

Project Description/Project Title and Data:

This project was undertaken as part of the AIA Rochester Designers Unleashed Design Competition and focuses on how we can blend public and private space to prioritize transparency and connectivity in our downtown. The brief calls for a project that mends the urban fabric and provides beauty to the downtown. We responded to this by creating a new landmark for Rochester that exceeds the competition demands for public space, achieving a <100% area of public space by lifting most of the building off the ground floor and creating a publicly accessible rooftop. The project also aims to push the architectural language of Rochester forward by embracing the running bond brick vernacular of the city with its façade, and breaking this up with angular pieces that point to the contemporary architectural avant-garde, creating a language that is simultaneously of Rochester and of the future of architecture.

Building Area: (sf)

50,000

Cost per Square Foot:

n/a

Construction Cost

n/a

Date of Substantial Completion:

n/a

Location of Project:

61 East Ave

Type of Project (check one):

Residential

☐ Single Family

☐ Multi-Family

Commercial/Industrial

☐ Small Project – <\$2 Million

☒ Large Project – >\$2 Million

Institutional

☐ Small Project – <\$2 Million

☐ Large Project – >\$2 Million

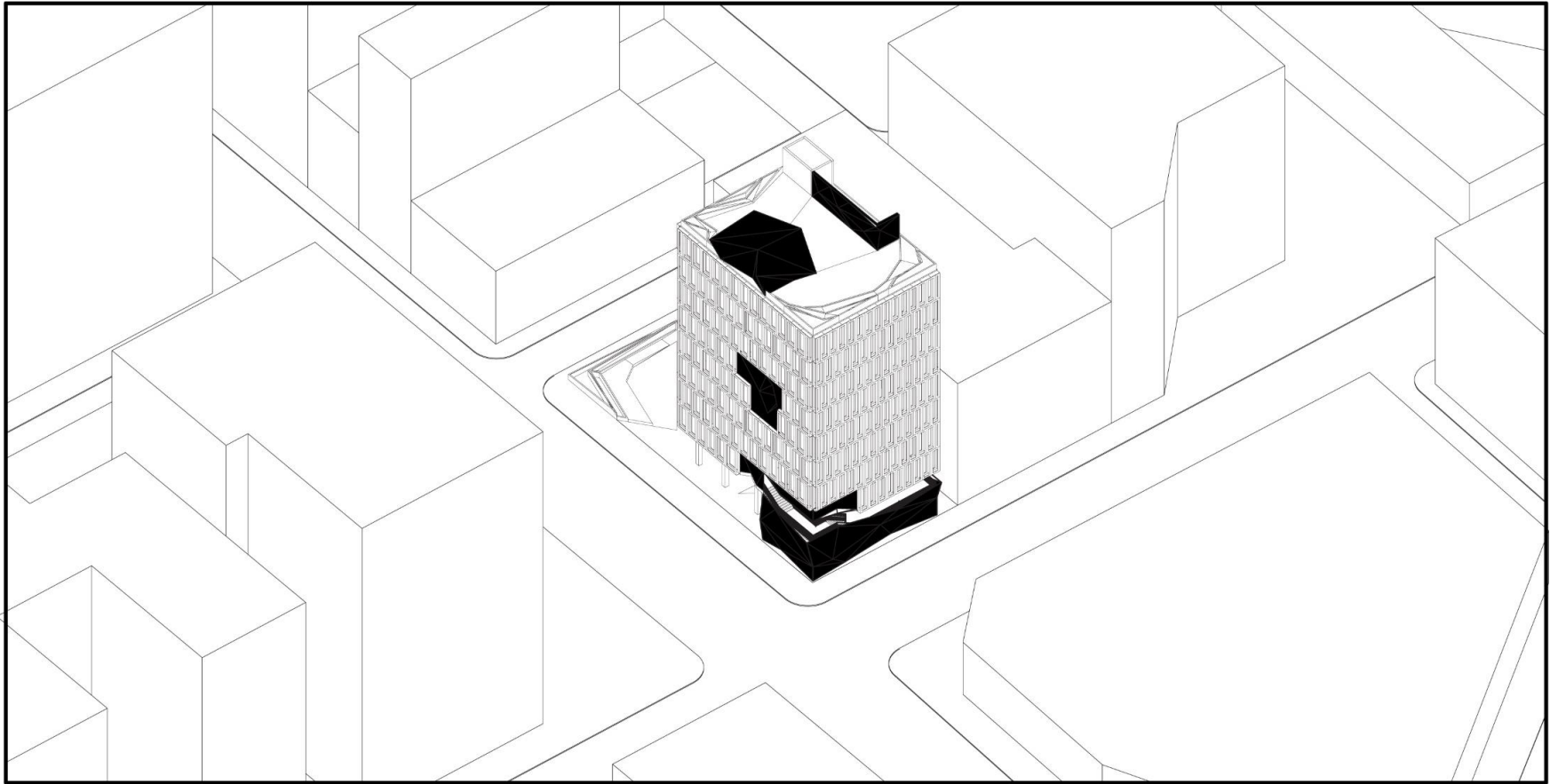
Interior Design and Environment

☐ Education

☐ Healthcare

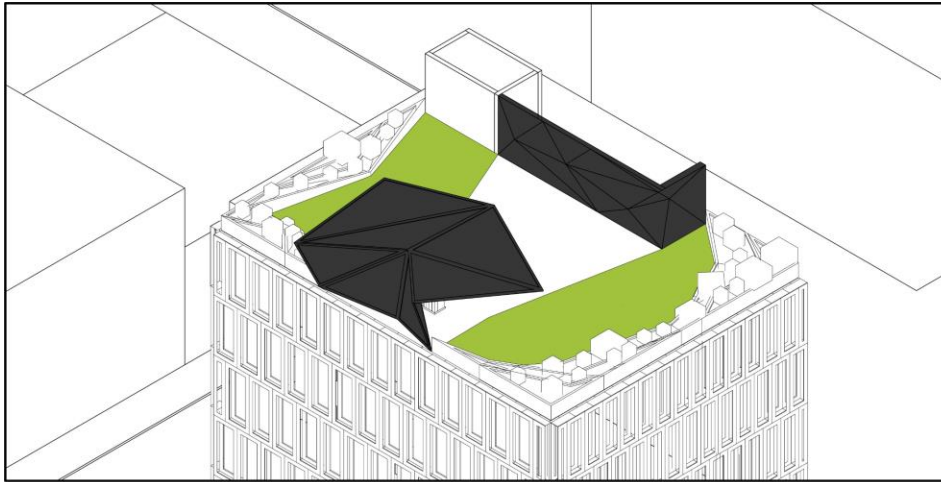
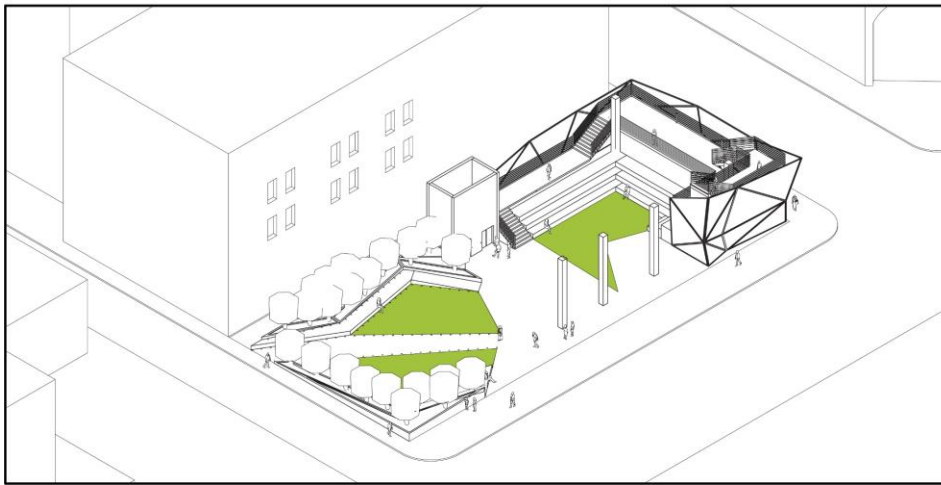
☐ General

