



Tim Wang
2024-2025



01

FOLIUM & FAMILIA Chelsea Community Revitalization A4105 - Advanced Studio V - HOMING STUDIO

Fall 2024
Individual Work
Instructor: A.L. Hu (they/them)

Site Location: Fulton Houses, New York

The ongoing confrontation between the Fulton community tenants and NYCHA's proposed demolition plan has reached a critical impasse, with neither side willing to compromise on key issues. In addition to establishing a long-term vision for community revitalization, the immediate priority is to assess whether any breakthroughs can be achieved in specific work objectives.

A primary focus is on reforming and strengthening the Fulton Tenants Association, transforming it into a more effective and responsive community service organization. Moreover, the design strategy should prioritize functionality by centering around the most frequently used apartment entrances, ensuring accessibility and practicality in daily life.

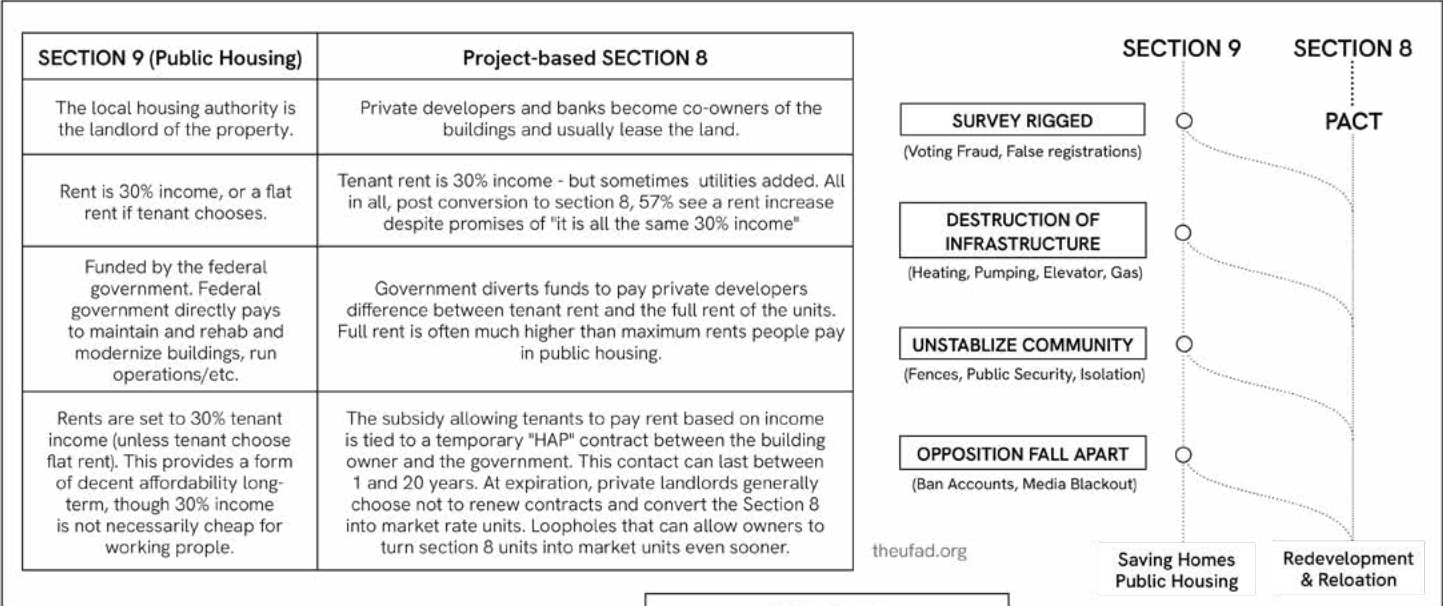
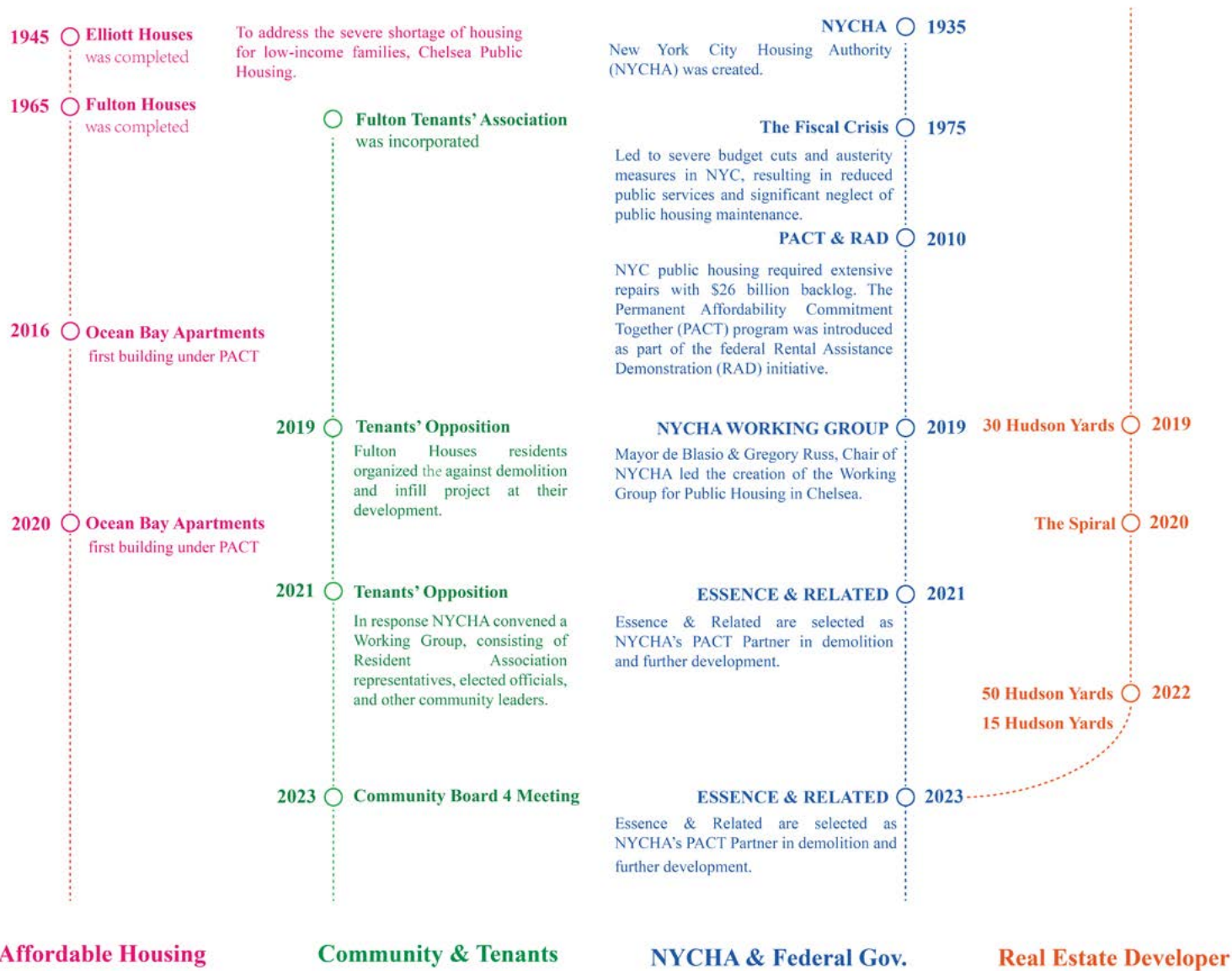
Built in 1945 & 1965, Elliott & Fulton Chelsea Affordable housing stretches from West 16th Street to West 28th Street, within the vibrant Chelsea neighborhood. The situation has intensified in the recent decades, once home to working-class residents, who are now seeing high rents and property values, creating a divide that leaves many vulnerable to displacement.

The continued gentrification process, exacerbated by market-driven development, has made affordable housing even more isolated. This effort entails leveraging Manhattan's abundant resources, securing increased social donations, and adopting a low-cost yet sustainable architectural design approach.

CHELSEA



At the same time, affordable housing in NYC faces significant challenges due to aging infrastructure and financial strain. Many suffer from issues like plumbing failures, and heating problems, while NYCHA requires billions in repairs.



SECTION 9: Federal Regulations, Chapter IX
Part 906 Public Housing Homeownership Programs

§ 906.13 Right of first refusal.

(a) In selling a public housing unit under a homeownership program, the PHA or PRE must initially offer the unit to the resident occupying the unit, if any, notwithstanding the requirements of §§ 906.15(a) and 906.15(c).

(b) This program does not require the PHA, when selling a unit that is a non-public housing unit, to offer the unit for sale first to the current resident of the unit.

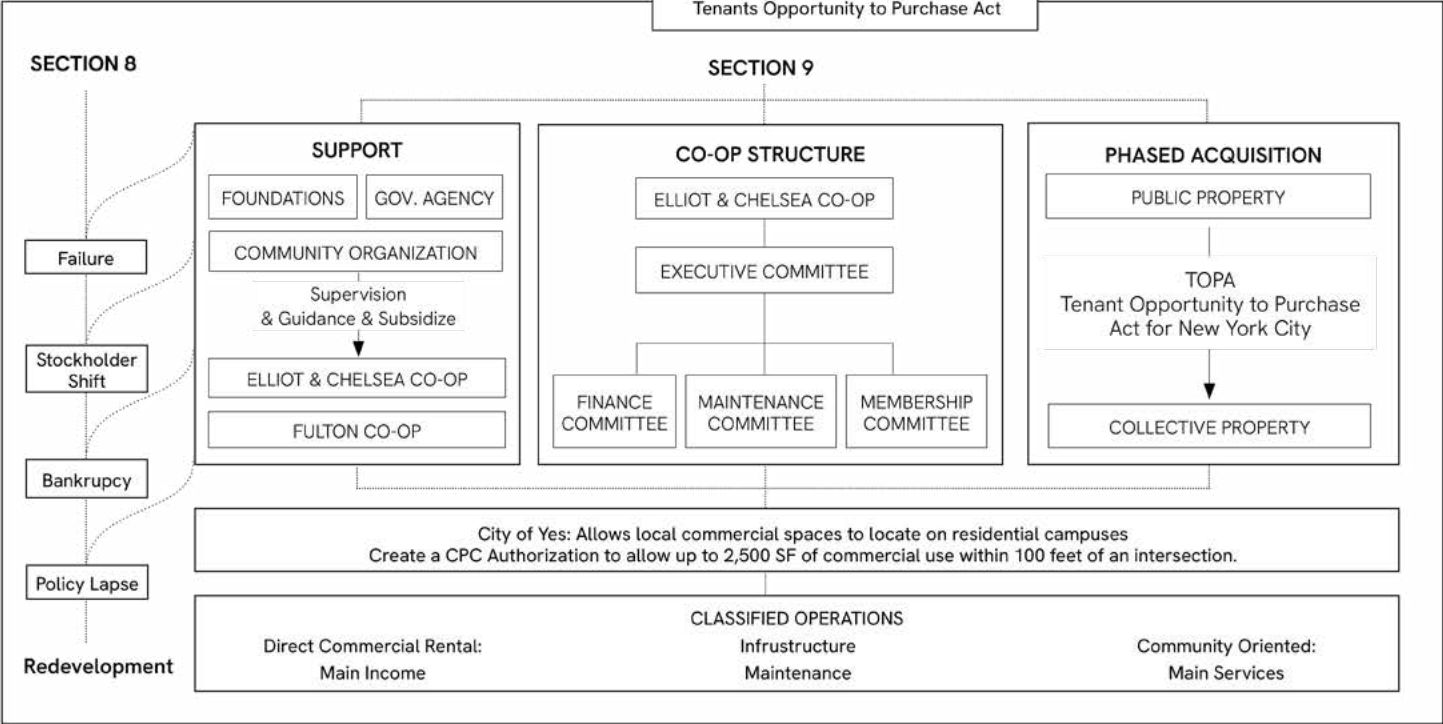
§ 906.29 Below-Market sales and financing.

Below-market financing may include any lawful type of public or private financing, including but not limited to purchase-money mortgages, non-cash second mortgages, promissory notes, guarantees of mortgage loans from other lenders, shared equity, or lease-purchase arrangements.

Part 963 Public Housing—Contracting with Resident-Owned Businesses

§ 963.5 Definitions.

Alternative procurement process. The alternative method of public housing contract award available to public housing agencies and eligible resident-owned businesses under the conditions set forth in this part.



Marquis Jenkins, founder of Residents to Preserve Public Housing, addressed protesters and journalists at the event on October 10. (Daniel Roche/AN)

STEPS TO ASSERT TOPA RIGHTS

- Landlord Makes Offer of Sale**

Before selling the rental accommodation, the Landlord must provide the Tenants with an Offer of Sale, regardless of whether a Third Party contract is already in place.
- Tenant May Request Information**

Upon receiving an Offer of Sale, the Tenants may request certain information, which the Landlord must provide within 7 days of the request, including:

 - Building floor plan
 - Itemized list of operating expenses
 - Utility consumption rates
 - Capital expenditures for the previous 2 years.
 - Most recent rent roll, list of tenants, and list of vacant apartments.
- Tenant Organization Required for Tenant Purchase**

Only an incorporated Tenant Organization may exercise the right to purchase an accommodation with 5 or more units. Thus, Tenants must form and incorporate a Tenant Organization if such an organization does not already exist.
- Tenant Organization Submits Statement of Interest**

If an incorporated Tenant Organization already exists, the existing Tenant Organization must deliver the same documents within 30 days of receipt of the Offer of Sale by the Tenants or the Mayor, whichever date is later.
The Tenant Organization must send by certified mail or deliver in person a Statement of Interest and Application for Registration to both the Landlord and the Mayor (at DHCD's Rental Conversion and Sale Division).
- Tenant Organization Negotiates with Landlord**

The law allows a minimum 120 day negotiation period after the current Landlord receives the Tenant's Statement of Interest. The 120 days can be extended one day for each day the Landlord fails to deliver information required by TOPA. The 120 days can also be extended by 15 days if the Landlord enters into a contract with a Third Party before or during the negotiation period. This is called a right of first refusal period.
- Tenant Organization & Landlord Reach Settlement**

Typically the Tenant Organization will have 120 days after the date of contracting to secure financing and financial assistance. There are also extension provisions to this rule, particularly if a lending institution estimates in writing that a decision with respect to financing or financial assistance will be made within 240 days after the date of contracting, the Landlord shall afford an extension of time consistent with that written estimate.
- Landlord Makes Offer of Sale Start-Over Period**

If the Landlord has not entered into a sales contract within 360 days of the Offer of Sale, the TOPA process must start over with a new Offer of Sale.

