

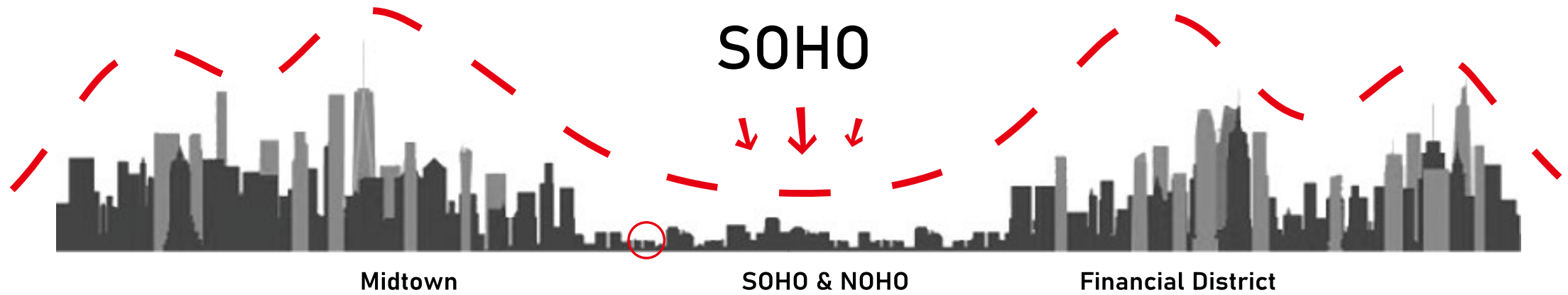
2021 WINTER SCHOOL

SOHO REZONNING

Team _ grid



Our site soho is located in the middle of midtown and the financial district in southern Manhattan.



Soho has a significantly lower skyline than the surrounding area where skyscrapers are gathered.

Why ?

Why soho has a lower skyline?

AGGLOMERATION

: The economic benefits of multiple industries being integrated in one place,
that is, gathering and positioning

The reason is because of the economy of agglomeration, which refers to the economic benefit of multiple industries gathering together in one place.



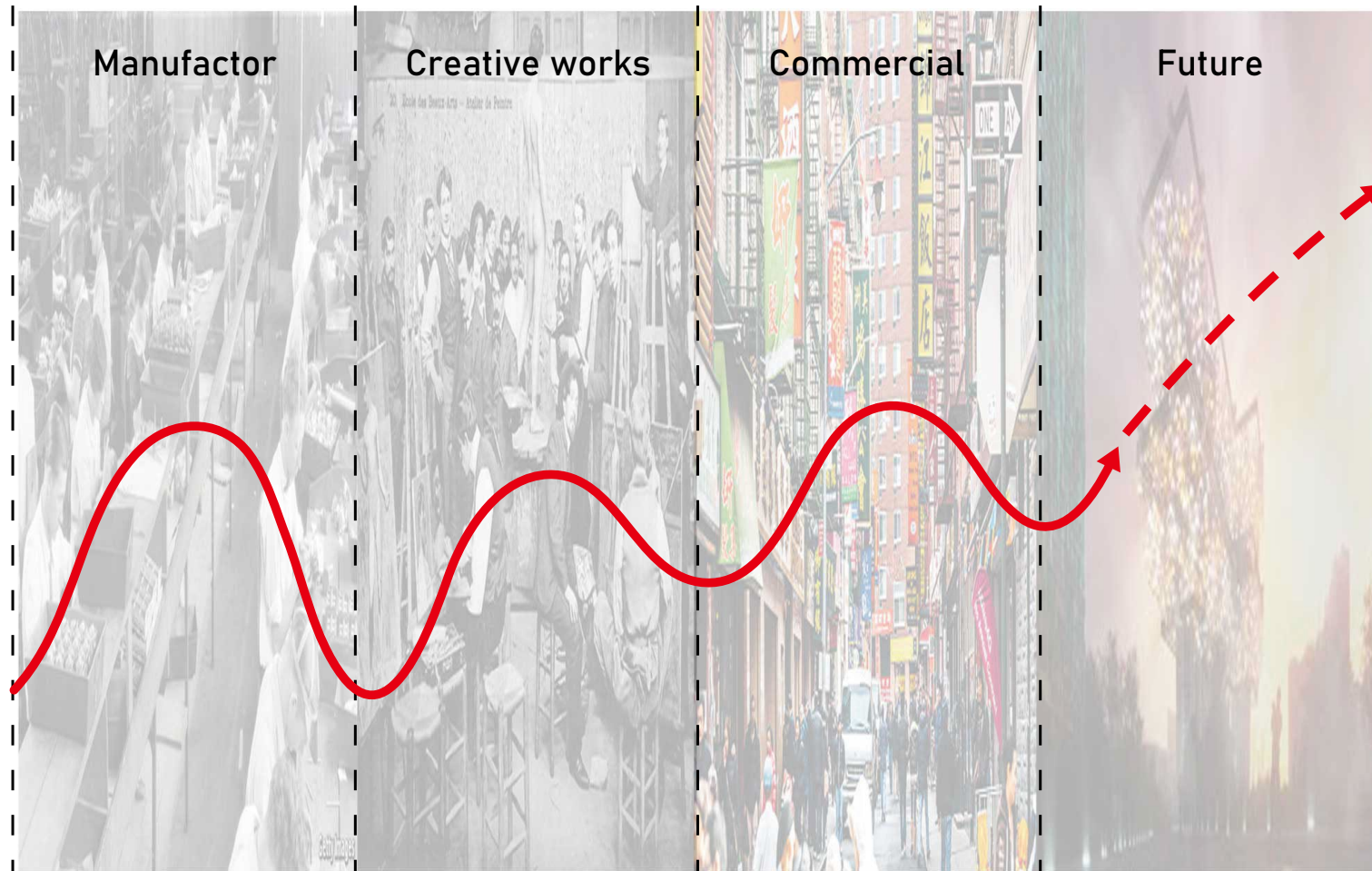
High-rise buildings were built in demand and in places where commercial facilities were gathered.



