

REAL ESTATE INNOVATION BOOK

by QUARTIER LIBRE

Major changes in technology, material capabilities, societal needs and individual expectations call for unique and innovative solutions in urban and real estate environments.

Although the demands for every individual, group of people or enterprise are specific, new emerging trends are a reflection of some of their common needs. The **Real Estate Innovation Book by Quartier Libre** is a collection of existing projects intended to embody these trends. It is neither an answer, nor a recommendation but it might be a source of inspiration. A starting point for a unique strategy reflection.

Each of the booklets takes two building typologies and collects inspirational projects from all around the world. These projects reflect noticeable innovations in five areas: mobility and micro-units, adaptive reuse, building efficiency, social & community impact, smart materials & technology.

List of all books

#1

- CHAPTER 01 LIVING SPACES + HOMES
- CHAPTER 02 GREEN SPACES, AGRICULTURE + URBAN FARMING

#2

- CHAPTER 03 OFFICE BUILDINGS + WORKSPACES
- CHAPTER 04 MEDICAL + SPECIALIZED FACILITIES

#3

- CHAPTER 05 COMMERCIAL + MIXED-USE DEVELOPMENTS
- CHAPTER 06 LEISURE: HOSPITALITY, SPORTS AND WELLNESS

#4

- CHAPTER 07 EDUCATIONAL BUILDINGS + SPACES
- CHAPTER 08 COMMUNITY, EXHIBITION + PUBLIC SPACE

Selected Trends and Criteria











SMART MATERIALS + TECHNOLOGY

As new materials become available and building technology becomes more readily accessible advancements in real estate applications can be seen across various sectors. These advances change building potential and open up new possibilities through their resources.



MOBILITY + MICRO-UNITS

Wifi access, mobility and many more people living individually has affected various forms of real estate. Through this study the research explores the different ways in which micro-units are used and applied in various building typologies.

ADAPTIVE REUSE

As many building uses become obsolete or activities are relocated to alternative sites, the original structures are left derelict. Looking for environmentally-sound methods to reduce costs, energy dispensed in construction and time required for construction, adapting existing buildings to new uses is an attractive approach towards site reuse.

BUILDING EFFICIENCY

Many measures for overall life-cycle assessment and energy and carbon efficiency have become more sought out by designers and developers to ensure high levels of environmental consideration and compliance. Buildings developed with the highest regards towards efficiency are placed within this category.

SOCIAL + COMMUNITY IMPACTS

As urban environments become more dense and in many cases competitive, the importance of social considerations has become increasingly significant. This category will highlight the creativity and innovation in addressing social issues and challenges.

REAL ESTATE INNOVATION BOOK

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#1

#1

Chapter 01 Living Spaces and Homes

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- [1. 2] "Small House On-Tracks"
- [1. 3] Getaway: A Wifi-Escape
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Chapter 02 Green Spaces, Agriculture and Urban Farming

- [2. 1] Gary Comer Youth Center Roof Garden
- [2. 2] Ng Teng Fong General Hospital
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- [2. 4] The Thermal Orchards
- [2. 5] Sunqiao, Shanghai's 100-Hectare Urban Farming District



[1.1] KASITA: PREFABRICATED HOMES

DESIGNERS: KASITA

LOCATION: AUSTIN, USA

Catering towards the needs of the global economy and frequent relocation of employees, Kasita envisions a new approach towards residential structures. The vision consists of two parts: firstly, a fixed structure that can be situated at multiple locations and movable prefabricated micro-units that may be plugged into these structures when needed. Such visions for future models of living emphasize the growing demand for mobility, and reduce the hassle of moving to nothing more than a relocation service fee. The units themselves are equipped and designed to fulfill all the basic standards of comfortable living, and target the needs of different groups of individuals.





How would existing fixed real estate compete with the flexibility offered by much models? What would be the opportunities associated with such approaches to living? Similarly, what would be the costs, and how may they be addressed?

There would be need to evaluate the demand for such models. How frequently would people be interested in relocating as such?

Since units could be transferred from place to place - similar to shared car and bike services - would the future of such real estate be limited by the number of available slots in the permanent structures? Like Vélib, would there be certain "rush hour" or seasonal times where stationing your modular home at certain locations would be more difficult?

**“GLOBAL SHIPMENTS OF PREFABRICATED HOUSING
ARE PROJECTED TO REACH
1.1 MILLION UNITS BY 2020.”**

- Global Industry Analysts, Inc





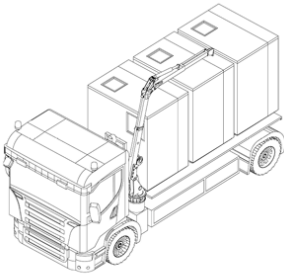
[1.2] "SMALL HOUSE ON-TRACKS"

DESIGNERS: TOMASZ ZABLOTNY + PAWEŁ MASZOTA

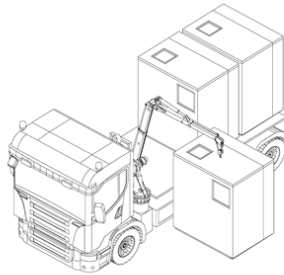
LOCATION: CONCEPTUAL VISION

COMPACT EXPANDABLE TRANSPORTABLE

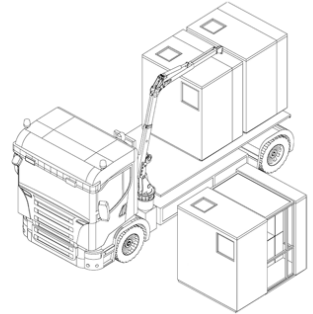




Dimensions of closed unit:
209cm x 150cm x 243cm.
Economic transport is possible.



Once put on post industrial tracks, living
units might be easily moved, relocated and
adapted to a specific area.



Open units provide functional space.

Although micro-homes are not a new concept in themselves, the idea of mobility and ease of relocation takes micro-living to another level. The designers explore this idea through **the adaptation of homes to the railway, creating expandable living spaces that can be moved from one place to another and docked at their final destinations.**

As young professionals relocate more frequently following career and work opportunities, mobility is increasingly in demand. Who wouldn't want to take their home along? Currently the vision for the homes is limited to only the boundaries of an old shipping dock - however, similar approaches to living spaces could be adopted across larger regions and even across cities, states and countries.





[1 . 3] GETAWAY: A WIFI-ESCAPE

DESIGNERS: GETAWAY DESIGN TEAM

LOCATION: BOSTON + NEW YORK, USA

“MOBILE USERS CHECK THEIR PHONE 150 TIMES EACH DAY”

— Kleiner Perkins Caufield & Byers’s

As both access and dependence on internet and wifi access increases, there is an increasing demand for options to switch off and disconnect from stresses and distractions associated with being online: the constant inflow of emails, messages and social media alerts. In search of peace, relaxation or a few days of uninterrupted focus, wifi free zones have created their own appeal. Catering to this growing demand Harvard University graduate students have created ‘Getaway’ a start-up out of the Harvard Innovation Lab which has created a series of micro-cabins placed at remote locations around Boston and New York City.

The cabins provide clutter-free simplicity and minimalistic experiences equipped with all the basic needs for a comfortable stay, in the absence of any unnecessary clutter (including wifi). The 'micro-cabins' are available in different versions enable a more customized and personal experience with each cabin differing in size, location and design.

Catering to busy students and employees and looking to escape both the city and the chimes of their phones, these temporary living spaces enable a very-specific form of wilderness experience and are booked up online weeks in advance.



“90% of people have a mobile device in reach 100% of the time”

— Pew Research Center



"It is in your power to withdraw yourself whenever you desire.
Perfect tranquility within consists in the good ordering of the
mind, the realm of your own."

- Marcus Aurelius, Meditations (170 -180 A.D.)

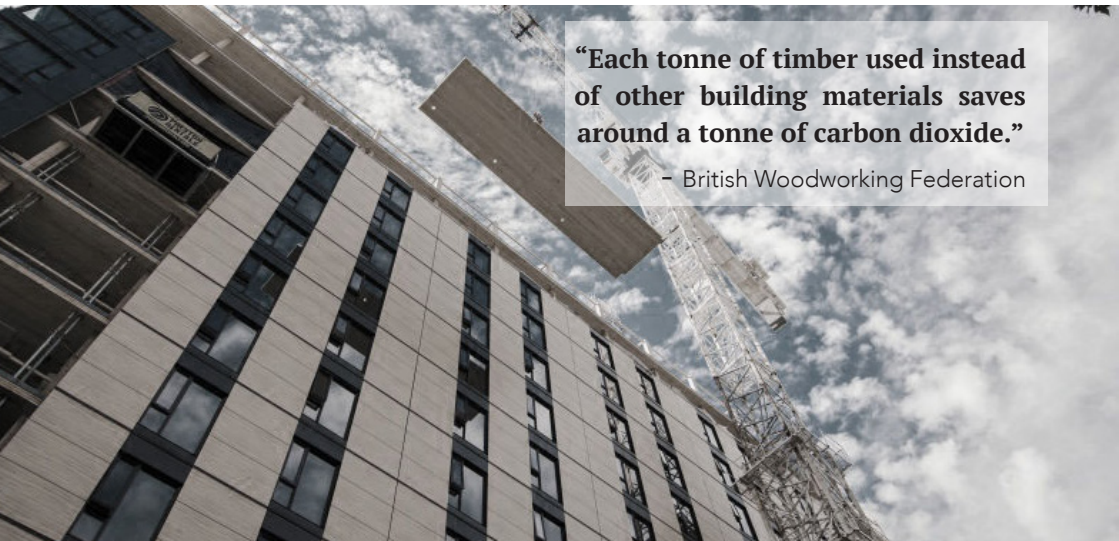


[1.4] BROCK COMMONS TALLWOOD HOUSE

DESIGNERS: ACTON OSTRY ARCHITECTS INC.

LOCATION: VANCOUVER, CANADA

Wood is currently growing in its reputation as a sustainable and renewable resource. As it re-emerges as a quality material for construction, how might residential real estate be affected? When completed, this high-rise student residence would be the tallest wooden skyscraper to date. Furthermore, the Brock Commons Tallwood House skyscraper not only challenges the structural soundness of the use of wood for such a height but also pushes the boundaries for fire-rating an essential component of high-rise wooden construction.



“Each tonne of timber used instead of other building materials saves around a tonne of carbon dioxide.”

– British Woodworking Federation



53M 18 STORIES

**THE WORLD'S TALLEST WOODEN
SKYSCRAPER**

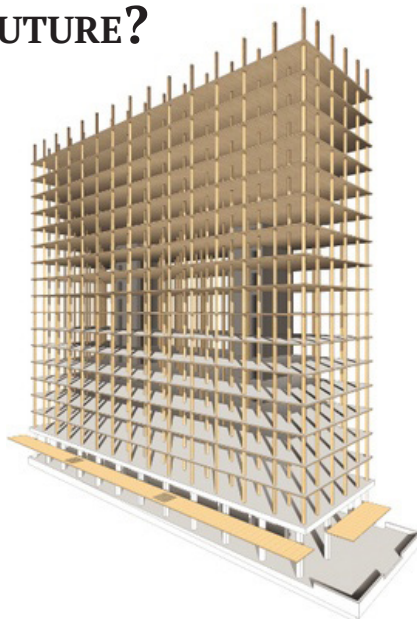


[1.4] BROCK COMMONS TALLWOOD HOUSE

“When completed in 2017 Brock Commons will stand 53 metres tall. The building will connect to the UBC (University of British Columbia) District Energy System and is on target to achieve LEED Gold certification. The 18-storey student residence building will provide housing for 404 students with a mix of studio and quad units, as well as social and study amenity spaces. The structure is a hybrid system comprised of CLT floor slabs, glulam columns, steel connectors and concrete cores.”

- Acton Ostry Architects Inc.

IS WOOD THE MATERIAL OF THE FUTURE?



