



POLITECNICO
DI TORINO

Honors thesis

Architettura, costruzione, città.

Abstract

Manhattan: Air Rights

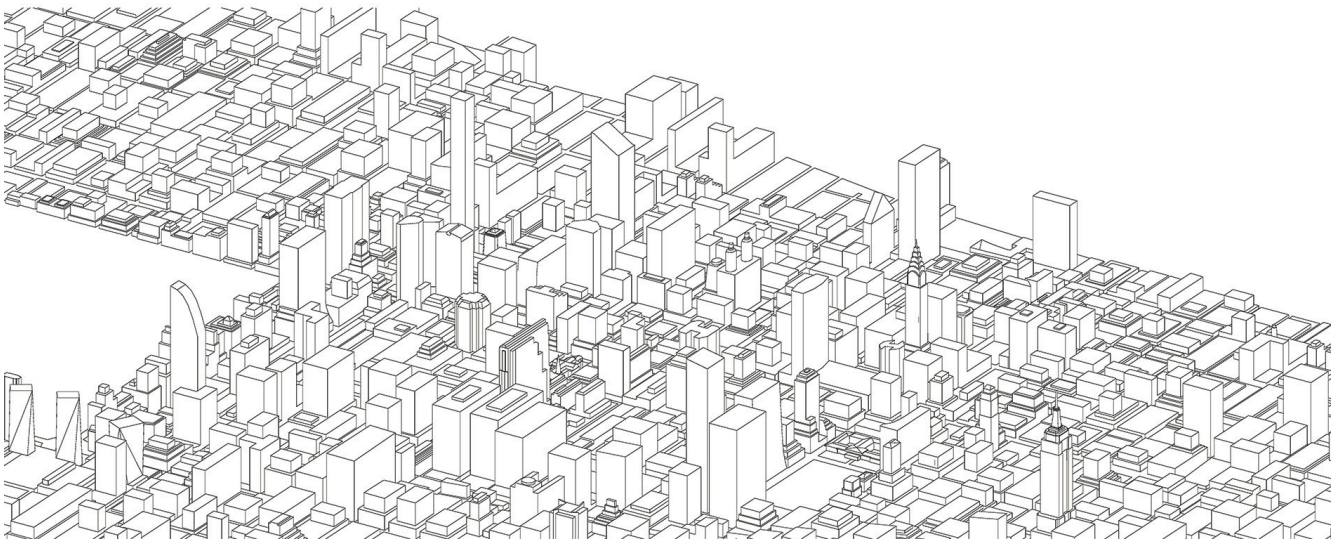
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by

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Through our experience in Manhattan, we have seen several projects, comparing ourselves with multiple sectors' actors (architects, engineers, developers, planners, real estate agent and contractors) and tried to cull the dynamics that have brought to be the city that we can see today.

From this, the desire to examine New York's urban system as an archetype of the metropolitan system and as "vertical" city.

Examining habits of Manhattan:

- Regulations
- Thickness
- Urban politics
- Estate demand

These purposes guided the research to focus on the rule that has and continues to govern the vertical growth of the island.

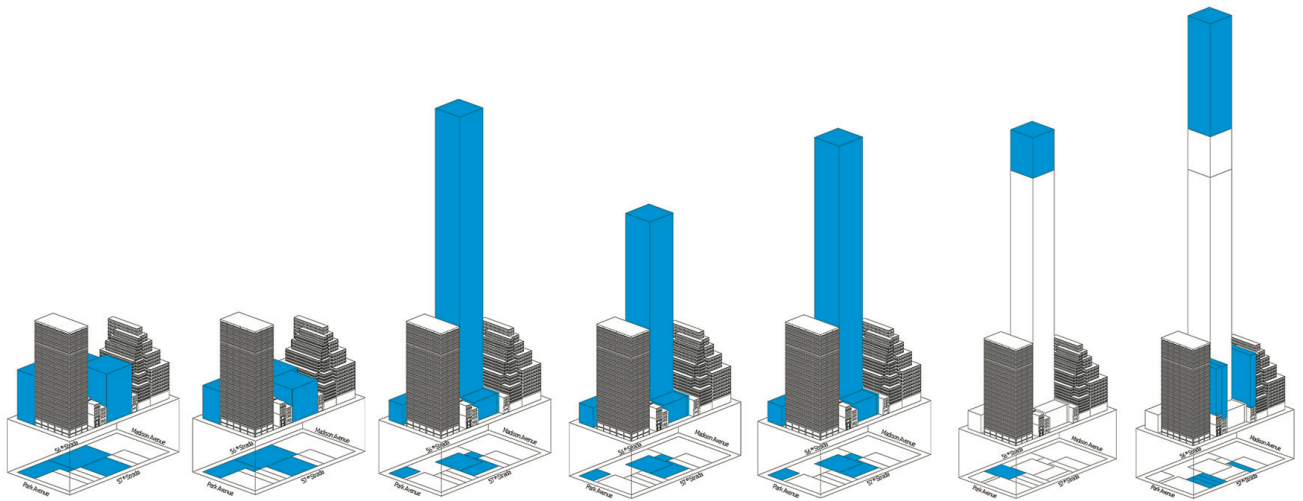
Air rights: transfer of unused rights, the central theme of our thesis.

