

*Explanatory note*

WOLF

*Business Stadium Center Building  
Architectural idea competition*

## INTRODUCTION

The two proposals we present for the Central Building of the Business Stadium differ in many ways but are both thought as the iconic central pieces for the masterplan. A building that by its innovative design will set trends and become a true catalyst of urbanity and economic growth for the whole district.

Iconic yet rational, special but still flexible and adaptable. We are in a period of constant change so a transformational approach to reinventing offices will be necessary. There is no one-size-fits-all solution.

The answer, different for every organization, will be based on what talent is needed, which roles are most important, and how much collaboration is necessary for excel-

lence. Architecture will work as a facilitator and motivator of productive and creative work.

So, the exercise of determining what will be needed in the future must be a team sport across real estate, human resources, technology, and architecture. The solutions proposed offer opportunities and a possible direction the final solution will have to be taken in dialog with the final users. Every organization and culture is different, and so are the circumstances of every individual employee. Our proposals are flexible and offer a diversity of workspaces, and inclusive working environment where everyone can find their comfortable space.

## WOLF - 35 M





When analysing the reticular grid that is the base of the Business Stadium Complex we saw the need of generating a new orientation.

The new proposed orientation allows us to create distance between the facades of the new central building and those of the existent buildings. If we would have worked totally parallel to the existing grid, the facades would face each other and cause several daylight and visual connectivity issues both for the new proposed central building and as well for the the existing buildings.

Both options we proposed are based on a 45-degree rotation of the facades in relation to the original grid. This allows us to have open views and maximize all facades of

the new proposed blocks. This strategy was used for both proposed options.

Furthermore, the proposed grid overlaps with the grid of the parking, allowing for continuity of the structure.

WOLF - 50 M







# 35M

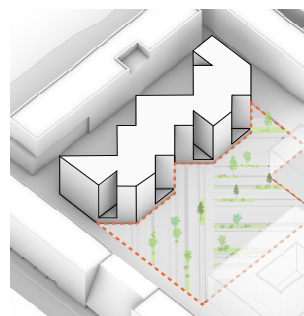
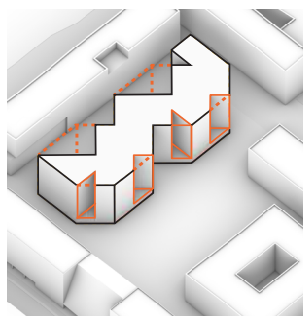
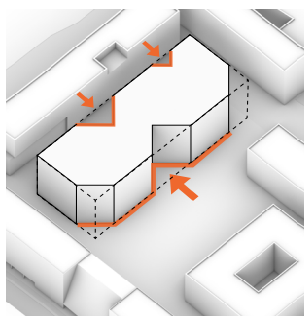
As the central iconic piece of the Business Center master-plan, in our opinion it would be best to have one building since splitting it into several will generate confusion and will be difficult to create a good hierarchy between the several proposed blocks.

The challenge was to break the building mass in order to avoid a long monotonous facade but still keeping only one building.

By rotating the facades 45 degrees we are able to generate the illusion of several elegant vertical masses but also maximize views and daylight.

Therefore, in order to keep the integrity of the iconic building, it's advisable not to make two separate buildings.

To fulfil the brief requirements, the given site from the master plan is almost fully utilized in this option of the building.



Plot area:	4.546 m
Building height:	35,2 m
Floors number:	10
GFA(gross floor area):	24.900 m <sup>2</sup>
NFA(netto floor area):	22.400 m <sup>2</sup>
L0 gross area:	3.125 m <sup>2</sup>
Volume:	104.753 m <sup>3</sup>
Coverage (L0/plot area):	0,68
Density (GFA/plot area):	5,47
Intensity (Density/Coverage) :	8



\* the intensity is calculated only referring to our specific plot area, and not to the whole Business Stadium Territory



The ground floor is designed as an open plan with interconnected public spaces that seamlessly lead visitors and staff through lobbies, public amenities, or out to the main square.