CLT floor slabs with glulam columns and steel connectors



partial encapsulation during construction



NEW HEIGHTS - NEW HORIZONS

**Which building types
will benefit?**





[1.5] L'ASTROLARBRE

DESIGNERS: KOZ ARCHITECTS

LOCATION: PARIS 15TH ARR., FRANCE

L'Astrolarbre exhibits the potentials of using wood in medium-rise housing developments. The use of wood in this particular project is especially significant since the development is built up of social housing where wood has not typically been used for construction.

As wood becomes more widely selected as a form of sustainable material, similar material applications will likely be used in other forms of construction as well.

"Using wood from sustainably managed forests actually reduces carbon dioxide emissions, as the carbon dioxide stored by the forest and in the timber product outweighs any carbon dioxide created during the production of the product." - BWF









[1.6] BARN RE-ADAPTATION : HOMES

DESIGNERS: HOUBEN & VAN MIERLO ARCHITECTEN

LOCATION: AMSTERDAM, THE NETHERLANDS

At a time of change with new industries often taking place of older industries and activities, the re-adaption of space has become more and more needed especially within dense urban areas.

Although many neglected living spaces are often redesigned and recreated to fit the stylish demands of current inhabitants today; it is not so often that one comes across the transformation of a former barn towards a home.

With increasing pressures on urban areas however there will be increasing pressures on similar unconventional adaptations providing the real estate development market with ample room for creativity and adaptability.

What building types can be re-adapted towards alternative uses?
What other types of unconventional transformations may take place?



DE FLAT



Choose to keep it



[1 . 7] DE FLAT KLEIBURG

DESIGNERS: NL ARCHITECTS + XVW ARCHITECTUUR

LOCATION: AMSTERDAM, THE NETHERLANDS

KEEP THE STRUCTURE

ADAPT THE GROUND FLOOR

& LEAVE THE FINISHING BARE FOR RESIDENTS TO COMPLETE

Focusing on basic infrastructural changes and mainly ground level reform - the remaining floors are left incomplete for residents to finish as desired.

“The idea is to renovate the main structure -elevators, galleries, installations- but to leave the apartments unfinished and unfurnished: no kitchen, no shower, no heating, no rooms. This minimizes the initial investments and as such creates a new business model for housing in the Netherlands.”

- EU Mies Award Official Website

UNFINISHED INTERIOR



The DeFlat model redefines social housing strategy

De Flat - EU Mies Van Der Rohe Award winner in 2017 - is the perfect example of an unconventional approach towards the redevelopment of social housing. Real Estate developers, architects and housing authorities are often placed in the position to make decisions regarding the future of deteriorated residential buildings. This is often especially the case with social housing models where previous approaches were proven ineffective or outdated. Posed with the opportunity to either work with the existing building or tear it down and start anew - developers often choose to keep it.

Although perhaps an aesthetically less homogeneous approach, the model stands apart in taking an independent stance towards housing redevelopment and is a model for adaptation, reuse and affordability strategies.



[1.8] LU LU DANS MA RUE

Location: Paris, France

FROM DIGITAL TO PHYSICAL SPACE ONCE MORE.

Neighborhood communities have recently been replaced with digital platforms. Through 'Lu Lu dans ma rue' neighborhood communities meet again at a physical location.

Lu Lu dans ma Rue enables citizens to reconnect and re-engage in a digital age, where strong social ties between neighbors have wavered among many neighborhoods and communities. Standing out from its competitors Lu Lu dans ma Rue provides a physical location where inhabitants can visit and therefore materialize a virtual community into something tangible. How similar startups and will the emergence of physical spaces again to cater for community needs, affect the future of Real Estate?

LULU  **DANS MA RUE**
BRICOLAGE, MÉNAGE, COUP DE MAIN ET BONNE HUMEUR

[JE COMMANDE](#)

[QUI EST LULU ?](#)

[DEVENEZ LULU](#)

[NOS SERVICES](#)

[MON ESPACE PERSO](#)



LUI,
C'EST VOTRE CONCIERGE
DE QUARTIER
LULU DANS MA RUE



J'AI UNE DEMANDE

01 73 74 89 52

EUX,
CE SONT LES LULUS. ILS ONT
1000 TALENTS ET ADORENT
RENDRE SERVICE !



Gros bras



Visite de courtoisie



Ménage & vitres



Informatique



Animaux & plantes



Bricolage



Baby sitting



Et bien plus encore...

LULU  **DANS MA RUE**
BRICOLAGE, MÉNAGE, COUP DE MAIN ET BONNE HUMEUR

[JE COMMANDE](#)

[QUI EST LULU ?](#)


[DEVENEZ LULU](#)

[NOS SERVICES](#)


[MON ESPACE PERSO](#)




OÙ NOUS TROUVER DANS PARIS ?



KIOSQUE SAINT-PAUL
METRO SAINT-PAUL, 4^{ème}
OUVERT DU LUNDI AU VENDREDI DE 9H30 À 19H30
ET LE SAMEDI DE 10H À 19H30



KIOSQUE VILLIERS
AU BOUT DE LA RUE LEVIS, CÔTÉ VILLIERS, 17^{ème}
OUVERT DU LUNDI AU VENDREDI DE 9H30 À 19H30
ET LE SAMEDI DE 10H À 19H30

TÉLÉPHONE : 01 73 74 89 52 

APPELEZ-NOUS DU LUNDI AU VENDREDI DE 9H30 À 20H
ET LE SAMEDI DE 10H À 19H30



**COMMUNITIES MEET
IN PERSON ONCE
AGAIN...**

**CONNECT
INTERACT
SHARE**



[1.9] VILLA VERDE - HOUSING MODEL

DESIGNERS: ELEMENTAL - ALEJANDRO ARAVENA

LOCATION: CONSTITUCIÓN, CHILE

**HALF THE DESIGN IS COMPLETED
BY THE ARCHITECTS ... THE OTHER
HALF YOU COMPLETE YOURSELF.**

With pressures on housing accommodations as prominent as ever, affordability, and promptness of handover, takes precedent over a fully completed home. Villa Verde designed by ELEMENTAL uses the basic idea of **incremental architecture** designing and completing only half of every home in the neighborhood and **leaving residents to complete the homes themselves at their convenience, and preference.**

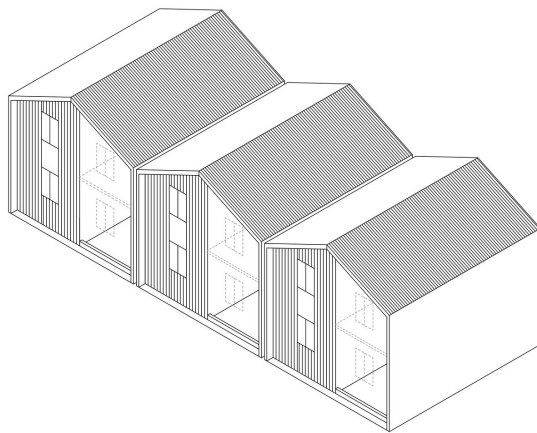
The model puts basic necessities, affordability and community first, and leaves full completion to a later date.



Seeking to spread the housing model to where it is needed, the architect and Pritzker Prize winner Alejandro Aravena released the design drawings free of charge, making the design widely accessible at no cost. The replicability of the model in different variations can already be seen by the architect's own firm Elements. Now with the design released, the model can be duplicated, adapted or evolved.

How will considerations for affordability change the future of real estate?

Can similar models bring about changes to larger housing market?



“The jury has selected an architect who deepens our understanding of what is truly great design. Alejandro Aravena has pioneered a collaborative practice that produces powerful works of architecture and also addresses key challenges of the 21st century. His built work gives economic opportunity to the less privileged, mitigates the effects of natural disasters, reduces energy consumption, and provides welcoming public space. Innovative and inspiring, he shows how architecture at its best can improve people’s lives.”

- Pritzker Prize Official Website





[1.10] SOLAR ROOF BY TESLA

Choose your Style

Solar roof tiles are manufactured with durable, long lasting tempered-glass in four styles that complement and power your home.



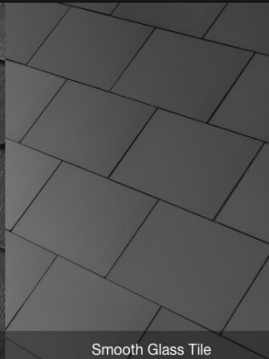
Tuscan Glass Tile



Slate Glass Tile



Textured Glass Tile



Smooth Glass Tile

Aesthetics and Energy Combined

Solar Roof

The sun provides more than enough energy in just one hour to supply our planet's energy needs for an entire year. Your home can capture this free, abundant energy source through rooftop solar tiles, turning sunlight into electricity for immediate use or storage in a Powerwall battery.

[GET UPDATES](#)



Tesla releases their designs for sleek integrated solar panel designs...how will rooftops and living spaces change to adopt such technology?

FEATURED
MATERIAL
INNOVATION

#1

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[2.1] GARY COMER YOUTH CENTER ROOF GARDEN

DESIGNERS: HOERR SCHAUDT LANDSCAPE ARCHITECTS

LOCATION: CHICAGO, USA

As many cities look to integrate open spaces, vegetation and places of engagement throughout their environments some centers integrate these needs together in one complex. Serving communities of different ages, the center can serve several purposes to different individuals through its indoor and outdoor spaces.

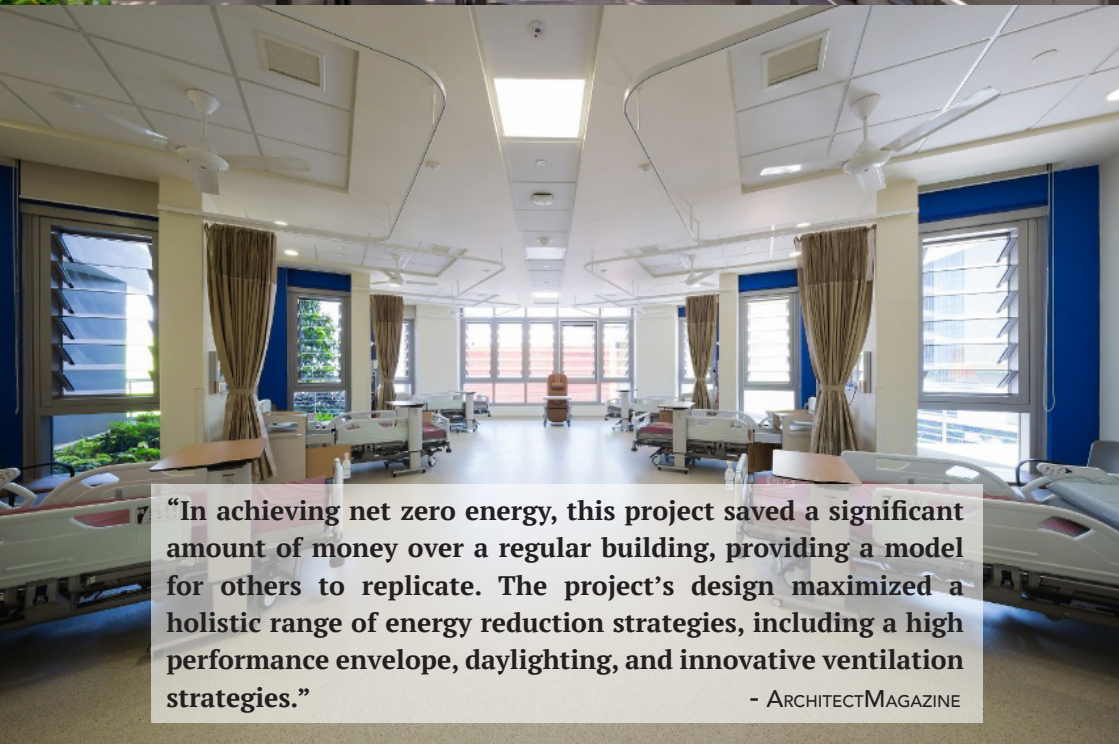


Not only can such places impact communities visiting the center but also its surroundings. The center produces over 1,000 pounds of organic food used by students, local restaurants and the center's café. Sleek and graphic, it turns the typical working vegetable garden into a place of beauty and respite.