TENANT ORGANIZATION NEGOTIATES WITH LANDLORD

The Landlord and the Tenant Organization must negotiate in good faith. While the statute does not define good faith, it does give **examples of bad faith**:

- Landlord's failure to offer the Tenant Organization a price or term at least as favorable as that offered to a Third Party, within the negotiation period, without a reasonable justification for so doing;
- Landlord's failure to contract with Tenant Organization with terms which substantially conform with the price and terms of a Third Party contract without a reasonable justification for so doing
- Intentional failure of a Tenant Organization or a Landlord to comply with the TOPA statute.

Right of First Refusal:

Tenant Organization has the right to match the material terms of any contract for sale between the Landlord and a Third Party. The law gives the Tenants 15 days to match the contract. If the Landlord gives the Tenant the contract during or before the negotiation period discussed above, 15 days are added to the end of the negotiation period.

- The Landlord may not require the Tenant Organization to prove financial ability to purchase as a condition to entering into a contract, and the Landlord may not require the Tenant Organization to pay the purchase price in installments unless the Landlord provides financing on terms reasonably acceptable to the Tenant.
- The Landlord, however, may require the Tenant Organization to pay a deposit of up to 5% of the contract sales price in order to make a contract. The deposit is refundable in the event of a good faith failure of the Tenant to perform under the contract.
- Instead of purchasing the building outright, a Tenant Organization can assign or sell its rights to other groups. Using this right, a Tenant Organization can use his/her rights to negotiate better building conditions, limit rent increases or for other benefits.

TENANTS ASSOCIATION

President

Oversees the association, represents tenants in negotiations with property management, and ensures adherence to the TA's goals.

Vice President

Assists the president, steps in during their absence, and takes charge of specific committees (e.g., infrastructure or public space committees).

Treasurer

Manages the budget, tracks expenditures, and prepares financial reports.

Secretary

Maintains records, prepares meeting agendas and minutes, and oversees communication with members.

Committee Heads

Outreach & Events

Organizes community events, workshops, and campaigns.

Facilities Repair

Ensures timely repairs for apartments and shared facilities.

Community Space Operations

Oversees the programming, use, and maintenance of shared spaces like study rooms, gardens, or playgrounds.

Infrastructure Maintenance

Manages upkeep of buildings, electrical systems, plumbing, elevators, etc.

Safety & Security

Coordinates with building security and law enforcement.

Category	Budget	Details
Infrastructure Maintenance	30%	Regular inspections, plumbing, HVAC upkeep.
Facility Repairs	20%	Roof, electrical, and elevator repairs.
Public Space Operations	15%	Cleaning, equipment, program funding.
New Construction Projects	20%	Playgrounds, solar panels, gardens.
Administration	10%	Staff, insurance, and communication costs.
Training/Workshops	5%	Skill-building for residents.

Operational Model

Book Circulation
Residents donate books; notable donations are recognized on a community board. Volunteers classify books into genres and add them to the digital system. Free borrowing for residents with optional late donation fees.

Volunteer-Driven Staff
Community members handle daily operations in shifts. Incentives like free café drinks or bookstore credits.

Workshops and Programming
Monthly events: DIY workshops, gardening tutorials, and intergenerational storytelling.
Weekly children's reading circles and tutoring sessions.

Community Member Training Programs:

- **Childcare Training:**
Focus: Equipping residents with skills to supervise children in the Children's Activity Room.
Includes first aid, activity planning, and child psychology basics.
Certification offered to encourage professional growth.
- **Community Garden Training:**
Focus: Teaching sustainable gardening practices and maintenance.
Includes composting, organic farming techniques, and seasonal planting.
Participants earn gardening plots in exchange for volunteer hours.
- **Small Grocery Store Management:**
Focus: Running day-to-day operations like inventory, pricing, and customer service.
Encourages entrepreneurial skills and community leadership.

Maintenance
Rotating resident teams oversee cleaning and garden care.
Professional inspections for HVAC and solar panels biannually.
Revenue Streams
Small Grocery Store Profits: Funds reinvested into library and garden upkeep.
Workshops and Training Fees: Optional contributions from participants.
Event Tickets: For special lectures or community dinners.

Conceptual Framework

Community space is envisioned as a multi-purpose space that fosters literacy, creativity, and community connection. Its design prioritizes low-cost, sustainable construction while offering diverse environments to cater to all age groups and needs. Empower residents through employment opportunities.

Steps to Establish

Feasibility Study:
Assess demand, resources, and potential revenue.

Initial Funding:
Use grants, tenant contributions, or partnerships with local businesses.

Resident Training:
Offer workshops to tenants on business operations.

Revenue Sharing:
Profits reinvested in the TA or used to subsidize tenant services.

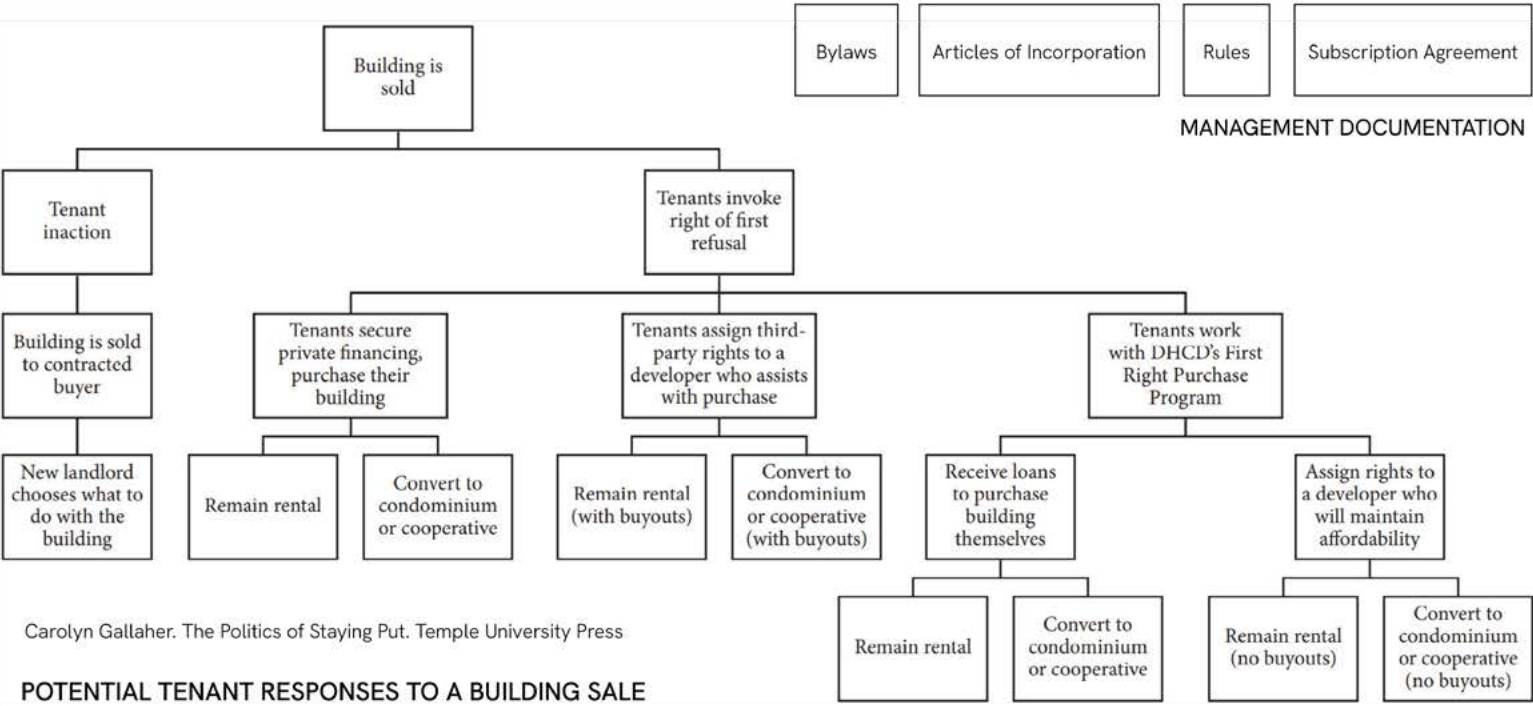
Construction Details

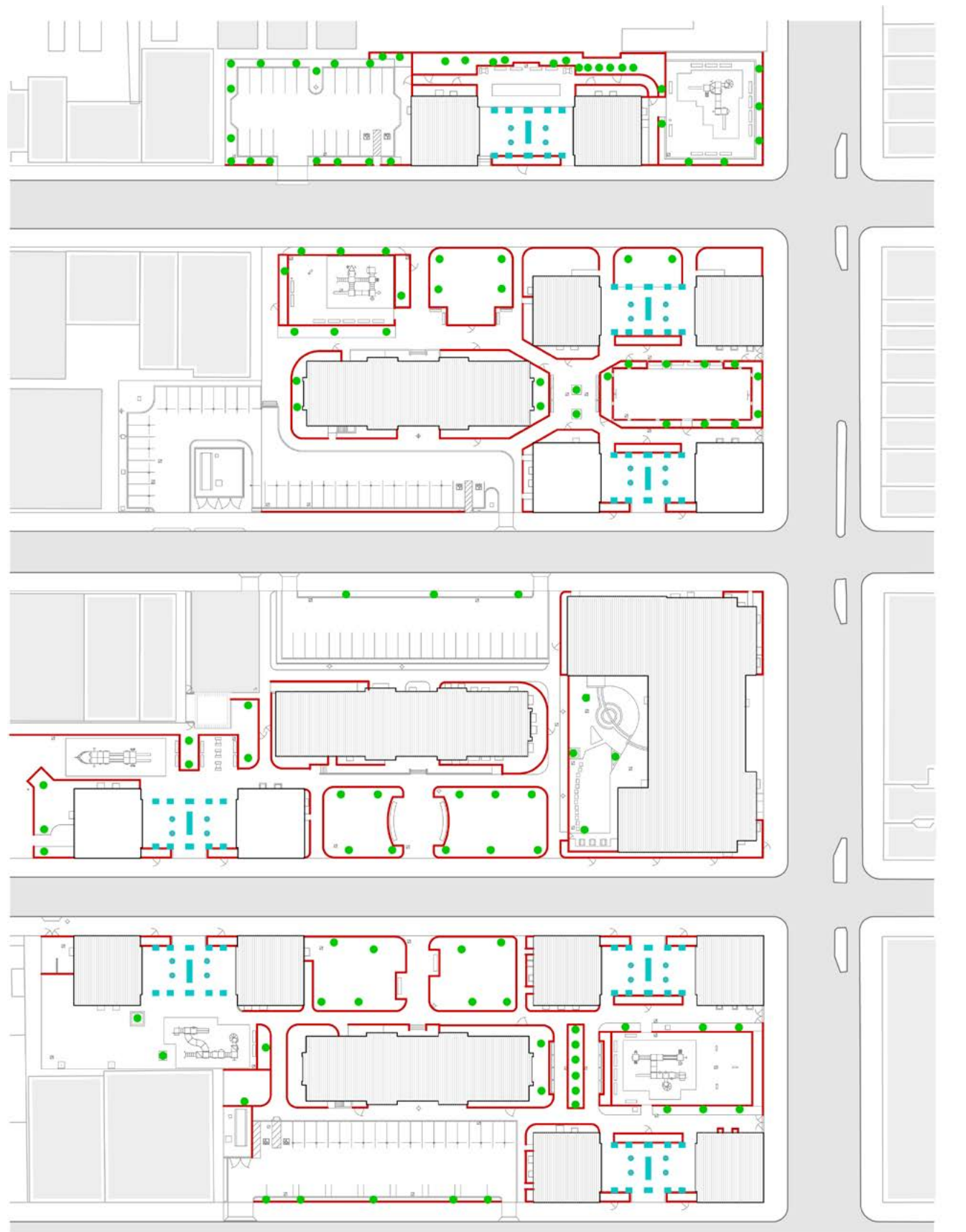
Sustainability and Materials:
Timber as Primary Material:
Locally sourced, certified wood for framing and furniture.
Engineered wood for durable flooring.
Cross-laminated timber (CLT) panels for walls and ceilings.

Second-Hand and Donated Materials:
Furniture, shelves, and fixtures from local donors or thrift stores.
Reclaimed wood for custom shelving and décor.

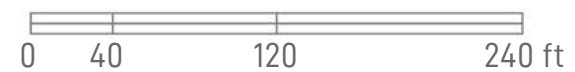
Thermal Insulation for NYC Climate:
Walls: Insulated with cellulose for eco-friendly thermal efficiency.
Windows: Double-glazed with timber frames to minimize heat loss.
Flooring: Insulated subfloors to prevent heat transfer.

Energy Efficiency:
Solar panels on the roof to offset electricity usage.
LED lighting and smart thermostats.
Rainwater harvesting for garden irrigation.



