



HOURGLASS

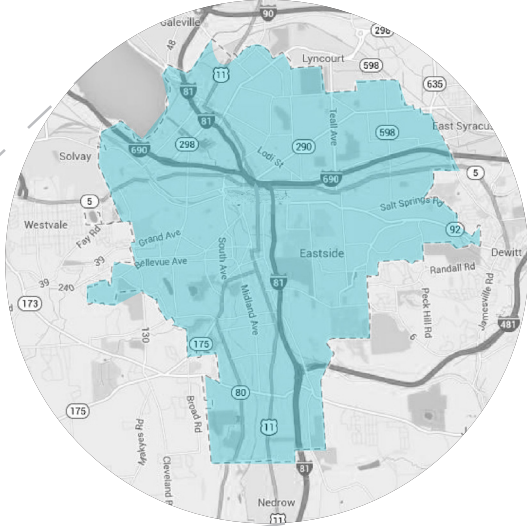
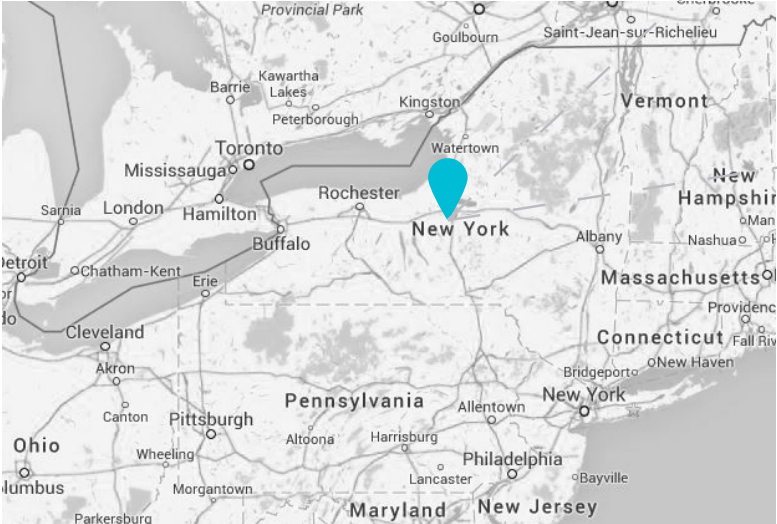
CAFE - RESTAURANT - LOUNGE - HOOKAH



HOURGLASS ADAPTIVE REUSE PROJECT PROJECT OVERVIEW

As designers, adaptive reuse projects provide the ability to create something new while preserving the past. This project covers the scope of Hourglass, a new cafe, restaurant, and lounge on the first floor and basement of the recently renovated Wilson Building in Syracuse, New York. The Wilson Building is part of the Pike Block development. Pike Block is the leading development project in downtown Syracuse, converting four historical adjacent buildings into 68 apartments and 35,000 sf of commercial space.

SITE LOCATION
SYRACUSE, NEW YORK



DEVELOPMENT TRENDS IN
DOWNTOWN SYRACUSE



ARTS & CULTURE



SHOPPING



PARKS



SECURITY



TRANSPORTATION



RESIDENTIAL



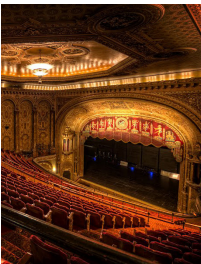
ACADEMICS



DINNING



Syracuse has over 10
Museums and Event
Spaces.



\$40.7 Million
in untapped market
product opportunities.



You will see at least 1
park within a 5 minute
walking radius anywhere
in downtown Syracuse



70% feel that
Syracuse is safe
all or most of the
time.



11,000
Garage Parking Spots



500 New Units
Underway



Over 40% living
downtown are associated
with universities and
medical institutions



82 Restaurants
in Downtown
Syracuse



27,000

Downtown Employees

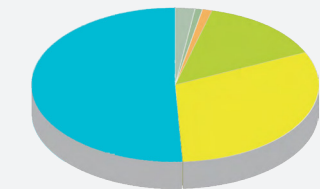
66% of residents between
25 and 34 years of age have a
**Bachelor's degree or
higher.**