SAFETY, FRESH PRODUCE AND OPEN SPACE IN ONE...



With an awareness of this growing trend, how can the future of our real estate be adapted and designed?



“In achieving net zero energy, this project saved a significant amount of money over a regular building, providing a model for others to replicate. The project’s design maximized a holistic range of energy reduction strategies, including a high performance envelope, daylighting, and innovative ventilation strategies.”

- ARCHITECTMAGAZINE



[2.2] NG TENG FONG GENERAL HOSPITAL

DESIGNERS: HOK + STUDIO505

LOCATION: SINGAPORE

"An oasis in a dense city, NTFGH incorporates parks, green roofs and vertical plantings throughout the campus." - ArchitectMagazine

Although part of a hospital, the NTFGH is a perfect example of vegetation in all its forms being incorporated into various forms of the urban environment. Innovation in medical and healthcare facilities is especially challenging due to the nature of the highly specialized facilities and the need to satisfy very rigorous functional demands.

However despite its aspiration towards providing each patient with a view of nature the project has managed to excel environmentally as well. According to the American Institute of Architects Committee on the Environment "This project was able to achieve net zero energy in a project type that typically does not achieve this level of performance." As the AIA describes: "The building uses 38% less energy than a typical Singaporean hospital and 69% less than a typical U.S. hospital." Which demonstrates a marked achievement by the design team, and provides precedent and example to future medical facilities.



[2.3] BELL-LLOC WINERY

DESIGNERS: RAFAEL ARANDA, CARMÉ PIGEM + RAMON VILALTA,
LOCATION: PALAMÓS, SPAIN

FARMING AND AESTHETICS COMBINED

This unusual strategy towards a land-use often regarded with pure functional and technical strategies, expands the perception and possibilities of the **food-industry**. Exemplified through this vineyard, the design brings function, **production and aesthetics together**.







[2.4] THE THERMAL ORCHARDS

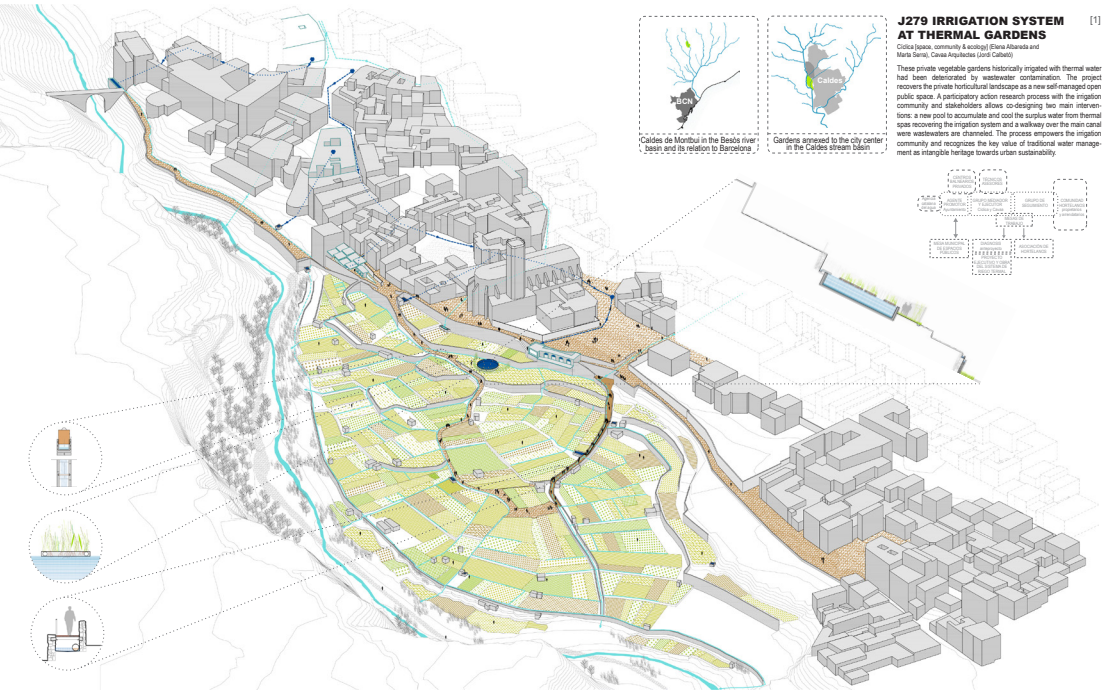
DESIGNERS: MARTA SERRA PERMANYER, JORDI CALBETÓ ALDOMÀ + ELENA ALBAREDA FERNANDEZ

LOCATION: CALDES DE MONTBUI, SPAIN

As the environment continues to be filled with more pollutants, agricultural land is at higher risk of contamination. Furthermore, once land is polluted, the decontamination processes can vary in time, the extensiveness of the interventions and their costs.

The project selected by the jury as the 2016 winner of the European Prize for Urban Public Space illustrates an intervention bringing contaminated agricultural land back to use.

Through its implementation the project not only portrays efficient reuse of the land it also stands as an example of process for similar interventions in enabling the local community to be reconnected, engaged and involved in the process.



The panels created by the team illustrate both the context and the community within which the project is set and integrated, as well as the strategies taken.



Main canal's **previous stage**: accessibility risk and contaminated stream



Main canal's **current stage**: walkway for open public access and wastewater channelled



Pool space's **previous stage**: expropriated and abandoned plot used as parking area



Pool **current stage**: public open space with the new pool integrated to the existing irrigation system to accumulate and cool the thermal water

RESPONSIVE DESIGN

RE-ENGAGING THE COMMUNITY

RECONNECTING WITH THE CONTEXT

[3]

PRODUCTIVE BENEFITS



Self-building

New elements appropriation

Accessibility barriers

Food self-sufficiency production

Traditional water management

CIVIC BENEFITS



Public path

Playground

Co-habitation

Accessibility

Exchange

POLITIC BENEFITS



Kick-off meetings and architects communicating

Mapping and co-designing

On-site exercises debating

Promoter and users negotiating

Constitution of gardeners association

J279 IRRIGATION SYSTEM AT THERMAL GARDENS



[2.5] SUNQIAO, SHANGHAI'S 100-HECTARE URBAN FARMING DISTRICT

DESIGNERS: SASAKI

LOCATION: SHANGHAI, CHINA

This 100 hectare vision - although currently only in its conceptual phase - illustrates a large scale strategy in testing for supplying large quantities of agricultural produce to Shanghai's urban residents. By exploring and replicating different urban farming strategies across the vast area, the vision tests the possibilities and limitations presented by the various options.





“While primarily responding to the growing agricultural demand in the region, Sasaki’s vision goes further, using urban farming as a dynamic living laboratory for innovation, interaction, and education.” - ArchDaily



Sharing some of the struggles that many dense urban environments face - the idea offers a potential solution for many cities. Furthermore by understanding the needs of the local context the farms are capable of catering towards specific demands.

ArchDaily - "Shanghai is an ideal city for vertical farming. High land prices make building upwards more economically viable than building outwards, while the demand for leafy greens in the typical Shanghainese diet can be met with efficient urban hydroponic and aquaponics systems."



IMAGE SOURCES AND TEXT REFERENCES - CH. 1

[1.1]

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#2

#2

CHAPTER 03 OFFICE BUILDINGS + WORKSPACES

- [3. 1] Work on wheels
- [3. 2] The Future Vehicle, the Volkswagen
- [3. 3] The Edge
- [3. 4] Kanarie Club
- [3. 5] Homeless Shelter within Amazon HQ

CHAPTER 04 MEDICAL + SPECIALIZED FACILITIES

- [4.1] Studio Dental Mobile Unit
- [4.2] John J. Sbrega Health and Science Building
- Bristol Community College
- [4. 3] Vitenas Cosmetic Surgery and Mirror Beauty Boutique
- [4. 4] NOAA Daniel K. Inouye Regional Center
- [4. 5] Atlas- TU/E Main Building
- [4. 6] GlaxoSmithKline Carbon Neutral Laboratory
for Sustainable Chemistry



[3.1] WORK ON WHEELS

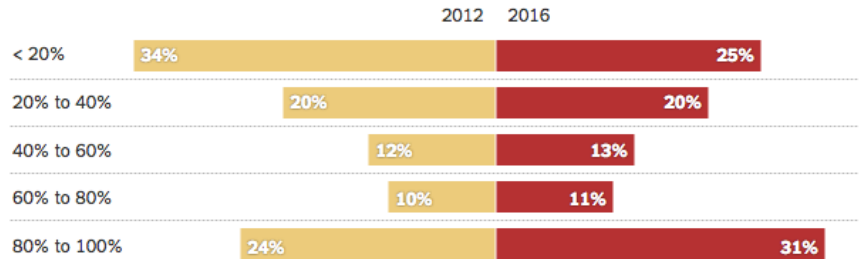
DESIGNERS: IDEO DESIGN FOR MOBILITY

LOCATION: CONCEPTUAL VISION



The Time Employees Spend Working Remotely

Americans who work remotely are doing so for longer periods of time.



Source: Gallup

Recent trends show a growing tendency for distant working. Looking at the United States as one example, statistics show the percentage of individuals working remotely in 2012 has increased.

Working independently or remotely away from the office, has shifted the workspace dynamic and expectations of younger generations accustomed to completing their work from a choice of myriads of wifi-enabled spaces and locations. As a result, fixed workspaces now compete with the growing trend of mobile work.

IDEO in its vision for the future of the workspace has merged the two by envisioning fully equipped spaces for work on the move. The sleek, glass-covered spaces are driven autonomously in line with future transportation trends saving time lost commuting and taking employees/workers to their desired location or final destination.

Where will you be working next?





NEW HORIZONS
DIFFERENT CONFIGURATIONS
PRODUCTIVITY AND EXPLORATION IN ONE.





[3. 2] THE FUTURE VEHICLE - THE VOLKSWAGEN

DESIGNERS: VOLKSWAGEN

LOCATION: CONCEPTUAL VISION

Workspace now transcends into the personal everyday space of the personal car. With autonomous vehicles being tested on larger scales, car manufacturing companies begin to envision the future of their vehicles with this new technology.

Above is the re-imagined interior of the future Volkswagen. The interior is re-created to accommodate facing individuals enabling both a comfortable commute as well as a space for personal work or even informal meetings.





AS VEHICLE AUTONOMY GROWS...

WHAT ARE THE POSSIBILITIES?

CONFERENCE CALLING?

MOBILE MEETINGS?

**Will this be the entrepreneur's
workspace of the future?**



As companies begin to own autonomous vehicles, can working hours begin from the moment you step into the mobile car?



[3.3] THE EDGE

DESIGNERS: PLP ARCHITECTURE

LOCATION: AMSTERDAM, THE NETHERLANDS

Energy positive

Reduced energy consumption

Maximum photovoltaics

Building performance

Activities continuously measured,

Connected via smartphone app

AWARDS:
BREEAM FOR
OFFICES NEW CON-
STRUCTION, YOUR
BREEAM AWARD





Digitalization
Flexibility
Energy Generation





Dinner Home from Work.

Workplaces now go beyond creating a lifestyle within their working hours and physical space but need to transcend into the everyday life of its employees ensuring well being outside the office spaces themselves. As similar technology becomes incorporated into everyday working space; how will real estate evolve to encompass such technology

Take out your Smartphone.

Place your order.

Pick-up before going home.

The EDGE enables such a life-style through a streamlined take-home dinner process; ensuring employee well being not only at the office but also beyond the workspace.

“You cannot mandate productivity, you must provide the tools to let people become their best.”

—Steve Jobs



[3. 4] KANARIE CLUB

DESIGNERS: STUDIO MODIJEFSKY

LOCATION: AMSTERDAM, THE NETHERLANDS

This former tram depot shows the real estate conversion of an abandoned station for use as a hip co-working and business meeting space by day and lounge/restaurant space by evening. The re-programming of the space for day-time and night-time use maximizes the all-round use of the building.

Benefiting from adaptive reuse of the existing structure provides a low-cost and sustainable means for allowing a new form of use. As some building uses become outdated and derelict, alternative uses to such structures are becoming recreated and re-imagined for other purposes.



