A TRANSFORMATIVE OLYMPIC VILLA

HISTORY

POST-OLYMPIC VILLAGE PRECEDENT MATRIX

HOST CITY AND YEAR	CAPACITY	CONTEXT	THEMES	ADAPTATION	LEGACY	SUSTAINABILITY
Munich1972 1972 MUNICH, GERMANY	DESIGNED FOR 10,000 RESIDENTS 3 RESIDENTIAL ARMS EXTENDING TOWARDS THE SOUTH-WEST CONTAINS 3,100 RESIDENTIAL UNITS GROSS FLOOR AREA: 255,324 m^2		AN APOLITICAL OPTIMISM AND MULTI-CULTURAL COMMUNITY SPIRIT. THE GAMES DESIGNED IN OPPOSITION TO THE 1936 BERLIN GAMES.	-VILLAGE INTENDED TO SERVE AS A RESIDENTIAL COMPLEX POST GAMES -PLANNED TO BECOME A SHOWCASE FOR MODERN FORMS OF RESIDENTIAL CONSTRUCTION AND URBAN PLANNING -THE VILLAGE WAS SOLD AS AFFORDABLE HOUSING UNITS. MOSTLY HOME TO STUDENTS AND SMALL FAMILIES	-THE ATMOSPHERE IN THE VILLAGE FOLLOWED THE GAME'S THEMES: TO BE OPEN AND TRANSPARENT, DEPLAYED IN THE GAMES' LAX SECURITY. -THE BLACK SEPTEMBER TERRORIST ATTACKS PLACED ON THE VILLAGE TARNISHED ANY POSITIVE MEMORIES OF THE GAMES, GARNISHING THE '72 OLYMPICS WITH CRITICISM. -TODAY, SECURITY EXPENSES MAKE UP FOR A LARGE PORTION ON OLYMPIC BUDGETS.	-COMPREHENSIVE FACILITIES -UNIVERSAL DESIGN: NO NEED FOR TRANSITIONAL CONSTRUCTION FOR PARALYMPICS -PEDESTRIAN LEVEL SEPARATED FROM SUBTERRANEAN VEHICLE ROADS -SURROUNDED WITH GREENERY -EENRACED APARTMENTS FOR MORE SUN AND SKY
Atlanta1996 1996 ATLANTA,USA	DESIGNED FOR 16,000 RESIDENTS CURRENTLY CAN HOUSE 2,000 STUDENTS IN 3-6 BED APARTMENTS		TO PROMOTE ATLANTA'S IMAGE AS AN INTERNATIONAL CITY READY TO PLAY A VITAL ROLE IN GLOBAL COMMERCE.	-THE OLYMPIC VILLAGE'S STRATEGIC LOCATION ALLOWED FOR THE APARTMENTS TO BE TRANSFORMED INTO DORMITORIES FOR THE GEORGIA INSTITUTE OF TECHNOLOGY -PREPARATION FOR THE GAMES INCLUDED NEW HOUSING AND CONVERSION OF EXISTING BUILDINGS	-MARKED THE FIRST TIME SERIOUS CONSIDERATION WAS GIVEN TO SUSTAINABLE RE-USE OF NEW OLYMPIC CONSTRUCTION. -CENTENNIAL OLYMPIC PARK REVITALIZED A RUN-DOWN AREA OF ATLANTA. -POPULATION GROWTH ALLEVIATED THE CITY.	-RE-USE OF OLYMPIC CONSTRUCTION -CENTENNIAL OLYMPIC PARK ENCOURAGED OPEN GREEN SPACE -IMPROVED PEDESTRIAN ENVIRONMENT
Barcelona '92 1992 BARCELONA, SPAIN	DESIGNED FOR 15,000 RESIDENTS CURRENTLY 2,048 APARTMENTS PRESENT POPULATION: 5,783 INHABITANTS		CLEAR-CUT APPROACH: AIM TO UNDERTAKE AMBITIOUS PROJECTS WHICH WOULD BENEFIT THE CITY AS A WHOLE. WHAT WAS GOOD FOR THE CITY'S RESIDENTS WOULD ALSO BE GOOD FOR THE OLYMPIC PARTICIPANTS.	-APARTMENTS GRADUALLY OCCUPIED HAND-IN-HAND WITH GRADUAL ESTABLISHMENT OF LOCAL FACILITIES AND SERVICES -NOW A RESIDENTIAL AREA CONSISTING OF COMMERCIAL, SERVICES, AND LEISURE CENTERS: 214 SHOPS AND SERVICES, 36 FOOD SHOPS POLYCLINIC ---> PRIMARY CARE CENTER GYM AND TRAINING CENTER ---> MUNICIPAL MULTI-SPORTS CENTER STORAGE AREA ---> PUBLIC LIBRARY SERVICE CENTERS ---> OFFICE SPACE	-THE CORRECT BALANCE OF DIFFERENT USES SATISFIED THE NEEDS. AT THE START OF THE NEW CENTURY: -USES AT LOCAL SCALE: RESIDENCE, LOCAL FACILITIES, SHOPS -USE AT METROPOLITAN SCALE: OFFICES, LEISURE, TRANSPORT, ETC. -COMPLETELY REVITALIZED THE CITY'S WATERFRONT	-MIXED-USE DESIGN: RESIDENTIAL ABOVE/ RETAIL BELOW -PROXIMITY TO METRO-STATION -BEACH-FRONT DOMINANT -PUBLIC PARKS AND PRIVATE GARDENS