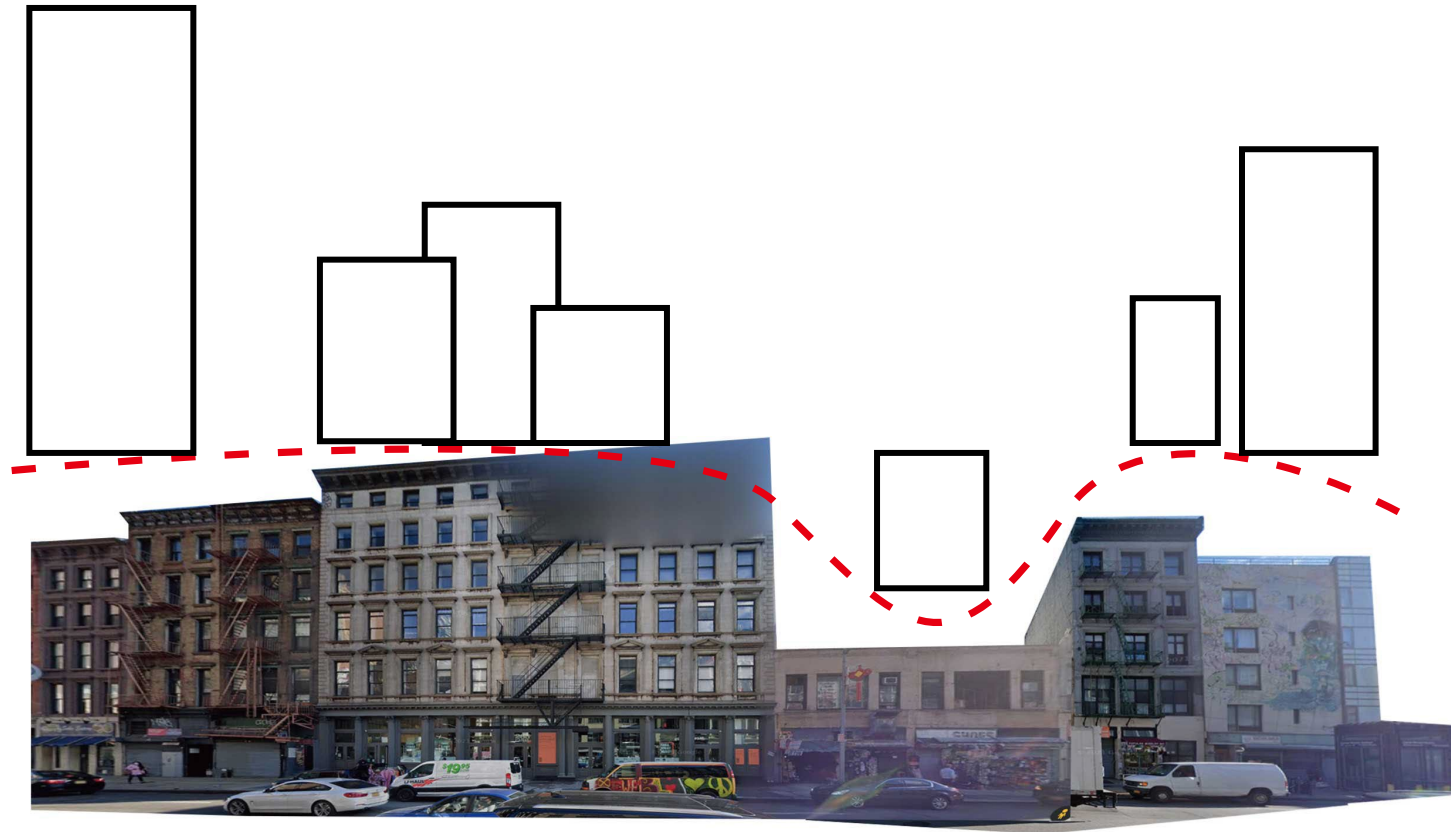
Soho which used to be a residential and factory area for immigrants was not suitable for high rise buildings.