Which of today's structures will fulfill program needs of the future?



What other types of existing building structures can be redeveloped into alternative forms of use? **How will this trend reinvent the real estate of the future?**



[3. 5] Homeless Shelter within Amazon HQ

Designers: NBBJ

Location: Seattle, USA

Combining Social Needs + Corporate Expansion

As corporate structures expand and grow their operations, their needs for space grow from a building-level scale of operations to the scale of a set of buildings and complexes. Taking up larger areas within the urban environment, the corporations are in more direct interaction with the neighborhoods and citizens around them.

Attempting to create positive impact, Amazon has released preliminary plans to partner with a neighboring charity organization to embed a homeless shelter within its complex.

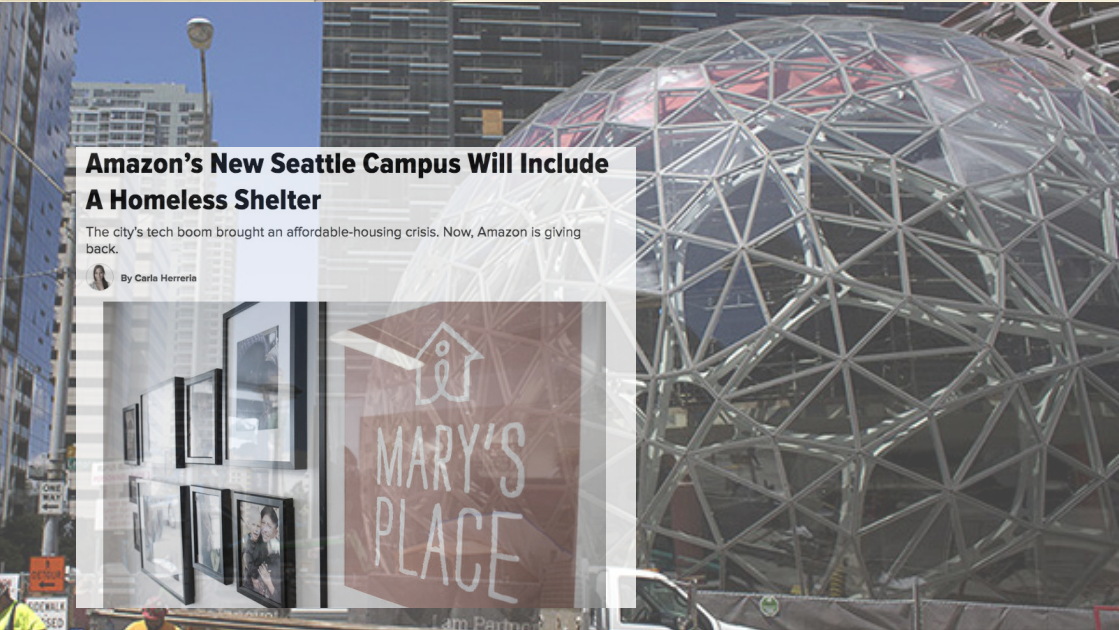


Amazon's New Seattle Campus Will Include A Homeless Shelter

The city's tech boom brought an affordable-housing crisis. Now, Amazon is giving back.



By Carla Herrera



#2

CHAPTER 03 OFFICE BUILDINGS + WORKSPACES

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for Sustainable Chemistry



[4.1] STUDIO DENTAL MOBILE UNIT

DESIGNERS: MONTALBA ARCHITECTS

LOCATION: SAN FRANCISCO, USA



Despite its limited size, the interior of the dental unit is fully equipped.



The design enables the provision of dental services where they are most needed. Despite spacial constraints and complexities in optimizing a small yet highly technical space, the design exemplifies comfort, quality and mobility on wheels.

An interior view of this dental cabinet could create the illusion of any private dentist's cabinet at a fixed location. Equipped with the full range of equipment necessary to perform quality procedures the studio includes a waiting space, two operatories and a sterilization room.



[4.2] JOHN J. SBREGA HEALTH AND SCIENCE BUILDING - BRISTOL COMMUNITY COLLEGE

DESIGNERS: SASAKI ASSOCIATES


LOCATION: FALL RIVER, USA

As the first zero net energy (ZNE) academic science building in the Northeast the health and science building at Bristol Community College exemplifies a high standard of energy efficiency and performance.

“Taking a holistic approach to the design and construction of the Sbrega Health and Science Building, the team uncovered innovative ways to eliminate the use of fossil fuels, increase efficiency, and dramatically reduce demand.”

- The American Institute of Architects.





"Not only elegant and inviting, but also a model of sustainability." - The American Institute of Architects



Throughout its building the new facility includes both specialized zones as well as educational spaces ranging from:

MEDICAL AND SPECIALIZED SPACES

- **Nursing simulation labs;**
- **Clinical laboratories**
- **Medical assisting labs**
- **Dental hygiene labs**

To EDUCATIONAL ZONES

- **Instructional labs**
- **A teaching clinic.**
- **Support space for field biology, biotech, microbiology, and chemistry**



[4. 3] MAGGIE'S CANCER CENTRE

DESIGNERS: FOSTER + PARTNERS

LOCATION: MANCHESTER, UK

Set at close proximity to an existing cancer unit the center's purpose is to supplement patients' needs outside of purely medical regimens. Acknowledging the importance of support networks and the environment in which patients spend their recovery time, the design of the center focuses on enabling peaceful relaxation, connectivity with the environment, in addition to the support patients may need.

Norman Foster, Chairman and Founder of Foster + Partners:

"I have first-hand experience of the distress of a cancer diagnosis and understand how important Maggie's Centres are as a retreat offering information, sanctuary and support. Our aim in Manchester, the city of my youth, was to create a building that is welcoming, friendly and without any of the institutional references of a hospital or health centre – a light-filled, homely space where people can gather, talk or simply reflect." - ArchDaily



“Inspired by the blueprint for a new type of care set out by Maggie Keswick Jencks, they place great value upon the power of architecture to lift the spirits and help in the process of therapy (The Architect) ” - ArchDaily



The design of healthcare facilities can play a leading role in patient recovery. Creating spaces where patients can connect with nature, share concerns and connect with people, the center is a place where patients can practice wellness and find strength and balance.





[4. 4] NOAA DANIEL K. INOUE REGIONAL CENTER

DESIGNERS: HOK

LOCATION: HONOLULU, USA

As a center for research on oceanic and atmospheric activities, the facility is the result of the conversion a pair of airplane hangers combining the two structures through a central structure. With environmental considerations at a high level of priority, the center takes into direct consideration its natural surroundings and employs techniques of bio-mimicry integrated into the complex.





MILITARY HANGERS CONVERTED

Biomimicry

Renewable Energy

Passive cooling

Adaptive Re-use

“Lessons from nature that formed design principles include emulating the morphology of native Hawaiian trees for passive cooling, ventilation and lighting systems. The design conserves and reuses water and captures renewable energy through solar photovoltaic and solar thermal systems.”

- The American Institute of Architects





[4. 5] ATLAS - TU/E MAIN BUILDING

DESIGNERS: TOTAL ENGINEER TEAM RSVP

LOCATION: EINDHOVEN, THE NETHERLANDS

“The 93.86% score puts the building in the ‘Outstanding’ category, the highest BREEAM ranking. Not only will completion of the construction project in accordance with this design give the building the highest score worldwide for the category education buildings but it will also put it among the top five sustainable buildings of any type in the Netherlands.” - TU Eindhoven News

Some of the buildings achievements include:

- Geothermal heating and cooling
- Energy supplied via solar power
- Complete cut off from gas usage
- An estimated 80% reduction in CO2 emissions

All of which together implemented to the highest BREEAM standard provide much to be learned from the implementation and integration of its technical systems in achieving its goals.



AWARDS 2017
SHORTLISTED





[4. 6] GLAXOSMITHKLINE CARBON NEUTRAL LABORATORY FOR SUSTAINABLE CHEMISTRY

DESIGNERS: FDG FAIRHURSTS

LOCATION: NOTTINGHAM, UK

Solar panels covering the roof as well as the use of biofuel is expected to cover the energy needs of the building while also potentially generating a surplus. How can the technical efficiency of research facilities affect future real estate design? How can similar attempts across different sectors enable the implementation of environmentally conscious construction?





Can the GSK Laboratory achieve Carbon Neutrality?

Within 25 years the building is planned to have reach its goal, in the meantime what can be learned from its endeavor?



IMAGE SOURCES AND TEXT REFERENCES - CH. 3

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#3

CHAPTER 05 COMMERCIAL + MIXED-USE DEVELOPMENTS

- [5.1] Appear Here
- [5.2] Wheelys' Moby-store
- [5.3] Boxpark - Croydon & Shoreditch
- [5.4] Common Ground Container Architecture
- [5.5] Brickell City Centre
- [5.6] Tonsley Main Assembly Building and Pods project
- [5.7] Sino-Ocean Taikoo Li Chengdu
- [5.8] Liverpool One

CHAPTER 06 HOSPITALITY, SPORTS + WELLNESS

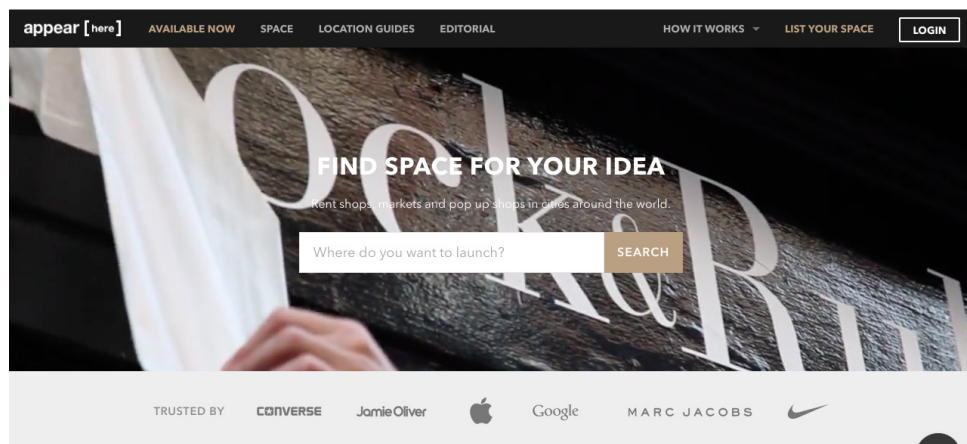
- [6.1] Repère Boréal
- [6.2] Urban Spa stand
- [6.3] Auburn University Recreation & Wellness Center
- [6.4] Pumphouse Point
- [6.5] Tossols-Basil Athletics Track
- [6.6] CSU Northridge Oasis Wellness Center



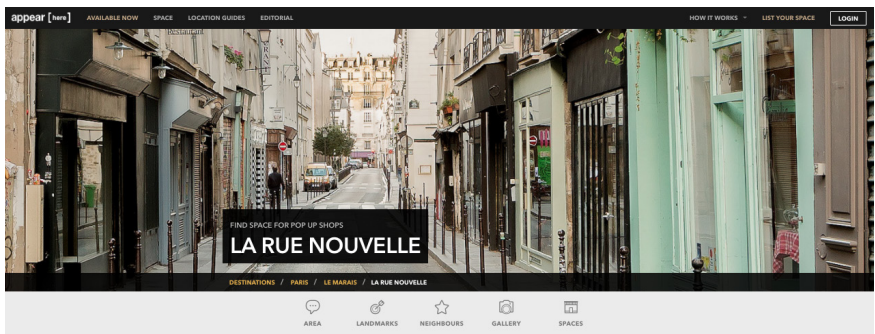
[5.1] APPEAR HERE

SHARE YOUR SPACE.

Temporary shops and retail stands have often been the domains of the informal sector across various nations responding to the everyday needs of citizens. The formal term given towards such entrepreneurial approaches towards community needs has become known as Everyday Urbanism. Websites such as "Appear here" have formalized such needs and enabled entrepreneurs and local retailers to book their spaces for a limited period of time - allowing both flexibility for the retailers as well as access to various goods without long-term ownership or commitment. More than that, the service has made places and venues that would otherwise be inaccessible within reach of businesses of all nature.

