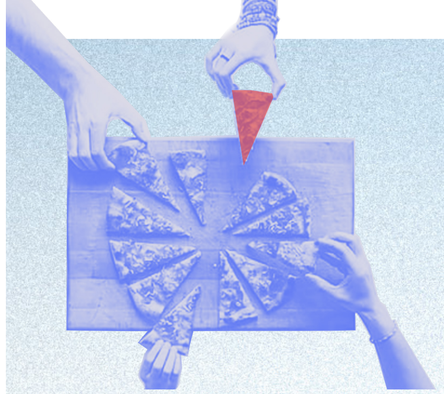


FILL IN THE GAPS

Triumph of the unwanted space

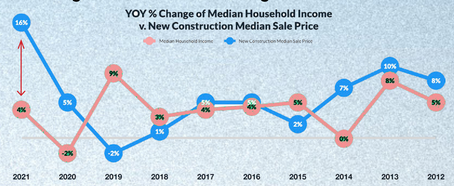
Rapid human growth and urbanization towards dense cities, causing less and less land left in the city and increased land prices. The remaining land in one urban layer tends to form abstract, organic, and sharp forms, which are not likely to be developed further. The residue from the previous development also produces urban waste in the form of land leftovers.

These land leftovers caused by building development all around the world, become a no man's land and tend to be used in unfriendly ways, or left out just as a dead-empty urban pocket. Increased land prices create a limit for all groups from being able to buy land to live, and cause new problems such as poverty, homelessness, and other social problems.

The challenge is how we can upcycle this ad hoc urban waste which actually has the potential to become a productive hive and can accommodate all groups, especially the lower middle class.

We propose a new way of approach of how we can build a new way of tall building typology that is more appropriate to the context and the problem, and how a tall building should take a stand against this new and rapidly changing urban context, especially to maximize a cramped land-use with ad hoc leftovers.

Increasing Land Price vs Decreasing Household Income

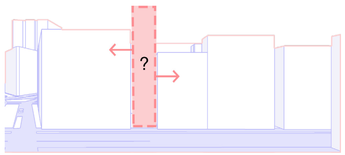


Site Selection

W 164th St, New York, NY 10032, United States

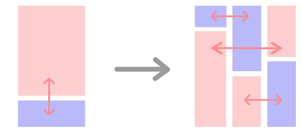
Upcycling Urban Residual Space

What if we can optimize the leftover unused and dead land to become a productive hive-tall building? We try to upcycle the urban residue, turn it around to become a well connected vertical 'urban habitat'



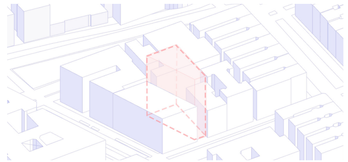
Vertical Gaps Harvesting - Maximize Landuse

When the development has shifted towards the vertical, the leftover gaps also become residue vertically. It was there where we proposed to build a new way of high rise, non-isolated tower towards its surroundings.



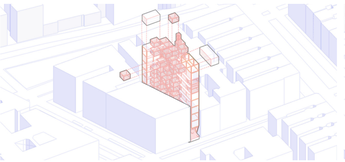
Remodeling Typology

Breaking a 'mix used' high rise typology, by remodeling the mix use program to be organically growing/ detached by the housing horizontally, not vertically. This program is proposed to fulfill socio-economy reciprocity that now shifted organically.



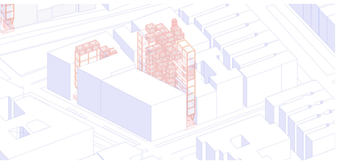
Land Optimization - Productive Space

Increasing land price and rapid human growth add the urge to Upcycle leftover land. Breaking the paradigm of leftover space, transform it to become one of productive shelter and affordable space in urban scale.



Residue for the Remains - Modular Highrise

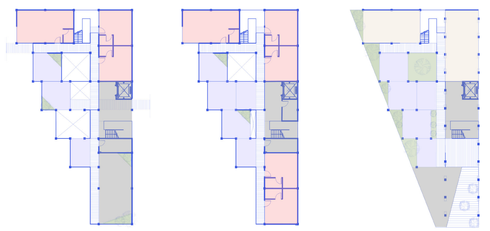
Making the lower middle class the target of this development, to reduce socio-economic disparities, so that there is no 'residue' of social class for those who are no longer able to own land. Making it modular to grow and detach and also well connected to its surroundings, to match the socio-economy needs.



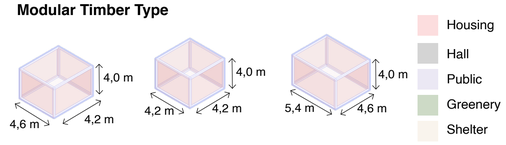
Prototyping the Future

Making this development as a prototype to be applied in other leftover urban spaces. To re-think and upcycle the urban remains to tackle the increasing land price and rapid population growth. To propose a well connected-sustainable urban habitat.

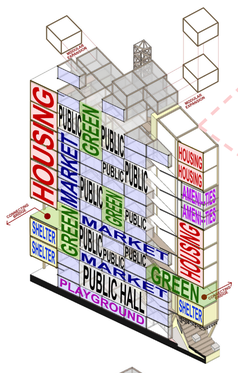
Multiple Plan Configuration

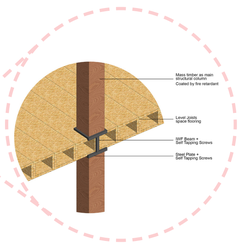


Modular Timber Type

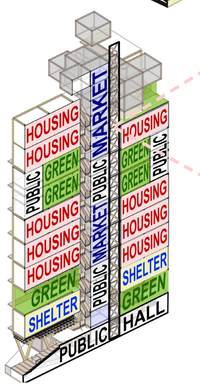


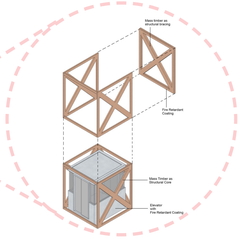
Atypical mix use Programming





Wood and steel as a modular platform, easily added and detatched matching the society requirement in an irregular left-over space.





experiment in wood material as a sustainable material, as a core part of a tower structural system. This wooden core is easy to be added on upwards vertically following the modular building organic arrangement