But soho maintained a low and traditional façade and soho became the center of art.

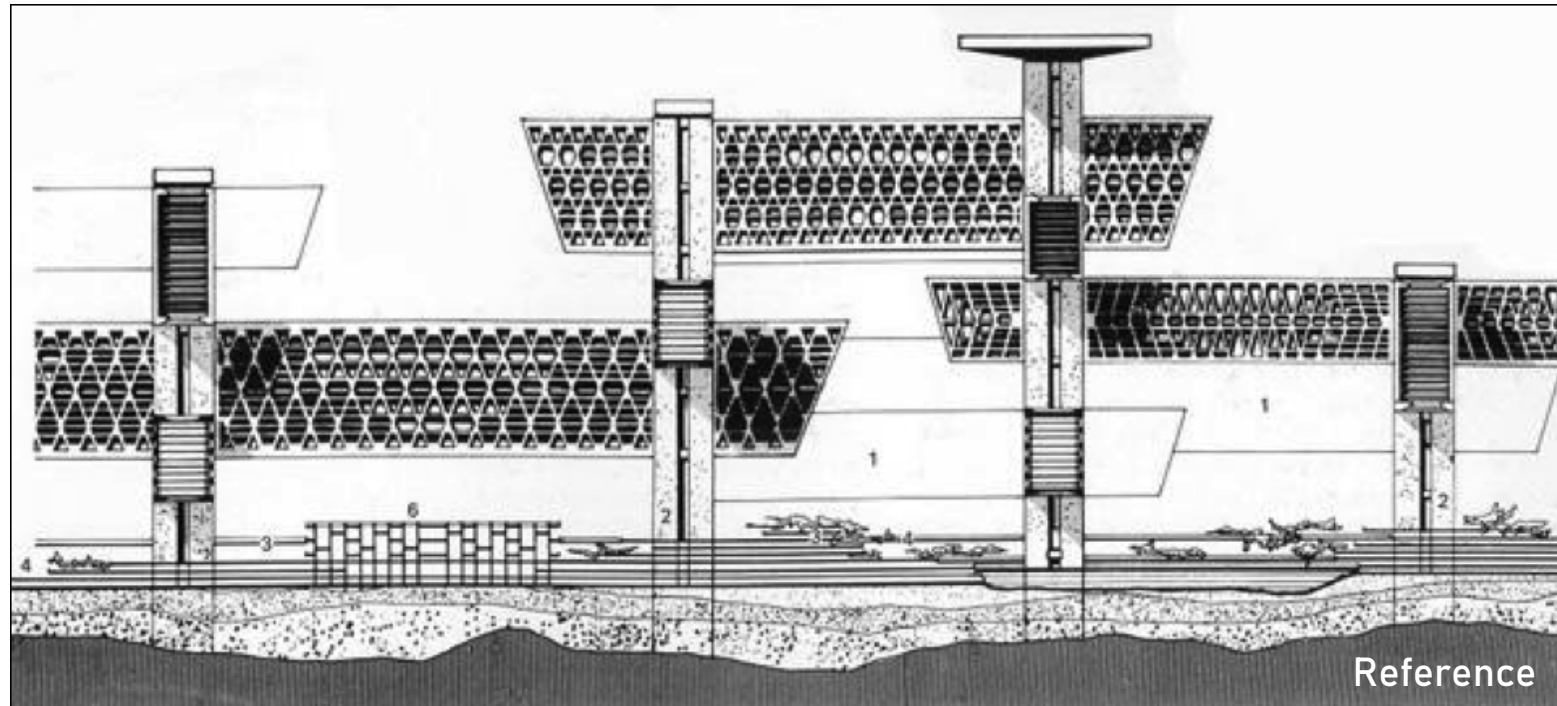


There were factories and atelier in the Soho. When analyzing this trend soho is a city where building development has stopped but programs that occupy space change over time and exist.



