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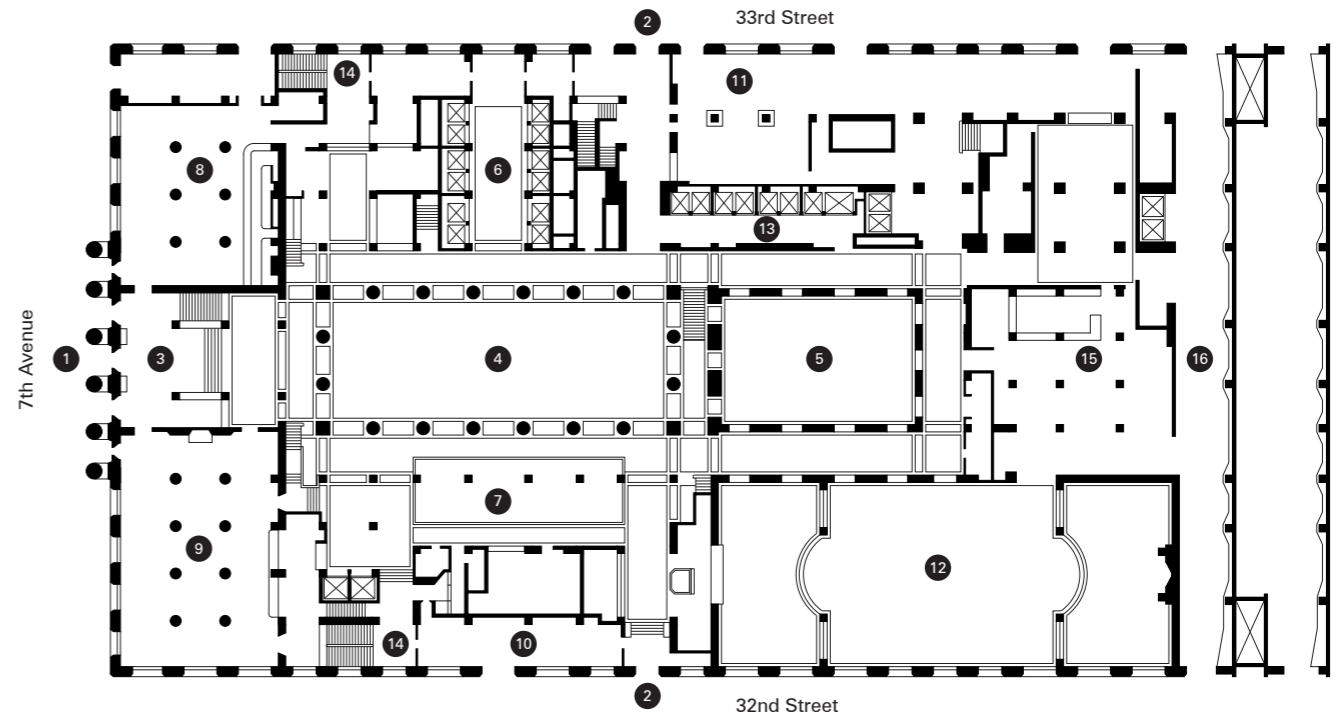
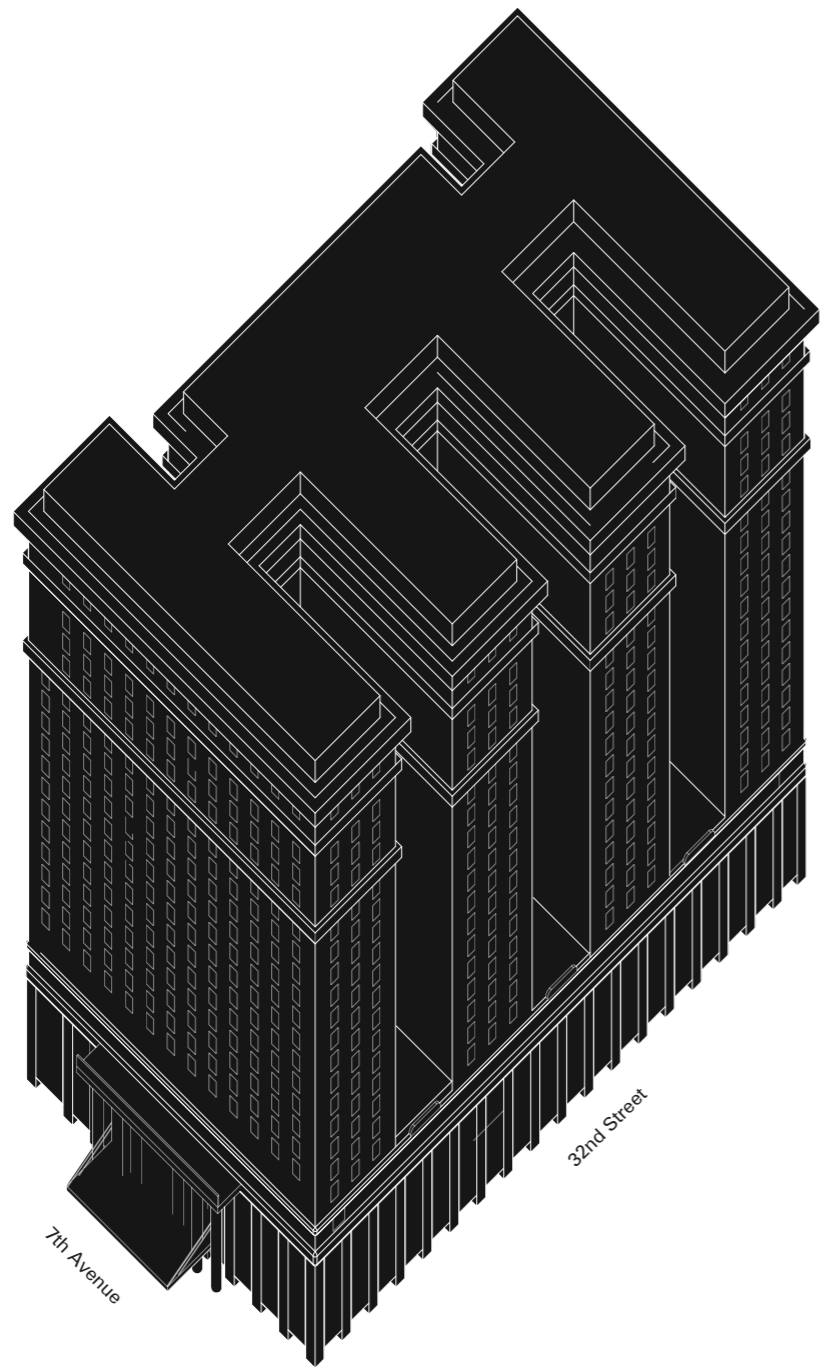
The Hotel is a collective project that studies the hotel, both as a building type and as a place of hospitality, through a collection of fourteen individual contributions inside one skyscraper. The project imagines hospitality as a realm of exchange that condenses the diversity of the city through an 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.

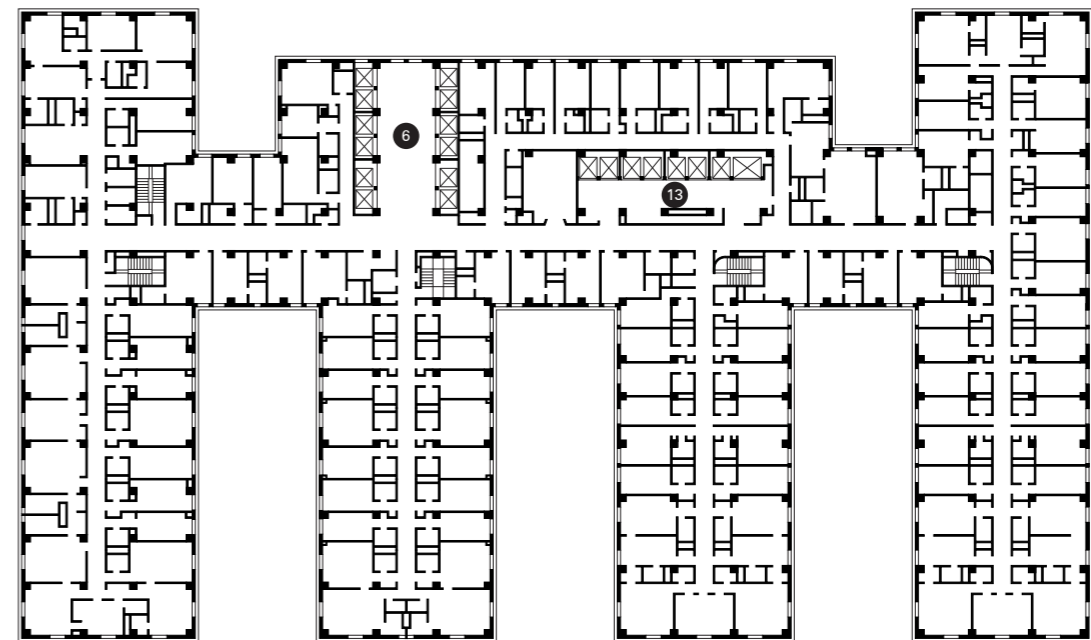
The skyscraper, as a formal and monumental object, appears to contrast the hotel's temporality. In its autonomy, the skyscraper is a landmark in the skyline. Located in Midtown Manhattan—on the former site of Hotel Pennsylvania and adjacent to Penn Station—this project is a reflection on the metropolis 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



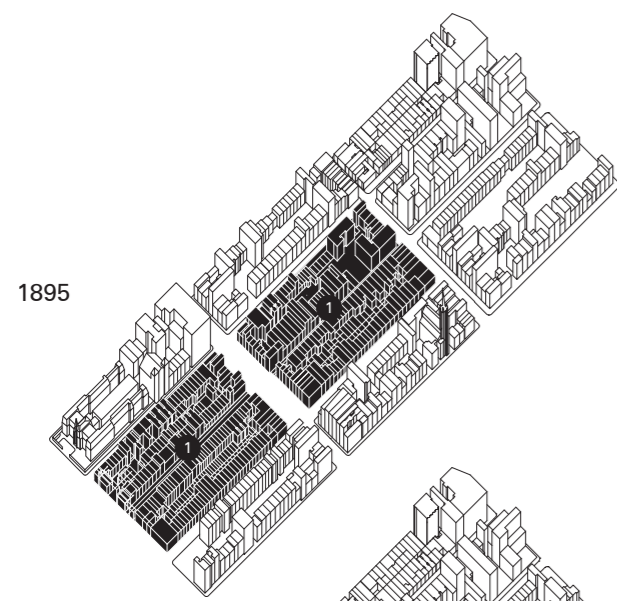
Typical Accommodation Floor

Hotel Pennsylvania

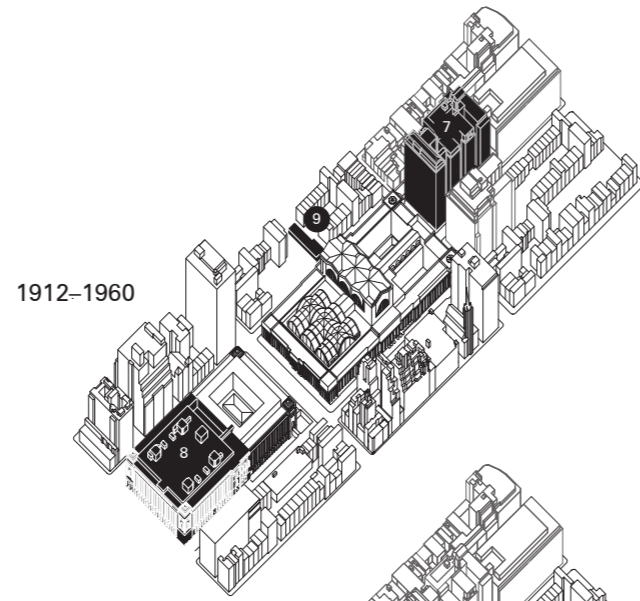
Hotel Pennsylvania was designed by the renowned firm of McKim, Mead & White. Consisting of 2,200 guest rooms over twenty-two floors, it was the largest hotel in the world at the time. Facing Seventh Avenue—and Pennsylvania Station—a portico greeted guests and led into the building through a sequence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



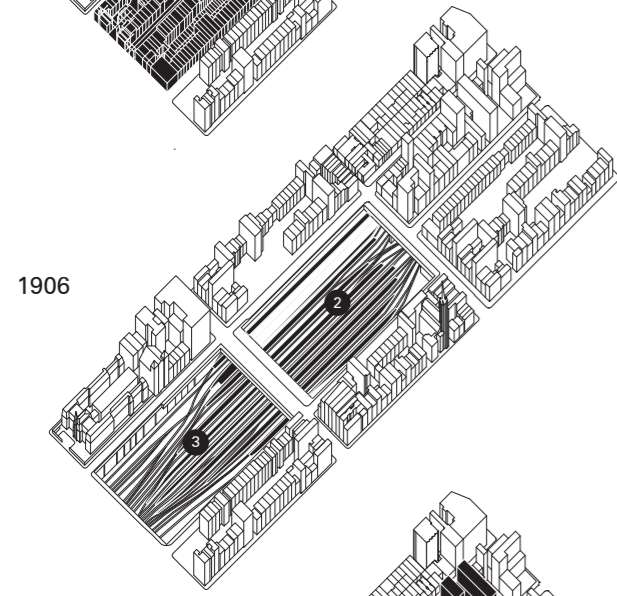
- | | | |
|------------------------|-----------------------|----------------------|
| 1. Main entrance | 7. Office | 14. Subway entrance |
| 2. Secondary entrances | 8. Soda room | 15. Pantry |
| 3. Entrance vestibule | 9. Mens' café | 16. Service driveway |
| 4. Lobby | 10. Shop | |
| 5. Palm room | 11. Drug store | |
| 6. Guest elevators | 12. Dining room | |
| | 13. Service elevators | |



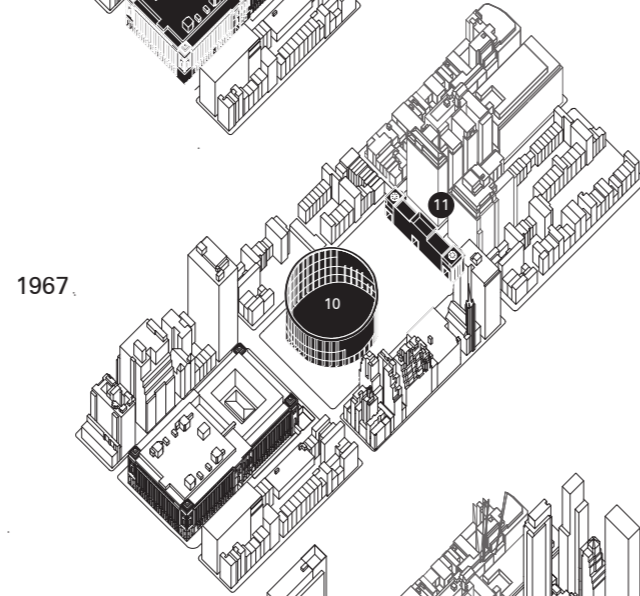
1895



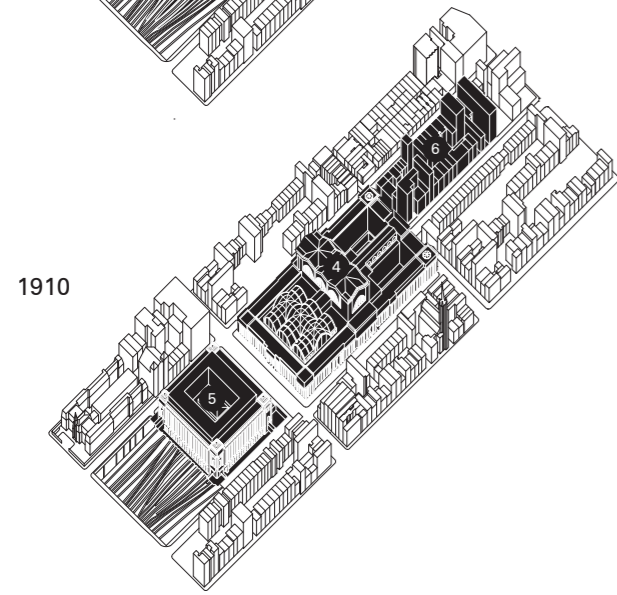
1912-1960



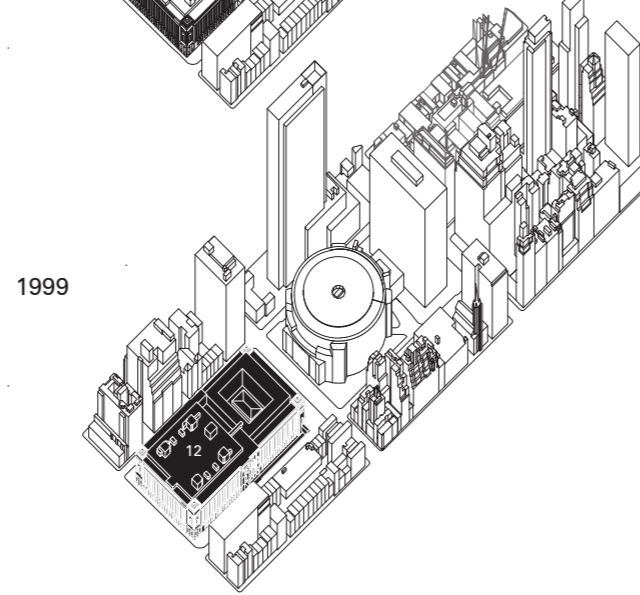
1906



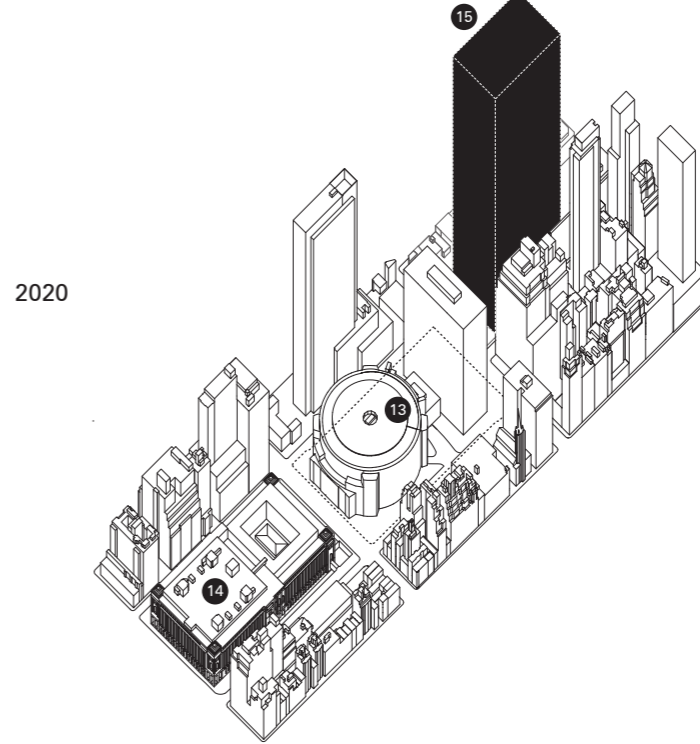
1967



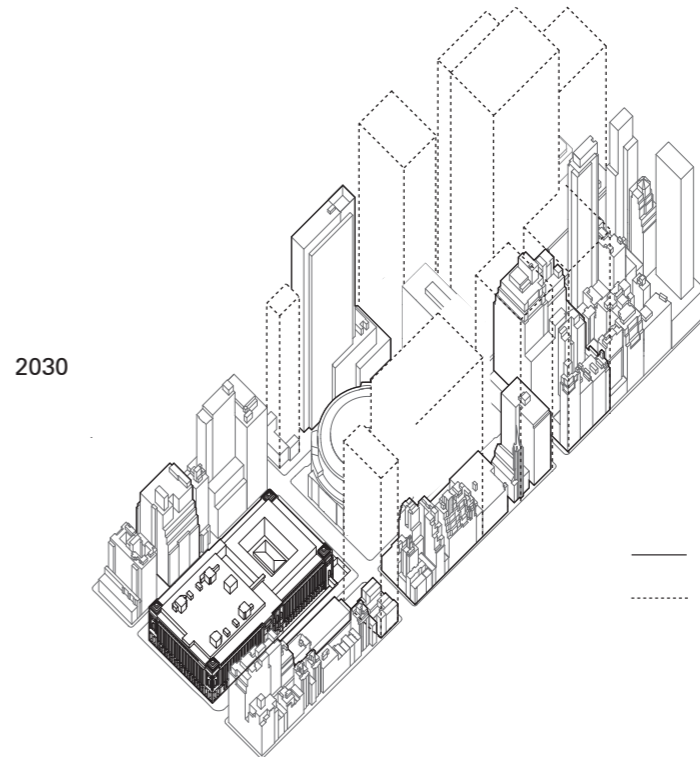
1910



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

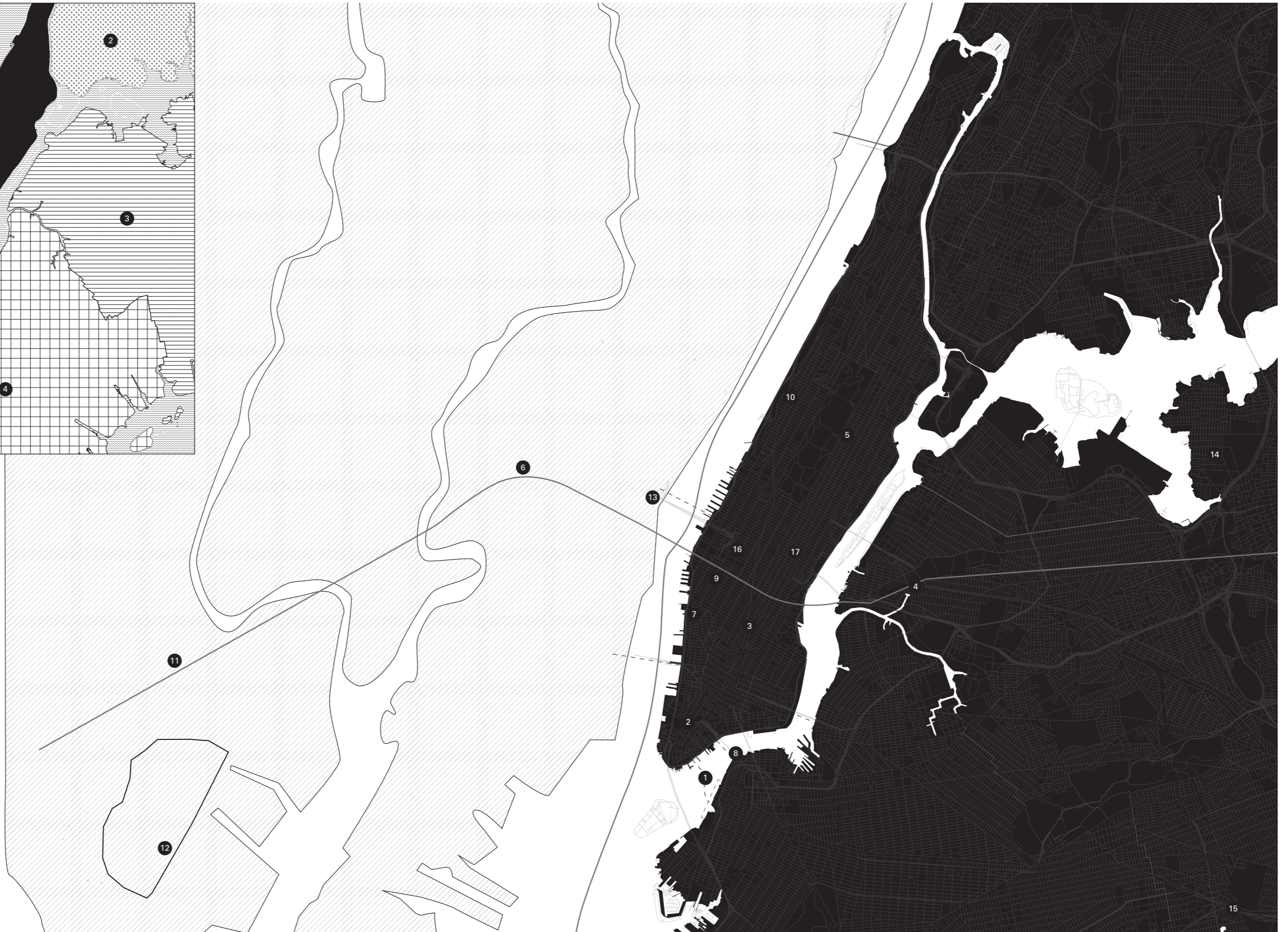
above.
 12. The expansion of Pennsylvania station into the Farley building begins, adding three underground levels along with the redesign of the first floor.
 13. Today, Pennsylvania station functions below Madison square garden sports arena and Penn Plaza.
 14. Moynihan Train Hall is an expansion of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



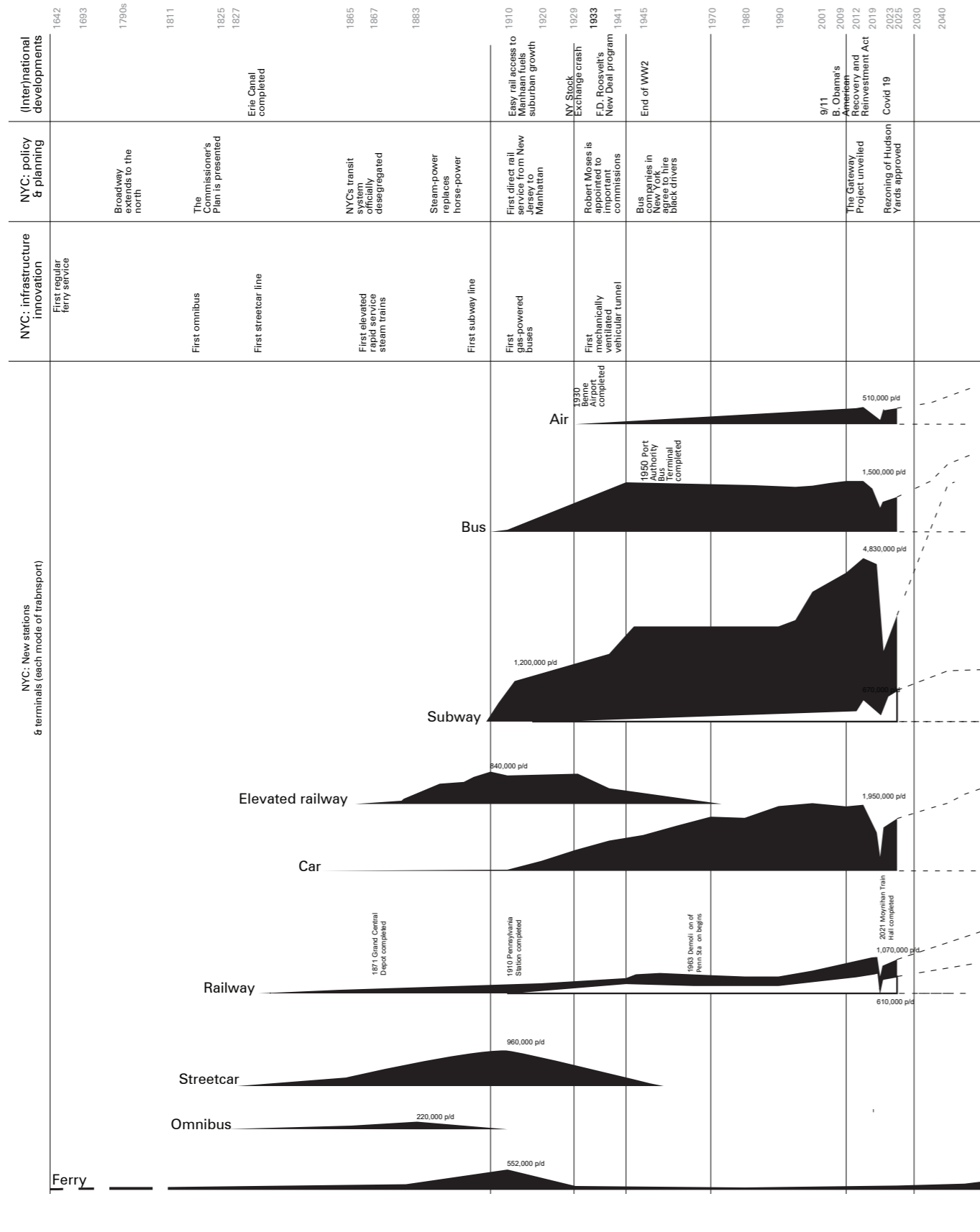
Development of Transportation

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.

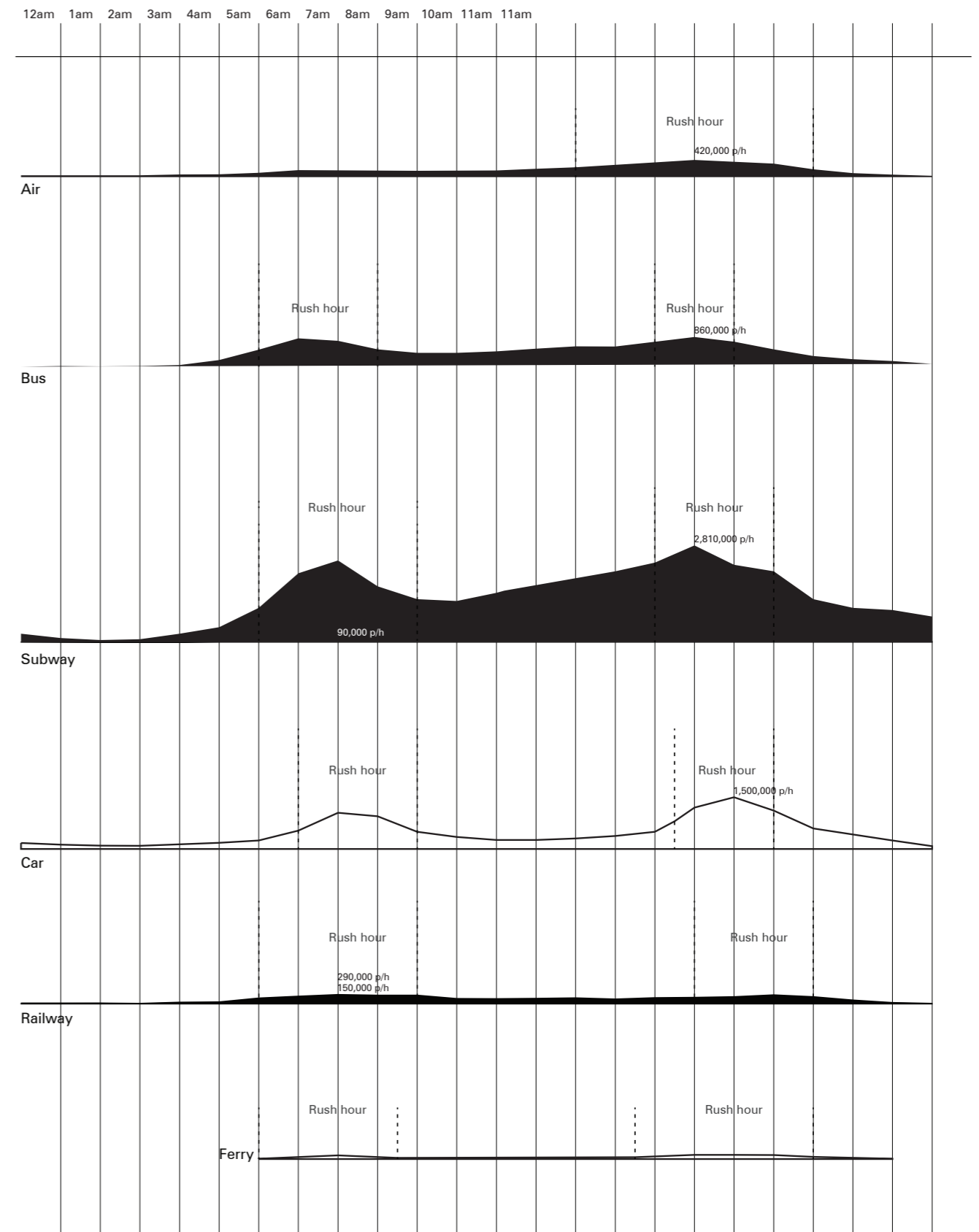
- 1. First regular ferry service starts in 1642
- 2. Broadway extends North in 1790s
- 3. First streetcar line opens in 1832
- 4. Railroad line to the East opens in 1850s
- 5. Railroad line to the North opens in 1850s
- 6. Railroad line to the West opens in 1850s
- 7. First elevated railroad opens in 1871

- 8. Brooklyn Bridge opens in 1883
- 9. Construction of Penn Station begins in 1903
- 10. First subway line opens in 1905
- 11. Hudson tunnels and Penn Station open in 1910
- 12. Newark Liberty Airport opens in 1928
- 13. Lincoln Tunnel opens in 1938

