Reflect.

The future of the city is dense and vertical. Imagine the vertical city, where the park traverses the building towards the sky from the street, where the next generation of iconographic architecture is projected onto the visual cortex of the public realm. Dream.

Densify.

Double the height and redefine the outdoor room that solely signifies the duality of the New York cityscape. Use available FAR and air-rights to create the vertical neighborhood proximal to public transportation that improves the built environment and drives the localized economy. Grow.

Reduce.

Remove and re-purpose the old elements. Layer the new high performance facade to intercept and re-purpose the local energy flows to reduce greenhouse gas emissions and the overall carbon footprint. Approach Zero.

Increase.

Increase occupant wellbeing by merging deep energy retrofit strategies that provide fresh air and access to daylight to support our natural circadian rhythms. Increase biodiversity inside and out of the building, increase the wellbeing of the city by providing new public green plazas. Increase the economic impact of great space on the city. Move the needle.

Vertimeme.

Memetics is the process that defines the spread of an idea based on social evolution. We are already seeing building repositioning projects that increase in height and provide significantly improved space to occupants. The vertical memetics of the future city will include a myriad of strategies to bind economic impacts with environmental efficacy. Vertimeme celebrates the social evolution of the vertical city as the extrapolation of an idea.
Macroglass geometry of the curtain wall unit creates a self-shading effect to reduce undesirable direct light and heat gain.

The angle of the glazing is tuned to reflect solar insolation, optimize views from the building, and reflect the image of the city back to the streetscape.

Pre-assembled unitized aluminum curtain wall frame and assembly; stainless steel mullions, caps, and grills.

Modular spandrel frame assembly integrates active systems as Photovoltaics, solar thermal, and daylight harvesting modules are arranged based on orientation and program.

Fiber Optic Daylighting Systems

High Performance PV Systems

Active Chilled Beam

Displacement Ventilation

Self Dimming LEDs

Active Phytoremediation

Passive Solar Geometry

High Performance Glazing

Ventilating Dual Facade

Distributed Mechanical System

Phytoremediation based intake for air filtration and pre-tempering.

Michell Truss steel superstructure inside façade cavity with brushed stainless steel cladding.

Air conditioning delivery configured by program type for maximum comfort and energy effectiveness.

Desiccant panel for humidity control, active façade cavity and make-up air intake.

Distributed mechanical system - located in spandrels.

Inbound operable façade layer with integrated aluminum blinds.

DEEP ENERGY REPOSITIONING
Winter

- **High Performance Facade**: Inner glazing surface reflects energy to interior to improve passive solar heating.
- **Passive Solar Effect**: Ambient temperature heat source from greenhouse effect from facade cavity.
- **Fresh Air Pre-heat in Cavity**: Fresh air intake is preheated in facade cavity using greenhouse effect.
- **Distributed Mechanical System**: Primary mechanical system moved to exterior and dynamically controlled by weather and occupancy.
- **Displacement Ventilation**: Creates energy effective fresh air zone for occupant wellbeing.

Summer

- **High Performance Facade**: Active vented facade cavity with phytoremediation pre-treat for air handling unit.
- **Self Shading**: Morphology of facade creates a self-shading cavity to reduce solar exposure.
- **Tilted-down Glazing**: Glazing angle of incidence creates greater solar reflective loss at exterior surface.
- **Ventilating Double Facade**: Automated ventilation flushes cavity to prevent ambient heat gain.
- **Active Chilled Beam**: Provides cooling in office and hotel, radiant panels in residences.

Spring/Fall

- **Blinds**: Automated and distributed shading layer on interior layer of facade system.
- **Tilted-down Glazing**: Angle of incidence tuned based on location to maximize effectiveness of solar energy.
- **Ventilating Double Facade**: Phytoremediation filtration and desiccant panel humidity control.
- **Natural Ventilation**: Fresh air inducted into pressurized cavity depending on program and altitude.
- **Active Chilled Beam**: Utilized when required to temper outdoor air and humidity control is required comfort.
CONSTRUCTION SEQUENCING

1. Old Facade Demolition
   - Recycling to Support Coastal Resilience and Protection

2. Floor Reconditioning
   - Removal/Repair Existing Materials

3. Weather Wall System
   - Pre-Assembled Unitized Curtain Wall

4. New Facade Installation
   - Occupancy During Construction

5. Buffer Floor
   - Mechanical System Upgrade

6. Occupied Floor
   - Occupancy During Construction

7. Assembling
   - Unload, Curtain Wall in the Factory

Platform Moves Up

Existing Building Structural Graft

Platform Moves Down

Facade Repositioning
- Old Facade is Demolished, New Facade is Constructed and Deep Energy Retrofit

Platform Moves Up

Construction of New Structural Exoskeleton

Platform Moves Down

Old Facade is Demolished, New Facade is Constructed, Retail and Public Park

Platform Moves Down

New Facade is Constructed

New Construction
**Property & Plaza Area**

<table>
<thead>
<tr>
<th></th>
<th>Existing Property Area</th>
<th>New Plaza Area for FAR Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Public Transit Reduces Carbon Footprint</td>
<td>150,701 sf</td>
<td>176,434 sf</td>
</tr>
<tr>
<td>Stacked Program Uses Available FAR to Create More Density</td>
<td>30</td>
<td>4,521,033 sf</td>
</tr>
<tr>
<td>The Icon of the Vertical City</td>
<td>0,458,604 sf</td>
<td>458,604 sf</td>
</tr>
<tr>
<td>With Unparalleled Views of Manhattan</td>
<td>4,979,637 sf</td>
<td>4,979,637 sf</td>
</tr>
</tbody>
</table>

**FAR**

<table>
<thead>
<tr>
<th></th>
<th>As of Right Floor Area</th>
<th>FAR Bonus</th>
<th>As of Right Total Floor Area with Bonuses</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR Total (Base + Superior Development)</td>
<td>4,521,033 sf</td>
<td>4,521,033 sf</td>
<td></td>
</tr>
<tr>
<td>Air Rights</td>
<td>Total Unused FAR (available for sale)</td>
<td>526,341 sf</td>
<td></td>
</tr>
</tbody>
</table>

**Building Area**

<table>
<thead>
<tr>
<th></th>
<th>Existing Floor Area (58 Floor Tower &amp; Podium)</th>
<th>New Floor Area (58 Floors)</th>
<th>Total Allowable Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>150,701 sf</td>
<td>3,055,900 sf</td>
<td>1,856,000 sf</td>
<td>4,453,296 sf</td>
</tr>
</tbody>
</table>

**Air Rights**

Total Unused FAR (available for sale) | 526,341 sf |

**Project Value**

Net Value after Construction Cost | $900,000,000