Depending on the characteristic of these soho future forms of housing must respond various urban changes we thought.
so Soho's low skyline is a new land and we decided to create a new village on it.

How?



Above image show our concept well, there is strong structure which combine the old city with new one.



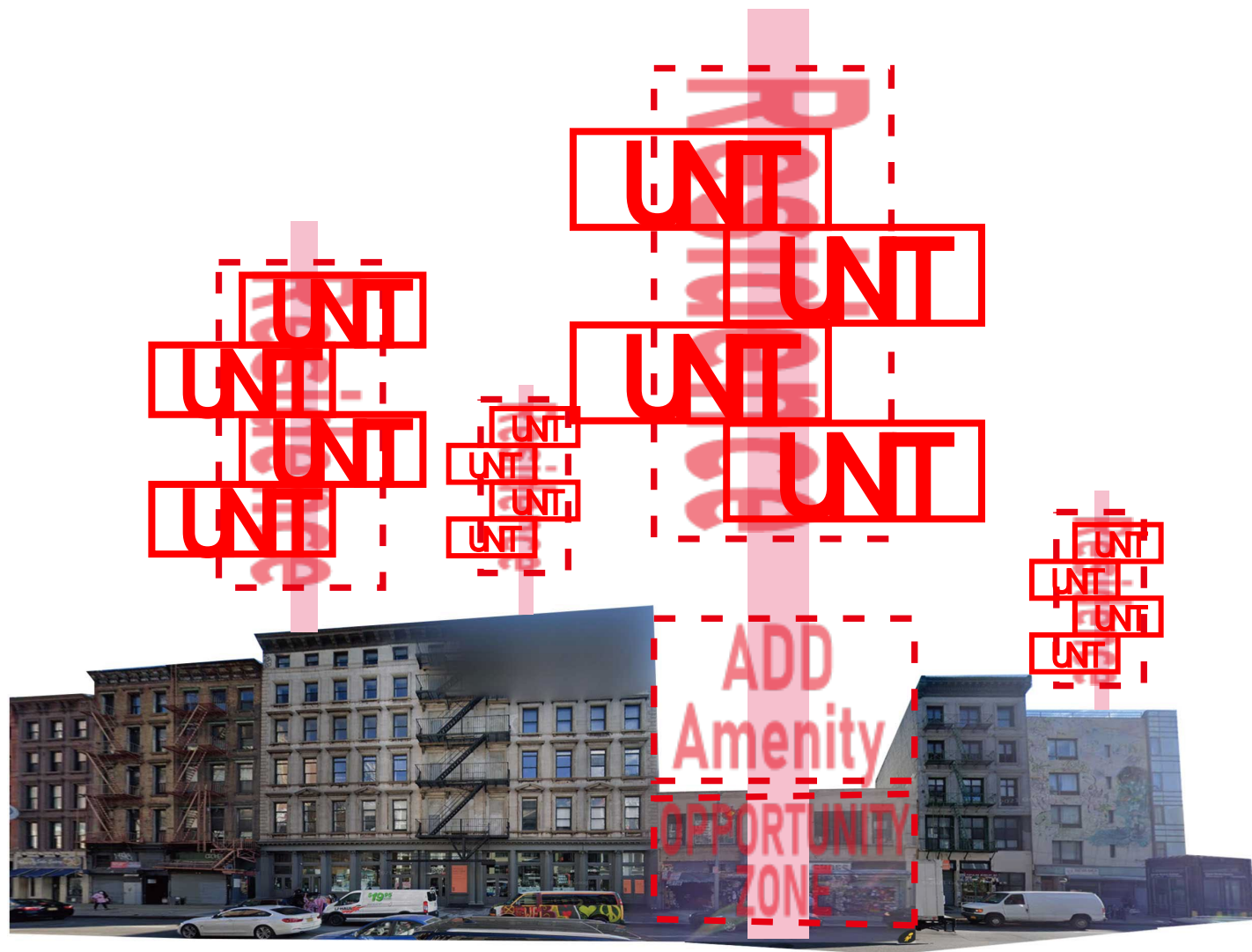
So we place strong cores to support Affordable village. We used the most of the opportunity zone which has an old structure a small number of floors and does not have much volume in existing commercial facilities.



