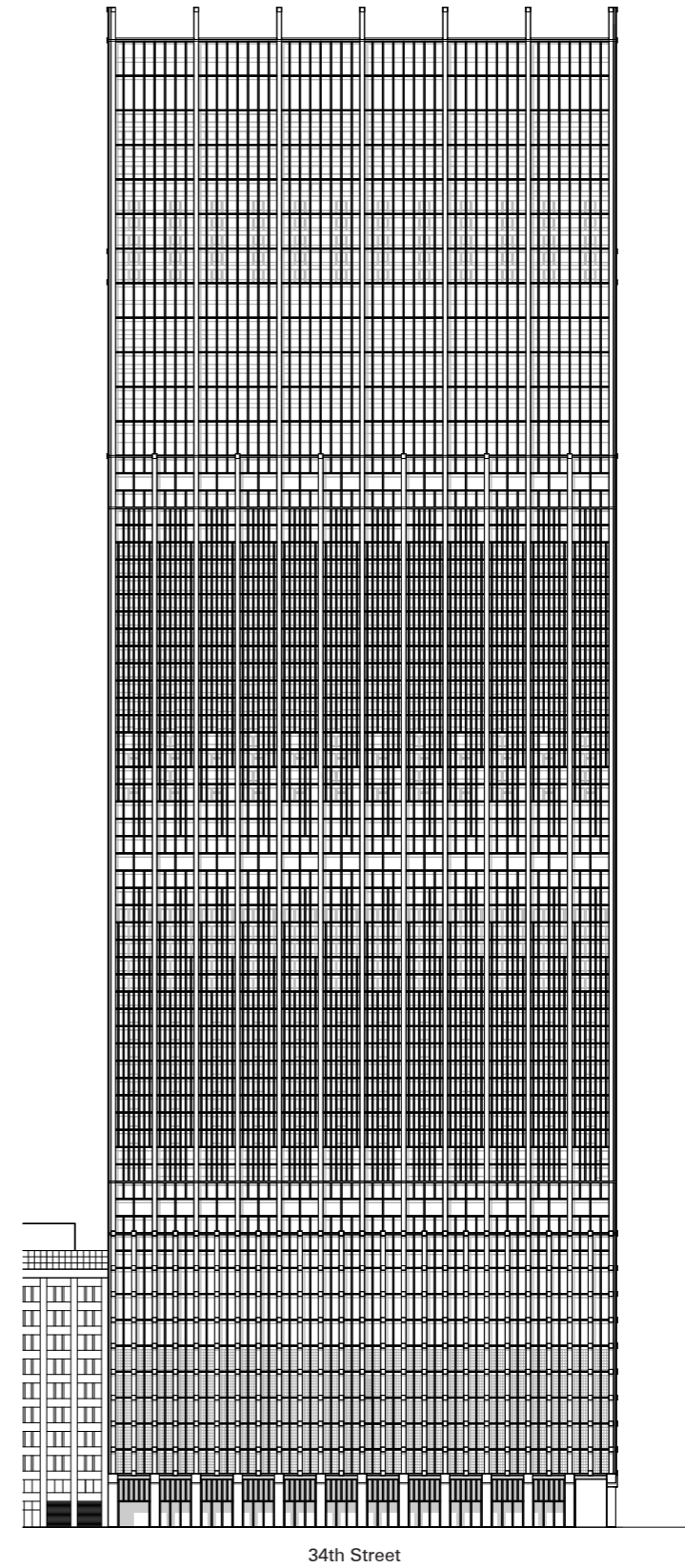
0 10 20 50 m



6th Avenue

Tower Elevation - East

0 10 20 50 m



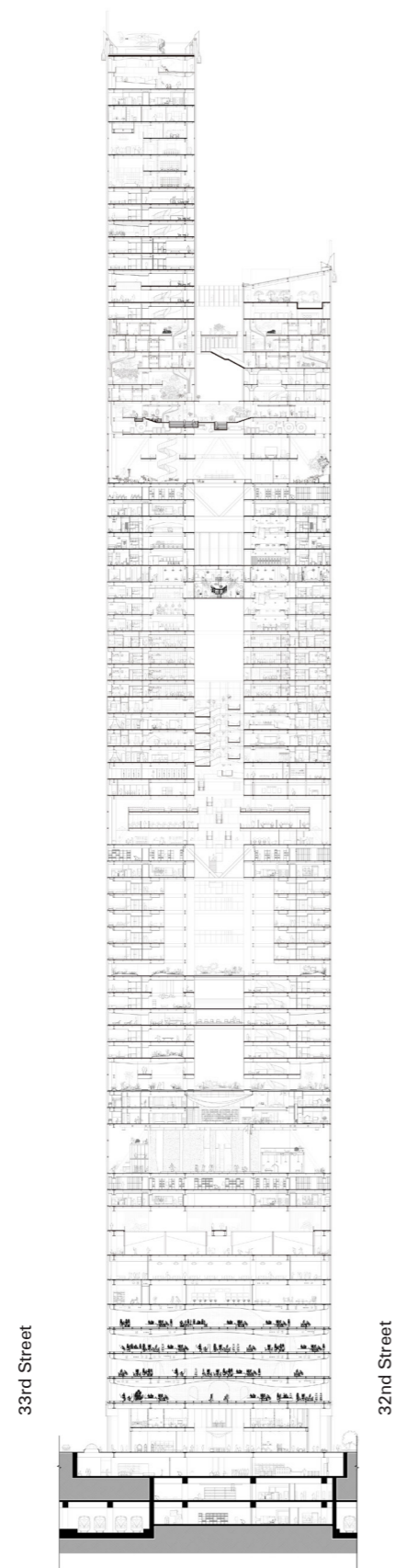
34th Street

Tower Elevation - North

0 10 20 50 m

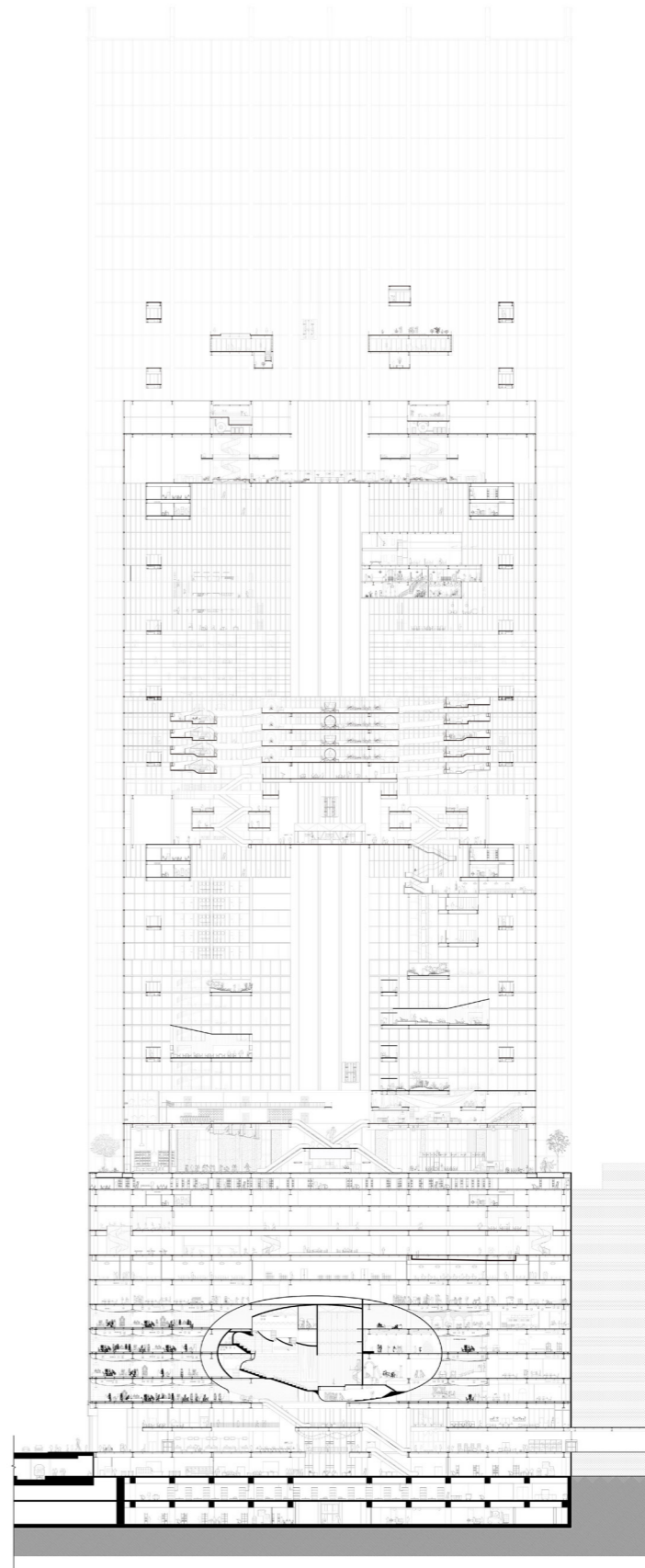






Tower Section North-South

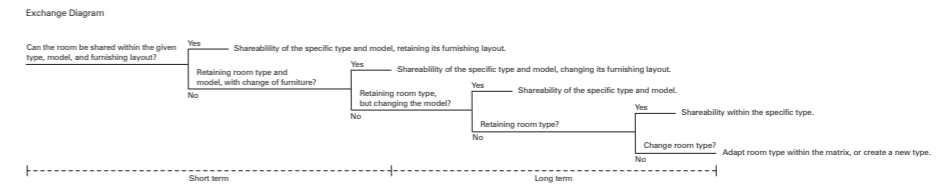
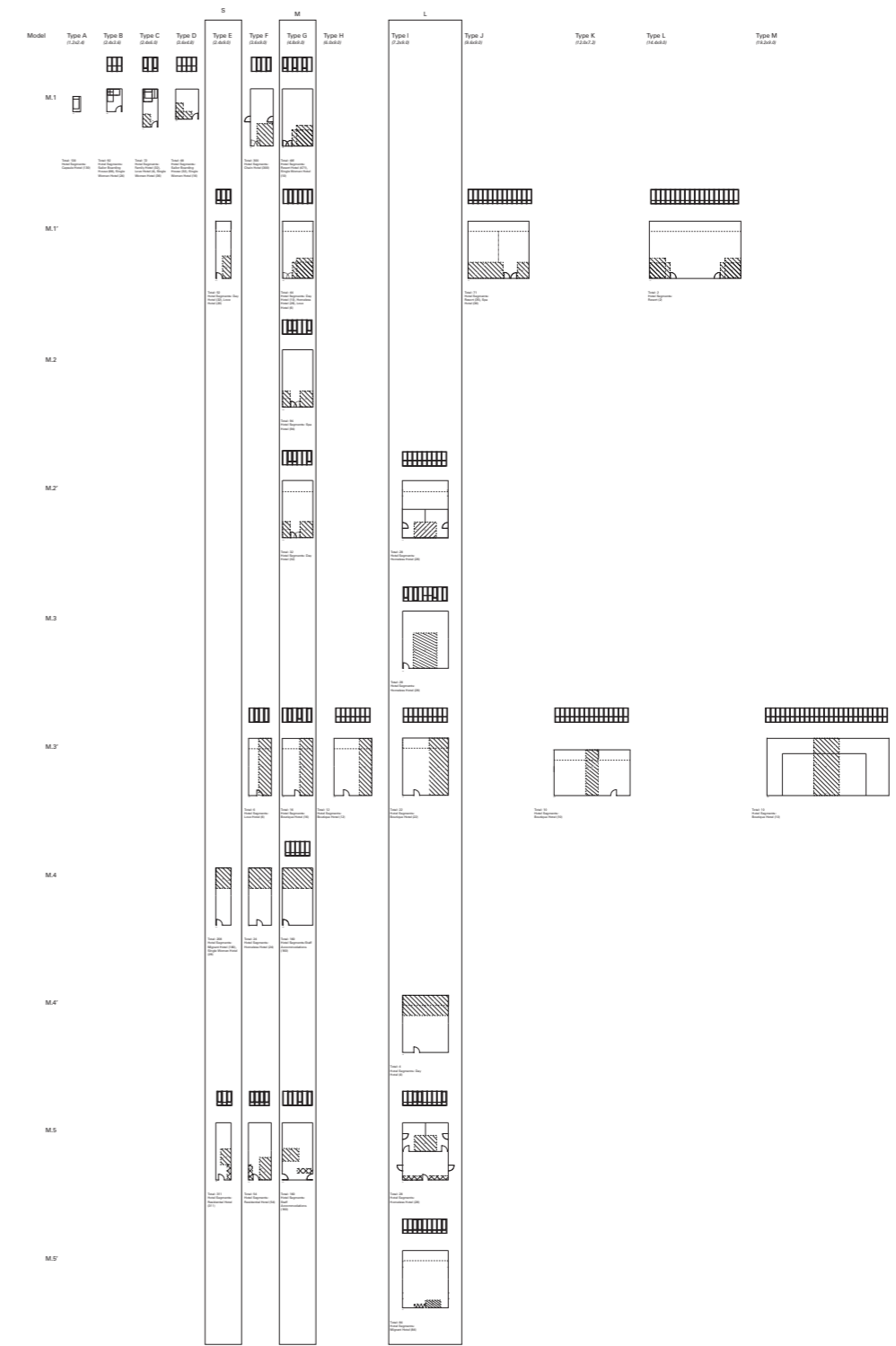
0 10 20 50 m

