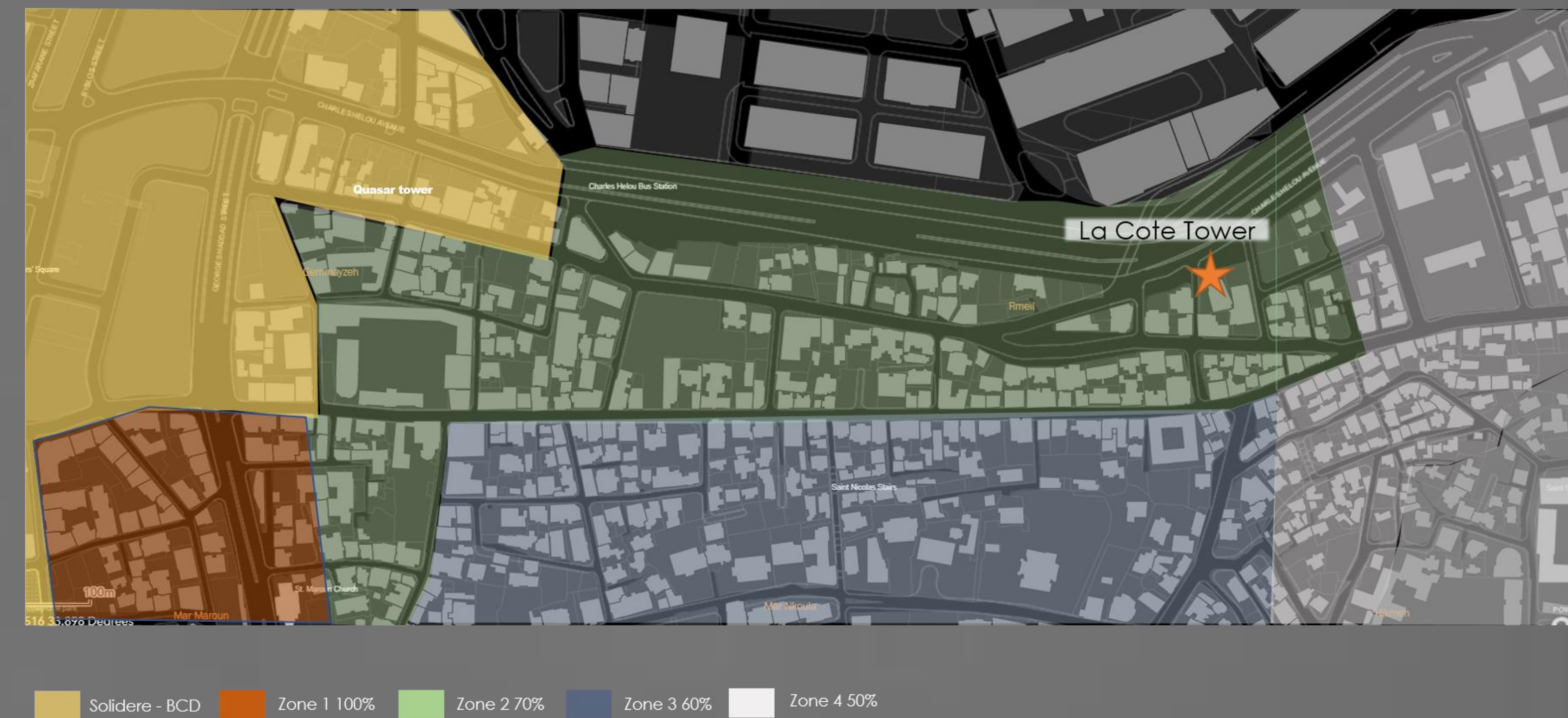


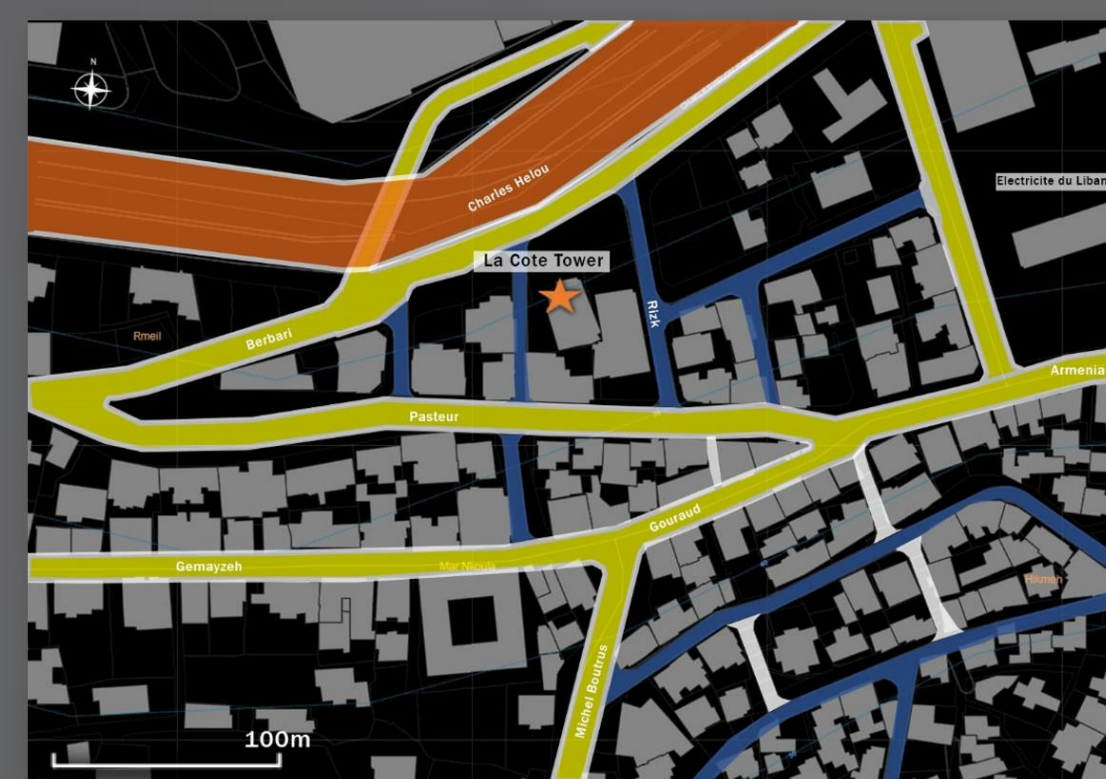


Located at the entrance of Pasteur Street, La Cote is a residential tower of one apartment of 500m2 per floor. Considered as a parasite, La Cote presents several challenges when it comes to rethinking its architectural approach.

- Monolith impact
- Imposing structure
- Small land plot
- Impostor
- Disconnection