☐ Urban Design

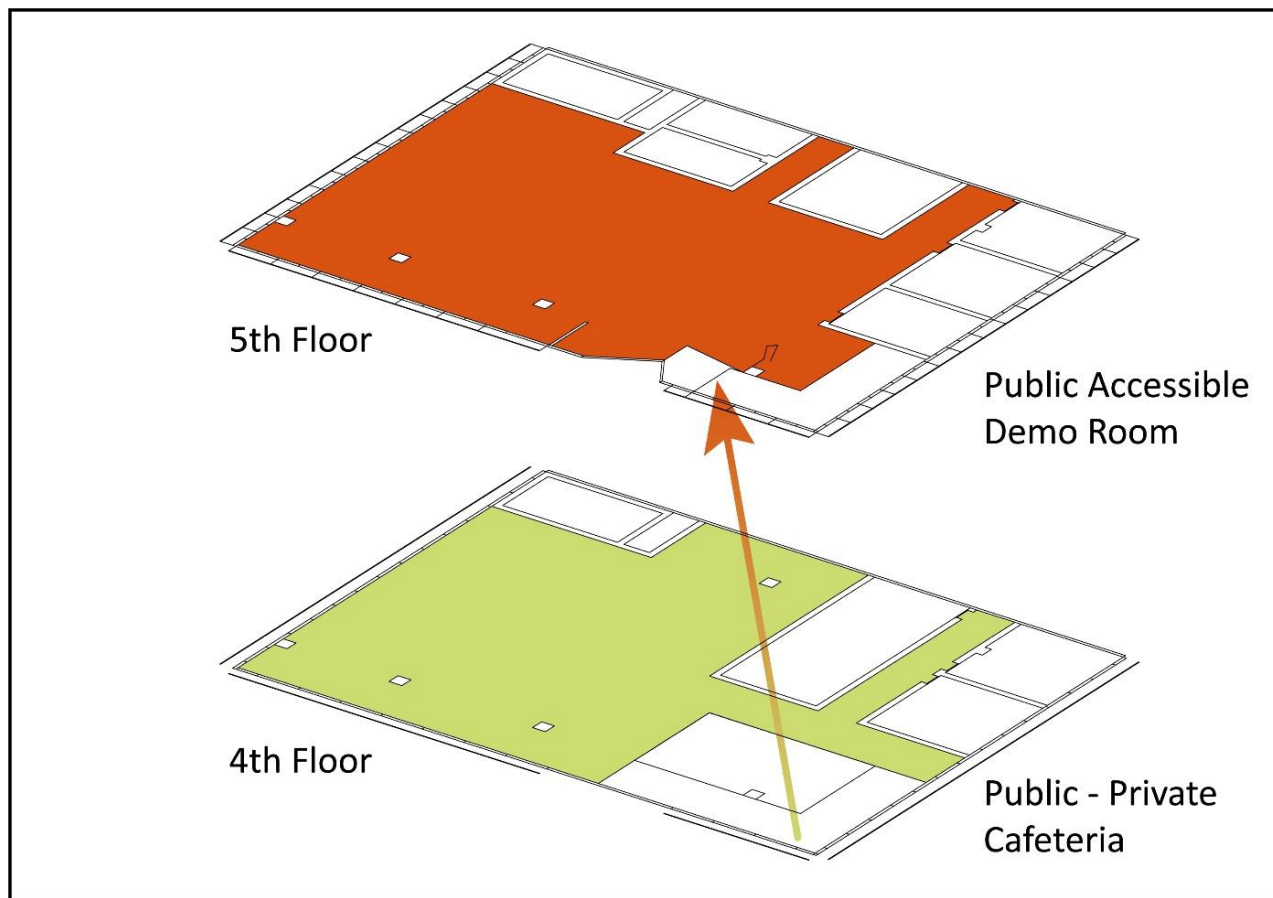


The Interstital

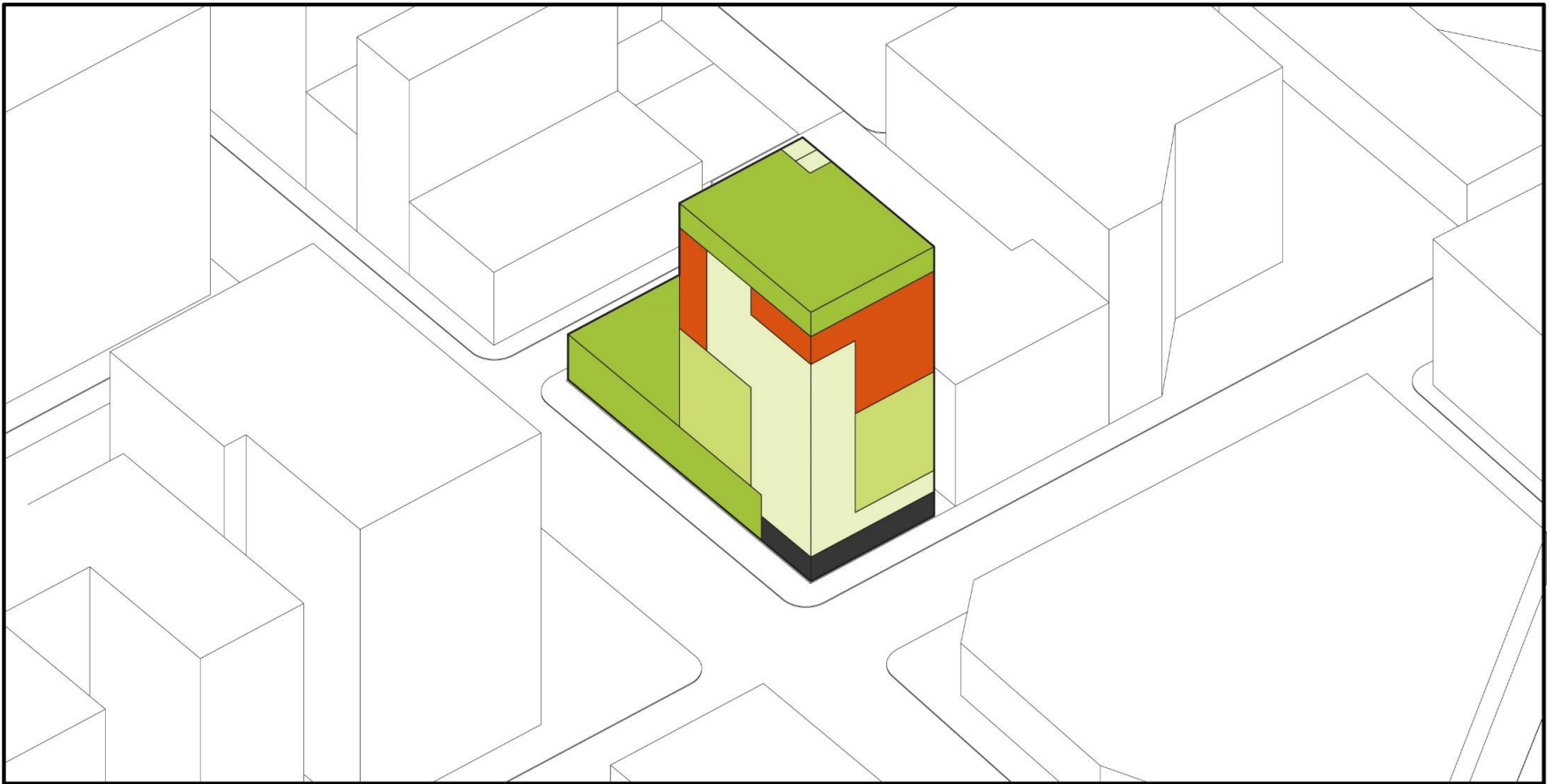
The Interstital (interstice + signal) is a new urban model for Rochester that learns from and reinvigorates the cities lifted tower typology. The project takes full advantage of its block cap location by leaving 75% of the existing site open and programmable for events both planned and unplanned. We are proposing a new open model for the cities urbanism that acknowledges the way that building use has evolved to prioritize low lying public space and upper level office offices. This is achieved by lifting much of the building above the ground floor to create an active open public space for the city and then connecting that space into the building above. This connection is achieved by the interstitals, spatial and textural moments that signify moments of entrance, first into the buildings' exterior public space, then its interior public, then the office space, and lastly the rooftop deck. These interstitals are moments of mixing, spaces between spaces. The ground level interstital blurs the boundary between an open space and a closed space as it creates a plaza underneath a commercial building.