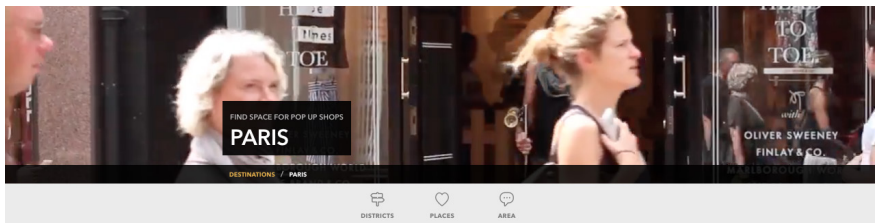


Trends towards a shared economy now touch upon retail space.



This Upper Marais zone is on the ascent

If you're in the know then you call it NoMa, for short. The Northern Marais quarter, Haute Marais, is like the rest of the district when it comes to architecture and history. Once the swamplands of the city, the





[5.2] Wheelys' Moby-store

DESIGNERS: WHEELYS INC., HEFEI UNIVERSITY + HIMALAFY

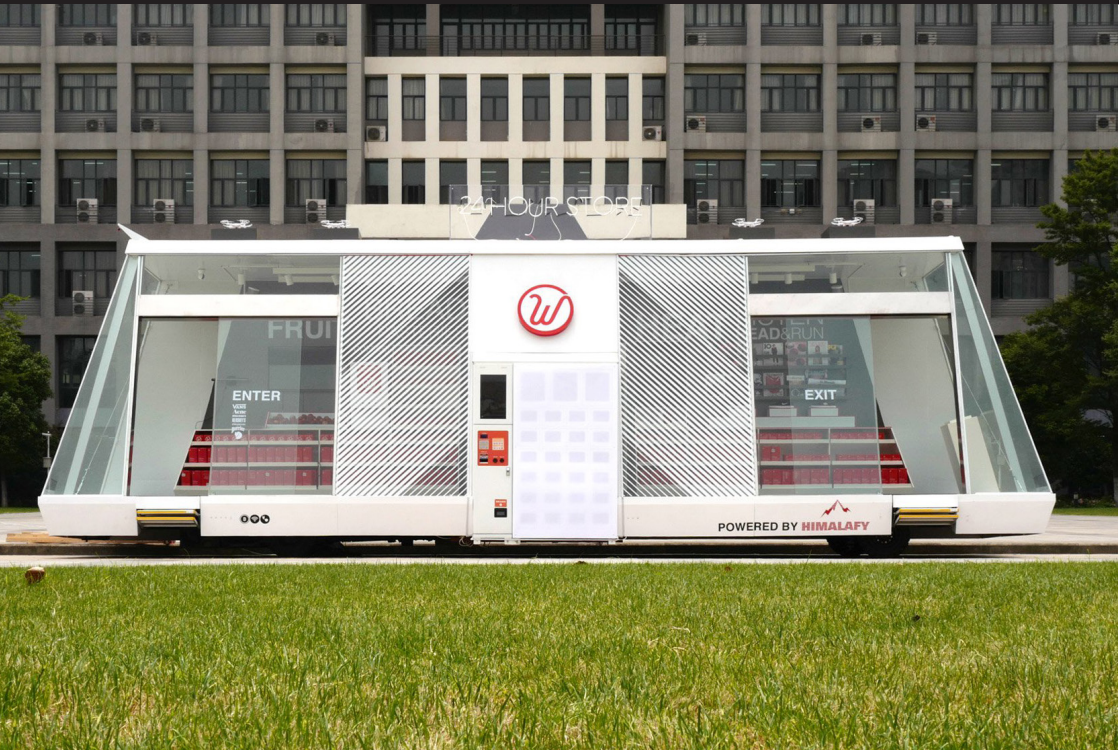
LOCATION: SHANGHAI (BETA-VERSION)

ORGANIZING A DINNER AND DON'T HAVE TIME TO GO SHOPPING? CRAVING A MID-NIGHT DESSERT? IN NEED OF A LAST-MINUTE MINUTE GIFT?

In an increasingly quick and fast-paced life, Weely's Moby-store attempts to create a solution to these growing needs. With a growing market for on-demand services and access to needs at the touch of a button Weely's provides luxury and comfort to shopping on-demand.

Whereas with online shopping customers risk disappointment with their products since items cannot be physically seen until after purchase, Weely brings a selection of products to you.





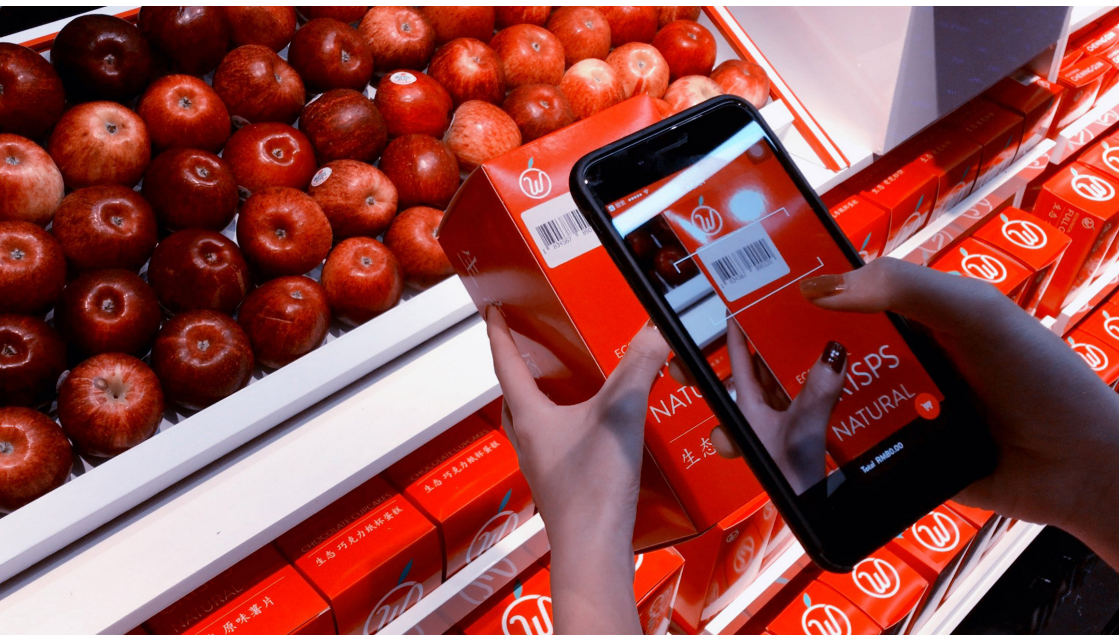
Using an uber-like smartphone application products can be brought to you and checked out virtually as you step out of the mobile retail store.

No need for a register.

No need for a cashier counter.

New retail facilities will need to account for the convenience and potential competitiveness of such emerging new trends and technology. Remaining competitive in the changing markets will require critical awareness.

How can fixed forms of real estate adapt to these changes? Will mobile forms out-compete existing shopping facilities? Or will the two complement each other?





[5.3] Boxpark - Croydon & Shoreditch

DESIGNERS: ROGER WADE, WAUGH THISTLETON ARCHITECTS + BDP

LOCATION: LONDON, UK

As an entire complex in itself, Boxpark creates a unique space for shopping, new experiences and re-thinking the future of retail stores.

Building on the idea of the pop up retail store Boxpark - currently found at close proximity to London depicts the type of hybrid models emerging from the idea of temporary retail allowing shops and services to emerge throughout various locations across the container park.





Bringing back to life a resource otherwise wasted.



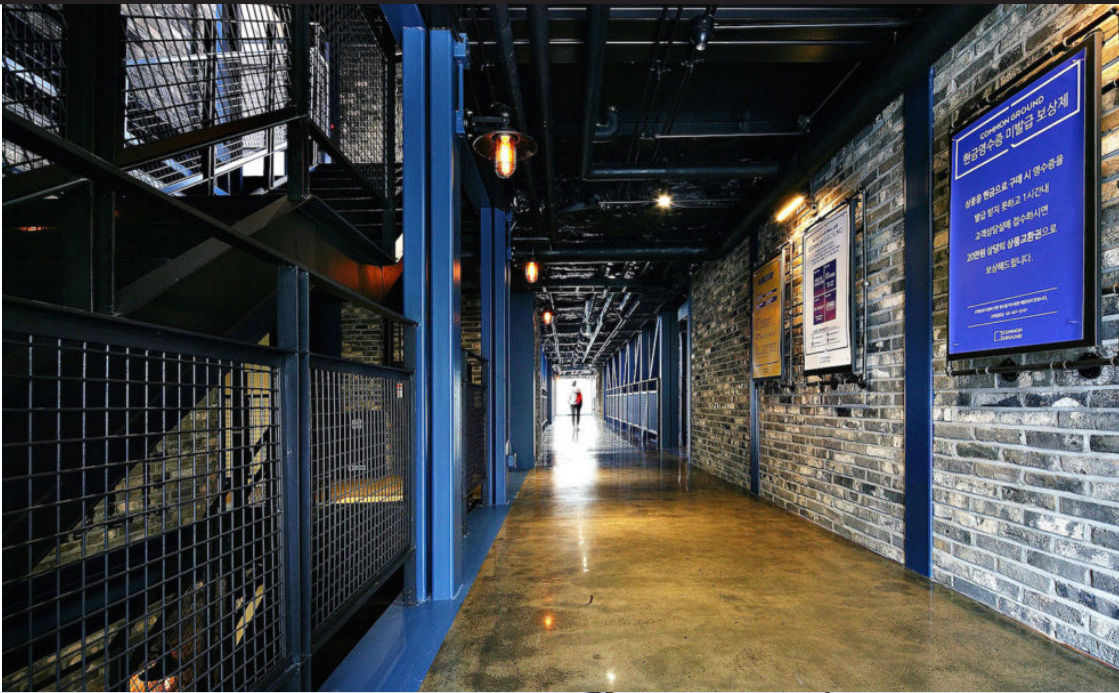
[5.4] Common Ground Container Architecture

DESIGNERS: URBANTAINER

LOCATION: SEOUL, SOUTH KOREA

From Oversea Carriers to Passageways, Cafe's and Terraces, the innovative re-use of container space offers countless opportunities.