London 2012 LONDON, ENGLAND	CURRENTLY 2,818 APARTMENTS PRESENT POPULATION: 6,000 INHABITANTS SPREADS ACROSS ELEVEN DEVELOPMENTS CONSISTING MOSTLY OF SETS OF 8-to- 12 STORY BLOCKS BUILT AROUND COURTYARDS		WORKED TO ESTABLISH THE FOUNDATIONS FOR A THRIVING AND SELF-SUSTAINING COMMUNITY. FUTURE OF STRATFORD BE REFLECTED IN THE HIGH STANDARDS OF QUALITY AND DESIGN ON THE SITE.	-A MIX OF HOUSING: PREDOMINANTLY AFFORDABLE (FUTURE DEVELOPMENT PLOTS) -27 ACRES OF PUBLIC SPACES -BARS, RESTAURANTS, AND CAFES -30 SHOPS -TRANSPORTATION ACCESS -TEMPORARY STRUCTURES UTILIZED POLYCLINIC ---> PRIMARY CARE CENTER SERVICE CENTERS ---> ELEMENTARY SCHOOL	-A REGENERATION AREA OF THE CAPITAL -ALLOW FOR THE CAPITAL'S "CENTER OF GRAVITY" TO SHIFT EAST -HIGH-QUALITY / SUSTAINABLE SYSTEMS	-MIXED-USE DESIGN: RESIDENTIAL ABOVE/ RETAIL BELOW -PROXIMITY TO OLYMPIC PARK -EMPHASIS ON GREEN LIVING (LOW CO_2 EMISSIONS, WATER RECYCLING, PEDESTRIAN FRIENDLY, "LIVING ROOFS")
Rio2016 2016 RIO DE JANEIRO, BRAZIL	PROPOSES 206,000 m^2 OF BUILT AREA, WITH 31 BUILDINGS, EACH 17 STORIES HIGH		CELEBRATING BRAZIL'S EMERGENCE AS A WORLD POWER.	-USE CONCEPT OF "NOMADIC ARCHITECTURE" -CREATE A NEW LEGACY DISTRICT WITH NEW HOMES, JOBS, AND PLACES OF LEISURE ACTIVITIES, WITH A NEW CENTRAL PARK AND REVITALIZED WATERFRONT -MUCH OF THE INFRASTRUCTURE WILL BE REMOVED FOR FUTURE RESIDENTIAL DEVELOPMENT PARKING LOTS ---> RESIDENTIAL STRUCTURES	-EVOLVE INTO A COMPACT URBAN ENVIRONMENT -ENCOURAGE A DIVERSE MIX OF LIVING, WORKING, AND RECREATIONAL USES -FLEXIBLE FRAMEWORK THAT RESONATES WITH AND ECHOES THE SPECIFIC LOCAL CHARACTERISTICS OF BARRA AND RIO -RECONNECT THE CITY WITH ITS PORT	-UNIVERSAL DESIGN: NO NEED FOR TRANSITIONAL CONSTRUCTION FOR PARALYMPICS -PRESERVE THE AREA -CERTIFIED SUSTAINABLE WOOD AND MATERIAL -COMPACT LAYOUT
TOKYO 2020 2020 TOKYO, JAPAN	PROPOSES CAPACITY OF 17,000 BEDS: 16,000 FOR NOC REQUIREMENTS AND AN EXTRA 1,000 AVAILABLE FOR ADDITIONAL OFFICIALS RESIDENTIAL ZONE DIVIDED INTO 3 EQUAL BLOCKS		THE HEART OF THE OLYMPIC CONCEPT. MUST BE CONVENIENT, SECURE, AND COMFORTABLE, WITH HIGH STANDARDS OF SERVICE. SHOWCASE OF SUSTAINABILITY TO THE WORLD	-COMPLEX OF FACILITIES WITH RESIDENTIAL DWELLINGS, MULTI-GENERATIONAL ACTIVITIES IN EDUCATION, CULTURE, AND SPORTS, IN COLLABORATION WITH THE PUBLIC SECTOR -TEMPORARY FACILITIES MOVED FOR REUSE OR MATERIAL RECYCLED RESIDENCES ---> 6,257 HOTEL ROOMS MANAGEABLE LAYOUT OF INDEPENDENT BLOCKS / BUILDINGS ---> ENABLE FLEXIBILITY AND DIVERSITY OF USE AFTER GAMES	-THE OLYMPIC VILLAGE SITE TO BECOME THE TOKYO INTERNATIONAL EXCHANGE PLAZA -PLACE FOR PEOPLE TO MEET, INTERACT, DEVELOP, AND COMMUNICATE -URBAN RESIDENTIAL "SMART CITY PIONEER MODEL"	-UNIVERSAL DESIGN: NO NEED FOR TRANSITIONAL CONSTRUCTION FOR PARALYMPICS -COMPACT AND ECOLOGICAL DESIGN LAYOUT -"HYDROGEN TOWN" POWER AND WATER TO BE GENERATED BY HYDROGEN GAS