The window arranged equally with buildings of a certain height on soho street are symbolic city images of history.
To maintain this the amenity is extended to the same height as the surrounding buildings.



And then, the residential will be built on the top of core.

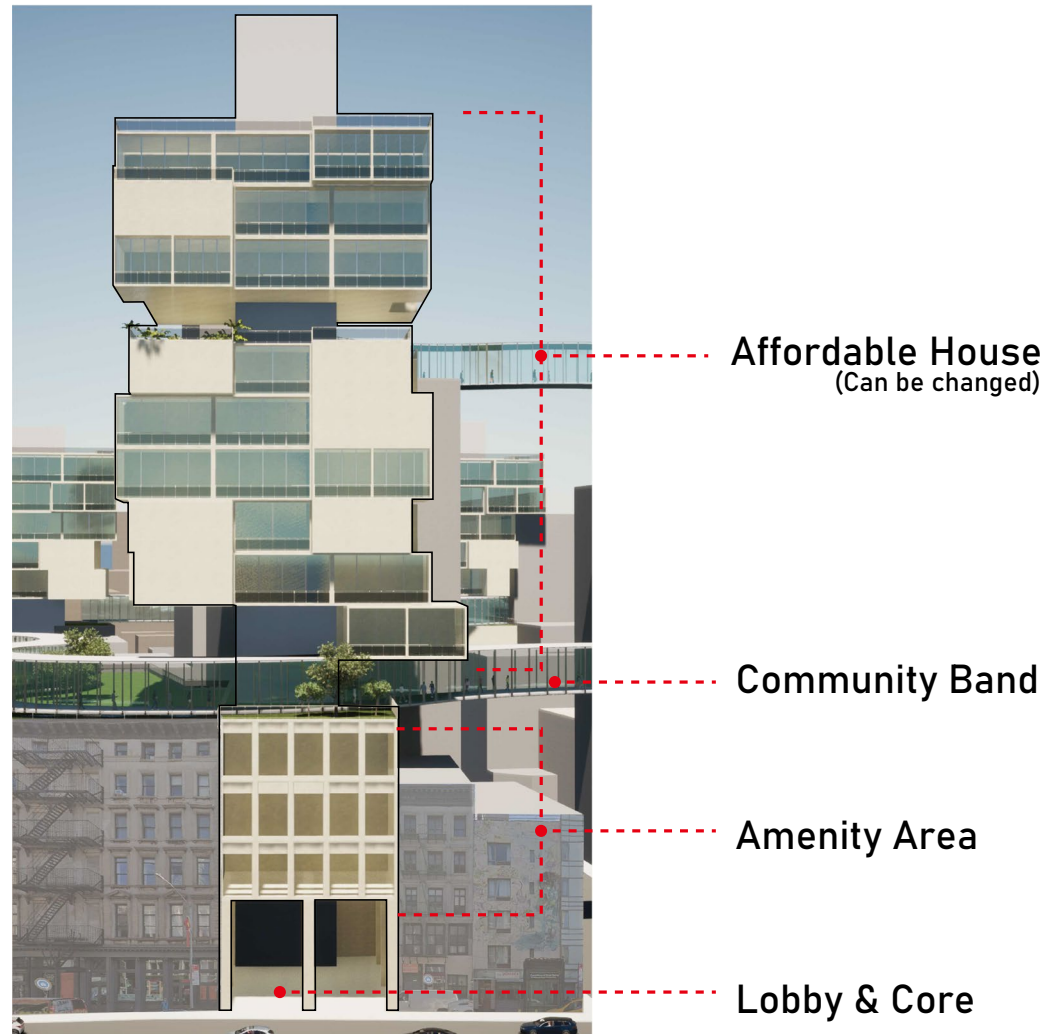


The dwelling unit combined at the residential zone.