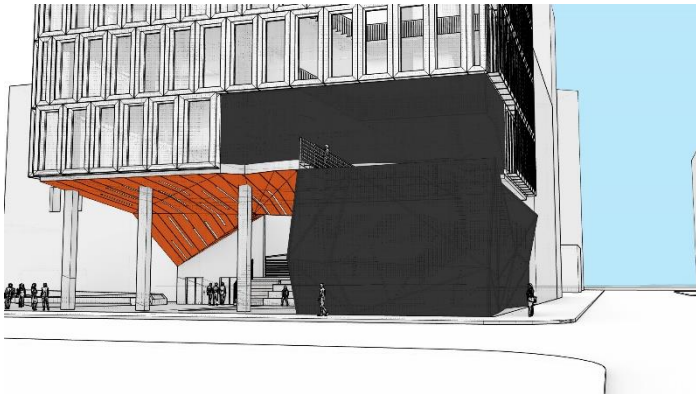
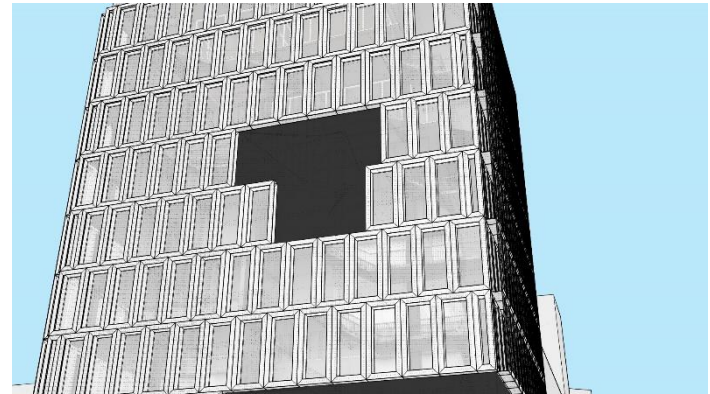
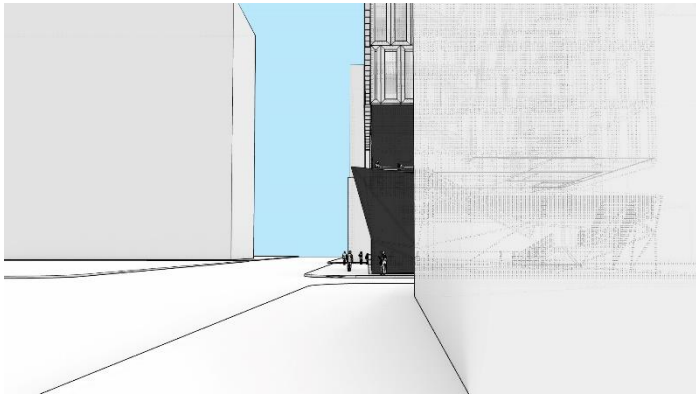
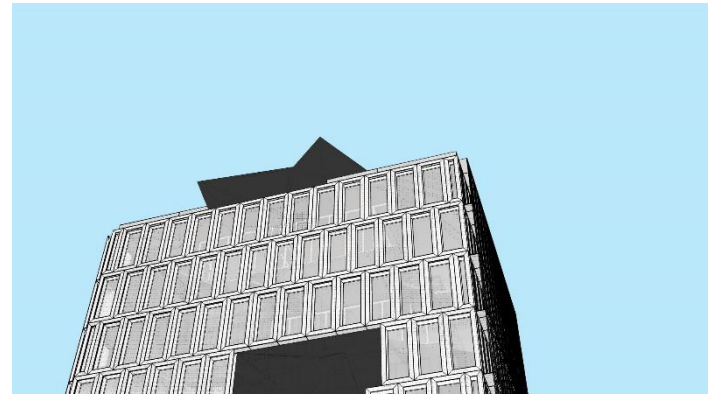
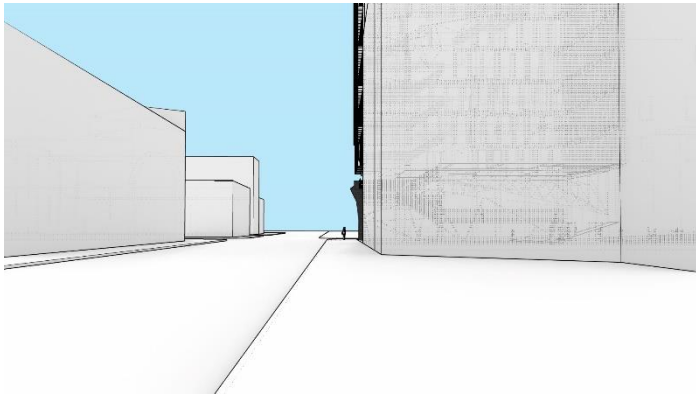
This is achieved by lifting much of the building above the ground floor to create an active open public space for the city and then connecting that space into the building above. This connection is achieved by the interstignals, spatial and textural moments that signify moments of entrance, first into the buildings' exterior public space, then its interior public, then the office space, and lastly the rooftop deck. These interstignals are moments of mixing, spaces between spaces. The ground level interstignal blurs the boundary between an open space and a closed space as it creates a plaza underneath a commercial building.



The fourth level interior public space is also a blur, it is a moment that connects the exterior public space with the interior public space. The upper level interstitial acts as the reception for the office, but also connects the office to the shared cafeteria level, and the public to the office showroom. At the buildings apex lies the last interstitial, a pavilion that covers the rooftop deck that open to both public and private users. These gestures represent the idea of a continually blurred work-life relationship that creates facilitates an informed public, and a socially minded private enterprise, continuously interacting and learning from each other.