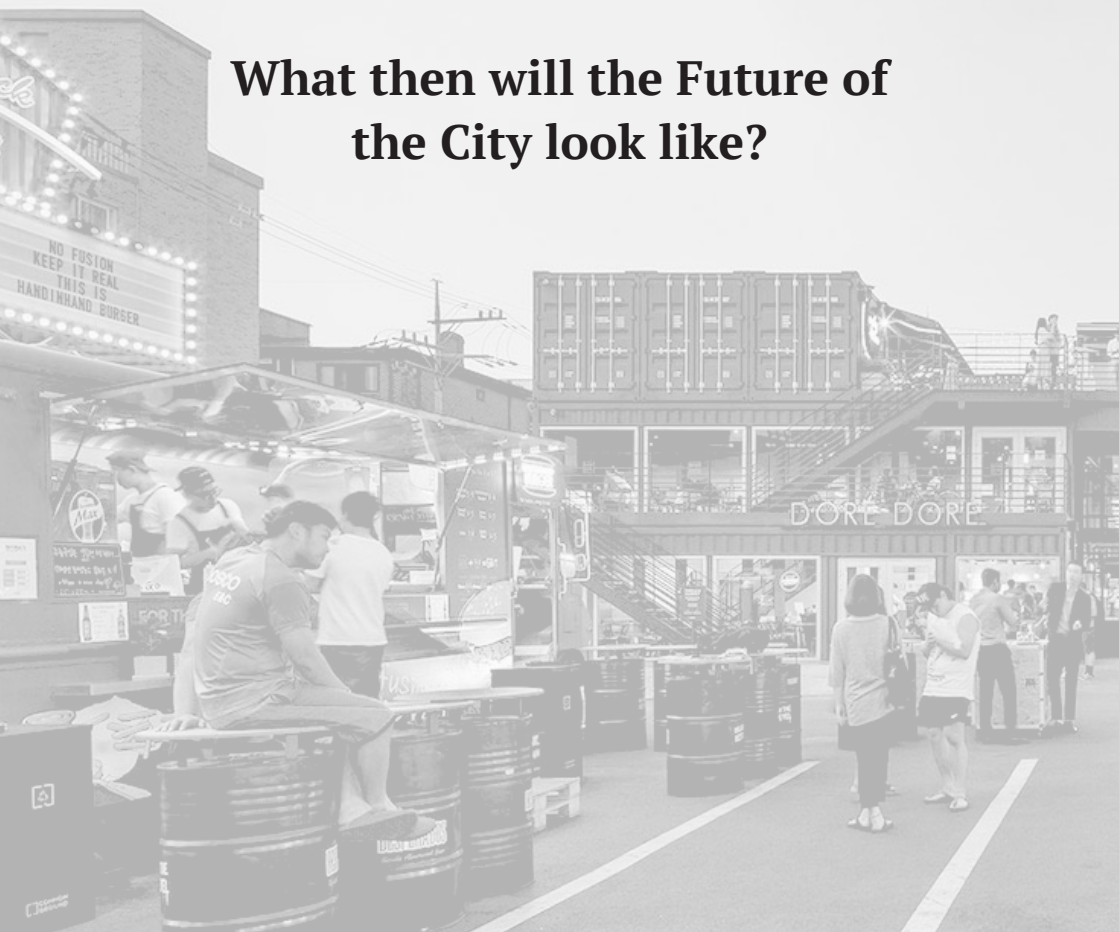
Another complex of containers although with a more fixed retail program shows the diversity of ways in which the modular spaces can be arranged, linked and joined together creating interior and exterior spaces and landscapes.





**In many places retail and the
urban environment have begun
to merge.**

**What then will the Future of
the City look like?**





[5.5] BRICKELL CITY CENTRE

DESIGNERS: ARQUITECTONICA

LOCATION: MIAMI, USA

UBER ALTERS REAL ESTATE

Since the rise of the vehicle, Real Estate has typically had to make accommodations for drop-off areas and parking. As transportation trends now move towards community-shared forms of transport from ride-sharing services such as Uber and BlaBla Car to alternative options such as Zipcar, real estate now evolves as well.

One of the first new commercial developments to make such clear accommodations is the new urban Brickell City Center which has formalized a partnership with Uber accommodating the growing need and demand for its services.





"There are also now designated pick-up points at each of the project's five towers. It's designed to "streamline congestion in Brickell and improve passengers' ride-sharing experience," according to the press release."

"Our partnership with Uber will leverage the convenience and reliability of ridesharing, enhancing transportation options and the overall experience at Brickell City Centre."

- Kieran Bowers, president of Swire Properties.





[5.6] TONSLEY MAIN ASSEMBLY BUILDING AND PODS PROJECT

DESIGNERS: WOODS BAGOT + TRIDENTE ARCHITECTS

LOCATION: ADELAIDE, AUSTRALIA



Former Mitsubishi site Re-used

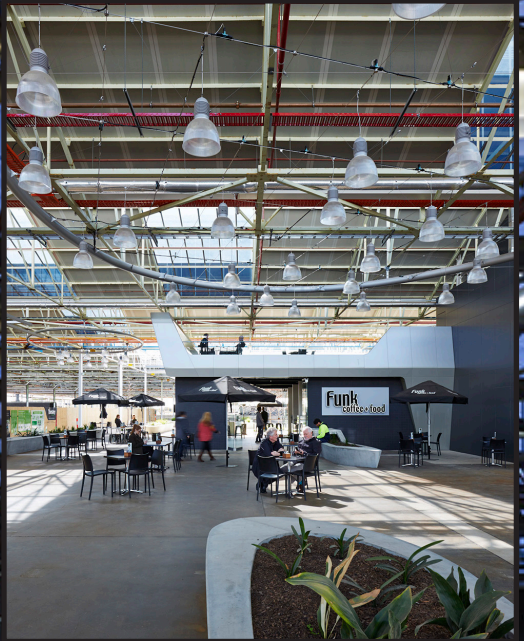
Reusing the existing building on site the development reduces the carbon emissions and energy often expended during the tear down and redevelopment of an existing building.

This former Mitsubishi site exemplifies the conversion of a site towards a completely different type of use in the form of a mixed-use development open to public use. Looking at the design, filled with colors, creative spaces and various nooks and corners to sit down at, little would indicate that the new assembly building is in fact an old building reused.

Various other existing structures have the potential for similar reuse if only identified early enough in the design process.

ADAPTIVE RE-USE IN PRACTICE...







[5.7] SINO-OCEAN TAIKOO LI CHENGDU

DESIGNERS: THE OVAL PARTNERSHIP

LOCATION: CHENGDU, CHINA

"Sino-Ocean Taikoo Li is the living urban heart of future Chengdu. Set in the context of the Buddhist Daci Temple, the low-rise, project provides a unique mix of shopping, dining, drinking, entertainment, live performance, workplace, and hotel accommodation in an exciting and enjoyable setting of lanes, squares, streets, alleys and courtyards. Interwoven into this master plan for urban regeneration is the strategic conservation and adaptive reuse of six preserved buildings and ancient lanes associated with ancient Daci Temple at the heart of the development." - Architizer





“Play fast, live slow” - design concept



The project has evolved out of a unique retail planning concept of "Fast Lane" and "Slow Lane" (play fast, live slow), delivering a diverse shopping and spatial experience to visitors. The "Fast Lane" incorporates luxury brands and high-end contemporary fashion while the "Slow Lane" comprises a line-up of outdoor diners, al fresco cafes and lifestyle stores." - Architizer





[5.8] LIVERPOOL ONE

DESIGNERS: BDP

LOCATION: LIVERPOOL, UK

Liverpool One stands out as a commercial real estate complex accredited for more than 60 awards including:

"The International Council of Shopping Centers' 'Best-of-the-Best-Award'

The 'Green Flag Award' for Chavasse Park.

The first masterplan to be nominated for the UK's most prestigious architectural award, the Royal Institute of British Architects 'Stirling Prize'."

- Grosvenor



Economic and Environmental Achievements

Creation of over 5,000 permanent new jobs.

Attracting many new retail brands to the city.

In 2012, Harvey Nichols opened its first-ever beauty concept store in Liverpool ONE - a real testament to the centre's success.

51% of visitors travel by public transport to Liverpool ONE, due to the connectivity of its city centre location.

Sustainability initiatives such as: on-site solar panels (200k hwh), on-site vehicle fleet fuelled by biodiesel created by restaurant oil waste, travel plans for all staff working in the scheme. "

Such success stories not only apply to commercial real estate but transcend into the surrounding city and greater urban environment. How will such real estate affect neighborhoods and vice versa, how will their contexts influence the real estate and its potential.



#3

CHAPTER 05 COMMERCIAL + MIXED-USE DEVELOPMENTS

- [5.1] Appear Here
- [5.2] Wheelys' Moby-store
- [5.3] Boxpark - Croydon & Shoreditch
- [5.4] Common Ground Container Architecture
- [5.5] Brickell City Centre
- [5.6] Tonsley Main Assembly Building and Pods project
- [5.7] Sino-Ocean Taikoo Li Chengdu
- [5.8] Liverpool One

CHAPTER 06 HOSPITALITY, SPORTS + WELLNESS

- [6.1] Repère Boréal
- [6.2] Urban Spa stand
- [6.3] Auburn University Recreation & Wellness Center
- [6.4] Pumphouse Point
- [6.5] Tossols-Basil Athletics Track
- [6.6] CSU Northridge Oasis Wellness Center



[6.1] REPÈRE BORÉAL

DESIGNERS: JONATHAN AND SIMON GALARNEAU,
CHARLEVOIX ACOUSTIQUE + JEAN-FRANÇOIS ROY
LOCATION: QUÉBEC, CANADA

Luxury + Micro-living combined: The Repère Boréal micro-cabins take cabin stays to a new level.

Designed with high regard towards aesthetics and comfort each cabin creates its own personalized experience and unique atmosphere. From basic access to Wi-Fi to a private enclosed sauna outdoors, the cabins combine a wilderness experience with the highest levels of luxury.

How will such forms of hospitality compete with larger and more fixed forms of hotel real estate? Which ones expect to take the lead in future trends or how will each evolve in their own separate ways.









[6.2] URBAN SPA STAND

DESIGNERS: WENew INNOVATION

LOCATION: SÃO PAULO, BRAZIL

Through the creation of a micro-unit spa space the designers again enable a service at high demand in today's growing stressful work environments at virtually almost any location it is chosen for. With the scale of the unit so small and composed of readily-available and recycled material the design provides an easy solution to an everyday problem.

“The idea is to have a space that provides a new look and contemporary tools of wellness & wellbeing to help these new entrepreneurs to better cope with their stressful work demand.”

“The space was all built with everyday urban elements like reused pallets, street asphalt, sidewalk concrete blocks and typical draining floors used in the city of Sao Paulo, mixed with organic spa elements.”

- Retail Design Blog



WELLBEING

DELIVERED AROUND THE CORNER:

COMPRISED OF RECYCLED MATERIALS, AND

AIMED AT YOUNG ENTREPRENEURS - THE

SPA RENEWS BOTH THE WELLNESS OF THE

START-UP GENERATION AND THEIR PHYSICAL

ENVIRONMENT.





[6.3] AUBURN UNIVERSITY RECREATION & WELLNESS CENTER

DESIGNERS: HOK

LOCATION: AUBURN, USA

“Located on the tower’s top floor, the yoga studio has hangar windows that fold up at the press of a button, allowing for the studio to be completely open to outdoor air.

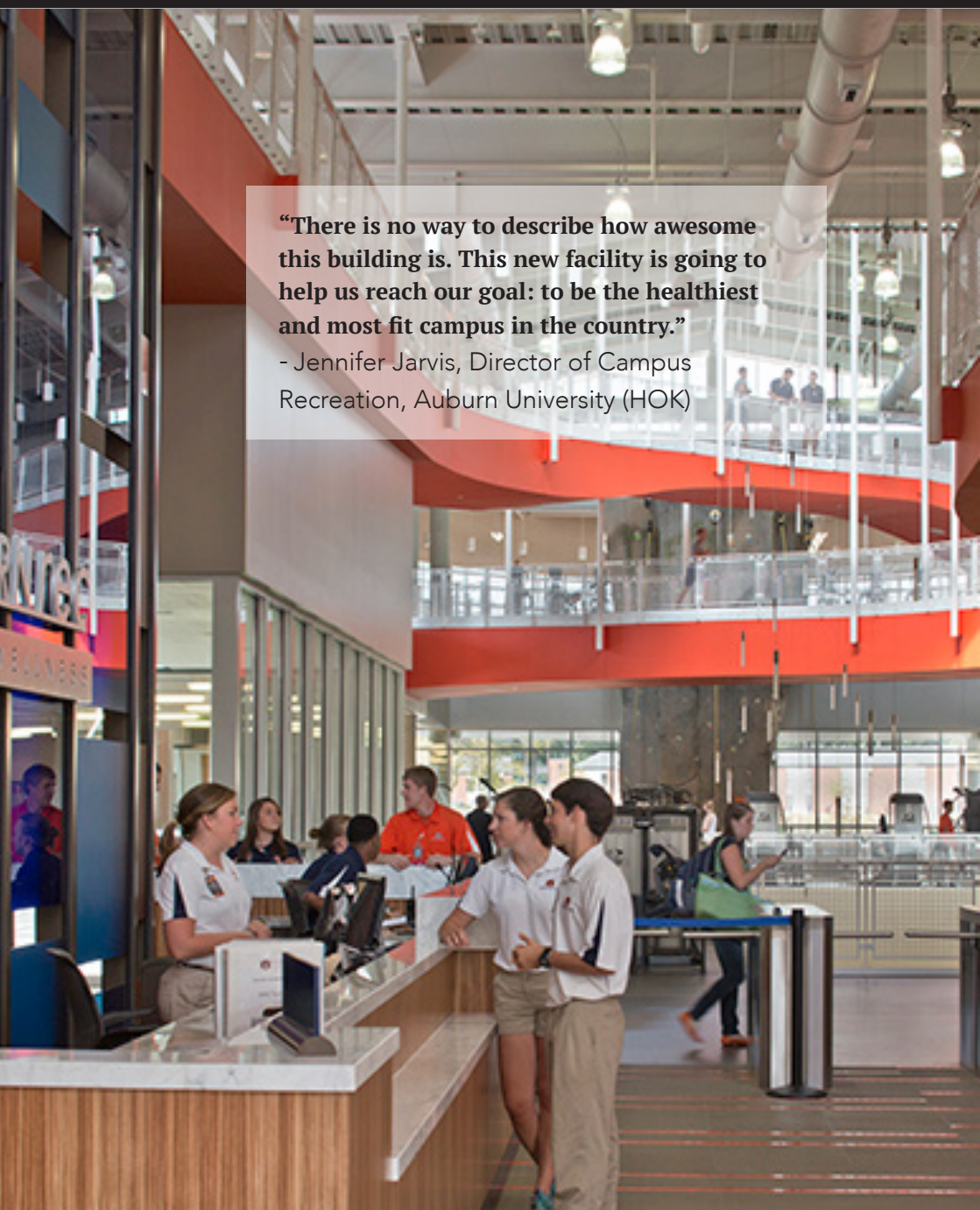
At one-third of a mile, the indoor running track is one of the longest in the country and the first designed in a “corkscrew” configuration.”... “offering users different route choices.”