POST-OLYMPIC VILLAGE URBAN PLAN

17,000 ATHLETES

÷ 8 BEDS PER UNIT [4 BEDROOMS]

2,125 UNITS REQUIRED

2,125 UNITS REQUIRED

÷ 11 URBAN BLOCKS

~194 UNITS PER URBAN BLOCK

NOTE:

*THE IOC REQUIRES NO MORE THAN 2 ATHLETES PER BEDROOM

*TYPICAL UNIT PLAN SUGGESTS 4 BEDROOMS, 2 BATH, AND 1 LIVING AREA

ANALYSIS:

GAMES WILL GENERATE HOUSING FOR OVER 8,500 PEOPLE POST 2024 OLYMPICS.

1 UNIT :

TOWNHOUSE FLOOR PLAN

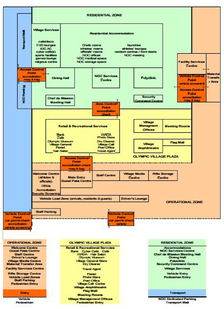
8 BEDS PER TOWNHOUSE [4 BEDROOMS]

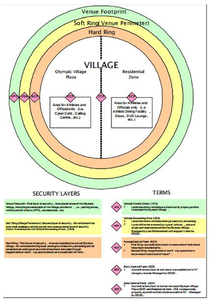
APARTMENT UNIT FLOOR PLAN

8 BEDS PER APARTMENT UNIT [4 BEDROOMS]

IOC MANUAL :

ZONE AND PROGRAM REQUIREMENTS

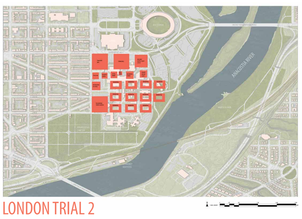




SPATIAL STUDY:

LONDON OLYMPIC VILLAGE PROGRAM IN DC:

LONDON TRIAL 1



LONDON TRIAL 2

LONDON TRIAL 3

POST-OLYMPIC VILLAGE PROGRAM ANALYSIS

RESIDENTIAL

ATHLETE HOUSING	~215,296 sqft
CHEF DE MISSION HALL	4,306 sqft
DINING	215,296 sqft
POLYCLINIC	32,291 sqft
NOC SERVICES CENTER	10,764 sqft
SECURITY COMMAND CENTER	5,382 sqft

OPERATIONAL

FACILITY SERVICES CENTER	107,639 sqft
GUEST PASS CENTER	6,400 sqft
RECREATIONAL COMPLEX	215,296 sqft
WELCOME CENTER	107,639 sqft

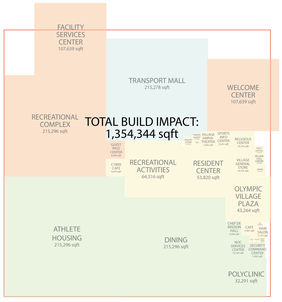
RECREATIONAL

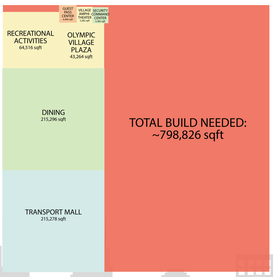
OLYMPIC VILLAGE PLAZA	43,264 sqft
RECREATIONAL ACTIVITIES	64, 516 sqft
RESIDENT CENTER	53,820 sqft
SPORTS INFO CENTER	5,382 sqft
RELIGIOUS CENTER	10,764 sqft
VILLAGE COMM. CENTER	538 sqft