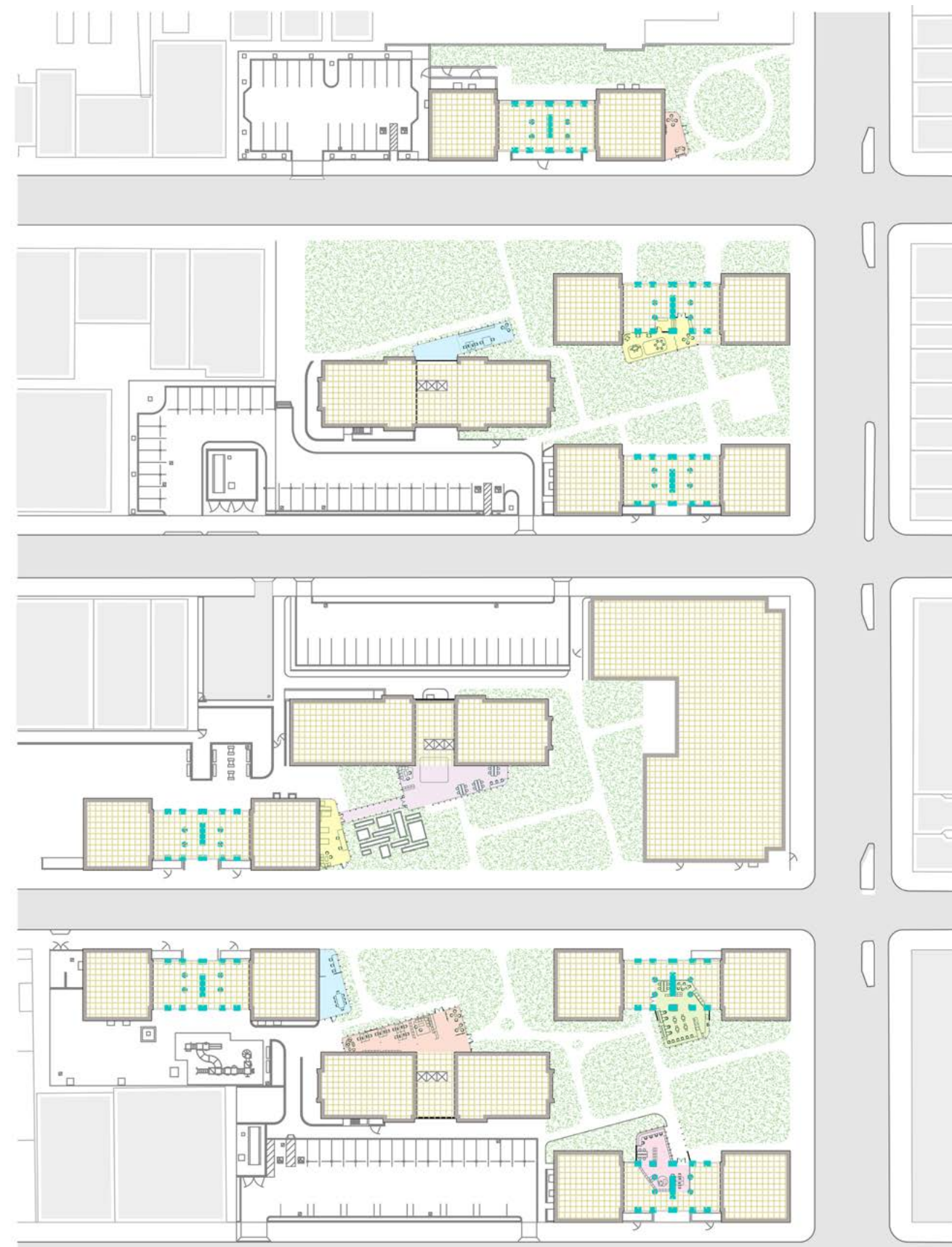


Current Site Plan



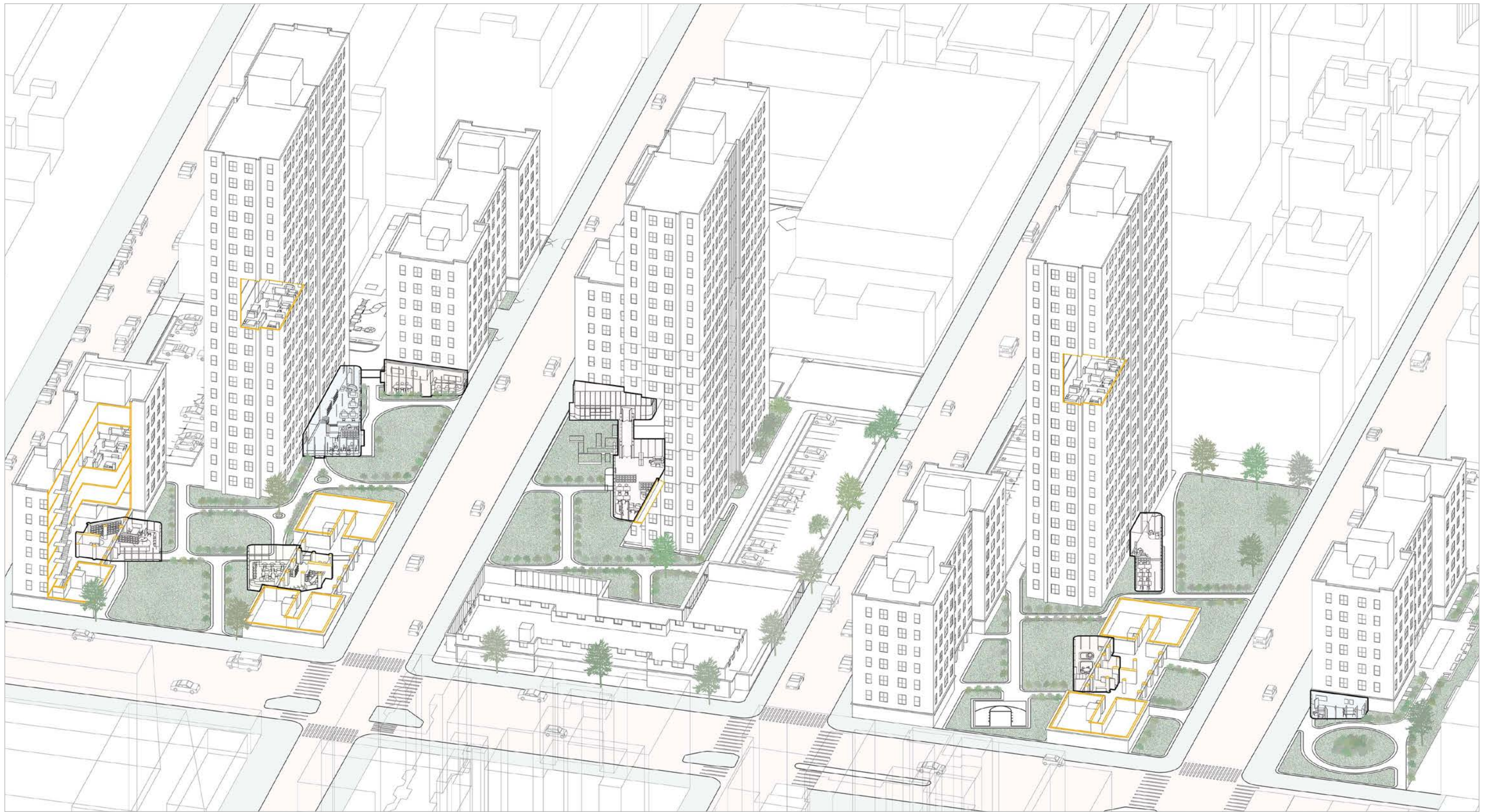
Fences

Trees



Proposed Site Plan

FULTON HOUSES





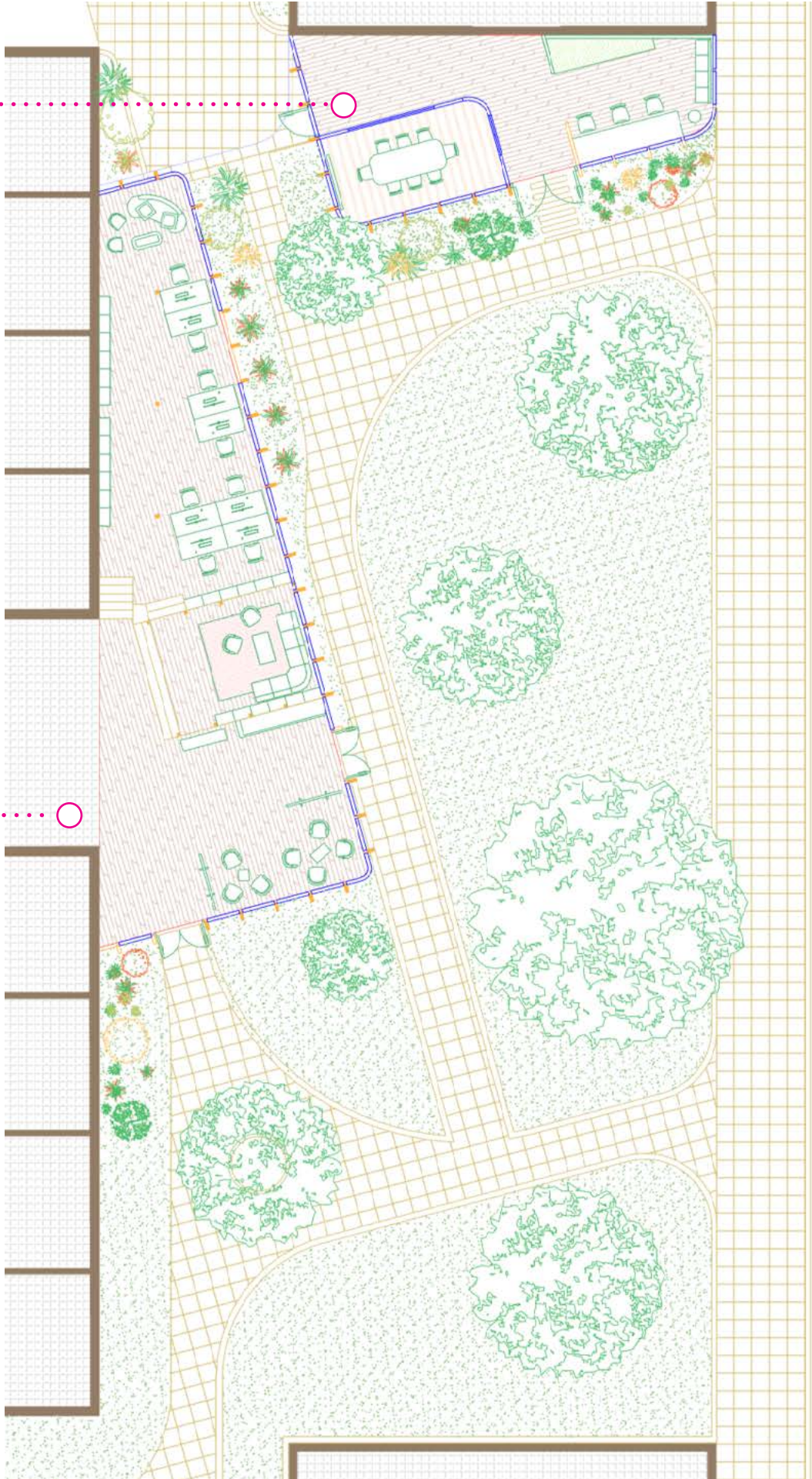
REPAIR & MAINTENANCE WORKSHOP

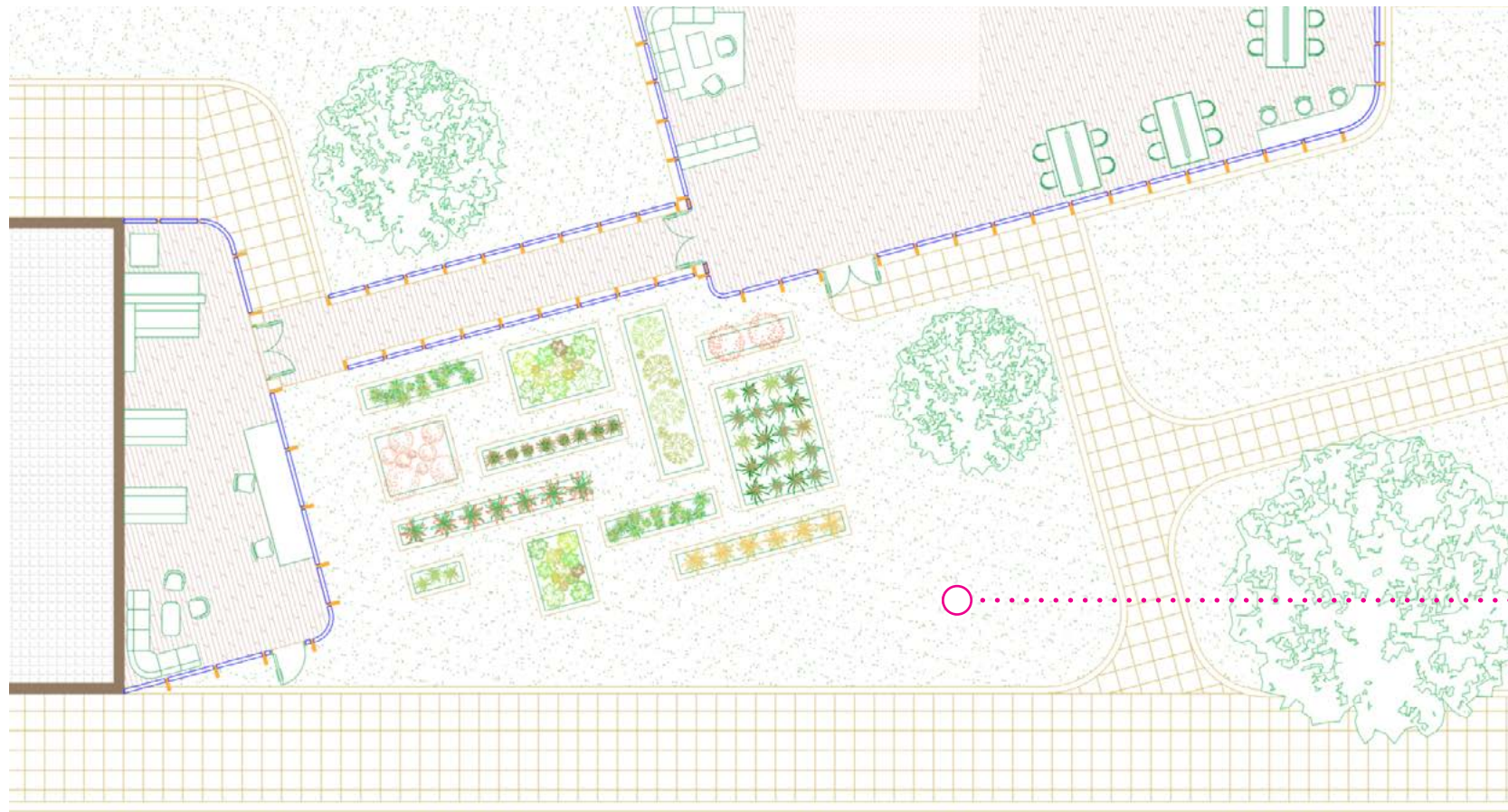
Host DIY projects, crafts & skill-sharing sessions. Long, durable tables with storage. Monthly events: DIY workshops, gardening tutorials, and intergenerational storytelling. Weekly children's reading circles and tutoring sessions.



