

GLOBAL CONGRESS OF KNOWLEDGE ECONOMY OSAKA, JAPAN

SMART CITIES, GEOGRAPHY, AND URBAN ECONOMICS SESSION

ADAPTIVE REUSE OF BUILDINGS: SMART SYSTEMS & POLICY





**MANOJ DALAYA, FAIA,
KGD ARCHITECTURE**

KEY THEMES



CITIES HOLD A SURPLUS OF UNDERUSED OFFICES, BUT THE LARGER OPPORTUNITY IS ADAPTIVE REUSE — MATCHING EACH STRUCTURE TO WHAT IT CAN BEST BECOME, NOT FORCING APARTMENTS EVERYWHERE.



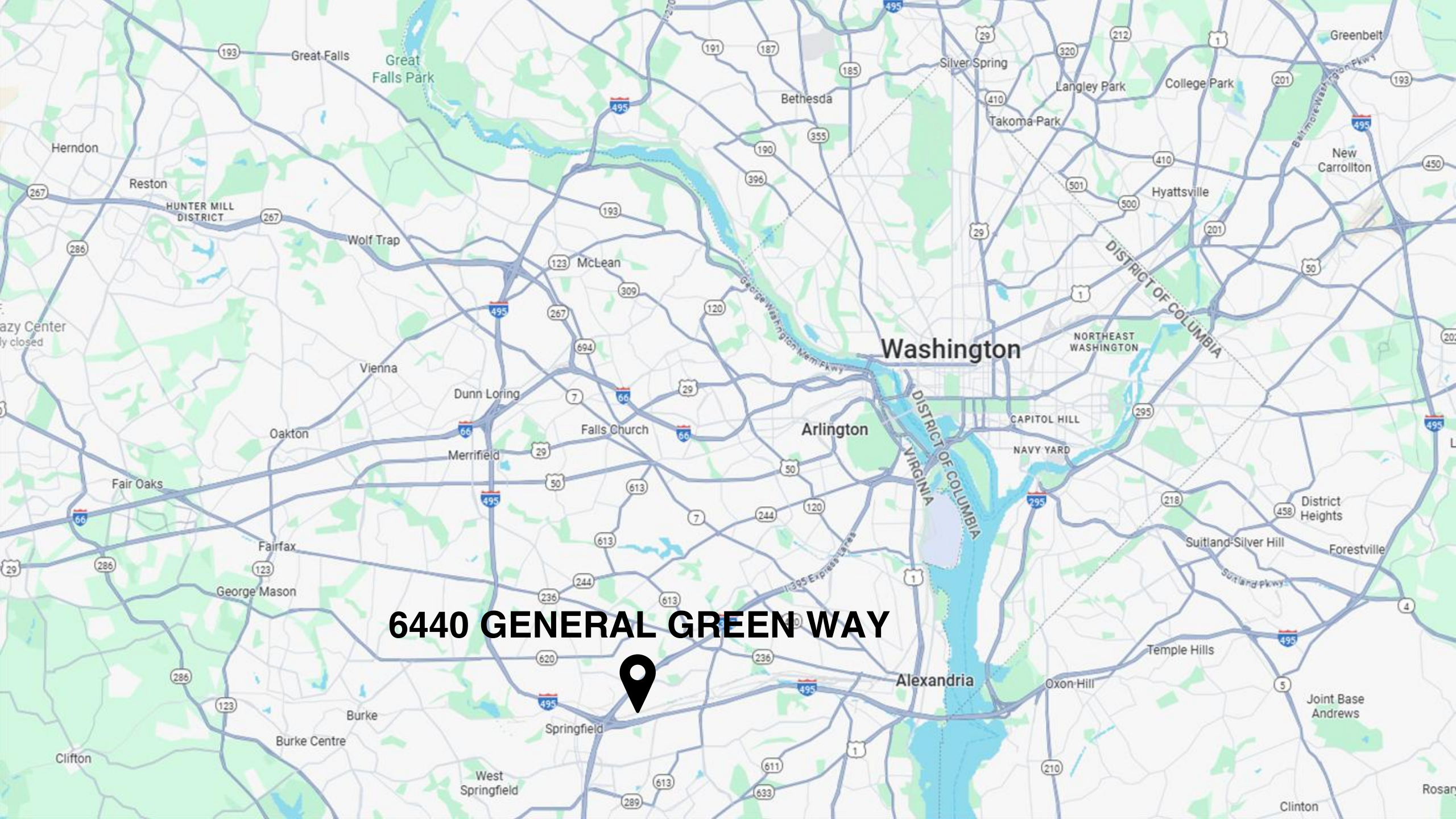
WE DEMONSTRATE HOW TO TURN STRANDED ASSETS INTO VIBRANT PLACES.