BANK	2,691 sqft
CAFE	5,382 sqft
CYBER CAFE	4,629 sqft
DRY CLEANING	538 sqft
FLORIST	861 sqft
HAIR SALON	2,153 sqft
PHOTO STORE	1,830 sqft
POST OFFICE	1,938 sqft
OLYMPIC MUSEUM	538 sqft
TRAVEL AGENT	1,076 sqft
VILLAGE AMPHITHEATER	5,382 sqft
VILLAGE CALL CENTER	2,153 sqft
VILLAGE GENERAL STORE	10,764 sqft
WADA	538 sqft

TRANSPORTATION

TRANSPORT MALL	215,278 sqft





THEMES

UNITY LEGACY OPPORTUNITY

CONVERSION TACTIC

AGE THE WASHINGTON 2024 POST-C

CONTEXT

RESIDENTIAL SCHEMATIC SCALING UNIT SIZE IN RELATION TO SITE

6 TYPICAL UNITS PER FLOOR

8 TYPICAL UNITS PER FLOOR

14 TYPICAL UNITS PER FLOOR

NOTE:
*BETWEEN 8-10 TYPICAL UNITS PER FLOOR ALLOWS FOR THE VILLAGE'S RESIDENTIAL ZONE TO TAKE UP NO MORE THAN 40% OF THE SITE WHILE CORRELATING WITH EXISTING DEVELOPMENT.

RESIDENTIAL "DESIGN GUIDELINES" LOCAL ARCHITECTURE FIRMS

TYPOLOGY

TOWNHOUSE/
APARTMENT COMPLEX

APARTMENT BUILDING
TYPE A

APARTMENT BUILDING
TYPE B

APARTMENT BUILDING
TYPE C

NOTE:
*BUILDINGS WILL BE PREDOMINANTLY CONCRETE FOR EFFICIENCY AND COST

MATERIALS

CONCRETE

BRICK

BLACK CLADDING

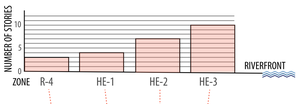
ALUMI. CLADDING

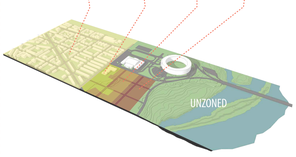
GLASS

WHITE CLADDING

NOTE:
*FIRMS WILL USE A PRESELECTED LIST OF FACADE MATERIAL OPTIONS TO ALLOW VARIETY WITHIN A UNIFORM AESTHETIC

ZONING





TOWNHOUSE APARTMENTS
FLOORS 1-3: INDIVIDUAL "WALK-UP" TOWNHOUSES
FLOORS 4-6: APARTMENT UNITS
VARIATIONS: 7 INDIVIDUAL TOWNHOUSES PER COMPLEX; 6 STORIES (60 FEET)

APARTMENT TYPE A
GROUND FLOOR: LOBBY, COMMUNAL SPACES / COMMERCIAL & RETAIL
FLOORS 2-9: 8 UNITS PER FLOOR
VARIATIONS: 6- 8 STORIES (80-110 FEET)

APARTMENT TYPE B
GROUND FLOOR: LOBBY, COMMUNAL SPACES / COMMERCIAL & RETAIL
FLOORS 2-9: 10 UNITS PER FLOOR
VARIATIONS: 8-9 STORIES (80-100 FEET)

APARTMENT TYPE C
GROUND FLOOR: LOBBY, COMMUNAL SPACES
FLOORS 1-10: 9 UNITS PER FLOOR
VARIATIONS: 10 STORIES (110 FEET)

NOTE:
*WITH AN UNZONED RIVERFRONT AND PUBLIC AMENITIES BENEFICIAL TO THE HILL EAST AREA, RESIDENTIAL BUILDING HEIGHTS WILL BE BETWEEN 60-110 FEET. KEEPING THE EXISTING CONTEXT IN MIND, THERE WILL BE A GRADUAL INCREASE IN HEIGHT FROM WEST TO EAST.

