

2015 FIRST PLACE

Jiawei Mai

LYCEUM

A traveling fellowship in Architecture



integrate me softly

tomorrow's aging city today

the reality of aging

The existing reality of aging, whether people or city, share one thing in common - isolation. Within an institutional environment, senior citizens can easily become isolated, depressed and inhibited from living up to their full potentials. The increasing aging population and a wider variety of lifestyles bring new possibility for aging. Buildings, once solely designed to create an isolated and homogeneously conditioned environment, consume resources faster than nature can ever reproduce. Our urgent needs to reduce carbon footprint and mitigate climate change, push us to rethink the connection between the built environment and nature. Therefore, the proposal for the 2015 Lyceum competition examines ways that an iconic, aging skyscraper can become a framework for social and natural system integration.



aging in isolation



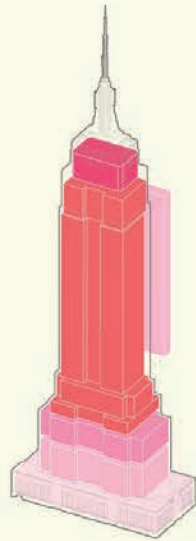
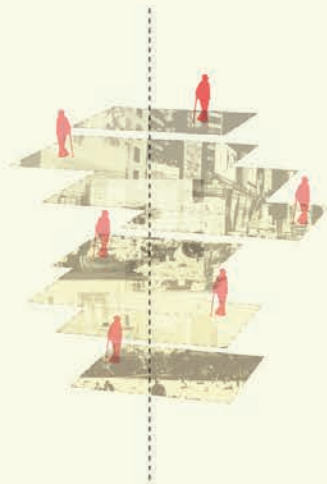
integrated aging

how can old buildings and seniors be
re-integrated?



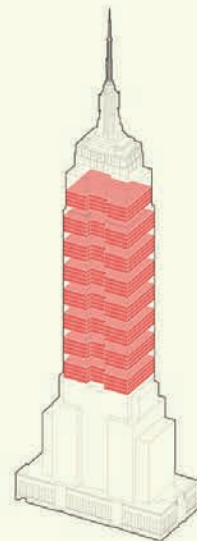


a vertical city fabric
benefits those
with limited mobility



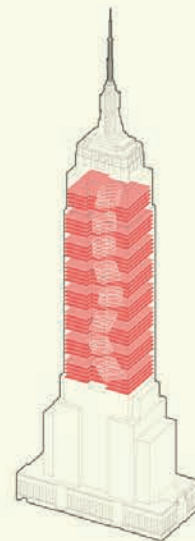
Mix

different sections of
the existing building
will be re-zoned for
a mixture of pro-



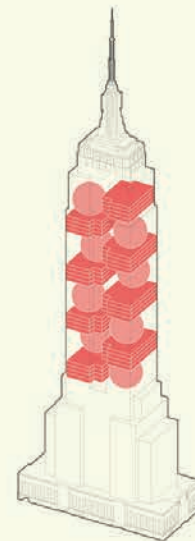
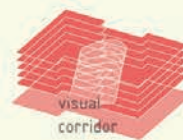
Divide

the main residential
volume is divided into
a number of four-
story-high communi-
ties.



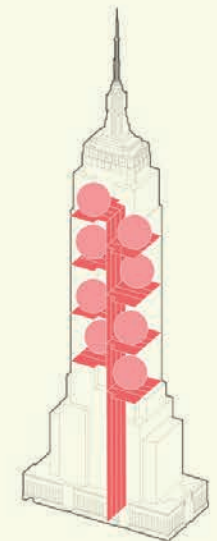
Interconnect

shared social space on
each floor function as
the visual corridor
that connects to the
sky lobby.



Focus

each community is paired
with a neighborhood-
focused program, opens
to both the residents
and the public.