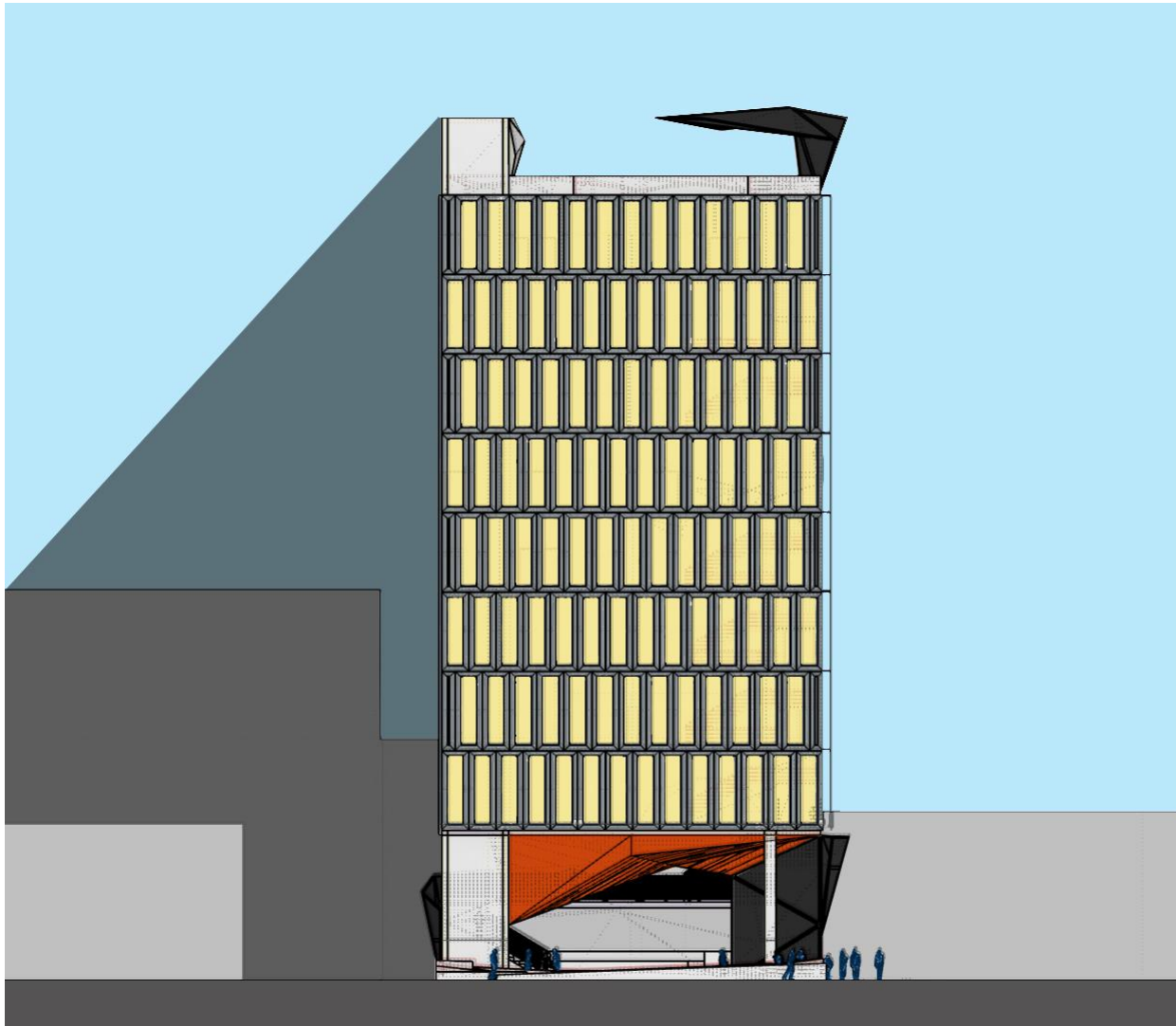
The internal circulation also reflects this position. By placing the primary vertical circulation, an oversized staircase, on the northeast corner, the building makes the internal sense of activity highly prominent to passerbys, encouraging them to experience the interior public space. Both the internal public space and private space wrap around the vertical circulation to provide idea spatial connections to the various program components. This configuration allows the private business administrative and executive offices to have optimal north facing daylighting, while maintaining some privacy. This also creates a similar situation in the internal public space that could be utilized by high-end retail and restaurants.



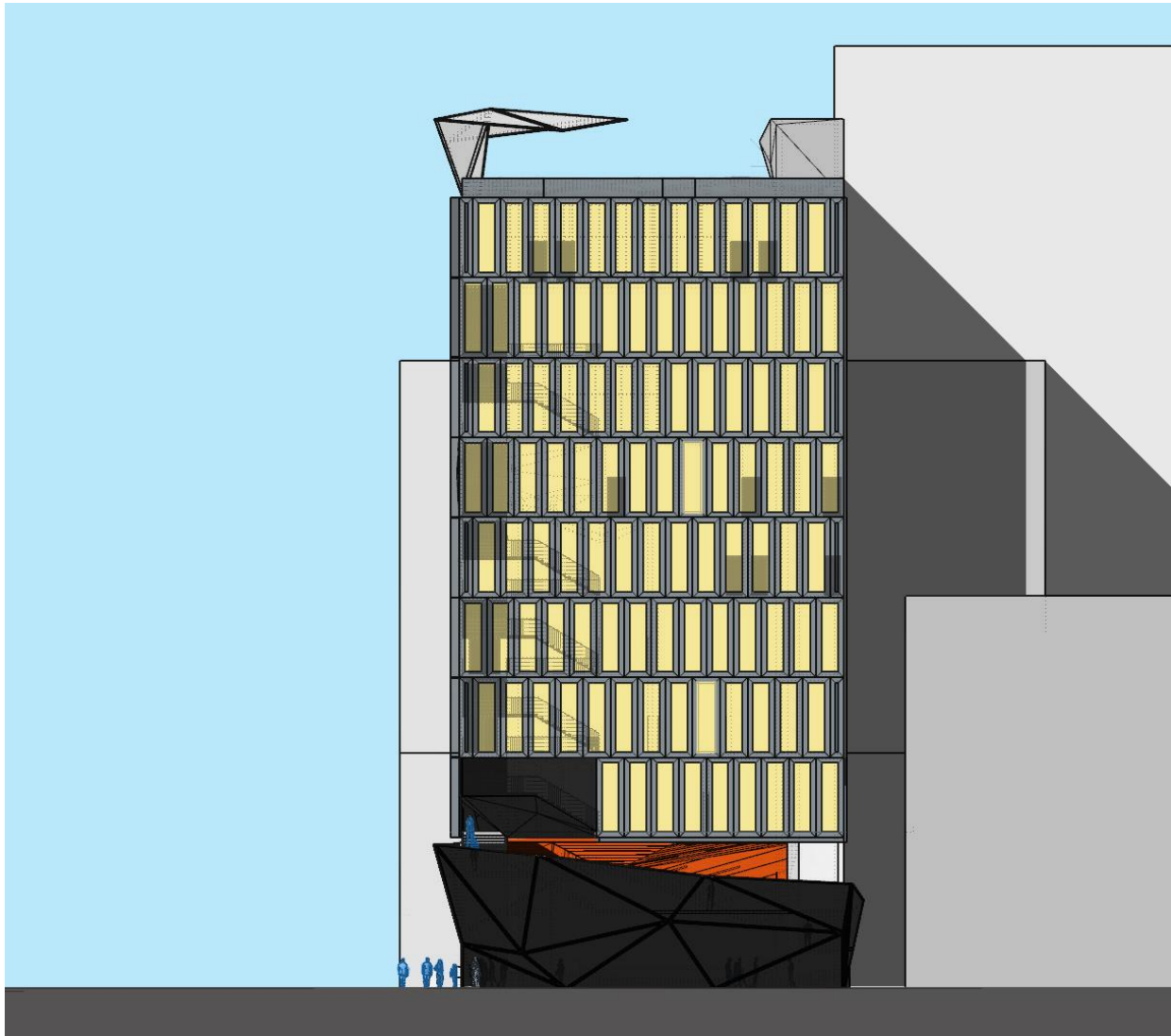
View from the city up to **The Interstignal** show how the creasing and protruding of the instrignals create an instantly recognizable icon.



Front



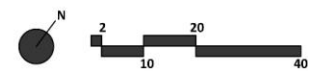
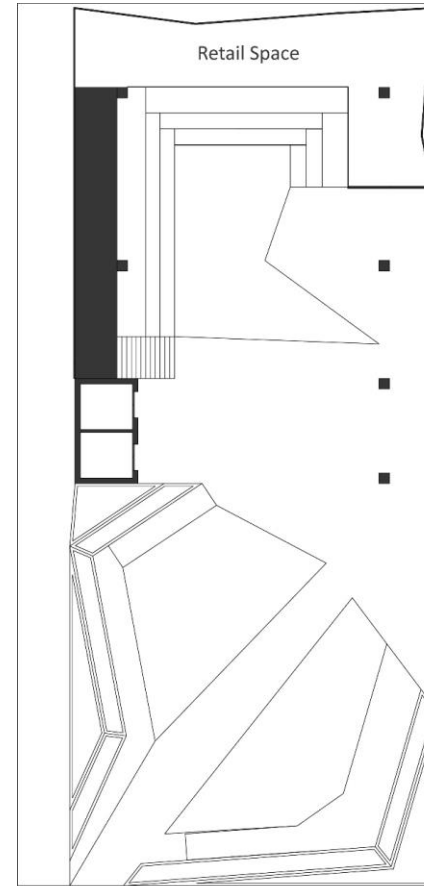
Public Side