PUBLIC LIVING ROOM

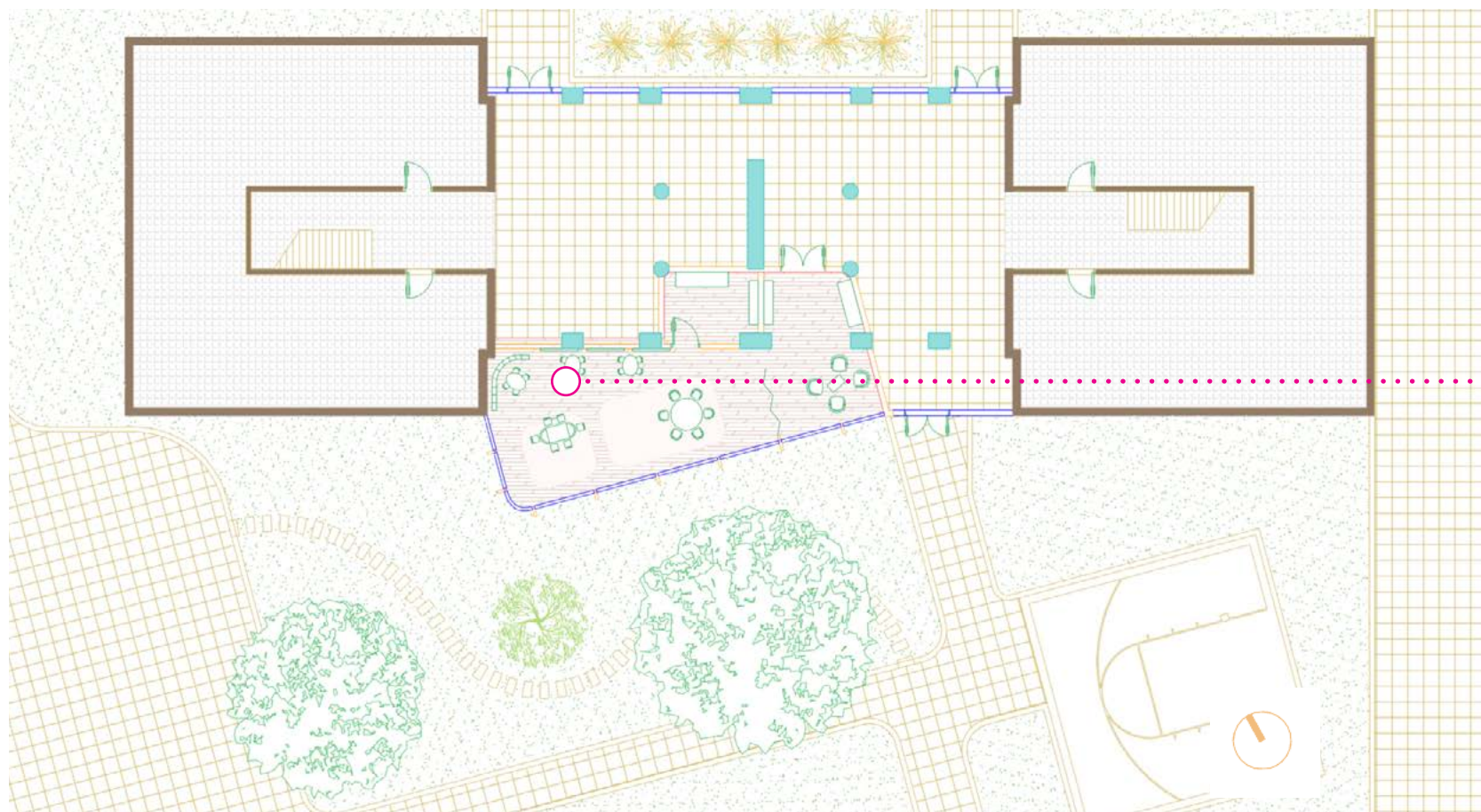
Provide tenants with rest areas. Lounge chairs for relaxation Book Circulation, Residents donate books; Volunteers classify books into genres and digital system. Free borrowing for residents with optional late donation fees.





COMMUNITY GARDEN

Gardening plots for residents | Workshops on sustainable training: Gardening practices and maintenance: composting, organic farming techniques, and seasonal planting. Participants earn gardening plots in exchange for volunteer hours.



CHILDREN'S ROOM

Bright, colorful walls with child-friendly murals. Supervised by trained volunteers. Childcare Training: Equipping residents with skills to supervise. Includes first aid, activity planning, and child psychology basics. Certification offered to encourage professional growth.







02

BROADWAY 1227 Re-thinking BIM

A4715 - RE-THINKING BIM

Fall 2024

Team Work

Instructor: Joseph Brennan

Site Location: Mid-town Manhattan, New York

Neighboring with the iconic Empire State Building, Broadway 1227 introduces a striking new silhouette to Midtown Manhattan. This slender 82-story tower offers 68 top-end condominium apartments, each takes around 3,400 sq ft, with sweeping views of the unique city's skyline.

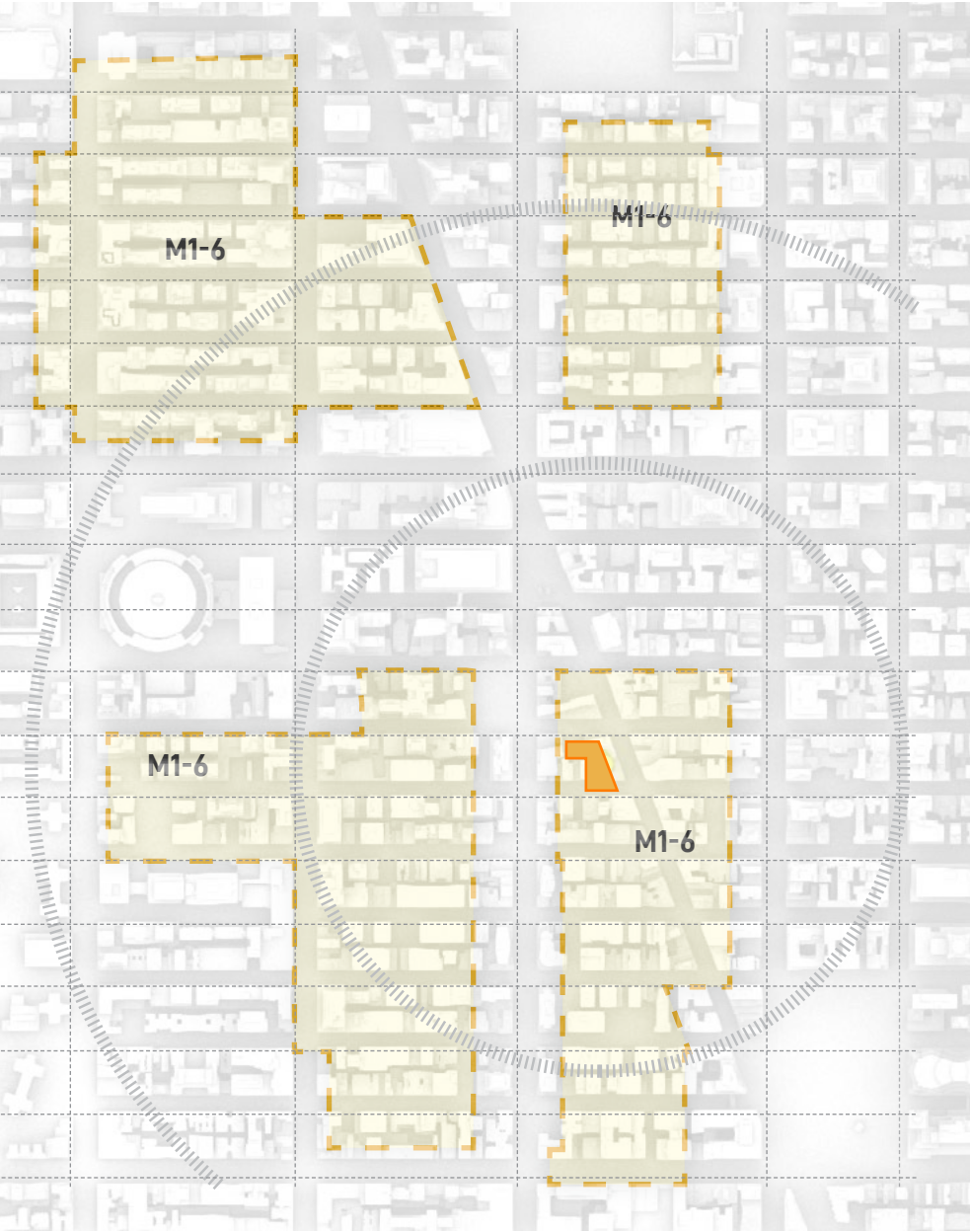
A refined balance of elegance and modernity, the design of Broadway 1227 echoes the energy of its surroundings with dynamic colonnade lines that animate the façade, creating a rhythm of light and shadow throughout the day.

The design process leveraged Rhino and Grasshopper to explore complex geometric relationships, allowing for precise control over the building's elegant proportions and dynamic façade articulation.

By utilizing Rhino Inside Revit, the workflow seamlessly integrated parametric modeling with BIM, enabling rapid iterations and data-driven optimizations. This computational approach facilitated the development of the tower's defining architectural feature.

MIDTOWN SOUTH

Mixed - Use Plan



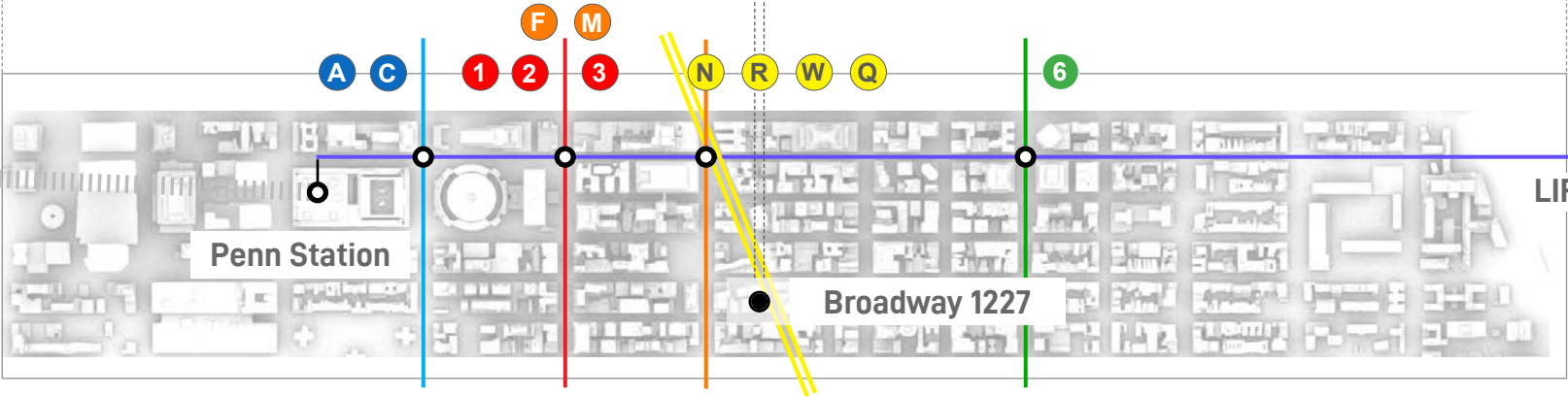
midtownsouthplan.nyc

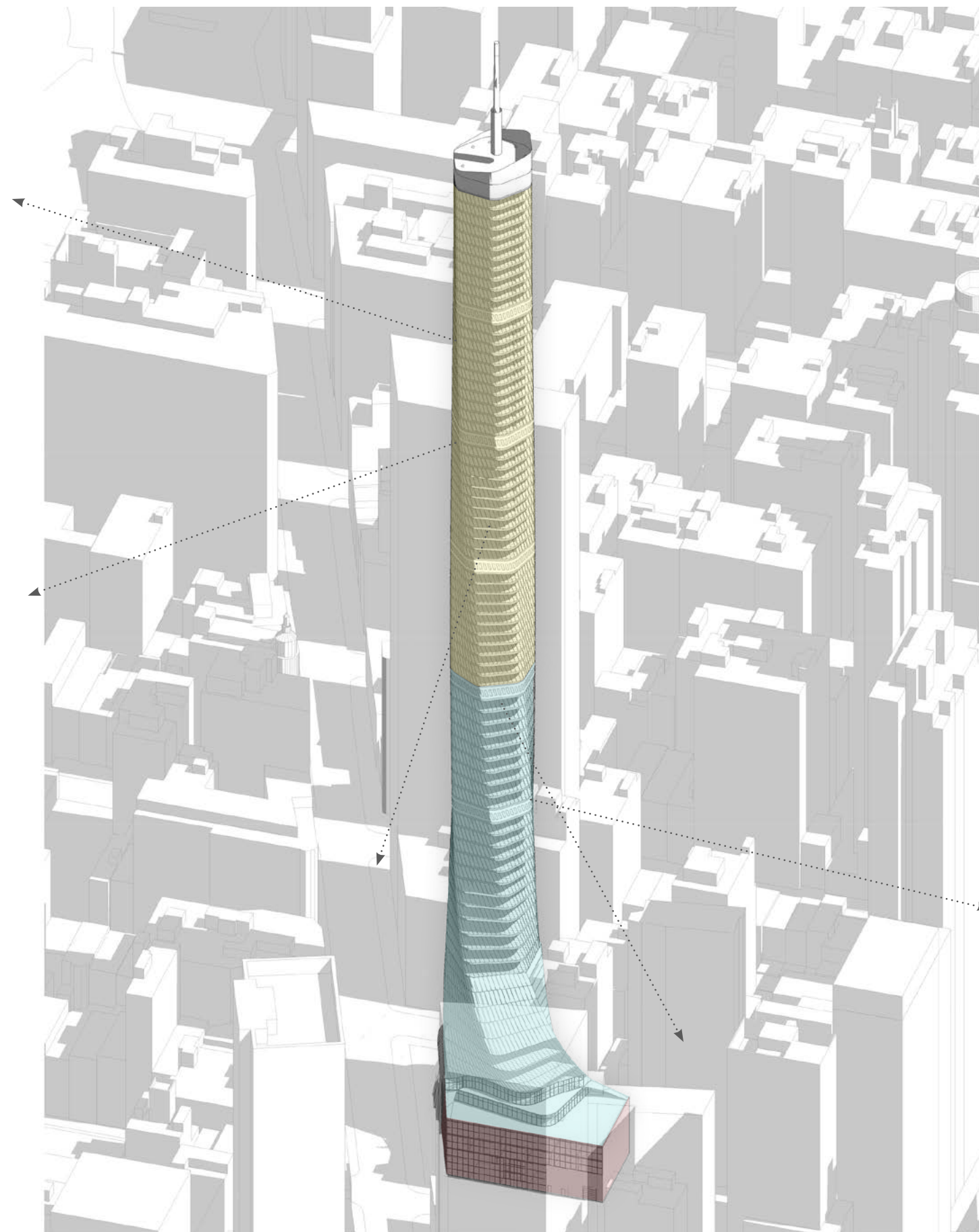
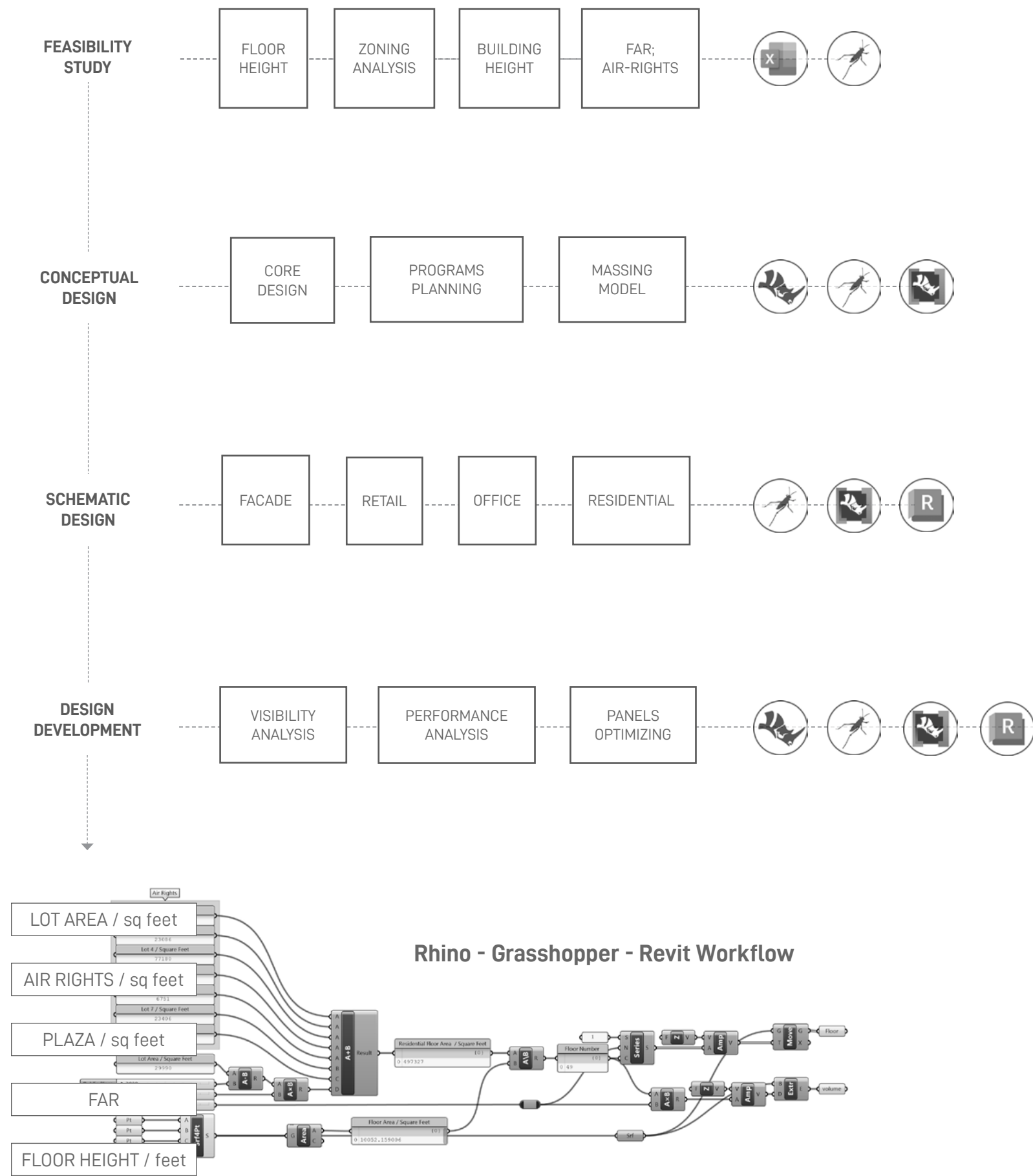
0 660ft 5min walk