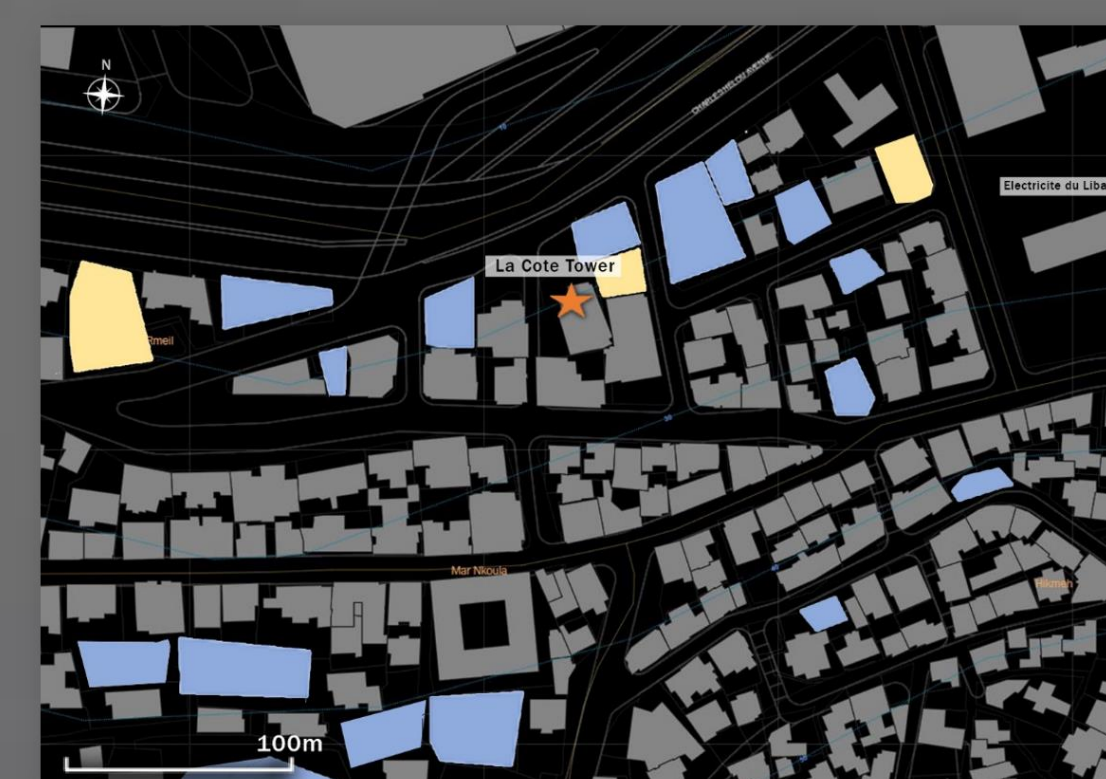
## La Cote close Surrounding analysis



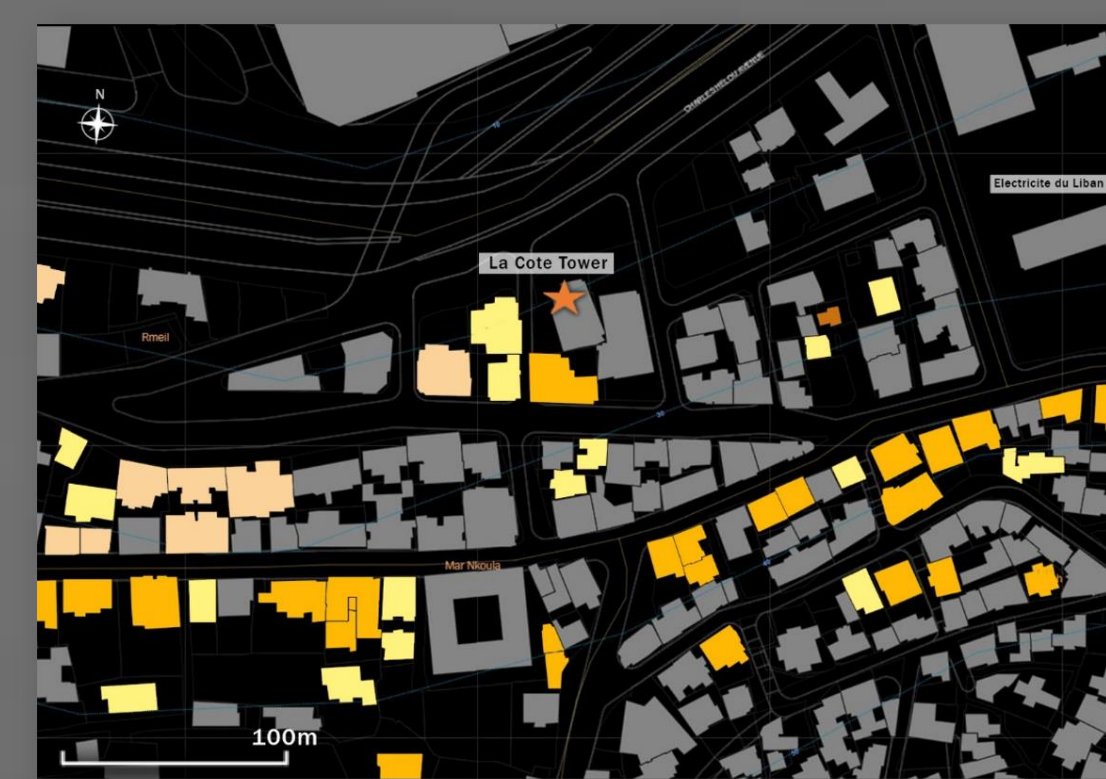
- Highway
- Primary
- Secondary
- Pedestrian



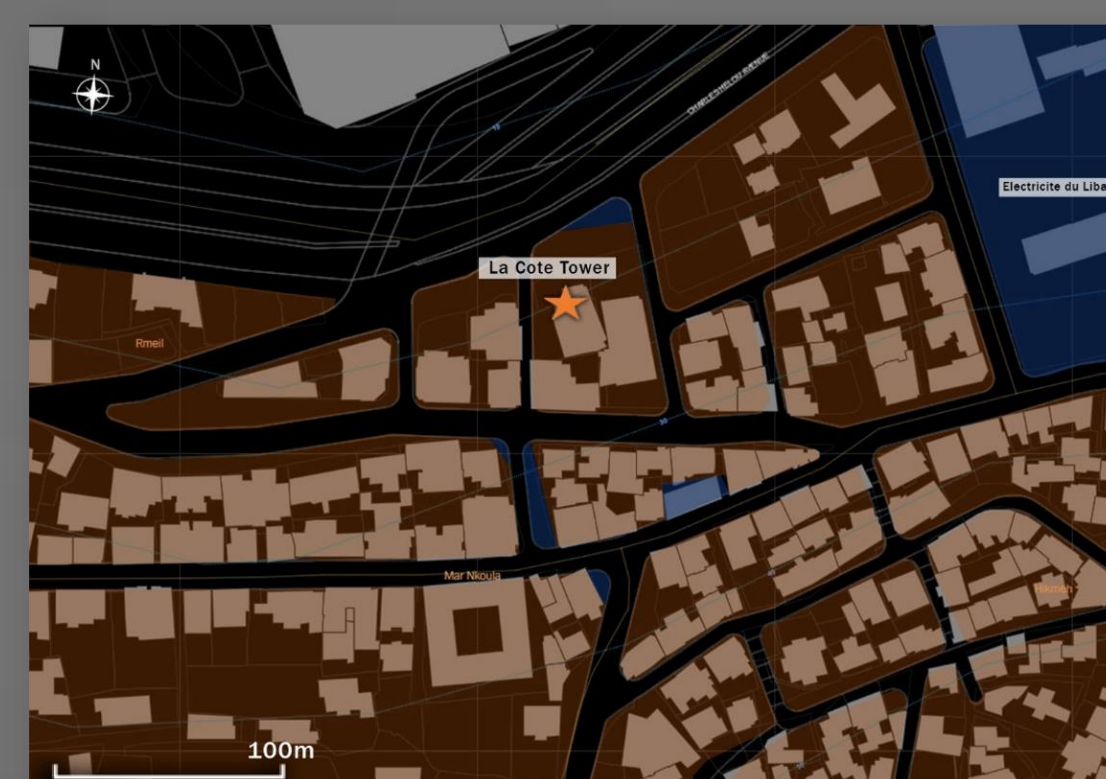
- 1 - 5 floors
- 6 - 10 floors
- 11 - 15 floors
- More than 15 floors



- Vacant Plots
- Parking spots
- Green spots



- <1920 Late Ottoman
- 1920-1958 French Mandate
- >1958 Modern heritage



- Municipal lands
- Private lands



- Offices
- Commercial
- Residential
- Leisure
- Medical services
- Educational
- Mixed-Use
- Religious
- Cultural



- Light Damage
- Major Damage
- Severe Damage

## Building analysis

### Plan Analysis

- Green areas on the GF.
- 3 underground parking floors.
- Parking for visitors.
- 4 lifts and 2 stairs.
- Fire safety measures taken.
- Gym on the GF level.
- 1 apartment per floor.
- Small land plot.
- Main usage: residential.