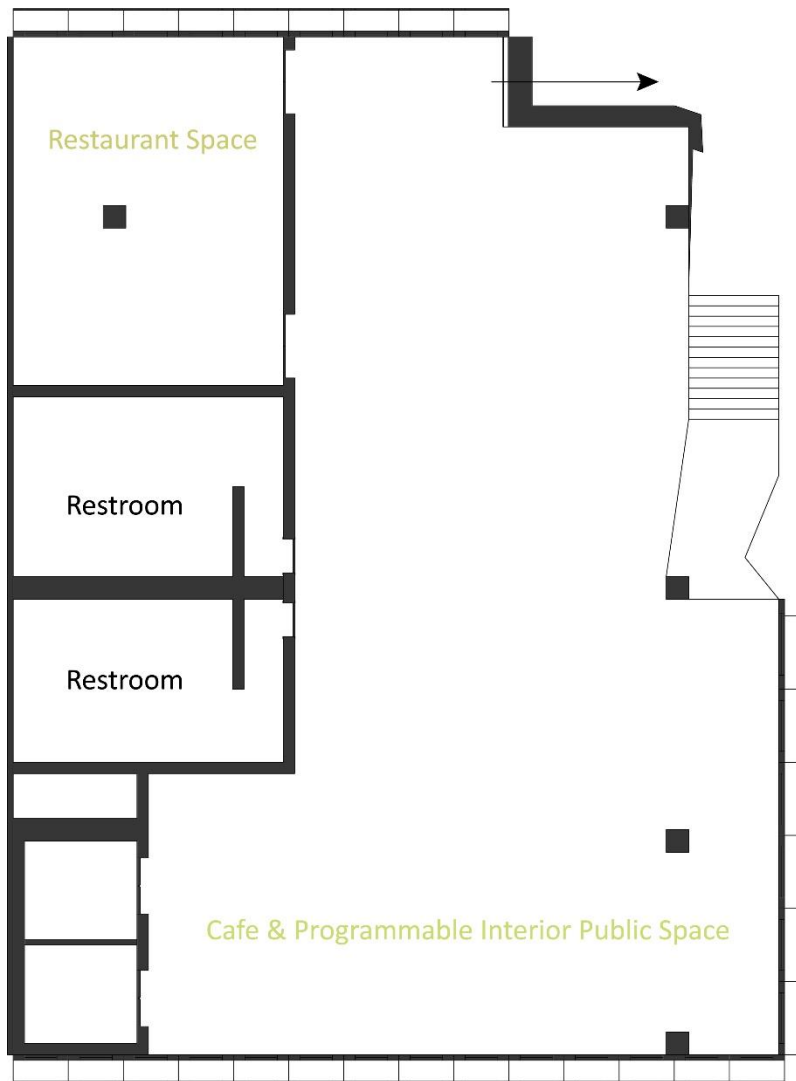
Retail Side



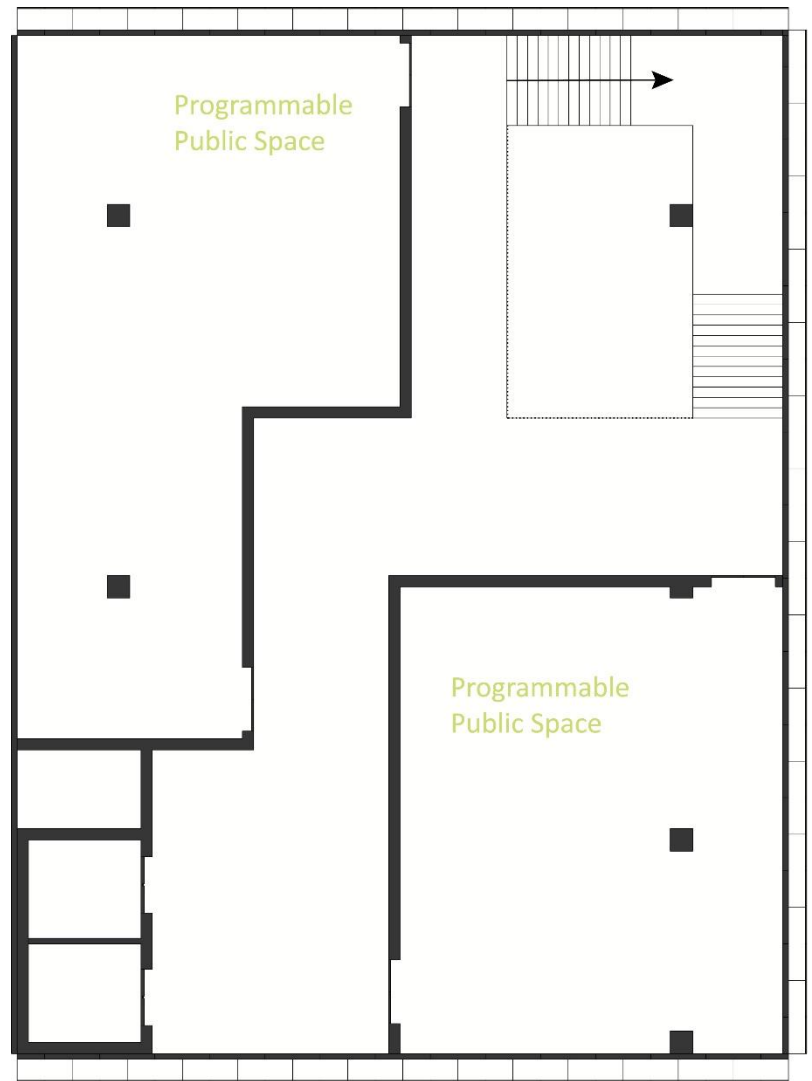
Site Plan



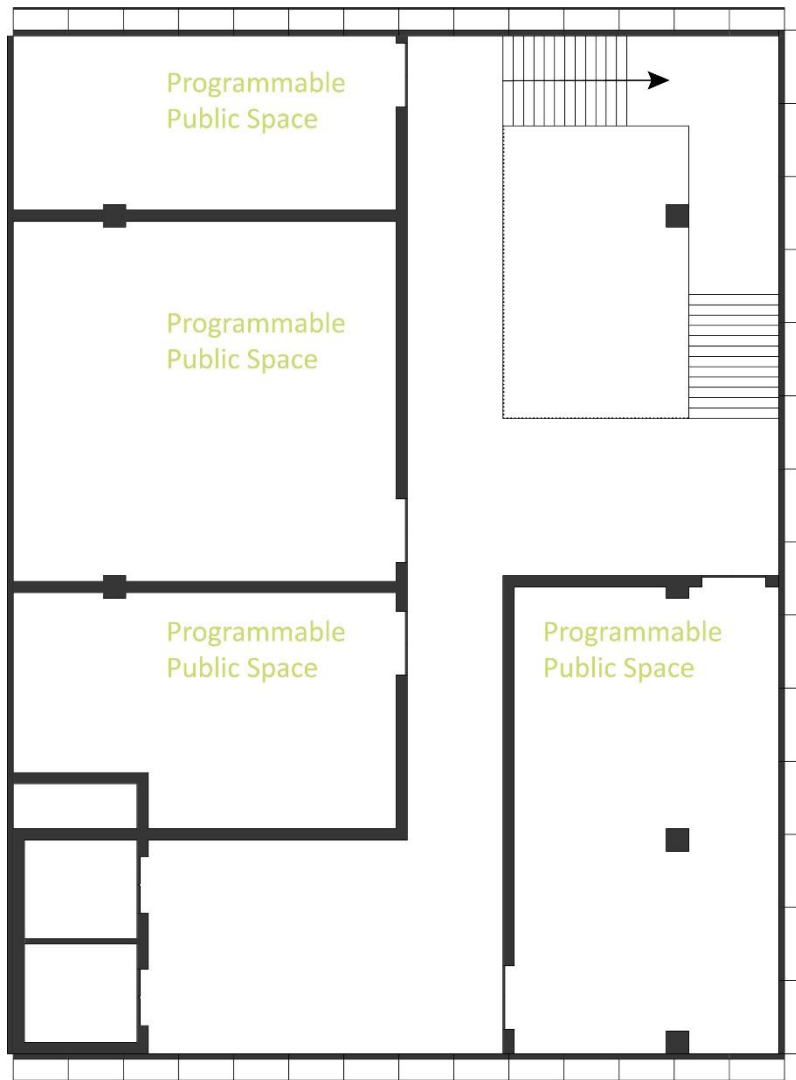
Ground Floor Plan



1st Floor