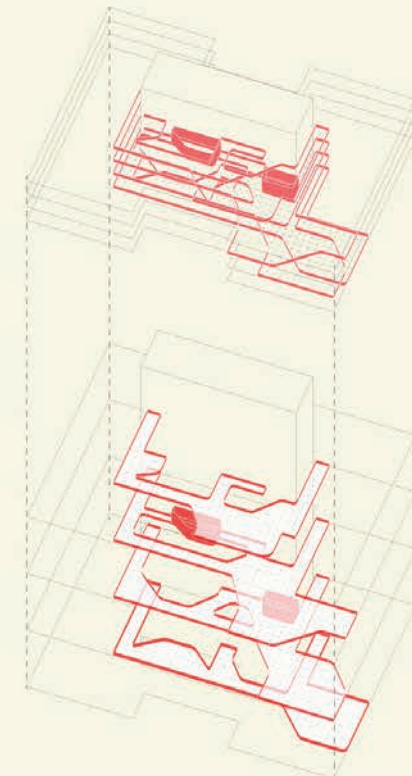


Exchange

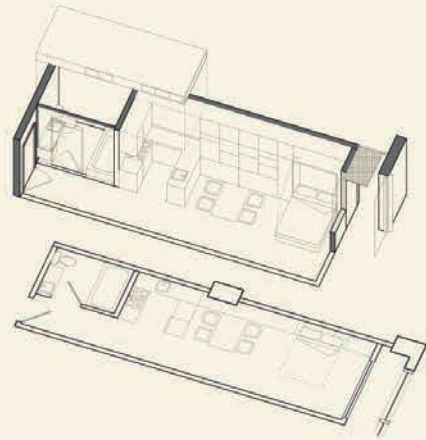
all neighborhood pro-
grams are connected
through a public
'street' that encour-
ages social exchange.





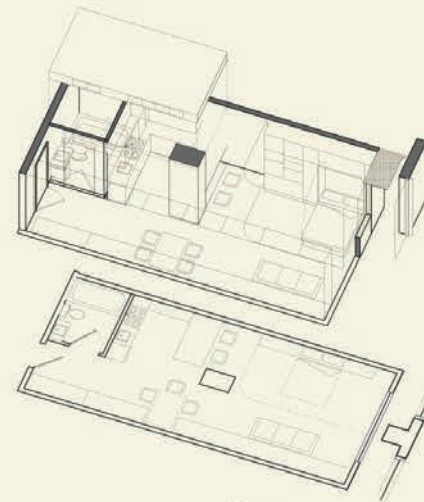


Every four residential floors make a unique community. Each floor is interconnected via a common space which bridges the exterior wall to the interior core and staggers each floor to allow for visual connection throughout the entire community.



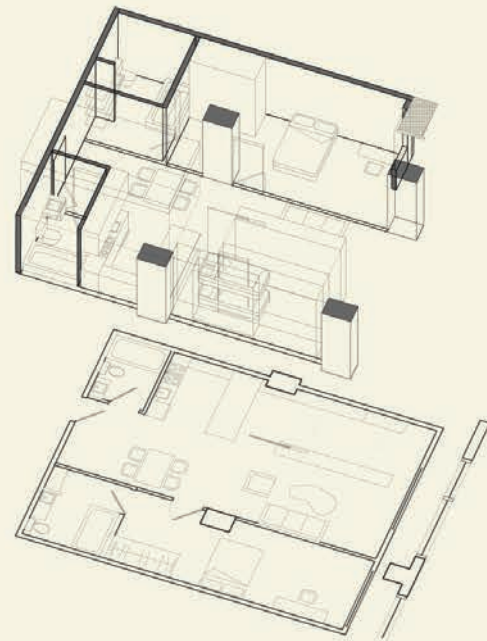
Unit A 300sf

suitable for retired couples, singles, college graduate, young professionals, frequent travellers.



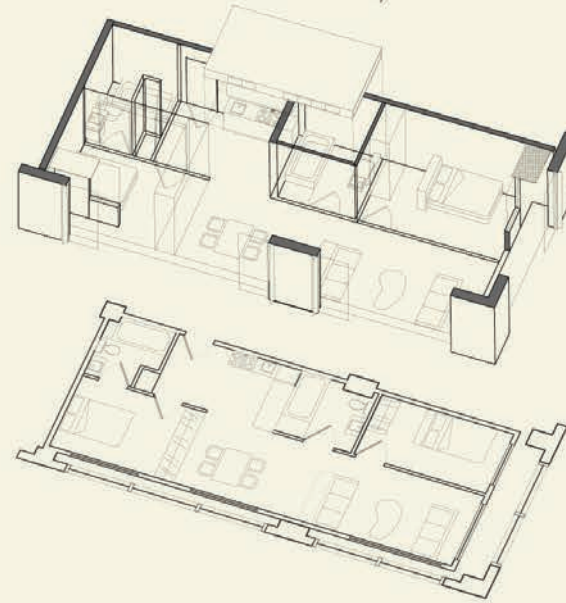
Unit B 500sf

suitable for retired couples, singles, college graduate, young professionals, frequent travellers, both for living and working