\$43K - \$53K

Mean Income

37 %
Ages 25 - 34

51% White
31% African American
14% Asian
1% AIAN
1% Other Races
1% Mixed Race



2,700

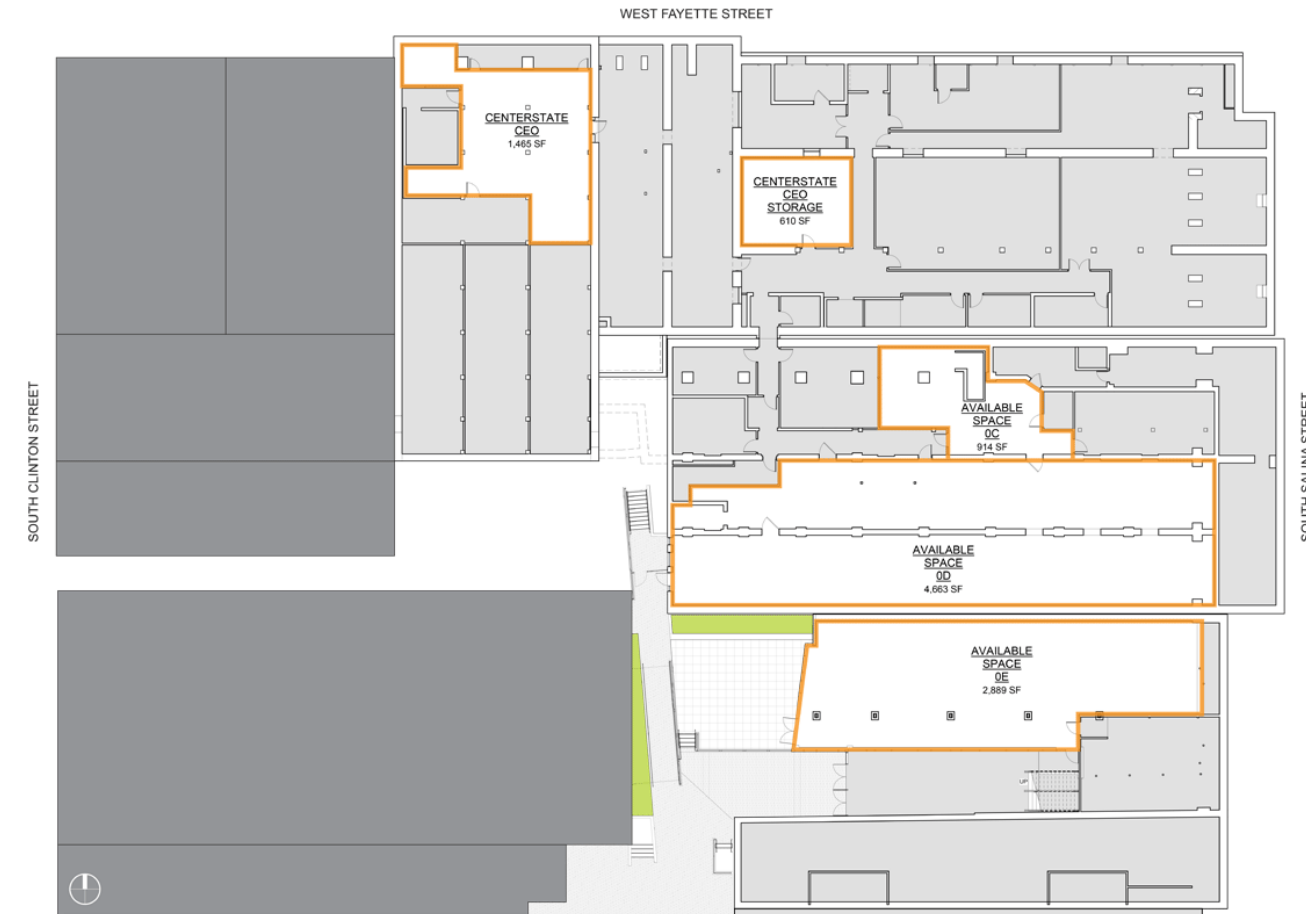
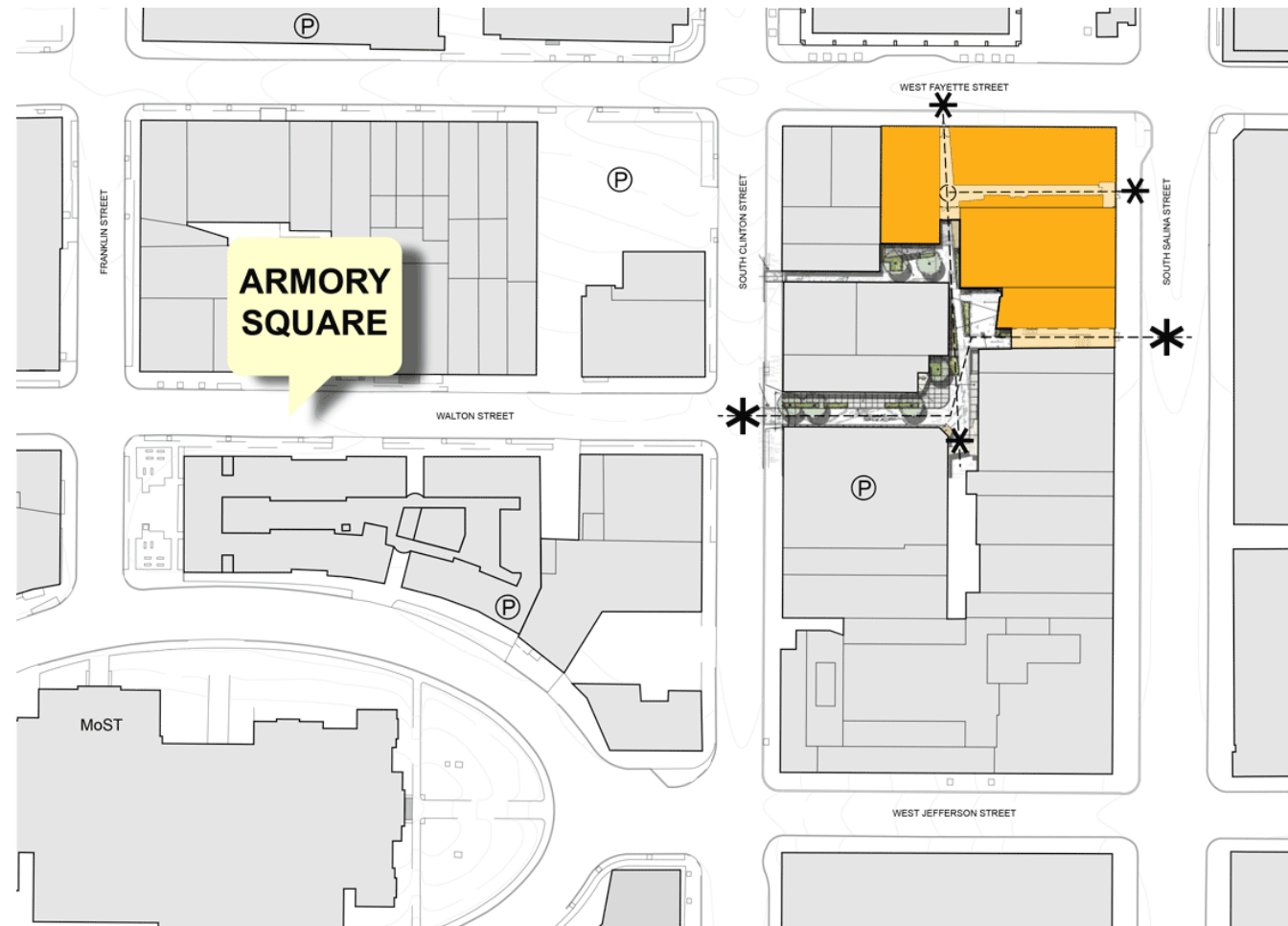
Downtown Population

DEMOGRAPHIC BREAKDOWN OF
DOWNTOWN SYRACUSE



WILSON BUILDING FIRST FLOOR & SOUTH SALINA STREET

The facade of the Wilson building faces South Salina Street, one of the busiest and most central corridors in Downtown Syracuse. This pedestrian heavy area provides great accessibility for a new restaurant and cafe. A staircase will be built into the sidewalk to provide access from South Salina Street to the lounge in the basement. Hourglass utilizes spaces 1C and 1D on the plan to the right.



WILSON BUILDING BASEMENT & BACK ENTRANCE

The basement of the Wilson building is open to a public courtyard connected to Armory Square, the heart of Downtown Syracuse. Because of it's remote location, the basement provides a great opportunity for nightlife activity. There are currently no hookah bars in Downtown Syracuse, providing a perfect opportunity for a new lounge and hookah bar. Hourglass utilizes spaces OC, OD, and OE on the plan to the right.



PIKE BLOCK FACADE
BEFORE & AFTER



WILSON BUILDING FACADE

HISTORICAL PRECEDENTS



METAL ELEVATOR SHAFT

The original design included black metal grates that covered the elevators. The lounge and hookah bar incorporate a similar material onto columns and walls.