### Elevation Analysis

- Height = 86.5 m
- Materials: Stone cladding.
- Colors: black and white.
- Uniform and enclosed design and cadaster.
- Small balconies area.

Area: 500m2

### Spatial Problems

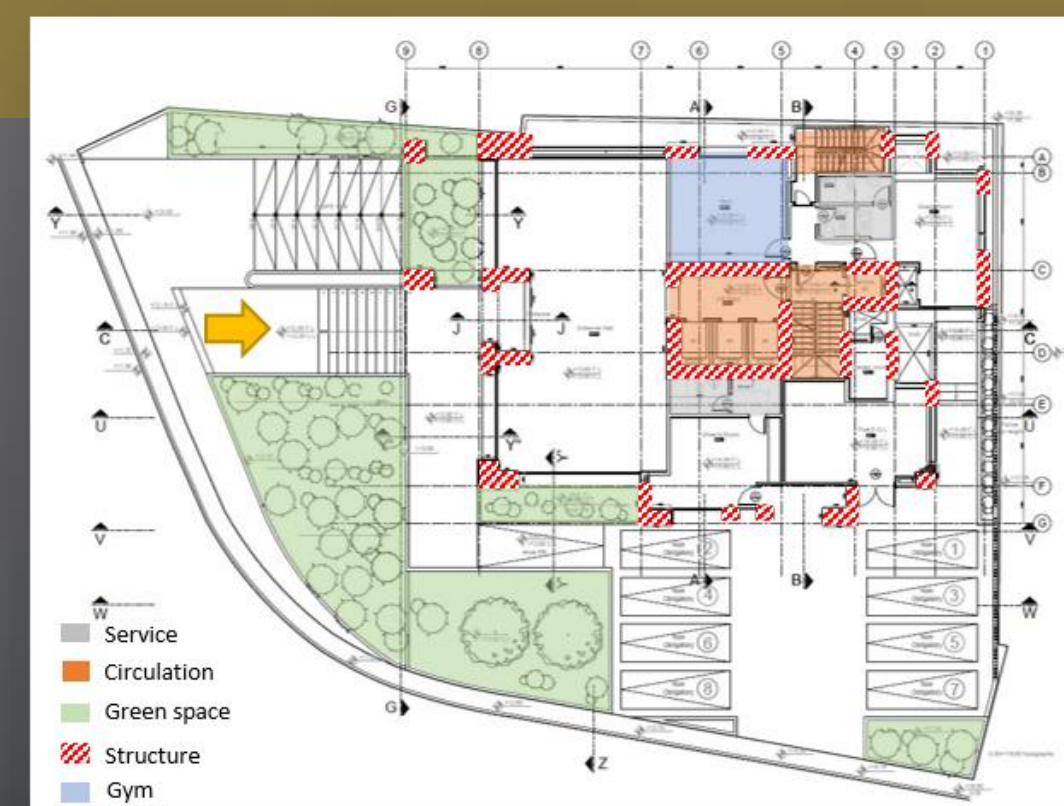
- No interaction of any kind with its surrounding, whether on the ground floor level or the upper floors.
- Restricted green areas in the building, only available on the ground floor.
- Does not take into consideration the regulations of the area regarding the height of the building, the architectural style and the total disconnection from the historical and trendy neighborhood.
- Structure very present, shaped differently and not well aligned.