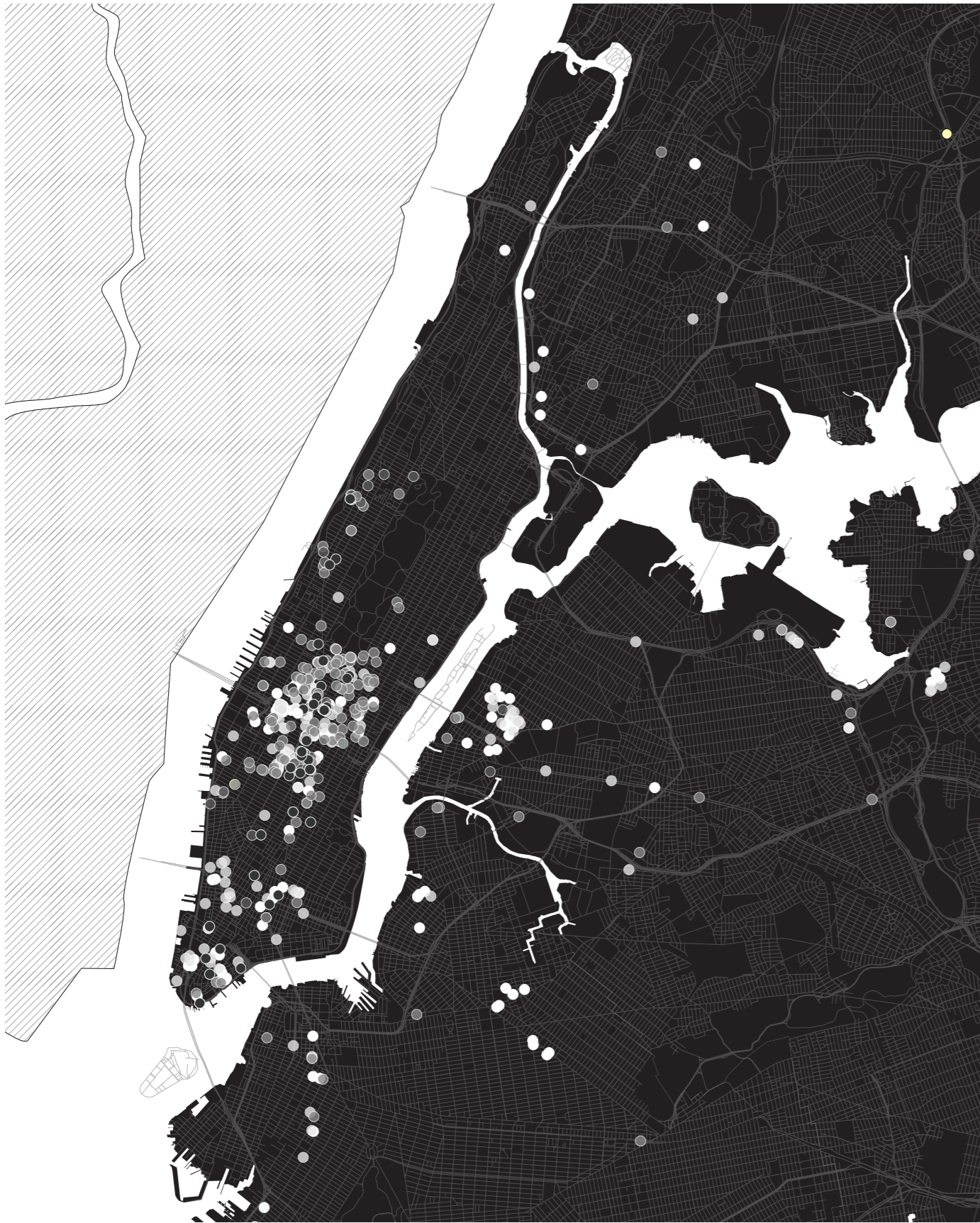
- 14. La Guardia Airfield opens in 1939
- 15. Idlewild International Airport -later renamed John F. Kennedy Airport- opens in 1948
- 16. Port Authority Bus Terminal opens in 1950
- 17. Grand Central Depot opens in 1971



Daily Transportation Capacity of New York City

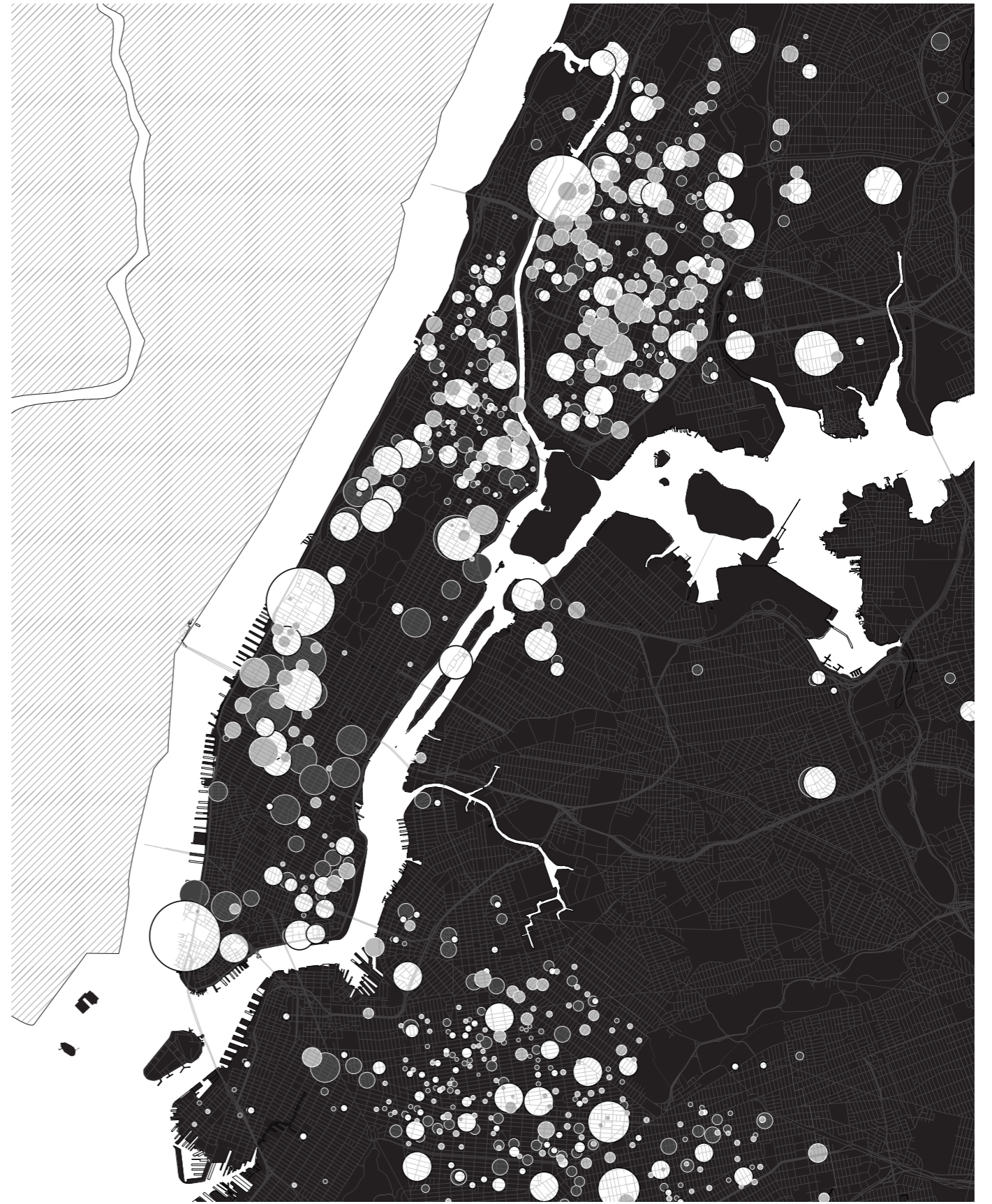


Peak Operating Hours



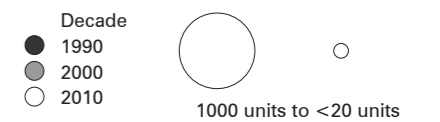
Development of Accommodation and Lodging

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



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.

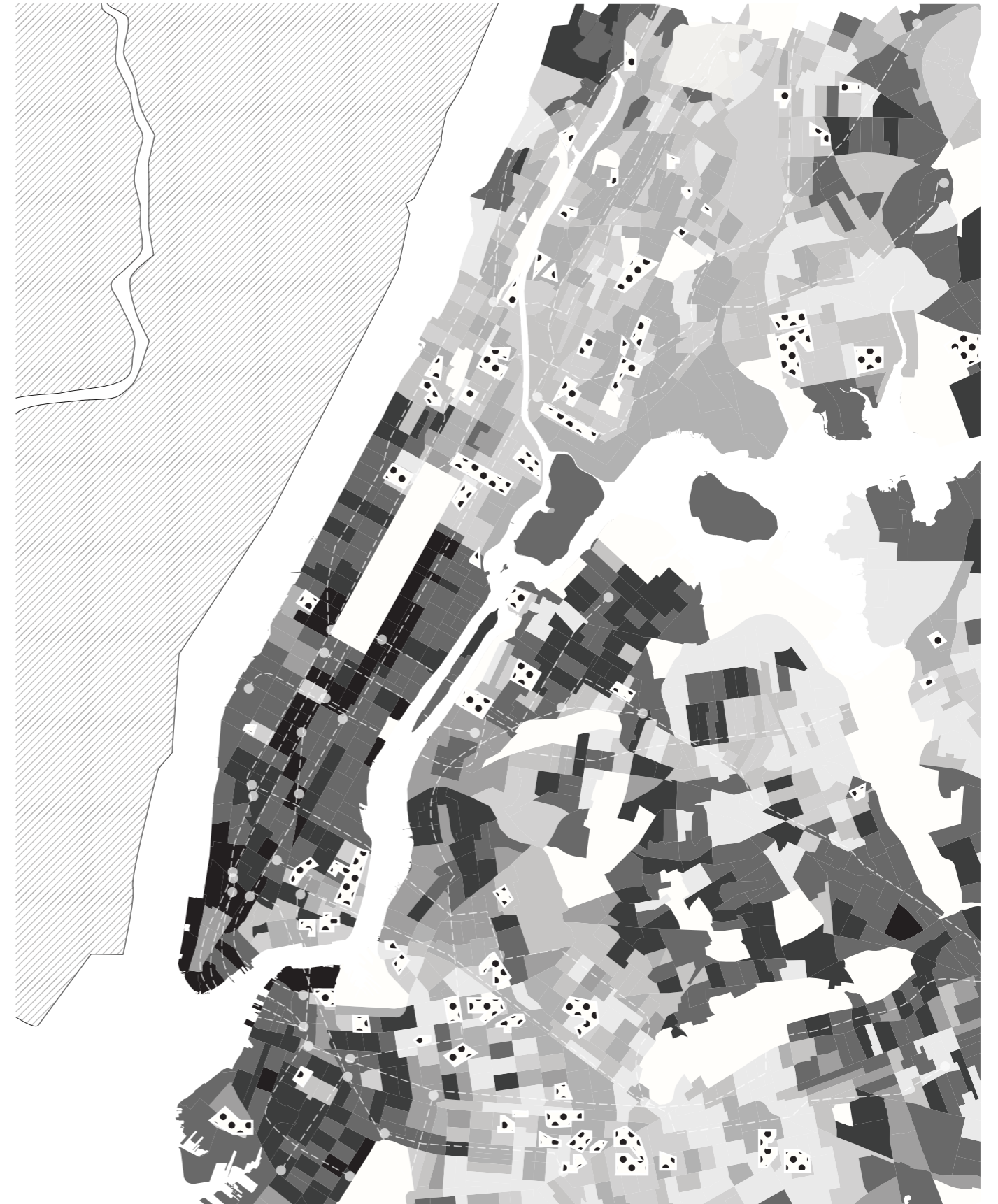




Development of Office Density

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

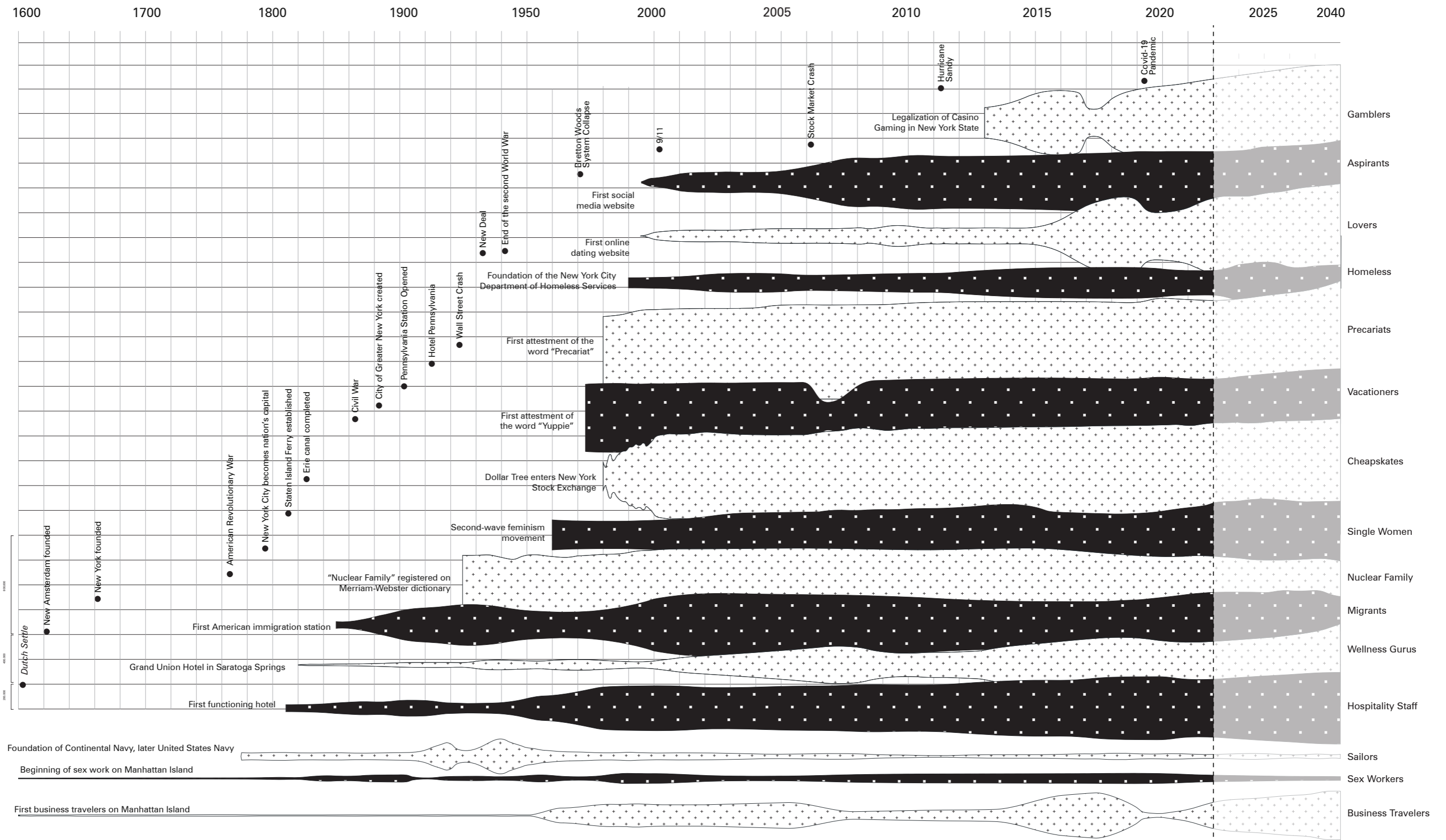
Manhattan is one of the most expensive places to live, with an average of \$15,000—or EUR 14,000—per square meter. In the 515 census tracts of New York City today, 23% are situated in neighborhoods undergoing gentrification, while an additional 30% are in areas considered at risk of gentrification.

Degree of gentrification based on area median income



■ Current public housing stock

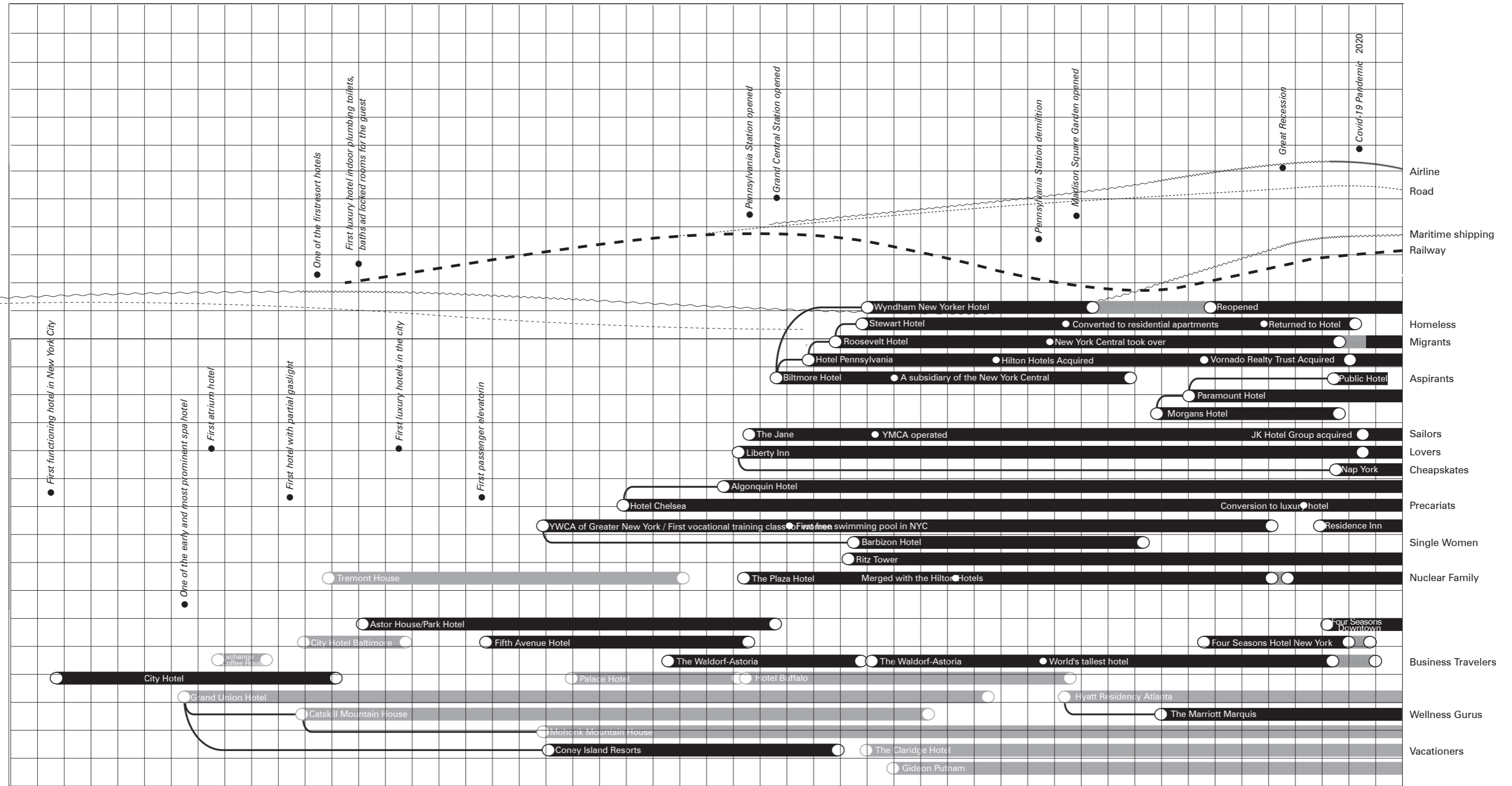
--- Metro lines



Changing Demographics of New York City

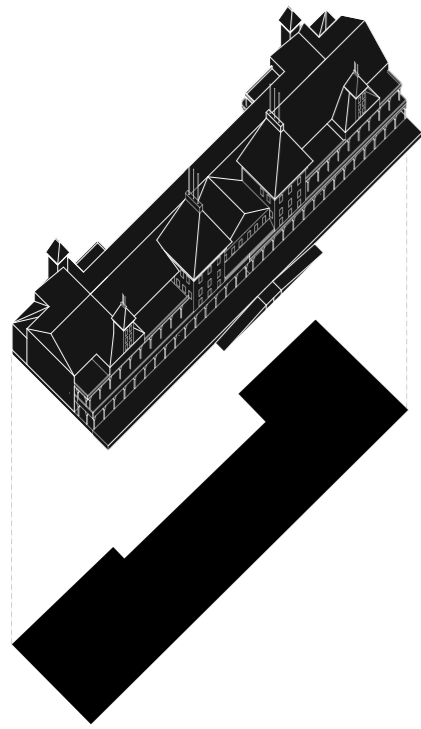
New York City has been the epicenter for immigration into the United States, especially from Europe, since the arrival of the Dutch in the seventeenth century. In recent times, various demographic groups have been introduced into the city's history, contributing to its diverse and dynamic tapestry. On top of this, as an economic and cultural center, New York hosts travelers for business and pleasure, welcoming many, along with their money.

1700 1800 1850 1900 1950 2000 2025



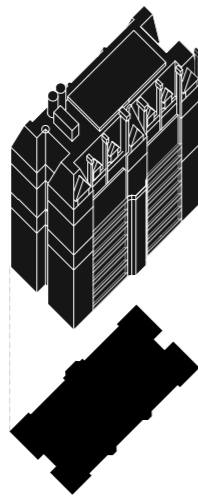
Hotel Development in New York City

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.



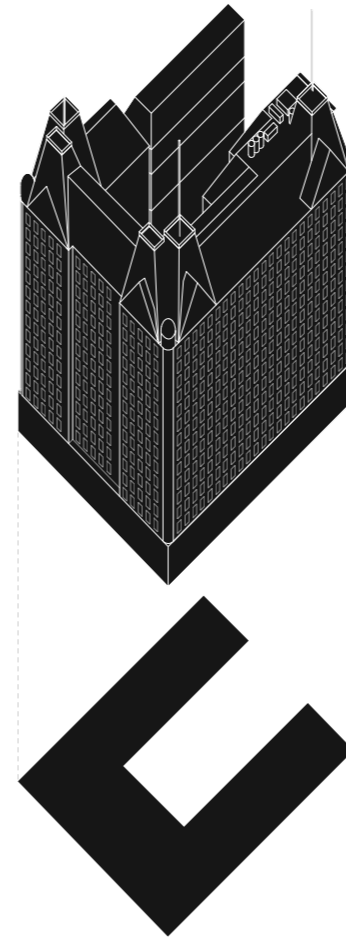
Hotel Chelsea
1884–
Rooms: 250
Floors: 12
Case study for
Precariats/Residential
segment

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.



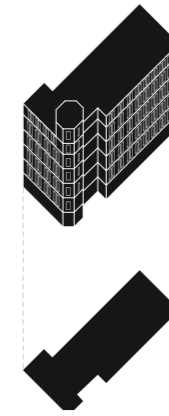
Liberty Inn
1906–2022
Rooms: 17
Floors: 3
Case study for Lovers/
Day segment

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.



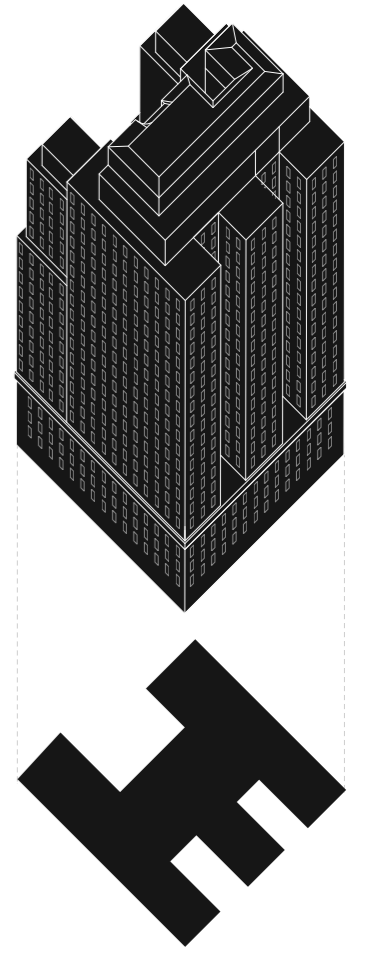
The Plaza
1907–
Rooms: 463
Floors: 18
Case study for Nuclear
Family/Family segment

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.

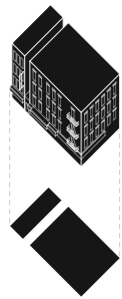


Roosevelt Hotel
1924–
Rooms: 1025
Floors: 19
Case study for
Migrants/Migrant
segment

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.

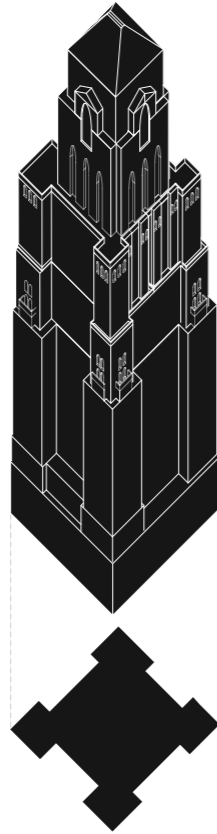
Fourteen Case Studies

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.



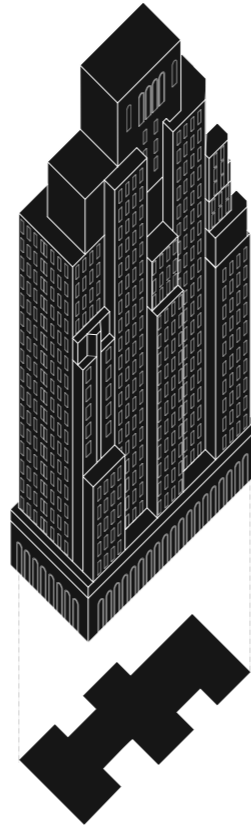
Elk Hotel
1925–2012
Rooms: 50
Floors: 3
Case study for Sex
Workers/Love segment

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.



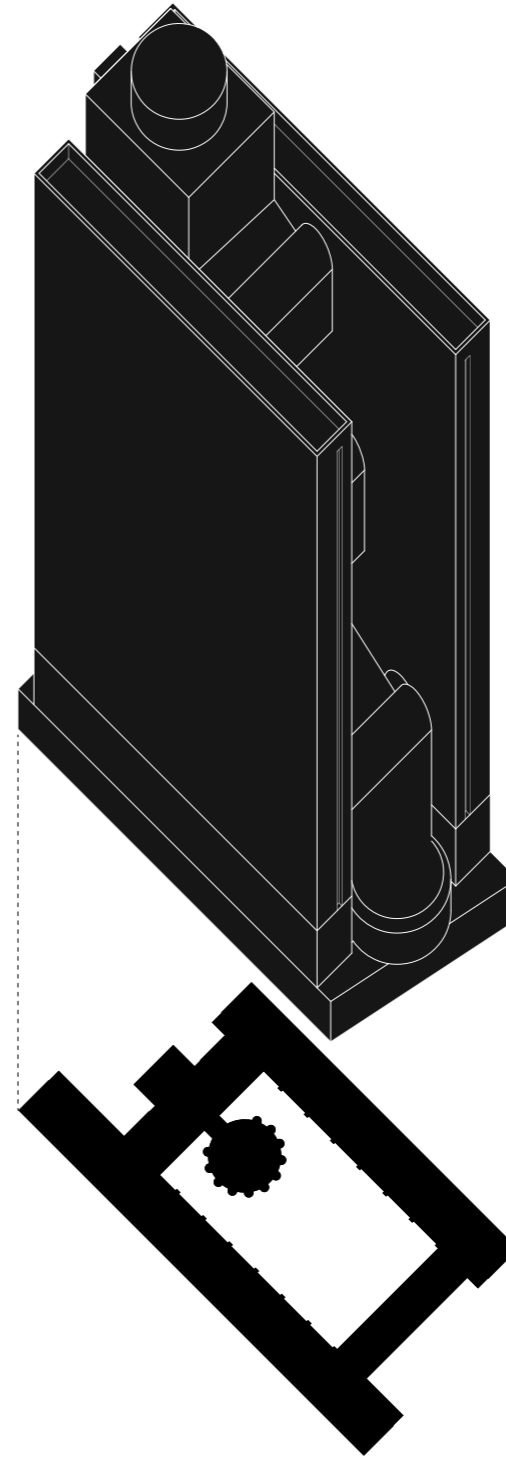
The Barbizon
1927–1981
Rooms: 372
Floors: 23
Case study for Single
Women/Single
Women's segment

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.



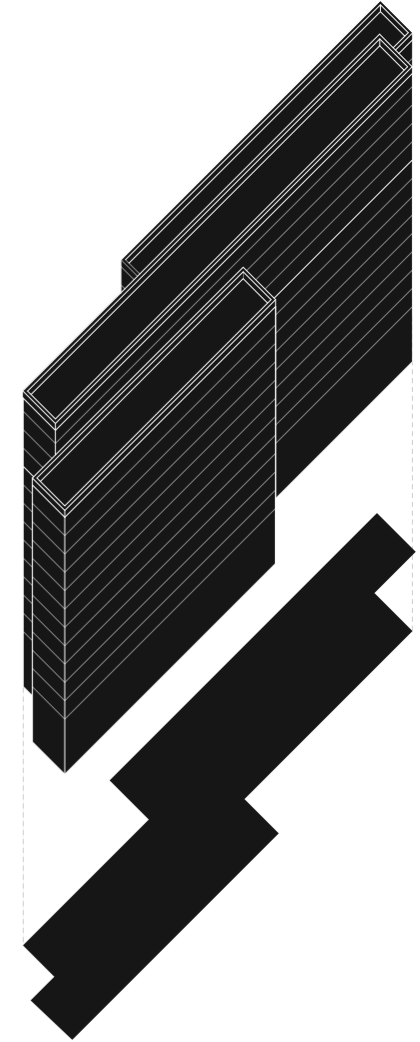
Stewart Hotel
1929–
Rooms: 610
Floors: 28
Case study for
Homeless/Homeless
segment

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.



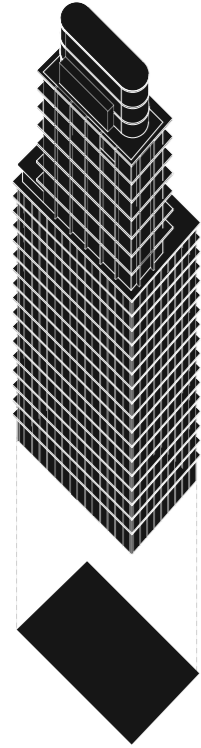
Marriott Marquis
1985–
Rooms: 2023
Floors: 49
Case study for Business
Travelers/Chain
segment

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.



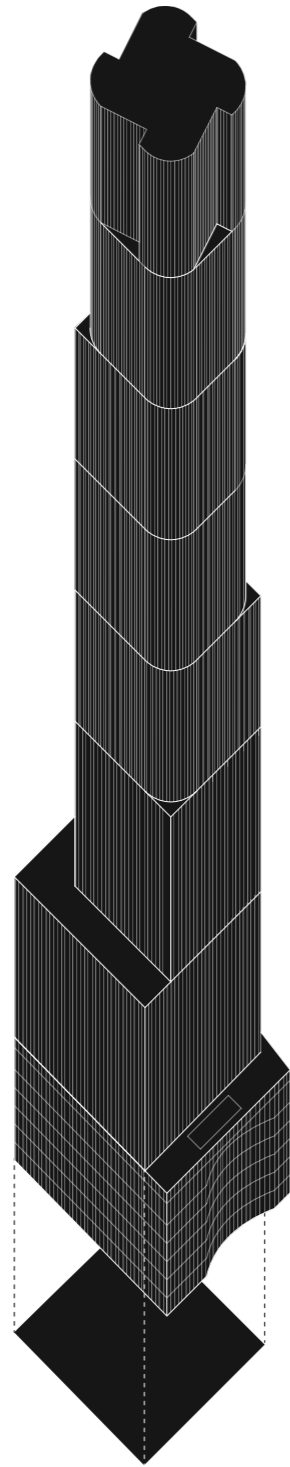
Resorts World New
York City
2012–
Rooms: 400
Floors: 12
Case study for
Gamblers/Casino
segment

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.



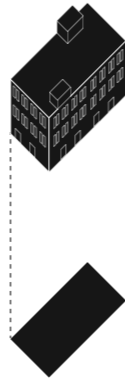
Public Hotel
2017–
Rooms: 367
Floors: 28
Case study for
Aspirants/Boutique
segment

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.



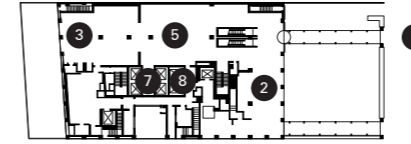
Equinox Hotel
2019–
Rooms: 212
Floors: 14
Case study for Wellness
Gurus/Wellness Spa
segment

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.

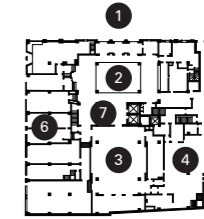


Nap York Central Park
2021–
Rooms: 30
Floors: 3
Case study for
Cheapskates/Capsule
segment

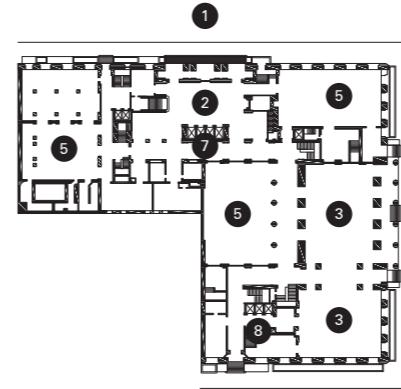
Nap York is a sleep station that offers sleeping pods by the hour. It provides a tranquil environment for individuals seeking a brief rest from the hustle of the city.