COPPER METAL

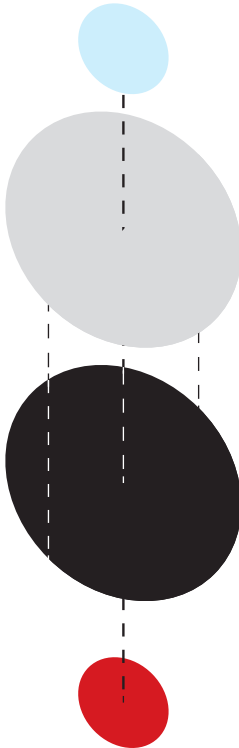
The original design included copper finishes on pipes, walls, and ceilings. All of the spaces incorporates copper into finishes and accessories.



ARCHES

The original design included arch passageways. The design of the lounge and hookah bar was inspired by the organic shape of the arches.

CONCEPT



CAFE

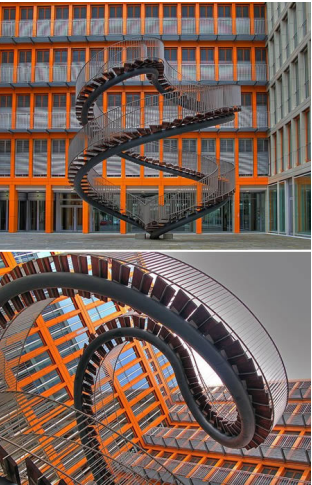
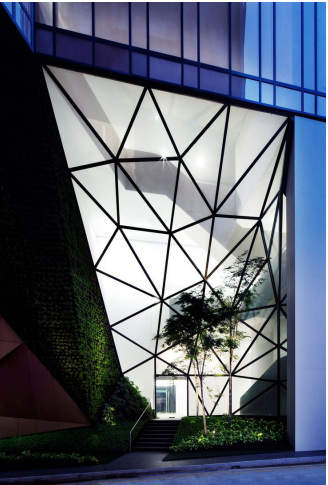
RESTAURANT

LOUNGE

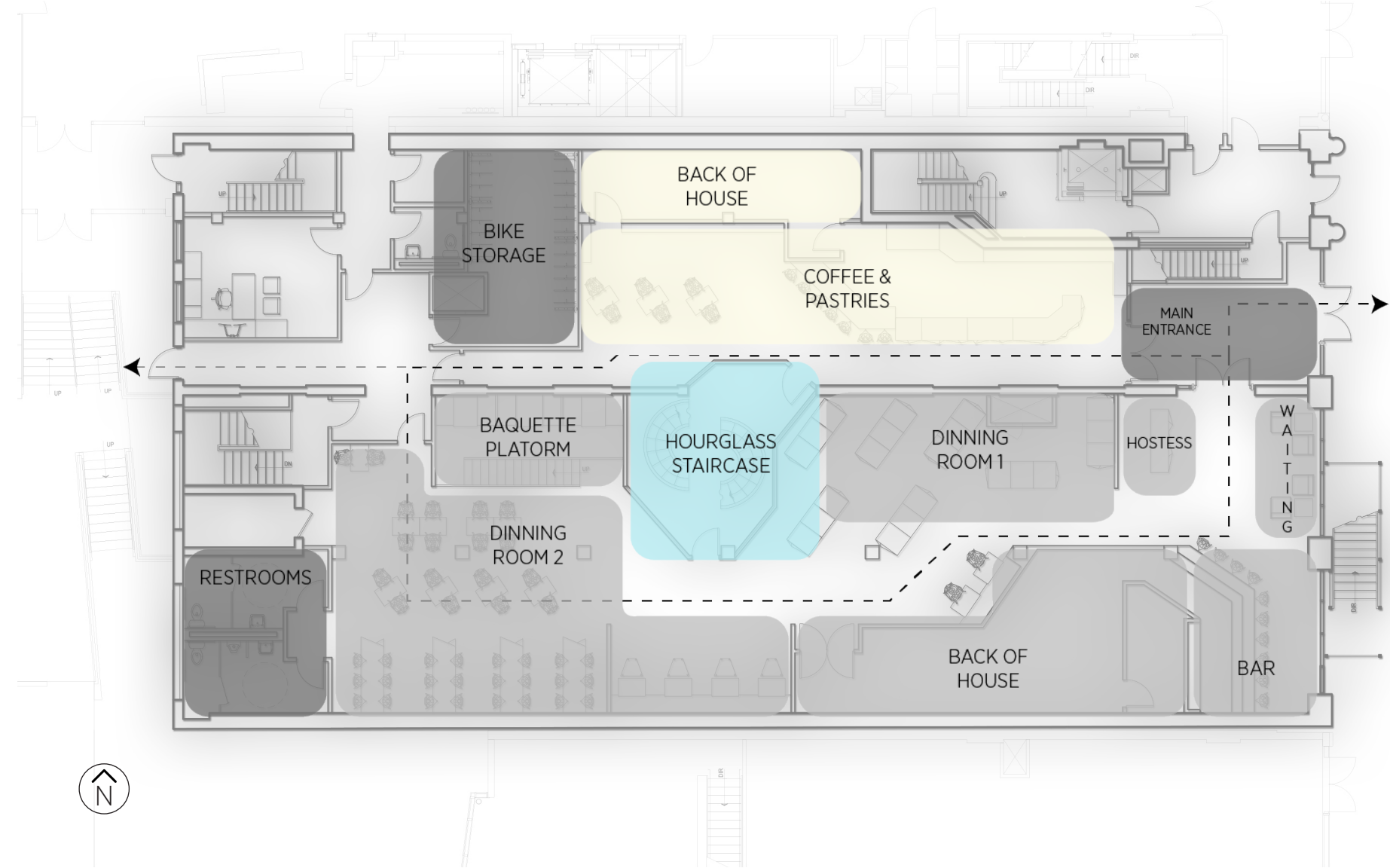
HOOCAH

Hourglasses is inspired by the perception of warped time through geometry. The restaurant and cafe are expressed through geometric representations of warped time, while the lounge and hookah bar are inspired by organic shapes. The warped perception of time originates from the clash of new and old that embodies the Wilson Building. The main feature of the entire facility is a double spiral staircase. This staircases connects the three spaces and provides a central core.