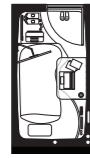


Tower Section West-East

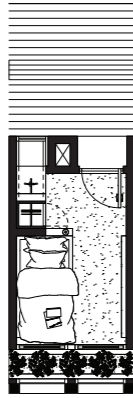
0 10 20 50 m

- 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

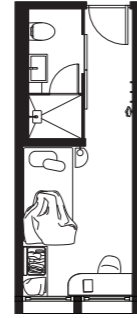




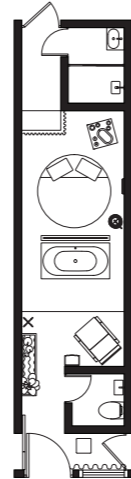
Capsule segment



Sailors' Boarding House segment



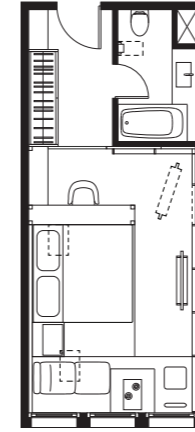
Single Women's segment



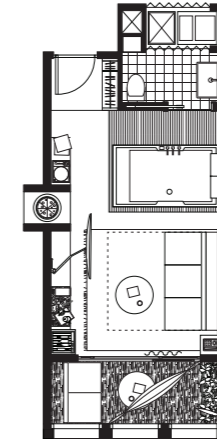
Love segment



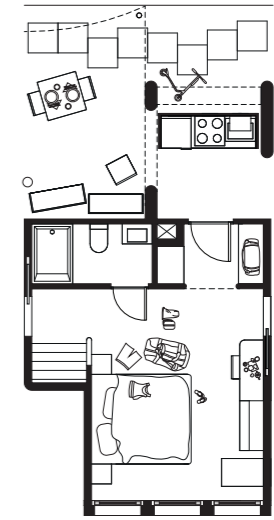
Residential segment



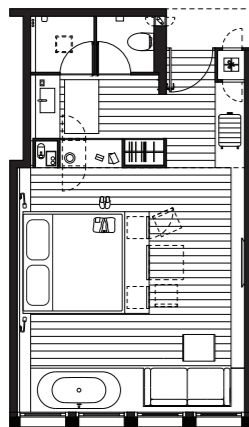
Chain segment



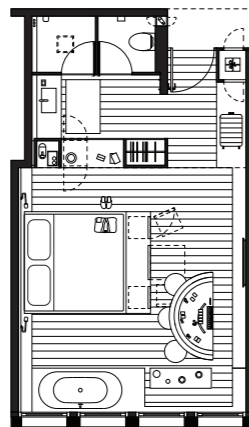
Day segment



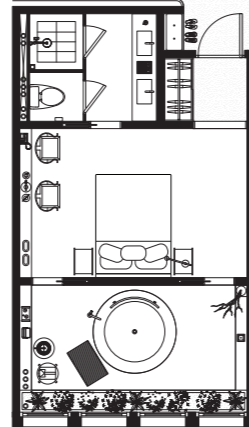
Family segment



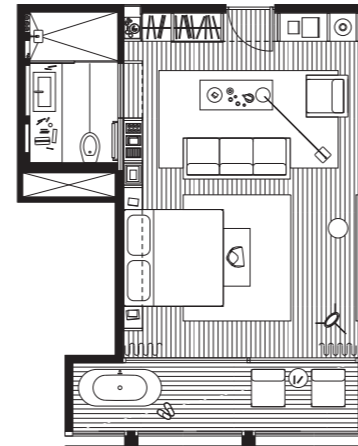
Resort segment



Casino segment



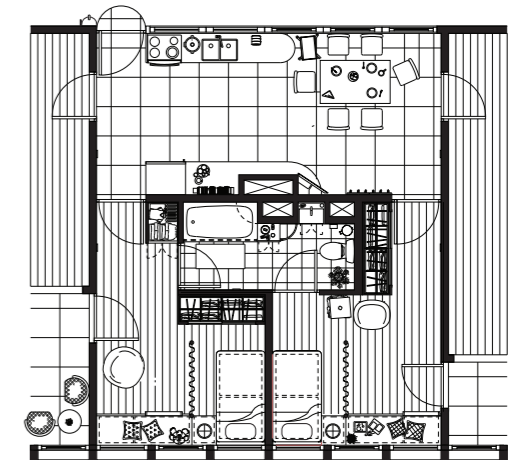
Wellness Spa segment



Boutique segment

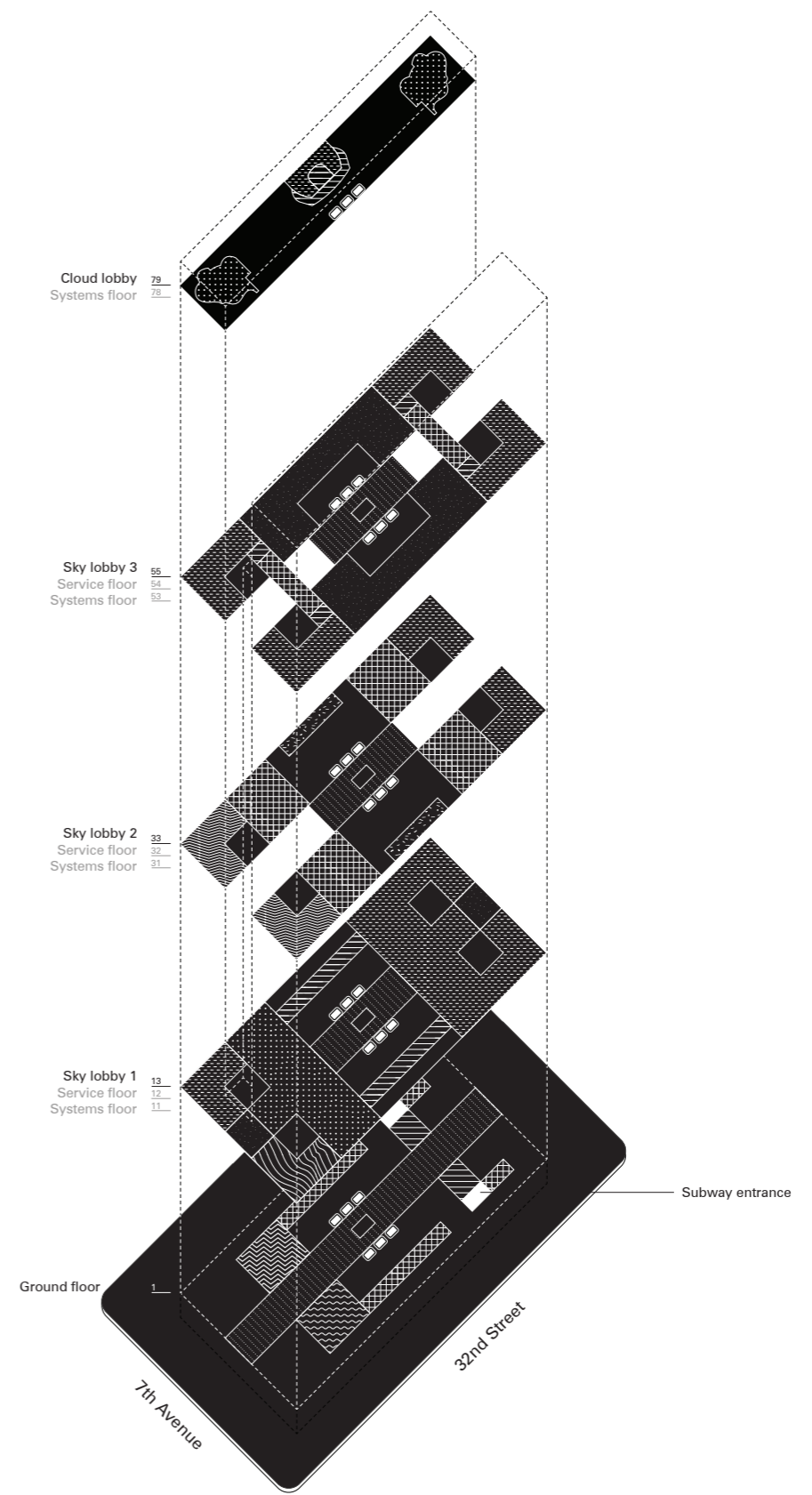


Migrant segment



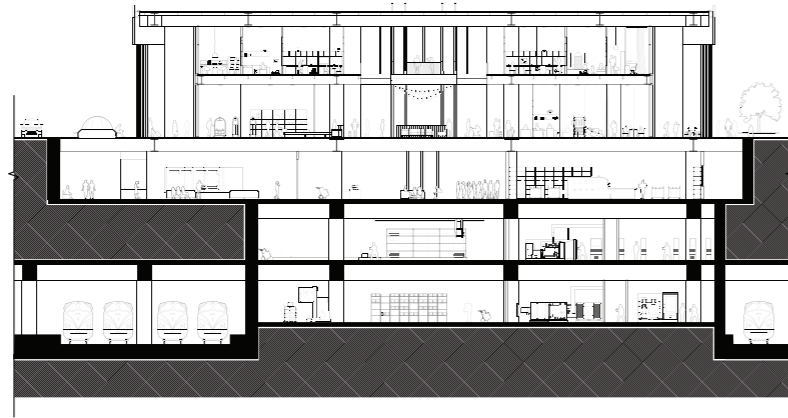
Homeless segment

Typical Room

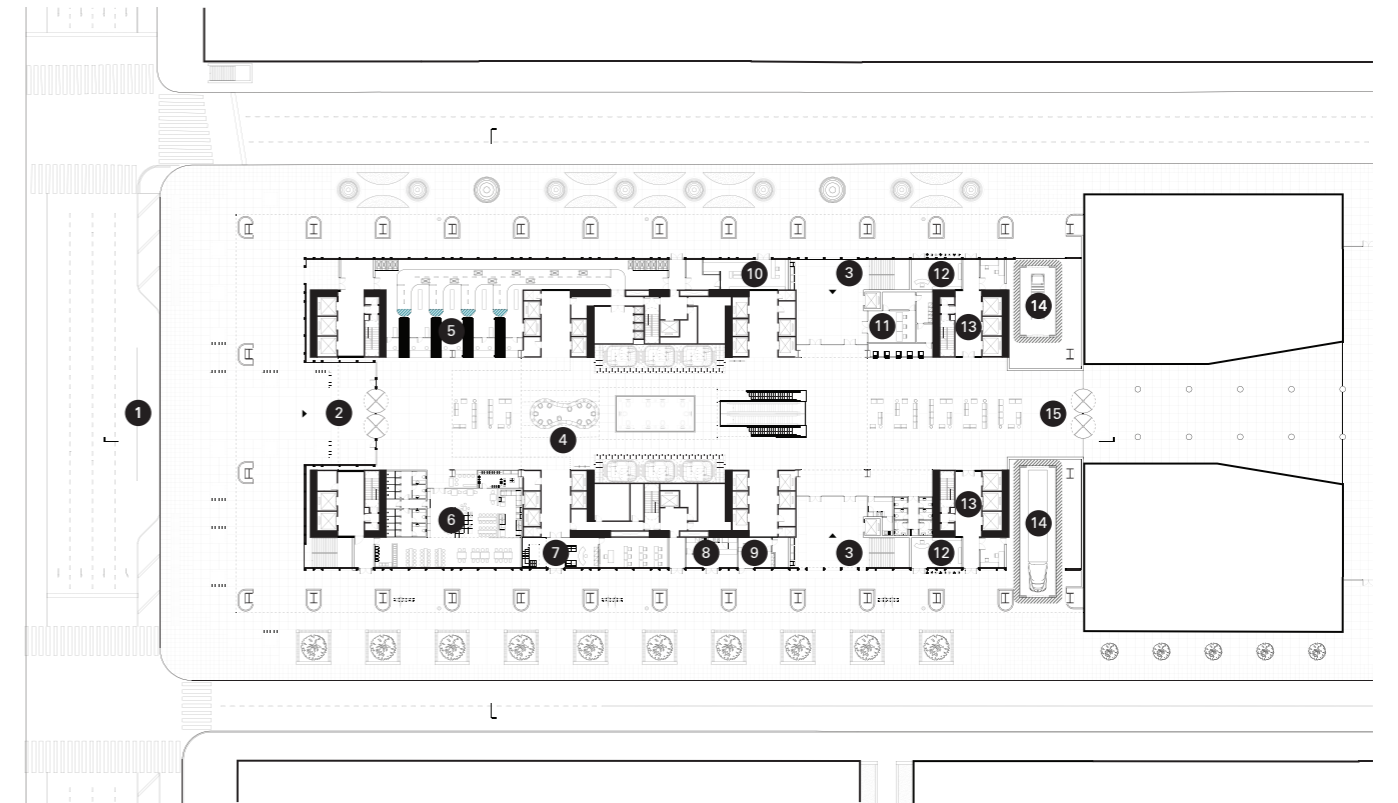


Amenities - Public Program

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

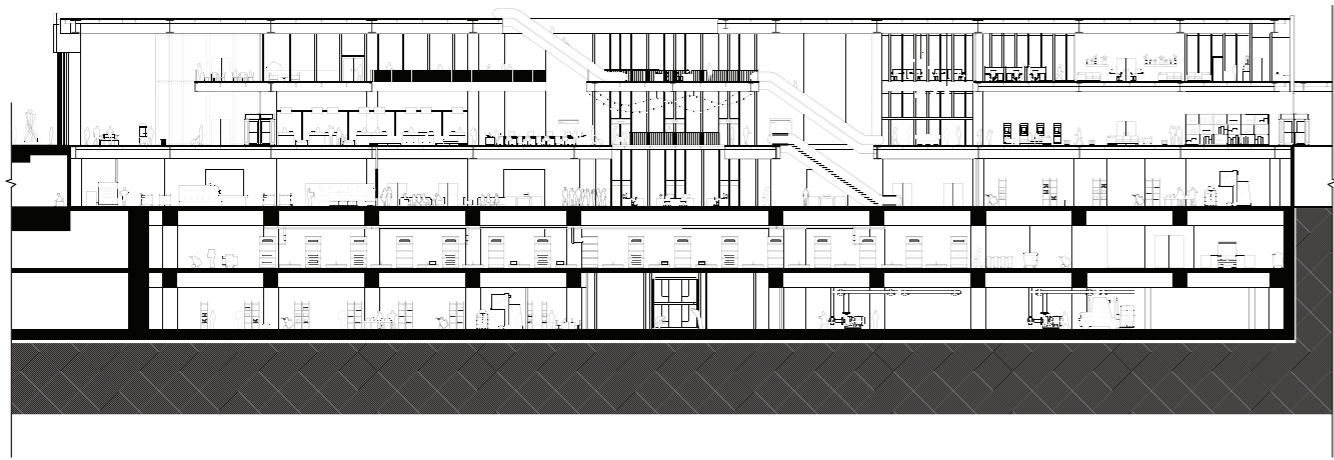


Cross Section of Basement and Ground Floor

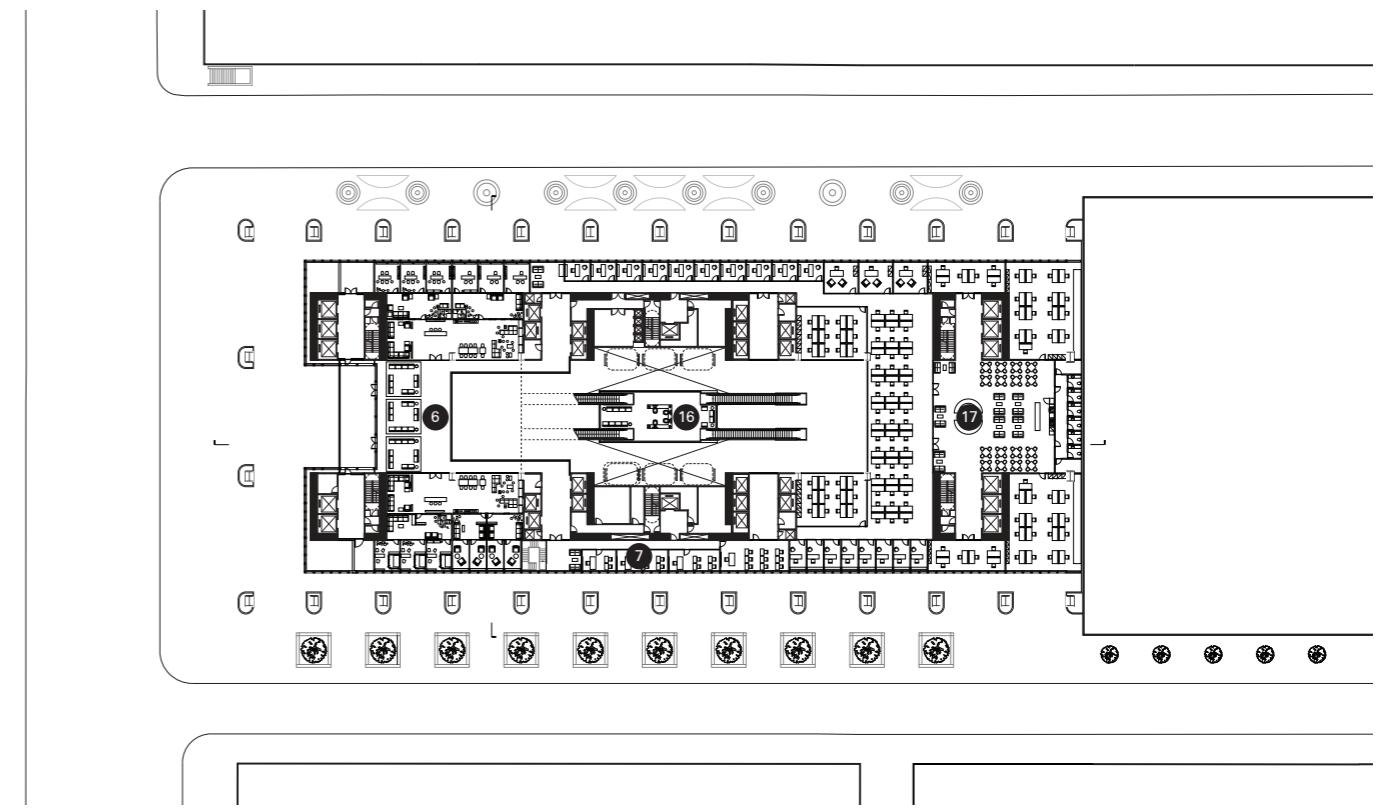


Ground Floor

Floor 01



Longitudinal Section of Basement and Ground Floor



Administration Floor

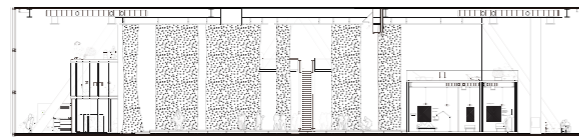
Floor 02

Ground Floor

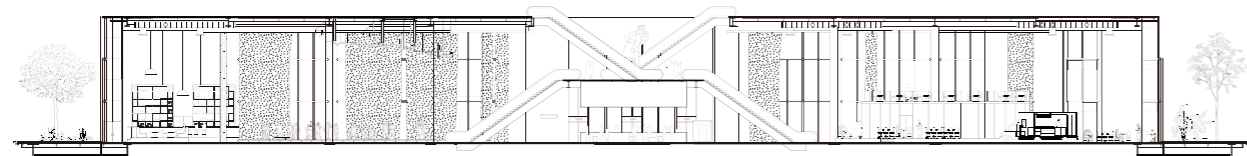


- |                     |                      |                       |                |
|---------------------|----------------------|-----------------------|----------------|
| 1. Motor lobby      | welcoming center     | 12. Flower shop       | check-point    |
| 2. Entry plaza      | 7. Language 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   |                |