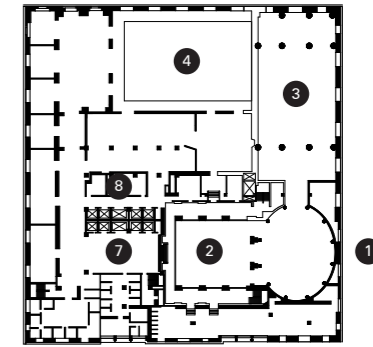
Public Hotel
Rooms: 367



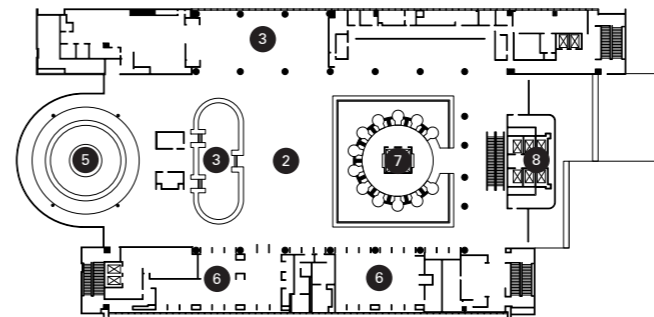
The Barbizon
Rooms: 372



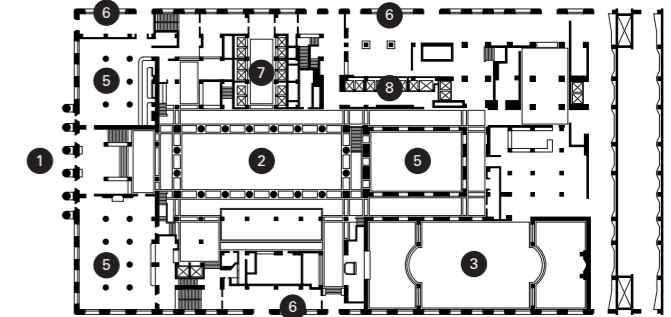
The Plaza
Rooms: 463



Roosevelt Hotel
Rooms: 1125



Marriott Marquis
Rooms per floor: 2023



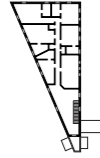
Hotel Pennsylvania
Rooms per floor: 2200

Entrance Floor

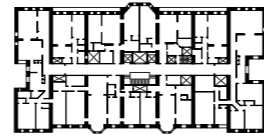
As temporary accommodations, all hotels function according to the same fundamental principles: Guests are welcomed, guided to the entrance, and greeted at reception or check-in kiosk, receiving keys for access. After guests check in, they navigate to their accommodations and use a variety of amenities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



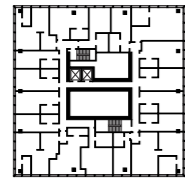
- 1. Street entrance
- 2. Lobby
- 3. Restaurant/Dining hall
- 4. Kitchen
- 5. Café/Bar/Lounge
- 6. Retail
- 7. Guest elevators
- 8. Service elevators



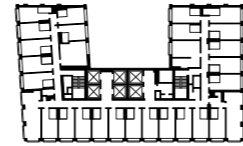
Liberty Inn
Rooms per floor: 6



Hotel Chelsea
Rooms per floor: 11



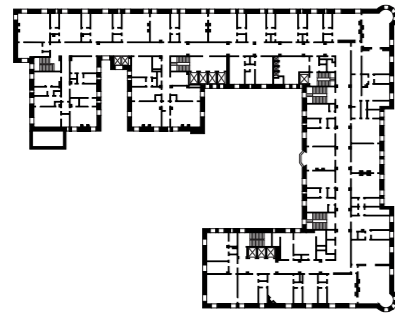
Equinox Hotel
Rooms per floor: 18



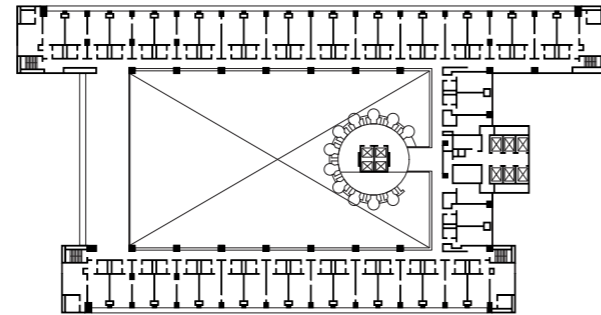
Public Hotel
Rooms per floor: 29



The Jane 1.8 x 2.4 m 4 m ²	Elk Hotel 1.2 x 4 m 4.8 m ²	The Barbizon 2.8 x 3.6 m 10 m ²	Public Hotel 3 x 6.5 m 18 m ²	Liberty Inn 3.4 x 6.5 m 22 m ²	Stewart Hotel 3.2 x 7.5 m 24 m ²	Nap York 2.7 x 11.5 m 27 m ²	Roosevelt Hotel 4.2 x 9.6 m 30 m ²
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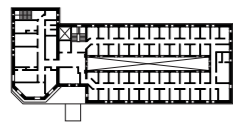
The Plaza
Rooms per floor: 40



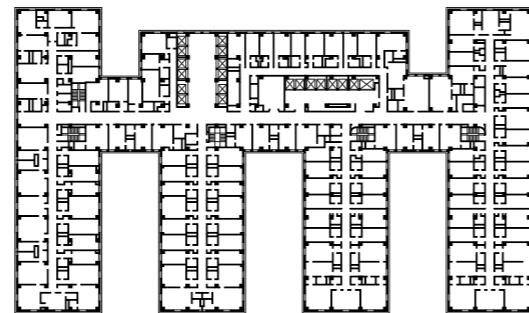
Marriott Marquis
Rooms per floor: 50



Marriott Marquis 4.2 x 9.2 m 40 m ²	Equinox Hotel 4.2 x 10 m 42 m ²	The Plaza 7.2 x 6.4 m 43 m ²	Aria Rooms & Suites Las Vegas* 5.2 x 9.6 m 48 m ²	Four Seasons Orlando* 4.5 x 12.5 m 55 m ²	Chelsea Hotel 8.4 x 7.8 m 74 m ²
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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%



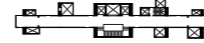
Hotel Chelsea
Floor plate: 1146 m2
Accommodation: 1001 m2

76.9%



Equinox Hotel
Floor plate: 1136 m2
Accommodation: 874 m2

12.7%



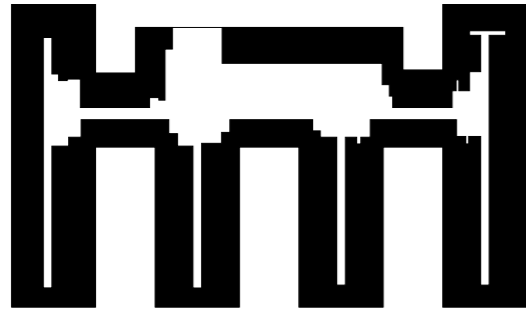
Hotel Chelsea
Floor plate: 1146 m2
Circulation, Services and Systems: 145 m2

23.1%



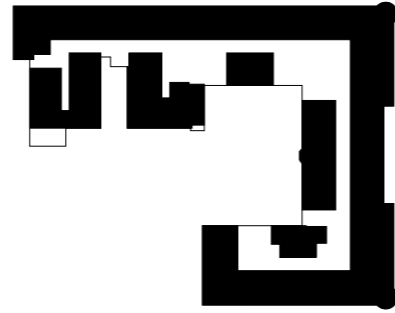
Equinox Hotel
Floor plate: 1136 m2
Circulation, Services and Systems: 262 m2

74.8%



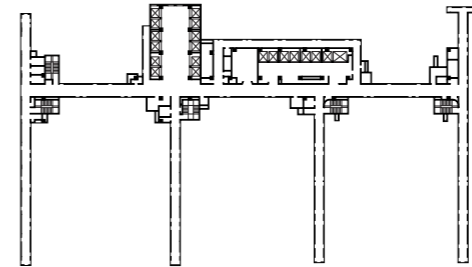
Hotel Pennsylvania
Floor plate: 4472 m2
Accommodation: 3349 m2 (74.8%)

72.9%



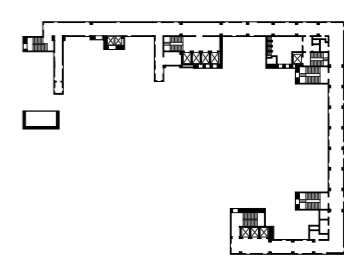
The Plaza
Floor plate: 2453 m2
Accommodation: 1789 m2

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%



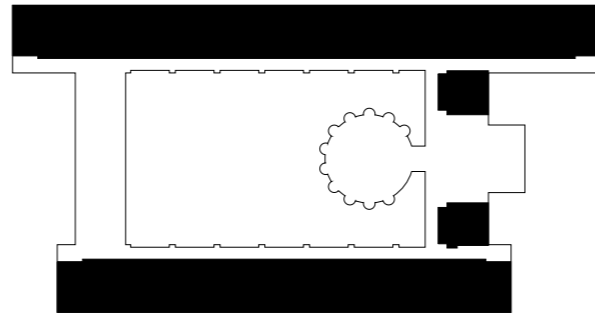
Public Hotel
Floor plate: 988 m2
Circulation, Services and Systems: 284 m2

67.4%



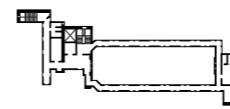
The Jane
Floor plate: 605 m2
Accommodation: 408 m2

60.4%



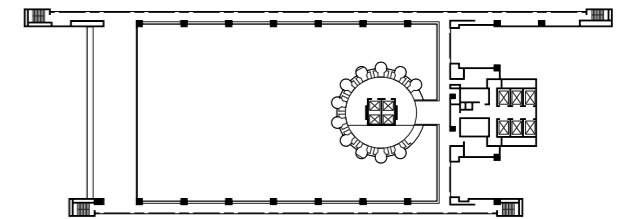
Marriott Marquis
Floor plate: 3802 m2
Accommodation: 2297 m2

32.6%



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

39.6%



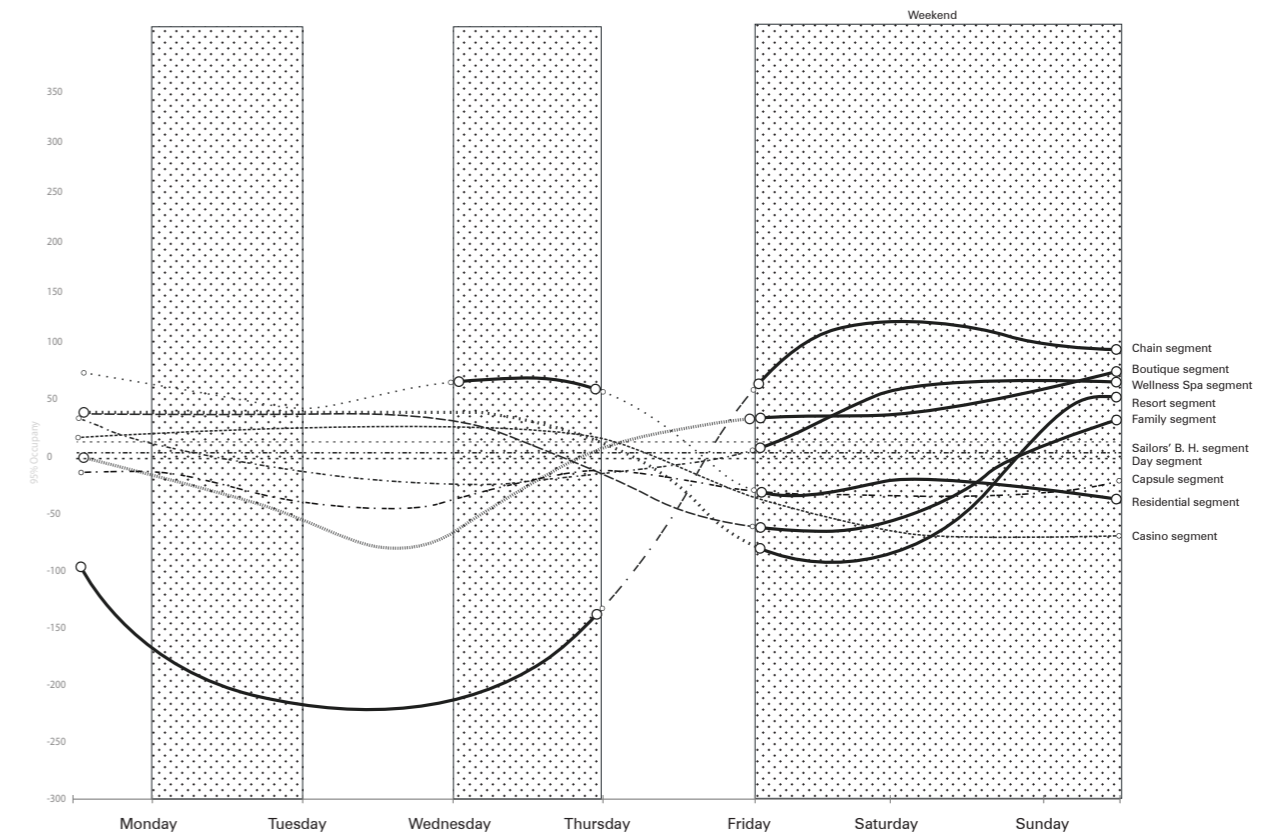
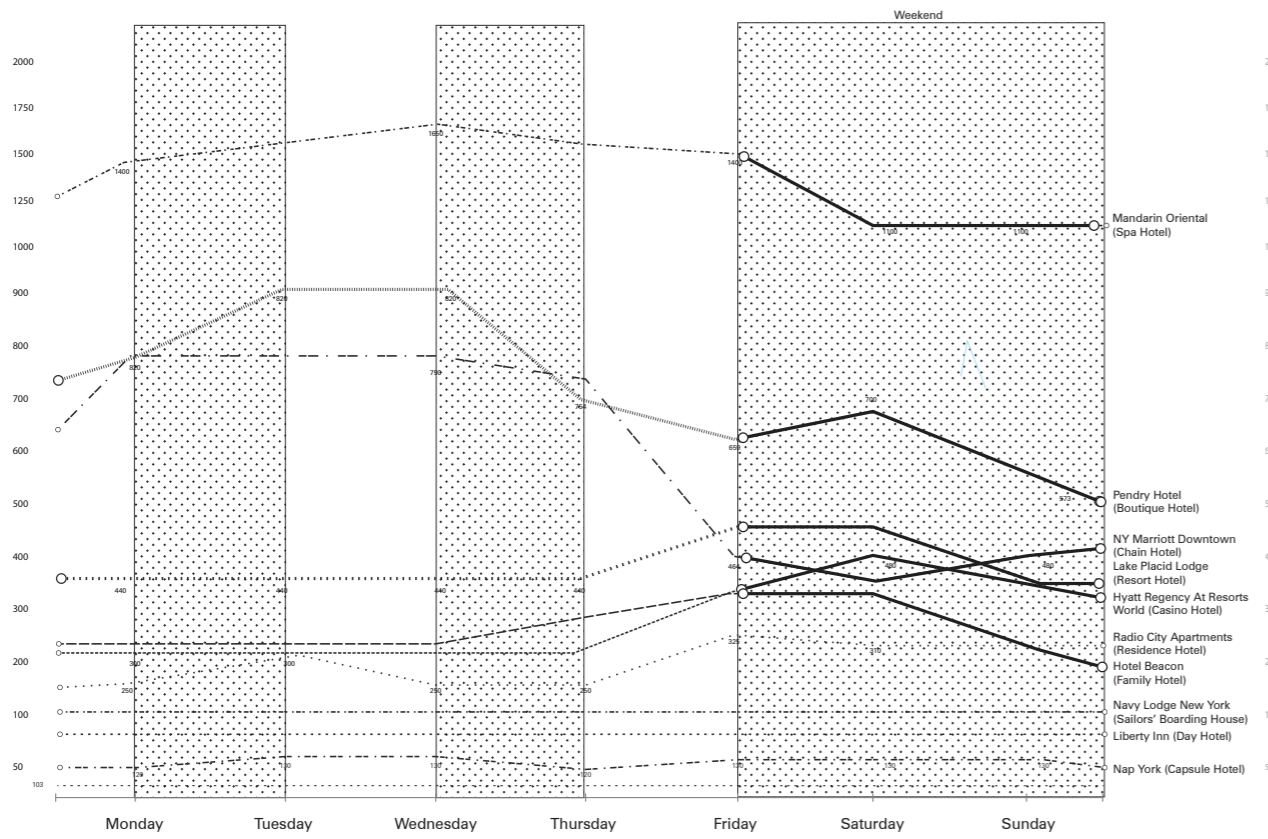
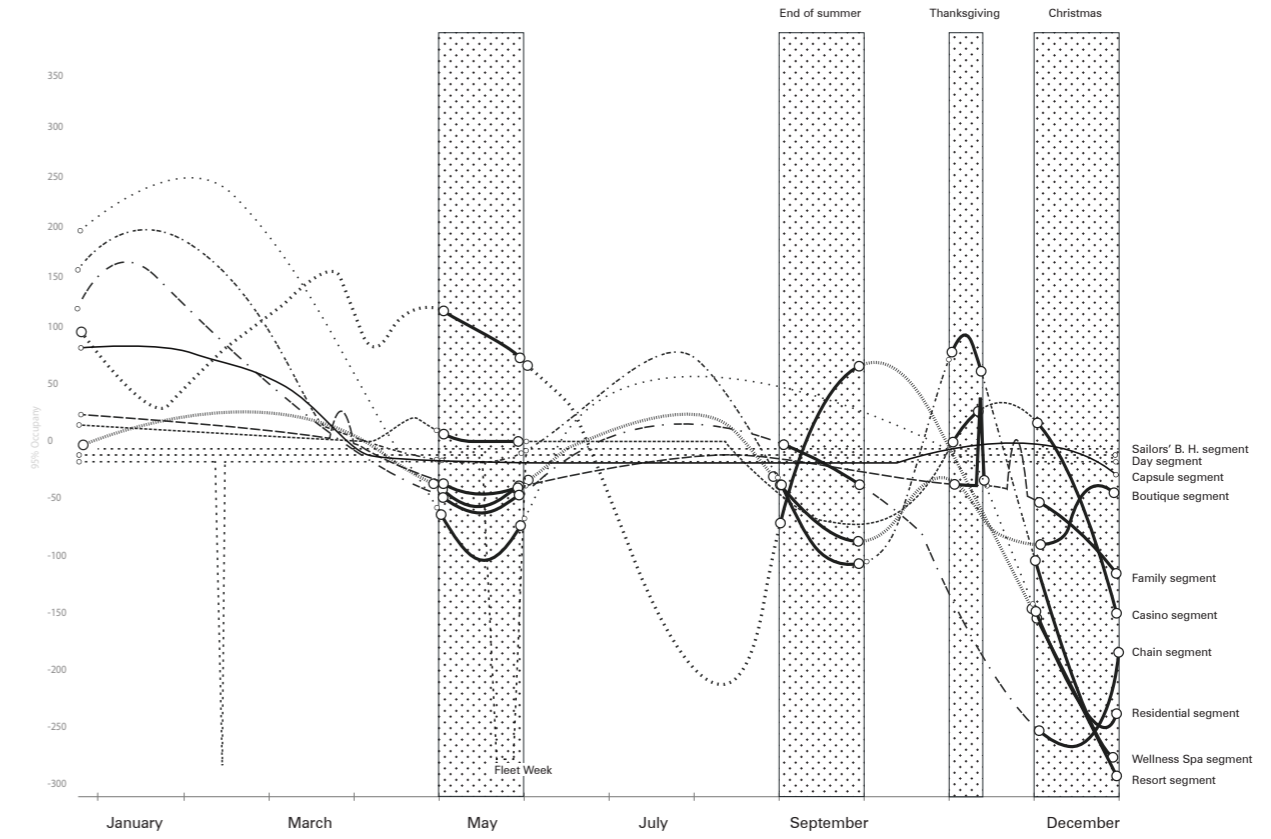
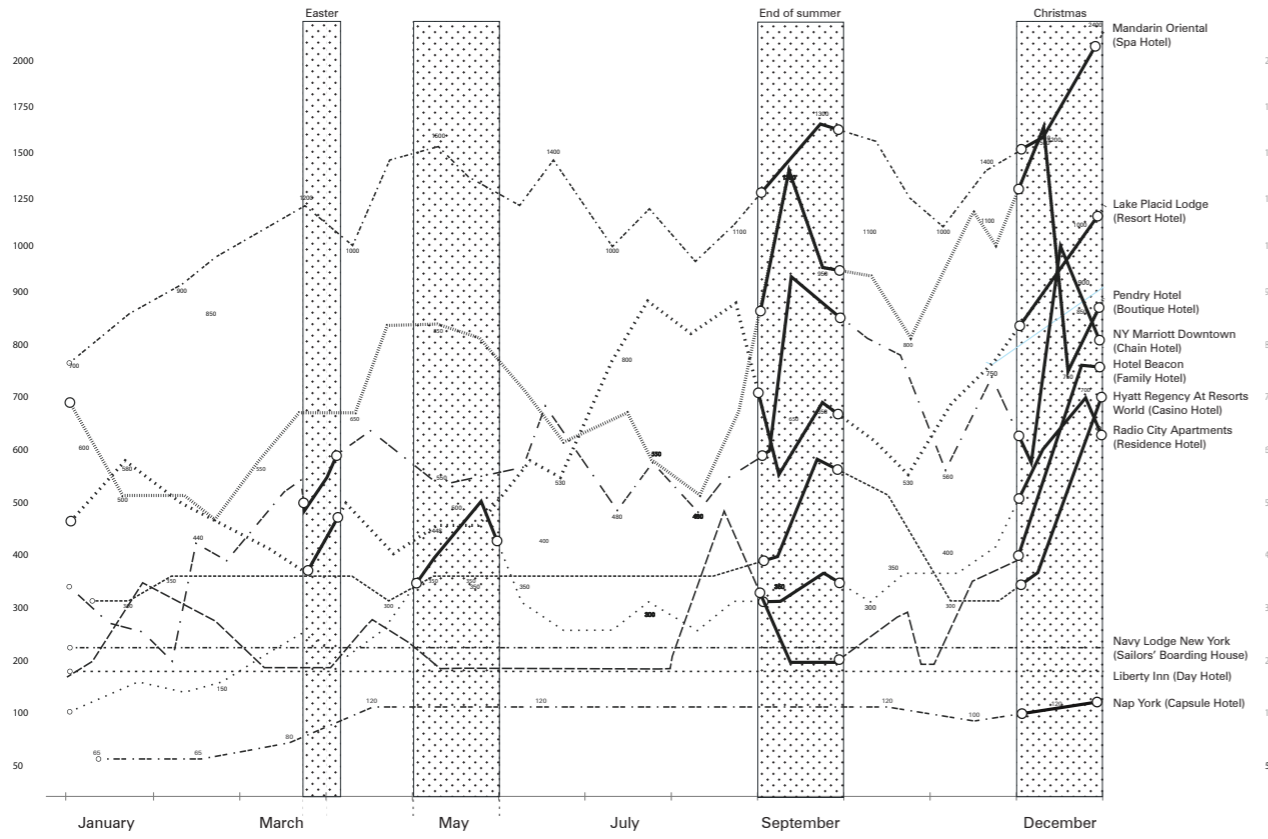
Marriott Marquis
Floor plate: 3802 m2
Circulation, Services and Systems: 1505 m2

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.

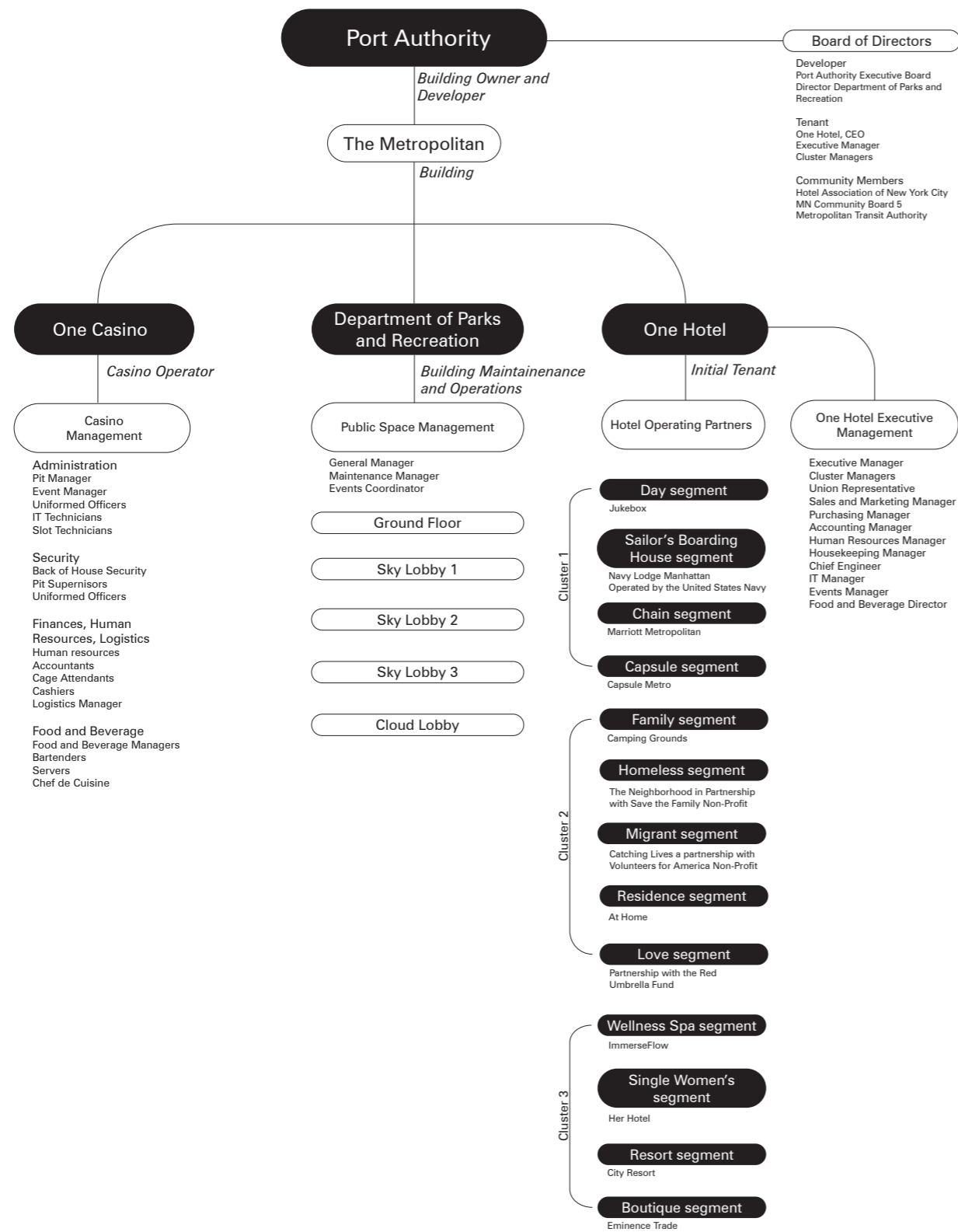
The two-hour tour delved into Penn Station's rich history, from its grand opening in 1910 to the controversial demolition and the subsequent construction of Moynihan Train Hall. Using images, Jason showcased the station's original grandeur, drawing parallels with Roman baths and European architecture. 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</i> <i>PUBLIC Hotel</i> <i>Hotel Chelsea</i> <i>The New Yorker</i> <i>Algonquin Hotel</i>	<i>Hotel documentation</i> <i>The Barbizon</i> <i>Four Seasons Hotel</i> <i>The Ritz-Carlton</i> <i>The Roosevelt</i>
Hotel documentation <i>Nap York</i> <i>Marriott Marquis</i> <i>Paramount Hotel</i>	Vornado Realty <i>Meeting with Barry Langer and Patrice Derrington</i> Hotel documentation: <i>The Jane</i> <i>Liberty Inn</i> <i>Stewart</i> Archive visit <i>New York City</i> <i>Municipal Library</i>	Hotel visit <i>One Hotel</i> <i>Brooklyn Bridge</i> Hotel documentation <i>Waldorf Astoria</i> Archive visit <i>New York City</i> <i>Municipal Library</i>	Hotel documentation <i>Resort Worlds</i> <i>Casino</i>			

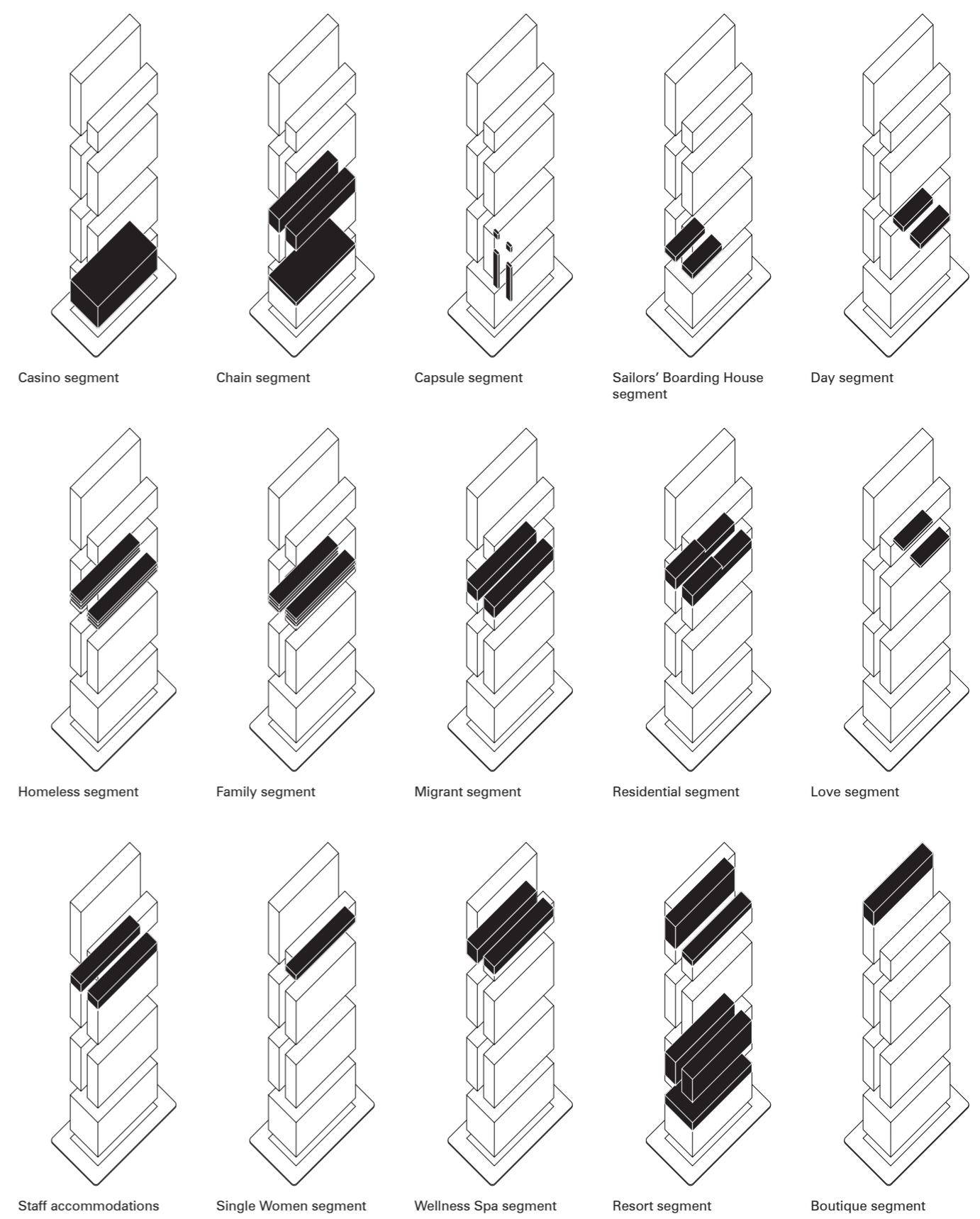
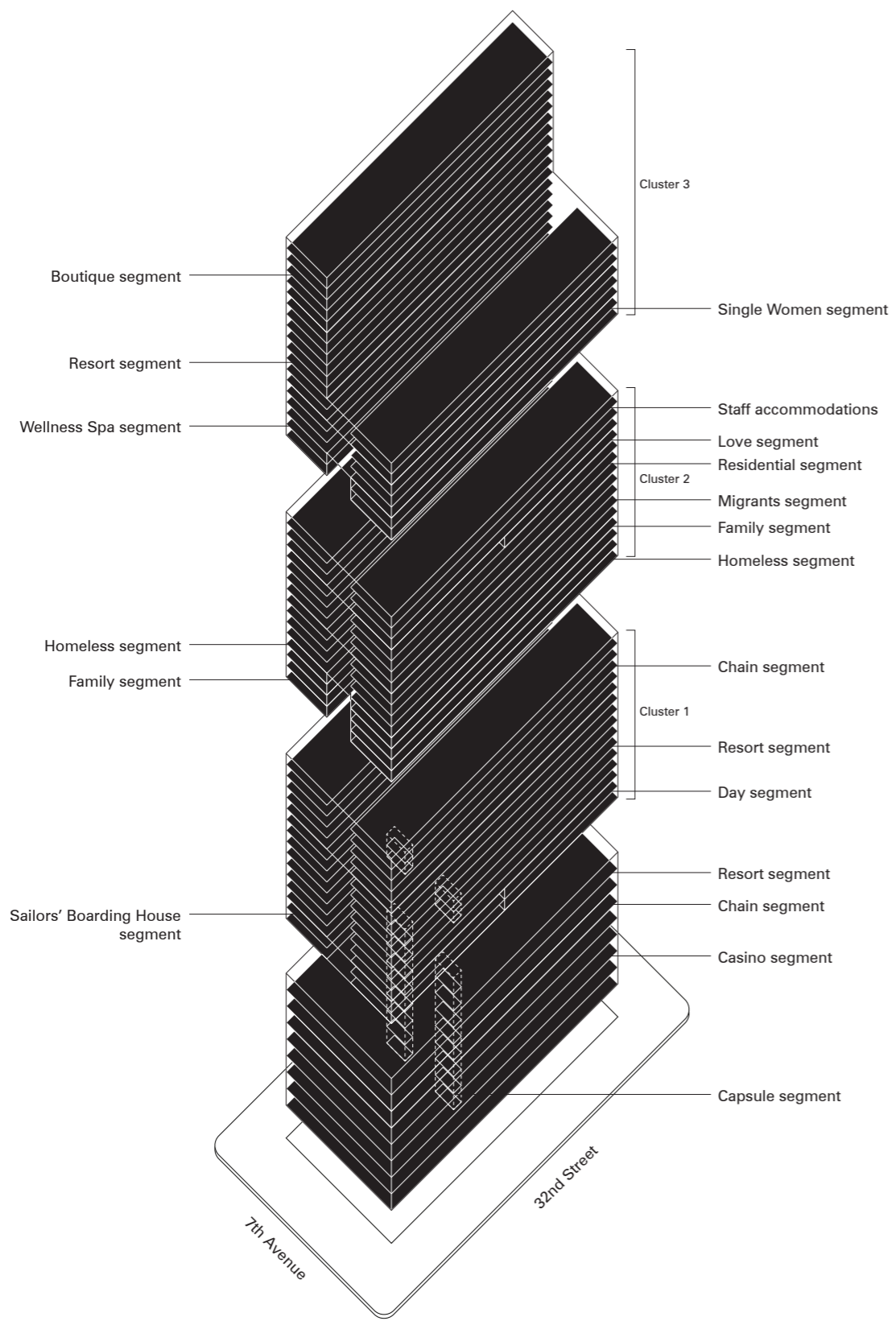
Expert Conversations