REGULATIONS

SUSTAINABILITY
-RESIDENTIAL BUILDINGS WILL BE DESIGNED COHESIVELY WITH THE LIVING BUILDING CHALLENGE.
-POTENTIAL FEATURES: GREENROOFS; RENEWABLE ENERGY; STORMWATER MANAGEMENT; REUSEABLE & LOCAL MATERIALS.

PUBLIC TRANSIT
-THE SITE WILL RELY HEAVILY ON THE STADIUM ARMORY METRO STATION, METRO BUSES, AND CAPITAL BIKESHARE

PARKING ACCOMMODATIONS
-PUBLIC AND PRIVATE CAR PARKS, BOTH GRADE AND SUBGRADE, ARE TO BE PLANNED AT THE NORTH AND SOUTH ENTRANCES TO THE AREA.

-ADDITIONAL PARKING WILL BE IMPLEMENTED THROUGHOUT THE SITE, STREET PARKING AND SUBGRADE RESIDENTIAL PARKING.

FORMATTING
-APARTMENTS WILL BE FORMATTED AND PREPLANNED FOR EASY KITCHEN FITTINGS POST-GAMES.

-APARTMENT BLOCKS WILL EACH HAVE A SEMIPUBLIC COURTYARD OFFERING PAVILIONS, FOUNTAINS, AND STATUES.

AESTHETIC
-RESIDENTIAL BUILDINGS ARE TO HAVE A BASELINE AT 20 FEET.

-EACH APARTMENT TYPE WILL MAINTAIN A SPECIFIC GLAZING TO SOLID RATIO.

-RESIDENTIAL BUILDINGS ON MAIN STREET ARE TO HAVE 60-70% OF THE GROUND FLOOR BE PUBLIC/ RETAIL ACTIVITIES.

NOTE:
*PARKING LOTS WILL BE USED FOR STORAGE DURING THE OLYMPIC GAMES, I.E. PARTITIONED FOR ANCILLARY FACILITIES.

*THE SITE AND BUILDINGS WILL CONSIST OF UNIVERSAL DESIGN AND BE PREDOMINANTLY PEDESTRIAN FRIENDLY.

ELEVATION VARIATION

TYPE A

TYPE B

TYPE C

NOTE:
*DESIGN GUIDELINES AND REGULATIONS ALLOW FOR THE OLYMPIC VILLAGE TO HAVE A UNIFORM BUT VARIED SENSE OF COMMUNITY.

PRECEDENTS

3060 OLYMPIC BOULEVARD
KGTY GROUP

DISTRICT CONDOS
THE JBG COMPANIES

TRIO APARTMENTS
FENDER KATSALIDIS ARCHITECTS

STATISTICS

PUBLIC LAND FOR PUBLIC GOOD
-MAXIMIZE THE SITE'S POTENTIAL: HIGH-DENSITY MIXED-USE

-MEET COMMUNITY NEEDS: DAYCARE, HEALTHCARE, ENTERTAINMENT, WORK FORCE DEVELOPMENT TRAINING, PUBLIC LIBRARY, FOOD AND CLOTHES PANTRY.

-AFFORDABLE HOUSING A TOP PRIORITY

-PROVIDE TRANSPARENT VALUATION OF PUBLIC AND PRIVATE BENEFITS.

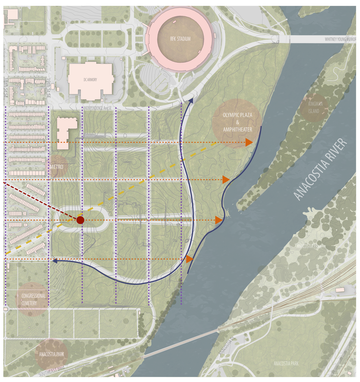
AFFORDABLE HOUSING
-PLAN FOR 30% OF RESIDENTIAL UNITS ON THE SITE TO BE SET-ASIDE FOR AFFORDABLE HOUSING (INCOME TARGETING SPLIT OF 15% AT 30% AMI; 15% AT 60% AMI).

-SUCCESSFUL PUBLIC LAND DEALS REQUIRE THAT D.C. GOVERNMENT AGENCIES, CIVIC, COMMUNITY, AND PRIVATE DEVELOPMENT INTERESTS ALL WORK COLLABORATIVELY.

NOTE:
*WITH OVER 2,125 RESIDENTIAL UNITS BEING CONSTRUCTED, OVER 600 UNITS WILL BE OFFERED UP AS AFFORDABLE HOUSING.