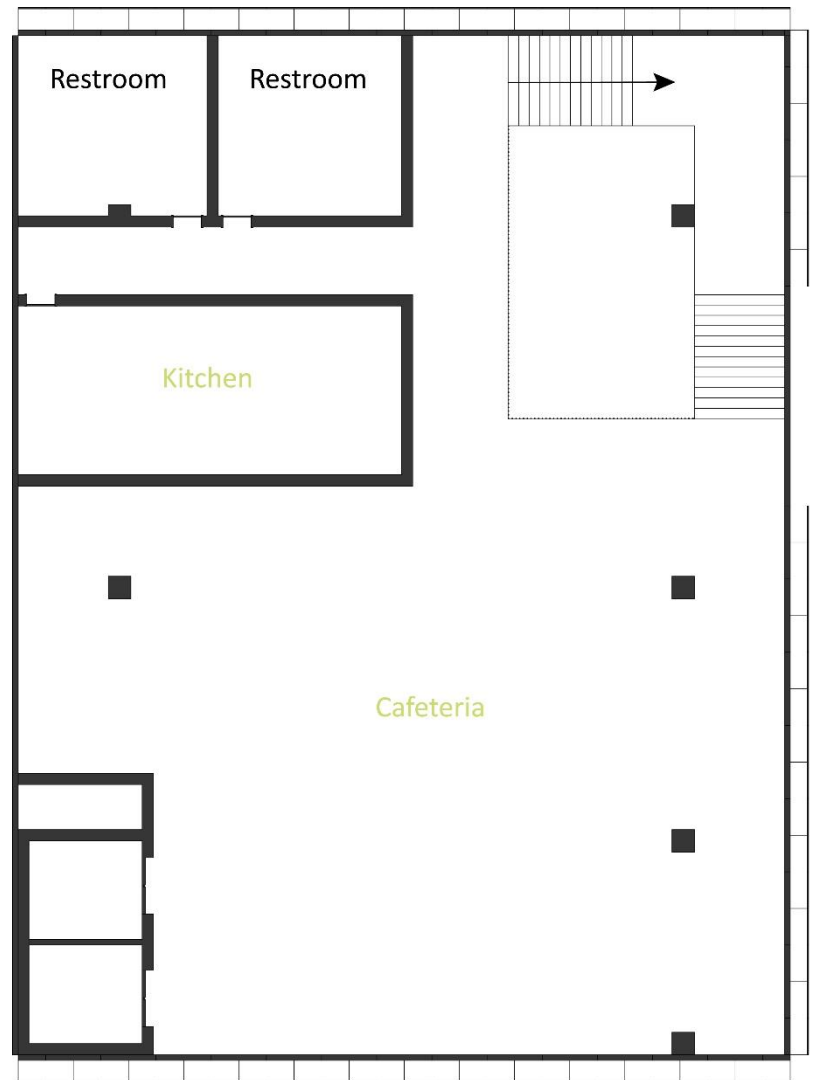


2nd Floor



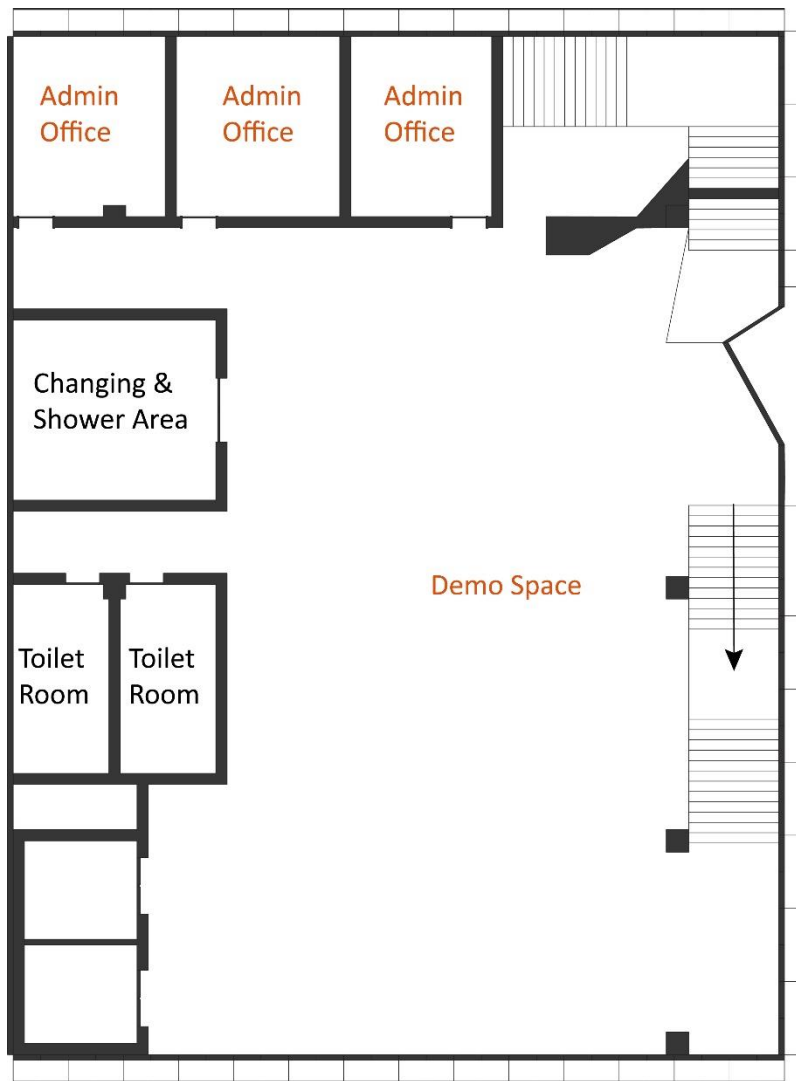
3rd Floor

A north arrow pointing towards the top right and a scale bar with markings for 1, 5, 10, and 20 units.