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



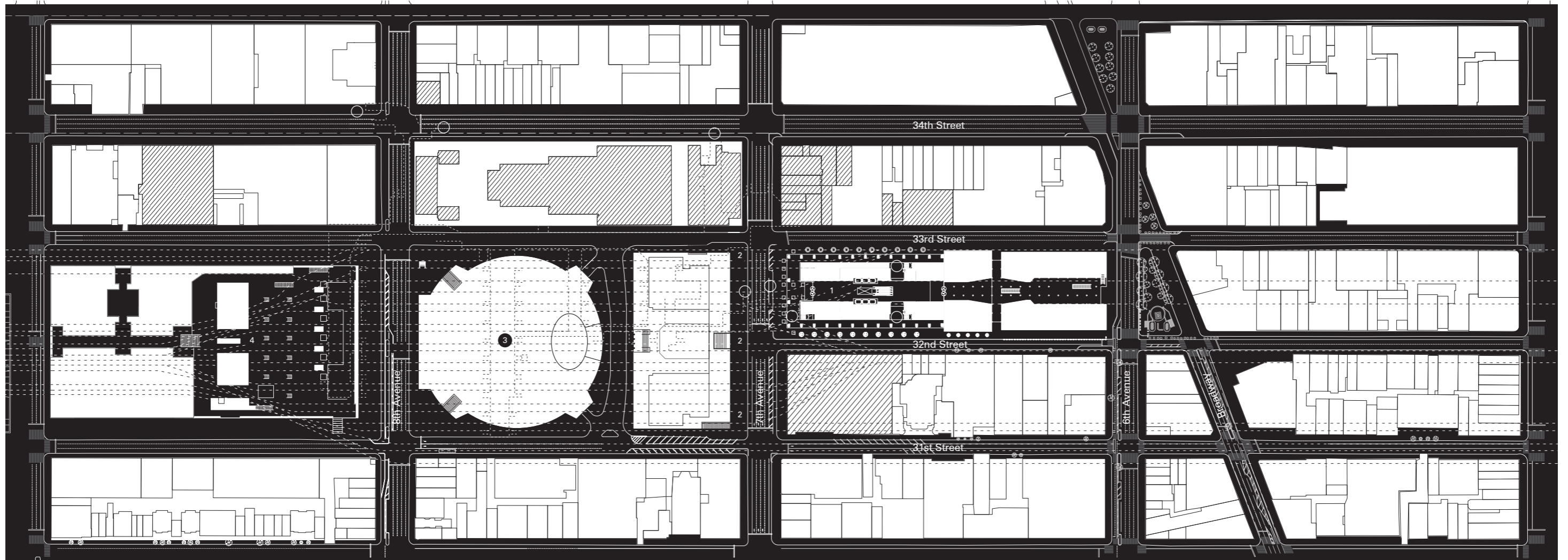
- A casino where gamblers are dealt a good time.
- A boarding house that refreshes enlisted sailors.
- A day hotel where lovers cross paths and share fleeting intimacies.
- Capsules that treat cheapskates with a good deal.
- A chain hotel that entices business travelers to extend their journey.
- A family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

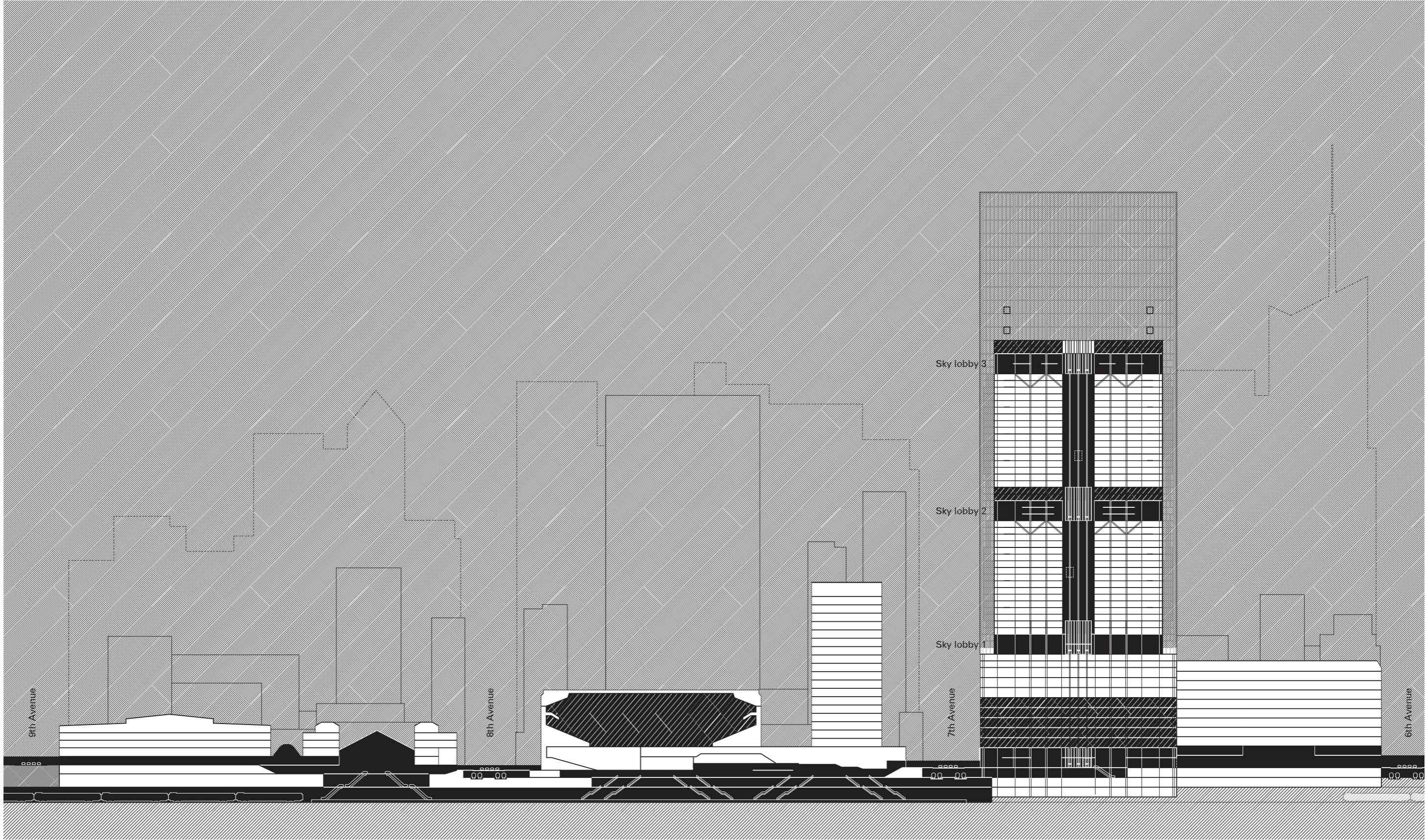


Site Plan

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.

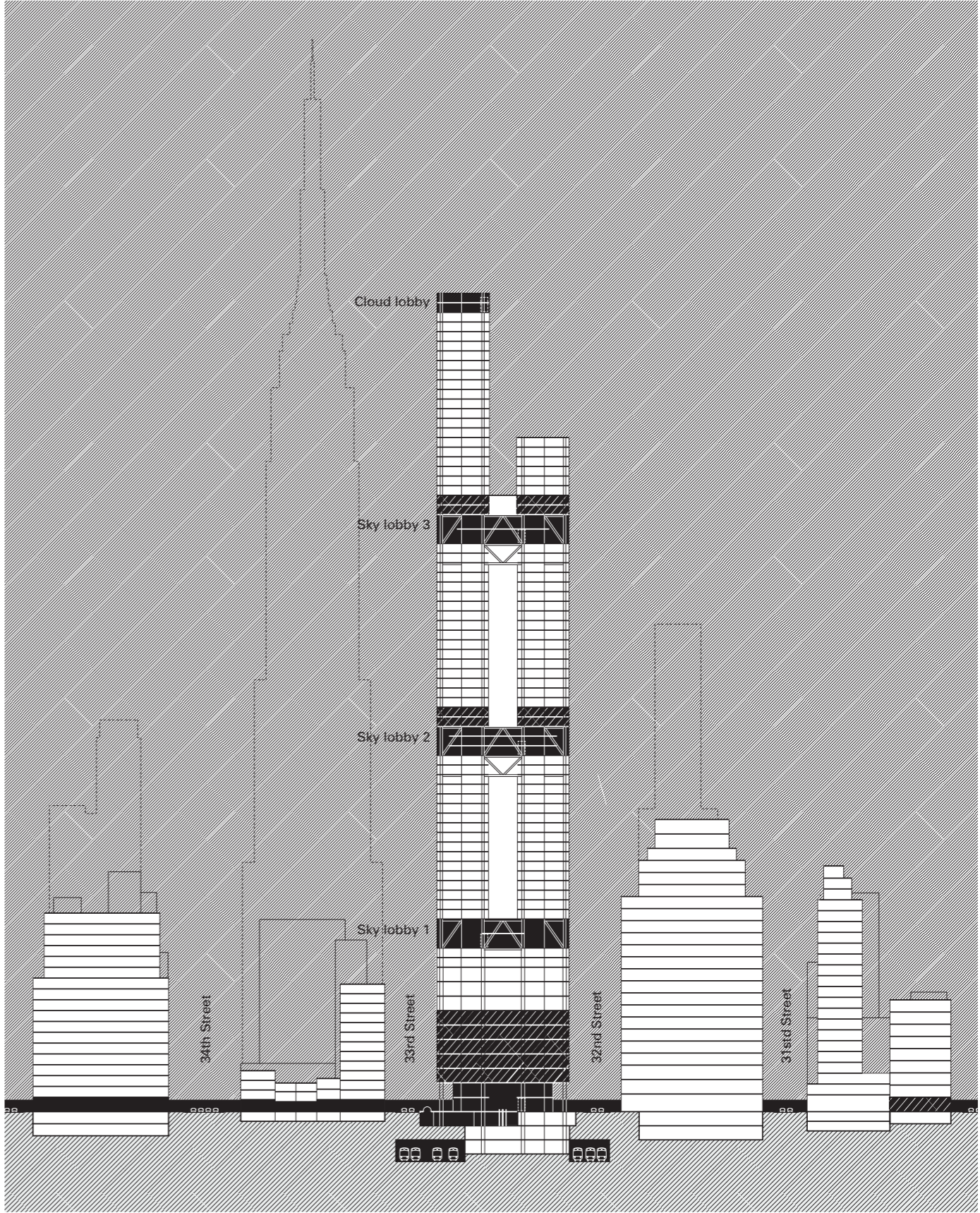


- | | |
|---------------------------|---------------------|
| 1. The Metropolitan | Public space |
| 2. Access to Penn Station | Subway exits |
| 3. Madison Square Garden | Vornado property |
| 4. Moynihan Train Hall | Penn Station tracks |
| | Lower level commute |



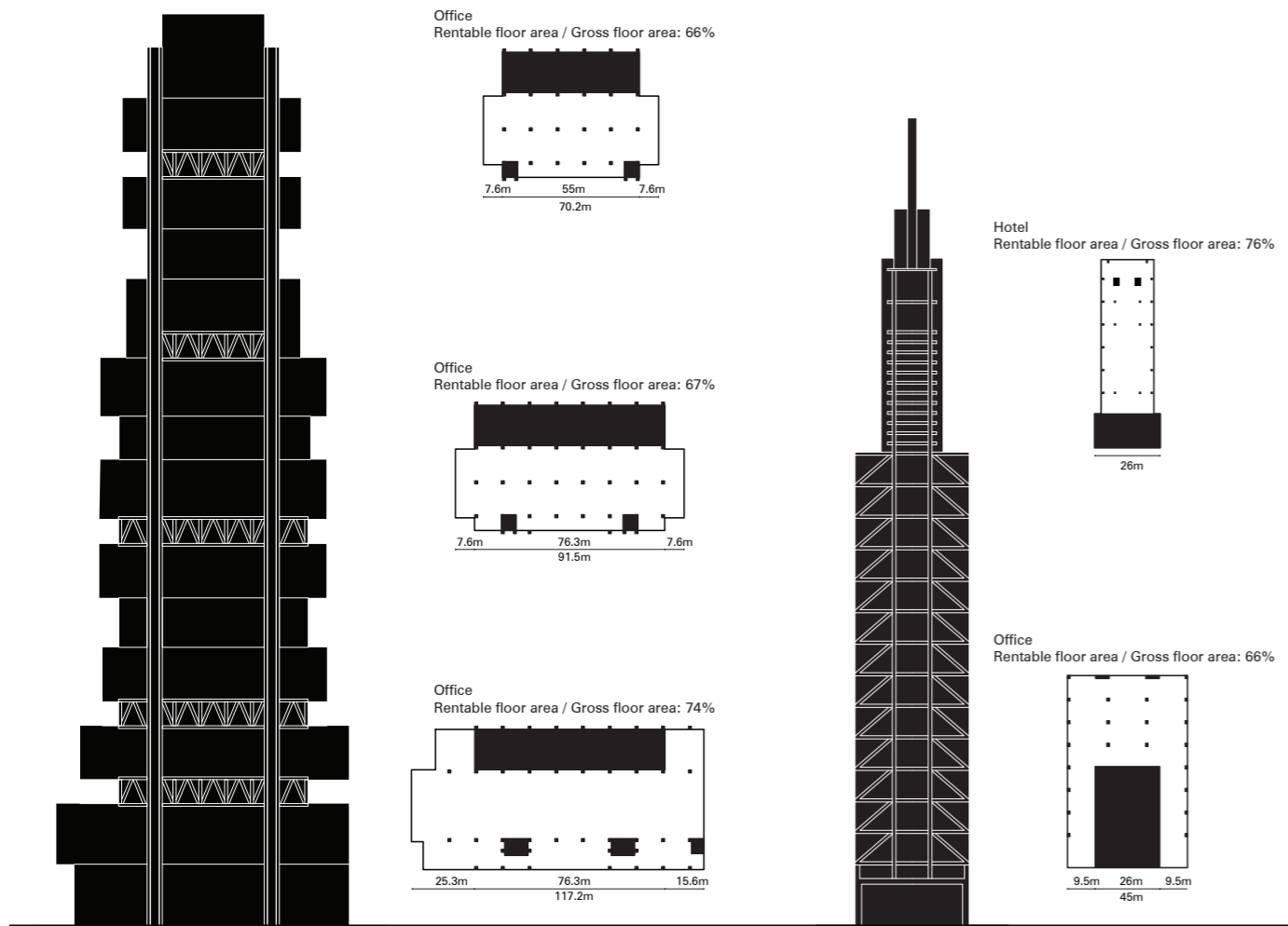
Context Section East-West

0 10 20 50 100 m



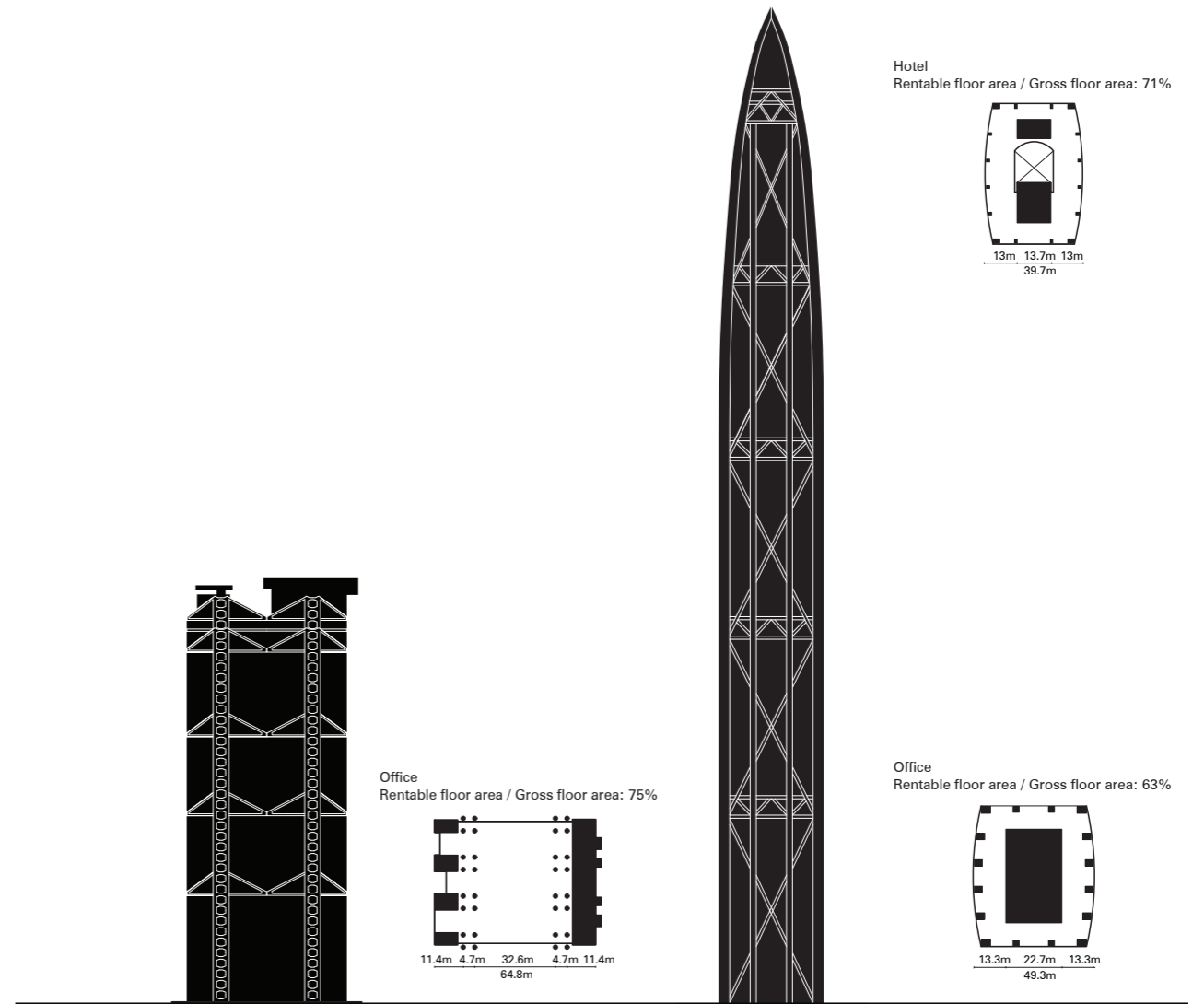
Context Section North-South

0 10 20 50 100 m



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

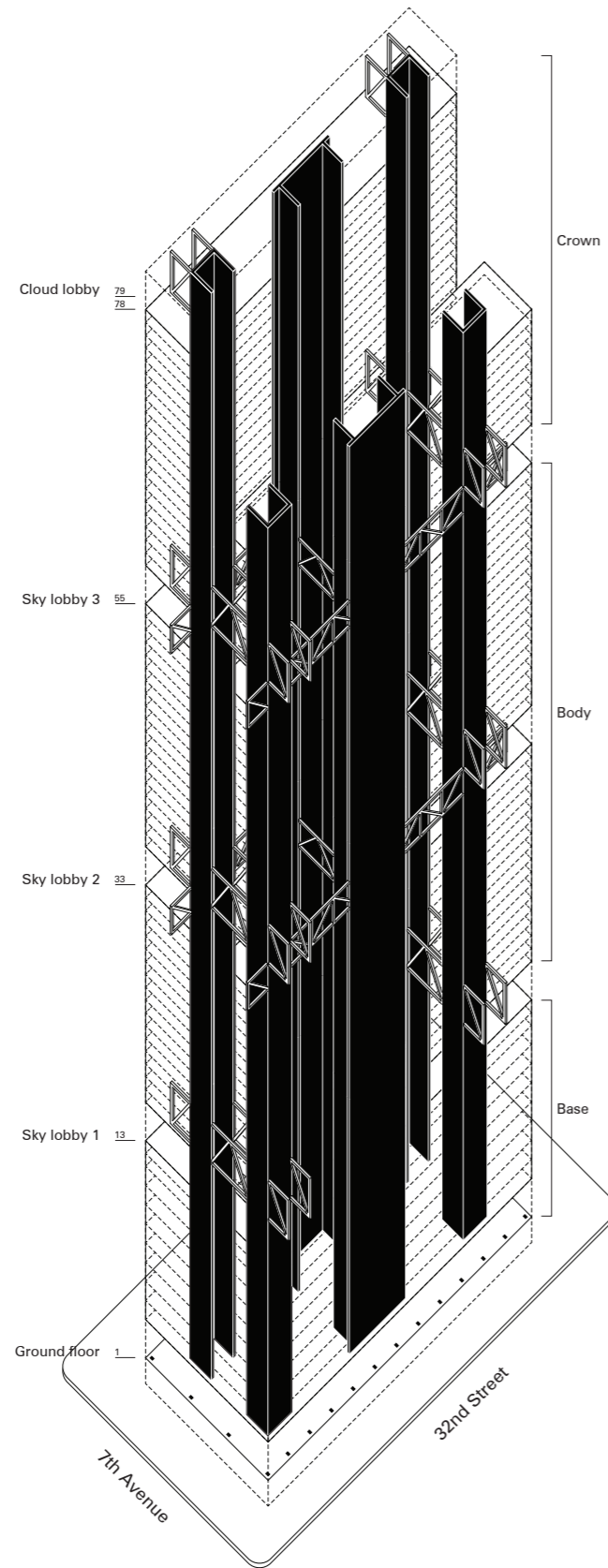
Off-set cores of different sizes at different heights in the Comcast Technology Centre give the office and hotel their own spatial flexibility.



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

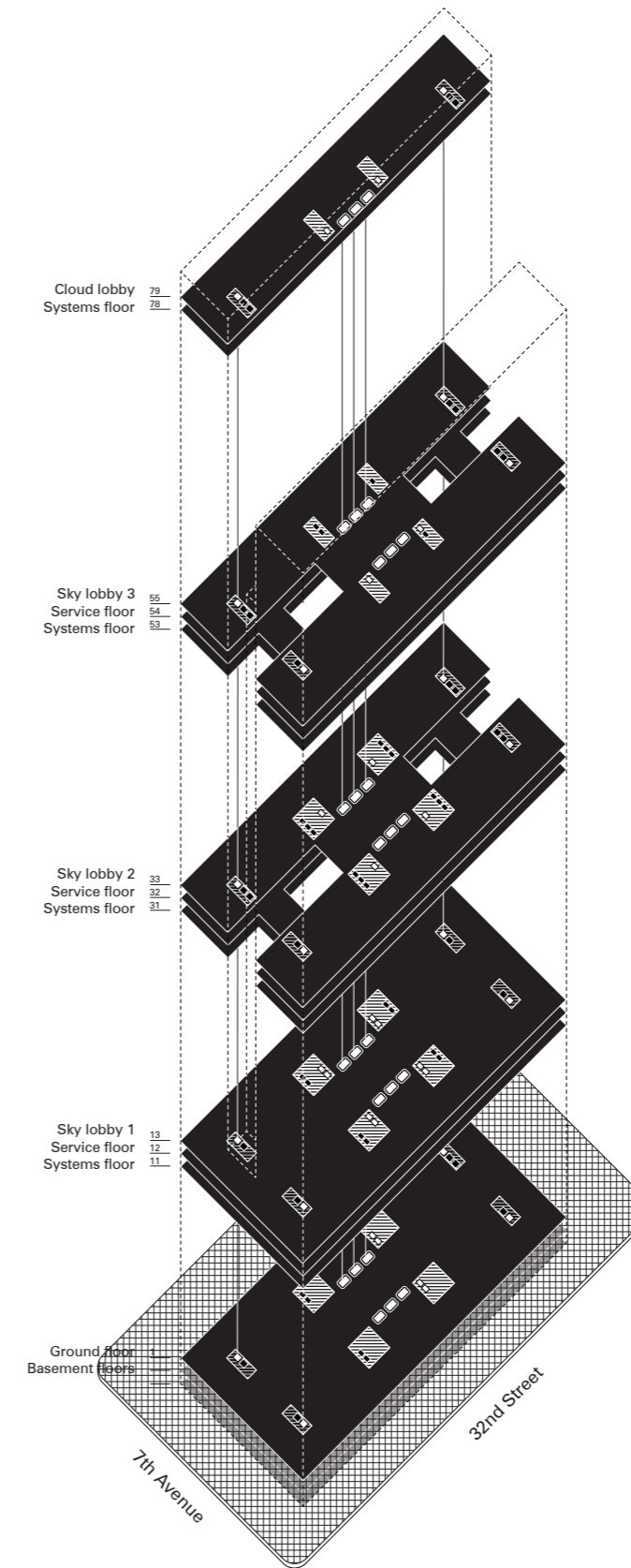
Kingkey 100 embodies the high potential of an outrigger structural system, and the core shrinks with increasing height and splits from the central core into two atrium cores.

Skyscraper Core and Structure Case Studies








Structure Axonometric

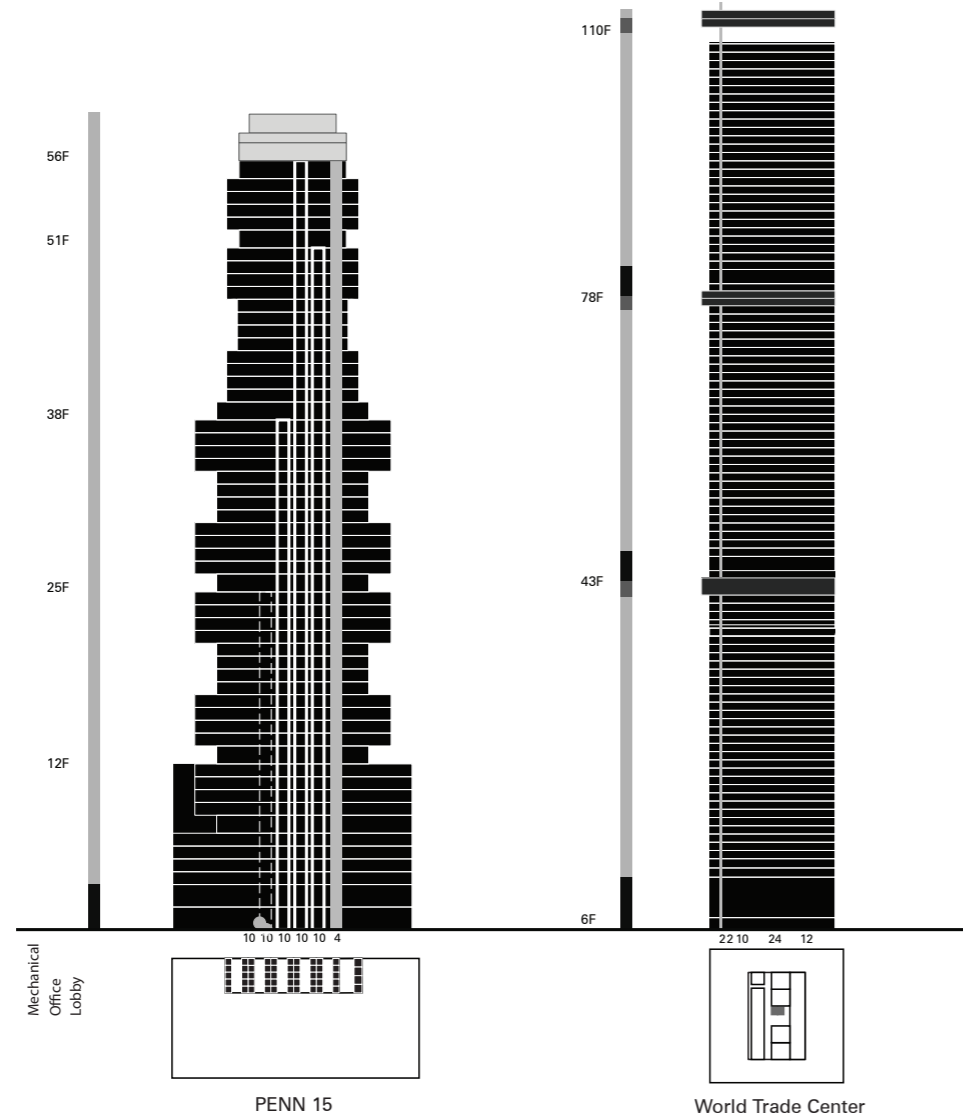
Symmetrical cores and trusses increase the structural efficiency, thus reducing core sizes. The cores are divided into three six smaller cores along the length of the building, leaving adaptable open spaces, and allowing for differing arrangements between hotel types across the floors. The lateral load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

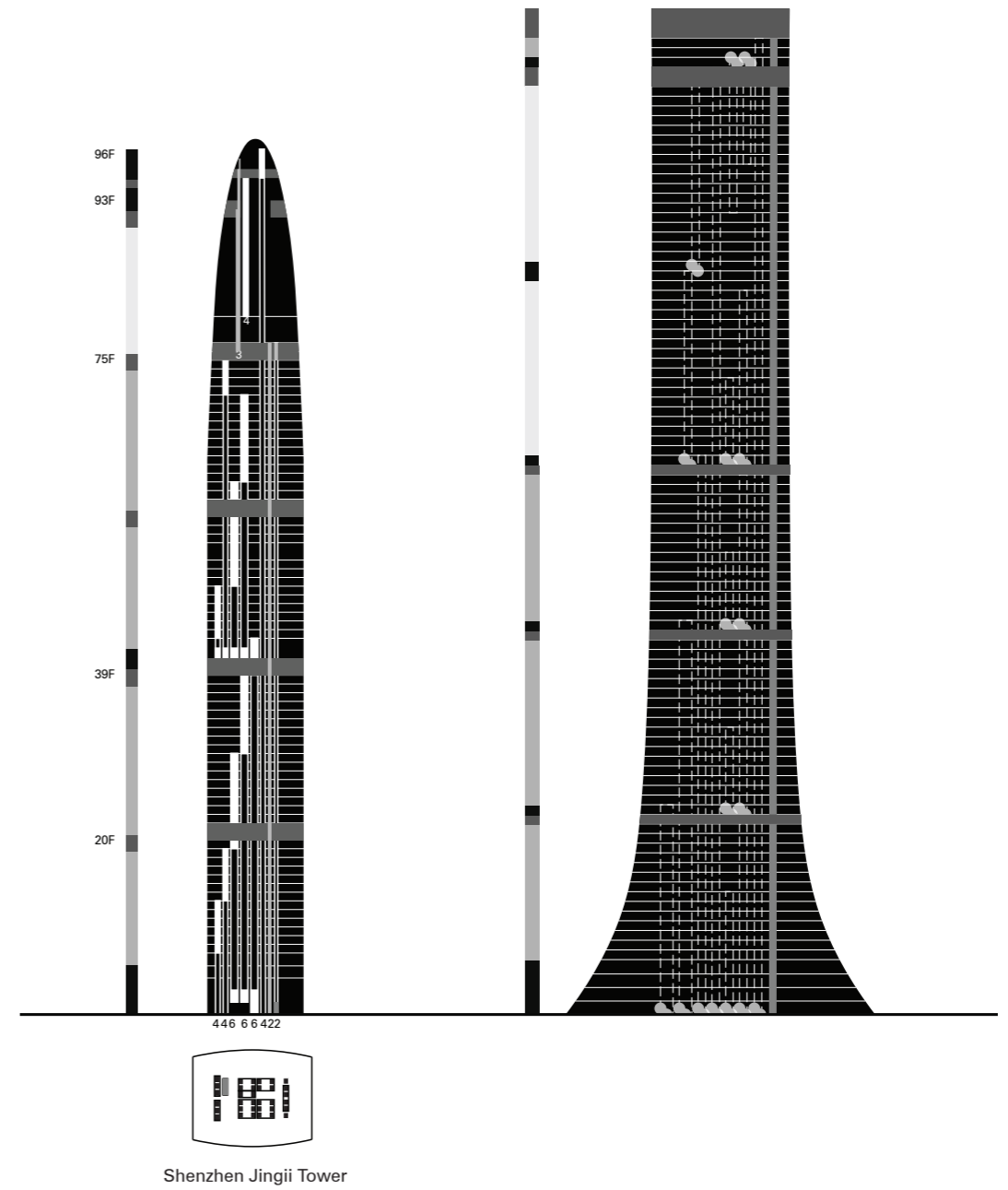
The vertical circulation is composed of three elevator systems: Metro Express, express, and local. The Metro Express connects with the subway, and stops on the ground floor, sky lobbies and observation deck. The express and local elevators are separated according to guest (central cores) and service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

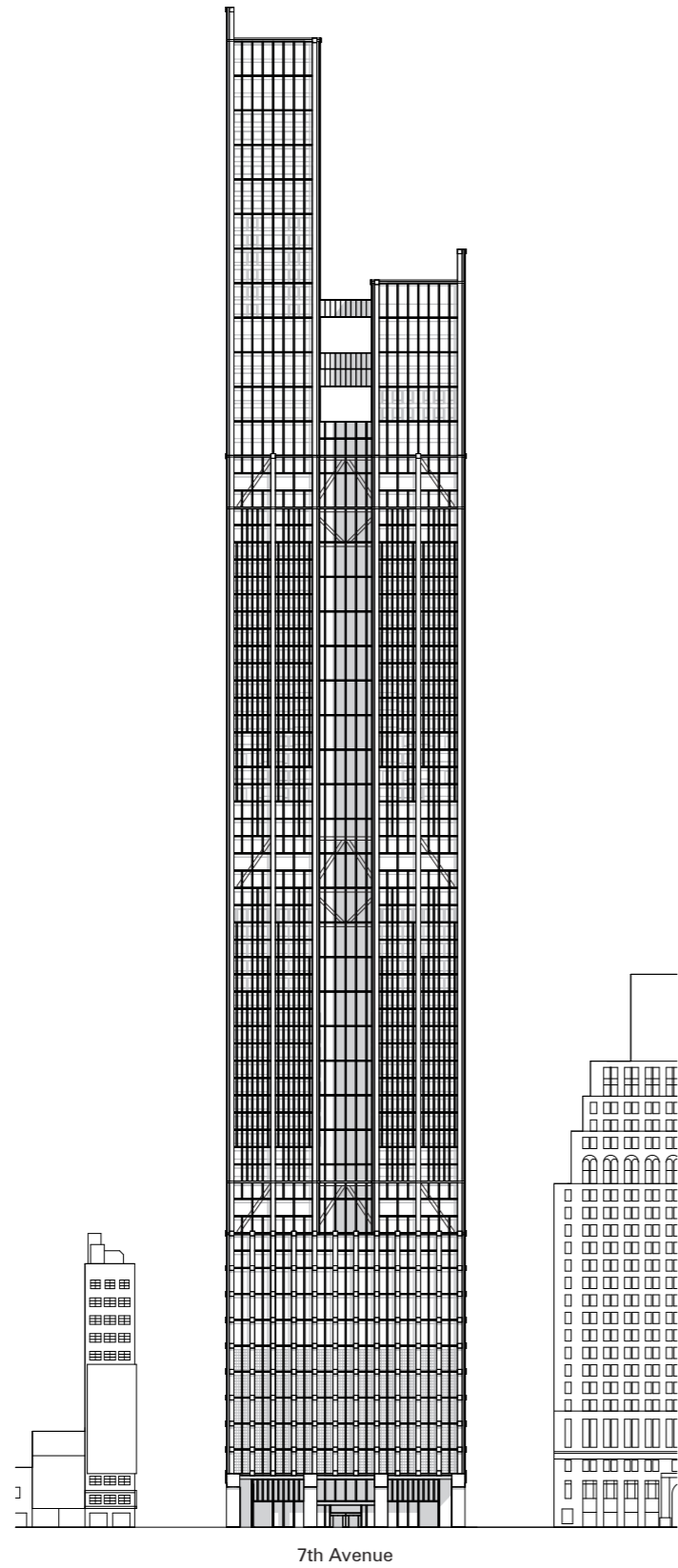
Sky lobby is a typical elevator scheme employed to reduce shaft space, and improve the efficiency of the elevator system. It acts as an intermediate interchange floor where people can change from an express elevator to a local elevator that stops at a subset of higher floors.