The foyer sets the distribution of the building, with two vertical access cores, stairs, and a group of elevators, taking to the upper floors of offices and to the lower floor of parking.

In the centre of the foyer, a triple-height void organises the first three floors of the building in two blocks, maintaining it connected throughout the facade.

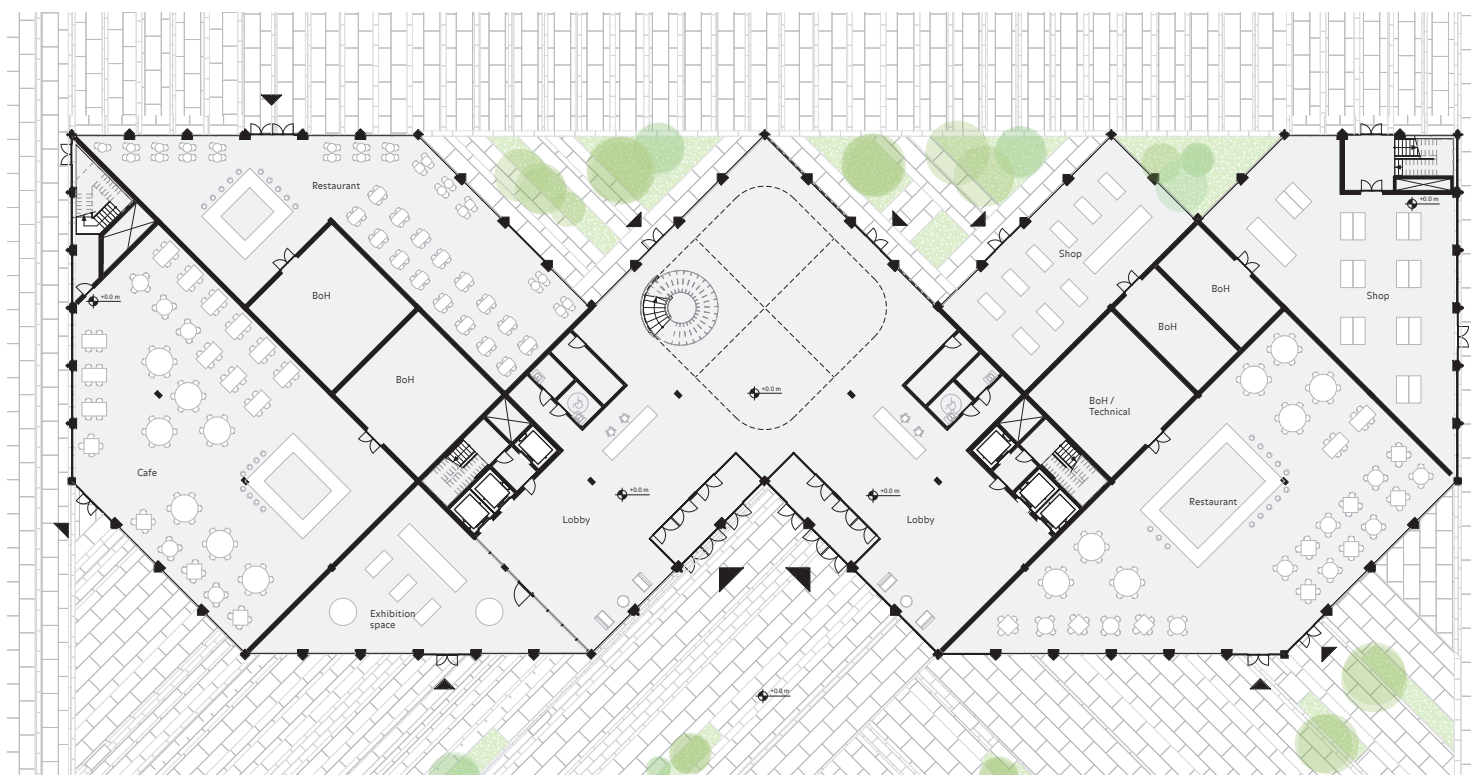
An outstanding staircase connects the lobby to public areas of the offices situated in the proximity of the void space.