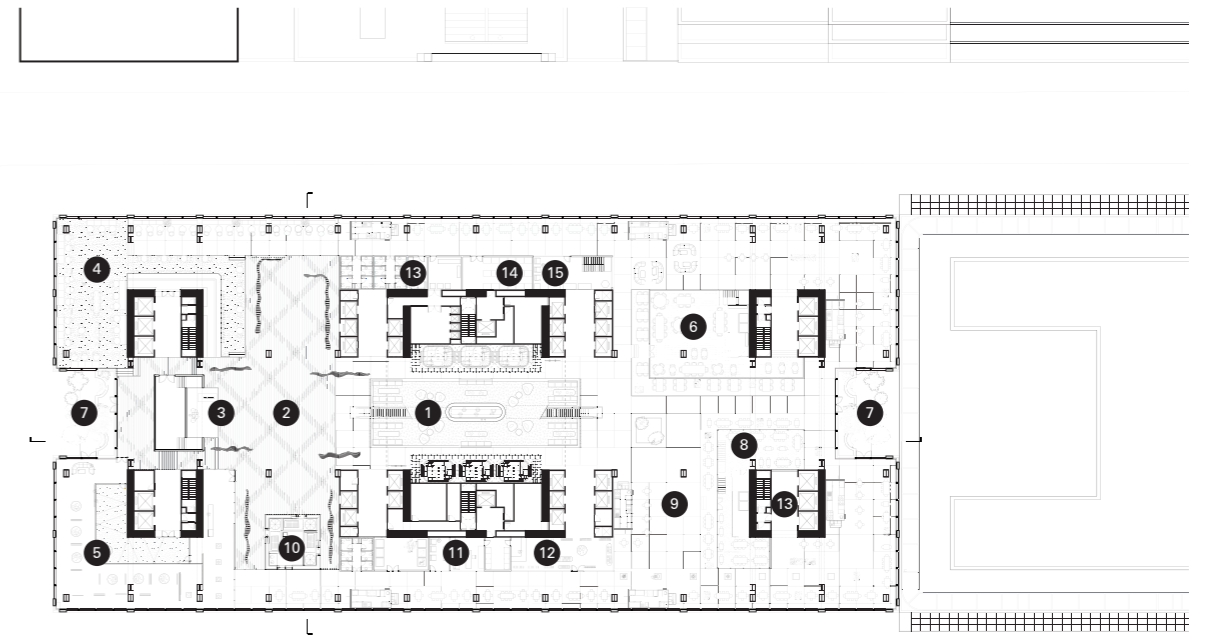


Cross Section of Sky Lobby 1



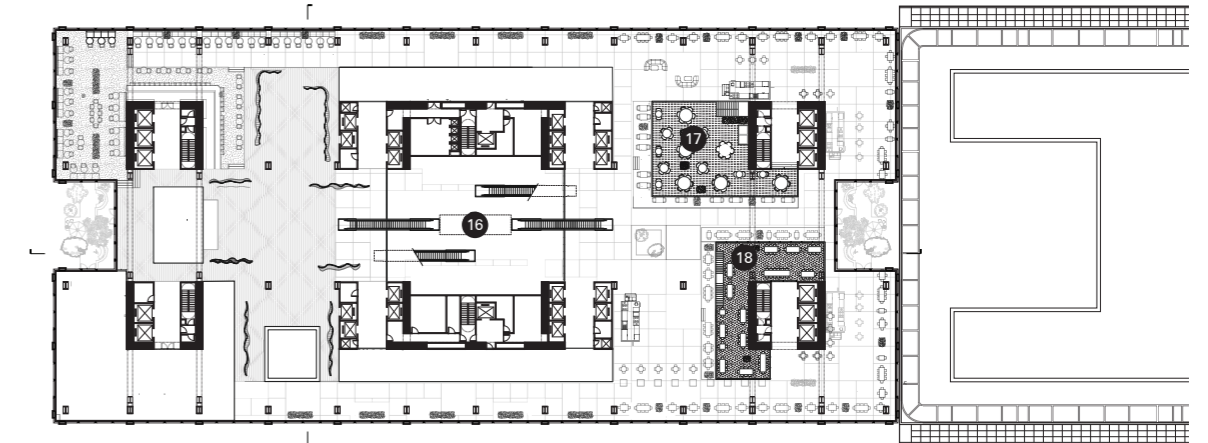
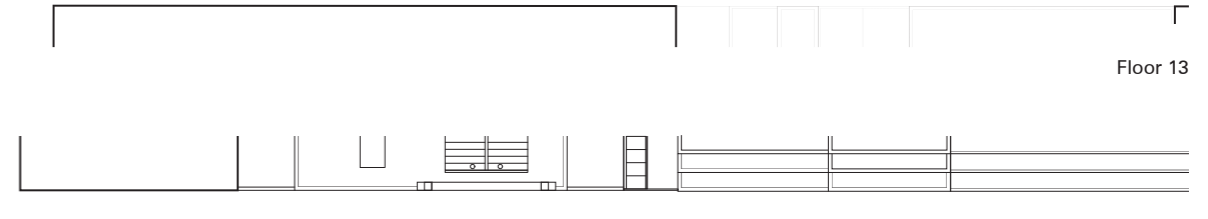
Longitudinal Section of Sky Lobby 1

Sky Lobby 1



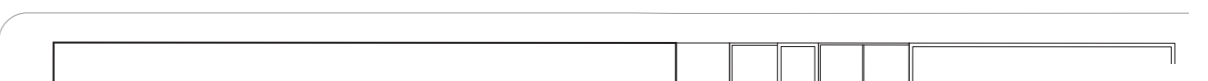
Sky Lobby 1

Floor 13

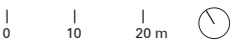


Sky Lobby 1 Mezzanine

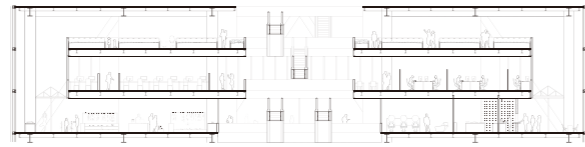
Floor 14



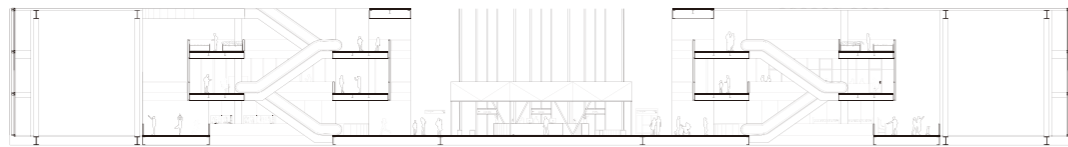
- |                                     |   |                             |  |                   |
|-------------------------------------|---|-----------------------------|--|-------------------|
| 1. Reception                        | restaurant                                  | confession rooms            | 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                        |   |                             |  |                   |