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.

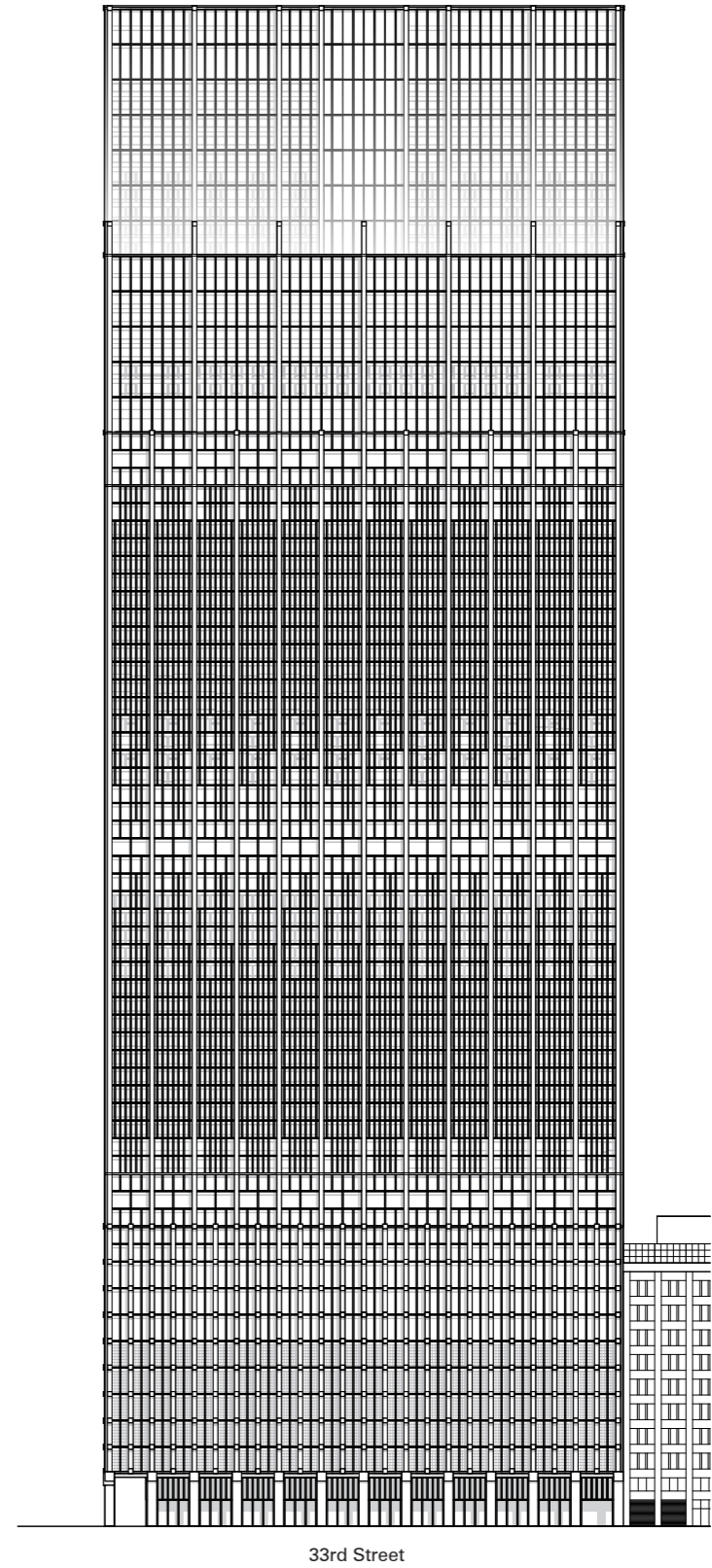
When envisioning a mixed-use highrise with office, residence, and hotel, the sharing of amenities floor is achieved through additional express elevators.

Skyscraper Elevator Case Studies



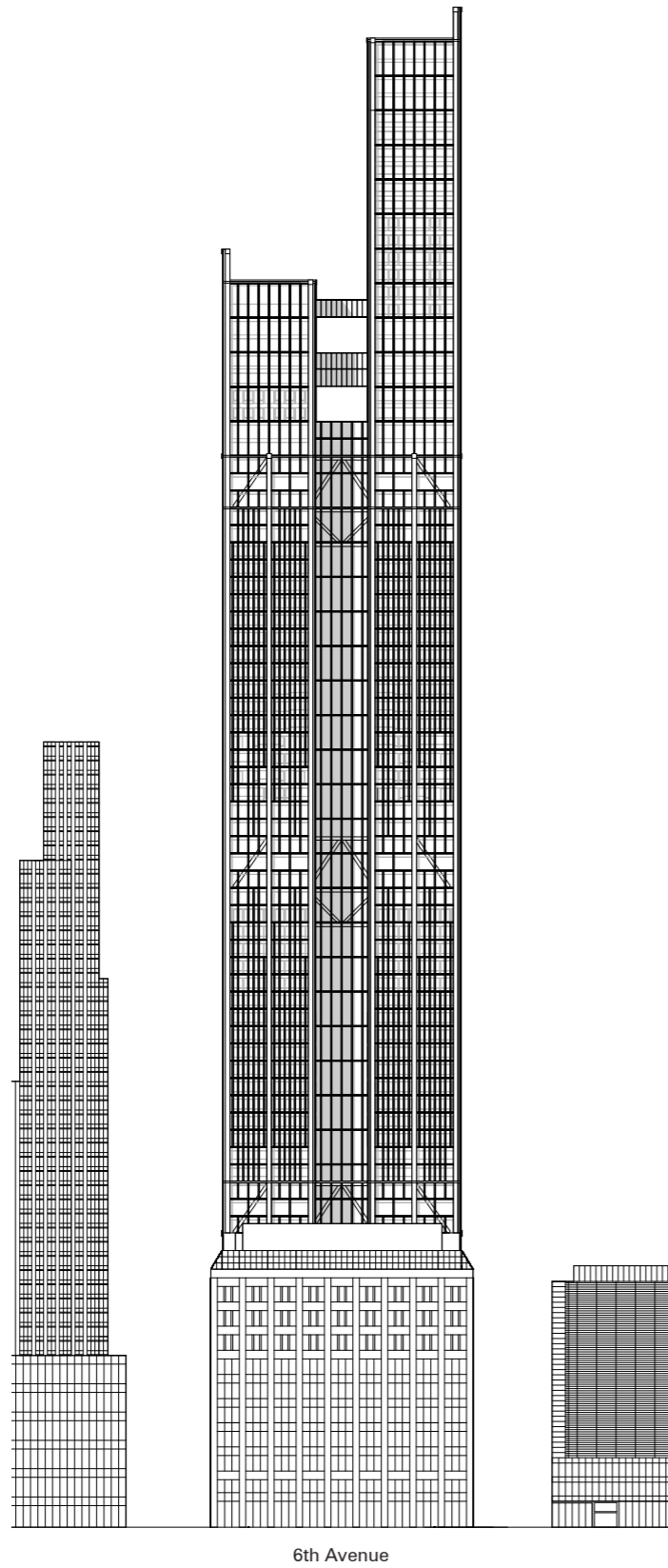
Tower Elevation - West

0 10 20 50 m



Tower Elevation - South

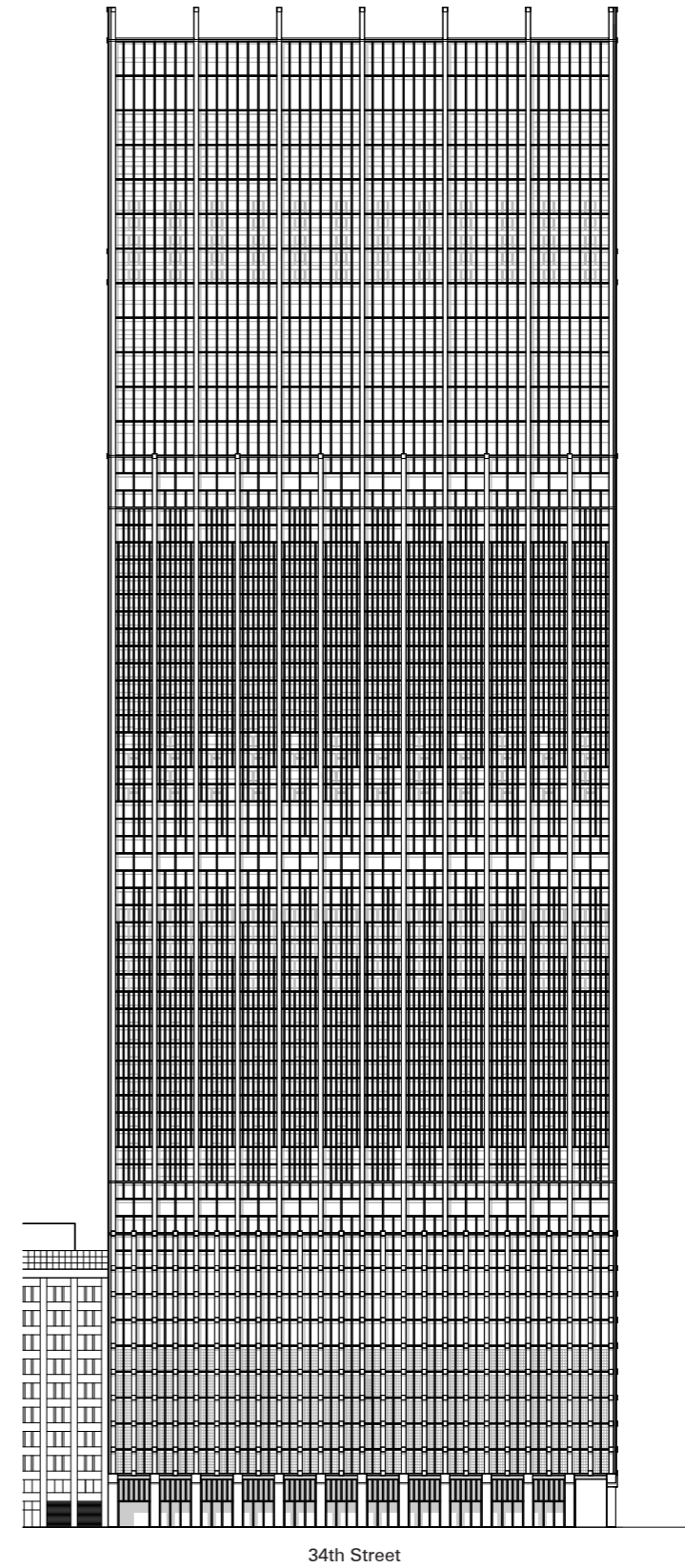
0 10 20 50 m



6th Avenue

Tower Elevation - East

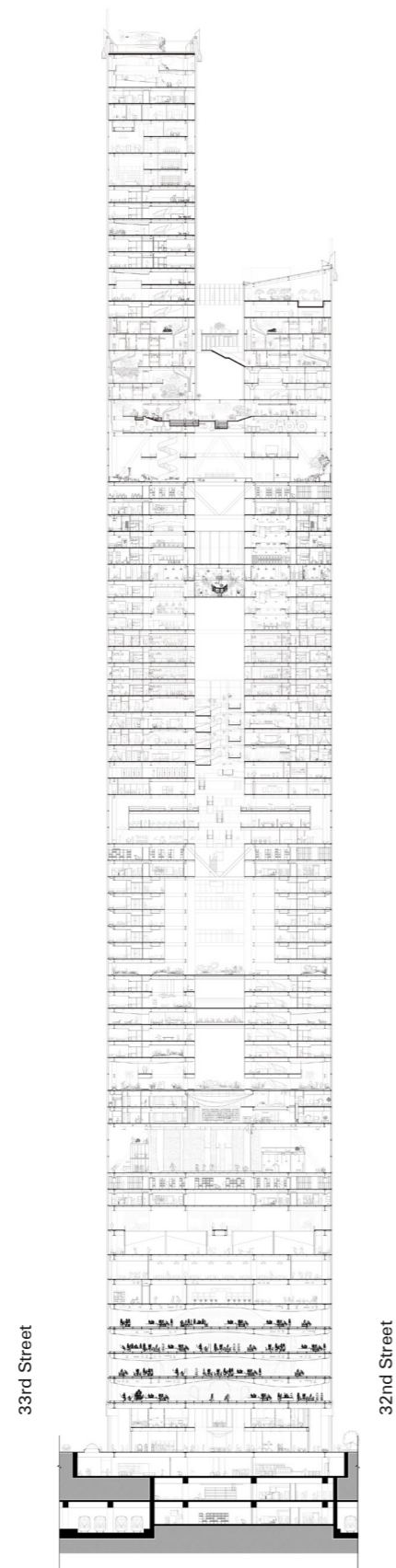
0 10 20 50 m



34th Street

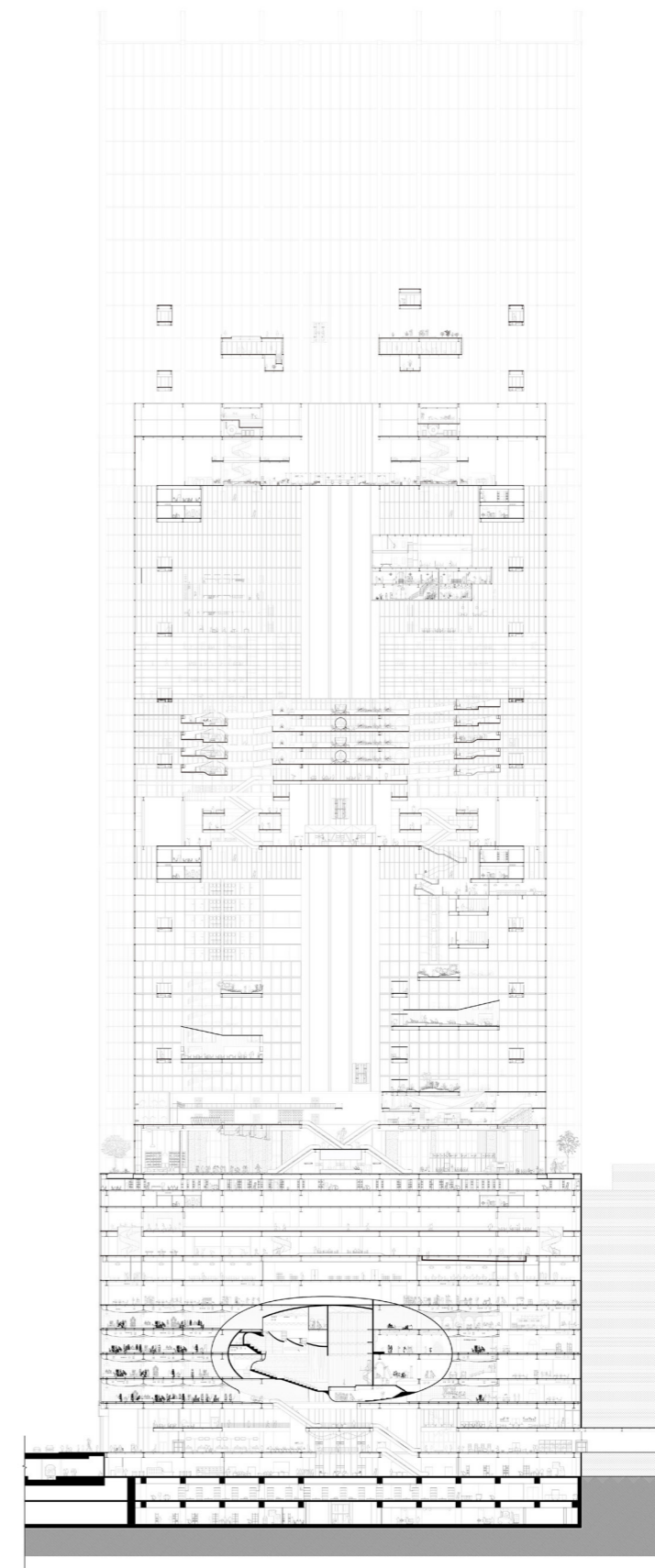
Tower Elevation - North

0 10 20 50 m



Tower Section North-South

0 10 20 50 m



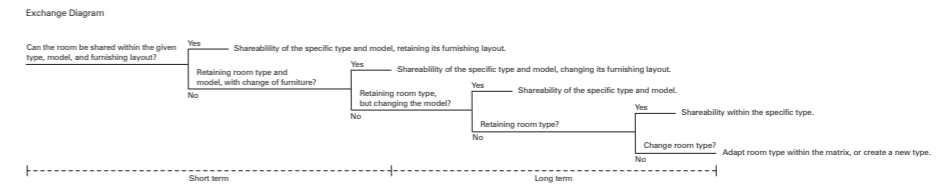
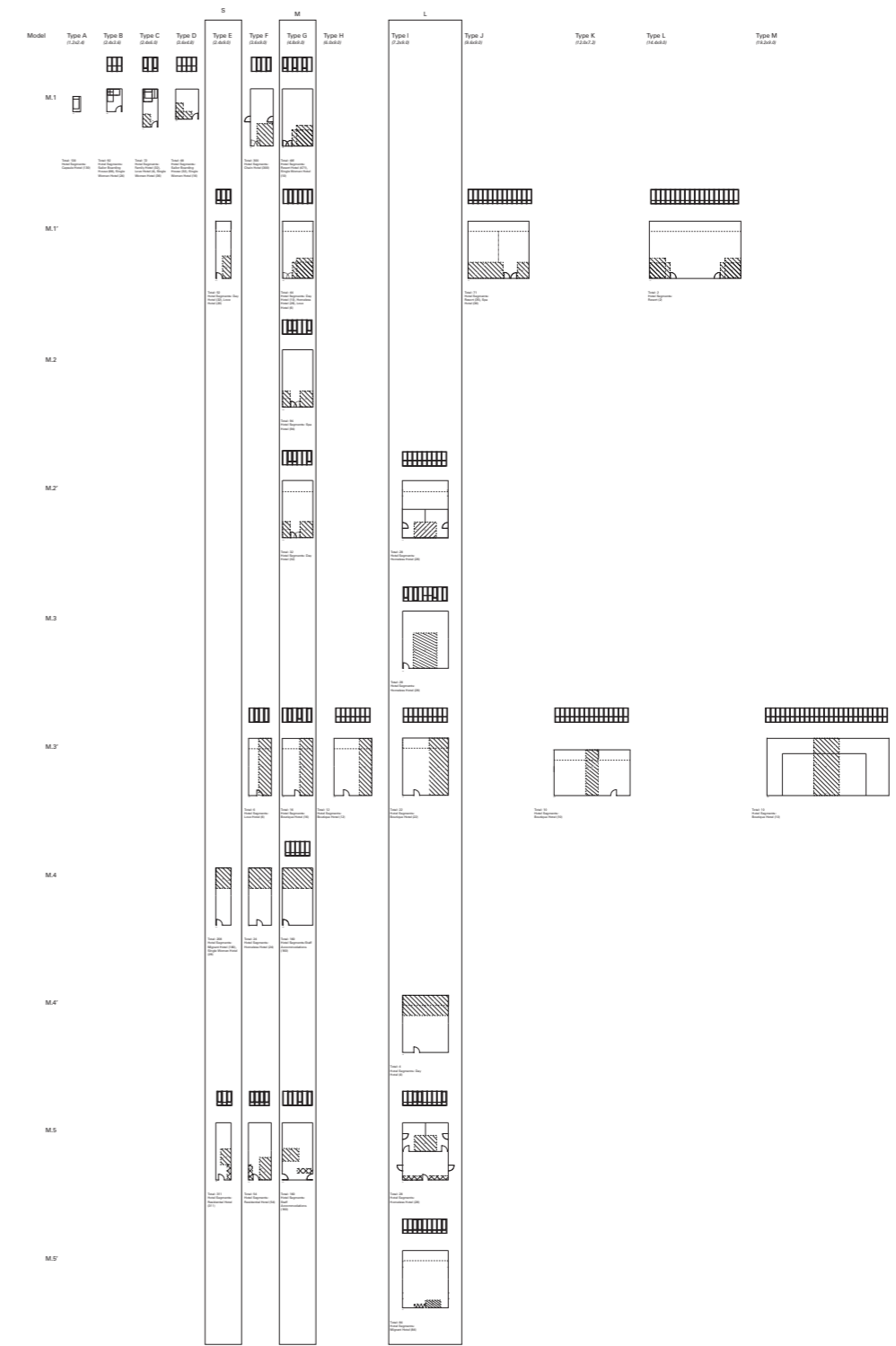
Tower Section West-East

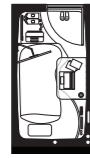
0 10 20 50 m

- 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

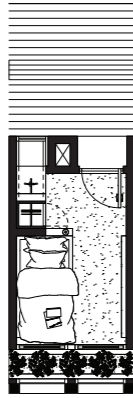
- 180 Staff Accommodation

- 2497 One Hotel Total Keys

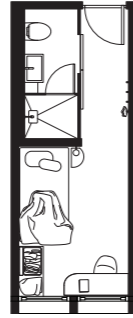




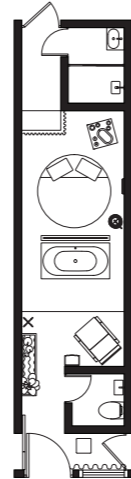
Capsule segment



Sailors' Boarding House segment



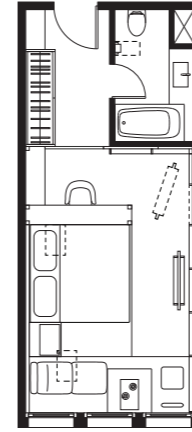
Single Women's segment



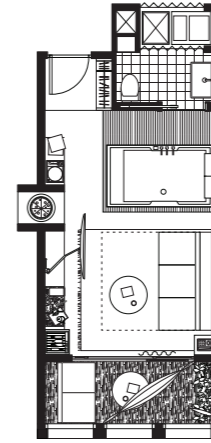
Love segment



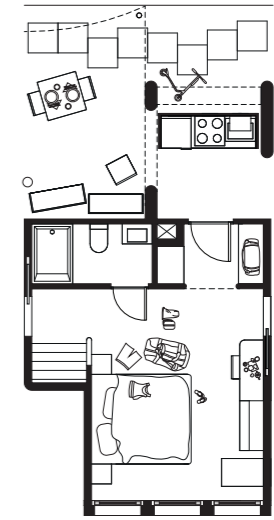
Residential segment



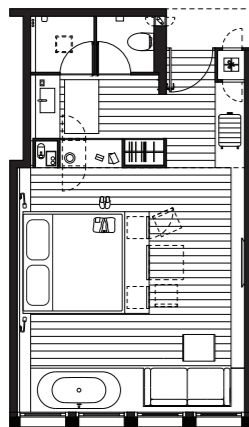
Chain segment



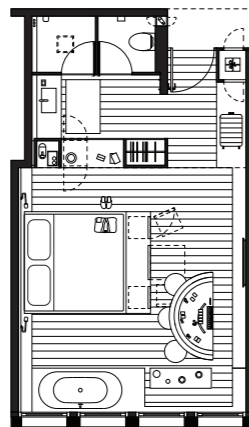
Day segment



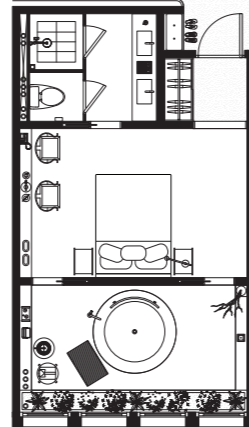
Family segment



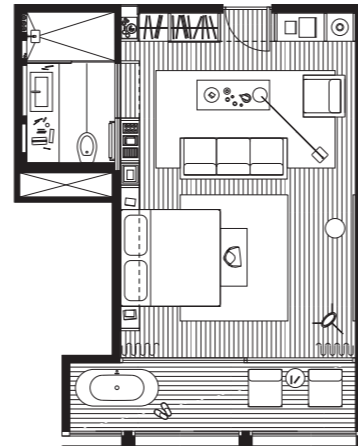
Resort segment



Casino segment



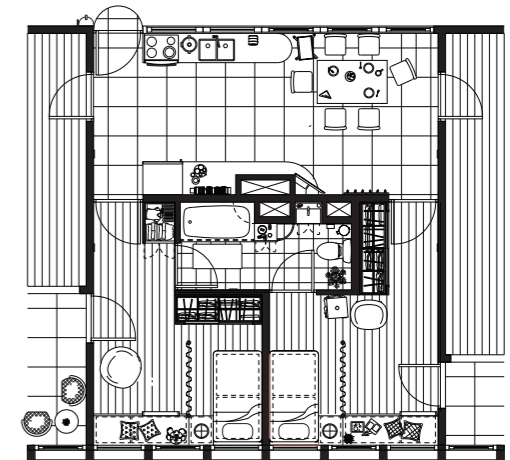
Wellness Spa segment



Boutique segment

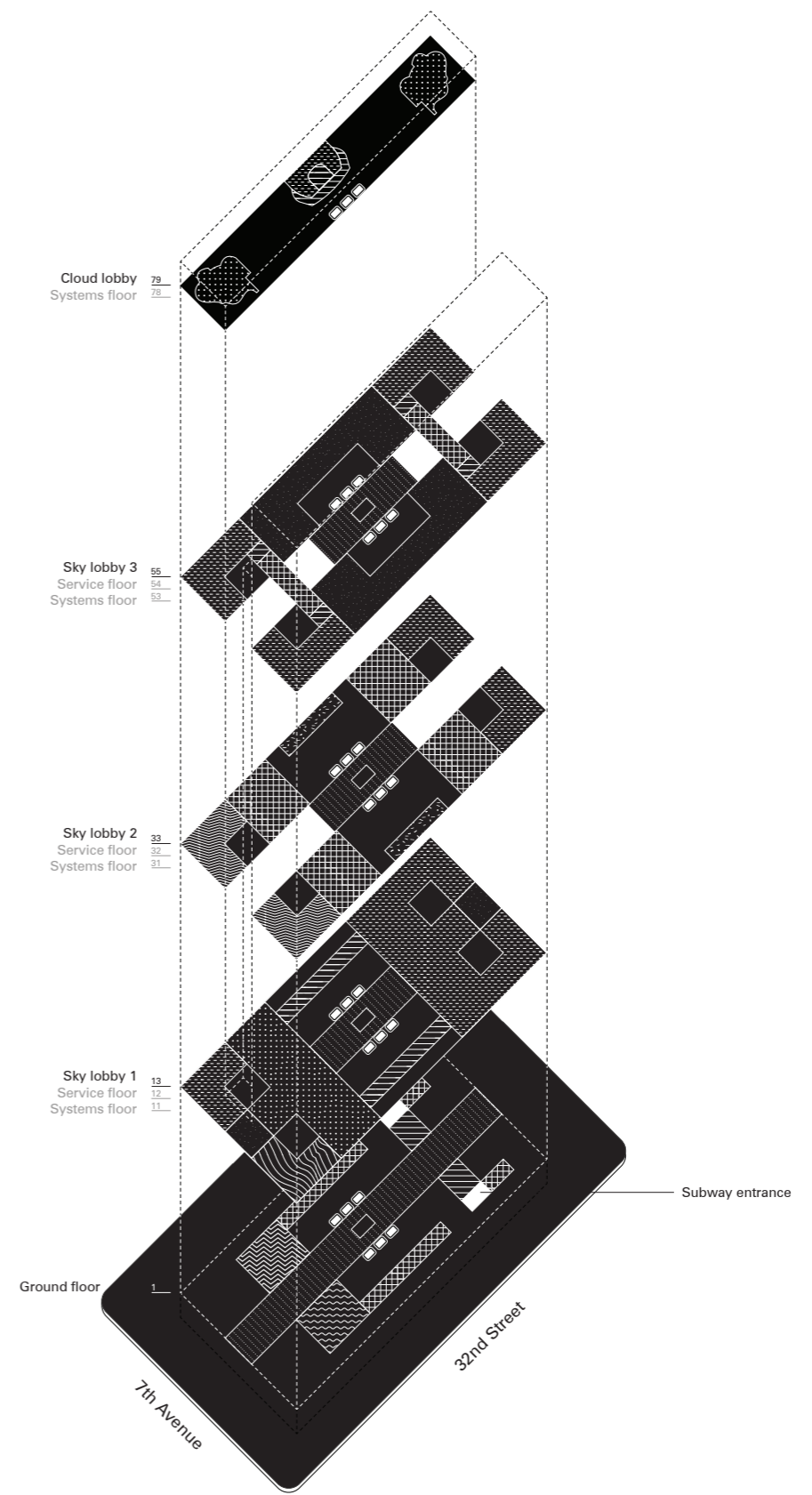


Migrant segment



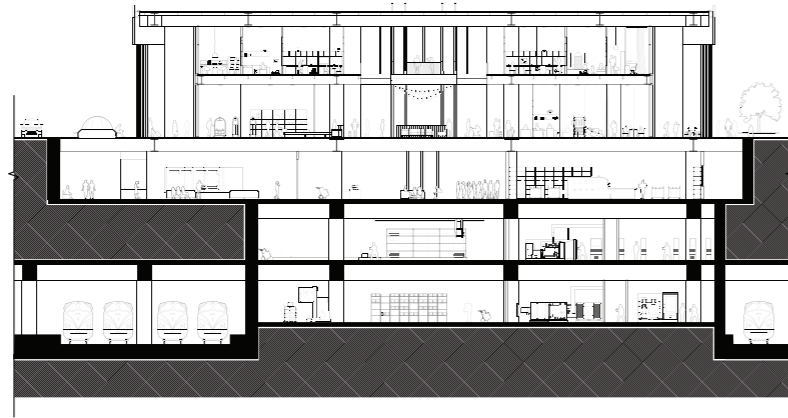
Homeless segment

Typical Room

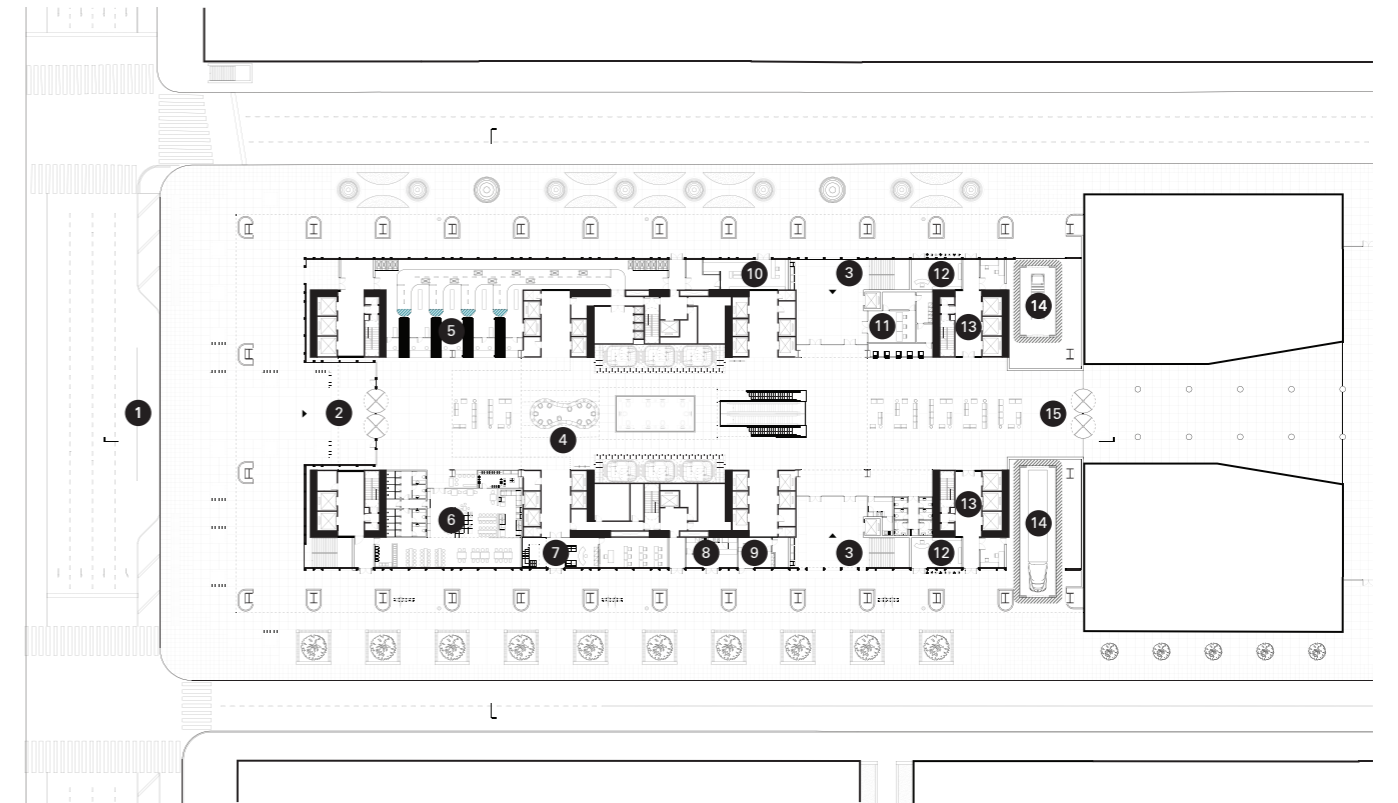


Amenities - Public Program

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> Lobby and reception area Luggage reception Migrant facility Retail Food and beverage Event space | <ul style="list-style-type: none"> Art gallery Garden Fitness center Market Support services | <ul style="list-style-type: none"> Metro Express elevator Express elevator Local elevator Guest elevator core |
|---|--|---|