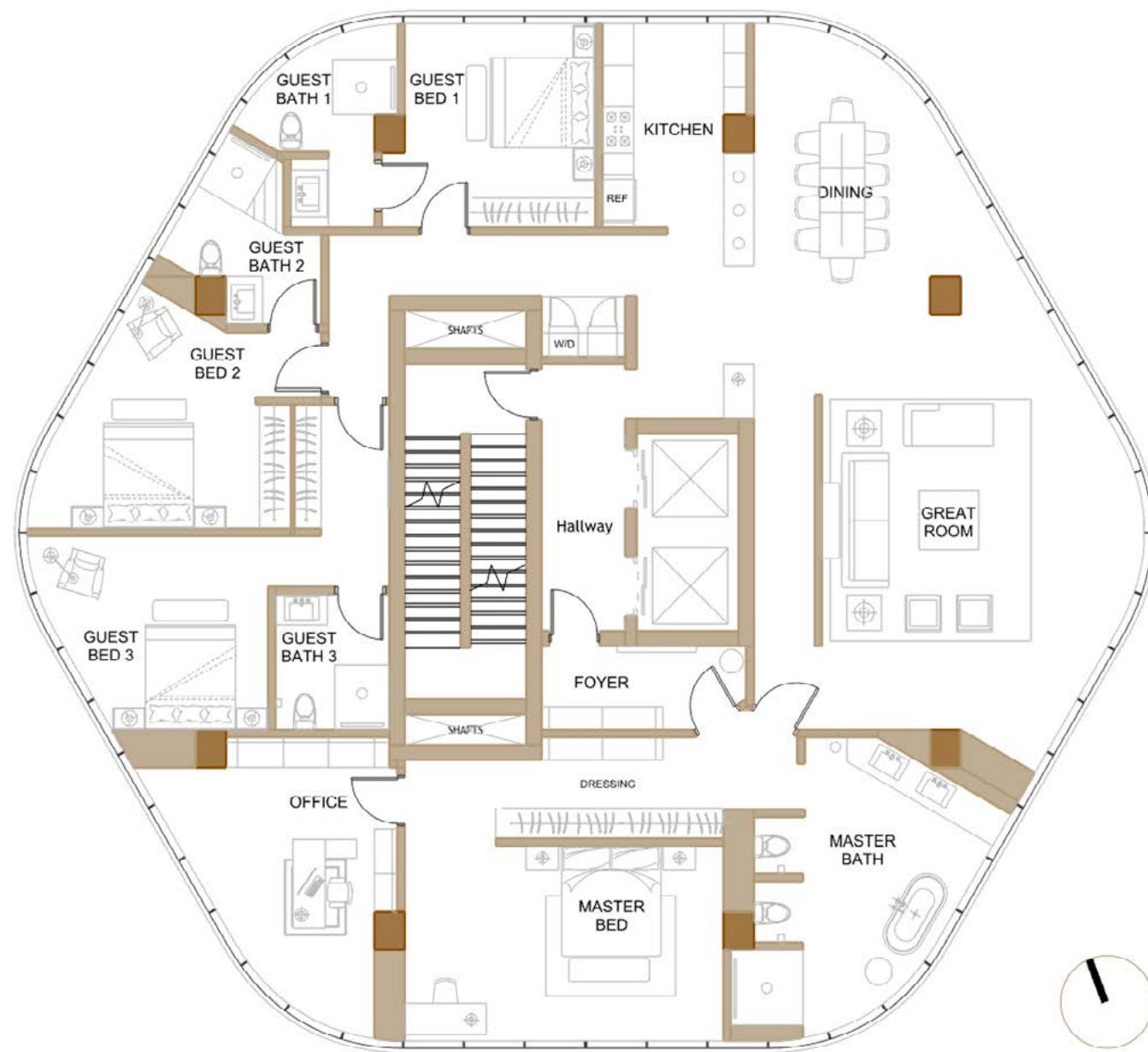
The Midtown South Mixed-Use Plan (MSMX) seeks to foster vibrant, 24/7 mixed-use neighborhoods across 42 blocks of Midtown South.

New Jersey

Surrounded by a diverse mix of commercial, cultural, and institutional facilities, the site benefits from a highly accessible transportation network, including multiple subway lines and commuter rail connections.





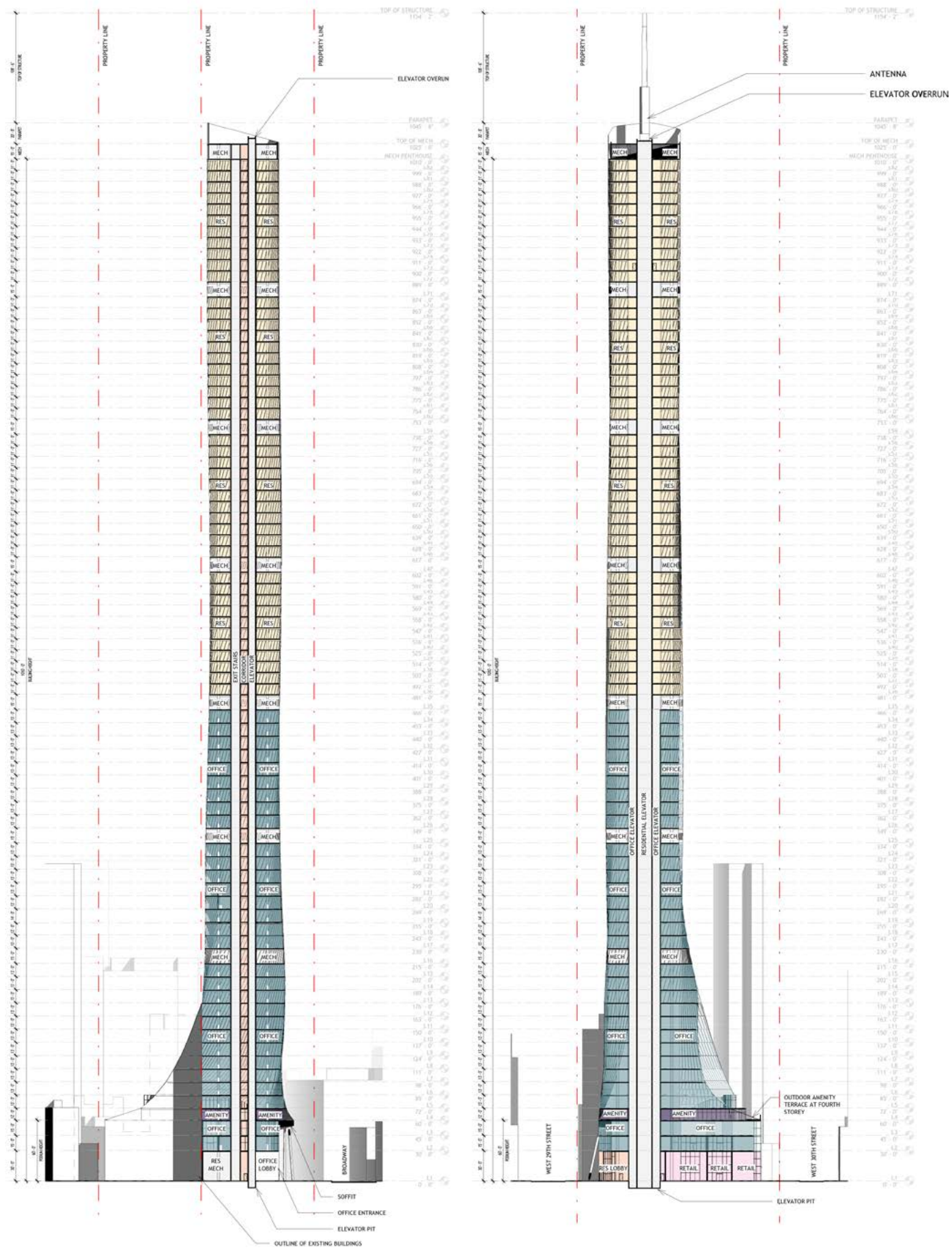


4 BEDROOMS | 4 BATHROOMS | 3,402 sq ft

72nd Floor

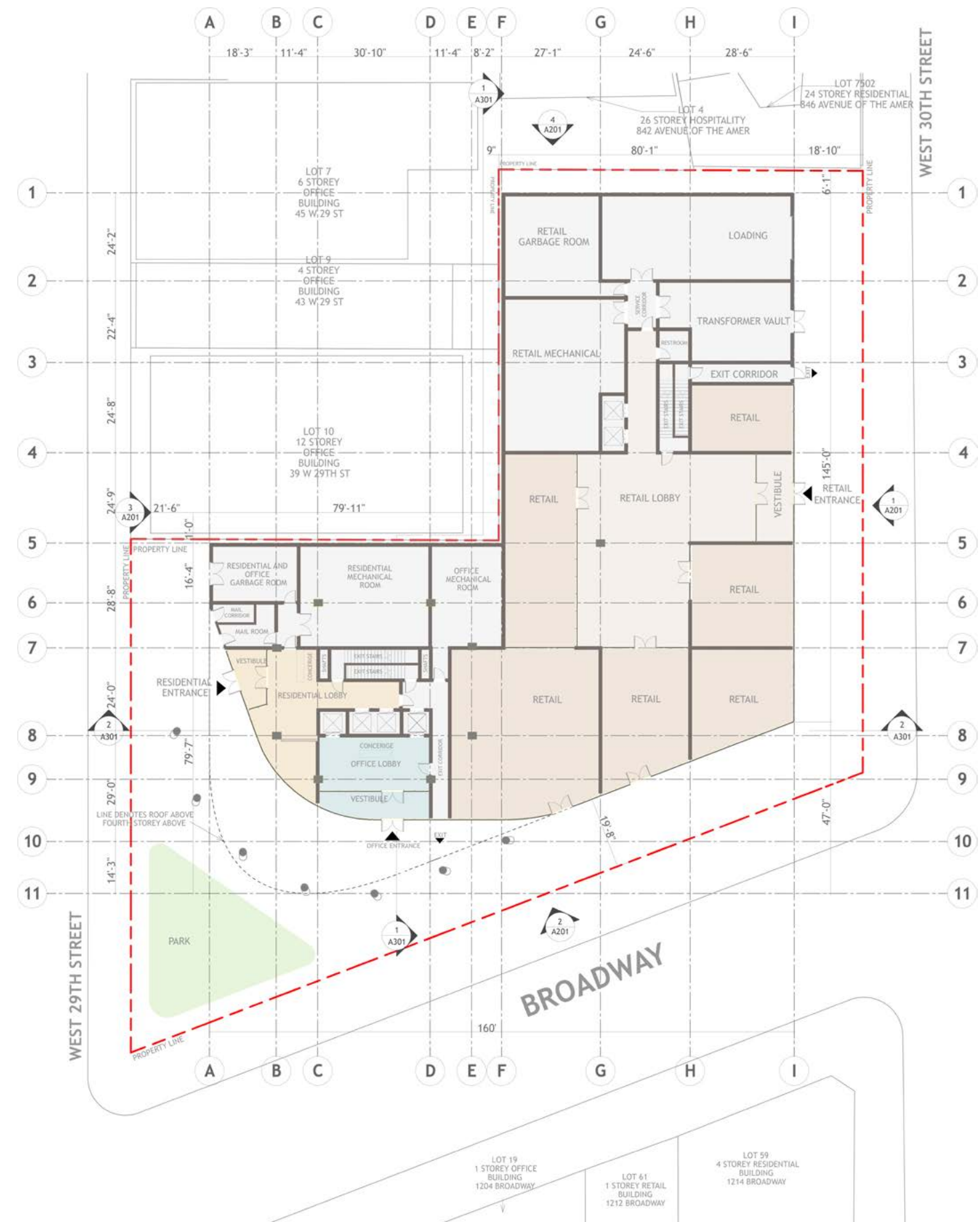


Living room faces east with views of the Empire State Building and the vast skyline