Cross Section of Sky Lobby 2

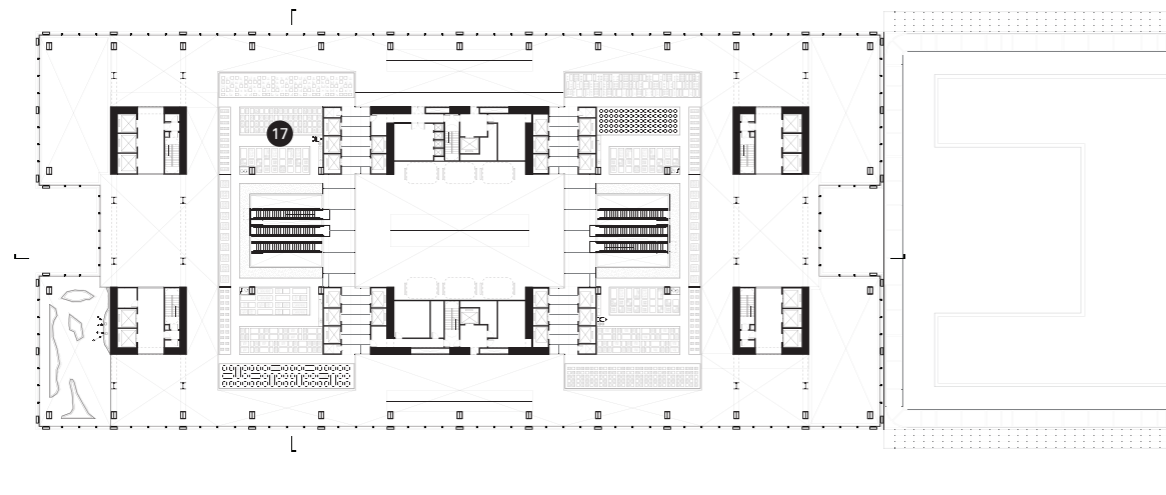


Longitudinal Section of Sky Lobby 2



0 10 20 m

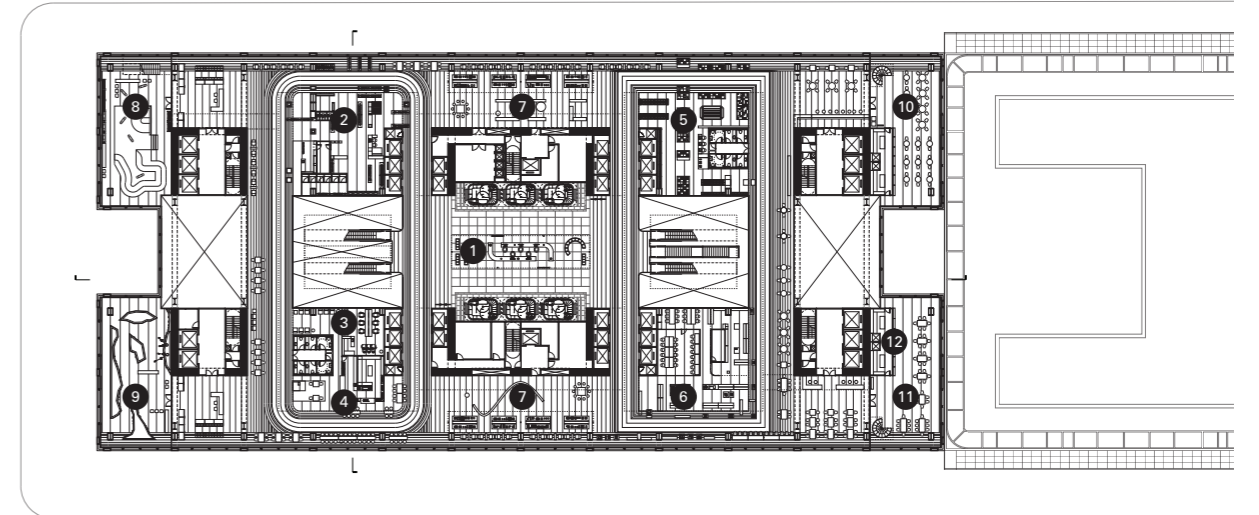
Sky Lobby 2 Mezzanine



Floor 35

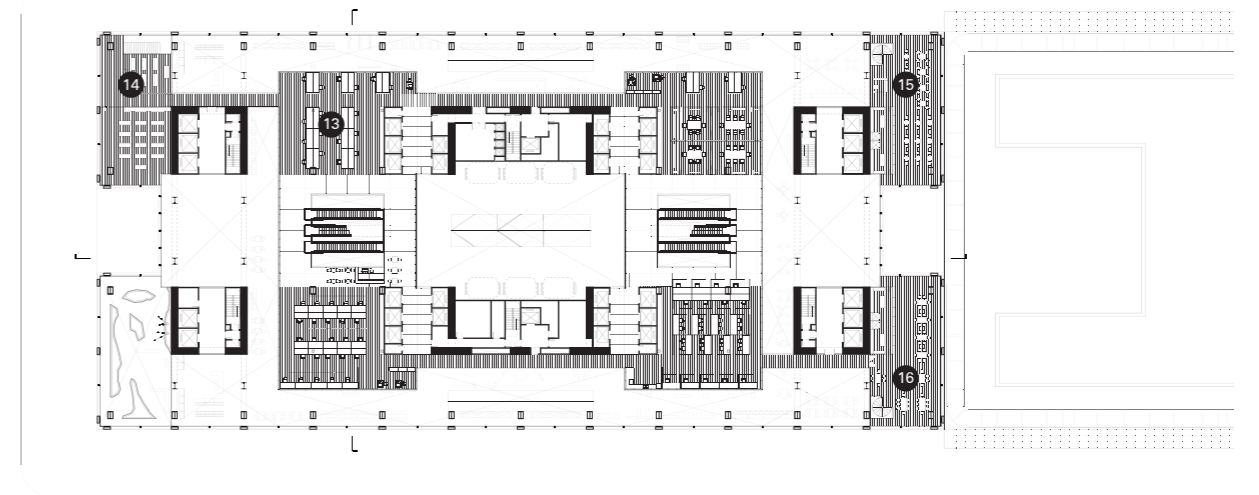
## Sky Lobby 2

Sky Lobby 2



Floor 33

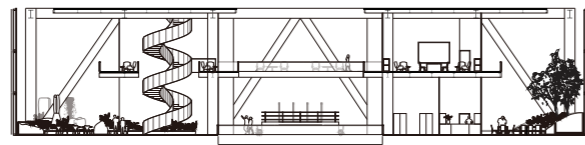
Sky Lobby 2 Mezzanine



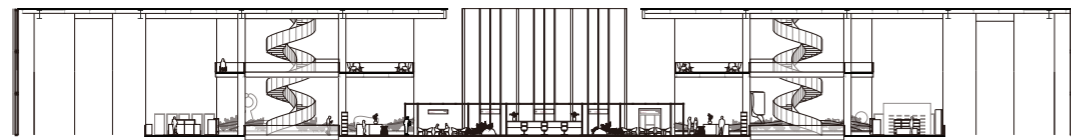
Floor 34

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

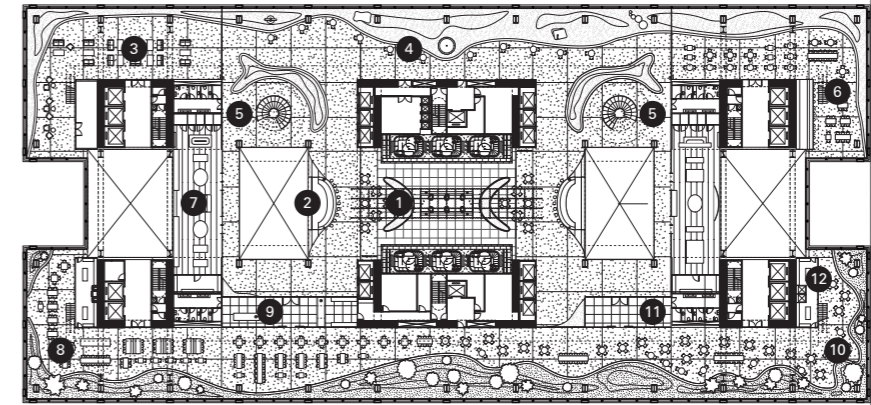


Longitudinal Section of Sky Lobby 3

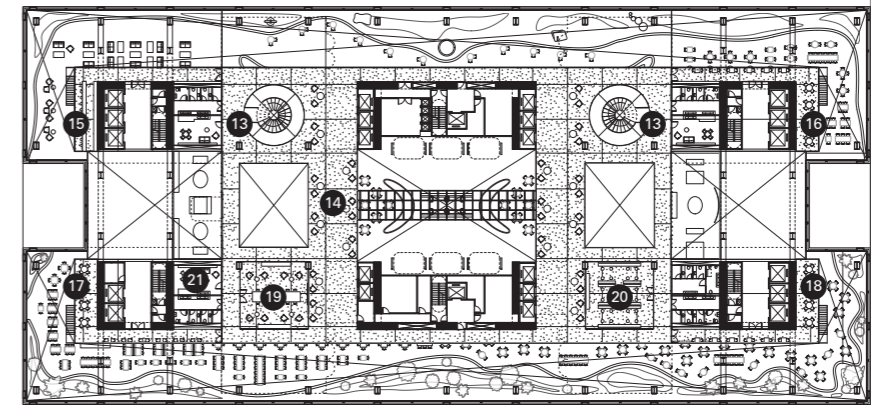
### Sky Lobby 3



Sky Lobby 3



Floor 55



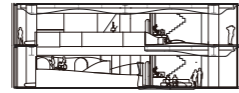
Sky Lobby 3 Mezzanine

Floor 56

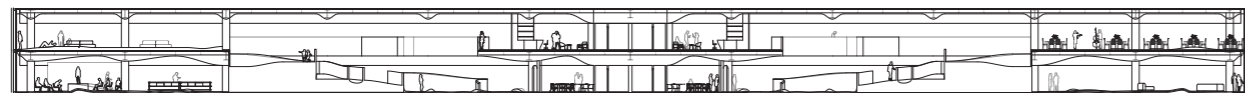
- |                             |                                 |                                    |   |                                  |                    |
|-----------------------------|---------------------------------|------------------------------------|---|----------------------------------|--------------------|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







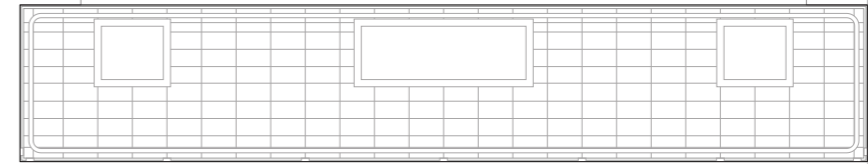
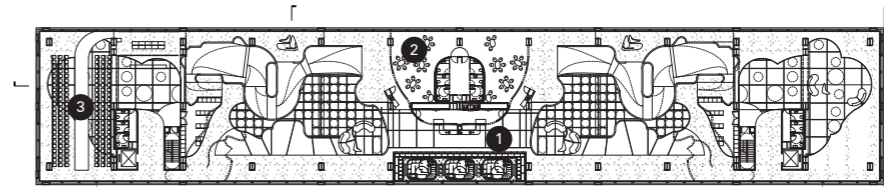
Cross Section of Cloud Lobby



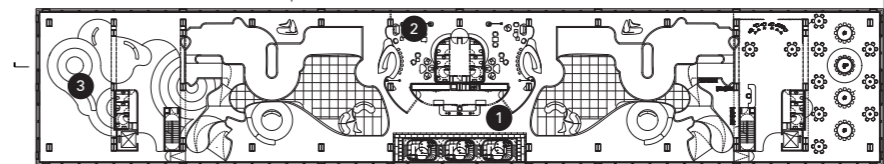
Longitudinal Section of Cloud Lobby

Cloud Lobby

Cloud Lobby



Floor 79

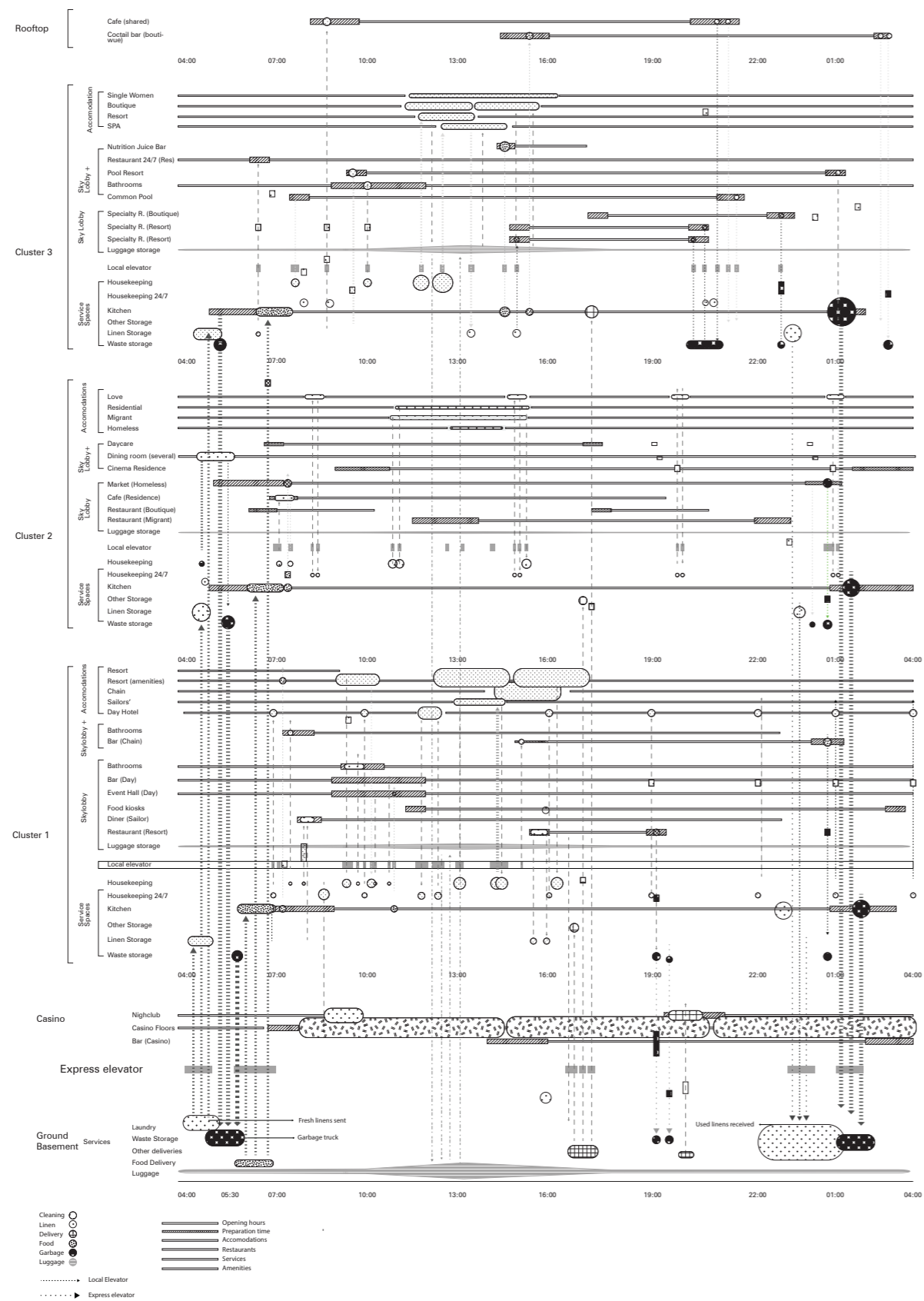


Cloud Lobby Mezzanine

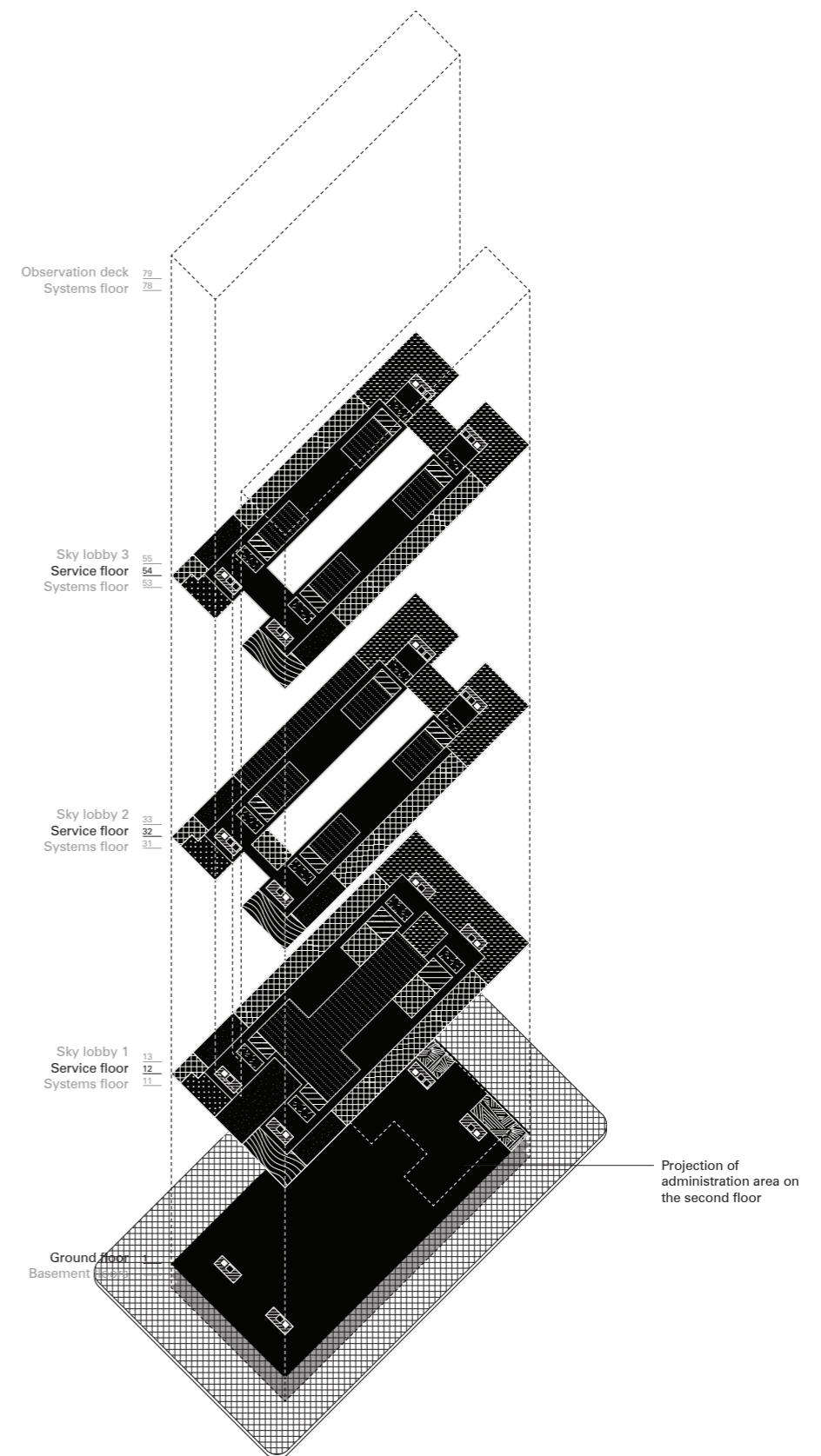
Floor 80



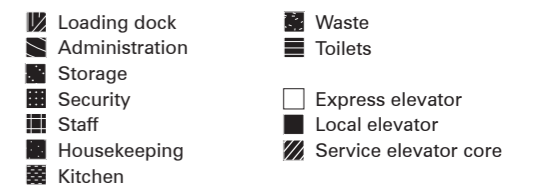
- 1. Reception
- 2. Café
- 3. Event space