CASE STUDY

01



EXPRESS LANES: WAREHOUSE CONVERSION



6440 GENERAL GREEN WAY







EXISTING INTERIOR



CONVERTED INTERIOR

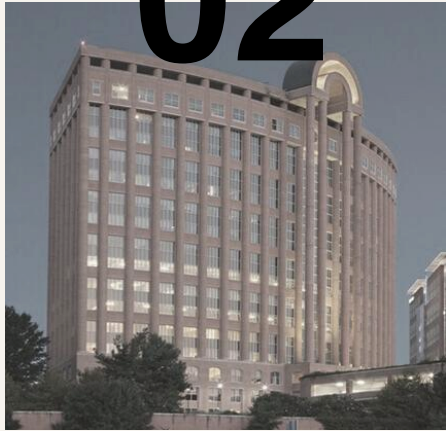






CASE STUDY

02



**8000 TOWERS
CRESCENT DRIVE:
OFFICE TO
RESIDENTIAL STUDY**

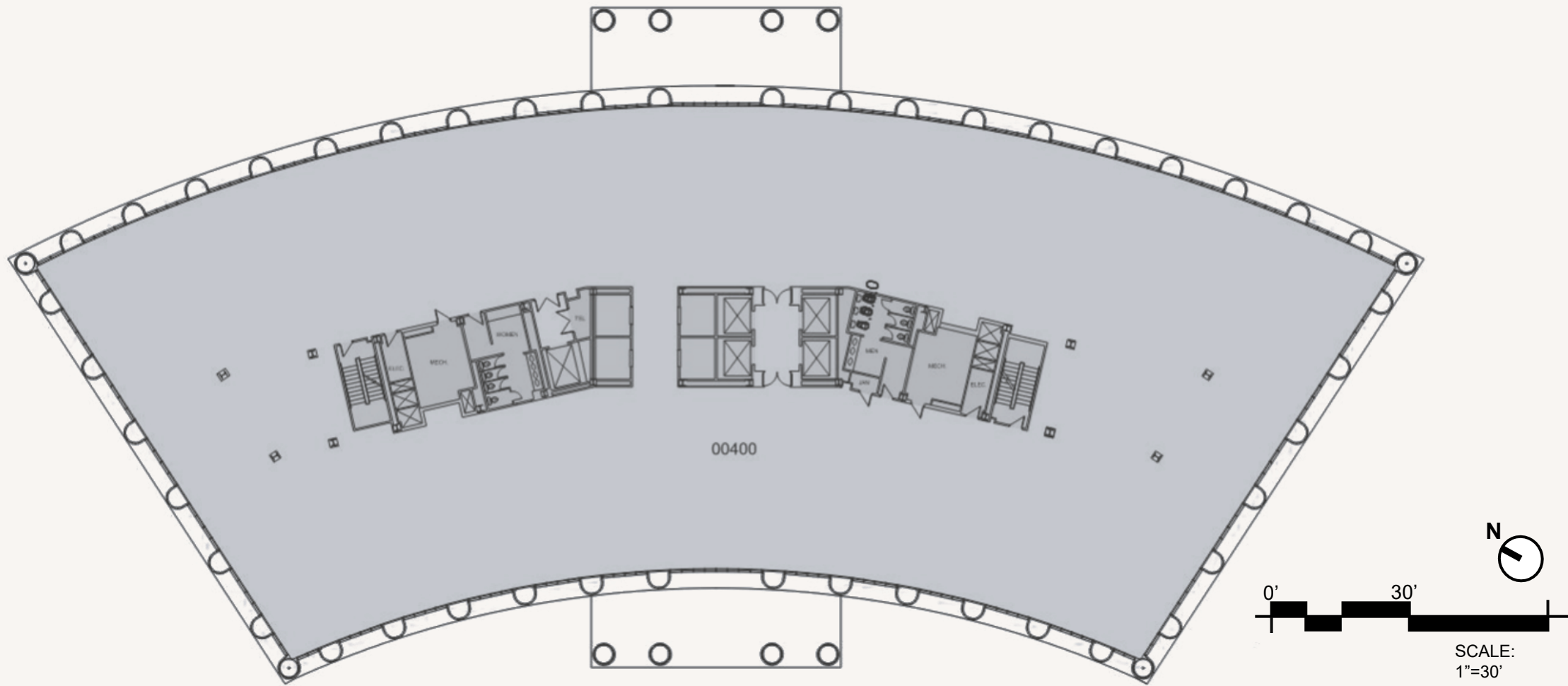
8000 TOWERS CRESCENT DRIVE



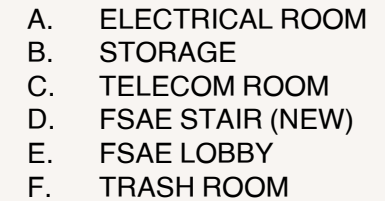


TYPICAL PLAN – CURRENT OFFICE LAYOUT

LEVELS 4-13



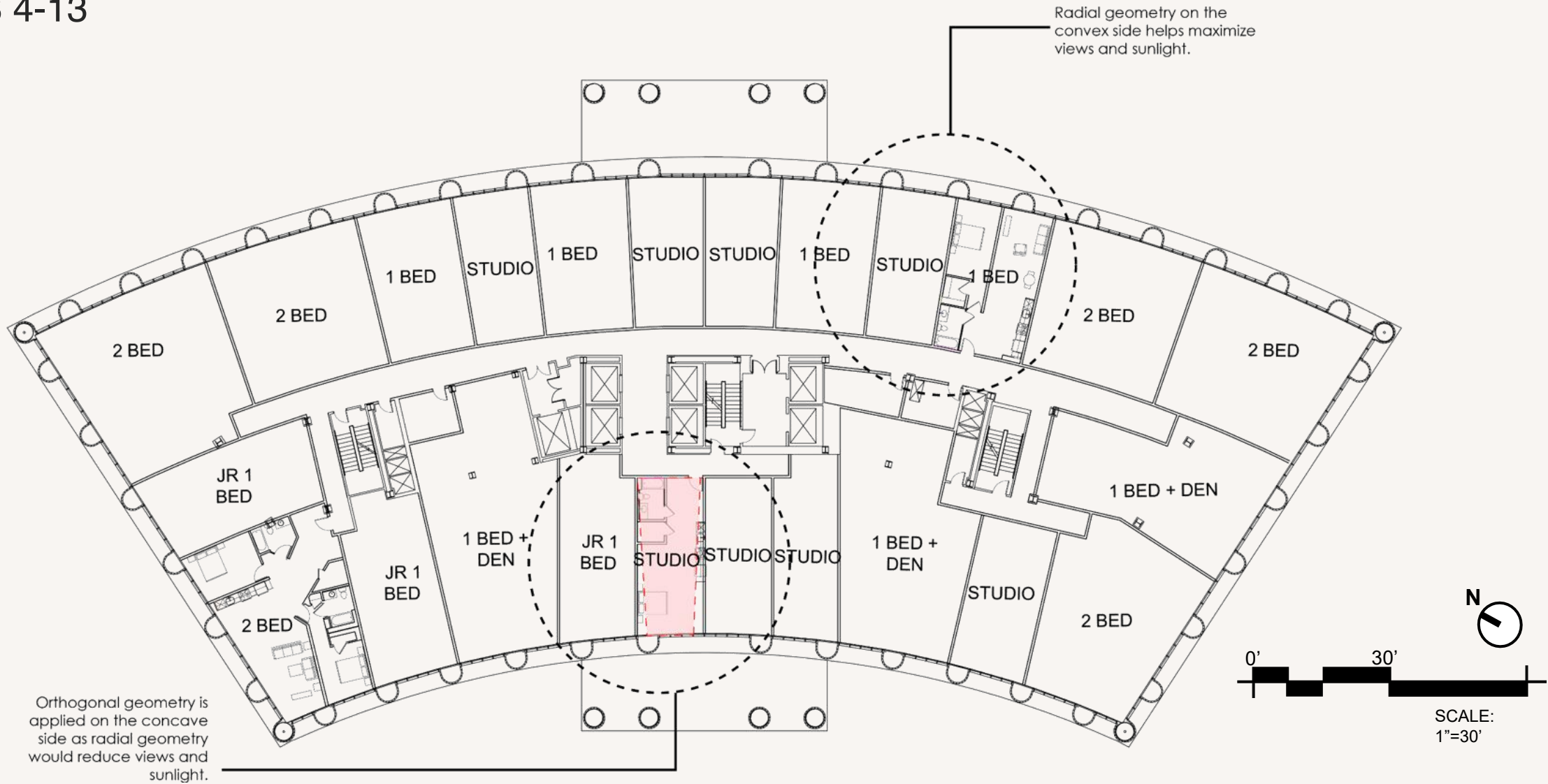
LEVELS 4-13



SCALE:
1"=30'

TYPICAL PLAN – UNIT INTERIOR LAYOUT SAMPLE

LEVELS 4-13



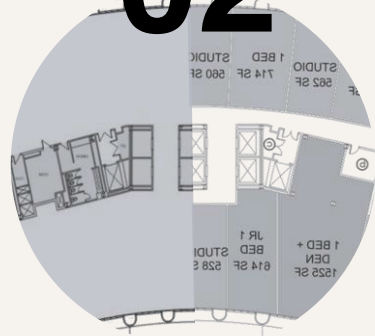
KEY TAKEAWAYS

01



MATCH BUILDING TRAITS TO **THE RIGHT REUSE PROGRAM** — HOUSING WHERE APPROPRIATE, PLUS EDUCATION, CIVIC/CULTURAL, HEALTHCARE, HOSPITALITY, MAKER SPACE, AND MIXED-USE — TO **MEET NEIGHBORHOOD GOALS.**

02



ASSESS A BUILDING'S “**CONVERSION FIT**” USING AN **OBJECTIVE MATRIX** (DAYLIGHT AND FLOORPLATE DEPTH, CORE AND EXITS, STRUCTURE AND LOAD CAPACITY, FAÇADE OPENINGS, FLOOR-TO-FLOOR HEIGHTS, SERVICE ACCESS).

QUESTIONS

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