South-North Cross Section

East-West Longitudinal Section

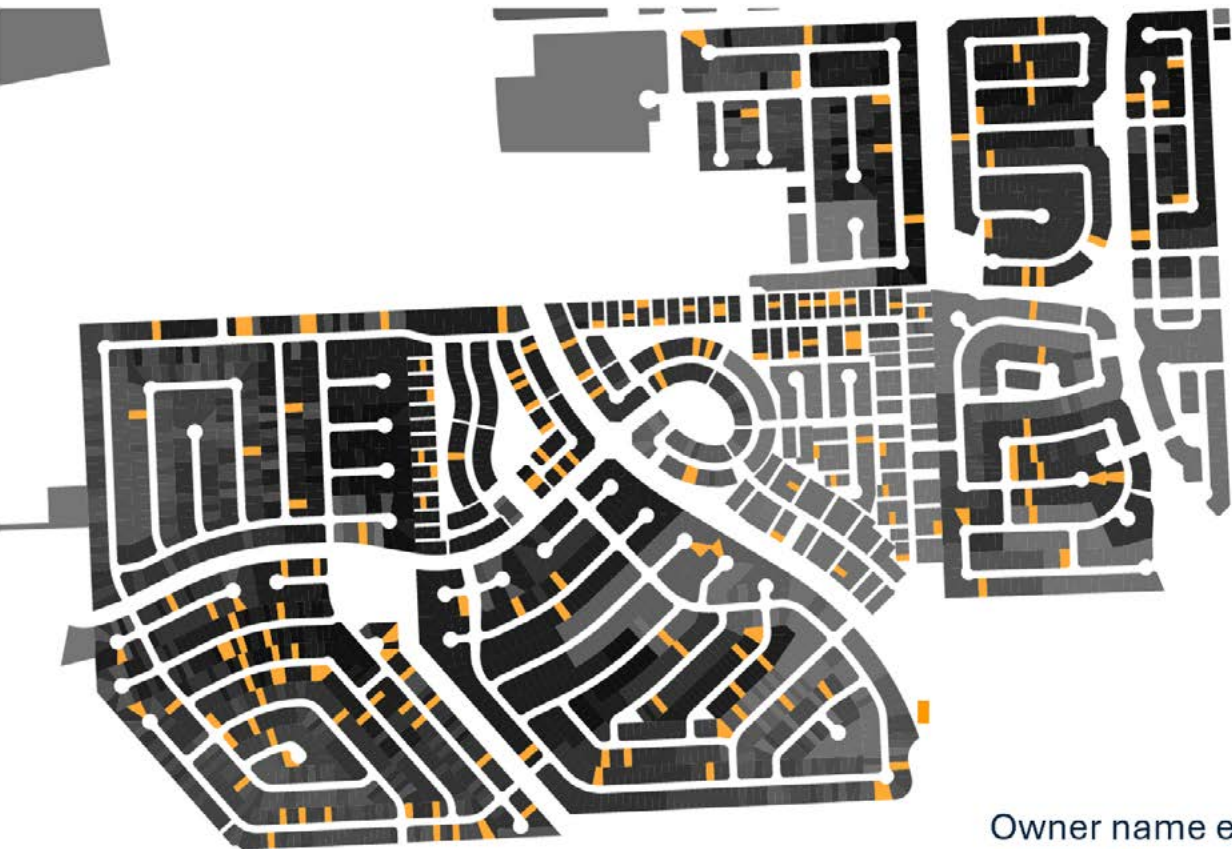
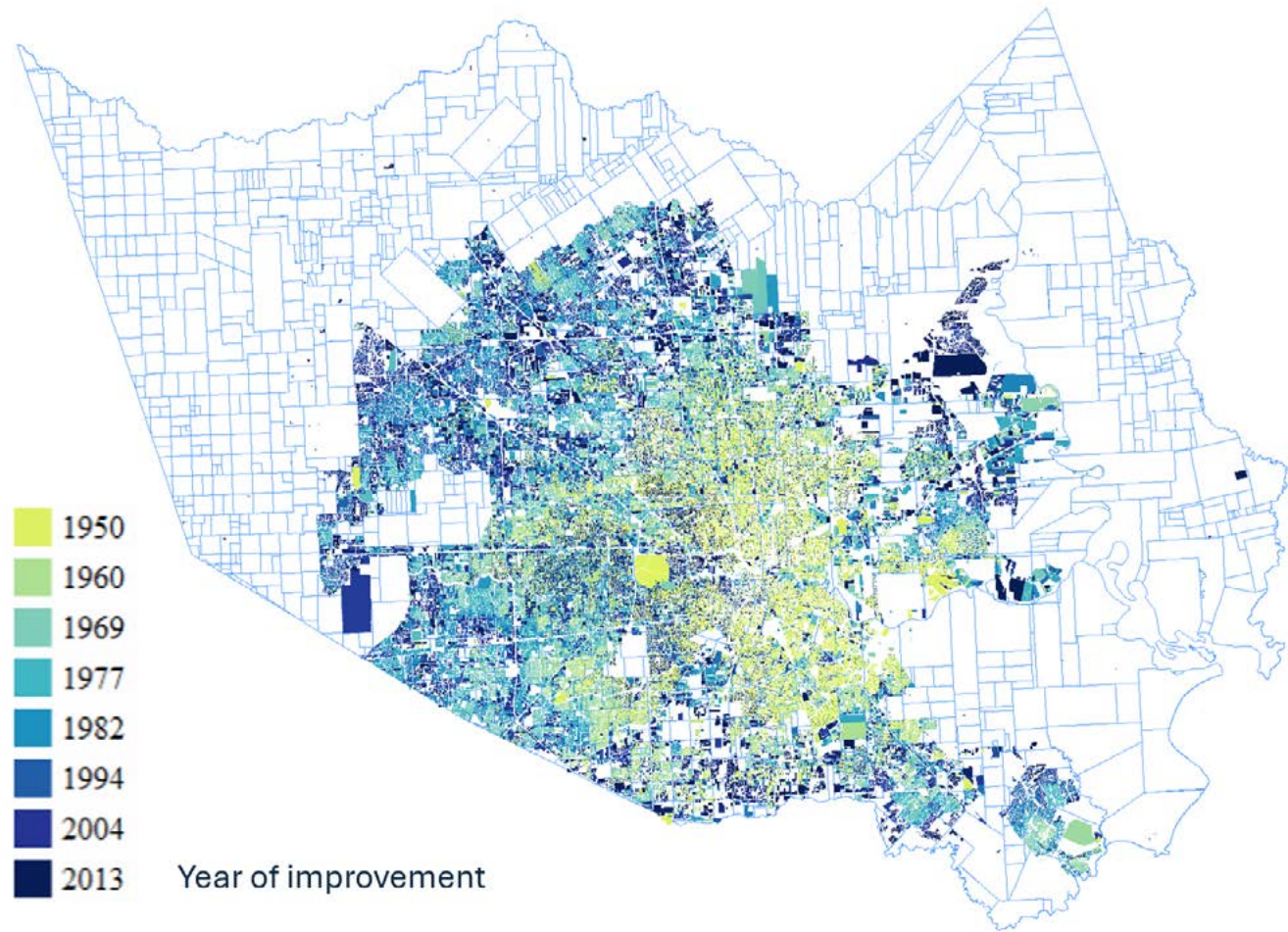
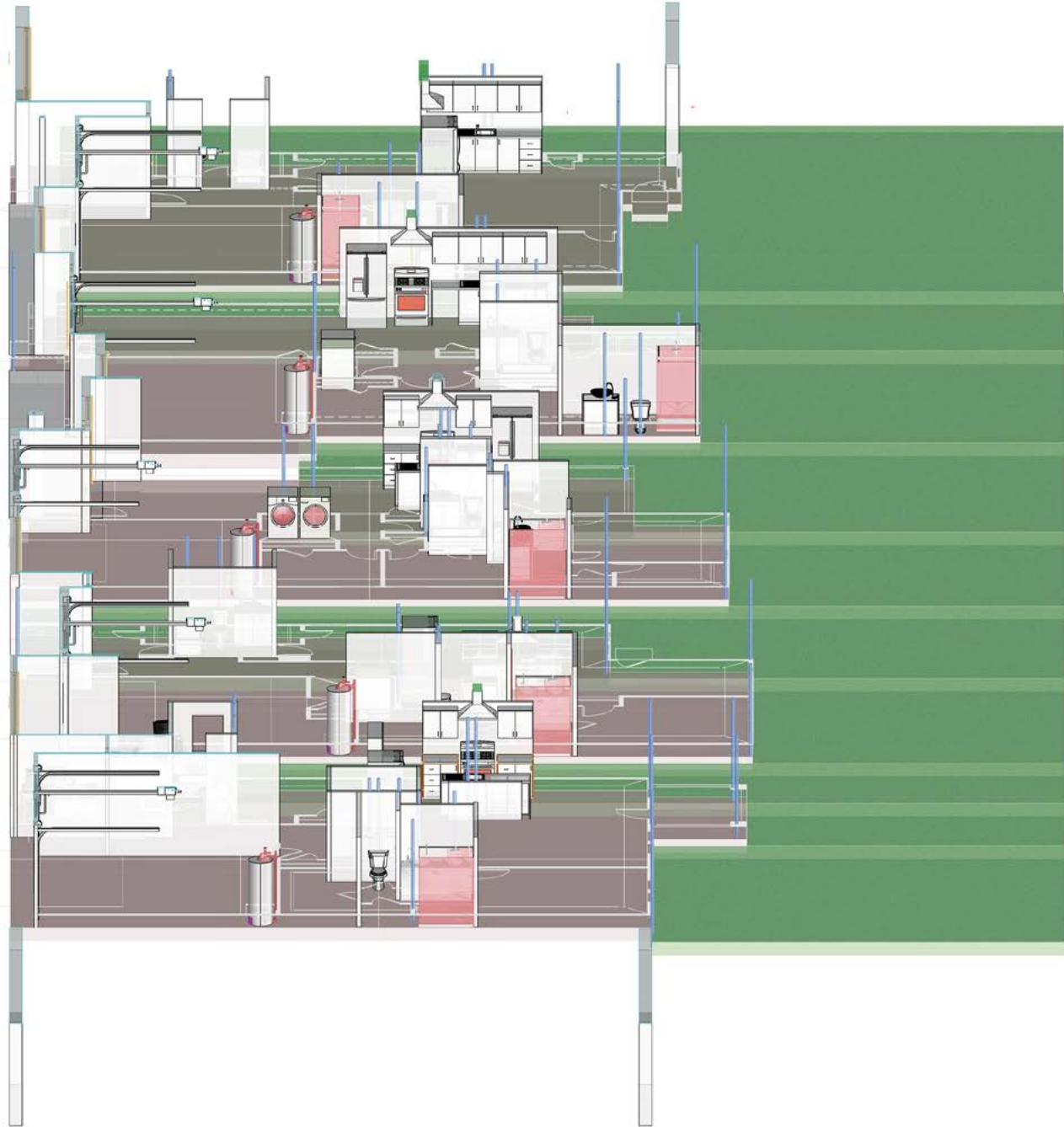