On the higher floors, the offices are interconnected

through double-height spaces, offering an alternative to the formal office spaces, and allowing an unprecedented expansion of workspaces, prepared to fit the future of working.

While all the intermediate floors are occupied by offices, the rooftop accommodates other two public functions: a restaurant/club and a gym with a swimming pool.

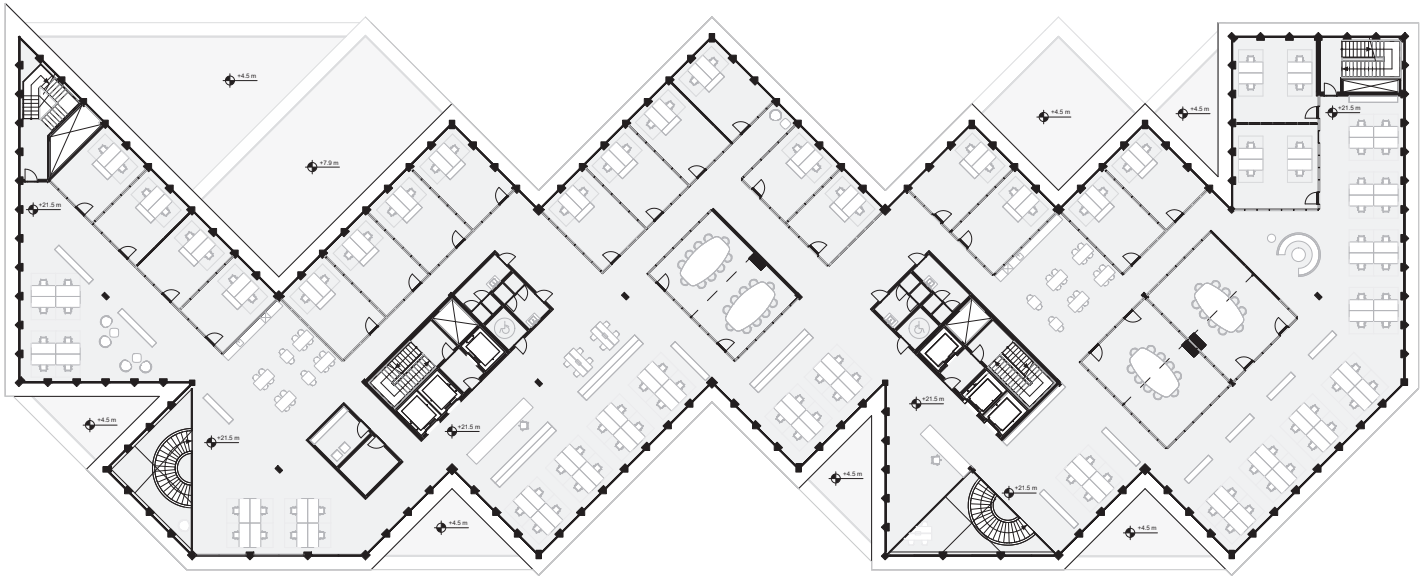
Here, an open terrace connects the two functions in the middle, opening the possibility to a hybrid use of the space, for example, such as summer events and gatherings. This spatial dimension and transparency of the foyer produce visual relationships across the various floors, the workspaces, and the circulation areas, reinforcing the concept of closeness and collaboration between the users and the occupants.