Aiming to become the “nation’s healthiest campus” Auburn University’s Wellness Center sets an example winning the National Intramural - Recreational Sports Association’s Outstanding Sports Facility award and Athletic Business’ Facility of Merit Award. In addition to an expected LEED-Silver Certification the center stands out in its affordability by U.S. measures - at \$225/sq.ft.
- HOK



“There is no way to describe how awesome this building is. This new facility is going to help us reach our goal: to be the healthiest and most fit campus in the country.”

- Jennifer Jarvis, Director of Campus Recreation, Auburn University (HOK)







[6.4] PUMPHOUSE POINT

DESIGNERS: CUMULUS STUDIO

LOCATION: LAKE ST. CLAIR, AUSTRALIA

Two industrial buildings transformed - the Pumphouse Point retreat showcases another example of adaptive reuse converting the old buildings into a space of comfort and hospitality. Consisting of two parts - one on shore and one off-shore - the Shorehouse and the Pumphouse exemplify the adaptability of similar sites and structures towards new uses.

What other sites and landscapes can be re-imagined similarly?





UNIQUE EXPERIENCES

COME FROM

UNIQUE

PERSPECTIVES





[6.5] TOSSOLS-BASIL ATHLETICS TRACK

DESIGNERS: RCR ARQUITECTES

LOCATION: OLOT, SPAIN

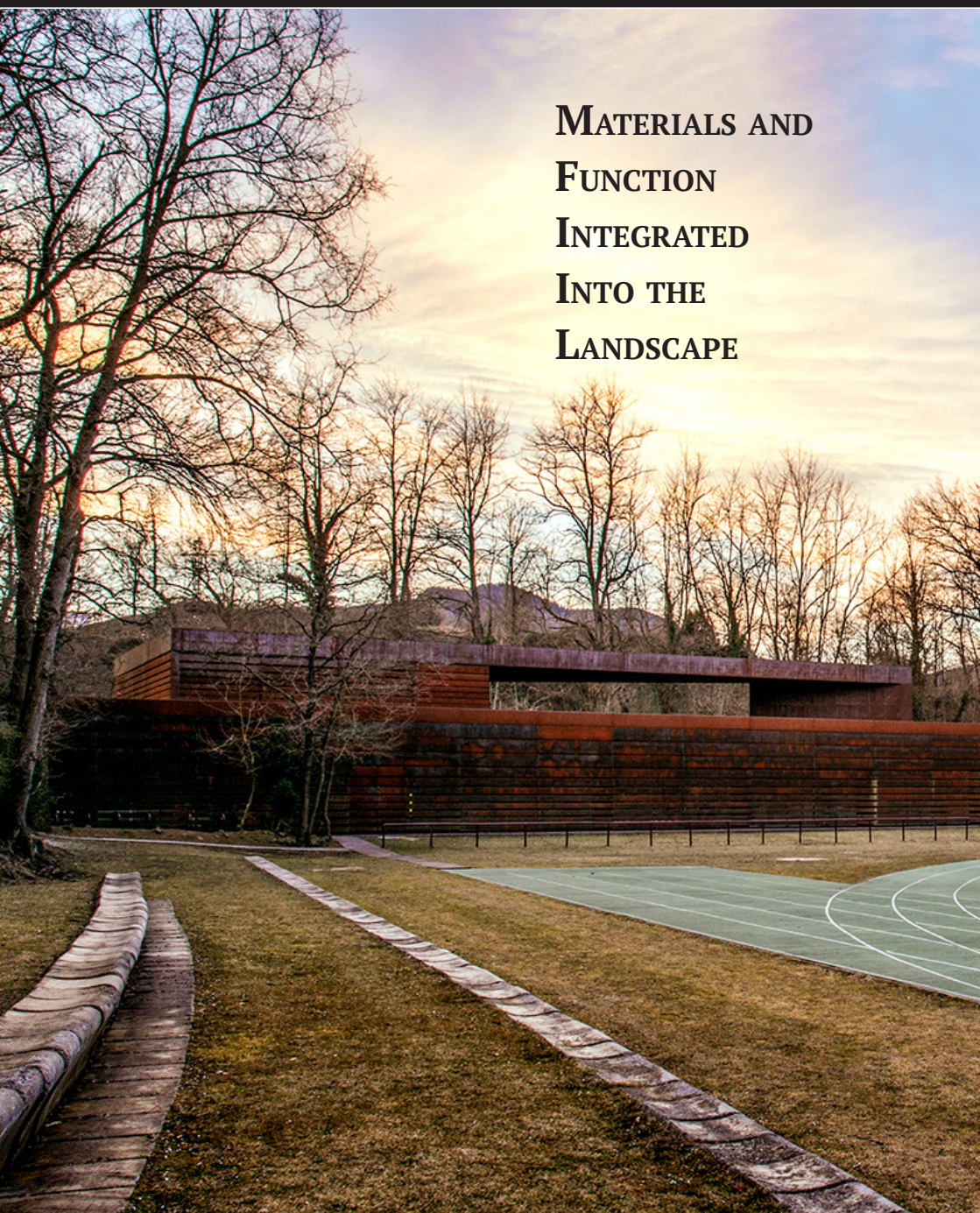
Pritzker prize winners Rafael Aranda, Carme Pigem and Ramon Vilalta merge track, field and landscape. Through careful consideration of the surroundings; the track is integrated with the adjacent vegetation and landscapes.

How can design of sports facilities build on such strategies and promote the integration with nature and its surroundings?





**MATERIALS AND
FUNCTION
INTEGRATED
INTO THE
LANDSCAPE**







[6.6] CSU NORTHRIDGE OASIS WELLNESS CENTER

DESIGNERS: LPA

LOCATION: LOS ANGELES, USA



Addressing stress and overall wellbeing, this wellness facility is an annex to the university's student recreational center. In an attempt to combat some of the challenges and stresses academic environments create **this complex provides the spaces needed for self-regeneration and motional wellness, under the supervision of campus faculty and clinical staff.**



As quoted by the design team: **“The design approach bridges the relationship between mind and body. The lounge in the facility is an open space that serves as the “living room” for the center, where students can casually lounge and decompress. The materials, lighting and furniture create a setting that is intended to be soothing and relaxing. The views and natural daylight from the garden provides a direct connection to nature and outdoor spaces. In addition, there are therapy rooms for one-on-one functions, meeting/group rooms for peer activities and guided meditation, and an outdoor garden with shaded lounge areas, sculpture garden, fireplace and labyrinth to support the tranquil atmosphere.”** - LPA Inc.



“According to the American College Health Association’s National College Health Assessment survey, the top two health impediments negatively impacting students’ academic performance were stress and lack of sleep. Stress impacted 31% of CSUN students as compared to 28% nationally; while sleep deprivation affected 21% as compared to 19% nationally.” - Architizer



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REAL ESTATE INNOVATION BOOK

by QUARTIER LIBRE

#4

#4

Chapter 07 Educational Buildings + Spaces

- [7.1] Bunateka Libraries
- [7.2] Sant Antoni - Joan Oliver Library and Senior Citizens Center
- [7.3] The Enterprise Center at the University of East Anglia
- [7.4] El Petit Comte Kindergarten
- [7.5] Bulle de Son
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Chapter 08 Community + Public Space

- [8.1] 555 Howard Public Space & Rooftop
- [8.2] La Lira Theater Public Open Space
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- [8.4] Parklets
- [8.5] East River Waterfront
- [8.6] Stranden - The Waterfront Promenade at Aker Brygge



[7.1] BUNATEKA LIBRARIES

DESIGNERS: BUJAR NRECAJ ARCHITECTS

LOCATION: MULTIPLE LOCATIONS, KOSOVO



Access to quality schooling and educational facilities is still a challenge in many regions globally. Furthermore, if available, educational resources are often concentrated in dense urban areas while rural isolated regions continue to struggle with access to basic learning facilities.

The Bunateka libraries offer access to books and a quiet reading space that can be deployed at any location; thereby providing a form of "education in a box." As of today, there are already eight Bunateka libraries set up at various locations across Kosovo and their success has earned the designs the Agha Khan Award for Architecture - not only for their educational value but also their influence to surrounding communities.





[7.2] SANT ANTONI - JOAN OLIVER LIBRARY AND SENIOR CITIZENS CENTER

DESIGNERS: RCR ARQUITECTES

LOCATION: BARCELONA, SPAIN

Impactful design requires a real understanding of the needs of neighboring communities.

Here the designers chose to challenge the original requirements for the site. What was initially designated as a site for a simple administrative building was transformed through the vision of this innovative team attune to the needs of the surrounding communities.

Rather than fulfilling the original requirements of the competition, the team chose to create a space with direct impacts for nearby inhabitants both through a library and citizen's center.

Selected for its community impacts the project is a showcase for creativity in real estate, program definition and neighborhood activation.





Pushing program requirements.

Understanding surrounding communities

Bringing resources and design where they are needed.







[7.3] THE ENTERPRISE CENTER AT THE UNIVERSITY OF EAST ANGLIA

DESIGNERS: ARCHITYPE

LOCATION: NORWICH, UK

Awarded by the British Council for Offices within the category of Corporate Workspace, The Enterprise Center has won the title of 'Best of the Best' in 2016. The building is part of the University of East Anglia and not only achieved the BCO award but also has earned the BREEAM outstanding and satisfied the Passivhaus standard. Although located on the premises of an academic campus the building acts as an incubator providing the spaces and resources needed by entrepreneurs to startup their businesses.

INNOVATION

CREATIVITY

SUSTAINABILITY

Creating an ecosystem outside-in.

From building envelope to the activities inside the building's structure the facility's .







[7.4] EL PETIT COMTE KINDERGARTEN

DESIGNERS: RAFAEL ARANDA, CARMÉ PIGEM, RAMON VILALTA + J. PUIGCORBÉ

LOCATION: BESALÚ, SPAIN

“With this arrangement, there are no corridors, dark corners or residual spaces; every room overlooks the outside, but is protected and secure, thanks to the colored tubes. Interaction, fantasy and luminous play spaces make a welcoming environment for children and teachers alike.” (The Pritzker Architecture Prize)

Who said safety and beauty can’t be combined?

Designed by Pritzker Prize winners Rafael Aranda, Carme Pigem, and Ramon Vilalta the building showcases innovation in aesthetic and functionality through simplicity, the play of colors, openness and increased safety.