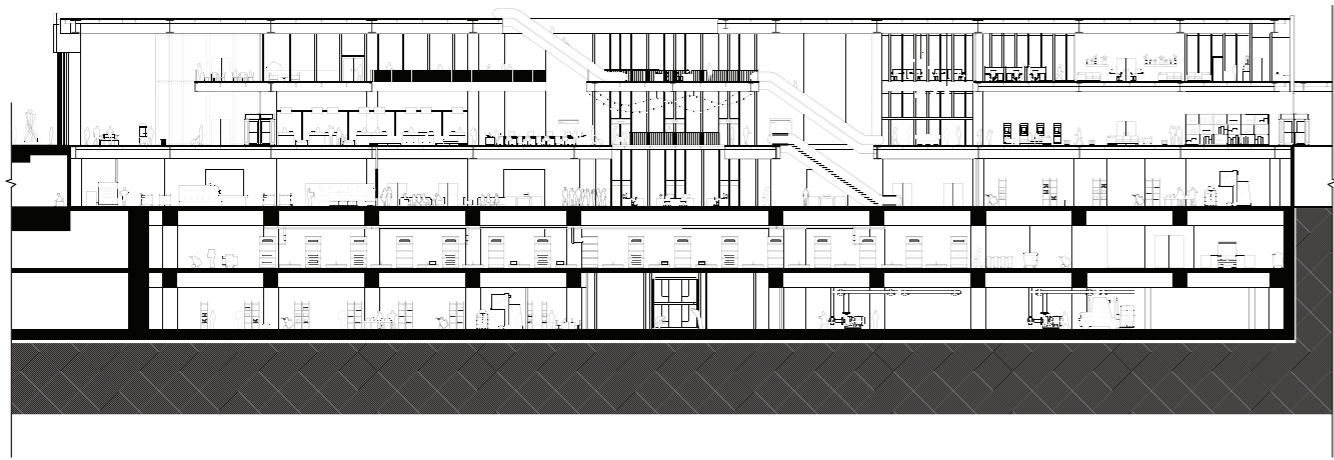


Cross Section of Basement and Ground Floor

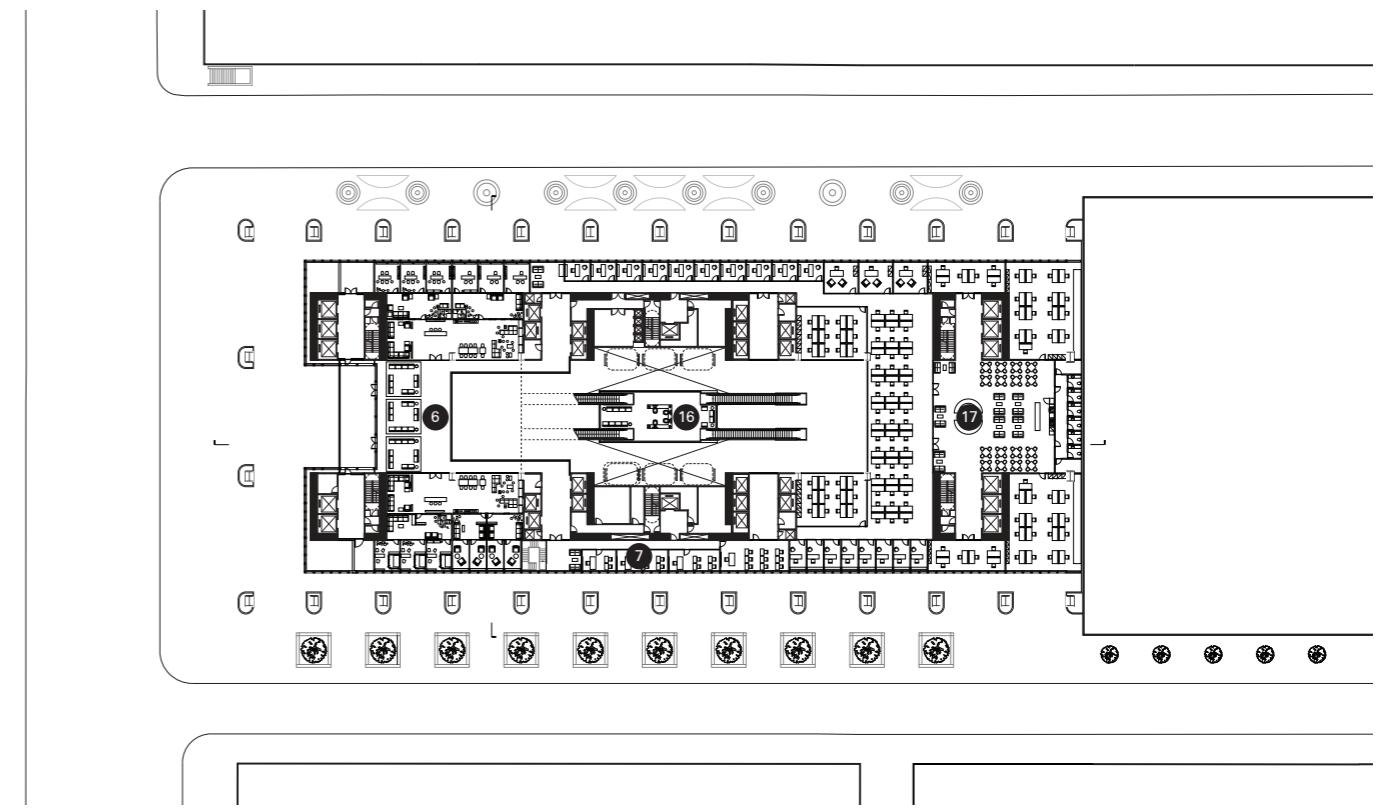


Ground Floor

Floor 01



Longitudinal Section of Basement and Ground Floor



Administration Floor

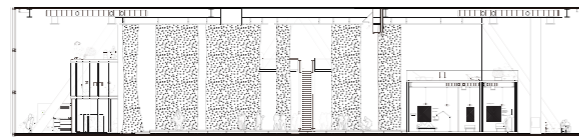
Floor 02

Ground Floor

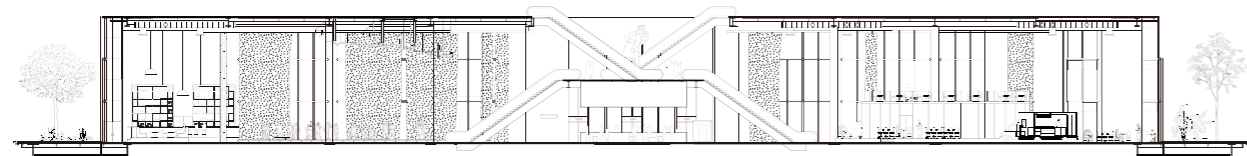


- | | | | |
|---------------------|----------------------|-----------------------|----------------|
| 1. Motor lobby | welcoming center | 12. Flower shop | check-point |
| 2. Entry plaza | 7. Language center | 13. Staff entrance | 17. One Hotel |
| 3. Subway entrance | 8. Coffee shop | 14. Truck elevator 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 | |



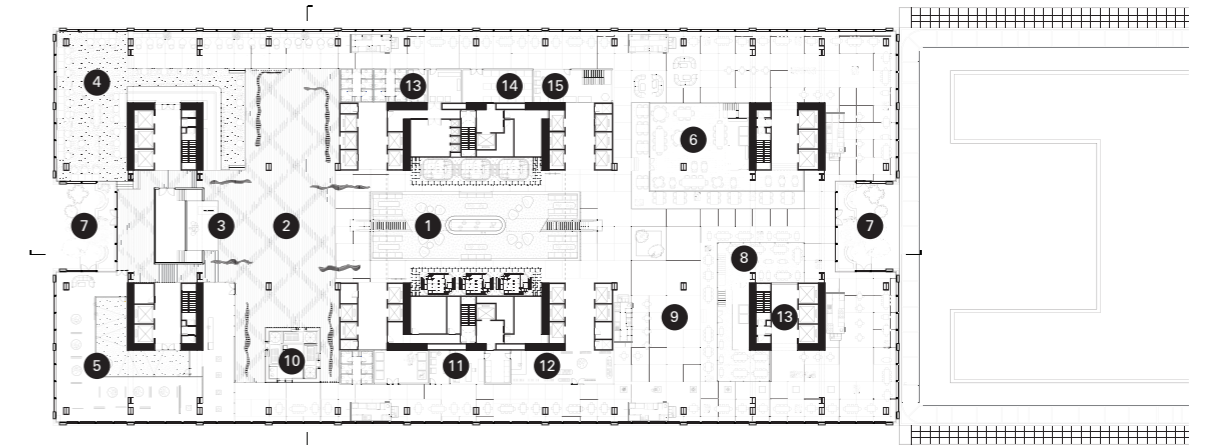


Cross Section of Sky Lobby 1



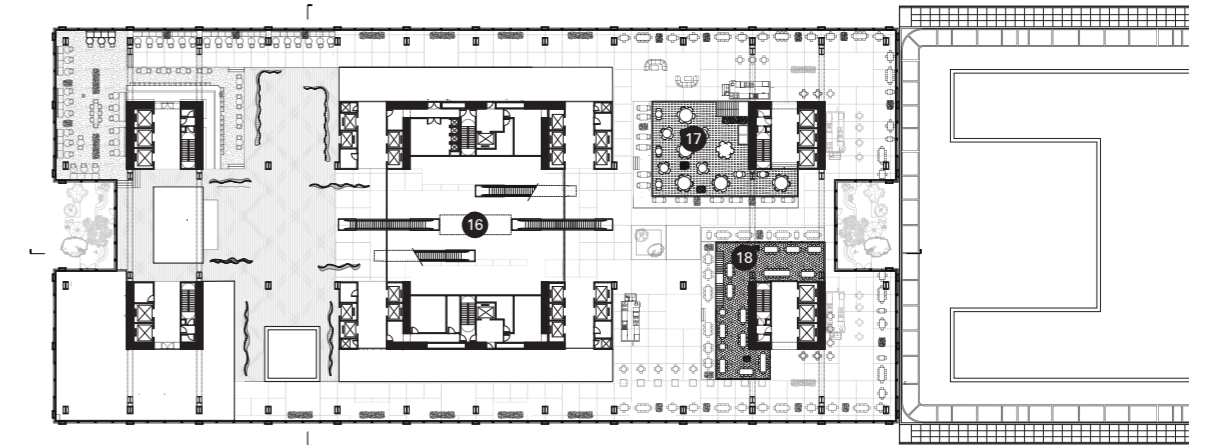
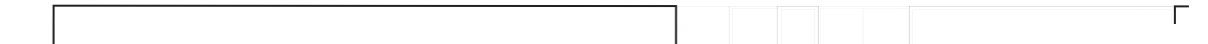
Longitudinal Section of Sky Lobby 1

Sky Lobby 1



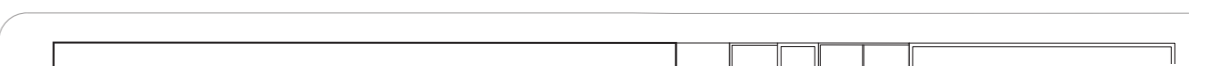
Sky Lobby 1

Floor 13

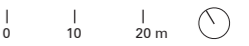


Sky Lobby 1 Mezzanine

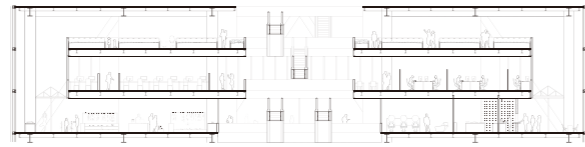
Floor 14



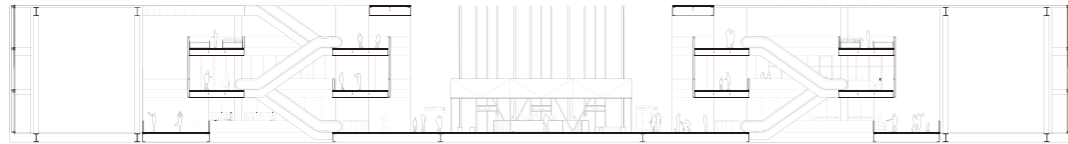
- | | | | |
|-------------------------------------|---|-----------------------------|--|
| 1. Reception | restaurant | confession rooms | office |
| 2. Event hall | 7. Terrace garden | 11. Navy recruitment center | 15. Mezzanine to Sailors' Boarding House and Day segment |
| 3. Stage | 8. Diner | 12. 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 | | | 17. Diner seating |



Cross Section of Sky Lobby 2

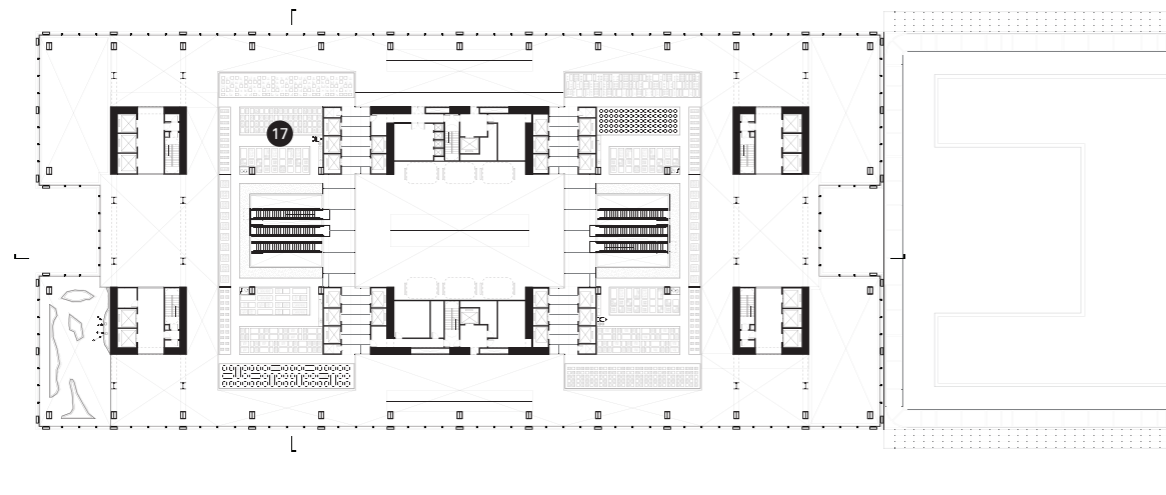


Longitudinal Section of Sky Lobby 2



0 10 20 m

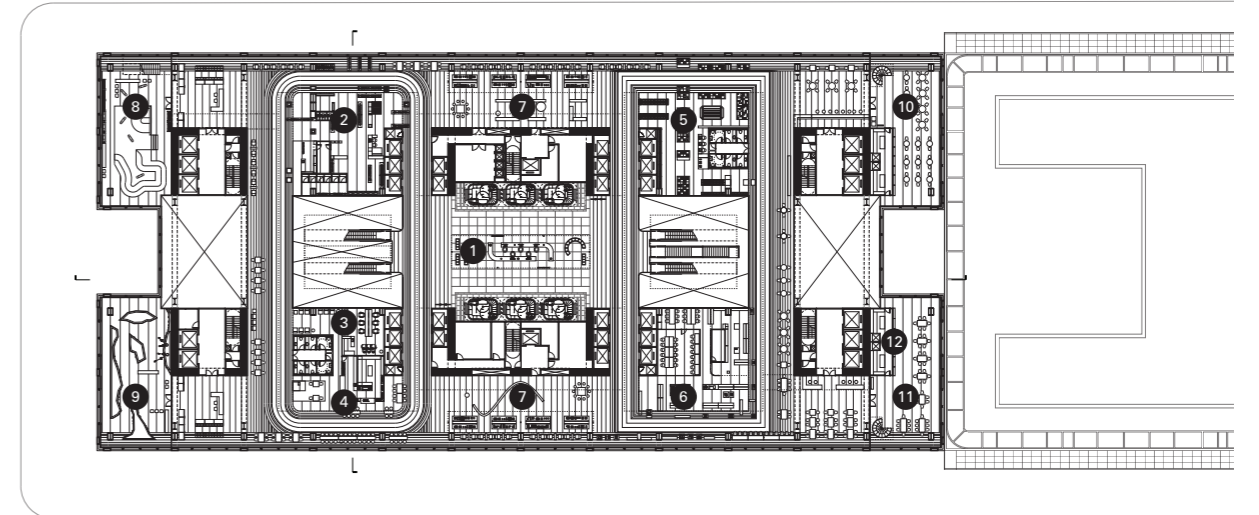
Sky Lobby 2 Mezzanine



Floor 35

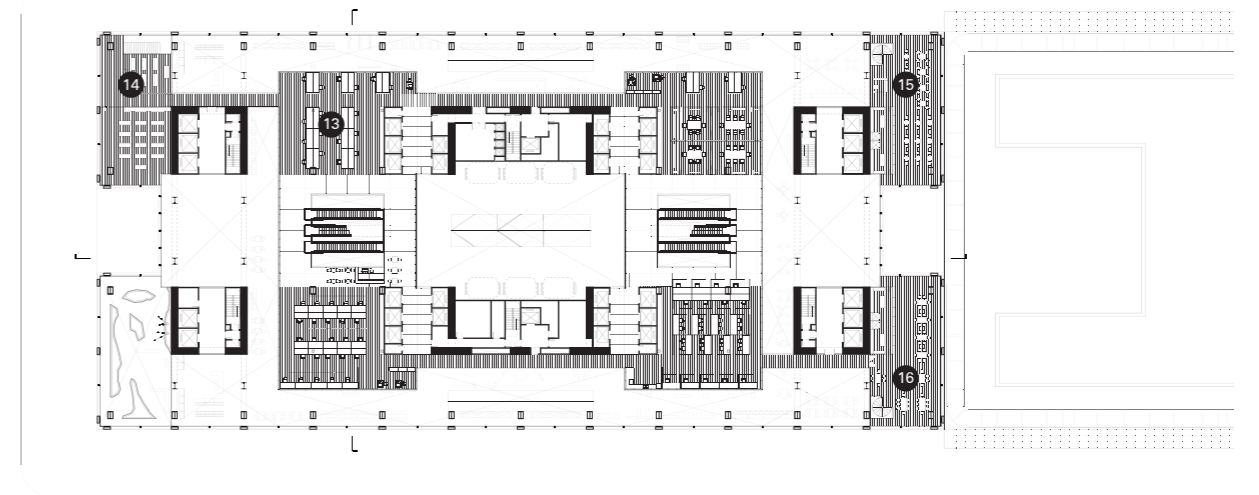
Sky Lobby 2

Sky Lobby 2



Floor 33

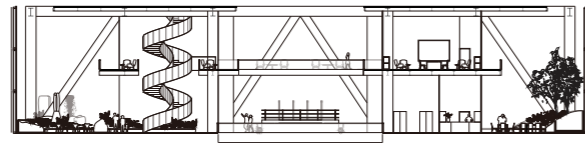
Sky Lobby 2 Mezzanine



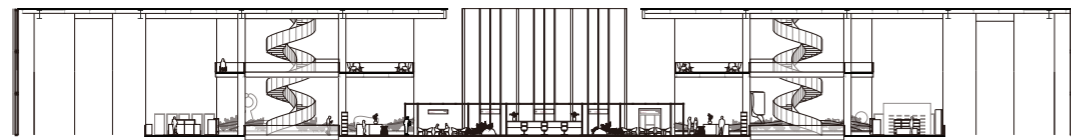
Floor 34

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

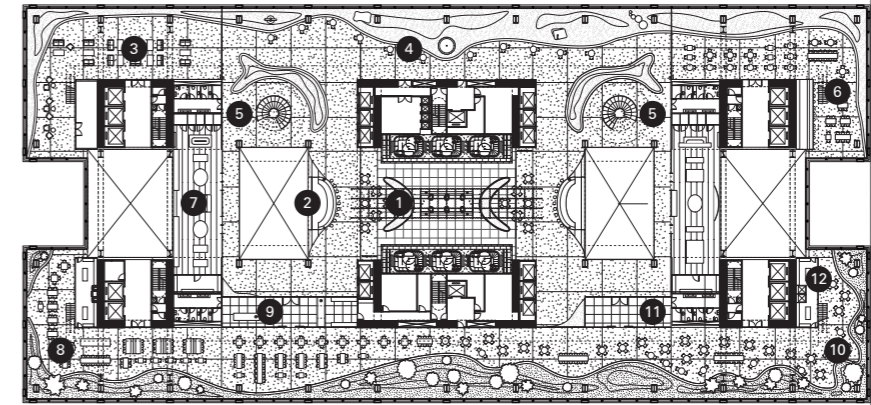


Longitudinal Section of Sky Lobby 3

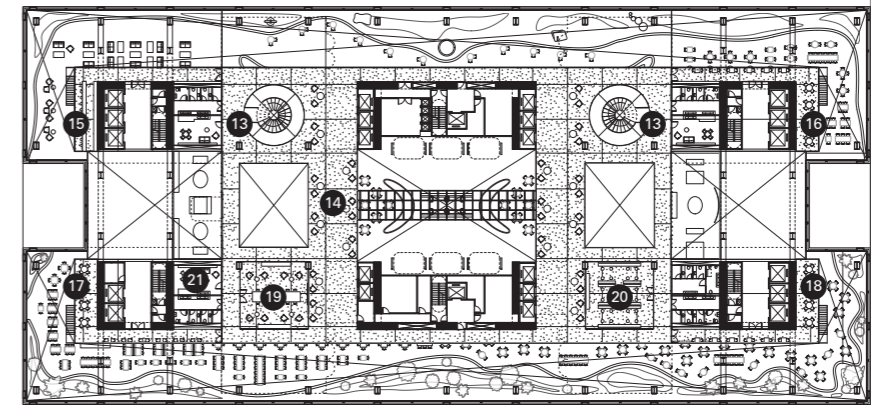
Sky Lobby 3



Sky Lobby 3



Floor 55

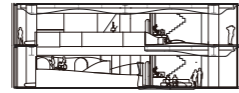


Sky Lobby 3 Mezzanine

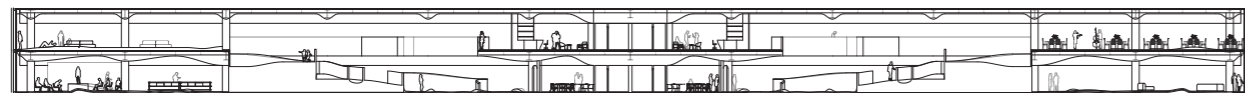
Floor 56

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





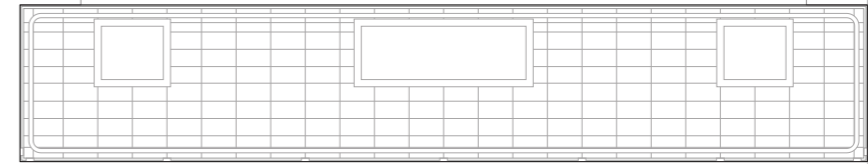
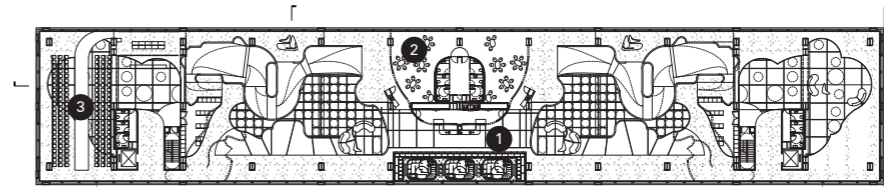
Cross Section of Cloud Lobby