GAMES LEGACY EVAN SCHROEDER

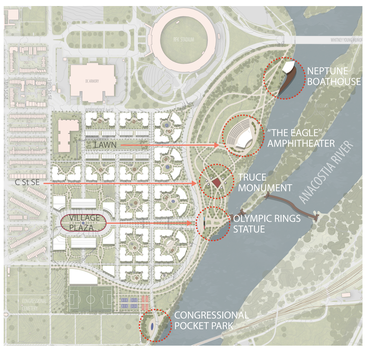
URBAN FAB



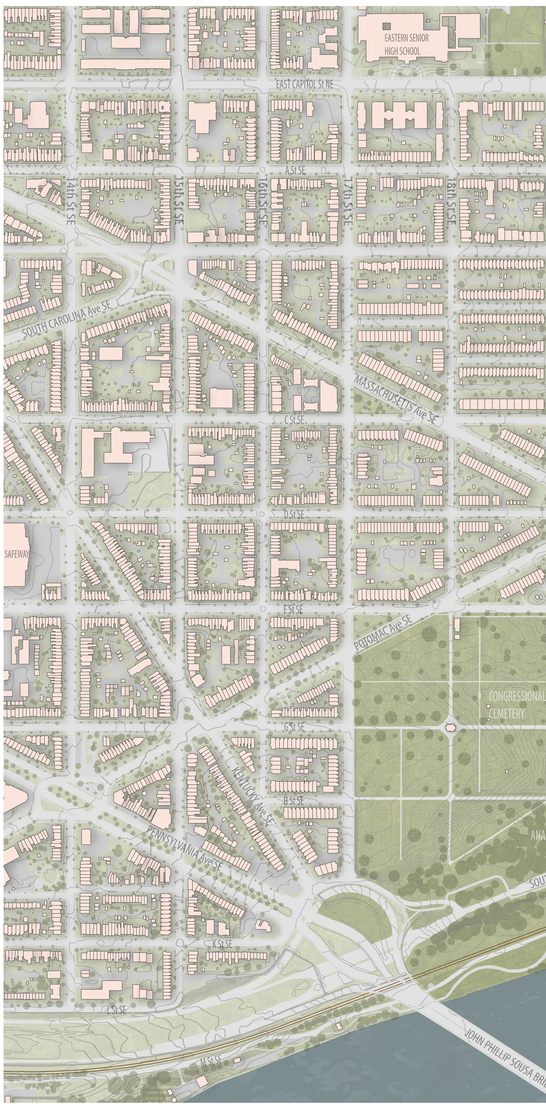
AREAS OF INTERVENTION

RELATION TO GREEK CITY

REQUIRED OLYMPIC VILLAGE ZONES

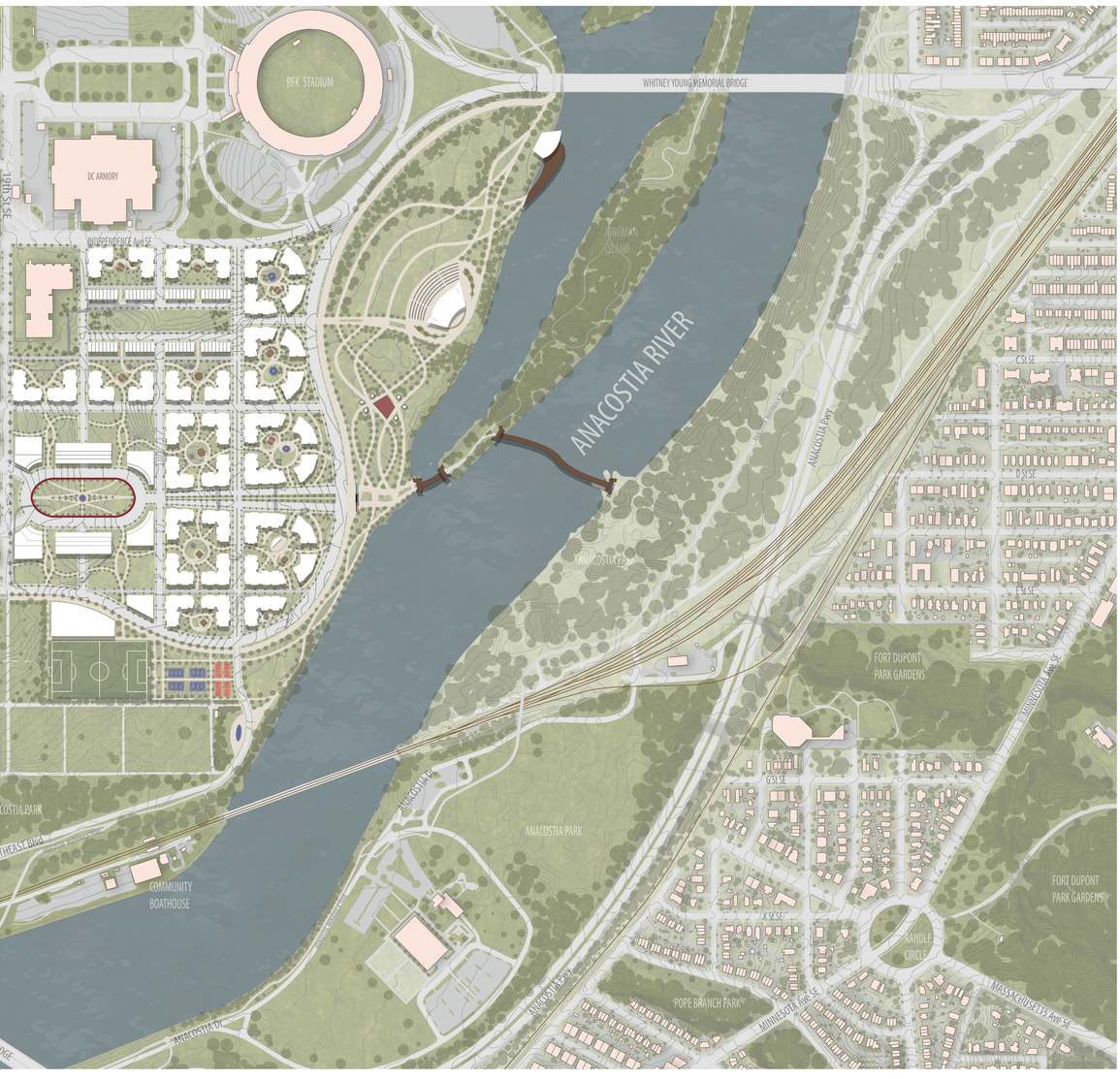


LANDSCAPE PROMENADE



POST-GAMES MASTER PLAN

BRIC



N

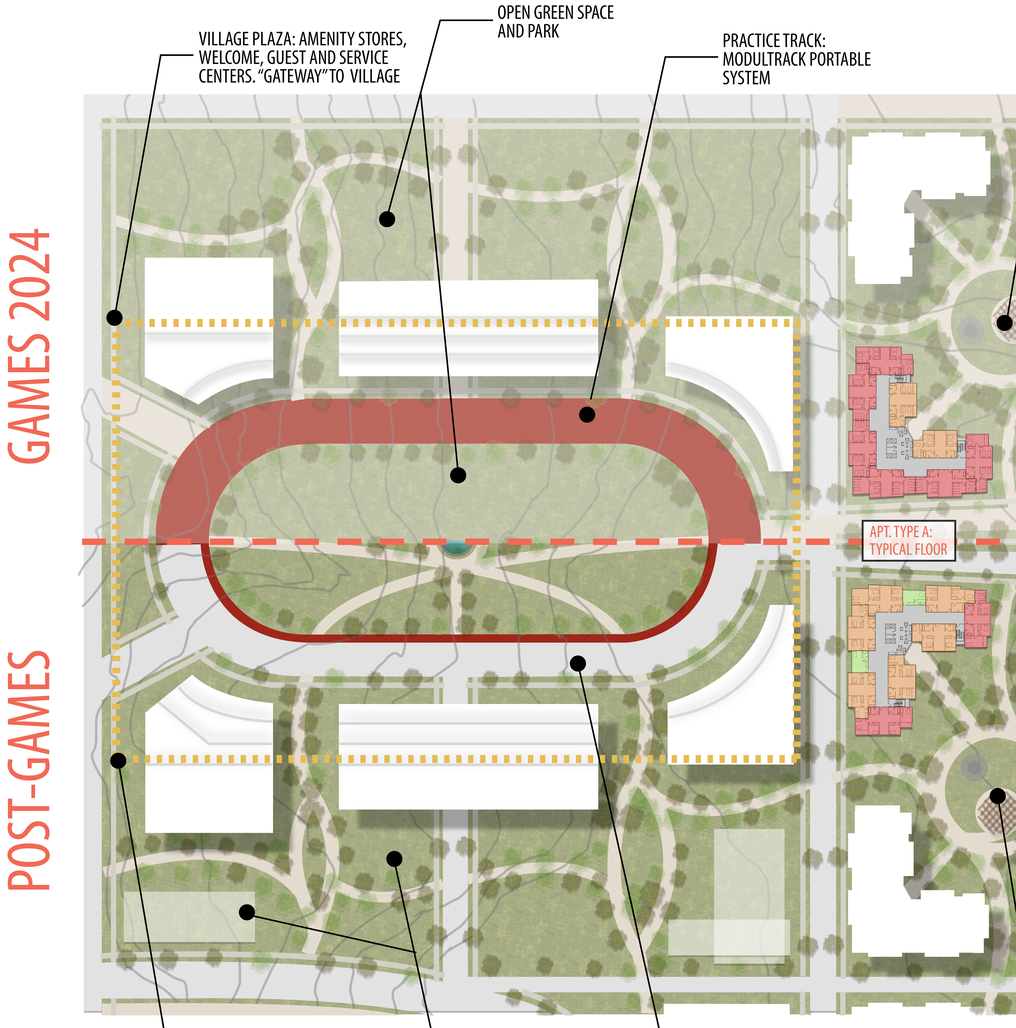
1 INCH : 250 FEET