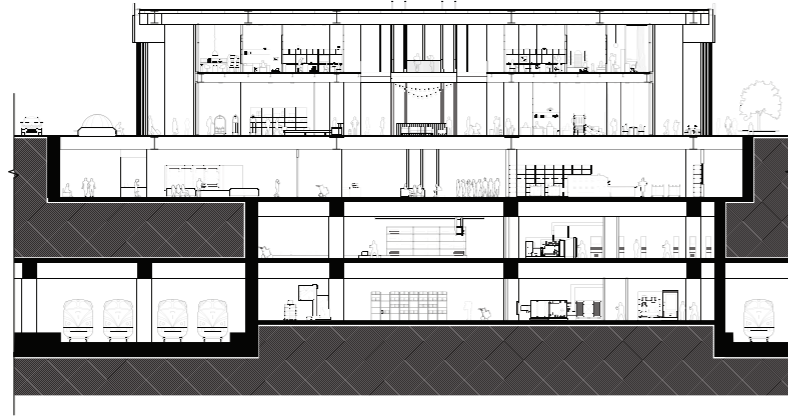


Daily Operations Diagram



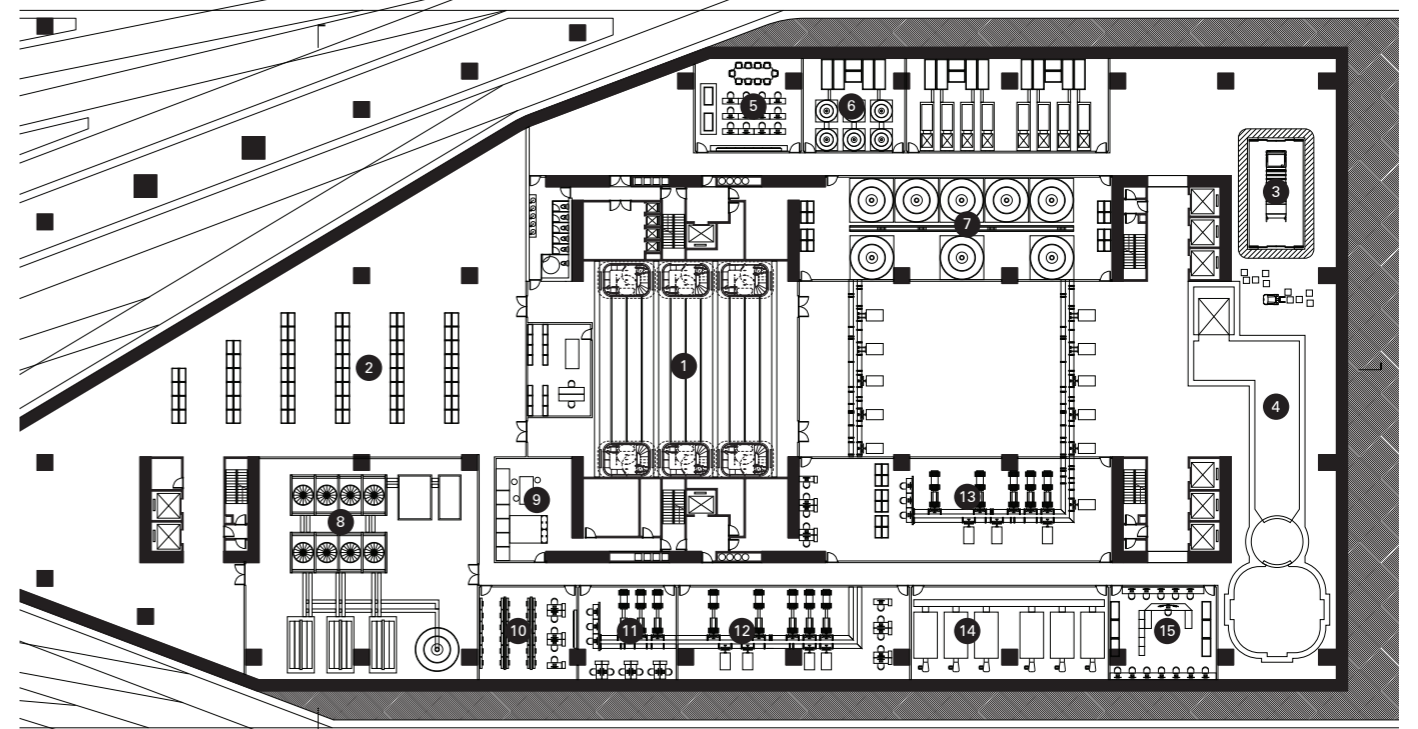
Services





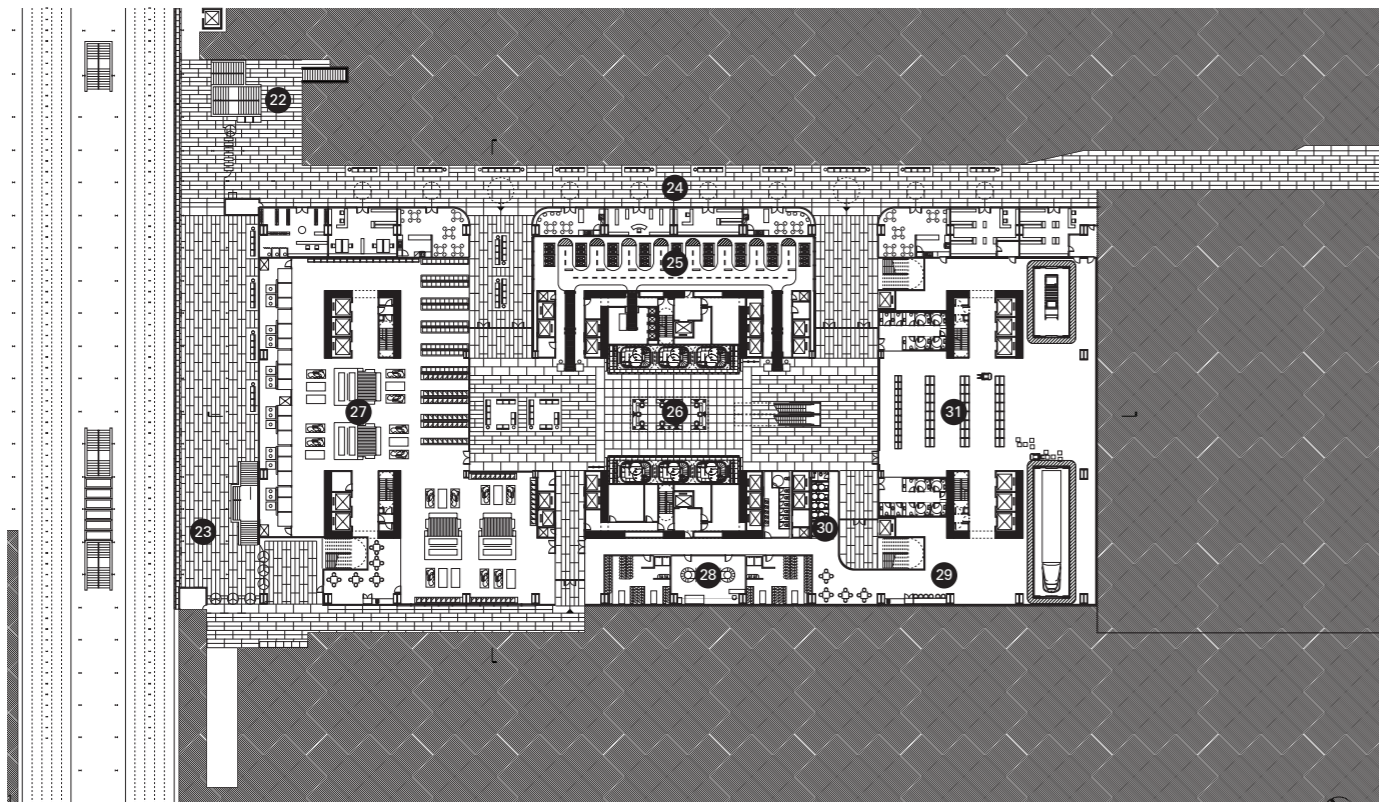
Cross Section of Basement and Ground Floor

0 10 20 m



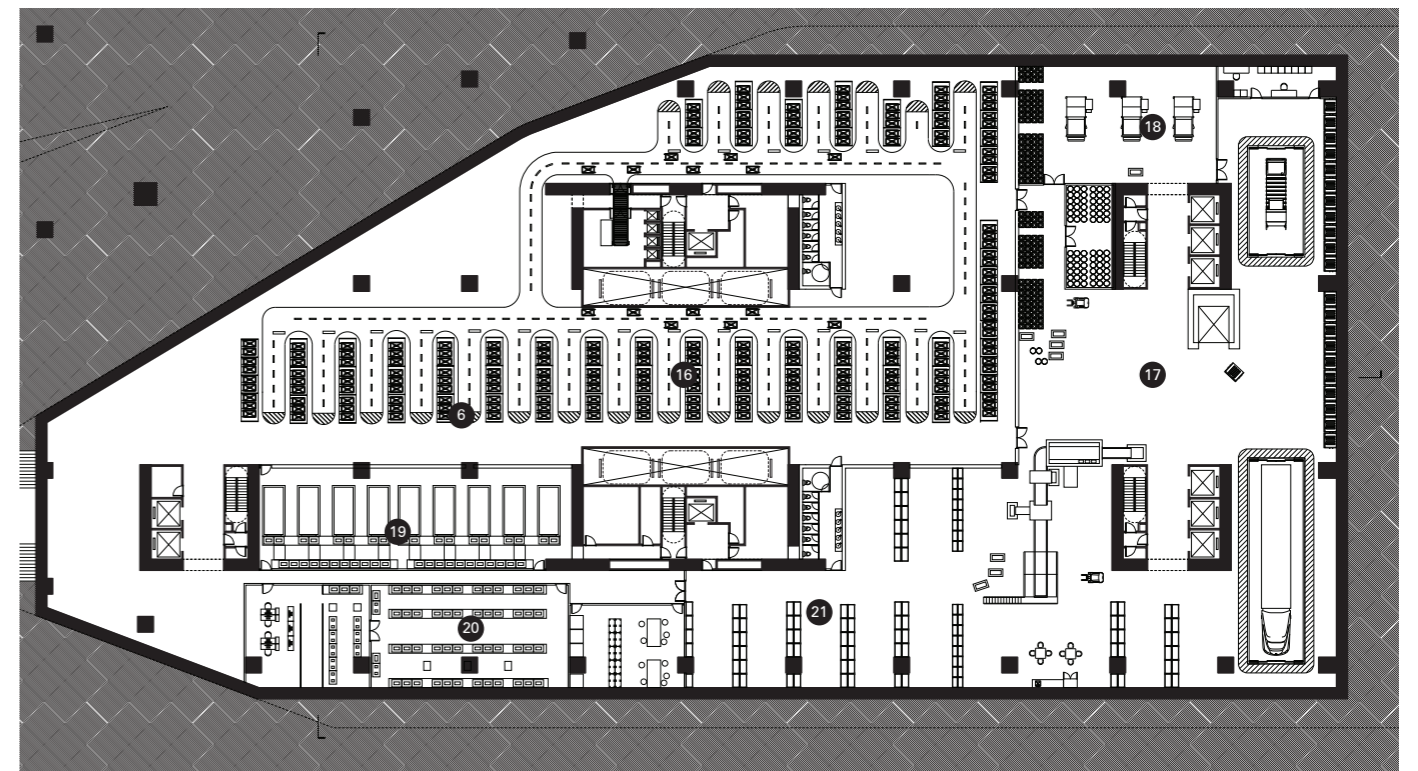
Basement

Floor -3



Basement

Floor -1



Basement

Floor -2

## Basement Floors

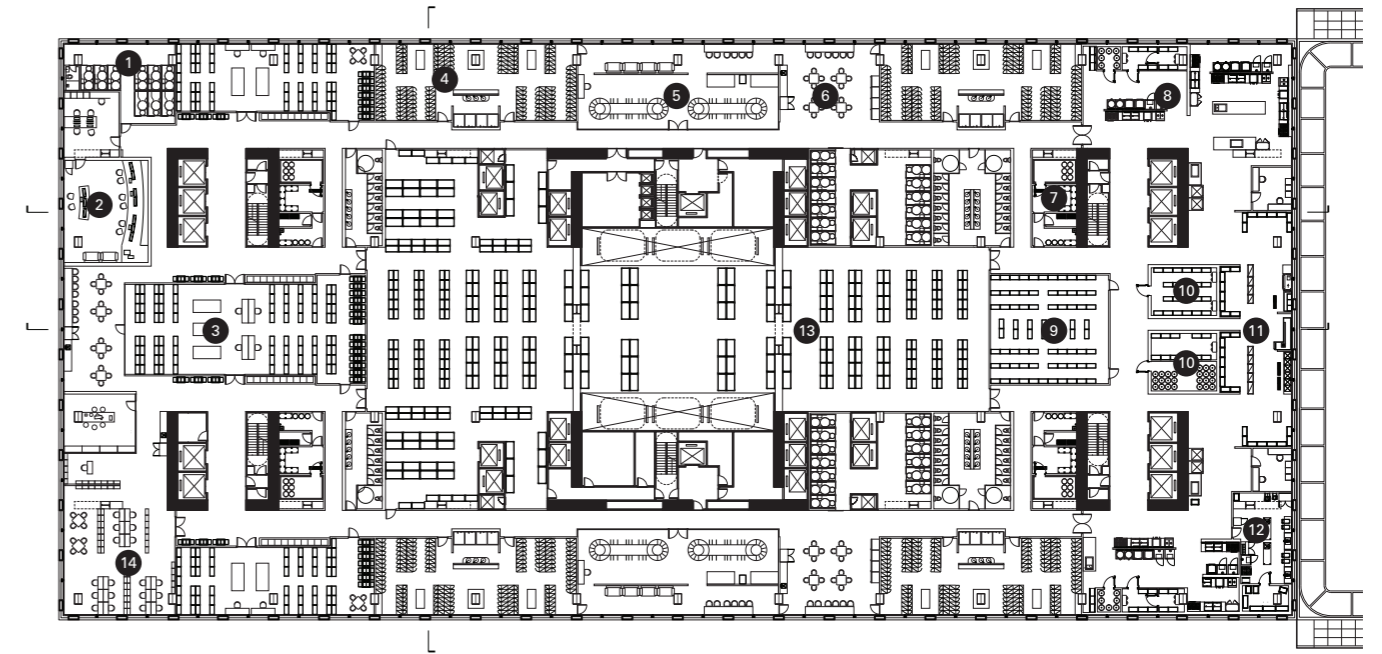
- 1. Elevator maintenance and repair
- 2. General storage
- 3. Truck elevator
- 4. Casino vault
- 5. CCTV room
- 6. Water treatment room
- 7. Water tank room
- 8. HVAC room
- 9. Maintenance room
- 10. Smoke control room

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

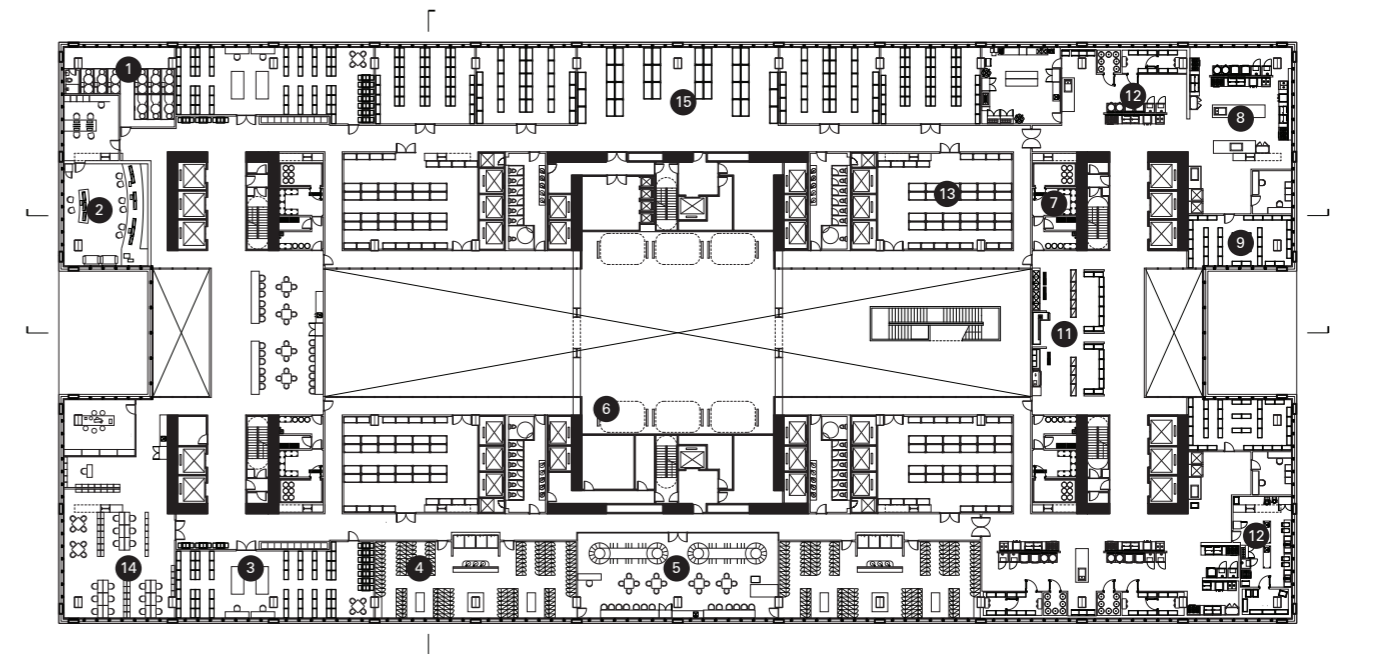


Service Floor

Floor 12



Service and Systems Floor Sections (Floors 31–32)