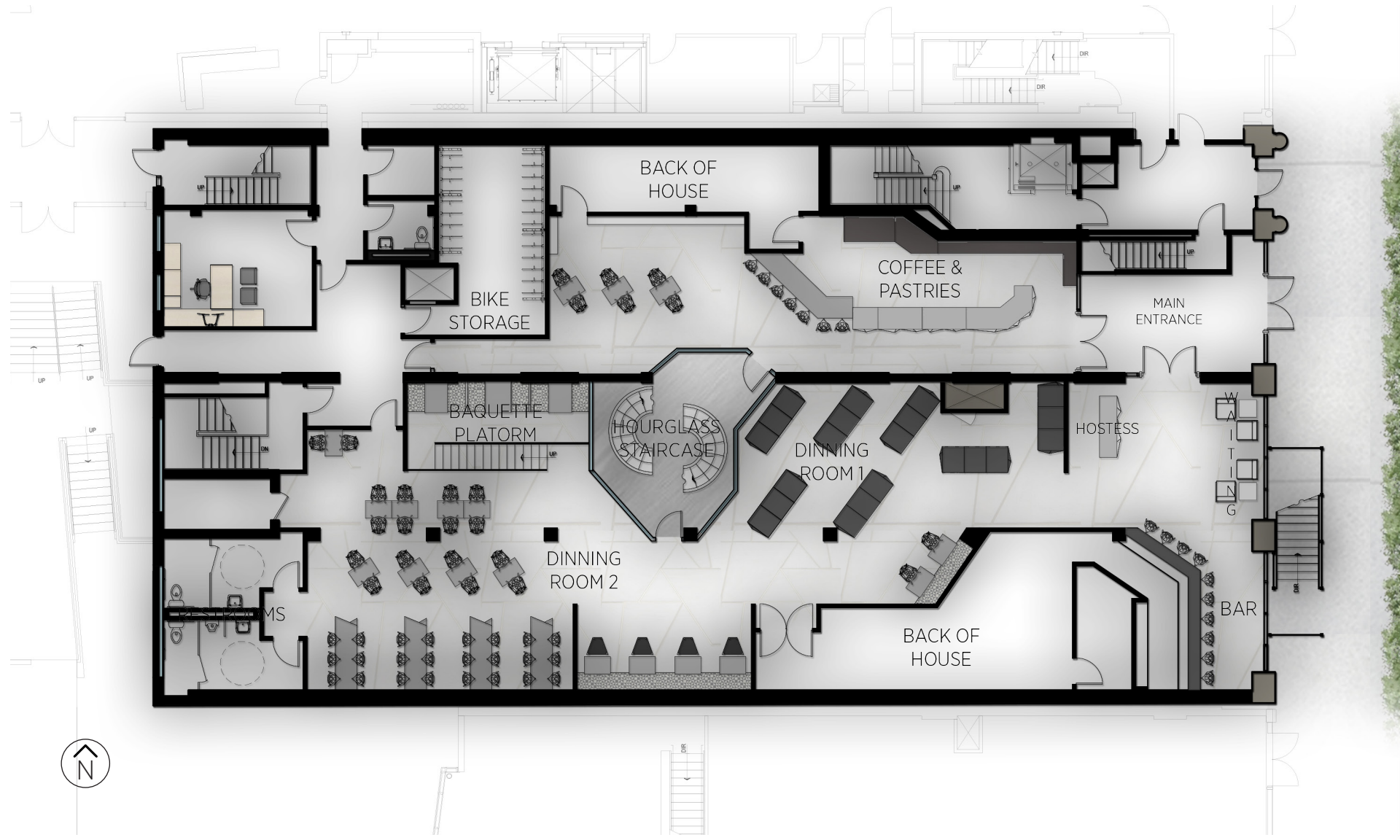
CORE STAIRCASE
“HOURGLASS”



FIRST FLOOR BLOCKING DIAGRAM
RESTAURANT & CAFE
SCALE: 1/16" = 1'0"



FIRST FLOOR PLAN
RESTAURANT & CAFE
SCALE: 1/16" = 1'0"



