

Archi-tectonics

Greenwich Street Project

The Greenwich Street Project involves wrapping a six-story abandoned warehouse inside a new 11-story mixed-use building, with 22 smart lofts, galleries, restaurants and retail space, totaling 65000 sqft (6000 sqmt). The Greenwich building's main feature is a fully custom-designed and highly innovative glass curtain-wall, a suspended waterfall of insulated bent glass panels, which is the first of its kind. Integrating the existing building with the new steel & glass structure instigates a mediation between past and present. Cantilevering balconies that emerge into the narrow crease between the two structures mark out the juxtaposition between the old and the new, the urban and the private, inserting a space of interaction into the otherwise neutral streetscape. Reinterpreting the NYC building code, Archi-tectonics managed to fit the new glass façade into the strict setback codes. Its thin steel verticals separate the suspended structure of insulated glass planes and horizontal aluminum fins, which floats, with folded horizontal bands replacing the static grid. The crease as mediation and the glass inflec-

tions as a spatial device allow for a certain indefiniton between interior urbanism and urban privacy. The building has 22 open-plan loft apartments, with all the amenities but no interior divisions. The building's structure is a light steel frame with exposed concrete floors. The exterior walls, other than the glass wall, are shot-blast gray concrete block walls with Norwegian aluminum and hardwood windows. All walls are doubly insulated to create a comfortable living environment with low energy-use. The large modern open-plan lofts offer an abundance of exterior space; there are balconies and roof terraces facing both east and west, so residents can enjoy the sunsets over the Hudson River from the comfort of their living space. A central core contains vertical transportation and utilities, efficiently tying together the hybrid structure. Each loft has been wired for electronic communication, satellite TV and a variety of heating and cooling systems. At the ground floor, the glass facade folds outwards to form a luxurious entry area, with a lobby, retail space and art gallery, accessible by a concrete ramp and/or stairs with a concrete terrazzo finish.

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PROJECT: Greenwich Street Project
LOCATION:
West of Soho, New York, USA
CLIENT: Take One LLC
AREA: 65 000 sqft (6000 sqmt)
DATES: Completion Fall 2003

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