After the Blast

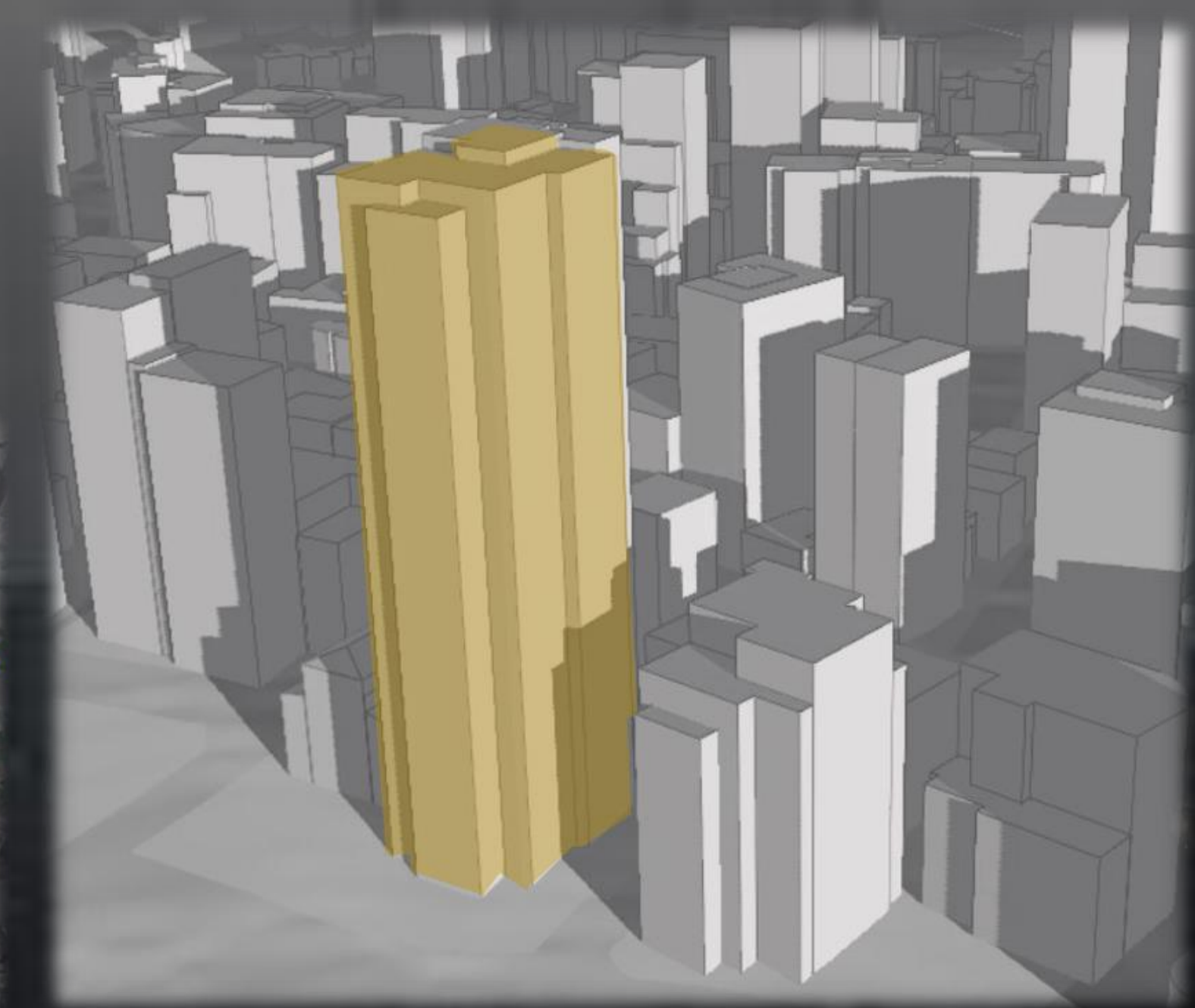


Before the Blast



### Socio-Economic Problems

- 1 apartment per floor. However the big apartments and their **luxurious planning** do not respond to the social and financial status of the **local citizens**.
- The building does not take into consideration the **needs of the neighborhood**.
- Vertical **disconnection** with the streets and its horizontal public functions.
- Absence of a **direct access** from Pasteur's street.
- Financial problems in the rehabilitation and restoration process due to the **economic crisis**.



## Case studies

### Groene Toren – OMA – Netherlands, Amsterdam

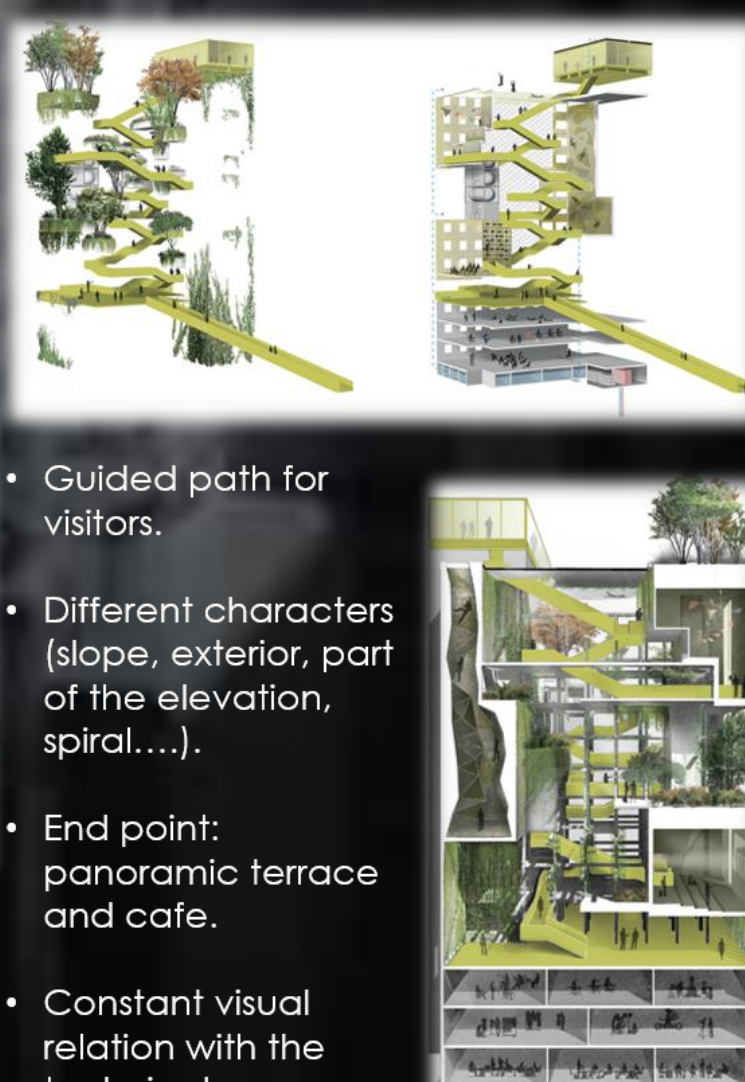


- From a prison to the residential neighborhood of the future.
- Housing, organic market, school, restaurants, health care facilities...
- 98% of materials recycled and reused.