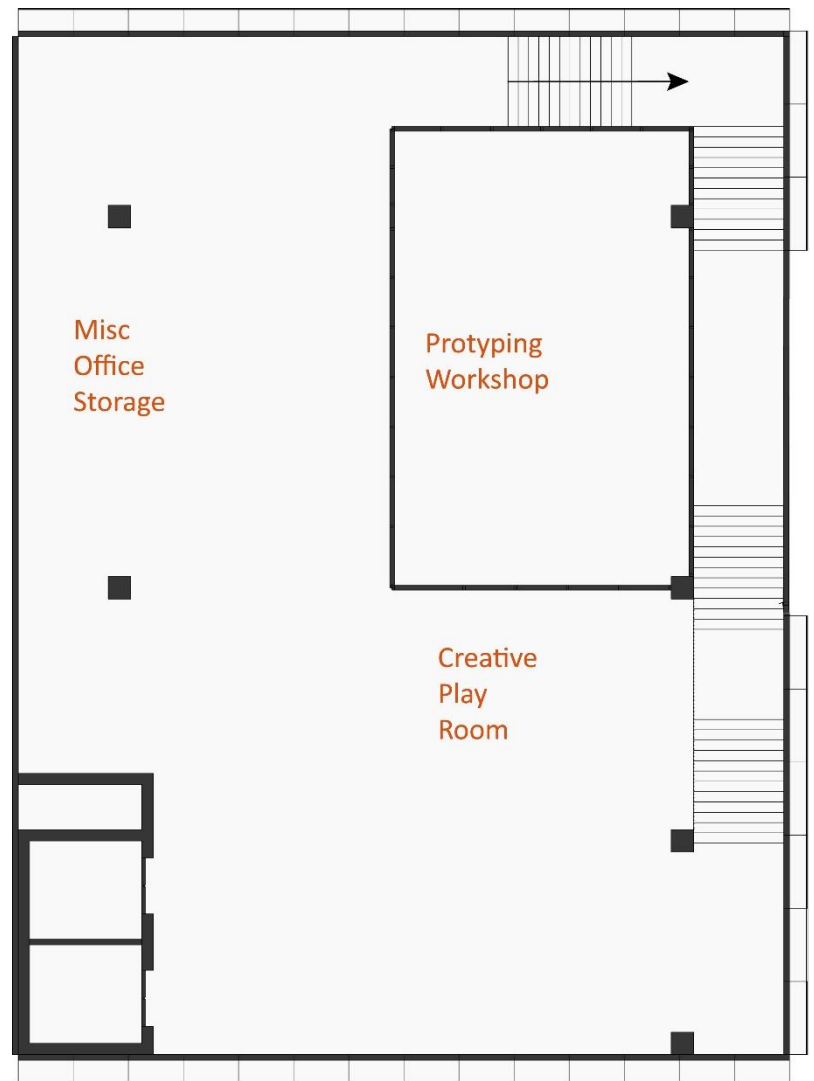


4th Floor

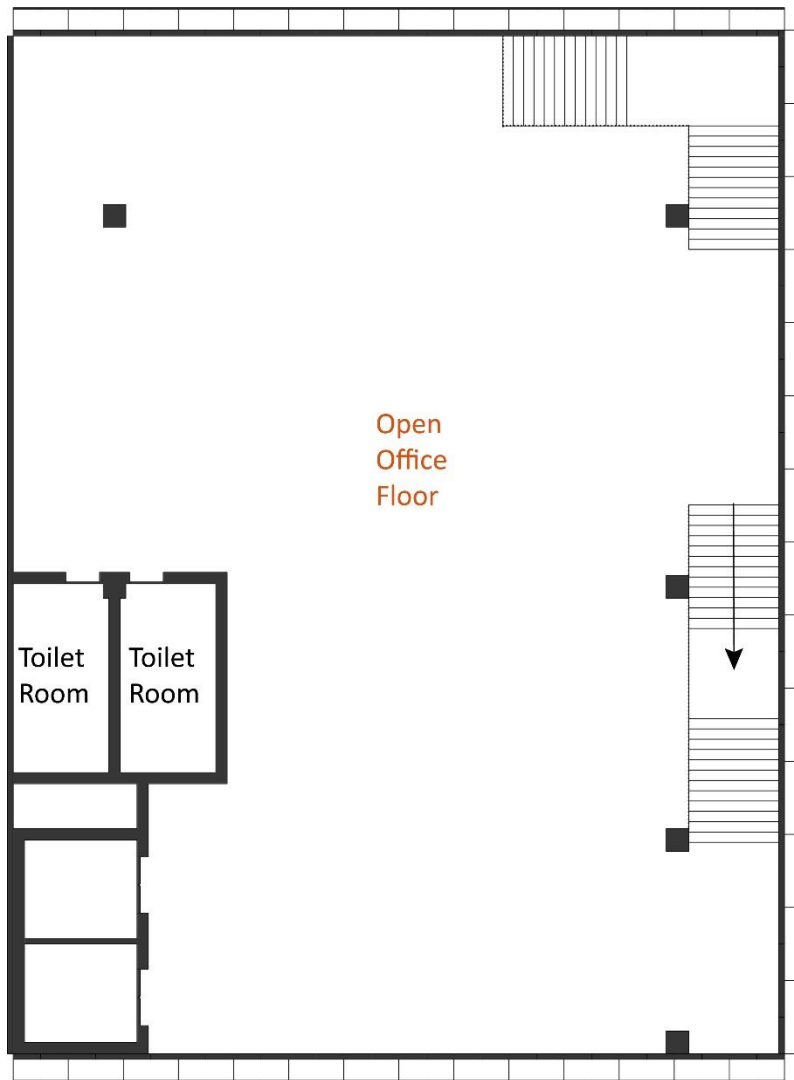
A north arrow pointing towards the top right and a scale bar with markings for 1, 5, 10, and 20 units.