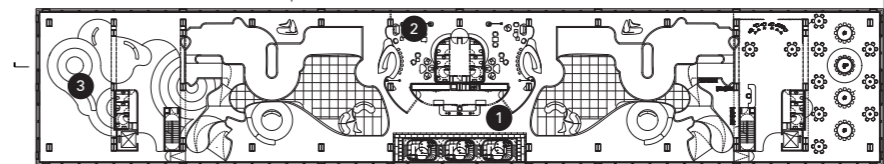
Longitudinal Section of Cloud Lobby

Cloud Lobby

Cloud Lobby



Floor 79

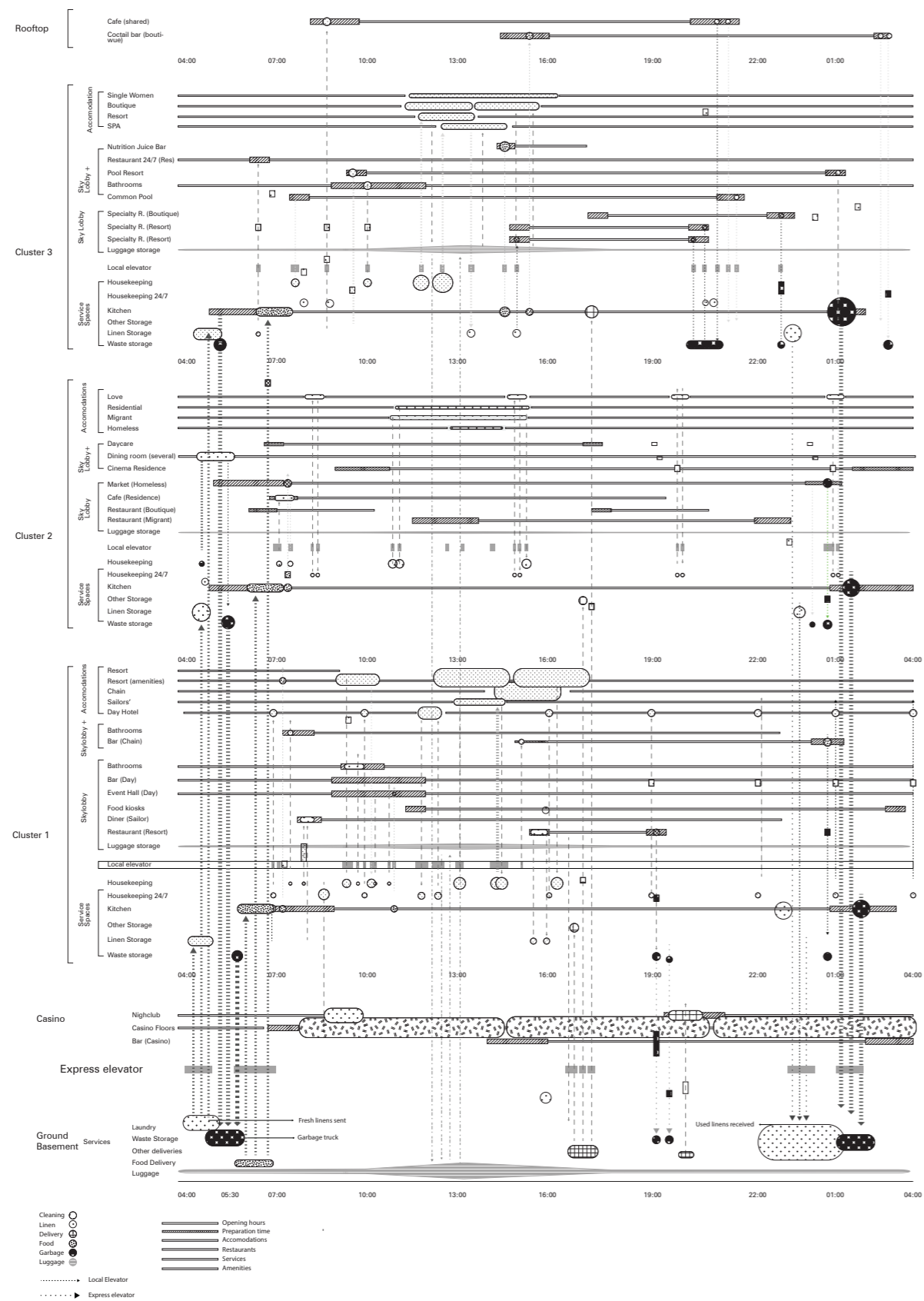


Cloud Lobby Mezzanine

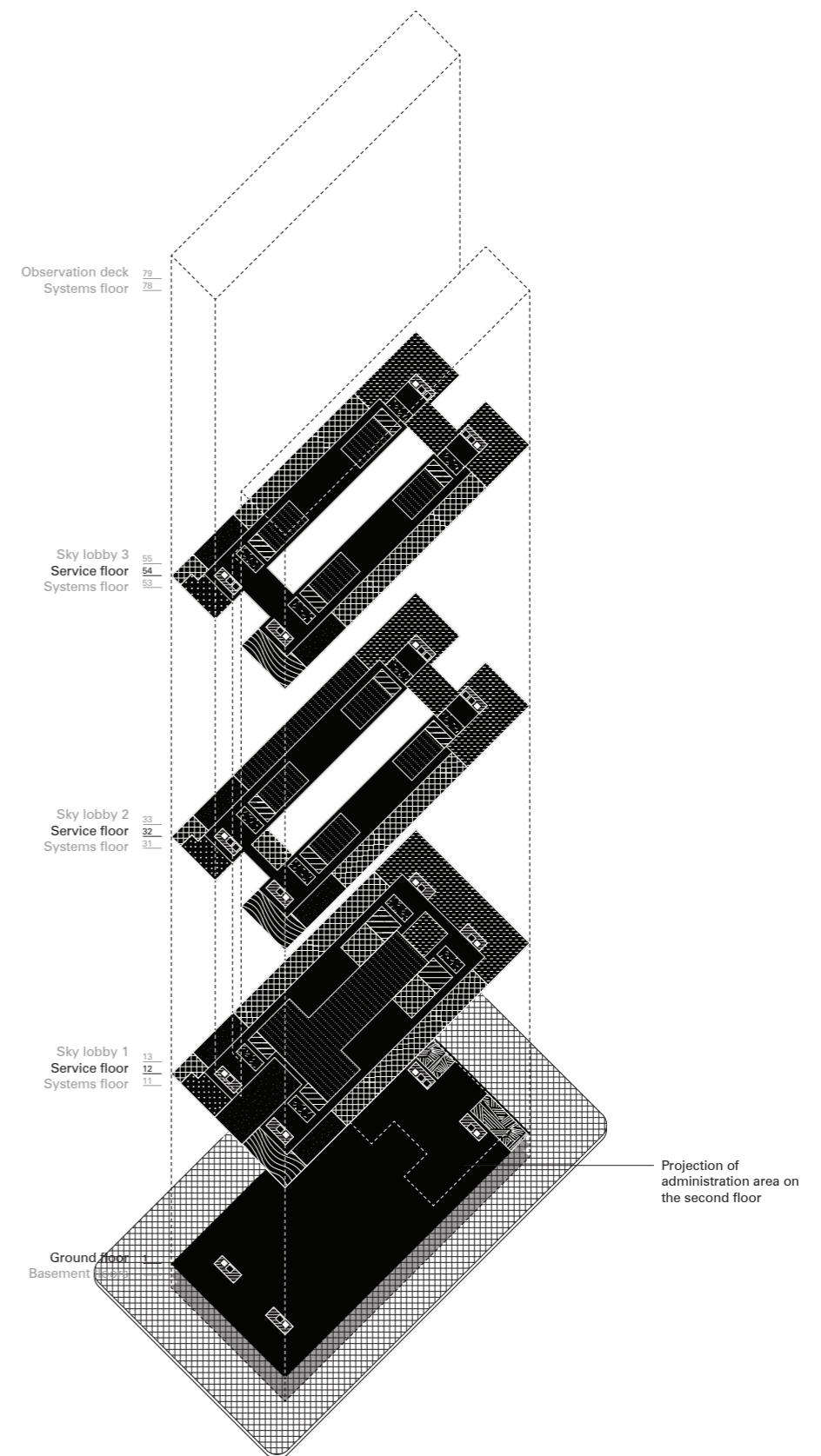
Floor 80



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

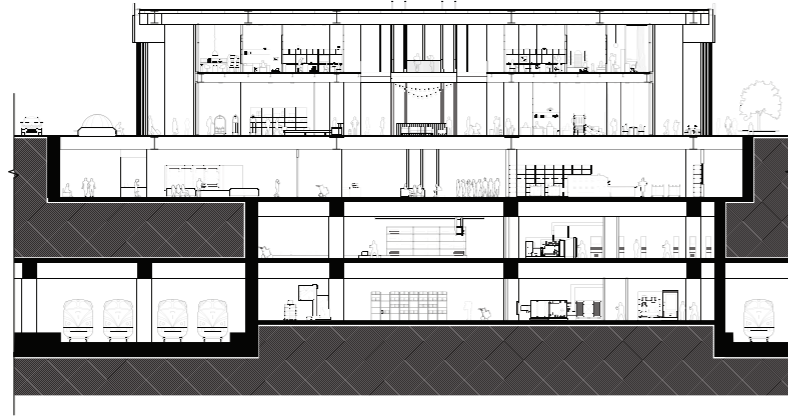


Daily Operations Diagram



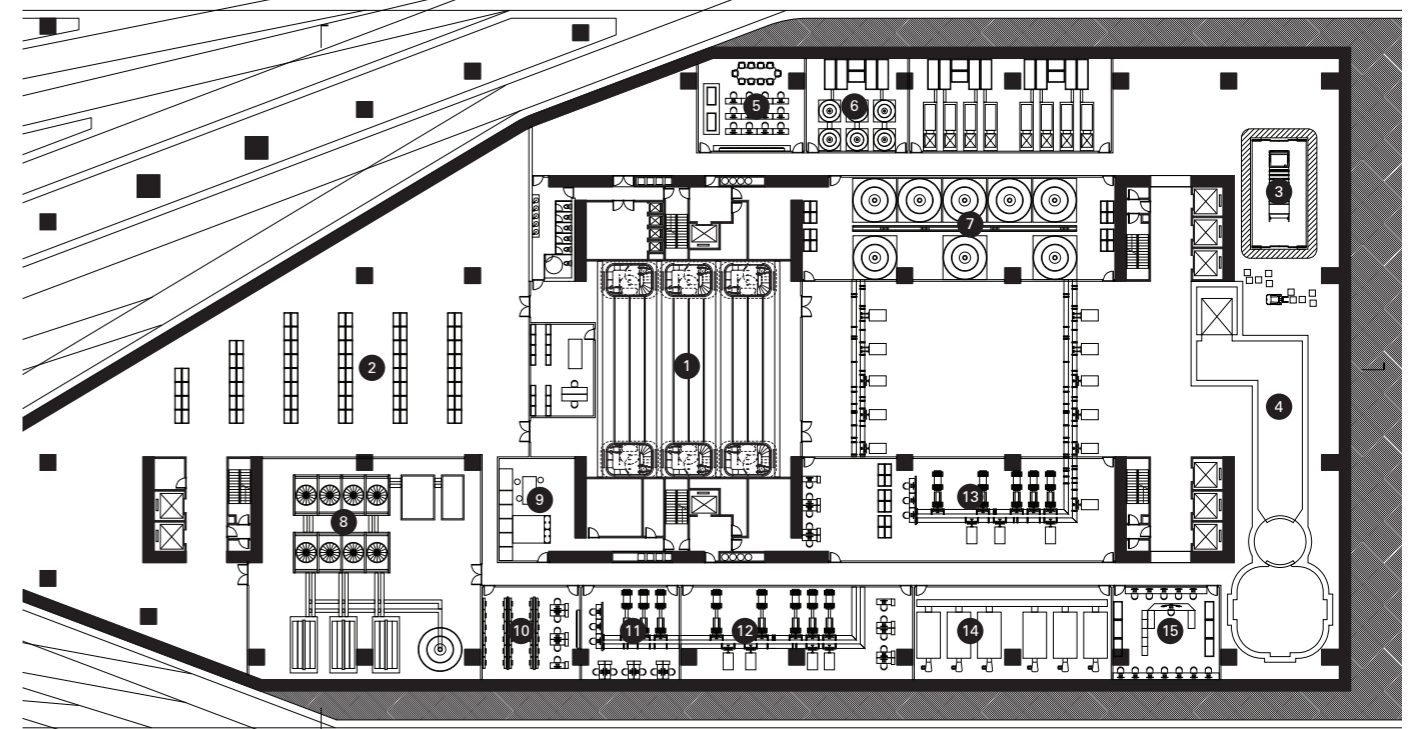
Services

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



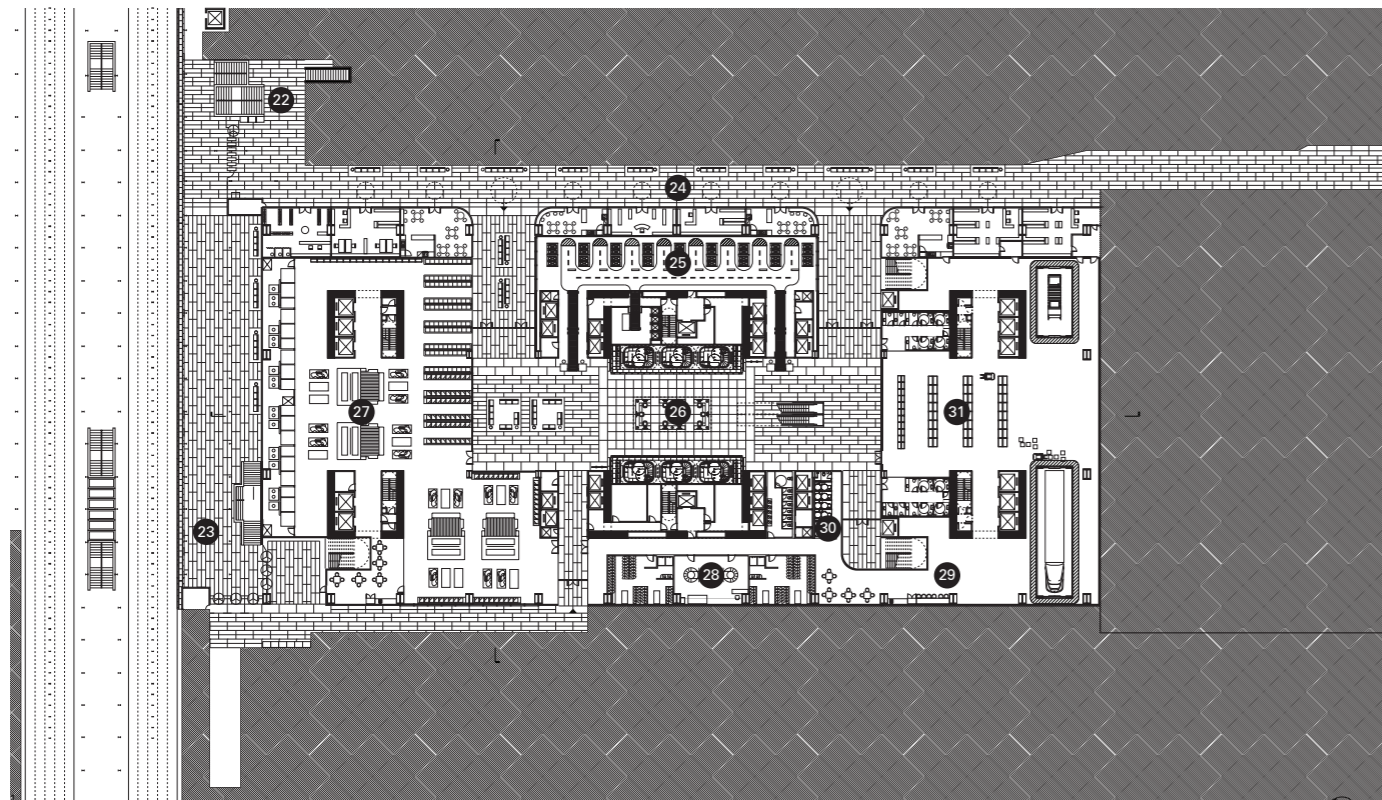
Cross Section of Basement and Ground Floor

0 10 20 m



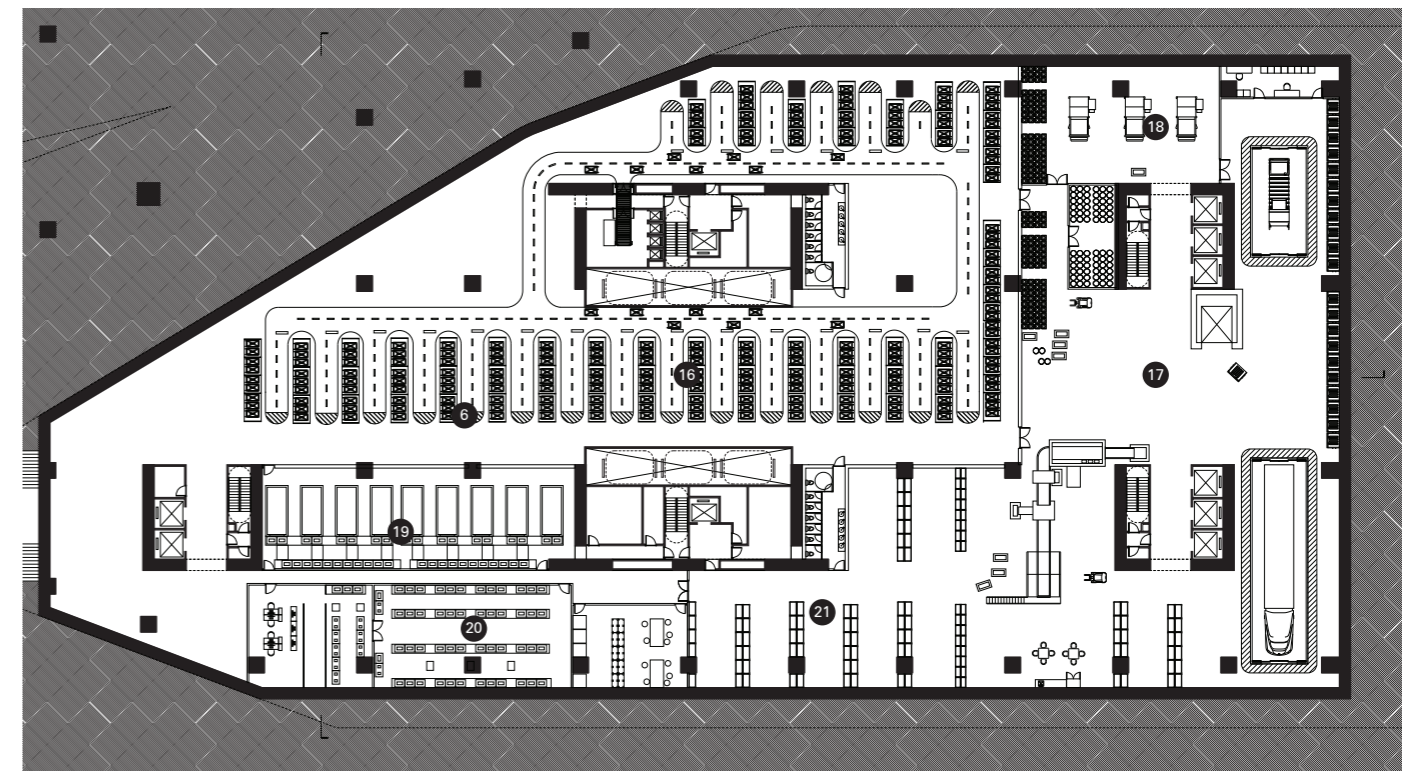
Basement

Floor -3



Basement

Floor -1



Basement

Floor -2

Basement Floors

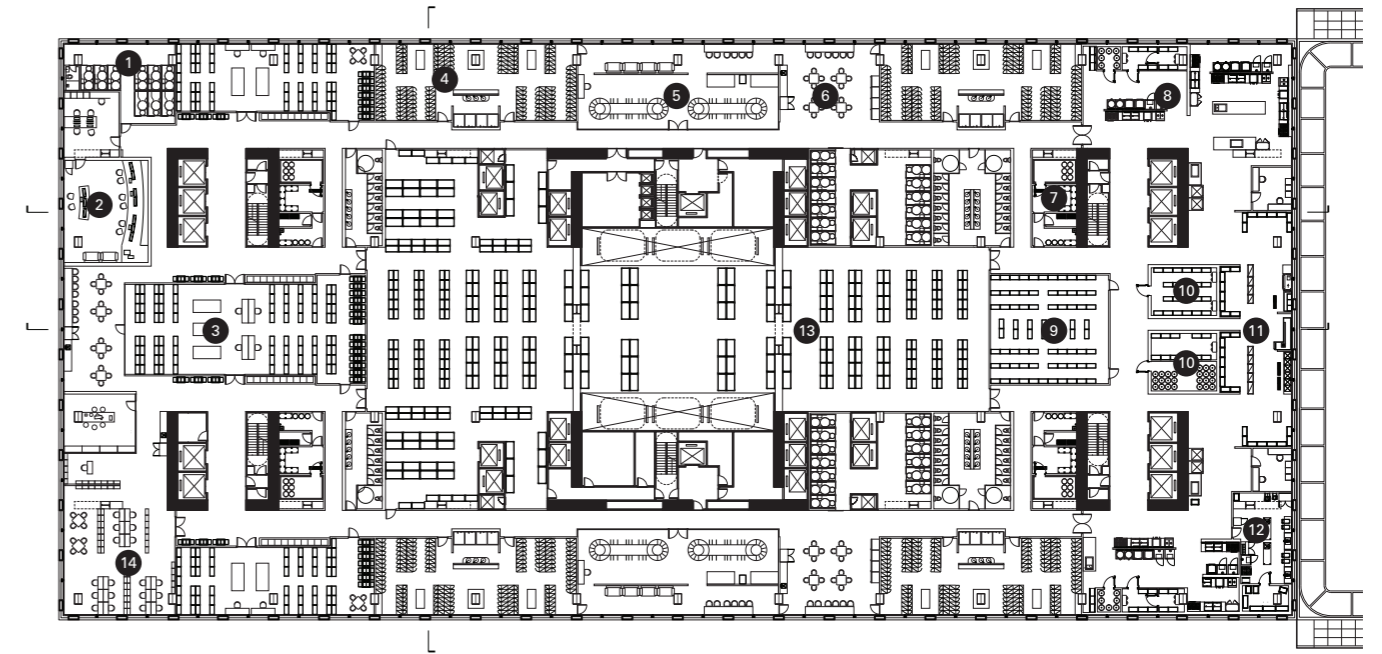
- 1. Elevator maintenance and repair
- 2. General storage
- 3. Truck elevator
- 4. Casino vault
- 5. CCTV room
- 6. Water treatment room
- 7. Water tank room
- 8. HVAC room
- 9. Maintenance room
- 10. Smoke control room

- 11. Sprinkler System room
- 12. Fire pump room
- 13. Irrigation pump room
- 14. Gas distribution
- 15. Access control
- 16. Luggage storage facility
- 17. Waste loading and sorting area connected to truck elevators
- 18. Track compactor
- 19. Backup generator room
- 20. Uninterrupted power supply room
- 21. Storage
- 22. Underground passage to Penn
- 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)

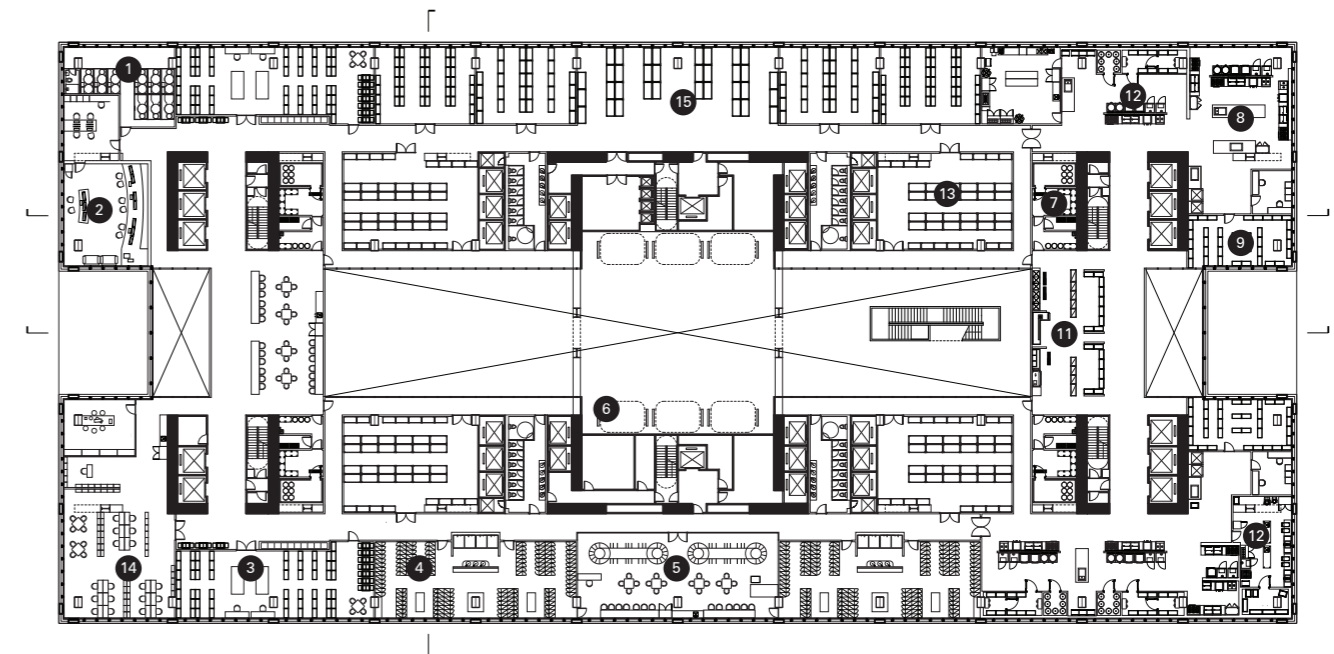


Service Floor

Floor 12



Service and Systems Floor Sections (Floors 31–32)



Service Floor

Floor 32

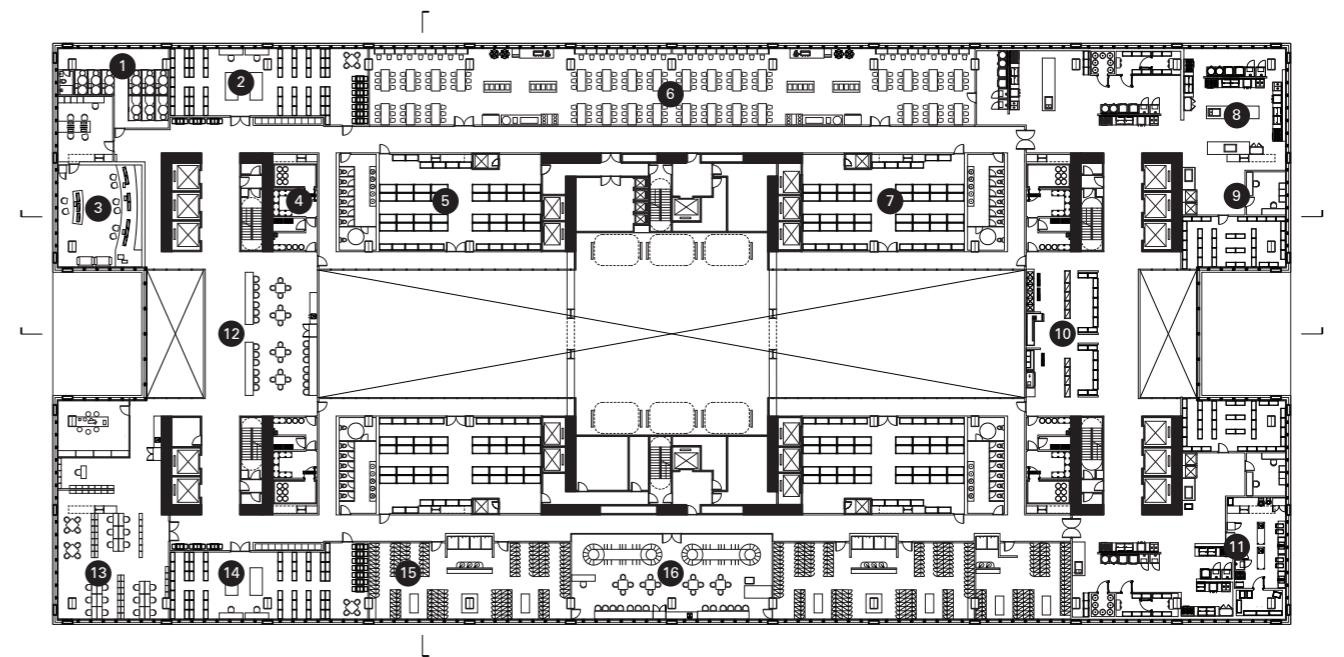
Service Floors

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



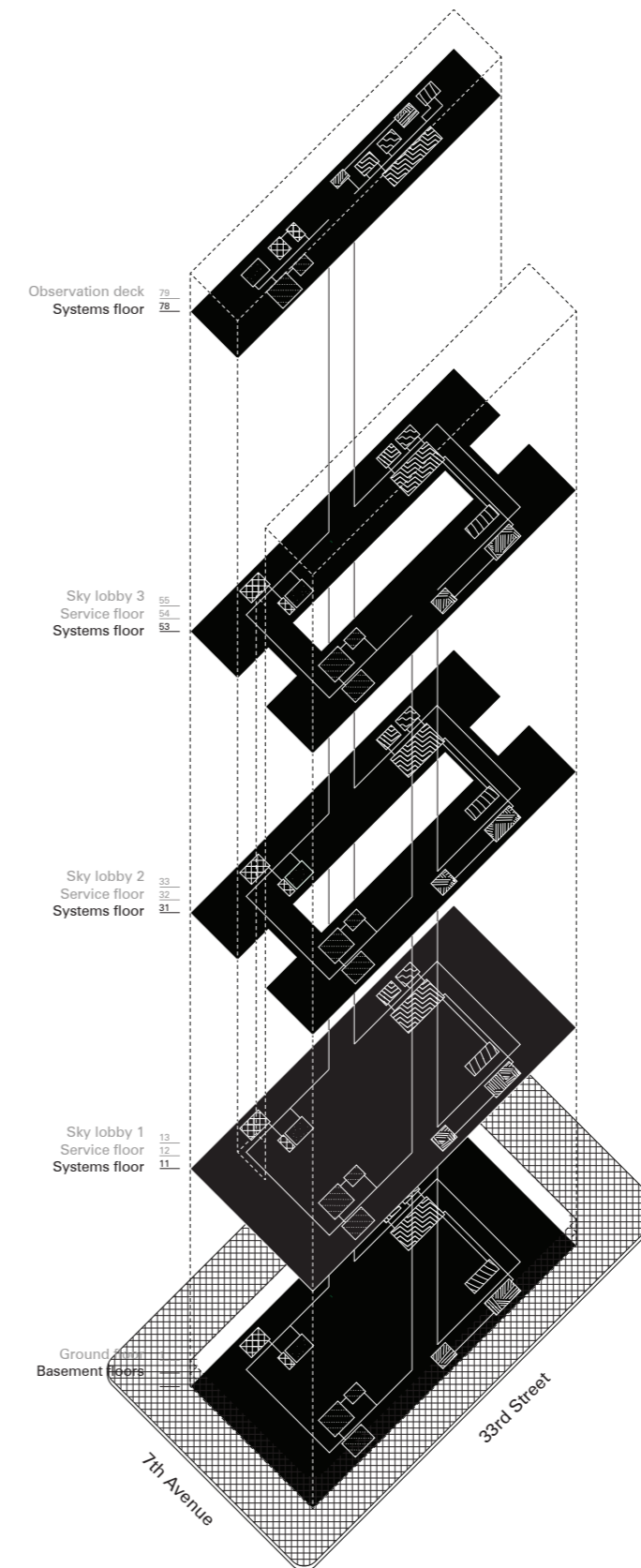
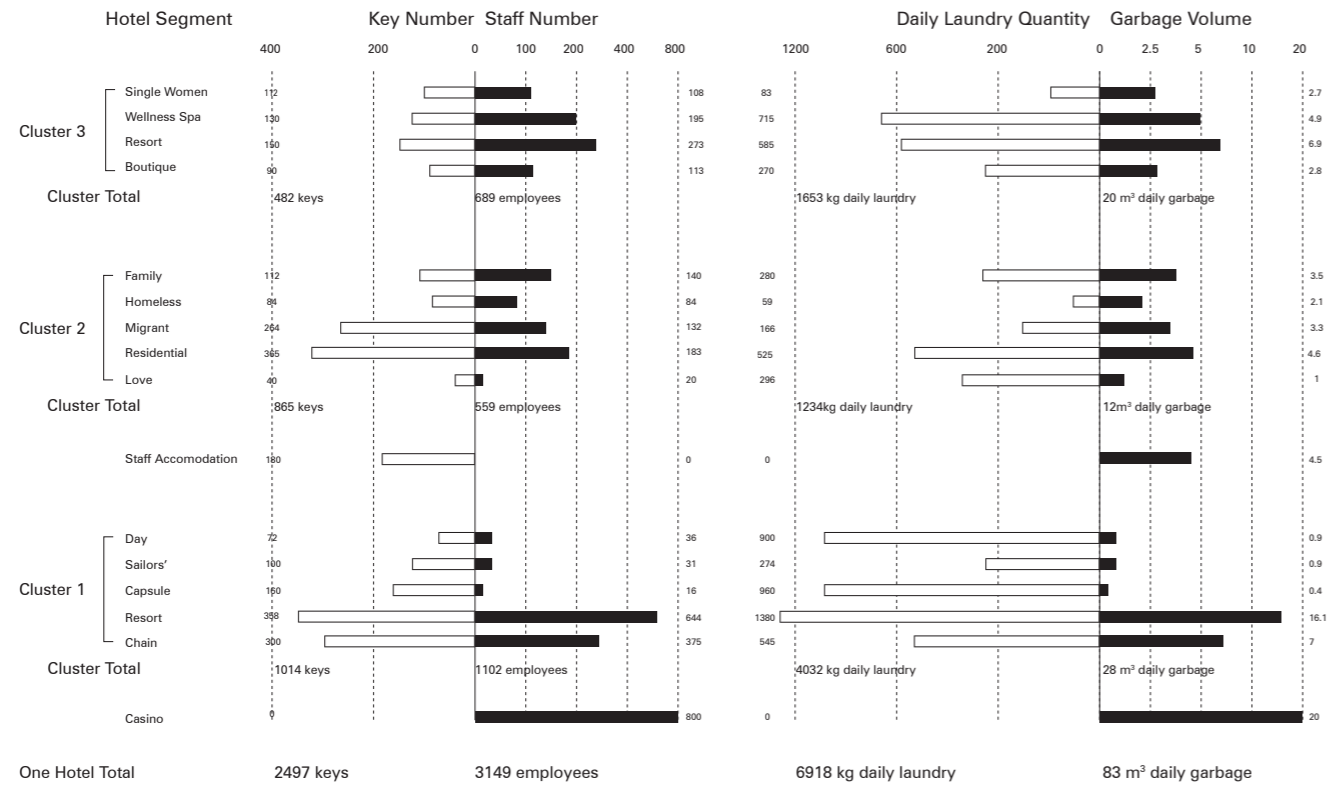
Service Floor

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

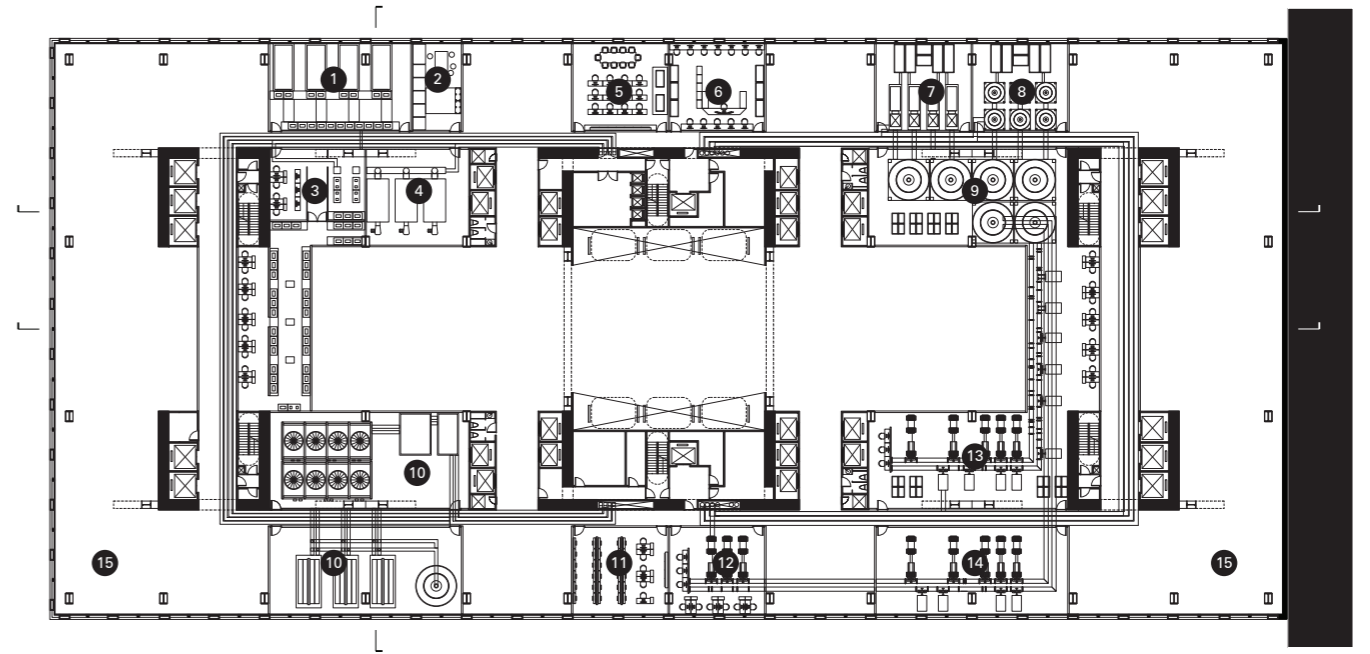
Diagram comparing hotel segments through number of keys, calculations of number of elevators, number of staff, amount of laundry and waste.