0 250 500 1,000 1,500 2,000 FEET

TRANSFORMA

GAMES — TRUCE MONUMENT — POST GAMES

GAMES — VILLAGE



ATION

GAMES — COURTYARD SPACE — POST GAMES

E PLAZA — POST GAMES

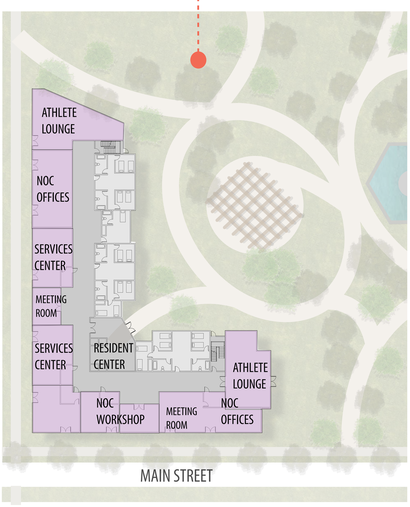
UNIT SIZE

- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM
- STUDIO
- COMMUNAL SPACE
- MIXED-USE / RETAIL

PHASING

GAMES' USER
INTERNATIONAL ATHLETES

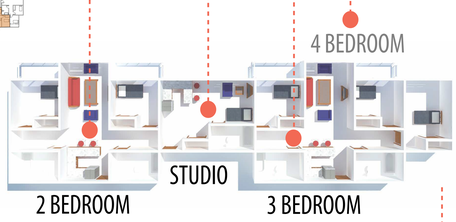
TYPICAL UNITS

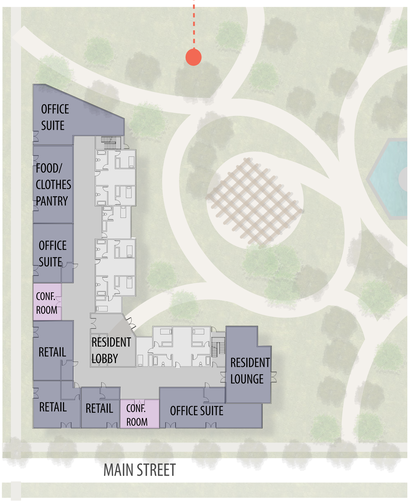


GROUND FLOOR

POST-GAMES' USER
DIVERSE RESIDENTS

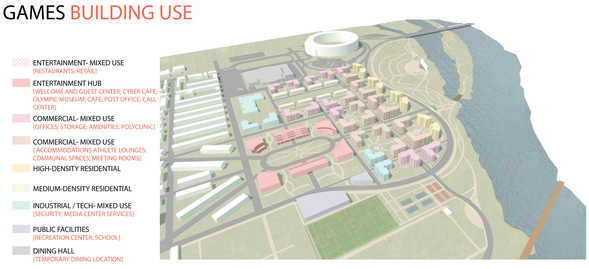
TYPICAL UNITS





GROUND FLOOR: ITERATION

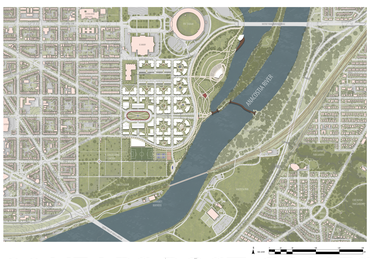
GAMES BUILDING USE



POST-GAMES BUILDING USE

GAMES 2024

POST-GAMES



20 YEARS POST-GAMES