FIRST FLOOR: LEED POINTS



IEQ Credit 8.1: Daylight and Views- Daylight



MR Credit 1.2: Building Reuse Maintain Interior Nonstructural Components

MR Credit 6: Rapidly Renewable Materials



SS Credit 2: Development Density and Community Connectivity

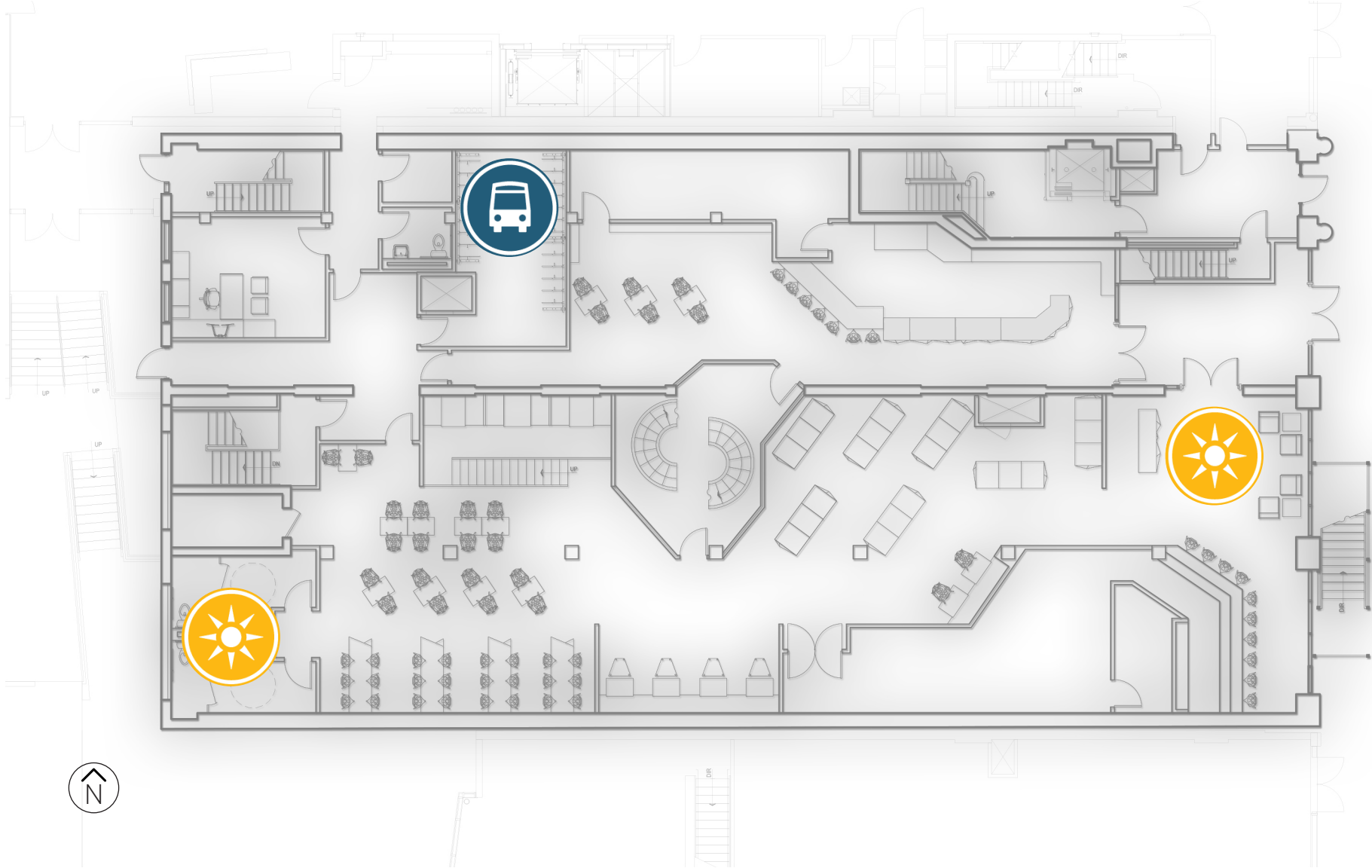


SS Credit 3.1: Alternative Transportation- Public Transportation Access

SS Credit 3.2: Alternative Transportation- Bicycle Storage & Changing Rooms



WE Credit 1: Water Use Reduction





EXISTING FIRST FLOOR: CAFE SPACE



EXISTING FIRST FLOOR: RESTAURANT SPACE

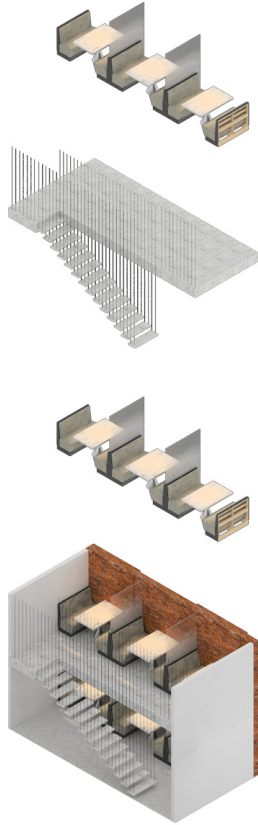
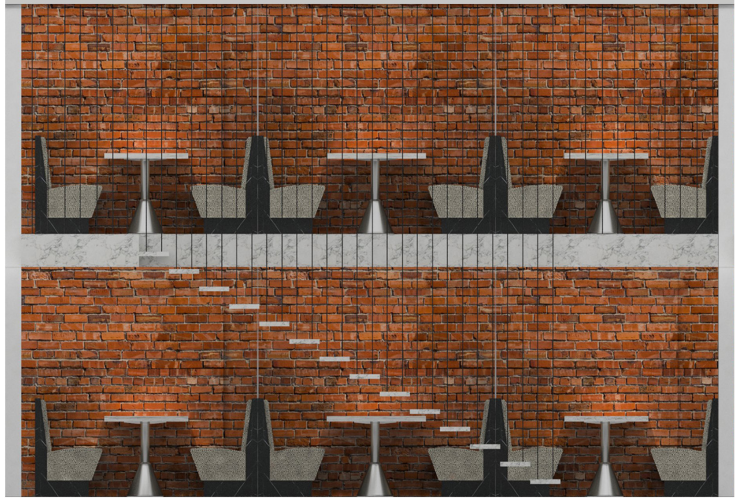
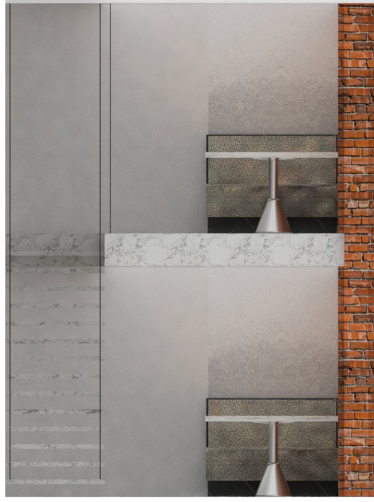