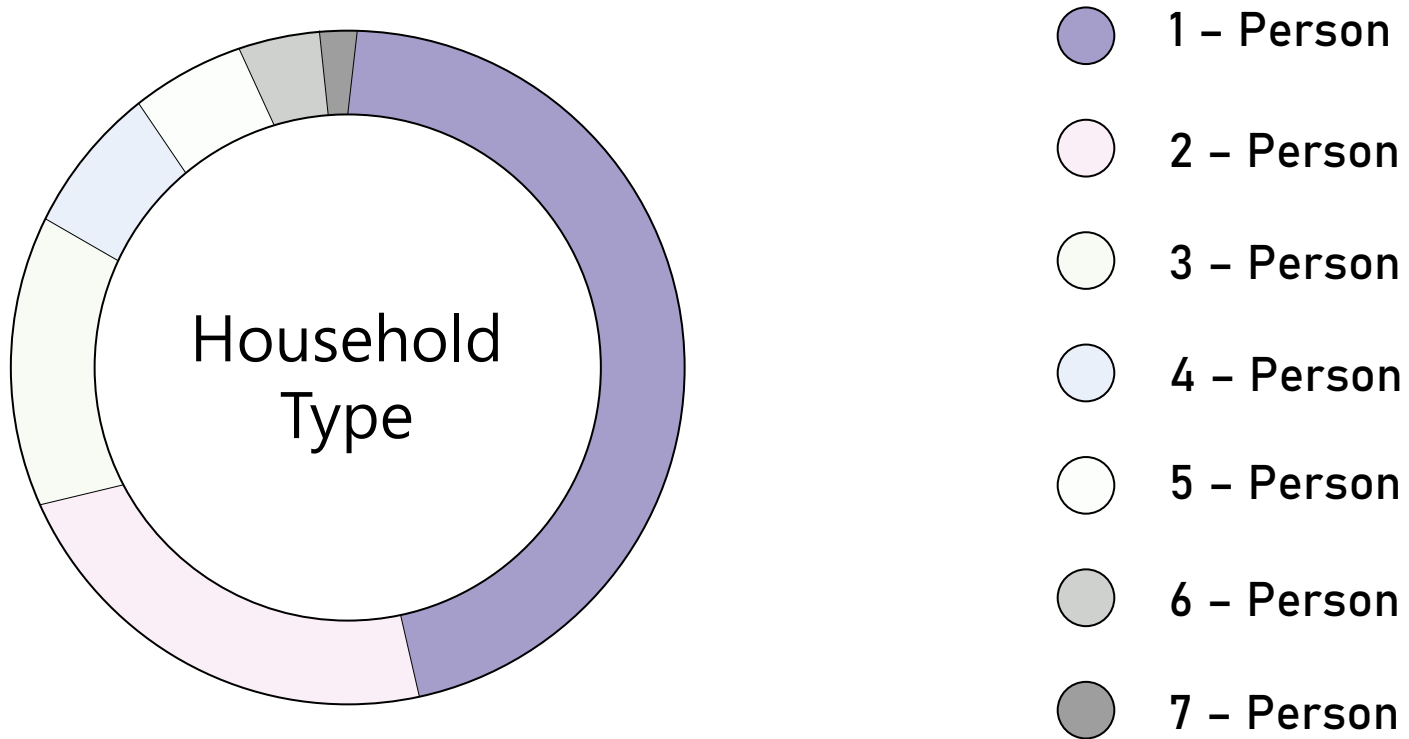


We planned residential complex that connects single-scale residential buildings by tying them into band-shaped passages.

Design



This is a picture showing vertical zoning, existing buildings are emptied and used as lobby.



One – Person : 51.6%

51.6% of the residents of the soho area have single-person housing, and most of the rest are two-person and three-person housing.