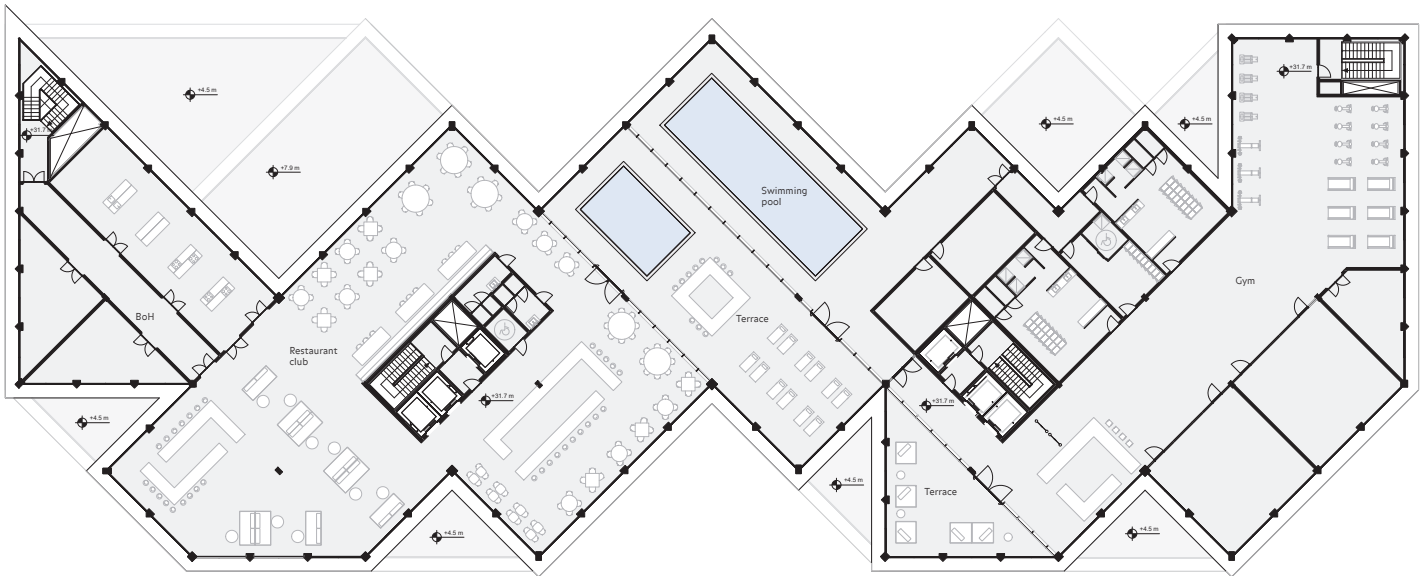
Ground floor



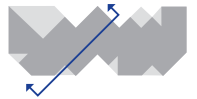
South elevation



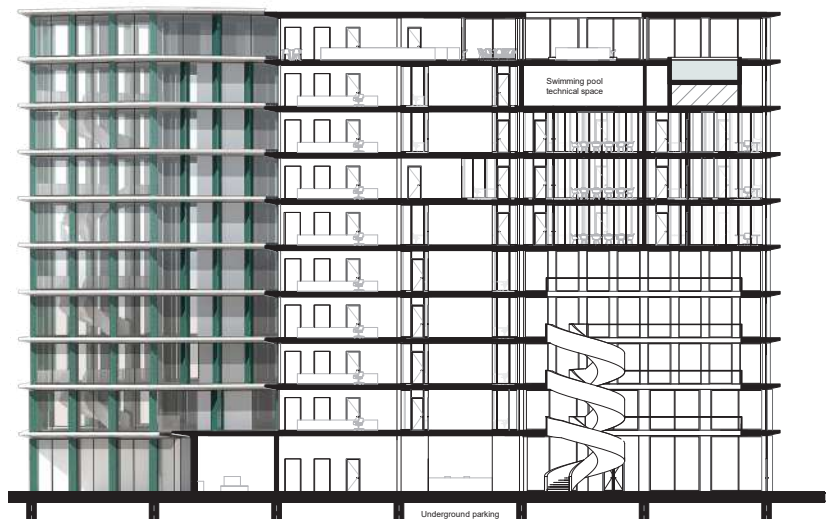
Level 06 | Typical offices floor



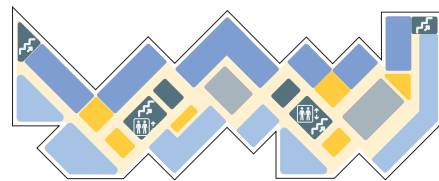
Level 09 | Restaurant and gym



West elevation



Section 1-1



Mixed open office and cubicles

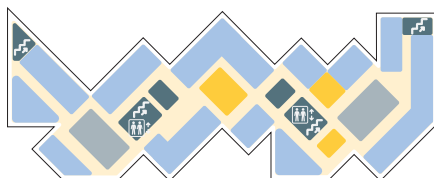
■ ~ 44 WP (11m<sup>2</sup>/desk)