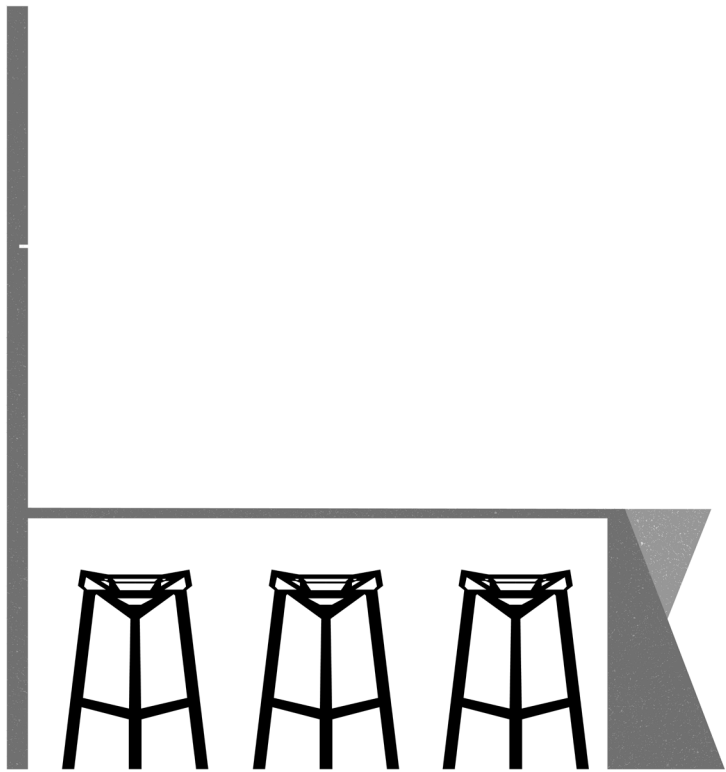
CAFE ELEVATION

RESTAURANT RENDERING





BANQUETTE FEATURED AREA:
FLOOR PLAN / SECTION / ELEVATION / EXPLODED AXONOMETRIC



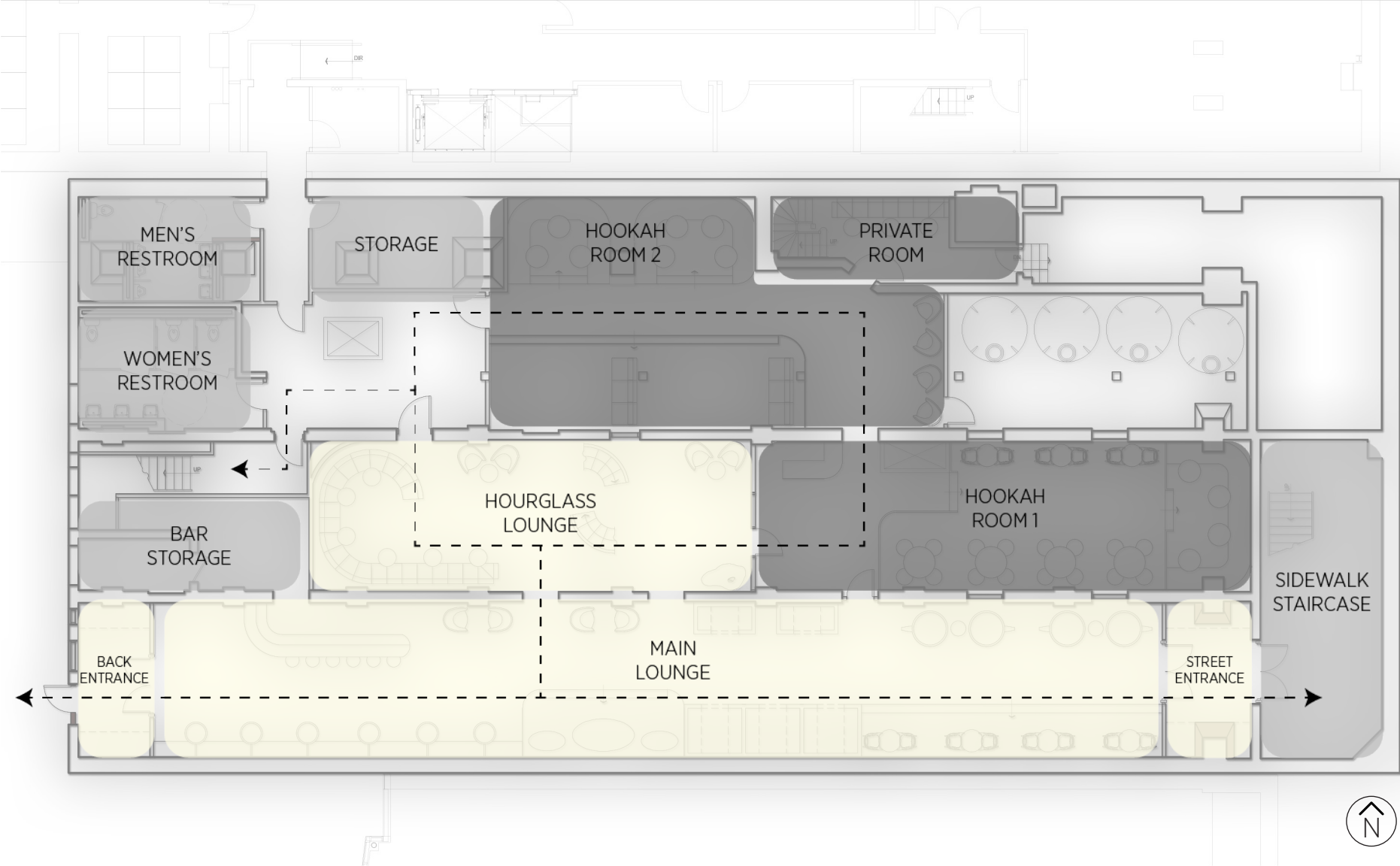
MILLWORK DETAIL



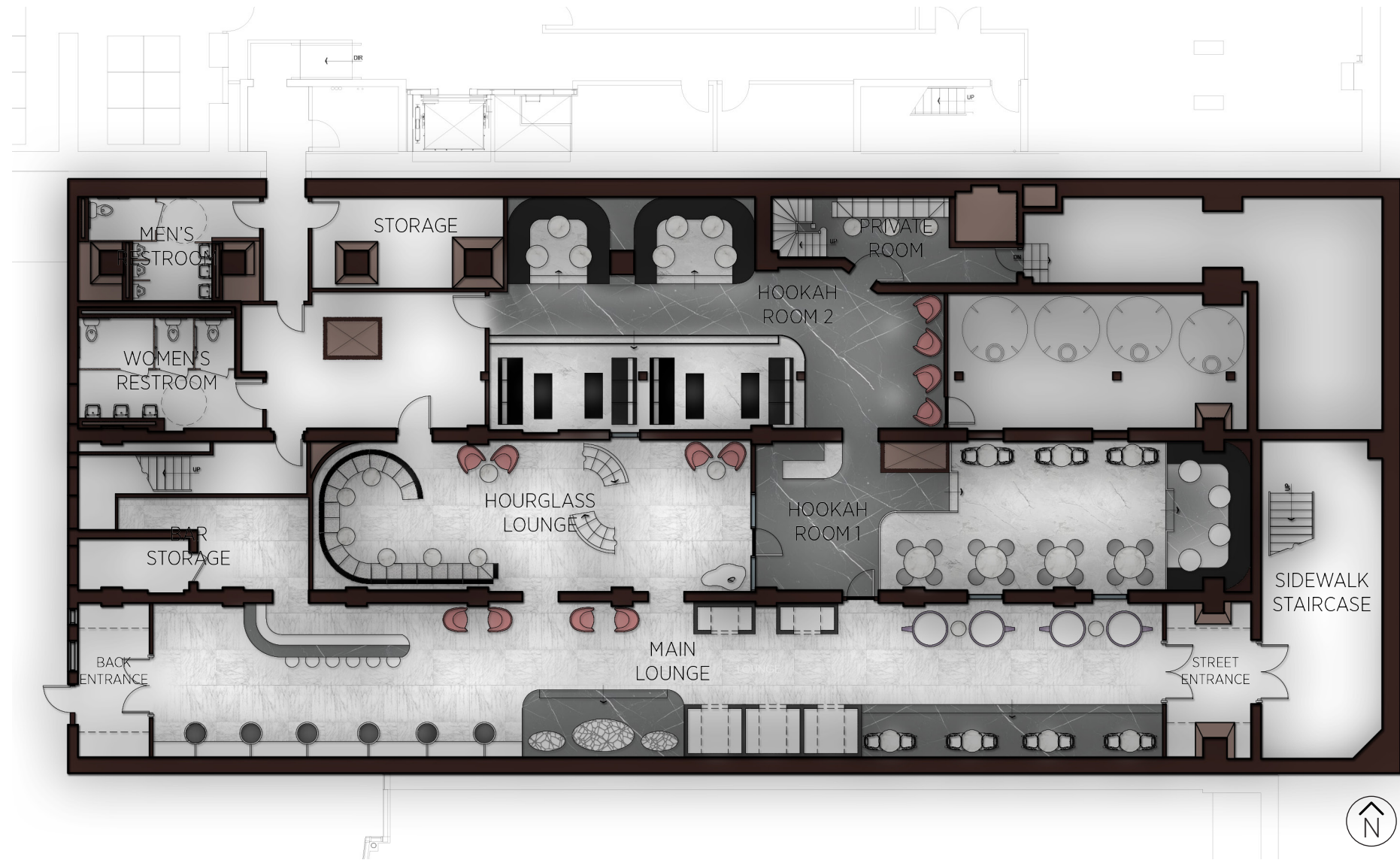
RESTAURANT AND CAFE FF&E



BASEMENT BLOCKING DIAGRAM
LOUNGE AND HOOKAH BAR
SCALE: 1/16" = 1'0"