Service Floor

Floor 32

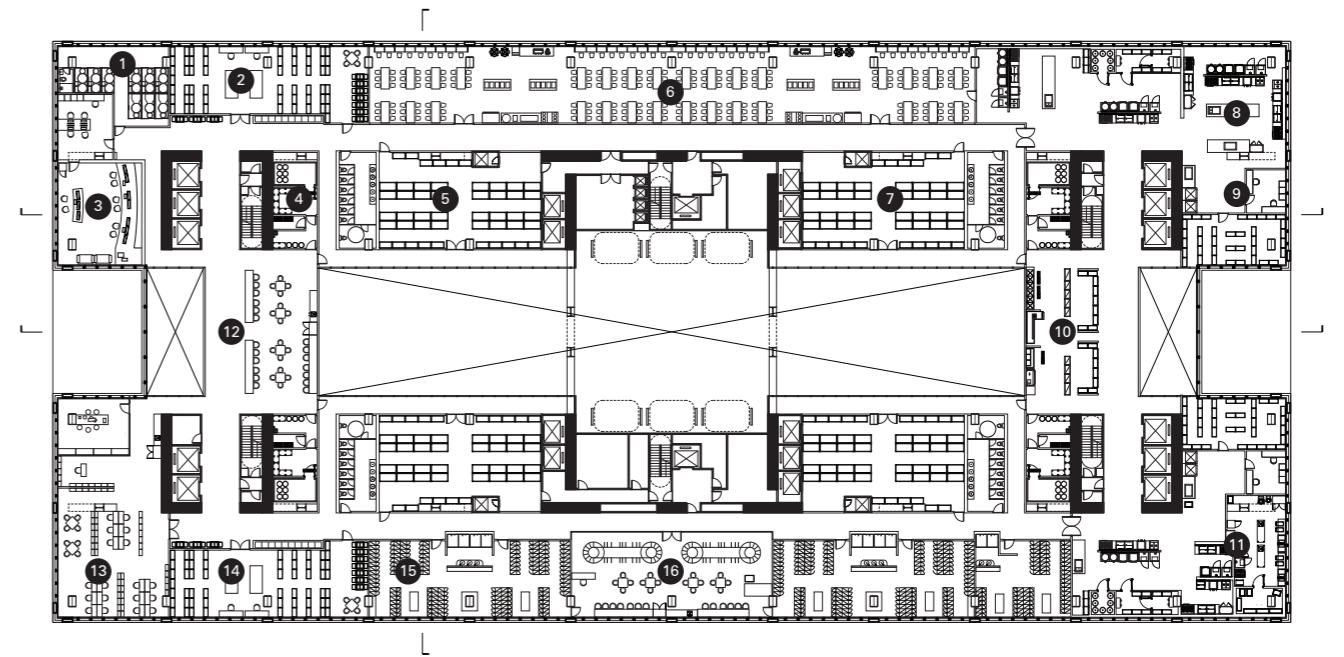
## Service Floors

- |                         |                          |                         |                    |
|-------------------------|--------------------------|-------------------------|--------------------|
| 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)



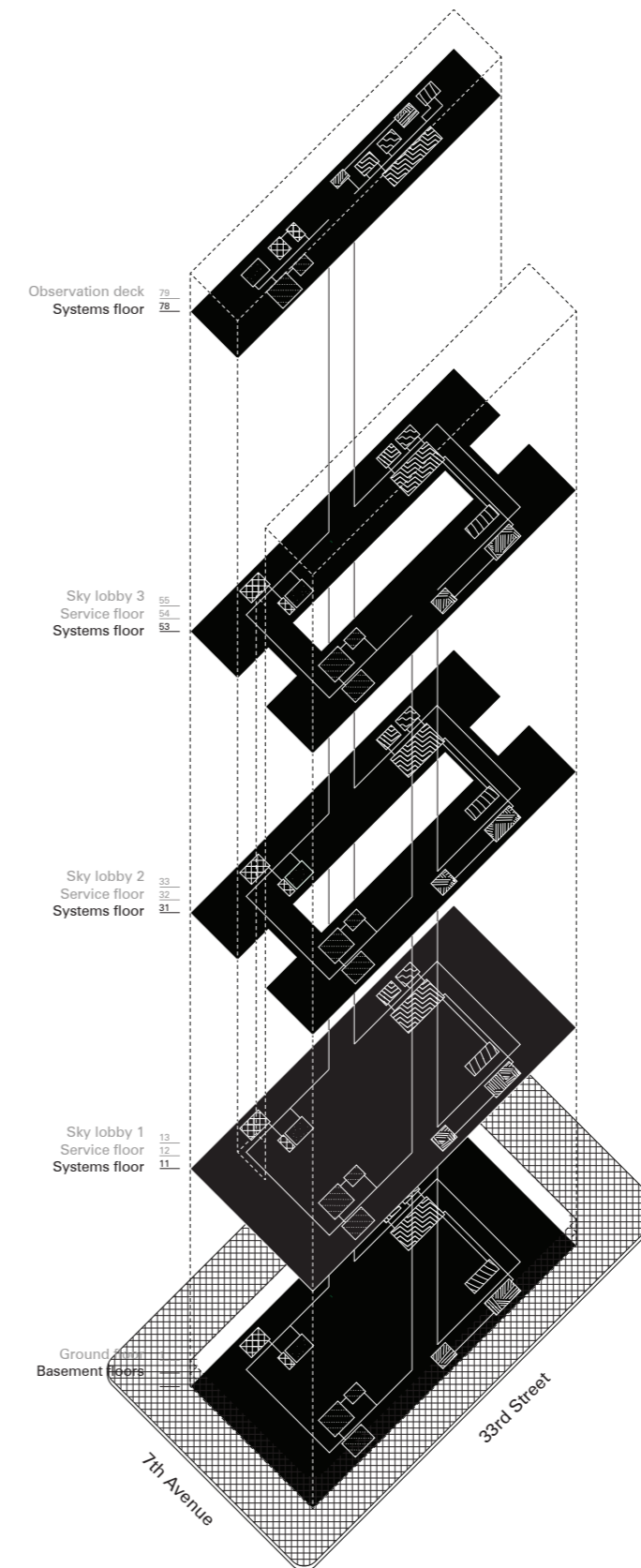
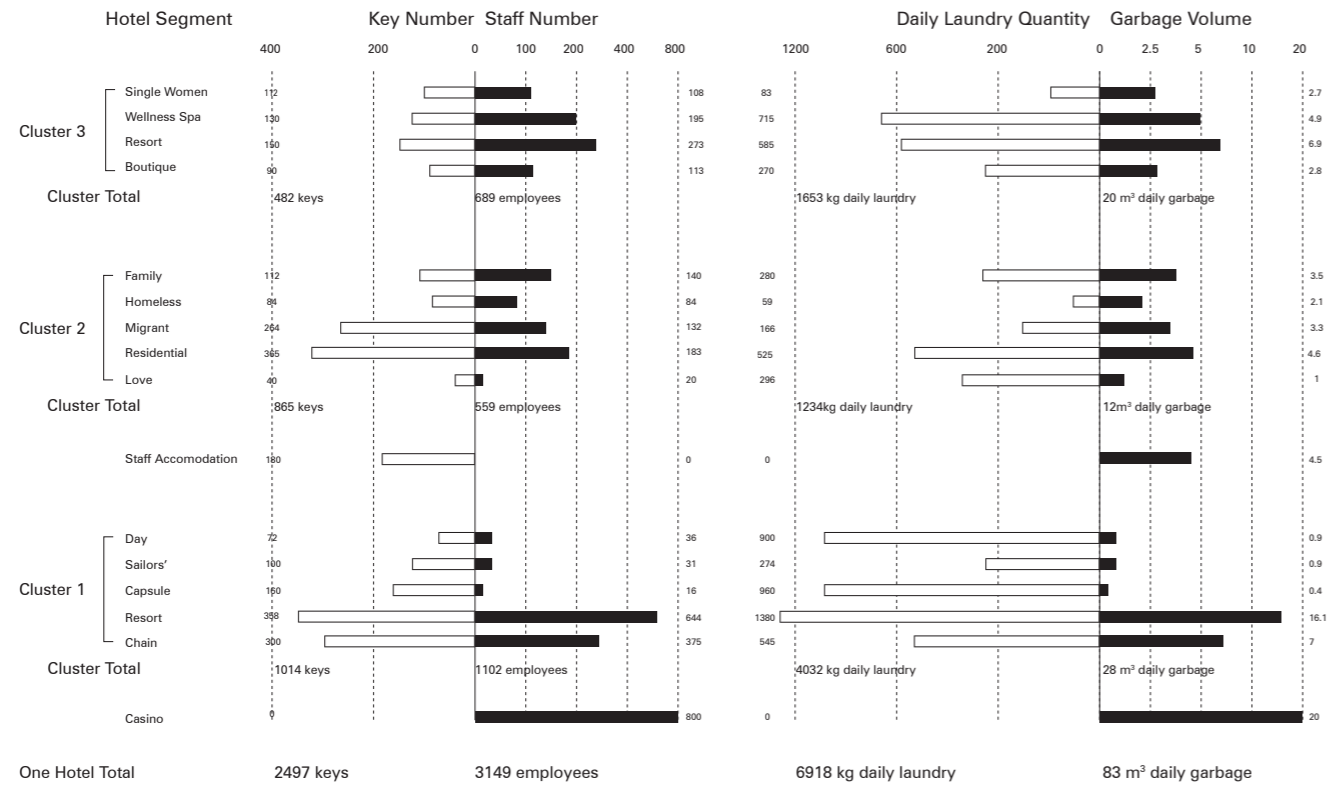
Service Floor

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

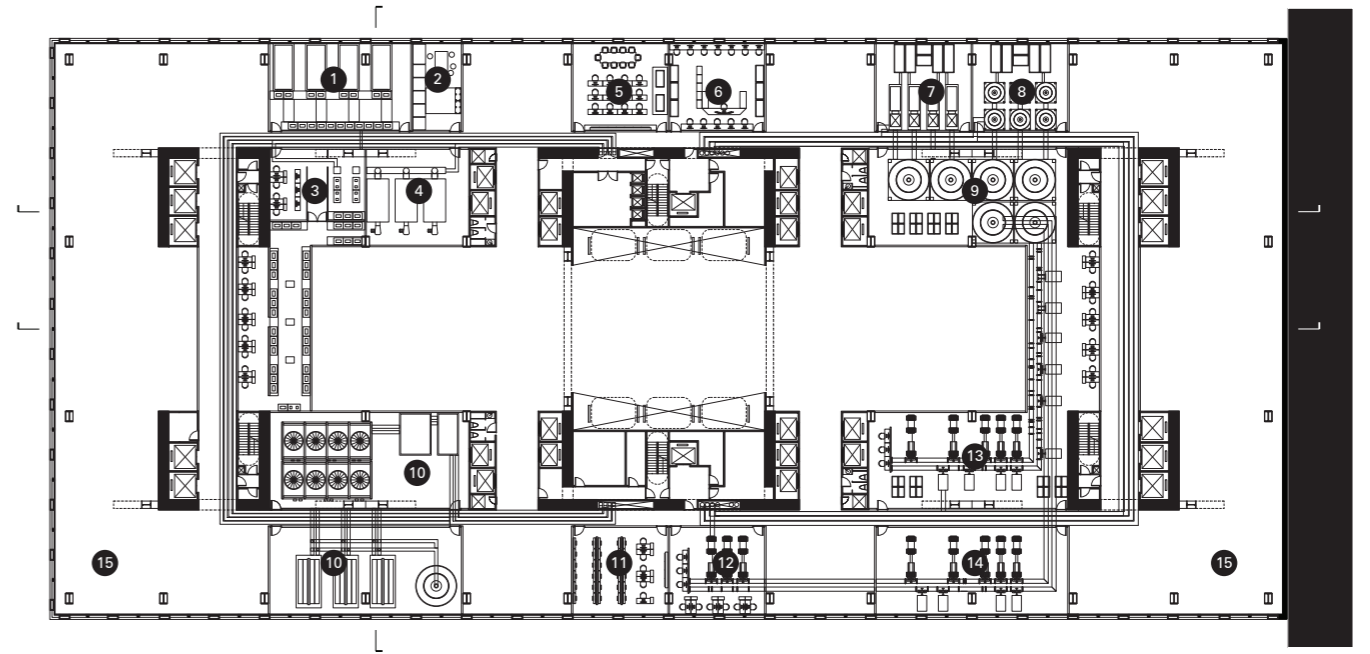
Diagram comparing hotel segments through number of keys, calculations of number of elevators, number of staff, amount of laundry and waste.

## 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)

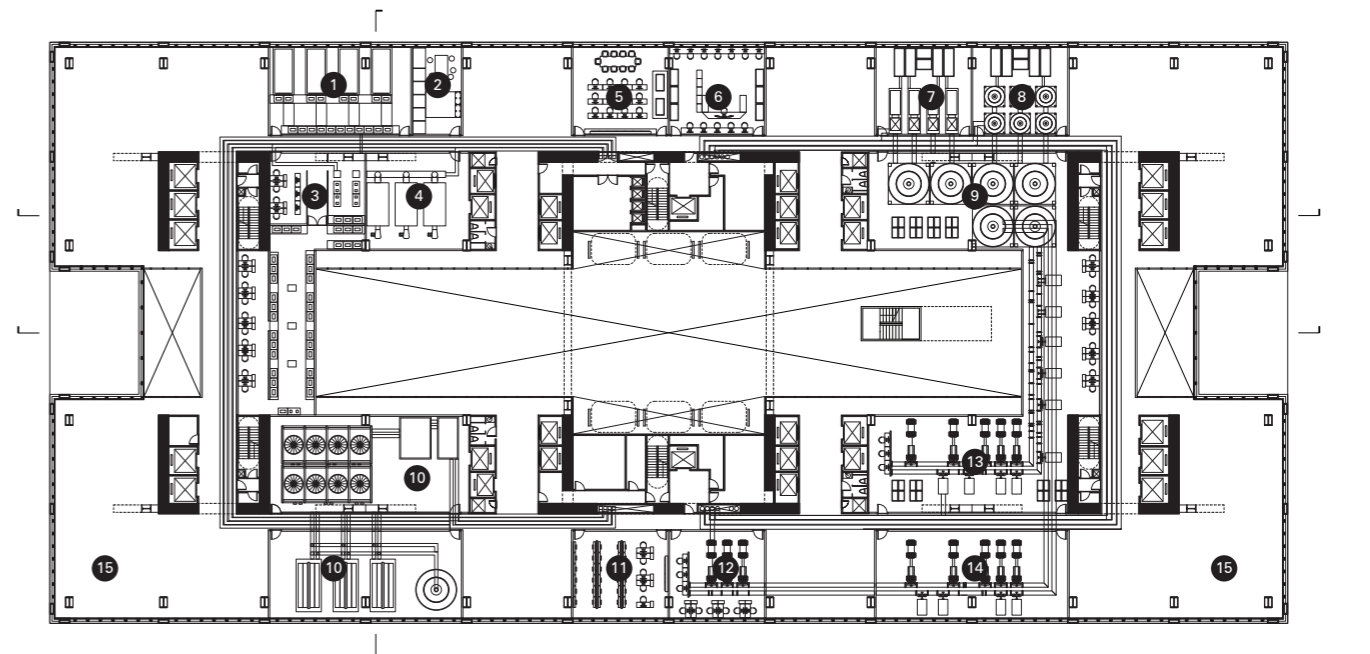


Systems Floor

Floor 11



Service and Systems Floor Sections (Floors 31–32)