■ ~ 80 WP (8m<sup>2</sup>/WP)



Cubicles configuration (11m<sup>2</sup>/desk)

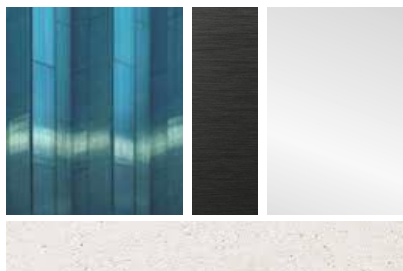
■ ~ 85-90 WP



Open plan configuration (8m<sup>2</sup>/WP)

■ ~ 160 WP

- |                            |                             |
|----------------------------|-----------------------------|
| ■ Office cubicles          | ■ Support spaces            |
| ■ Open plan                | ■ Circulation               |
| ■ Meeting rooms - workshop | ■ Core - sanitary provision |



## FLOOR PLAN FLEXIBILITY

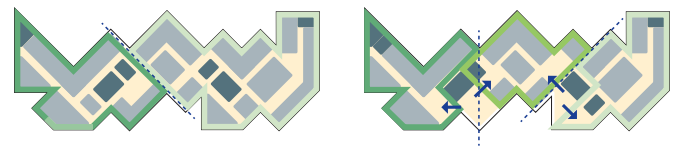
With an average depth of 18 meters, the office floor plates are extremely efficient and allow for diverse flexible internal layouts.

The current design is shown as a mixed office typology with an open-office layout in the south facade of the building and a closed-cubicles arrangement on the other side.

The flexible spatial organization enables the establishment and usage by a single occupant, or its transformation into different spaces to host manifold occupants.

Service spaces such as archives and storage, and other supporting functions like meeting rooms, are placed in the central and more deep areas of the building. In the diagrams on the left, there are few examples of possible offices organisation.

Moreover, the strategic position of the main cores allows flexible use of the space, in the prospect of a future division of the floors between multiple tenants, as shown in the diagrams below.

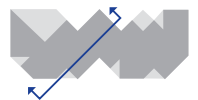


## FACADE MATERIALISATION

The vertical mullions of the facade are clad in glazed green tiles, conferring the facade an iconic and elegant aspect.

As the facade is visually split into different volumes, a light grey GRC string course defines the levels, bringing unity to the different volumes.

The big windows are framed with dark aluminium profiles.













# 50M

Considering the homogeneous heights of the Business Stadium masterplan masses, the possibility of the Central Building being 15 meters higher than the context creates interesting new opportunities. By raising above the others, the Central Building is capable of placemaking. It becomes like the tower of the church that signals the existence of an important public space close to its emergence.

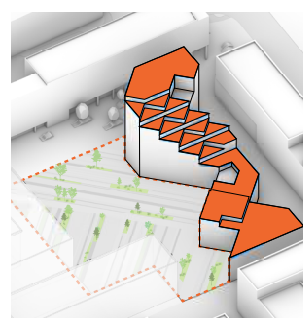
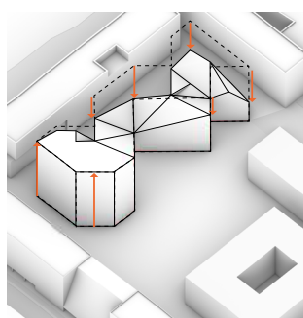
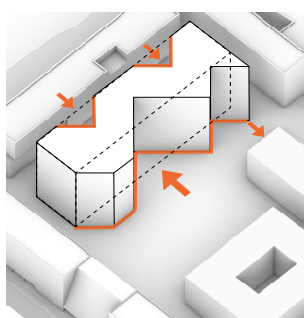
We placed the highest point in a strategic location, where it will guide the inhabitants of Vilnius to the heart of the masterplan.