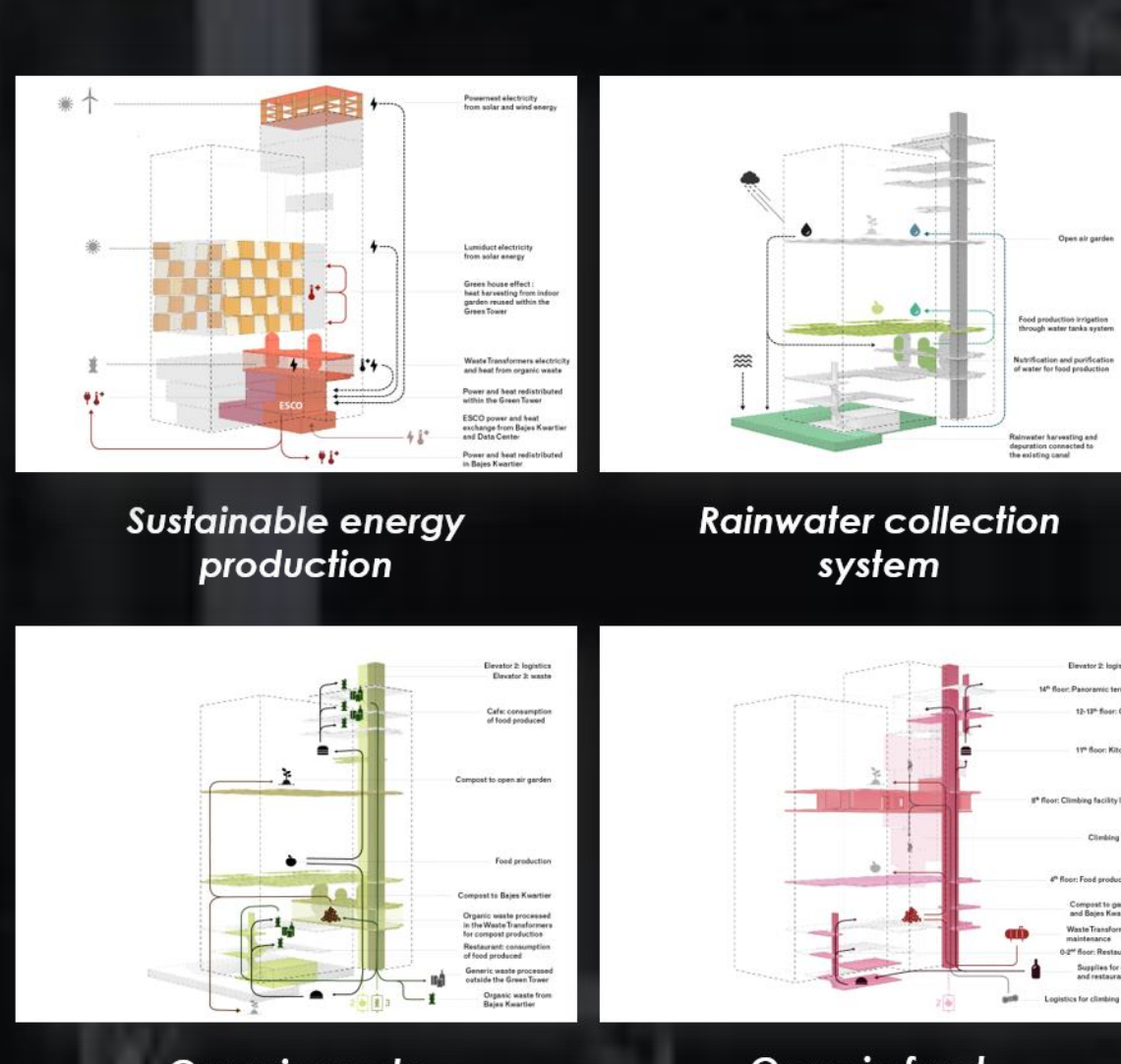
Vertical Park & Urban Agriculture Area

### Yellow circulation band



- Guided path for visitors.
- Different characters (slope, exterior, part of the elevation, spiral...).
- End point: panoramic terrace and cafe.
- Constant visual relation with the technical zones.