Systems Floor

Floor 31

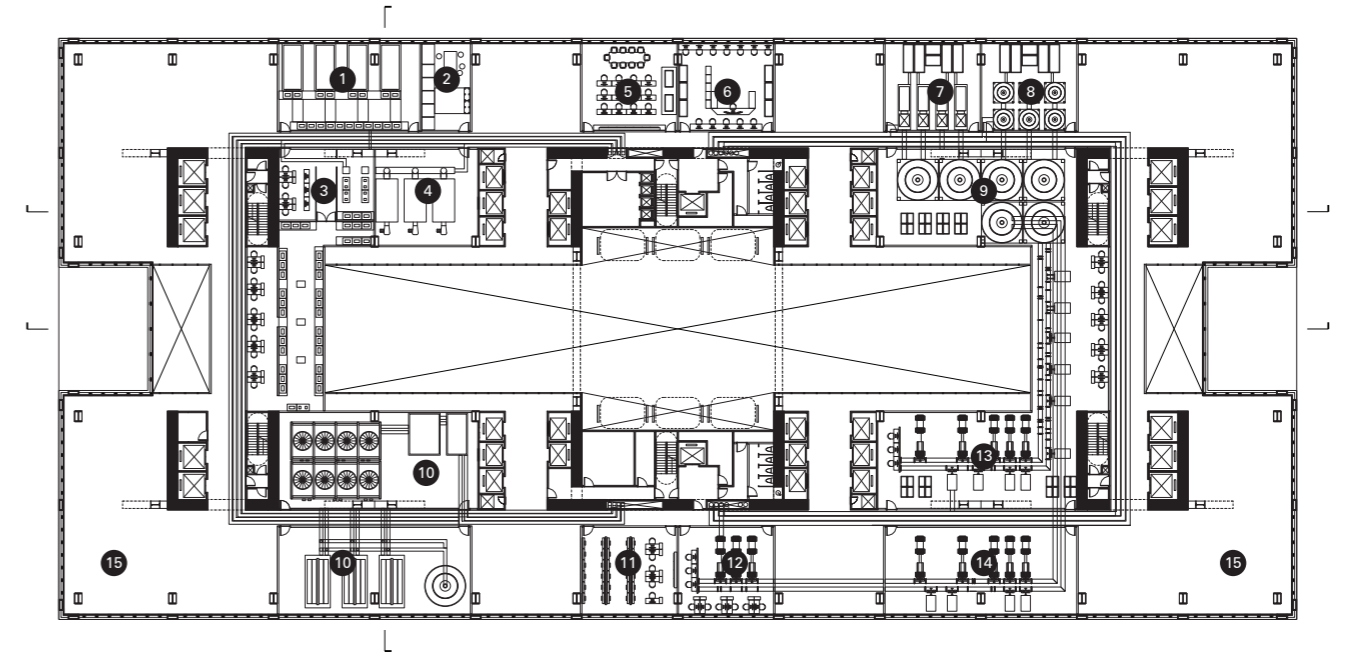
## Systems Floors

- |                                    |                         |                                  |                           |
|------------------------------------|-------------------------|----------------------------------|---------------------------|
| 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)

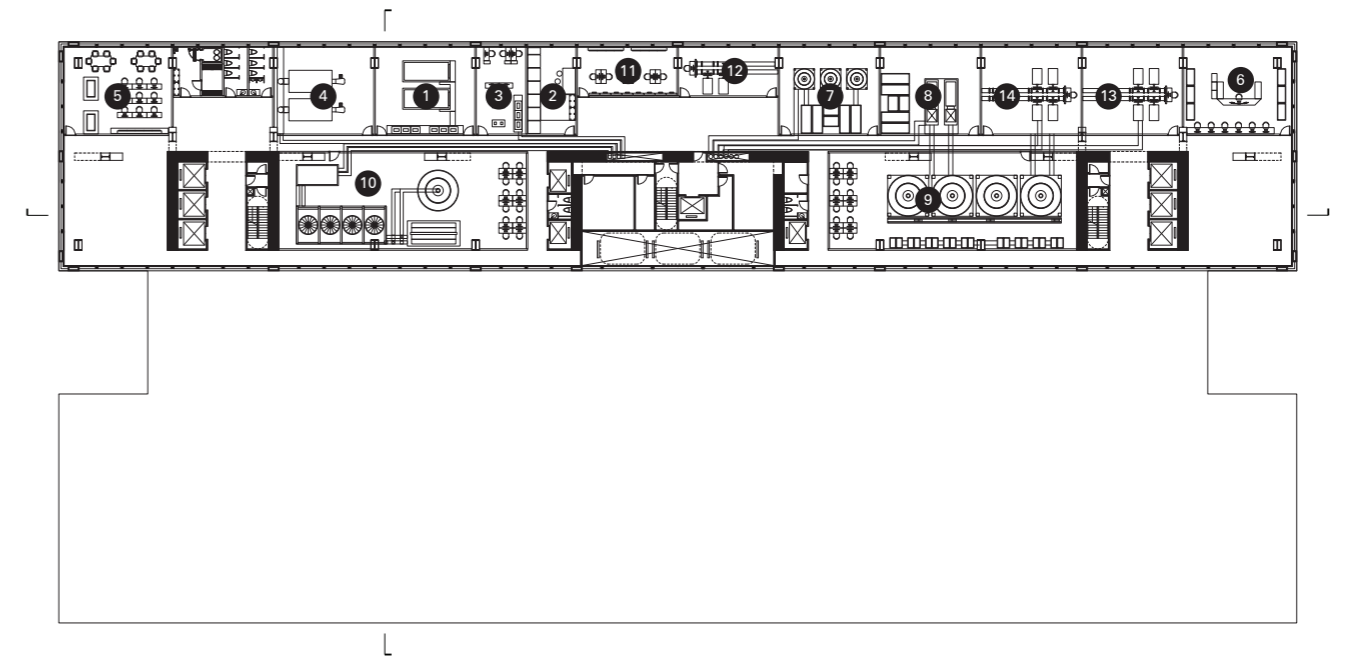


Systems Floor

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           |



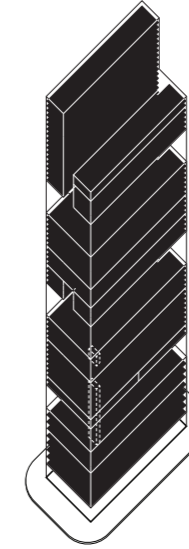


2030



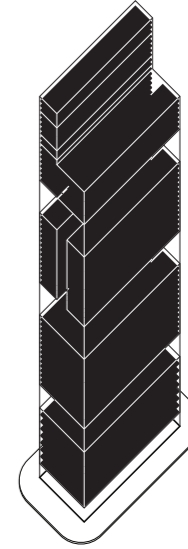
Fourteen hotel segments

2050



Nine hotel segments

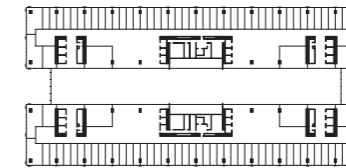
2080



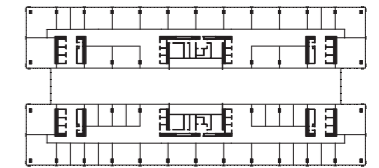
Residential



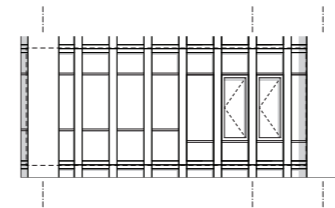
Hotel segment



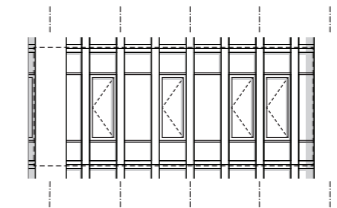
Student housing segment



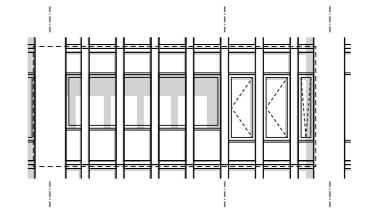
Apartments



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.



This contribution explores how the boarding house provides a home for young sailors who feel exiled in the alienating and pricey urban landscape of New York City. The United States Navy-operated boarding house at One Hotel helps ease the tension between sea and land, labor and pleasure, companionship and loneliness.

New York City has always been intimately intertwined with the sea. As one of the world's busiest ports for centuries, the city has witnessed the comings and goings of sailors, as well as the trade of goods and ideas. Sailors have long been an integral part of New York's urban life—their periods of shore leave and culture of transience were economic and social factors in the city's evolution and functioning. The formation of an informal "sailortown" adjacent to the port catered to the mobility of seafarers, providing facilities related to self-care, financial and civic obligations, as well as opportunities for socialization and exchange of experiences, instincts, and impulses.

Historically, when reaching land, a sailor would seek a shelter in which to be cleansed from the salty waters of the sea and relieved from the reality of shipboard living. This shelter was the boarding house, a type of affordable housing for those in need of cheap accommodation in the city, such as immigrants, students, single women, and sailors. Guests paid for room and board. The rooms were small and shared, containing the basics for short or long stays, and bathrooms were communal. Strict rules, such as curfews, were applied to provide for the safety of residents. Guests were fed communal meals at set times as part of the rate, which was to be paid per night, week, or month.

Built by the American Seaman's Friend Society (ASFS) in 1908, the Jane Hotel is an example of what a New York City sailor's boarding house was like in its prime as well as a present-day designated landmark. The Jane operated as a boarding house for sailors in a five-story building, which hosted approximately two-hundred rooms divided into three groups. The rooms, or cabins, covered an area of just 5 square meters, and accommodated only a twin or bunk bed. The largest proportion of rooms

were intended for sailors, while others were for officers and engineers. In addition, the Jane included a dormitory for stewards and cooks. Each group had its own social areas, but there were also facilities shared by all visitors, such as a swimming pool, a billiard room, a restaurant, a chapel, an outfitter and an observation deck at the top. The Jane followed the decline of the boarding-house format from the nineteen-thirties onward, as zoning regulations and cultural shifts made it difficult to maintain this type of accommodation. Nowadays it operates as a boutique hotel and private club.

Today, New York is still home to one of the largest ports in the world, but modern shipping methods have reduced the number of seafarers and modified their duties and routines. The perception of the sailor has also changed. Once perceived as those pursuing a difficult and labor-intensive—if nostalgic—way of making a living, sailors are now pictured above all as hypersexual and muscular men in order to sell perfume bottles and fashion goods. And sailing itself is portrayed as part of a hip way of life—imagine conquering the seas on an expensive yacht, having champagne on board, and posting visuals of it all on social media. The United States Navy is perhaps one of the few institutions that have indelibly preserved the naval profession over time.

The United States Navy has approximately 350,000 active-duty personnel, and is certainly a superpower in military maritime operations. New York City is located between two major naval stations, Norfolk, Virginia and Newport, Rhode Island. These military bases host a large number of active personnel and are the home ports of a large number of advanced military ships. In addition to operational units, Norfolk and Newport are the headquarters of important Navy command, academic, recreational, and retail activities, including the recently reestablished U.S. Second Fleet, the Navy Exchange, the Naval Academy Preparatory School (NAPS), and the Navy Band Northeast. And in addition to New York's proximity to these centers of naval activity, the growing popularity of the annual New York Fleet Week, and other major events such as the Veterans Week, leads to the enduring and vital

presence of sailors in the city.

Whether on duty or during periods of leisure, active and retired Navy sailors struggle to find affordable accommodation in the pricey metropolis. The Sailors' Boarding House at One Hotel, in response to this reality, serves as a military retreat in Midtown Manhattan. It validates the United States Navy as a thriving organization that cherishes its personnel and the civilians it serves, hoping to encourage future recruitment for its progressively declining troops.

The boarding house is located in the closest possible proximity to the ground, on the first accommodation-devoted floor of One Hotel, overlooking the Seventh Avenue and directly above the first sky lobby, itself a vibrant public square full of events and social encounters. The nautical-themed diner offers sailors two meals for free, included in the price of stay. Sailors can also purchase supplies from the Navy Exchange store, and engage with potential colleagues at the Navy recruitment office. All amenities related to seafarers are public and are scattered throughout the high-rise. The barber shop, tailor's shop, and sailors' bakery in the second sky lobby put sailors in a neighborhood-like setting, and a bank and post office on the ground floor enable them to fulfill their civic obligations. Semi-public amenities, such as a fitness center, healthcare facilities, and a billiards room are shared between the boarding house and other segments of the hotel. The only private amenities available are self-service laundry and video-call pods.

On the way toward the accommodation areas on the sixteenth and seventeenth floors, guests encounter a large flagpole with an American flag mirrored by a long water element. The flag is stationary and the water is calm; they are now not on duty, not in rough waters. The water is reflected from the high atrium where it is broadly visible, uniting the sailors with these other guests. And benches surround the shallow pond, establishing a more intimate connection.

This space becomes the setting for a flag-raising and lowering ceremony every sunrise and sunset, an important moment of pride for active military personnel. The marble tiles outline the formations the sailors must hold during

the ceremony. The marble symbolizes purity and immortality, as well as the dedication of sailor to both the Navy and the flag. A buffing bell—an integral sound in every sailors' routine—keeps time and sounds alarms.

The slit of the skyscraper creates a clear differentiation between short-term and long-term accommodations. In total, the boarding house hosts one hundred rooms. The transition to the berthing area is through a knotted rope curtain, which acts as a soft boundary between spaces of eminence and of tranquility. The naval knot represents unity, commitment, and harmony, as well as the binding of individualities into one, to serve a common purpose.

Although the U.S. Navy has one of the highest percentages of female personnel of the U.S. armed forces—with 20 percent in 2020—life on board is largely segregated by gender. Male and female sailors live in different quarters serviced by different heads, in part to avoid potential sexual harassment and assault. Continuing the U.S. Navy's efforts to address these situations but also in order to offer a more flexible program based on the demographics of the ship at a given time, the boarding house berthing areas are degenderized so as to allow for rotation between men and women depending on guest needs. However, in the short-stay section, gender division in the shared bathrooms and lavatories is respected, in order to offer a comfortable experience to every guest.

The corridors are reminiscent of a ship's deck, both in their timber cladding and their size. On one side there are the wooden doors of the cabins, with their circular windows, as well as individual glass cabinets for displaying the uniform of each sailor. In the middle, long benches provide communal areas for polishing uniform shoes.

The rooms are small but effective. They include a twin bed, wardrobe, mirror, and a large window that looks out over the city through a modest green threshold, something completely absent from the architecture of a ship. The domesticity of the rooms is enhanced by a soft carpet, while the pink-painted walls evoke feelings of warmth, coziness, and optimism. Long-stay rooms also include a small desk and chair. Decorative accessories

fill the room: an origami boat in the background symbolizes an ambition to be achieved; a globe, associated with knowledge, represents encounters and experiences gathered during travels; and a compass symbolizes protection for those who embark on new adventures. A notebook is also provided so that sailors can write letters to loved ones, document their memories, or express their sentiments through art.

The room structures the entire configuration of the segment—two units can either form a long-stay module or merge with overlapping beds, creating a sort of "bunkroom" that increases the accommodation density in the skyscraper layout. The focal point of socialization for the short-stay section is the communal bathrooms, where shaving and showering become a collective activity, while for the long-stay section the wardroom consists of the kitchen and the living room, spaces that promote wholesome gatherings. Each room in the long-stay section is equipped with a private lavatory with a built-in bathtub, a comfort that seafarers do not enjoy when living on board.

From the monumentality of the marble to the wooden decks of the ship-like interiors to the intimacy of the rooms, materials, textures, and colors interweave to create a smooth transition for each sailor from vessel to skyscraper, from community to seclusion, from duty to relaxation.

At One Hotel, sailors are immersed in a world that includes temporary exposure to other guests within the lively hotel, all of whom represent some contrast or complement to their own seafaring lifestyle. At the same time, and conversely, the boarding house invites the diverse group of guests residing at One Hotel to experience a nautical lifestyle by integrating the presence of sailors into the rhythm of the bustling hotel.

Finally, the sailor's boarding house aims to shed light on the person behind the uniform, the sailor who temporarily becomes acquainted with a room of his own and tries to explore his own ambitions and passions in a cityscape that makes it difficult for him to stay above waters.