Through its continuous morphology and the way it lands at ground level, the building embraces and protects the

public space, avoiding the typical tower footprint that does not contribute to the definition of public space at the square level.

Through the 45-degree orientation of the facades, the main entrance of the building opens towards the main square, becoming an extension of it.

By raising above the other buildings, we also create the opportunity of having views towards the river and the city centre. Lighten up by night, the new central building can become a lighthouse, attracting night life to the Business Stadium District.

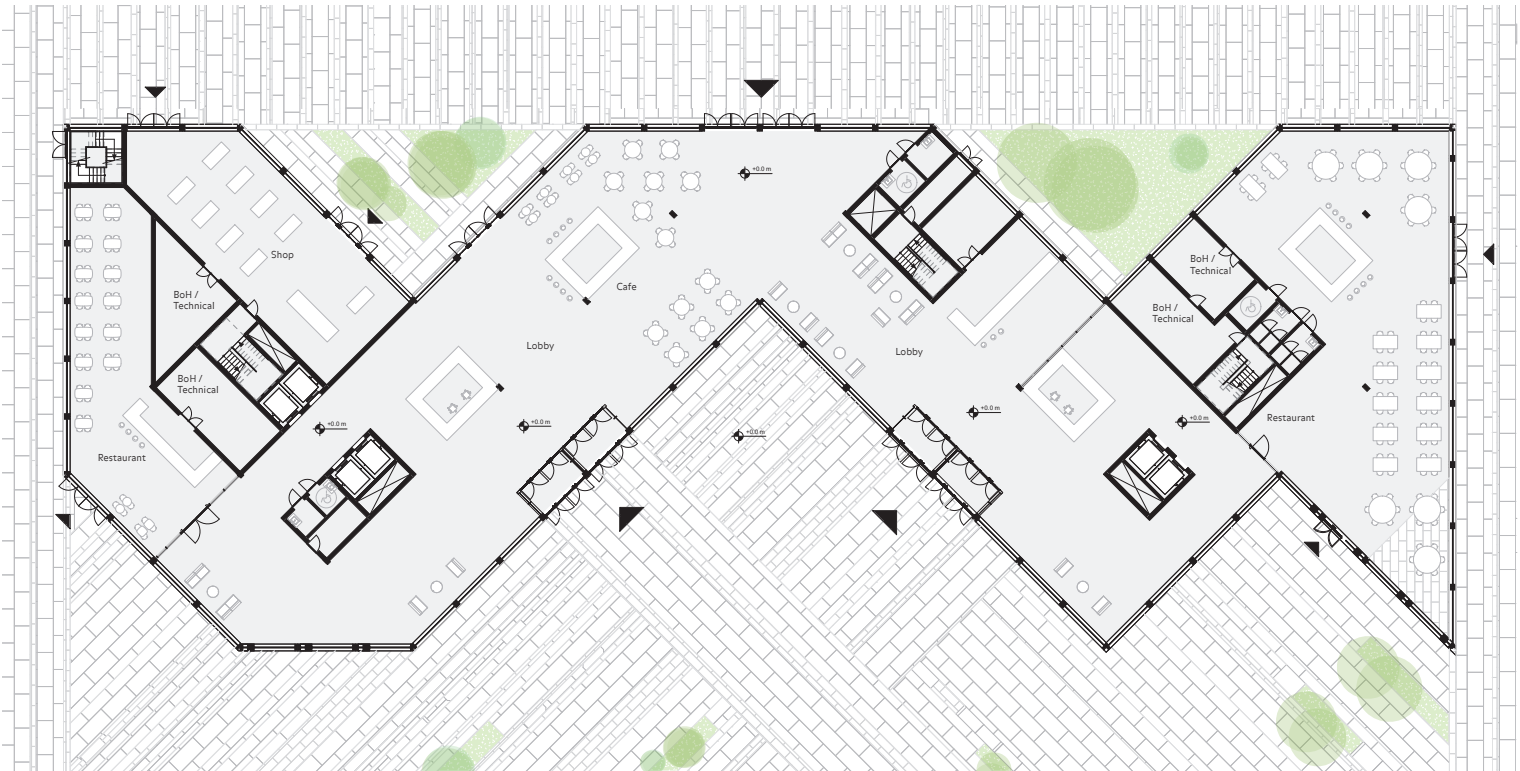


Plot area:	4.546 m
Building height:	51,2 m
Floors number:	15
GFA(gross floor area):	24.000 m <sup>2</sup>
NFA(netto floor area):	21.400 m <sup>2</sup>
L0 gross area:	2.635 m <sup>2</sup>
Volume:	91490 m <sup>3</sup>
Coverage (L0/plot area):	0,57
Density (GFA/plot area):	5,3
Intensity* (Density/Coverage) :	9,2