Unit A+B 800sf

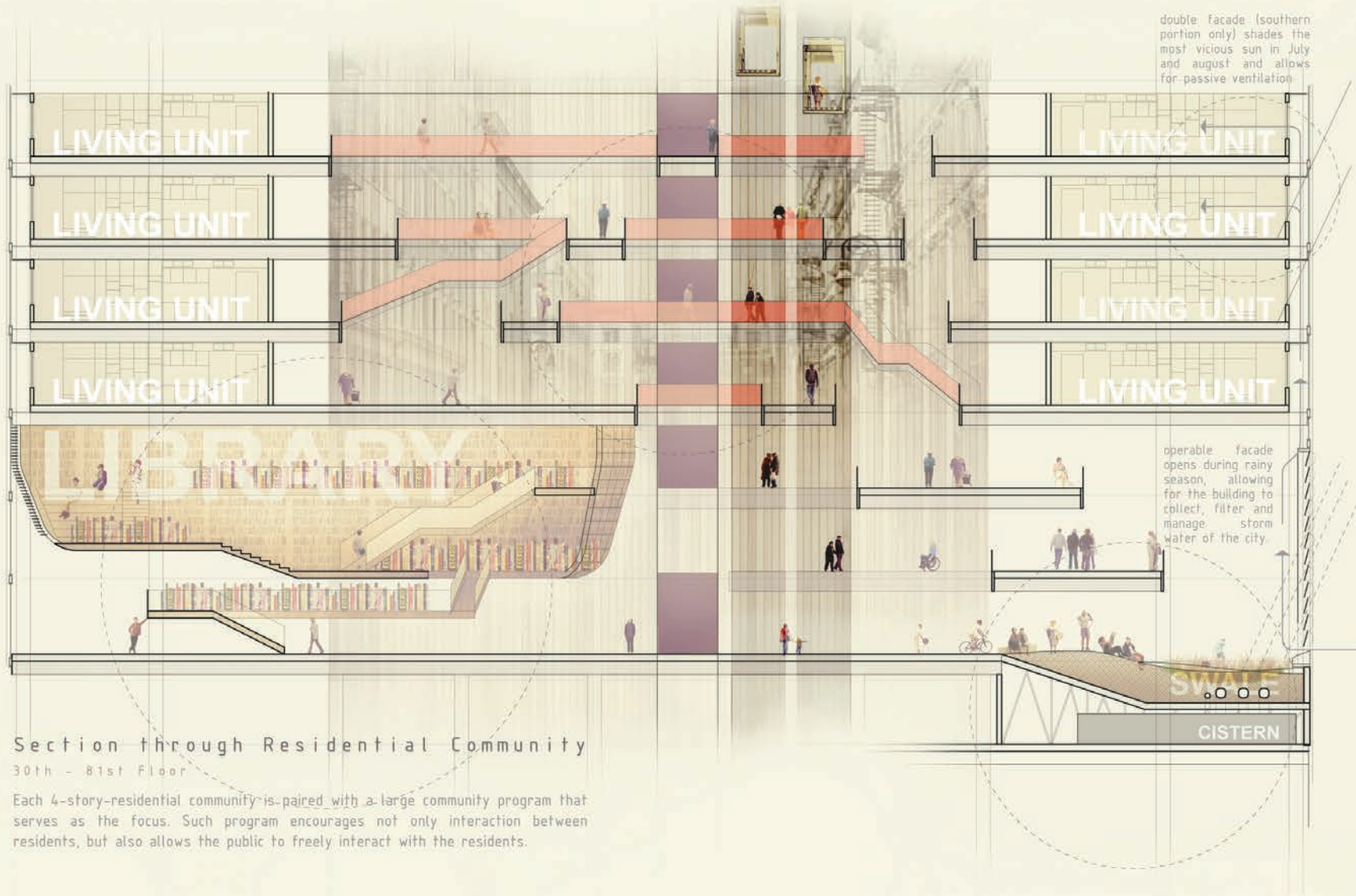
merged from two smaller units, suitable for couples, family, and those who have guest sleep overs, the sliding wall also allows for live-work scenarios.