Ground Floor Plan

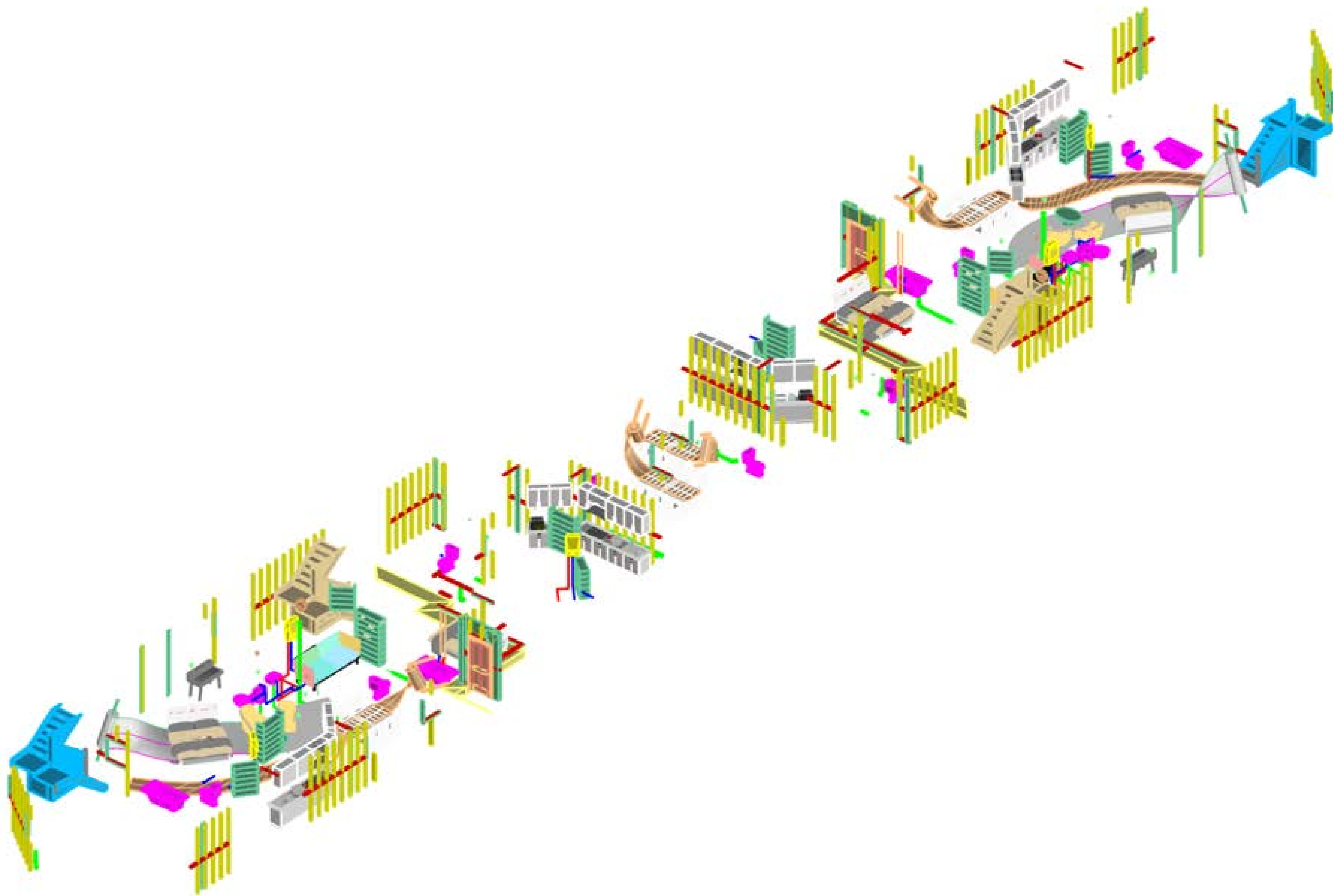
**FUTURE'S FUTURE
THE PUBLICITY DEPARTMENT**

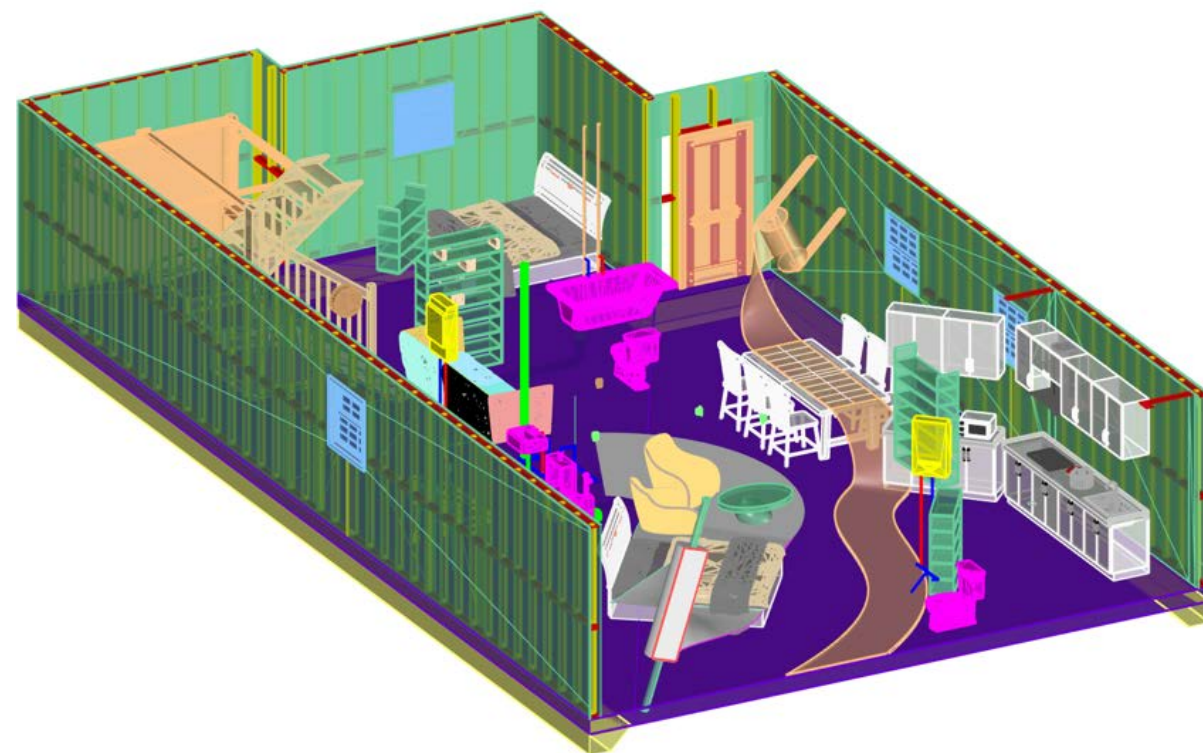
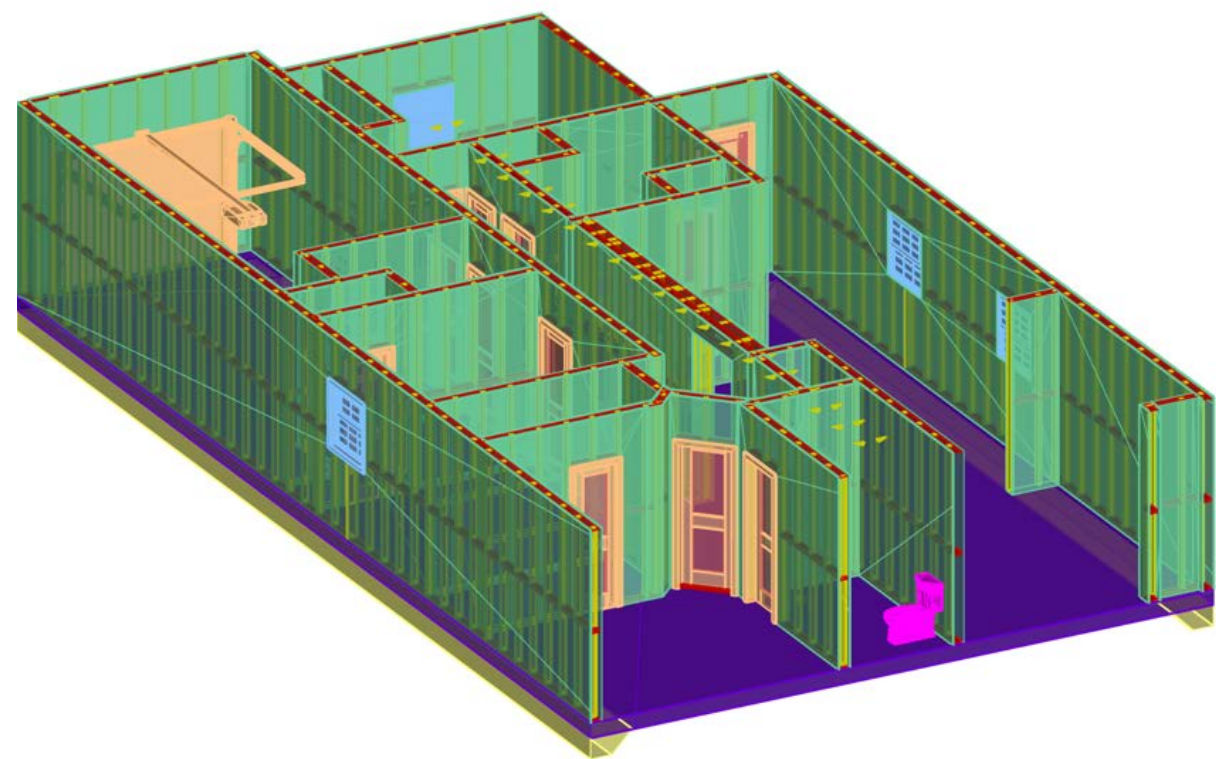
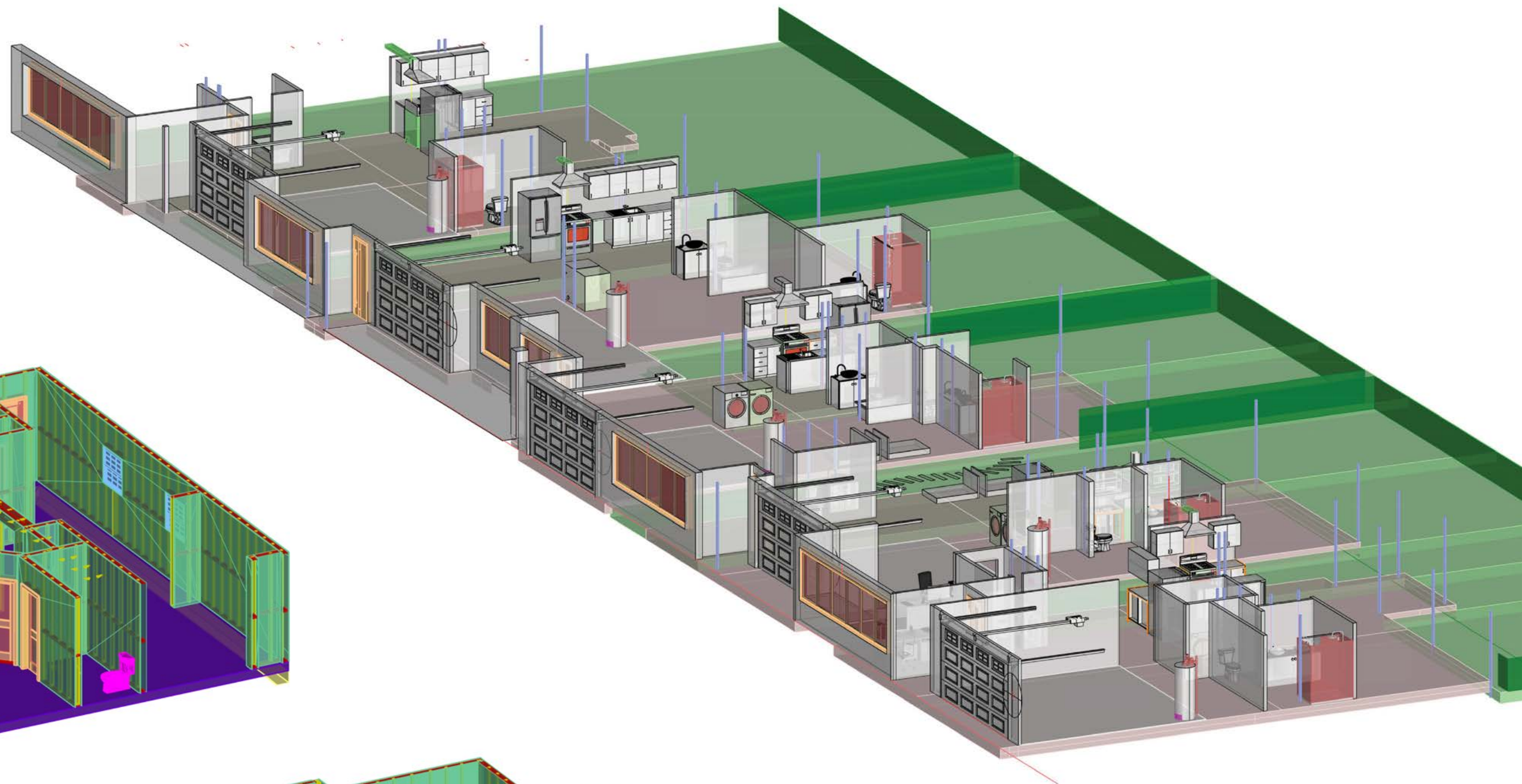
Summer 2024
Individual Work