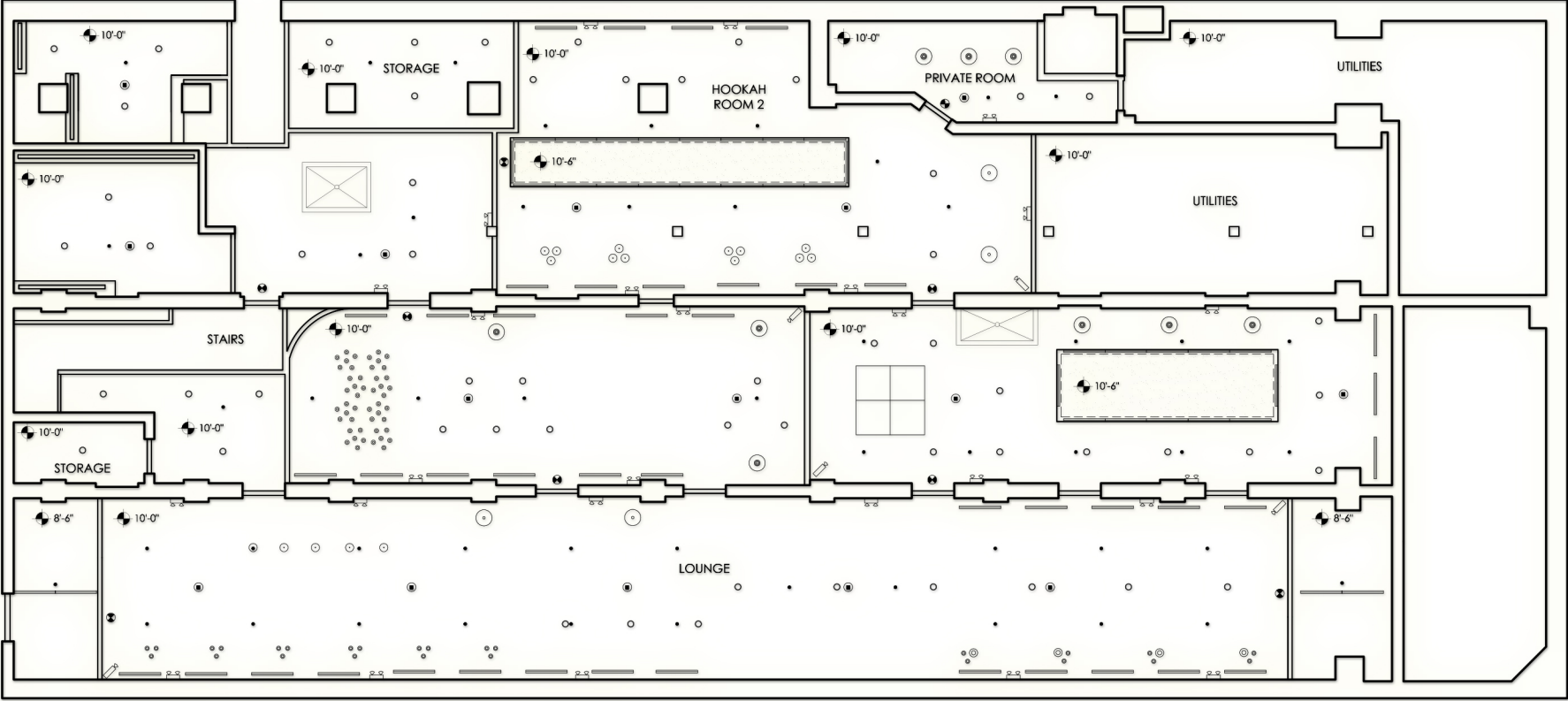


BASEMENT FLOOR PLAN
LOUNGE AND HOOKAH BAR
SCALE: 1/16" = 1'0"



BASEMENT REFLECTED CEILING PLAN
LOUNGE & HOOKAH BAR
SCALE: 1/16" = 1'0"

LIGHTING LEGEND				
SYMBOL	NAME	PRODUCT #/ INFORMATION	TYPE/ WATTAGE	NOTES
	CERING HEIGHT	N/A	N/A	N/A
	SMOKE DETECTOR	N/A	N/A	N/A
	EMERGENCY LIGHT FIXTURE	N/A	N/A	N/A
	SPIRINKLER	N/A	N/A	N/A
	EXIT SIGN	N/A	N/A	N/A
	SECURITY CAMERA	N/A	N/A	N/A
	SMARTFORM RECESSED LIGHT		40W	N/A
	CORELINE DOWNLIGHT		80W	N/A
	LARGE LED PENDANT LIGHT	UNIVERSAL LIGHTING SERVICES LED PC# EG-92954	24W	WHITE GLOSS WITH CUSTOM RED INTERIOR FINISH
	JURCY PENDANT	HIGH TOWER JCT1008	30W	BLACK FINISH
	ORIENT PENDANT	HIGH TOWER OR100	60W	CHROME POLISHED FINISH
	BULB FICTION CLUSTER	HIGH TOWER BF100	42W EACH (210W TOTAL)	WHITE FINISH, EACH PENDANT SHOULD BE 4" LOWER THEN THE PREVIOUS ONE
	TOW DIXON SEAT LIGHT CLUSTER	WHITE TALL FAT COMBINATION	30W EACH (90W TOTAL)	WHITE FINISH
	TOW DIXON SEAT LIGHT CLUSTER	FAT	30W EACH (90W TOTAL)	WHITE FINISH
	SHOOTING STARS	YELLOW GOAT CUSTOM FIXTURE	N/A	10' x 10'