Unit D 700sf

the most luxurious unit with ample daylight and views, suitable for single, couples, family, particularly those who are willing to pay a little more.



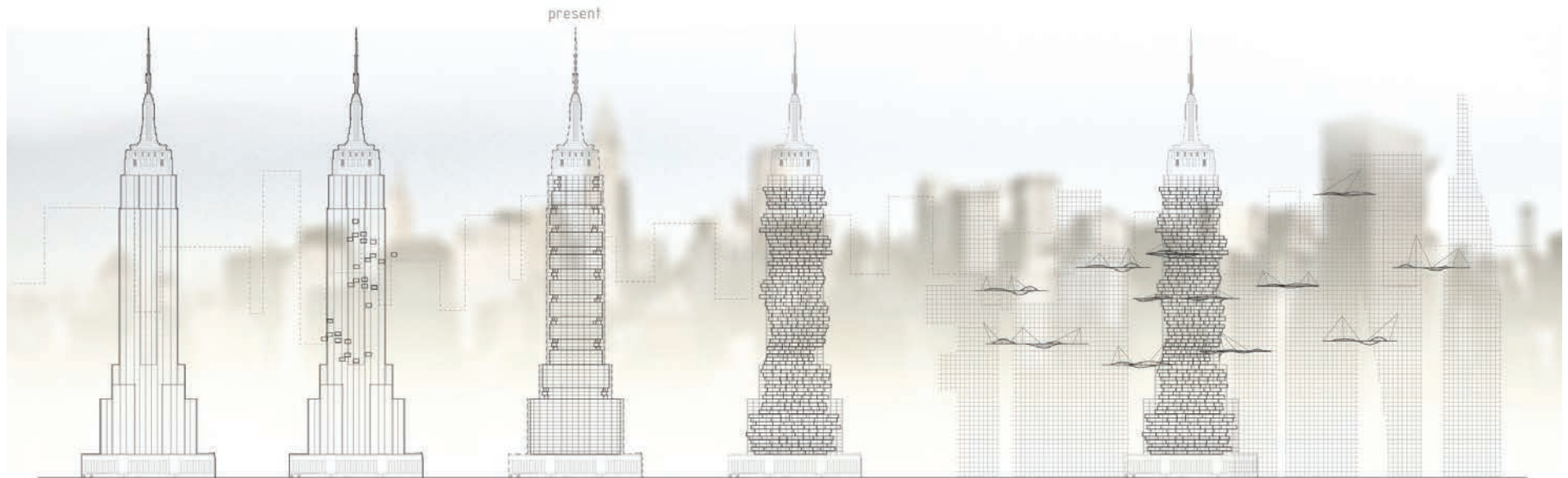


Section through Residential Community

30th - 81st Floor

Each 4-story-residential community is paired with a large community program that serves as the focus. Such program encourages not only interaction between residents, but also allows the public to freely interact with the residents.

The Time line of Integration



Single Monolith

1950 - 1986



100% conditioned

The Empire State Building served as a public monument and symbol of New York.

Energy Retrofit

2009 - 2014



80% conditioned

The building went through major retrofit, including glazing replacement and building system renewal.

Increased Porosity

2015-2020

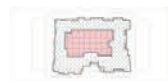


70% conditioned

The building enclosure shrinks while the building open up its skin to interact with solar, wind and precipitation.

Integrated System

2021-2045



50% conditioned

The building enclosure continue to shrink while the mid facade is completely removed to allow for integration with nature.

Integrated City

2046 - ?



30% conditioned

Skyscrapers became the main structural support for an eco-mesh system, which allows the urban environment to be integrated with natural system. The eco-mesh demonstrates potential to mitigate air pollutions, manage storm water, and revitalize the urban ecosystem, while the intact spire of the Empire State Building continues to demonstrates its 'new' monumentality.

a city of integration

seniors re-connect with society
cities fuse with the metabolism of nature