How can material selection and design affect the experience of school children and young adults?

How will educational facilities for all ages evolve to prepare new generations for the future?





Taking a non-traditional approach towards the design of El Petit Comte the designers create an inspirational and creative environment that sets it apart from typical approaches towards educational facilities.

Creativity of Approach Color & Inspiration Materials & Safety





[7.5] BULLE DE SON

LOCATION: LYON, FRANCE

“Music Rehearsal Studios, Events and Cafe” - Bulle De Son.

Need a space to grab a quick coffee? Prepare a short document to a potential sponsor, or coordinate with your music band?

Spaces such as Bulle de Son enable musicians to complete their various tasks in one place. Enabling the quick and easy reservation of studios at the convenience of musicians online and using various payment options and durations, private rehearsal spaces have been filling in the gap and need for rehearsal space throughout various cities around the world.

Bienvenue
dans notre **Bulle Musicale**

STUDIOS DE REPETITION
EVENEMENTS
CAFE WIFI



BULLE DE REPETE

Insonorisés et équipés de
matériels amplifiés, réservez
quelques séances afin
d'améliorer votre jeu en
groupe



BULLE DE DETENTE

Après vos répétitions,
instant de détente dans
l'espace dédié: boissons,
partitions, connexions
WiFi à disposition...





[7.6] NOISE FABRIK

LOCATION: BERLIN, GERMANY

Moving rehearsal spaces even further, the idea can now be seen merged with the principle of coworking spaces providing a 2-in-1 kind of place for musicians in the music start-up industry.

As coworking spaces for entrepreneurs in various areas of business and industry have been emerging over the last years, coworking spaces have sought to develop individual identities or cater towards specific groups. Through the specialization of their programs, spaces and equipment these emerging spaces have the potential to attract more specific communities, thereby both bringing together more specific groups of individuals and enabling the spaces to cater more accurately towards their needs.

Studios, Co-Working, Events

SIMPLE ONLINE BOOKING

EASY ACCESS





[7.7] FREDERIKSVEJ KINDERGARTEN

DESIGNERS: COBE

LOCATION: FREDERIKSBURG, DENMARK

Educational spaces for children have often become formalized and standardized in curriculum as well as the physical learning spaces. Aware of the need for specialized focus and attention to the individuality of young children even from the smallest of ages, COBE designers produce a space that stands out in its setting.

Winning the 2017 Building of the Year Award under the category of Educational Architecture, Frederiksvej Kindergarden is a source of inspiration not only for the children under its care but also for designers and future real estate developers looking to provide innovative designs.

Creating a playful environment with a special focus on safety and individualized experience, the new facility stands as an example of experimentation in design for future educational facilities and nurseries within larger building complexes looking to remain on the cutting edge.



“The kindergarten aims to create a small village setting for children that break away from the traditional, large scale institutional daycare environment.” - ArchDaily





#4

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[8.1] 555 HOWARD PUBLIC SPACE & ROOFTOP

DESIGNERS: RENZO PIANO BUILDING WORKSHOP + MARK CAVAGNERO ASSOCIATES

LOCATION: SAN FRANCISCO, USA

A public space 36 storeys up in the air.

Placed at the top of a mixed-use development skyscraper and hotel, a publicly accessible rooftop will enable visitors and guests to experience the far-stretching views of the city and Bay Area.

Opportunities for open and public spaces are limited in San Francisco as in many cities that have become urbanized densely over the years. Additionally engulfed by the bay to one side, creating access to open space is a real estate asset.

By creating public space where space is limited Renzo Piano's skyscraper design atop a 36-storey building is a model for similar developments.



**Far-stretching views and
Open - air.**







[8.2] LA LIRA THEATER PUBLIC OPEN SPACE

DESIGNERS: RCR ARQUITECTES

LOCATION: RIPOLL, SPAIN

Public space is not always easy to come by, and even when present its mere existence is not always sufficient to serve its purpose. Design-conscious public space design is therefore essential for the successful creation of spaces that serve their target groups and communities. With sheer simplicity of form and design La Lira Theater and its open space create connectivity between the surrounding communities. The design brings the two sides of the riverbanks together and creates a public space by replacing an old theater that once stood there.

The use of a single material for the majority of the project creates a sense of peace and harmony while emphasizing the form.

"Both a richness and continuity are gained by this "wrapping" of the space in just one material. Light and shadows, which are constantly changing throughout the day and with the passing seasons, enliven the space" - RCR Arquitectes



Connecting Spaces and Places...



Visually....



And physically connected...



[8.3] TORSBY FINNSKOG CENTER

DESIGNERS: BORNSTEIN LYCKEFORS ARKITEKTER


LOCATION: TORSBY, SWEDEN

The Torsby project is an unusual example of adaptive reuse which exemplifies an elementary school converted to a public museum. With both permanent and temporary exhibition space the project was selected as the winner of the World Architecture News Awards.

Approaching the design with an iterative and low cost solution towards the adaptation and need for the new space, the project is a model for other transformations.

"An outer facade was erected, signaling the new purpose of the building. Conceived as a wooden palisade this new layer defines an envelope within which the museum can continue to expand, converting class rooms into new exhibition spaces as additional funds are raised." - WAN Awards

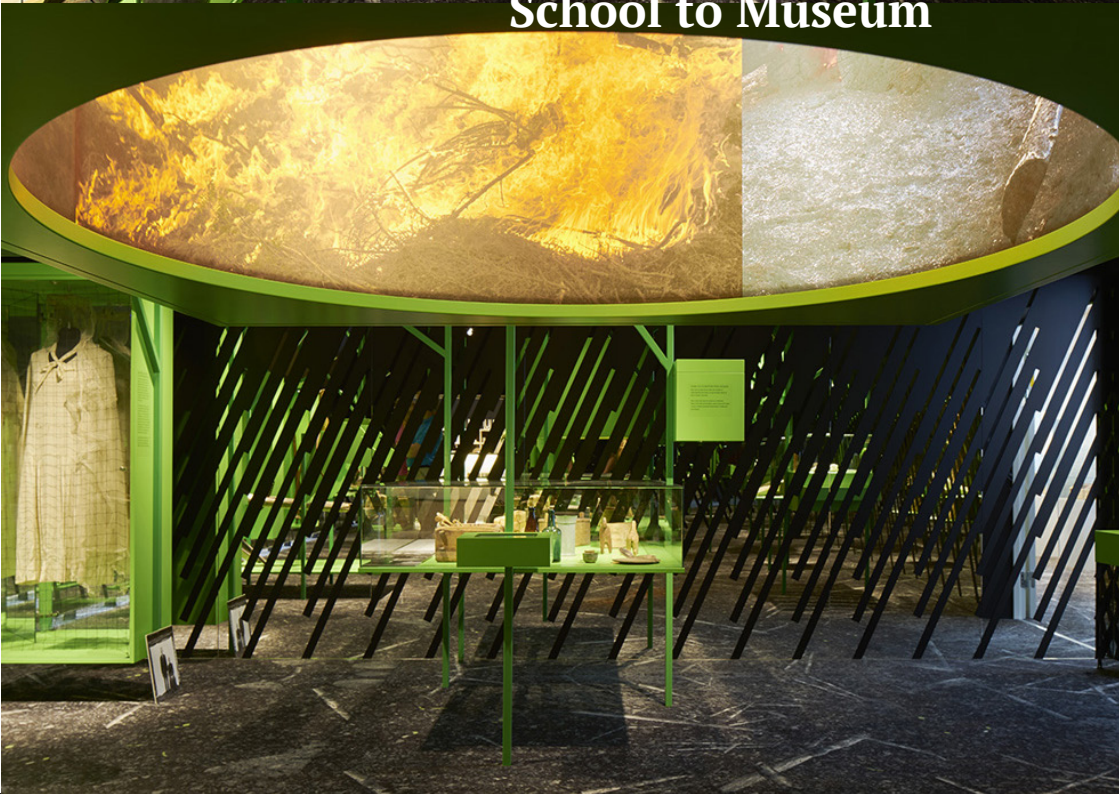




Double Facade



From Elementary School to Museum





[8.4] PARKLETS

DESIGNERS + LOCATION: MULTIPLE LOCATIONS

The initiative for parklets - in other words: reused and redesigned parking spaces - underlines both the need for public space as well as the adaptation of public space towards different demands. Careful consideration towards public space by real estate developers as well as public agencies alike is therefore essential.

Citizen's voluntary investment in the creation of small public spaces in place of parking, emphasizes the importance placed by citizens on open and public space

Since the idea of parklets transforms individual parking spaces towards public and community space, the idea enables the individual adaptation of each parklet towards a different use, function or target group. With ride-sharing increasing in cities, the demand on parking spaces may be reduced in the near future. The re-adaptation of unneeded parking spaces is therefore an important question towards the future of real estate. How can the ratio of parking space to public space be optimized? What potential options would enable the transformation of parking towards better use? And furthermore, how can these uses change throughout the day?



AN EXTENSION TO EXISTING SIDEWALKS



COMING TO YOUR NEIGHBORHOOD NEXT?





[8.5] EAST RIVER WATERFRONT

DESIGNERS: SHoP ARCHITECTS

LOCATION: NEW YORK, USA

Urban Park Space

“The park is unapologetically urban, forgoing the picturesque traditions so prevalent in other city parks in favor of embracing the site’s industrial heritage and embodying the history of New York as a working waterfront. Layers of more modern infrastructure are likewise accepted and incorporated into the park...”

-World Architecture News

Park spaces in dense urban cities such as New York are of especially high demand to their surrounding communities. **The East River Waterfront - Winner of the 2016 World Architecture News Award for Waterfronts** is an example of such a space redesigned towards public needs.

Choosing to preserve the history of the site’s industrial past, the designers transform the public land into a waterfront development accessible to the public.





Community Spaces + Activities

"The design takes a systematic approach to revitalizing an area that was once overflowing with activity. View corridors and "lookouts" focus on re-connecting the city to the water, bike paths and planted areas provide continuity in what has been a broken link within the Manhattan Greenway, and the programmed spaces and open recreation areas of the park activate the waterfront year round with new cultural, community, and commercial activity." - World Architecture Awards





[8.6] STRANDEN - THE WATERFRONT PROMENADE AT AKER BRYGGE

DESIGNERS: LINK LANDSKAP

LOCATION: OSLO, NORWAY

Readapting the 'Post-Industrial' Waterfront.

Measuring 12km in length the waterfront promenade is intended to provide connectivity across the Aker Brygge area. Converting what was previously an industrial zone into a public space for walking, biking as well as other various activities.

"The precinct's developer, Norwegian Property (NPRO), aims to reinvigorate Aker Brygge by refurbishing the urban outdoor spaces, transforming the area's retail concept, and introducing new office space.

The landscape refurbishment increases visual and physical contact with Oslo's magnificent fjord landscape, while also encouraging social interaction and diversity of form along the waterfront promenade."

- World Architecture News





**SPECIAL ATTENTION TO
STREET FURNITURE AND MATERIALS.**



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Quartier Libre

Established in 2013 by former consultants in strategy, Quartier Libre is a unique structure providing advisory, survey and exploration. We help leaders to overhaul their governance, strategy, and organization in today's fast-changing world.

Since our creation, blue-chip companies and major urban developers have trusted us to devise their future and identify new business opportunities : create new urban building concepts, design unique innovative spaces, give a new lease of life to brownfields, spot the most cutting-edge innovations in the world...

Our exploration journeys - 25 cities visited on 3 continents - are unique opportunities to be confronted to knowledge and hands-on practice. This provides the inspiration we share with our clients to invent unexpected solutions.

This Innovation Book is based on a Mirette Khorshed's study. Mirette is a recent graduate from the MIT Department of Urban Studies and Planning. Though her previous experience has been in design and urban planning research, Mirette joined Quartier Libre with an interest to gain a better understanding of the built environment through the perspective of investors, clients, and real estate developers - especially in the context of France. Building on that experience she plans to pursue her passion in urban design and work on creating better living places in developing economies.

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