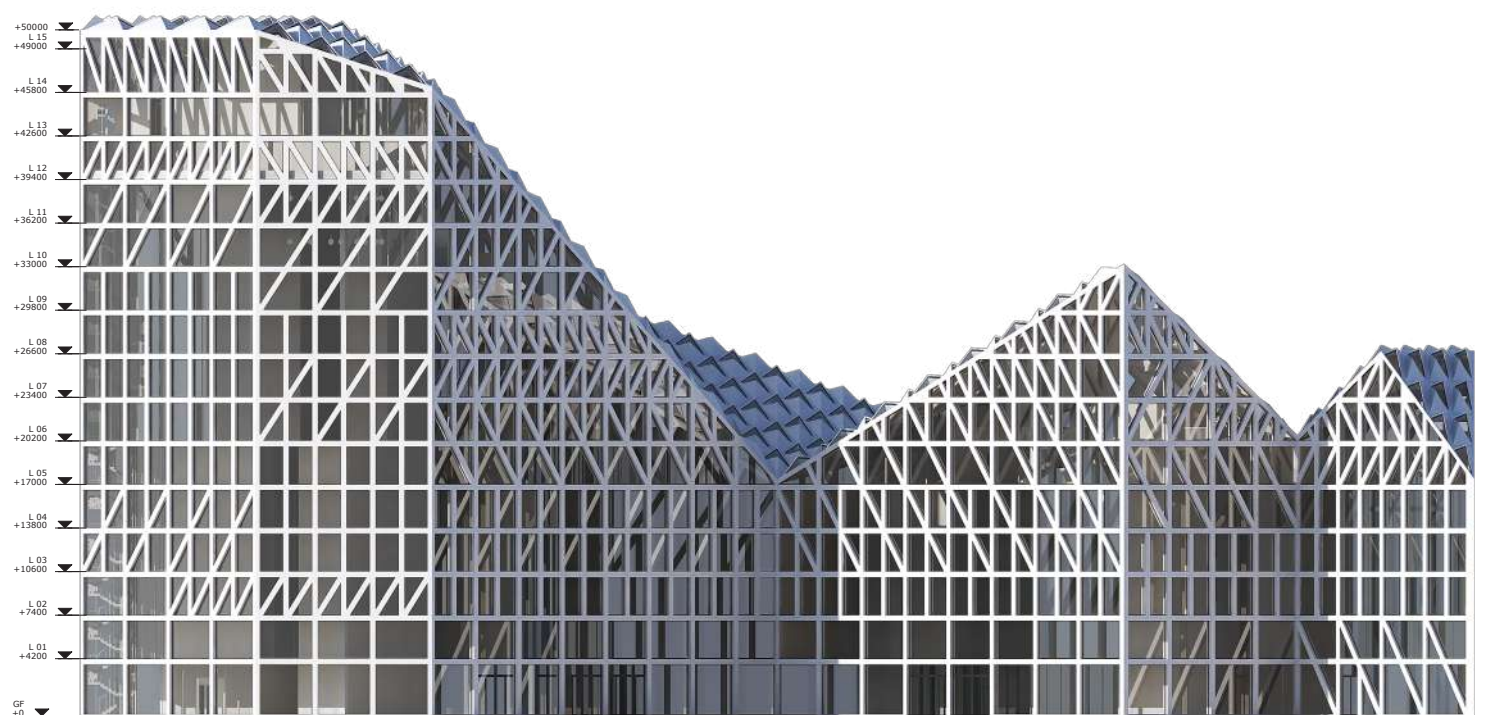


The main entrance is located on the south facade of the building, in direct communication with the main square. The floor plan is subdividable in smaller and rentable spaces, such as shops, bars and restaurants. The main cores maintain a peripheric location, allowing the users to reach all the different floors. The group of lifts on the left side of the building will

have two lifts reaching the 11th floor, and the other two arriving until the top 14th level. The