5th Floor

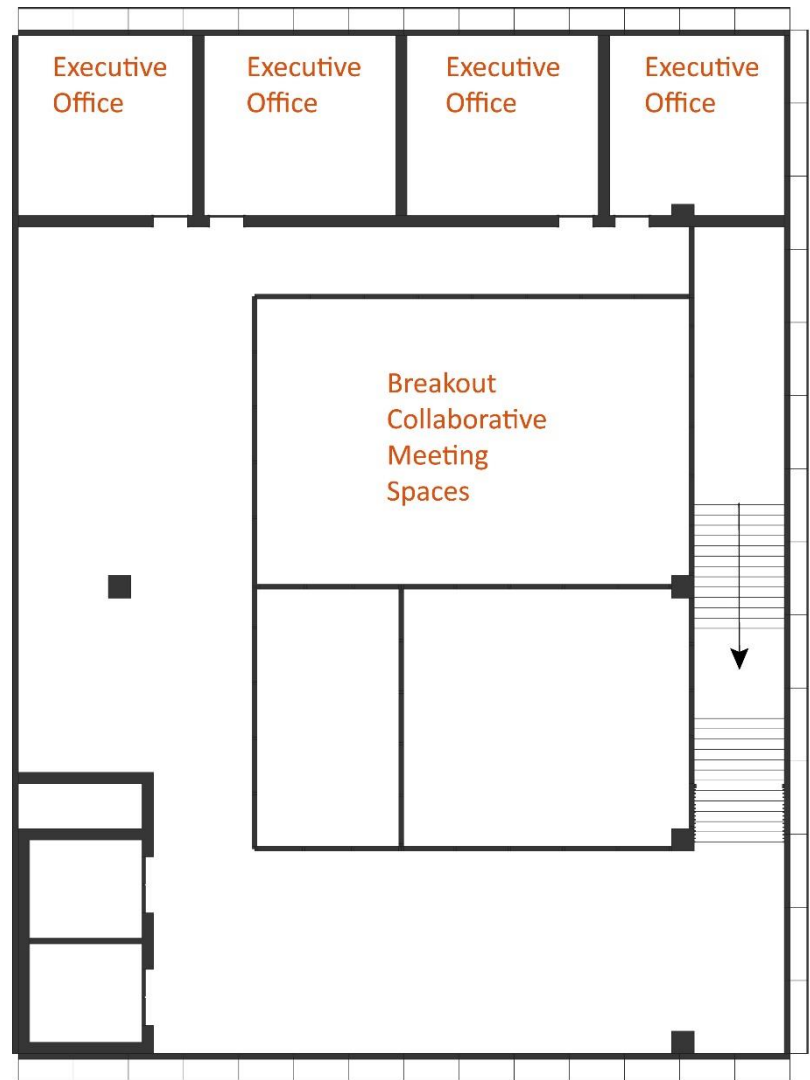


6th Floor



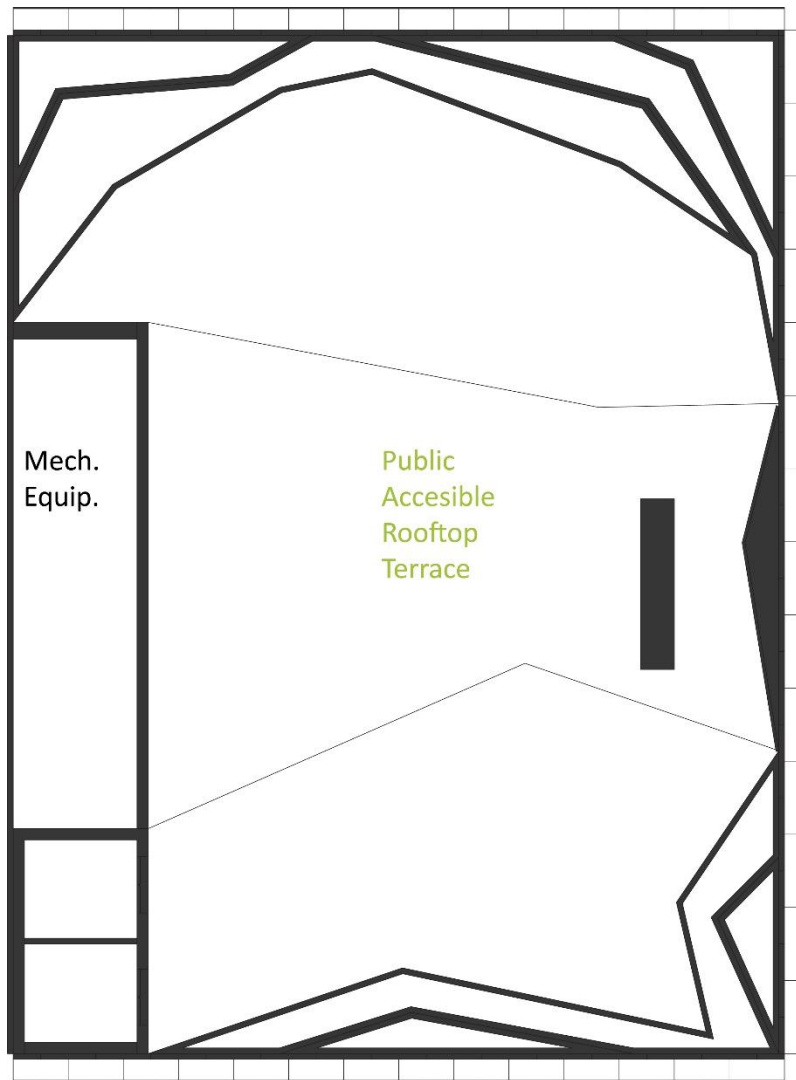
7th Floor

A north arrow points towards the top-right, and a scale bar indicates distances of 1, 5, 10, and 20 units.



8th Floor

A north arrow points towards the top-right, and a scale bar indicates distances of 1, 5, 10, and 20 units.



Rooftop Terrace

N

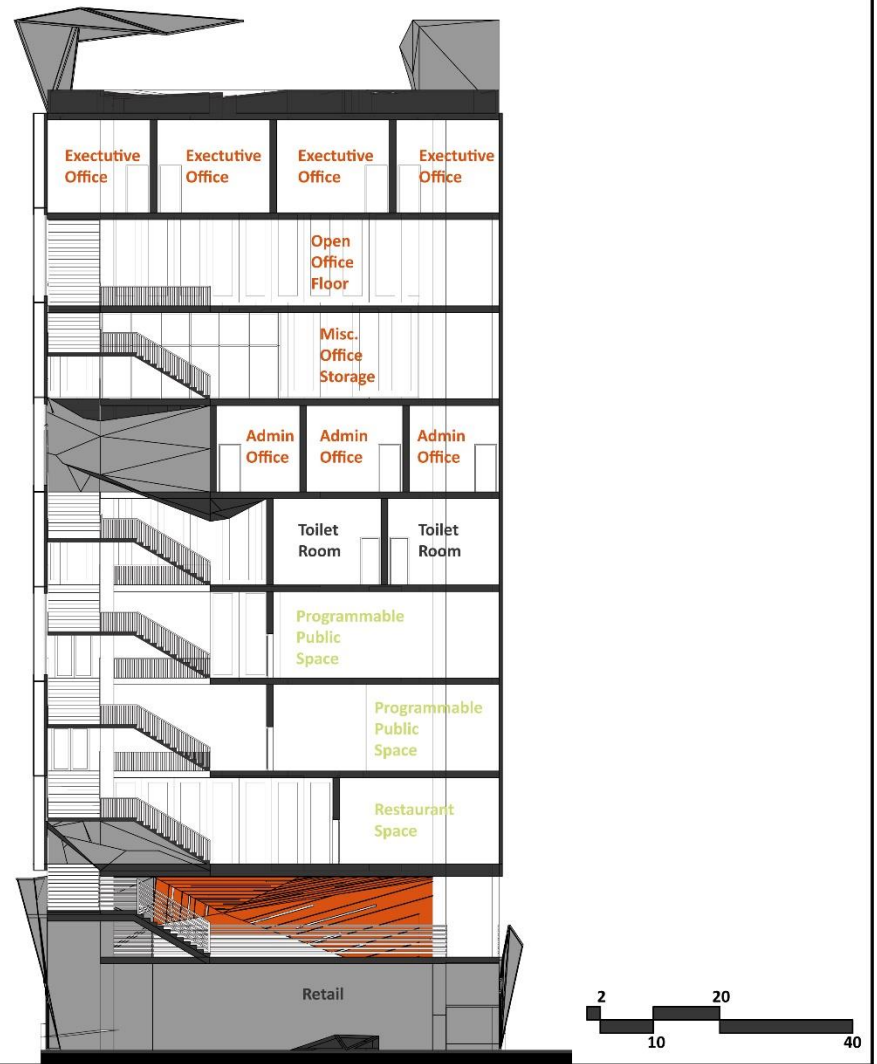
1 5 10 20

A north arrow pointing towards the top right and a scale bar with markings for 1, 5, 10, and 20 units.

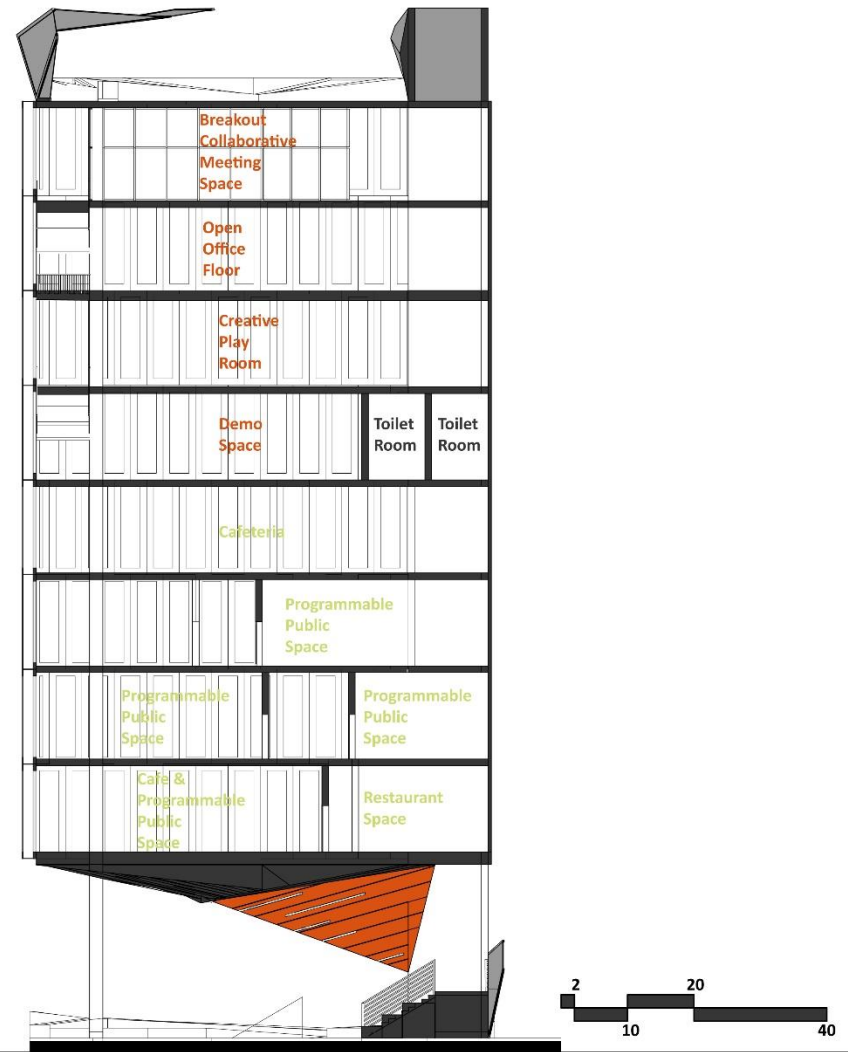
8th Floor

0076776

16



Side Section 1



Side Section 2



Front Section