BASEMENT LIGHTING FIXTURES

BASEMENT: LEED POINTS



IEQ Credit 8.1: Daylight and Views- Daylight



MR Credit 1.2: Building Reuse Maintain Interior Nonstructural Components

MR Credit 6: Rapidly Renewable Materials



SS Credit 2: Development Density and Community Connectivity

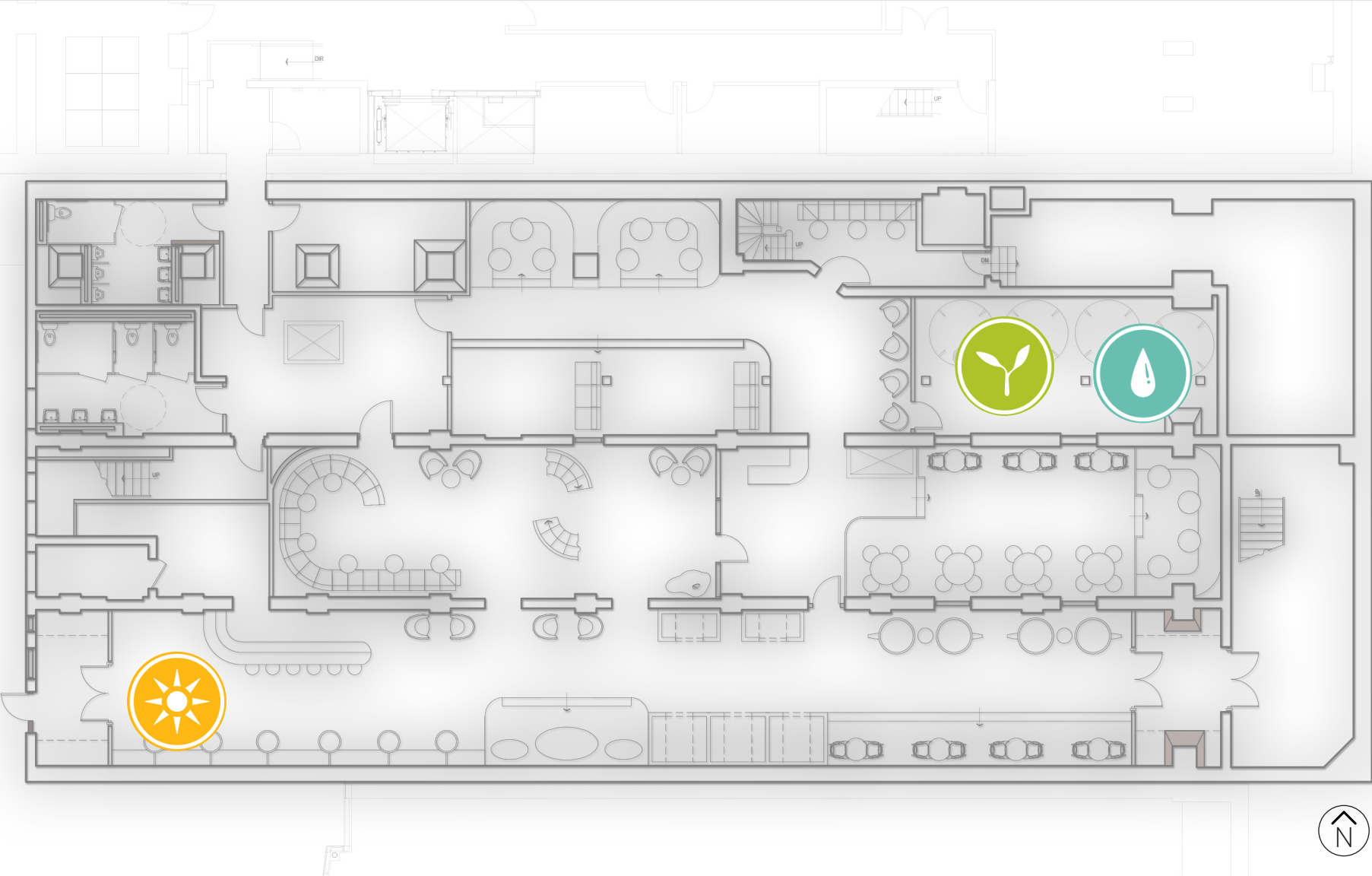


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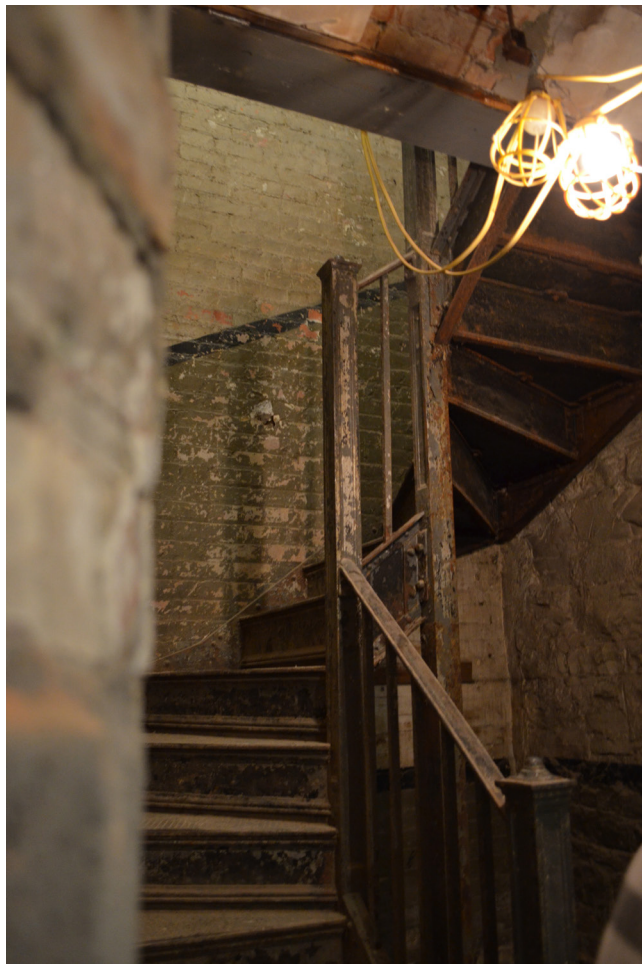
SS Credit 3.2: Alternative Transportation- Bicycle Storage & Changing Rooms



WE Credit 1: Water Use Reduction





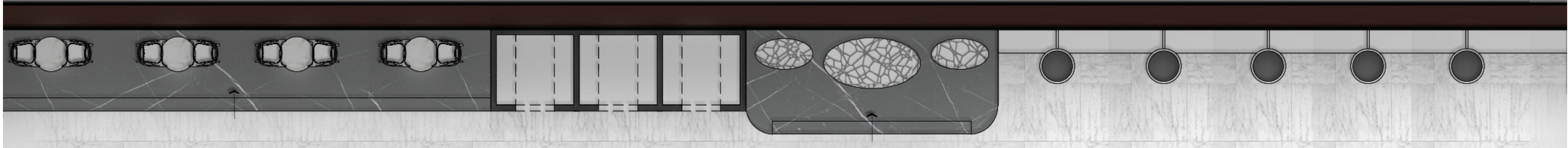


EXISTING BASEMENT: HOOKAH SPACE & STAIRCASE





LOUNGE ELEVATION AND FLOOR PLAN



LOUNGE ELEVATION AND FLOOR PLAN

HOURGLASS LOUNGE RENDERING



HOOKAH BAR RENDERING



HOOKAH BAR RENDERING



LOUNGE AND HOOKAH BAR FF&E







ETHAN ARNOWITZ
CORNELL UNIVERSITY
EHA38@CORNELL.EDU