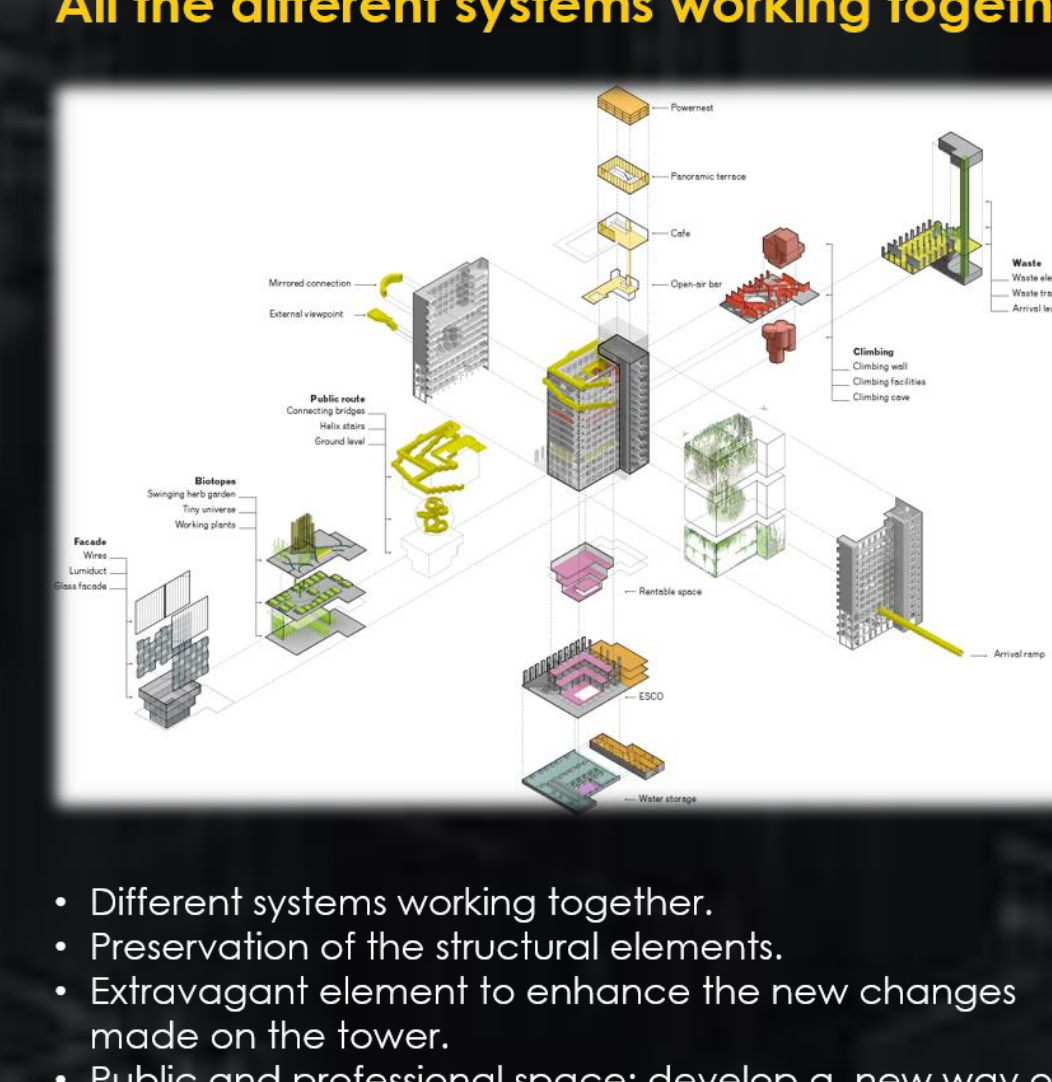
### Sustainable Tower



Sustainable energy production

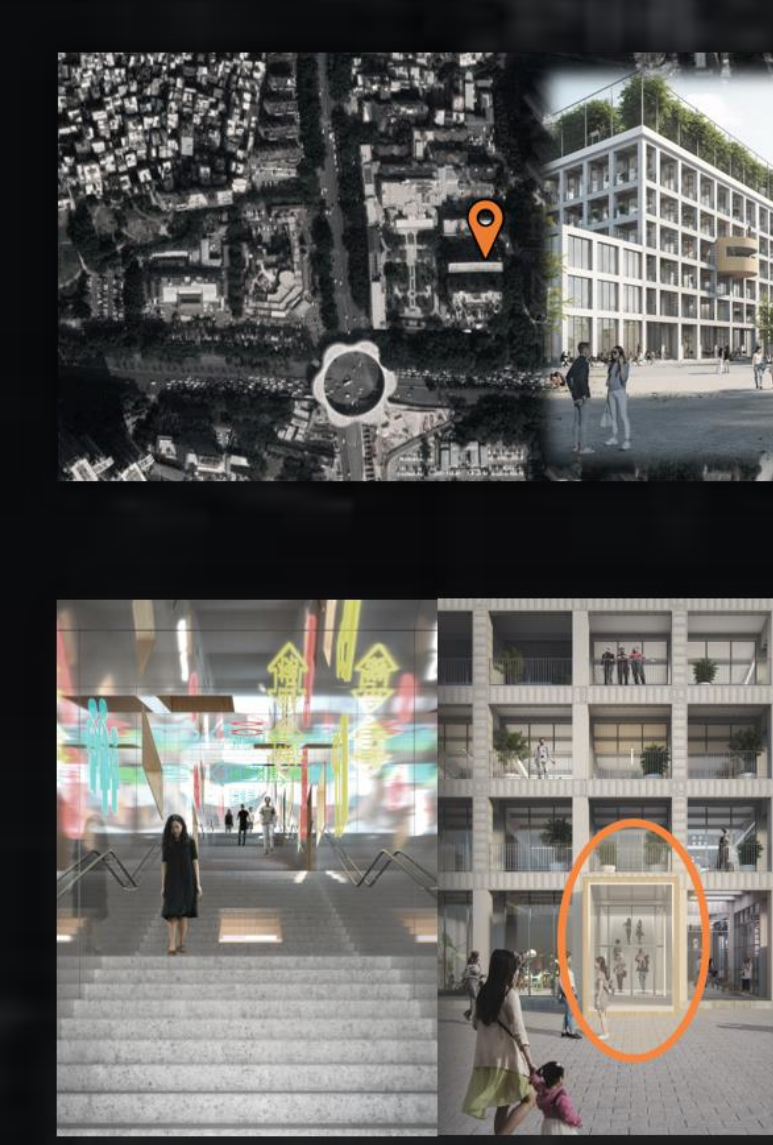
Rainwater collection system

### All the different systems working together



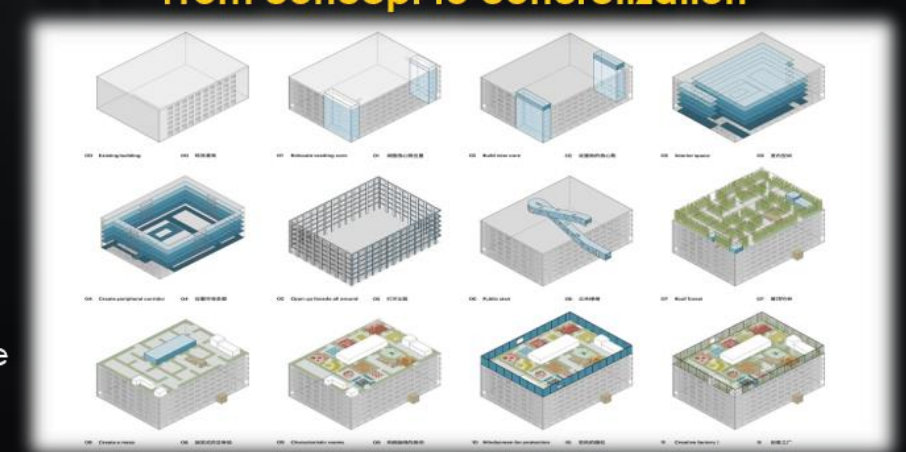
- Different systems working together.
- Preservation of the structural elements.
- Extravagant element to enhance the new changes made on the tower.
- Public and professional space: develop a new way of thinking.