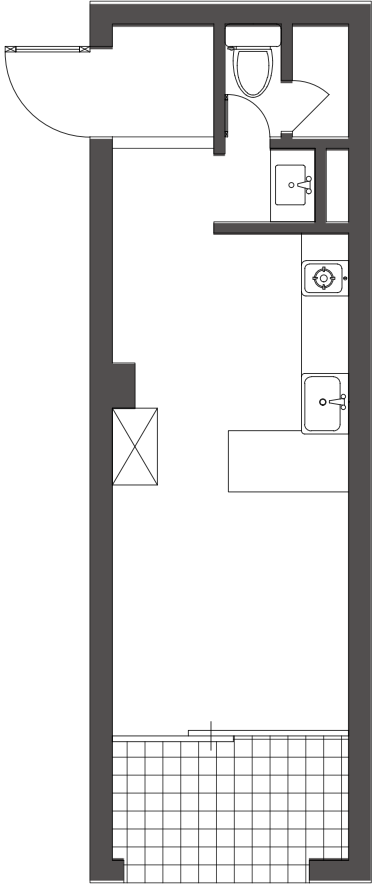


- White Collar
- Blue Collar

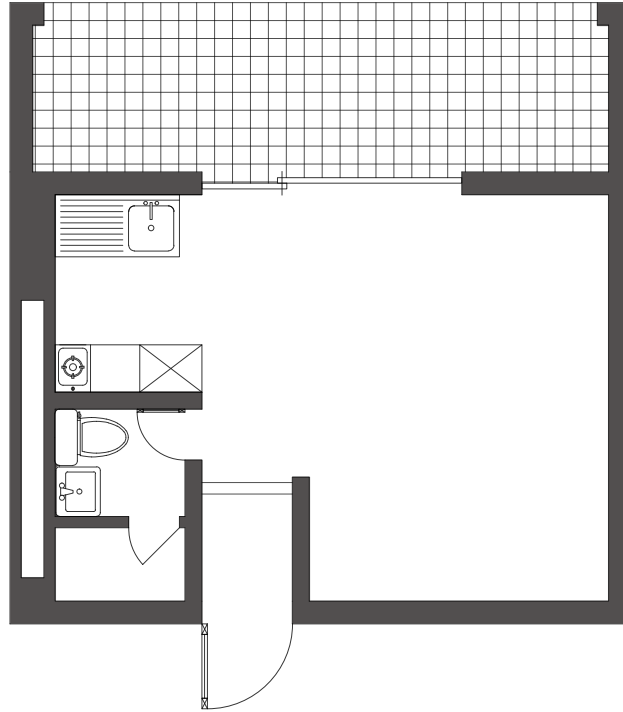
White Collar : 96.01% Blue Collar : 3.99%

96% of residents are office workers.

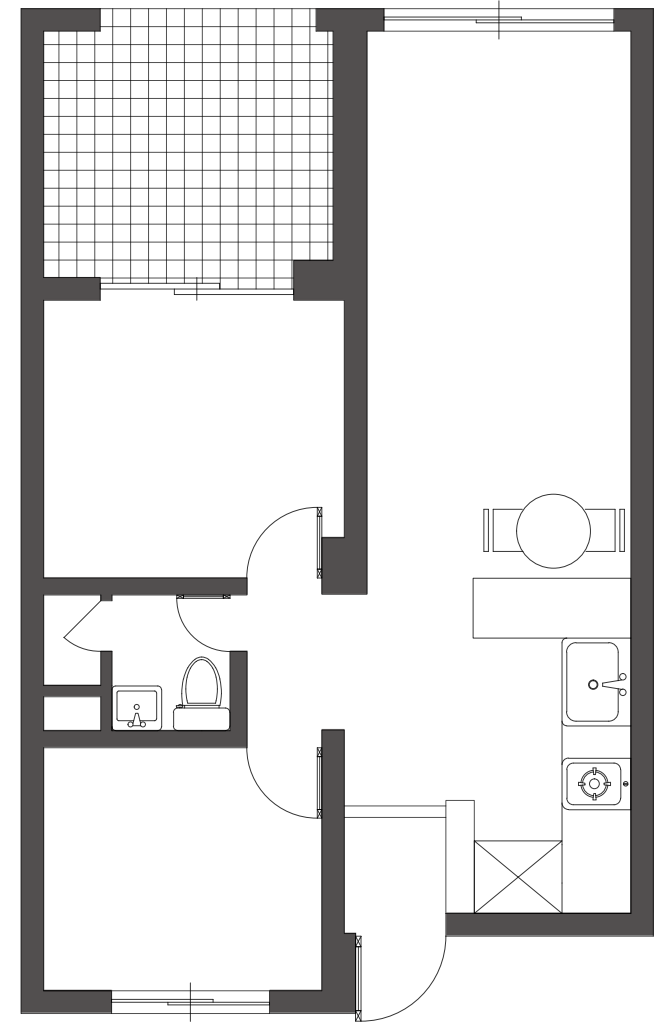
Prototype A _ Studio Type



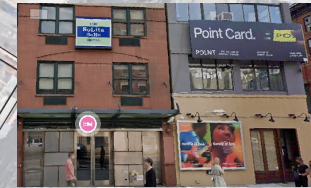
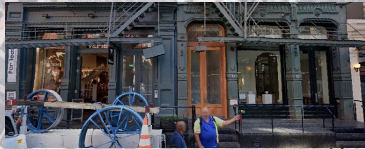
Prototype B _ Studio Type



Prototype C _ Two bedroom apartment



So we created 3 residential units suitably.



 Core

Programs in the existing building are connected to the band through the rooftop.