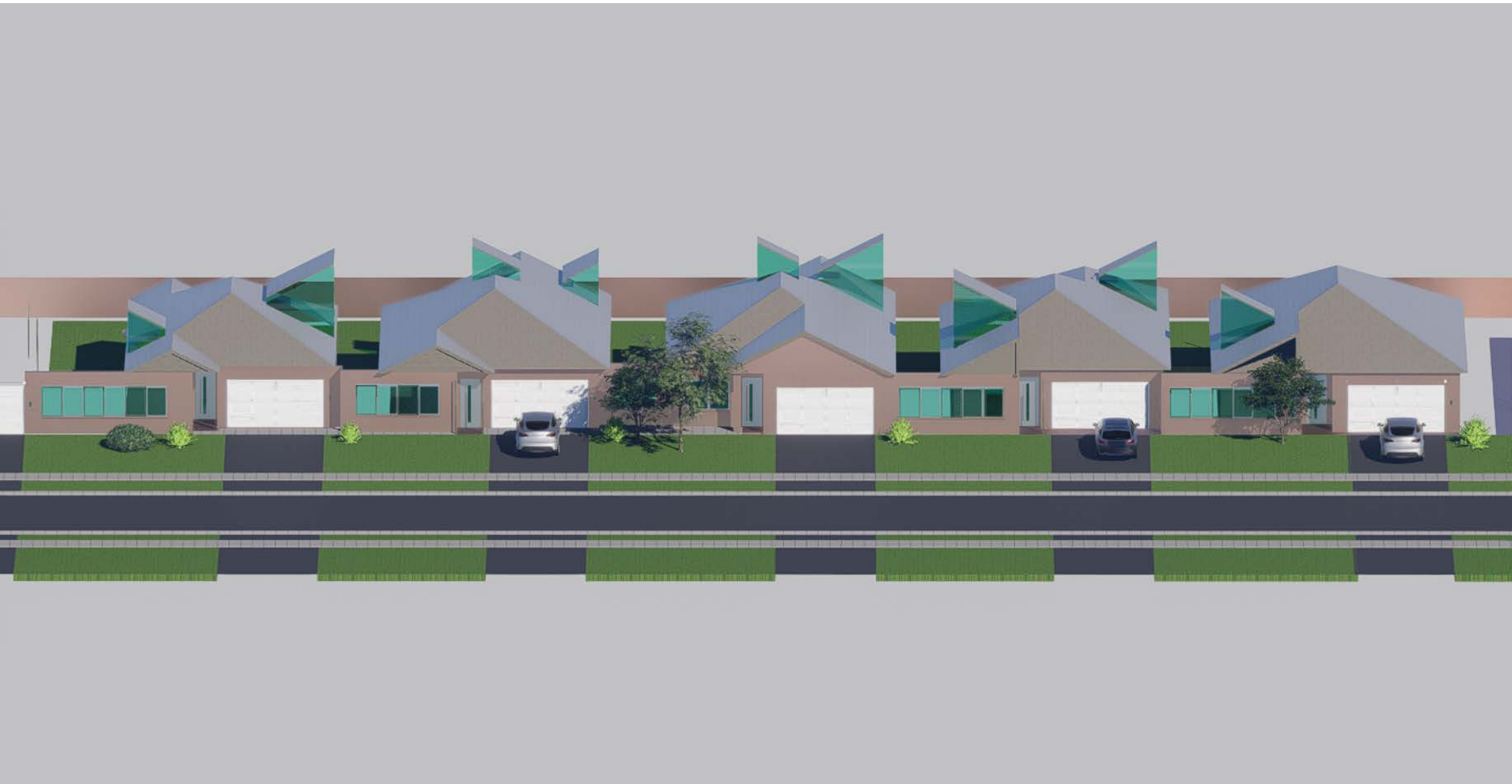
Site Location: Freedom Plaza, New York



Owner name ends with **LLC**
Tax year: 2025



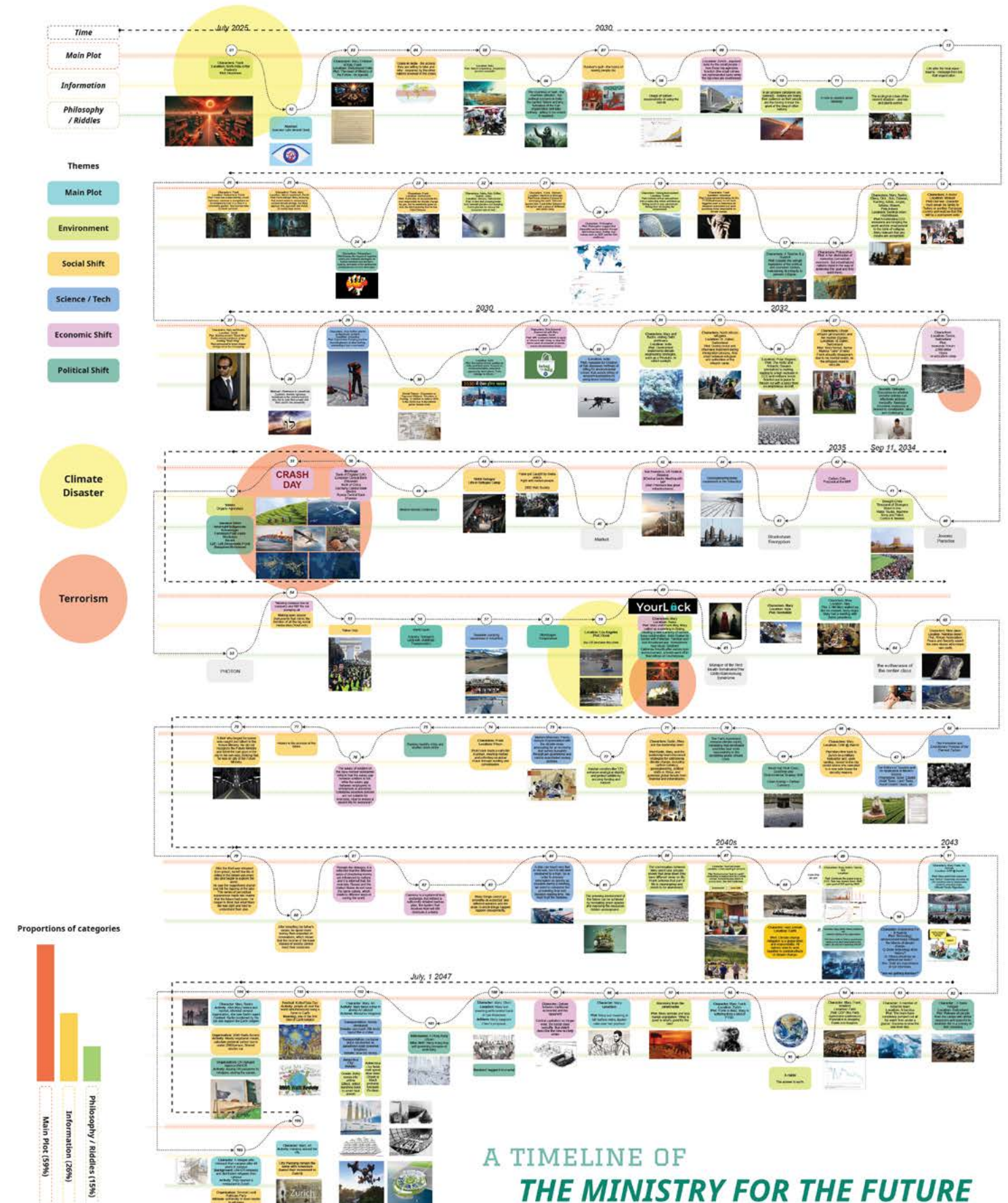




FUTURE'S FUTURE THE PUBLICITY DEPARTMENT

Summer 2024
Individual Work
Instructor: Dan Wood

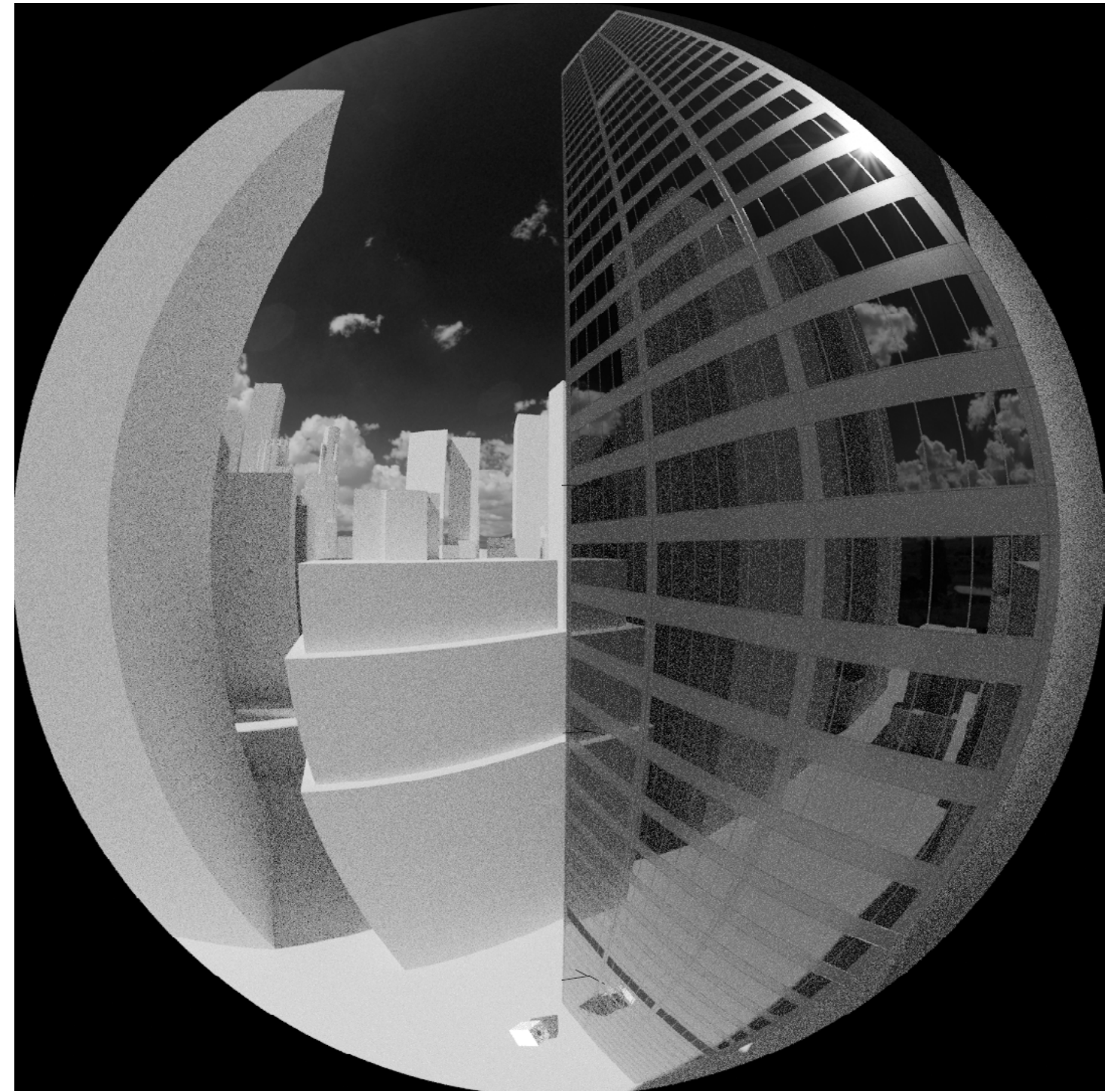
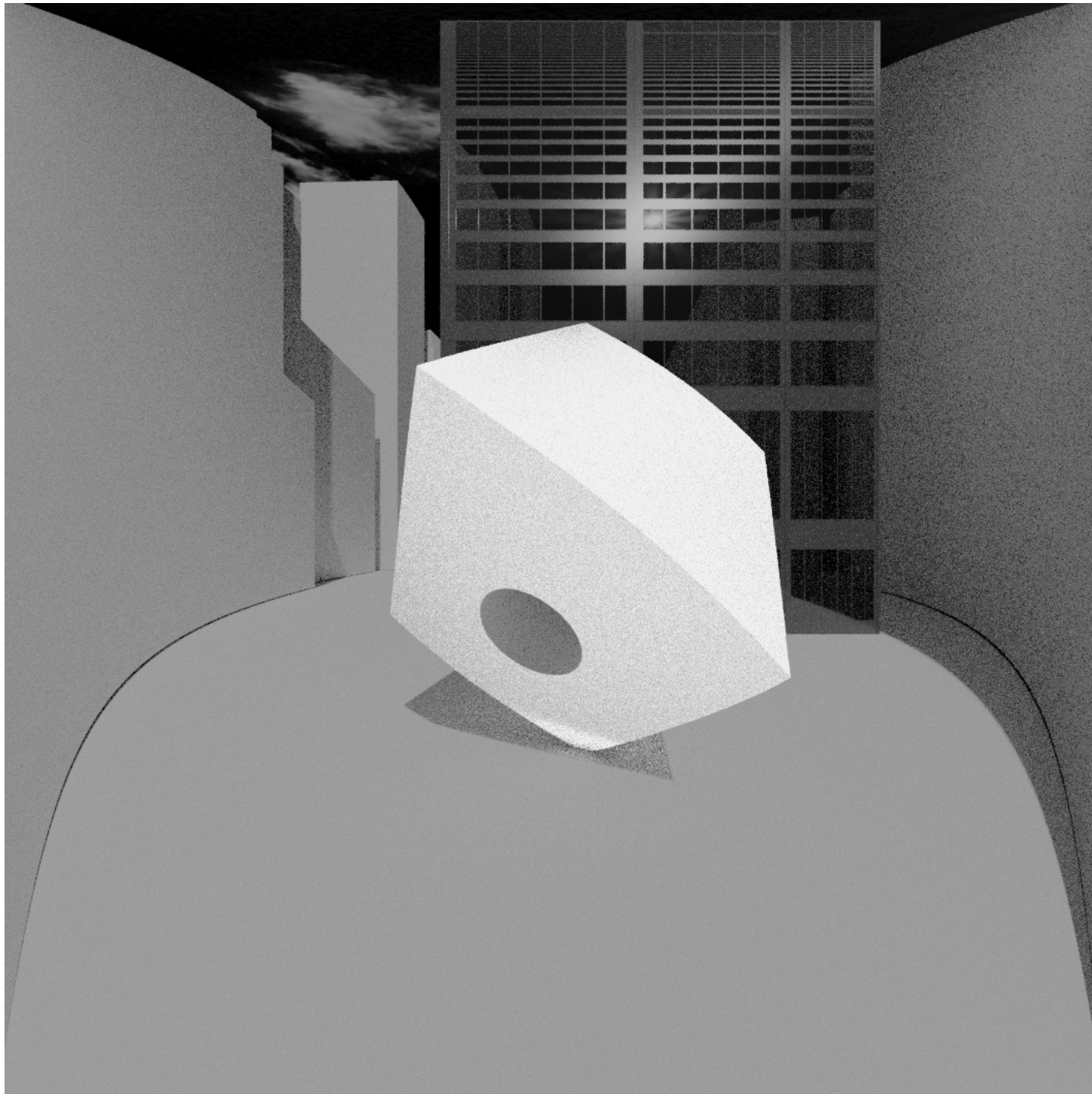
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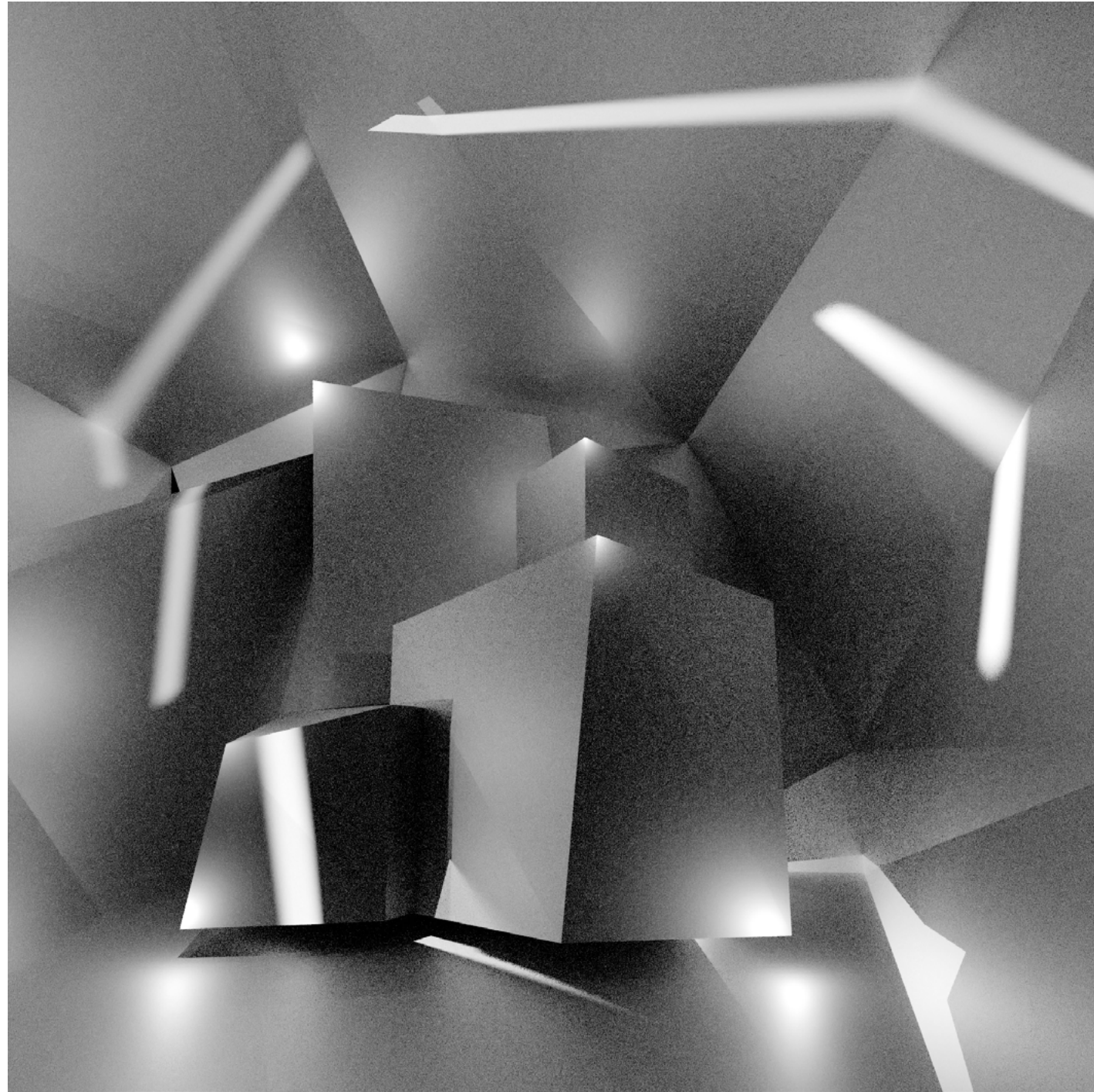
05

RENDERING SYSTEM

*Fall 2024
Individual Work
Instructor: Seth Thompson*



Assignment 1



Assignment 2



Assignment 3



Final