The analysis focuses on the reasons and influences that drives the island to a continuous growth.

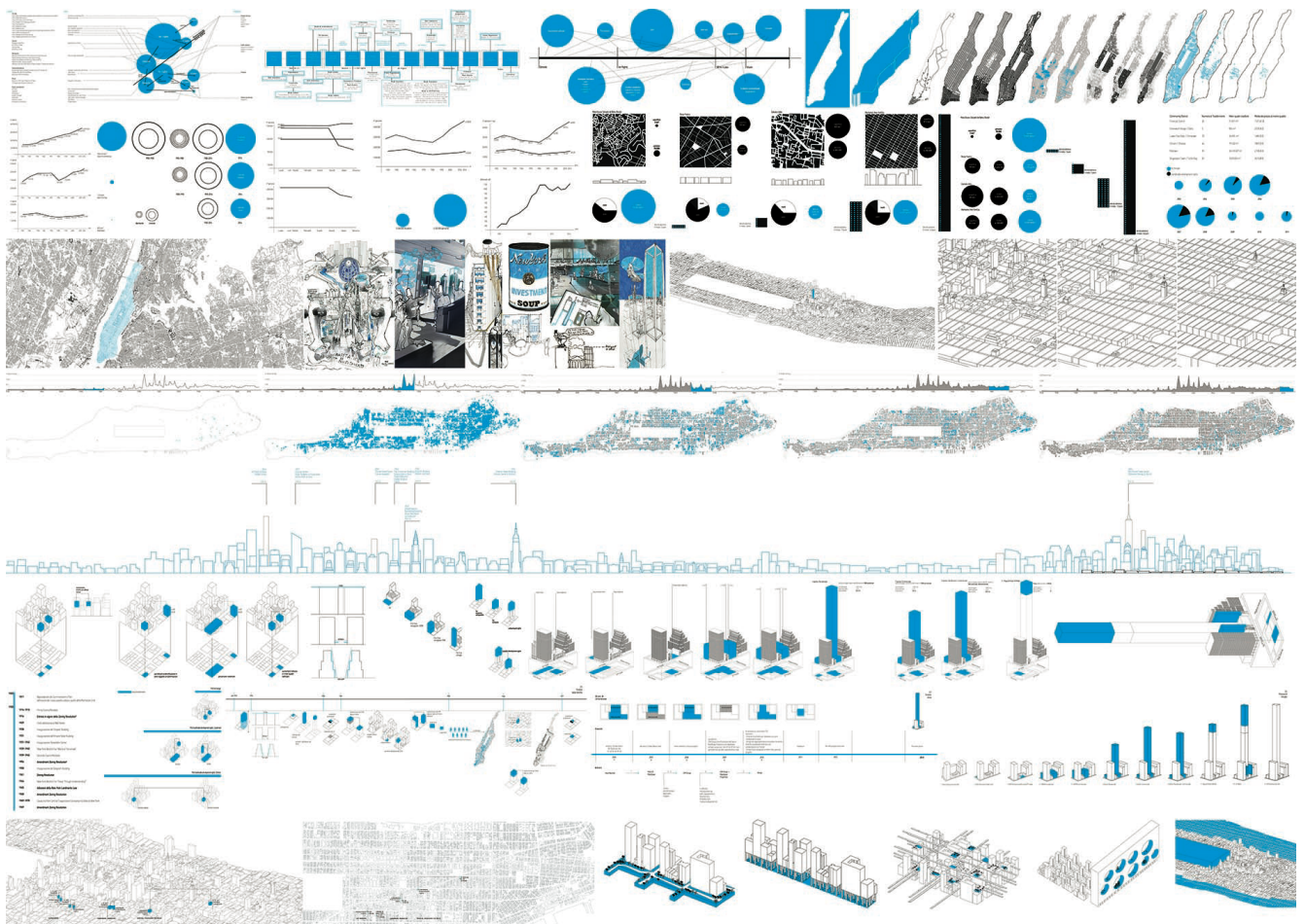
All the concepts and the results of our research had been rescript in a common graphics.

Thought these analysis we had found the strategies that describes Manhattan's densification.

The lowest common denominator of these techniques is the transfer of unused square meters (Air rights): the subject is studied through definitions, historical analysis, methodological and case studies, investigating the consequences on architectural design.



The aim find supported the actual project: 432 Park Avenue, residential skyscraper. This case highlights the law as a tool for the negotiation of a project shape although. This thesis tries to understand the last ten years urban regulation of New York, examining the Air rights' tool from the past to the future development.



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