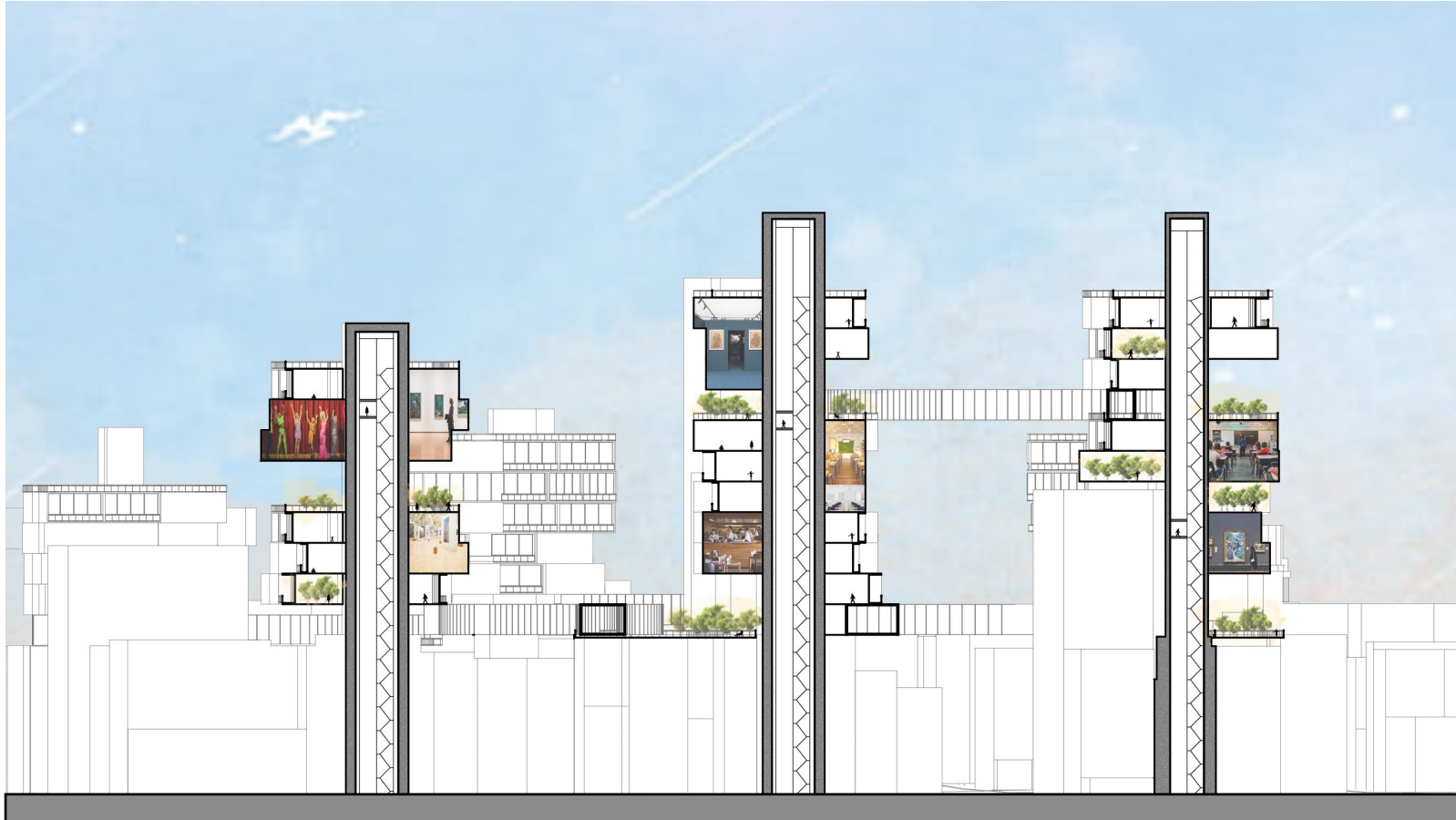
This is master plan.

Present units



Each residential unit have terrace and a rectangular shape. So nature light entered by the structure to the house well.

Replace the units



Above image show our concept well, we plan to make the soho city can change by replace the units of dwelling to other program time to time.

2030



In 2030, the residential complex will built on the buildings.

2050



In 2050, Dwelling complex will extended to the other block and all over the soho.

2050



And they connected by band.

2100



In 2100, Housing units will be removed as needed and units with new programs like restaurant, theater, school will be replaced.

SUAE : Campus Asia

2022 Winter Workshop ; SOHO REZONING

Team Grid

Kim JongBu
Go DongHyun
Ryu DongJae