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)

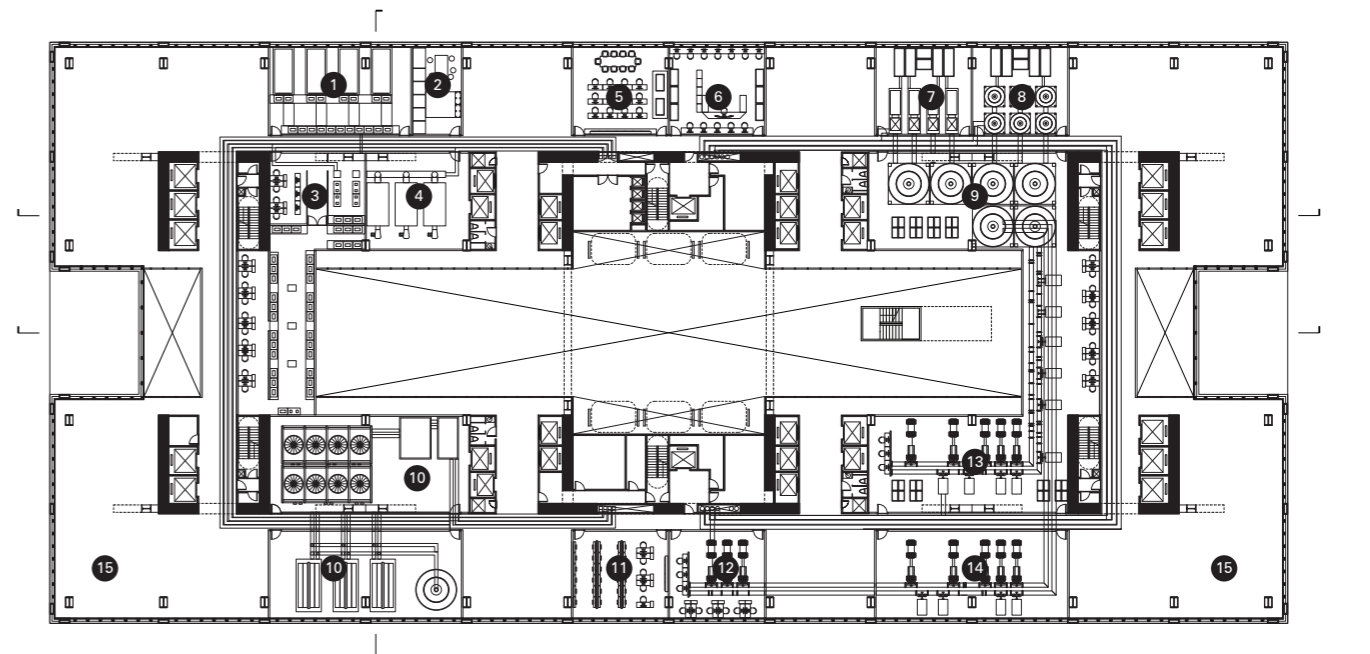


Systems Floor

Floor 11



Service and Systems Floor Sections (Floors 31–32)

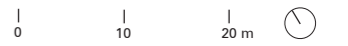


Systems Floor

Floor 31

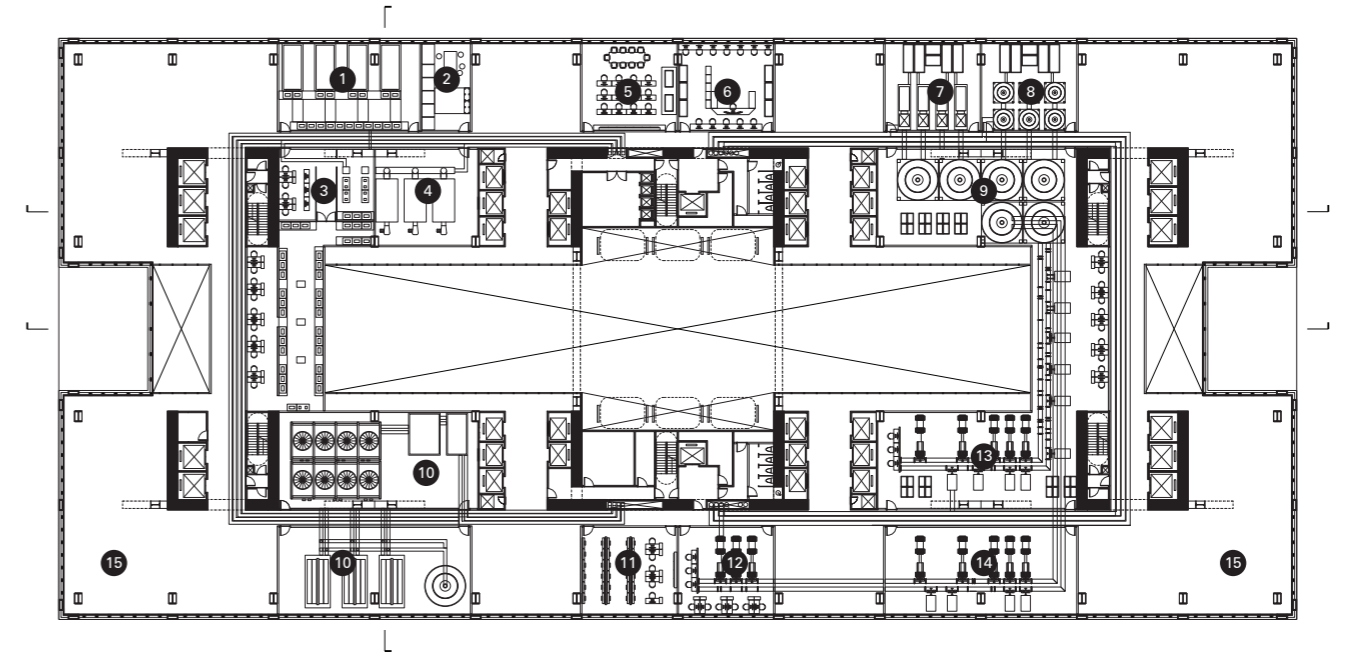
Systems Floors

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

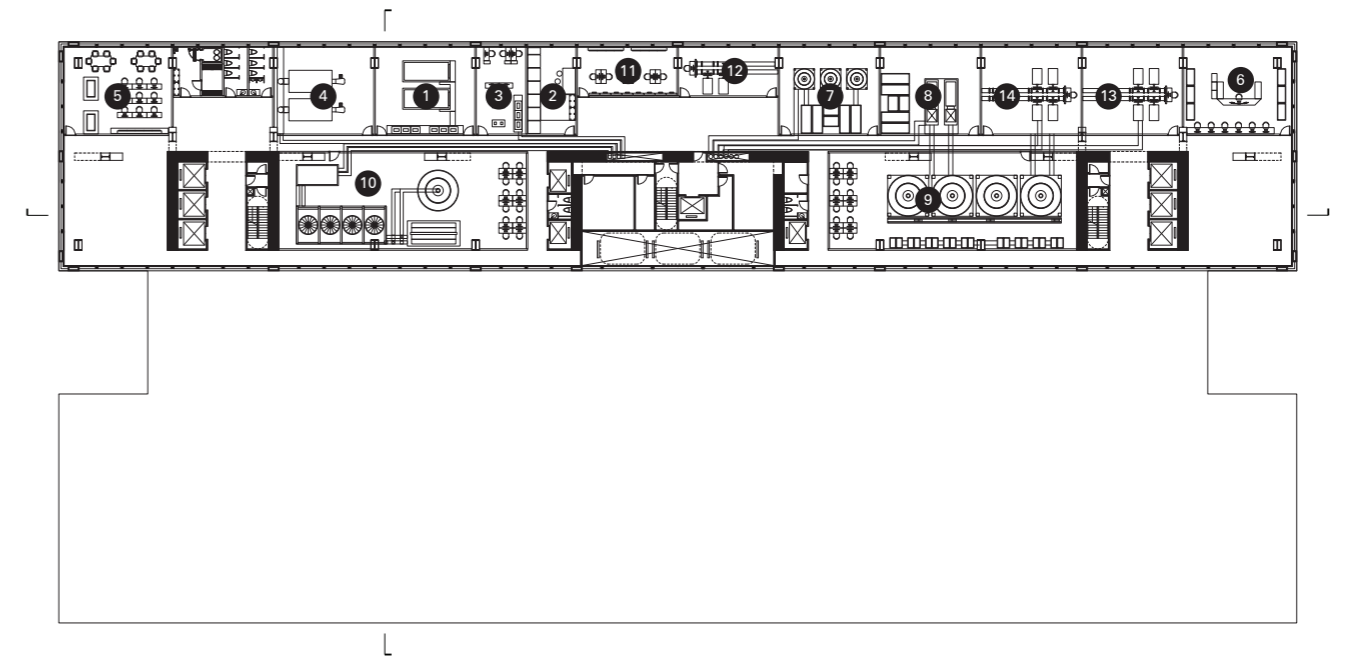


Systems Floor

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 |

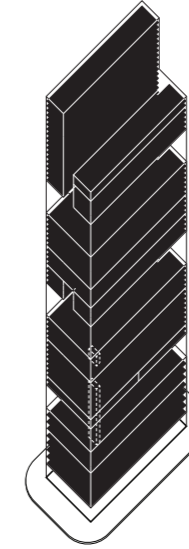


2030



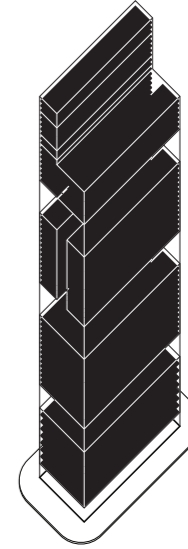
Fourteen hotel segments

2050



Nine hotel segments

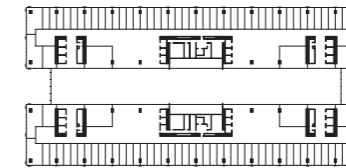
2080



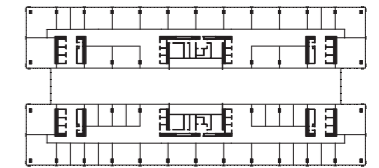
Residential



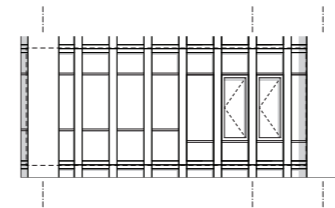
Hotel segment



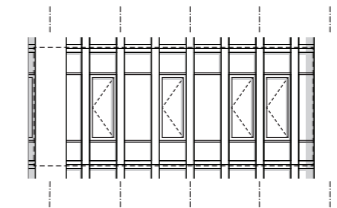
Student housing segment



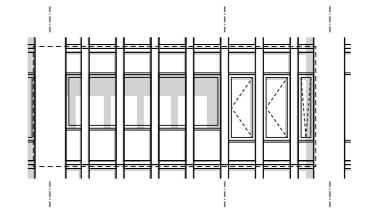
Apartments



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.

A home is based on the repetition and rhythms of everyday routines. Being at home is not merely having a place to stay but, more importantly, feeling anchored and like you belong. Precariats living in a New York City residential hotel embody the condition of being almost at home. The Residential Hotel baits the precariats and asks: where do you belong?

Precariats are workers with consistent financial, employment, and housing instability and unpredictability. As real estate mortgages became less and less attainable for the general working class, the concept of owning a house became a luxury. In this context, a secure full-time job also becomes less attractive or necessary. New York City is a city of precarity: one third of its workers are freelancers, while only one third of housing units are occupied by owners. Freelancers are inherently precarious, with work lives characterized by financial and employment unpredictability. Some choose to be precariats, so that they can pursue the jobs that they are passionate about. Freelancers in New York City living in a residential hotel are precariats who choose to work and live in instability and unpredictability in exchange for the opportunities that the metropolis has to offer. The full-service residential hotel type fulfills a domestic role for those who cannot or choose not to settle down. It usually offers both short-term and long-term stays, ranging from one night to one year and beyond. The residential hotel type offers apartment-like accommodations with hotel services and amenities. With housekeeping and meal services included, the rooms are usually fully furnished studios or one-bedroom spaces with their own toilets, kitchens, and even laundry machines. Perhaps the most famous residential hotel in New York City—the Hotel Chelsea—once hosted many cultural notables before and during their fame. Its hotel rooms saw a mix of life and work, which embodied the lifestyle of its guests. The parlor room often doubled as a living room, an atelier, or a music studio, while the chamber room had its own working desk. As the accommodation rooms satisfy guests' need for privacy and solitude, the amenity spaces—for example the lobby—provide the guests with encounters and exposures to the metropolitan mixture of people. A

residential hotel is therefore inherently social and communal.

In contrast to a traditional domestic space, a residential hotel is also blatantly commercial. A typical full-service residential hotel often relieves its guests from doing chores by providing housekeeping as a service, hence allowing guests to break away from normative domestic lives and achieve social mobility. For purposely precariats, they reject the traditional idea of a home, and yet, they still need a place to feel they belong. However, the very absence of doing chores in a hotel turns it “unhomely.” Doing chores for oneself is the absolute form of taking individual responsibility, as one is responsible for sustaining one's own basic human needs and comfort. The failure to do so leads to direct consequences. The act of doing chores for oneself is a reminder of one's ownership of their body and space. A home is a space where you have to do chores. And so, the Residential segment, unlike its typological precedents, encourages its guests to take the responsibility of doing chores by weaving into its spaces the necessity and poetics of routine. The Residential segment, entitled “Almost Home,” takes this hotel type and pushes it to become a transitional space for individual growth, offering a spectrum of exposure from the individual to collective and highlighting chores as a way to feel at home. It asks the precariats to better understand how they themselves want to live, and what “home” means for them. Situated on floors forty-seven to fifty at the middle of One Hotel, the Residential segment is in a cluster with long-term guests of the skyscraper. It sits between the Migrant segment and staff accommodation, while sharing a floor with the Love segment.

The Residential segment has 365 keys and a nightly rate of one to two hundred dollars, with higher discounts the longer one stays. These rates set to compete against one-bedroom rental flats in Brooklyn, the Bronx, and Queens. 85 percent of the keys are 2.4 by 9 meters, while the rest are 3.6 by 9 meters. The rooms are standardized, with little variation, to signify the anonymity of the guests. Disguised by this anonymity, the precariats have the freedom to choose who they want to become, unbounded by who they

were. The layout of an individual room is arranged on a gradient of privacy, from the kitchen to the bedroom. Precariats lazing in bed might be immersed, and even overwhelmed, by their private view of Manhattan. All this is a kind of bait offered to precariats. They think that their rooms will offer them everything they need and can afford. But the private facilities in each room are basic, compared to the superior yet communally shared amenities. The kitchen window looking out into the corridor reminds the precariat of this possibility—it is an invitation to the collective.

These collectively shared amenities can be found, in ascending order of public exposure, on accommodation floors, sky lobby 2+, and sky lobby floors. With each amenity space, an invitation to exposure is spatially coded, while individual boundary is respected. On the accommodation floors, each side of the skyscraper features two multistory amenity spaces facing the atrium slit: one with a self-service laundry room, an ironing space with drying rack, a communal library; the other with a self-service kitchen, piano lounge, and party rooms. Precariats are first lured out of their solitude by laundry machines and fire stoves, then the multistory open atrium and adjacent stairs invite them to explore more. In the laundry space, the precariat can look up and see the hanging linens as evidence of the guests that they may or may not have met. While waiting for the laundry, the precariats can pick up a book from the communal library and enjoy a moment of doing nothing, accompanied by the smell of fresh linen and the white noise from the machines. In the fully equipped kitchen space, the precariat can cook themselves a nice meal; if they are lucky, someone might be playing the piano on the floor above. The sizzle from the kitchen, the casual conversations among guests, and the melody of piano create a medley of homely hustle and bustle.

On sky lobby 2+, the amenities are primarily shared by all guests and residents living in the cluster. The precariats might come down to rent technical equipment or keep winter clothes in the long-term storage facility, but again, the atrium slit and escalators invite them to go further. Here the precariats build an extra bookshelf

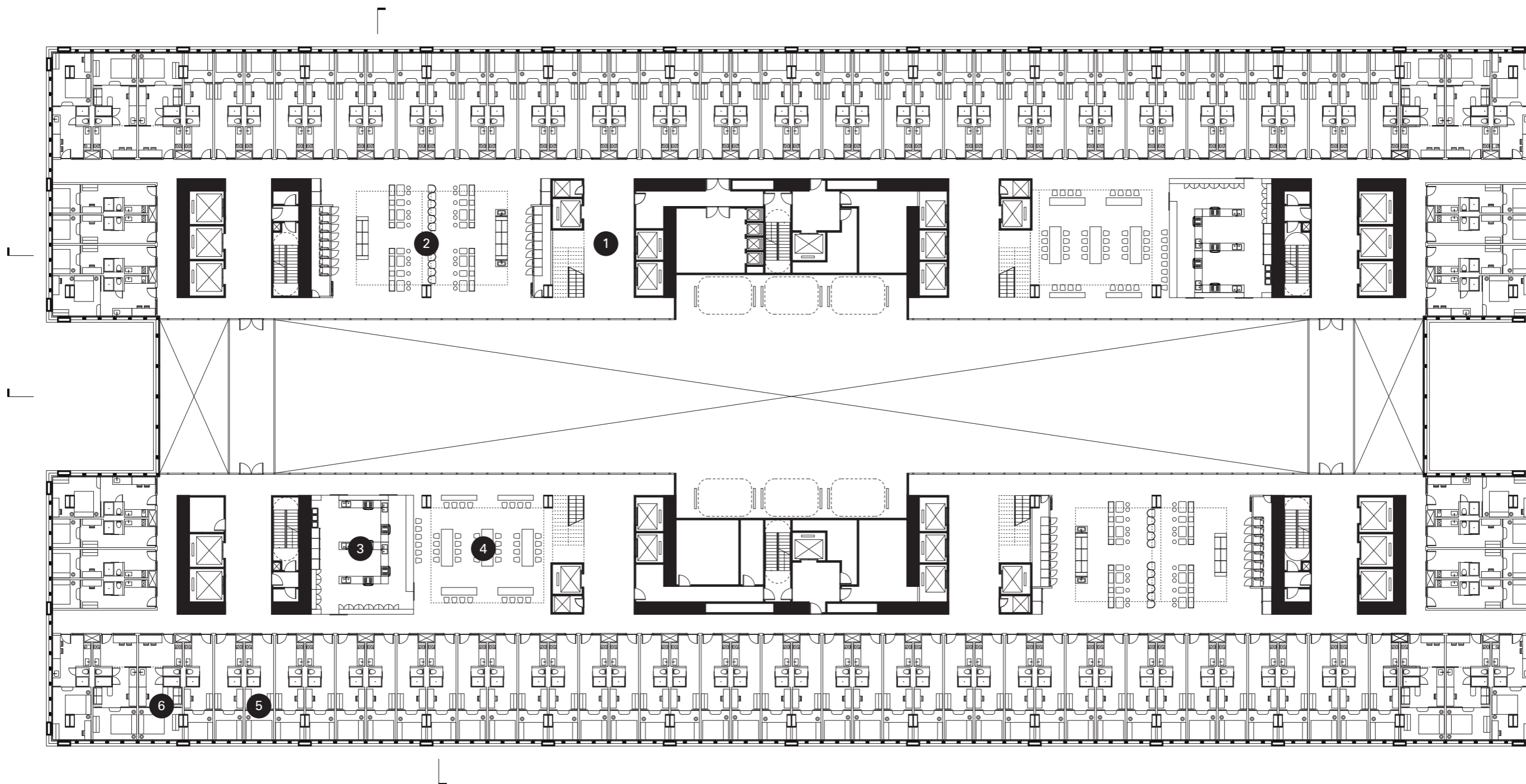
under the instruction of a single woman in the maker space, make their next debut in the recording booth, watch *Synecdoche, New York* by themselves in the cinema, pass by kids running around the playground, enjoy complimentary breakfast in their single booth next to a migrant in the dining room, feel awkward sharing the sauna with a homeless person and a family person in a mid-life crisis...

Sky lobby 2 is open to all guests and visitors. The contrast between the intimate density of the neighborhood and the abstract enormity of Manhattan asks the precariats to consider whether they can find themselves at home, here. The fitness center hosts bouldering, skateboarding, and badminton. All these sports can be enjoyed both alone and in a group, and concretely they all benefit from the height of the sky lobby. The workspace on the mezzanine floor is split into four zones with various degrees of collectivity and openness. The precariats working their freelance job might find a business person with a nine-to-five job sitting next to them. On the floor above, the precariats can bring back some fresh bok choy from their own vertical farm. In sky lobbies 2 and 2+, all of the guests and residents in this cluster encounter other types of living, and have their concepts of home challenged.

From the compact room with a bed immersed in the view of Manhattan, to an indoor neighborhood that stretches five stories tall, the Residential segment in One Hotel presents an almost-at-home experience to help the precariats determine, for themselves, where they might feel like they belong. When they have decided, they are always welcome to stay, or move on.

Propositions

1. Purposeful precariats in New York City reject traditional senses of home.
2. Only in the middle of the skyscraper can precariats find seclusion and connection to Manhattan.
3. A residential hotel encourages its guests to consider the value of a life unbound from place.
4. By sharing with other long-term guests of One Hotel, the Residential segment asks the guests to consider either staying alone "at home," or together "at home."
5. A home is a space where you have to do chores.

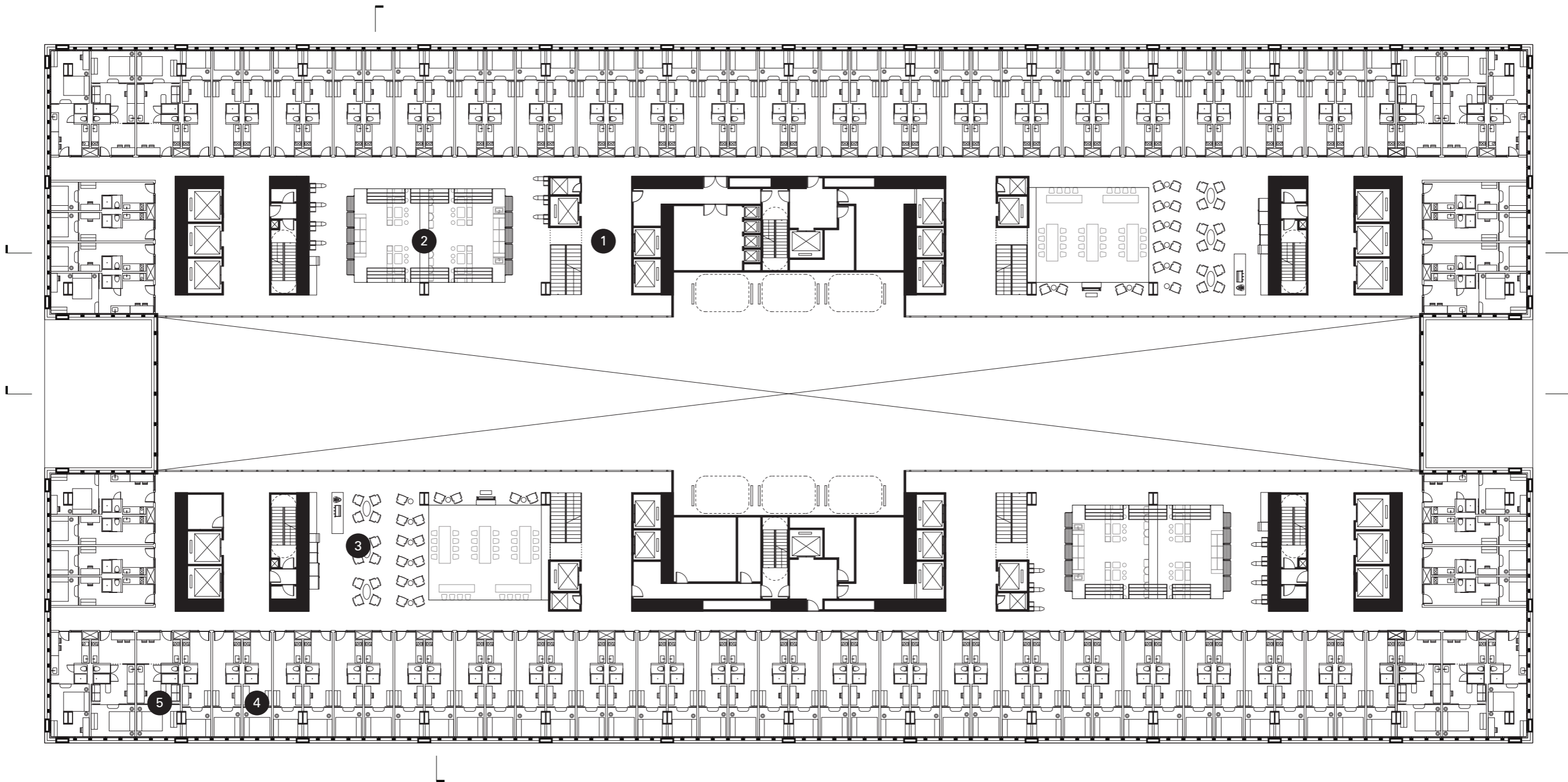


Floor 46



- 1. Entrance hall with open stairs and elevator
- 2. Self-service laundromat with washing, drying, and waiting areas

- 3. Self-service kitchen
- 4. Dining hall
- 5. Studio apartment (Type E5)
- 6. One-bed apartment (Type F5)

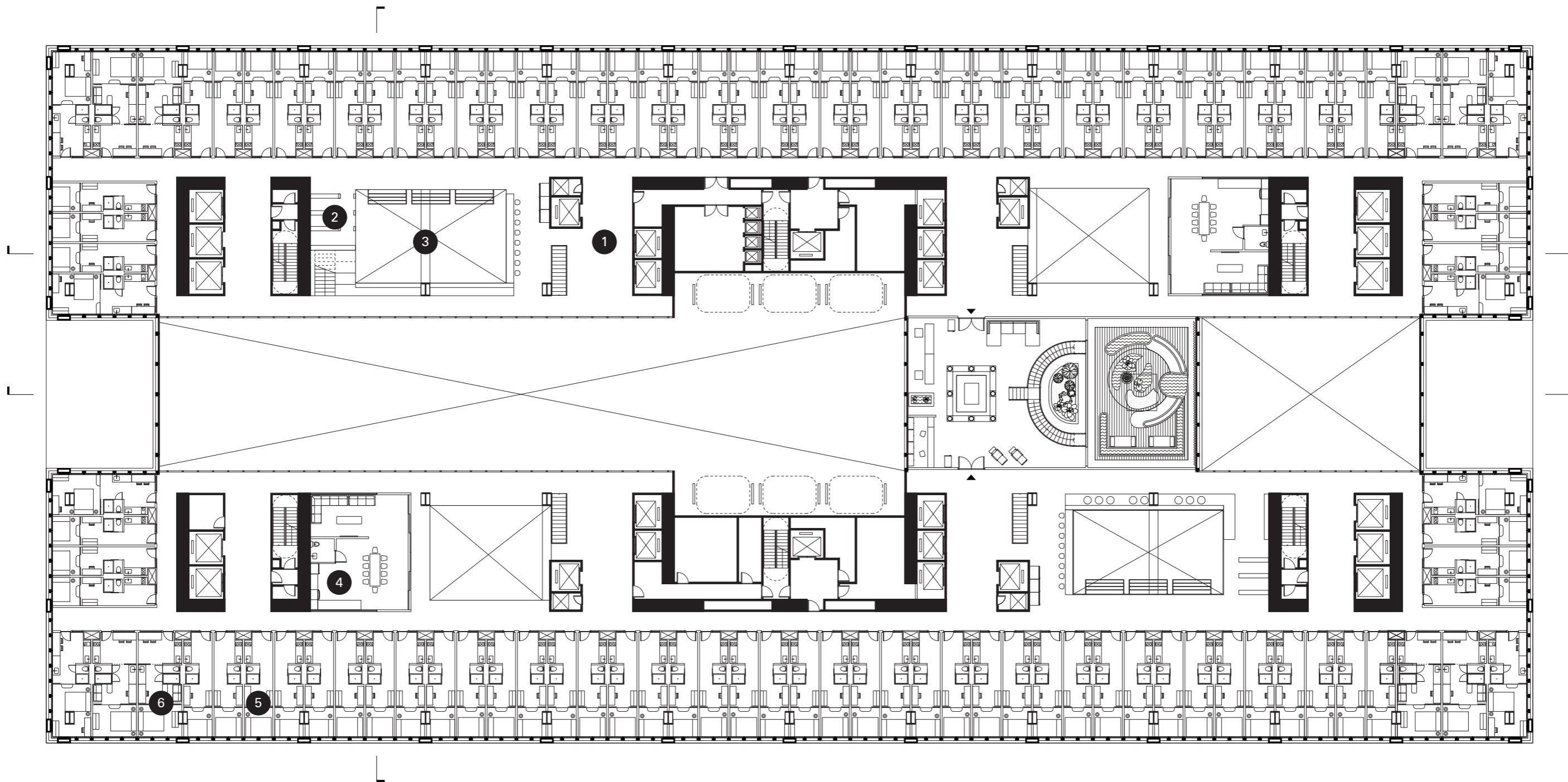


Floor 47



- 1. Entrance hall with open stairs and elevator
- 2. Self-service laundromat with ironing and air-drying

- 3. Guest lounge with self-service beverage counter
- 4. Studio apartment (Type E5)
- 5. One-bed apartment (Type F5)

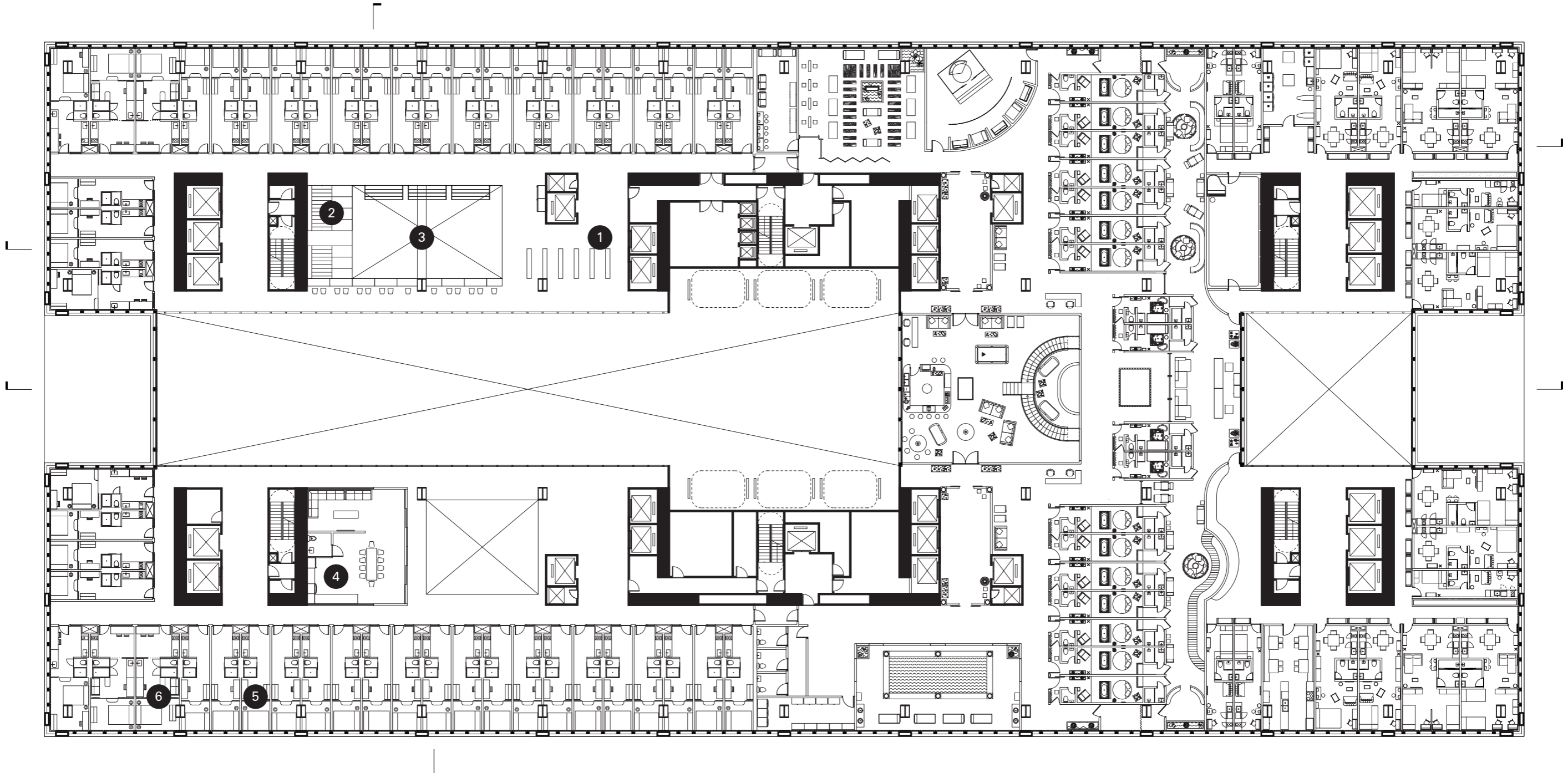


Floor 48



- 1. Entrance hall with open stairs and elevator
- 2. Library
- 3. Self-service laundry air-drying

- 4. Party room
- 5. Studio apartment (Type E5)
- 6. One-bed apartment (Type F5)

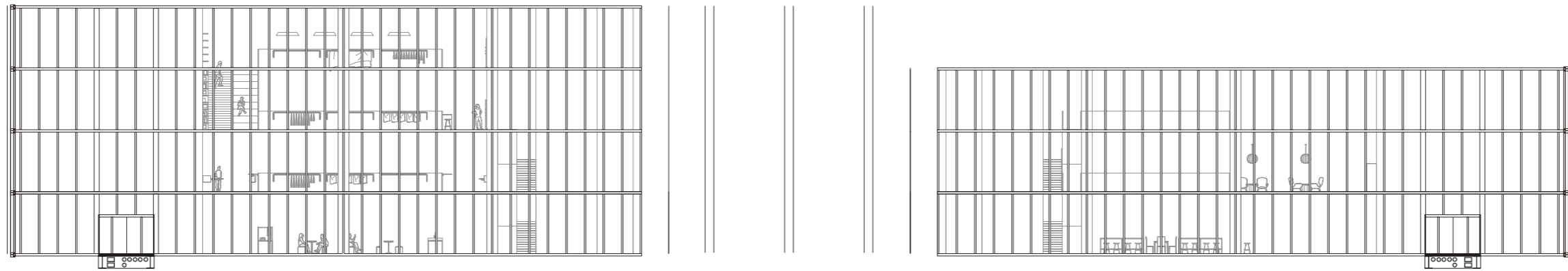


Floor 49

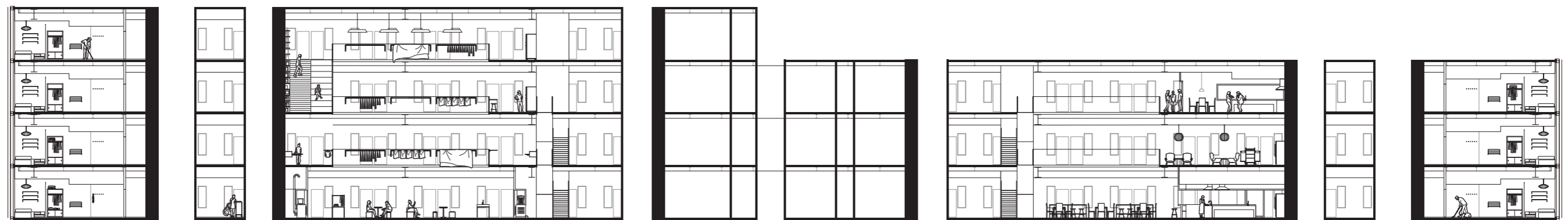


- 1. Entrance hall with open stairs and elevator
- 2. Library and stairs continuing from floor below

- 3. Self-service laundry air-drying
- 4. Party room
- 5. Studio apartment (Type E5)
- 6. One-bed apartment (Type F5)

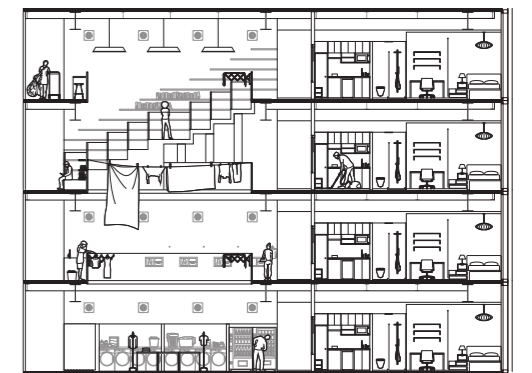


Longitudinal Section



Longitudinal Section

0 1 2 5 10 m

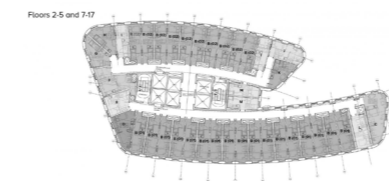


Cross Section

0 1 2 5 10 m



Tudor City from 39th Street, Samuel H. Gottscho, c. 1930-1933



The Collective Canary Wharf Co-living Hotel



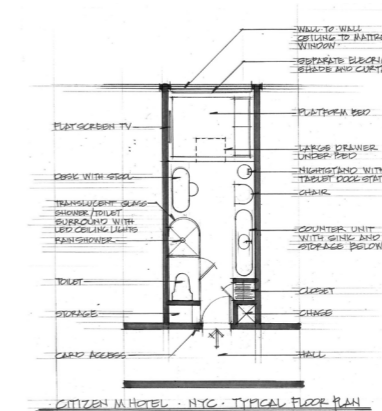
Codan Shinonome



Christina's World, Andrew Wyeth, 1948



Riverside Garden Apartment Complex in Guangzhou built in the 1990s



CitizenM Hotel Room in NYC



The Open Kitchen of a Northern California Suburban House



San Riem residential building by RGE SUMMACUMFEMMER BÜRO

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 residential hotel that is (almost) home to precariats on the move.

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