## Propositions

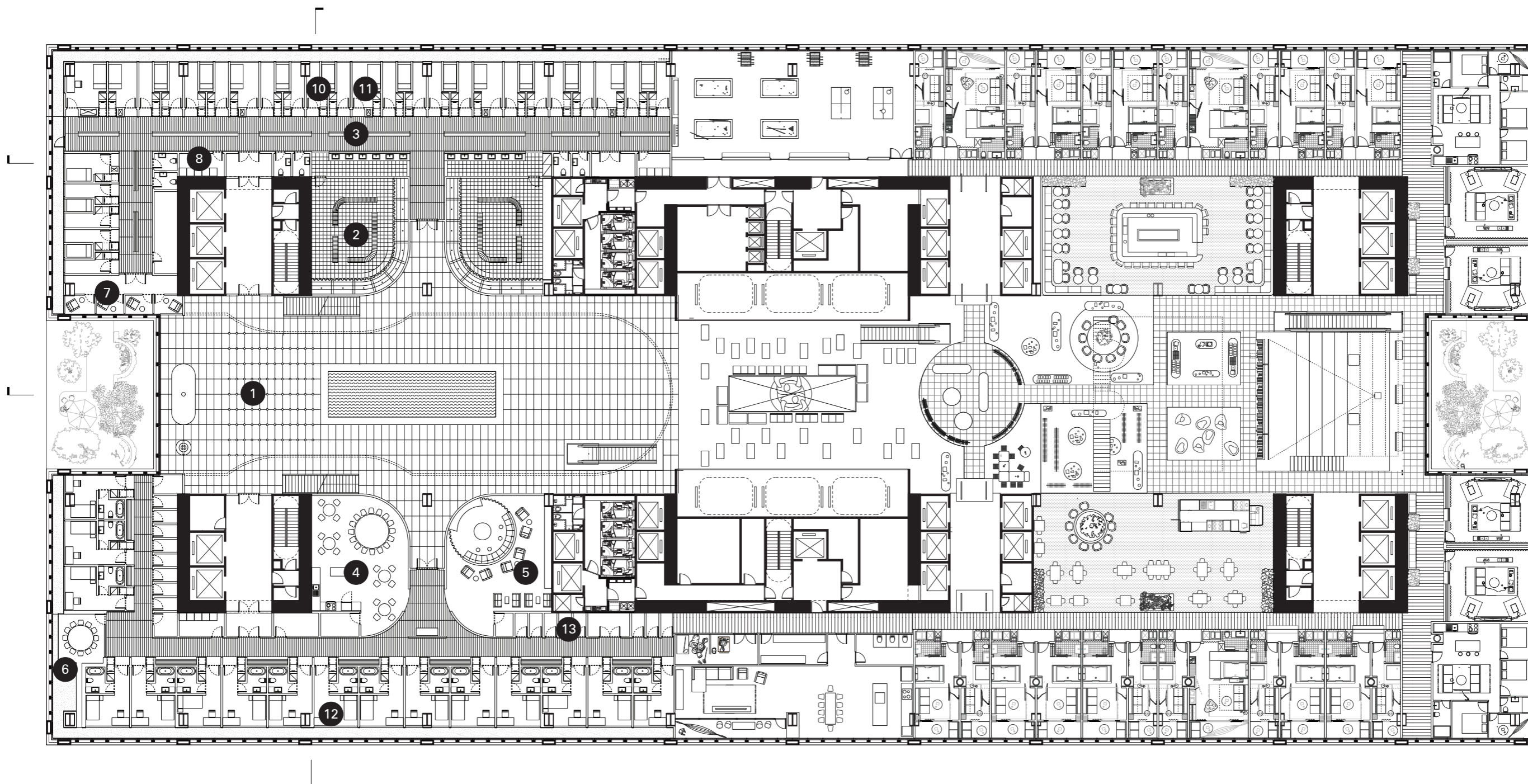
1. The growing popularity of the annual New York Fleet Week and other major events contributes to the vital presence of sailors in the city.

2. A US. Navy–operated retreat in Midtown Manhattan relieves sailors from the difficulty of finding affordable accommodations for both short and long-term stays.

3. The Sailors' Boarding House segment provides a gender-integrated home for male and female sailors smoothing the transition from duty to leave.

4. The presence of the sailors in the rhythm of the bustling hotel and the temporary exposure to other guests forms a mutually instructive encounter between them.

5. The Sailors' Boarding House segment It validates the United States Navy as a thriving organization that cherishes its personnel and the civilians it serves, and encourages recruitment.



Floor 16

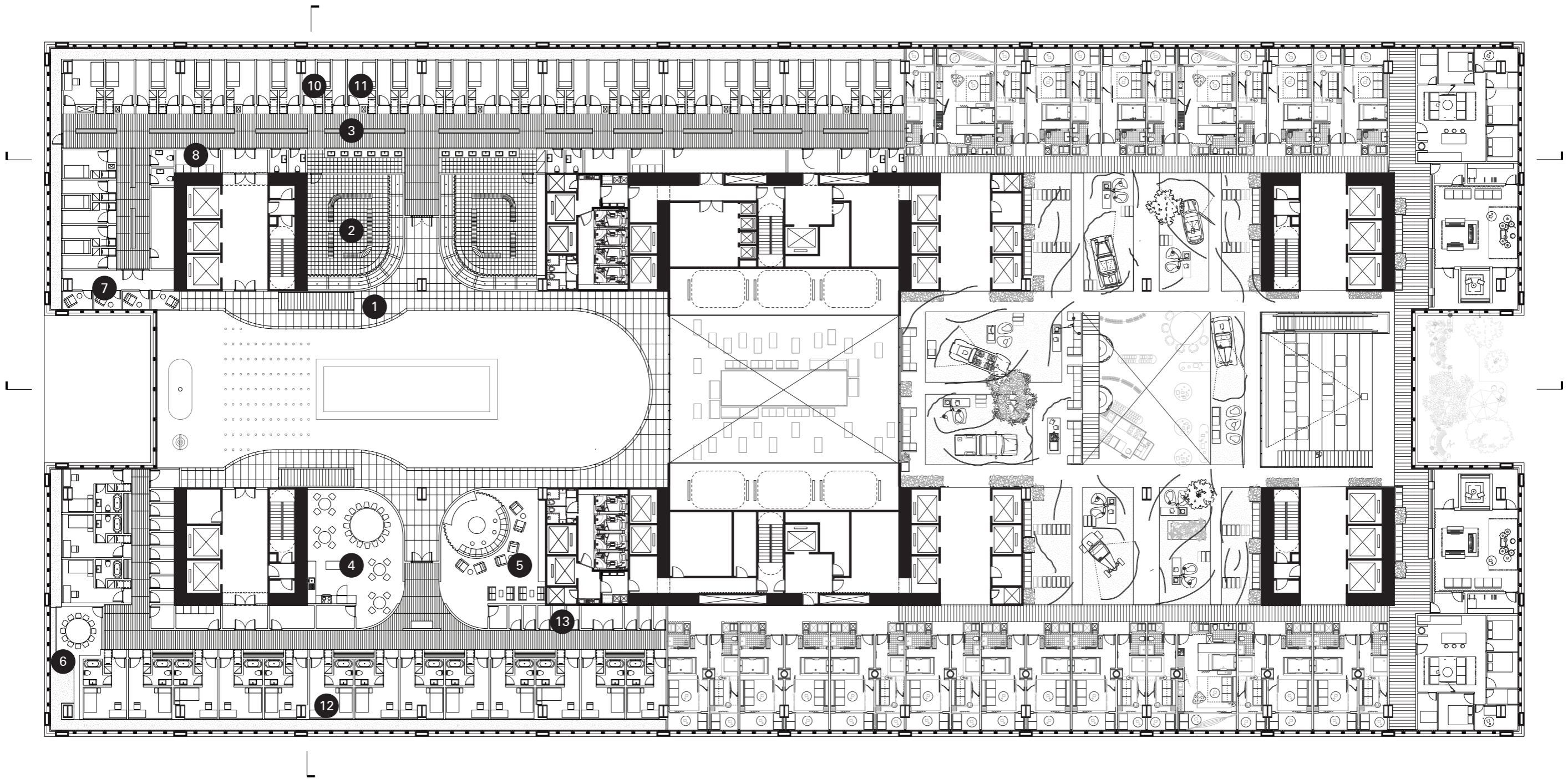


- 1. Ceremonial space for flag raising and lowering
- 2. Communal bathrooms
- 3. Corridor with shoeshine bench

- 4. Communal kitchen and dining room
- 5. Communal living room
- 6. Communal balcony

- 8. Self-service laundry
- 9. Long-term storage
- 10. Sailor's bunk cabin (Type B1)
- 11. Sailor's cabin (Type B1)

- 12. Captain's cabin (Type D1)
- 13. Storage



Floor 17

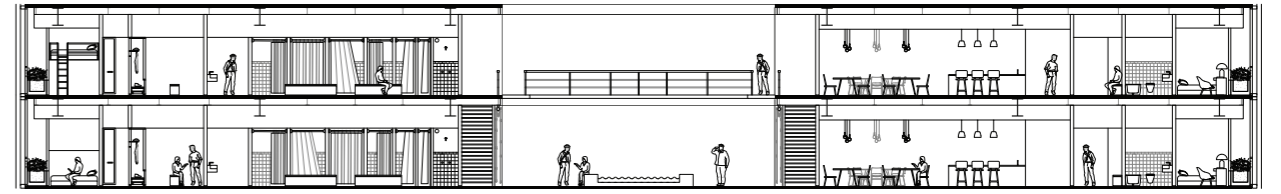


- 1. Balcony overlooking ceremonial space
- 2. Communal bathrooms
- 3. Corridor with shoeshine bench

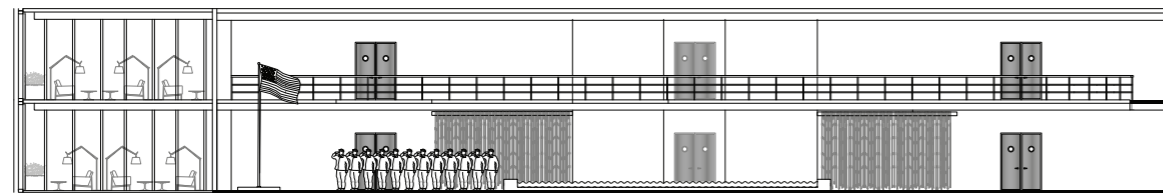
- 4. Communal kitchen and dining room
- 5. Communal living room
- 6. Communal balcony

- 8. Self-service laundry
- 9. Long-term storage units
- 10. Sailor's bunk cabin (Type B1)
- 11. Sailor's cabin (Type B1)

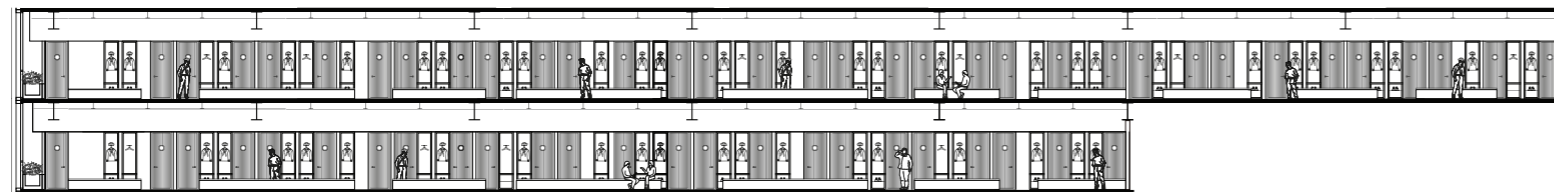
- 12. Captain's cabin (Type D1)
- 13. Storage



Cross Section



Longitudinal Section



Longitudinal Section

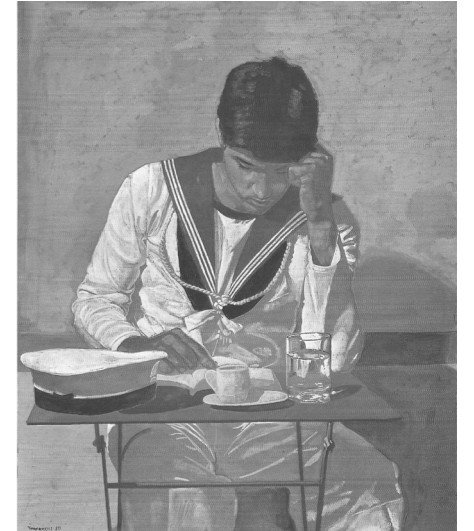
0 1 2 5 10 m



Rowton House, Camden, London, 1905



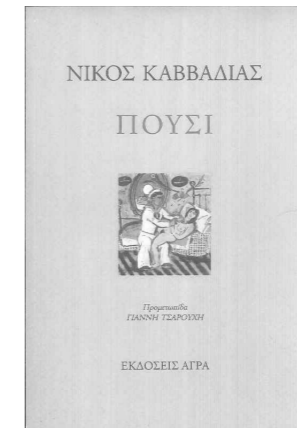
Floating Naval Museum in Athens



Sailor reading, Yannis Tzarouchis, 1980



Bunk bed cabin at The Jane Hotel



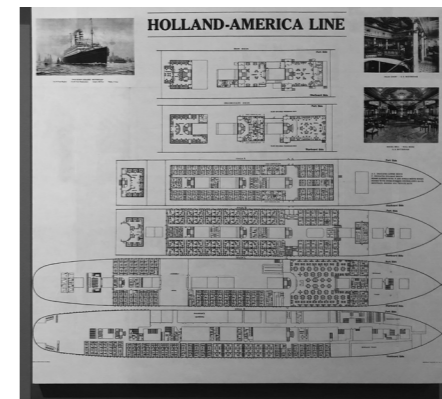
Fog, Nikos Kavvadias, 1947



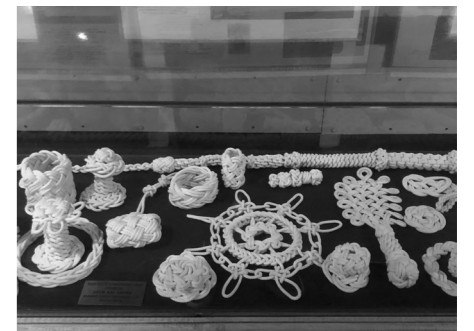
National Mall in Washington, D.C.



Christopher Gostout, Nelly's, 1955



Rotterdam IV cabin plan, Holland America Line, 1927



Naval knots



*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 boarding house that refreshes enlisted sailors.

The Berlage Center for  
Advanced Studies in Architecture  
and Urban Design

Faculty of Architecture and  
the Built Environment

Delft University of Technology

#### Thesis advisory team

Salomon Frausto  
Pavel Bouše  
Benjamin Groothuijse  
Michiel Riedijk

#### Thesis examination committee

Dick van Gameren  
Kees Kaan  
Daniel Rosbottom  
Paul Vermeulen  
Nathalie de Vries

#### Students

Nicolaos Charalambous<sup>(CY)</sup>  
Chaomin Chen<sup>(CN)</sup>  
Sneha Gireesh<sup>(IN)</sup>  
Thomas Gkikas<sup>(GR)</sup>  
Ujal Gorchu<sup>(AZ)</sup>  
Eliott Moreau<sup>(FR)</sup>  
Ana Nuño de Buen<sup>(MX)</sup>  
Kelly Olinger<sup>(US)</sup>  
Lenneke Slangen<sup>(NL)</sup>  
Maria Stergiou<sup>(GR)</sup>  
Yuhe Tan<sup>(CN)</sup>  
Felix Verheyden<sup>(BE)</sup>  
Han Yang<sup>(CN)</sup>  
Nien-Heng Yang<sup>(TW)</sup>

#### Director of Studies

Salomon Frausto