### IF Factory – MVRDV – China, Shezen



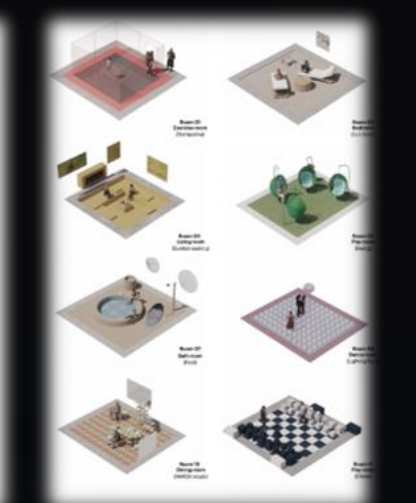
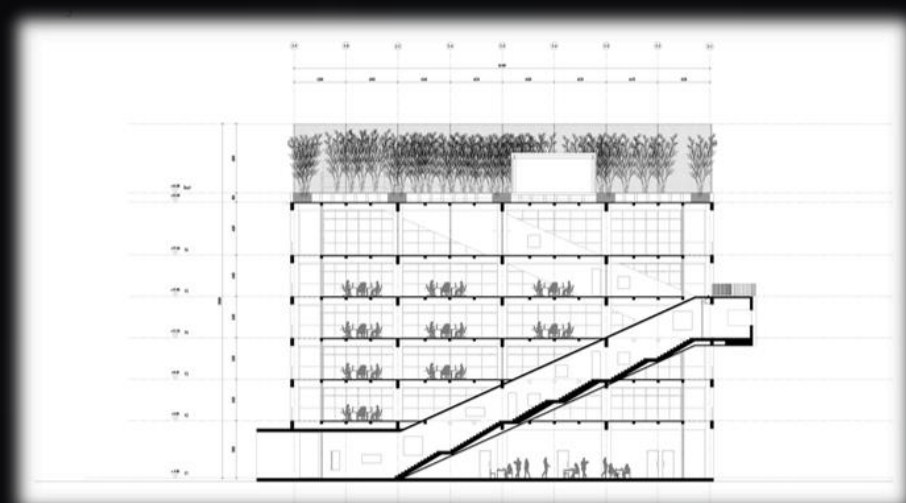
- Located in Nantou (historic district).
- From an old factory to a creative and cultural hub.
- The project has also a public aspect.

### From concept to concretization



- Preservation of the structural frame.
- Recessed exterior walls.
- Public garden on the roof.
- Separating offices from the public entry.

### Merging the private sector & the community life...



# La Cote Tower – Sarkis Azadian