ground floor has a direct visual connection to the public plaza, throughout a transparent facade, creating a continuous space between the two. The floor pattern of the main square follows the same design language of the surroundings, and enter in relation



Ground floor



South elevation

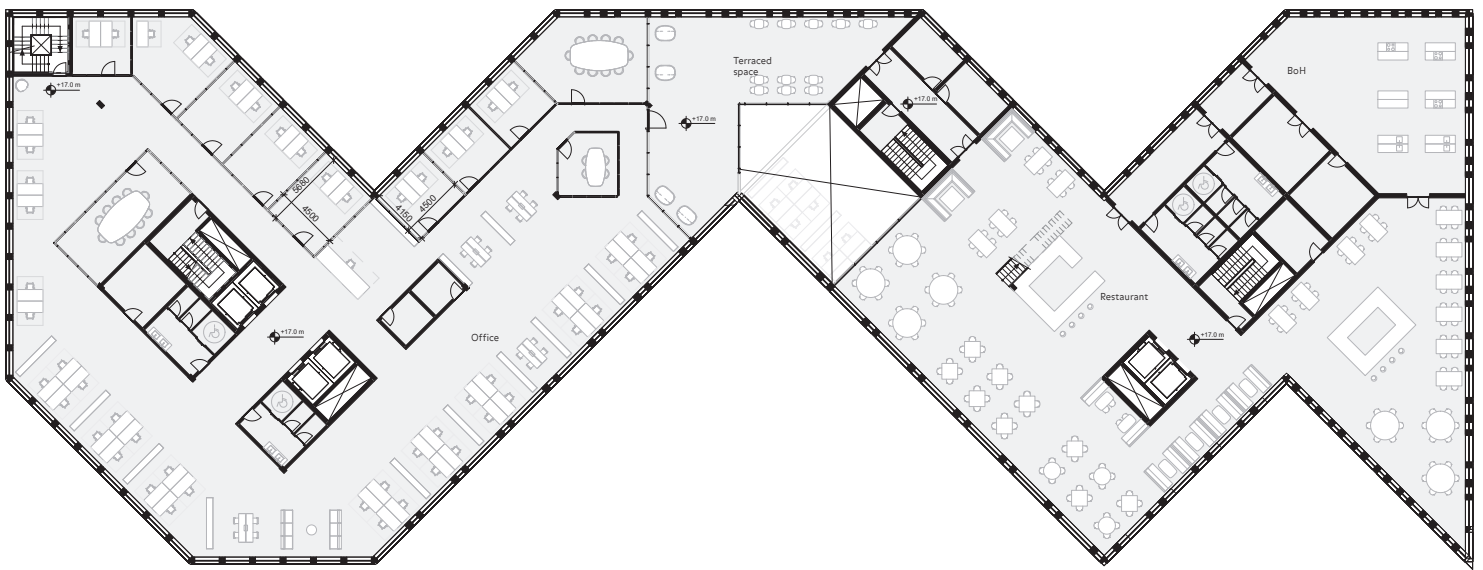


with the design building through the 45 degrees rotation of the pattern. The diagonals give the impression of a directive line that guide the viewer to the interior of the building.

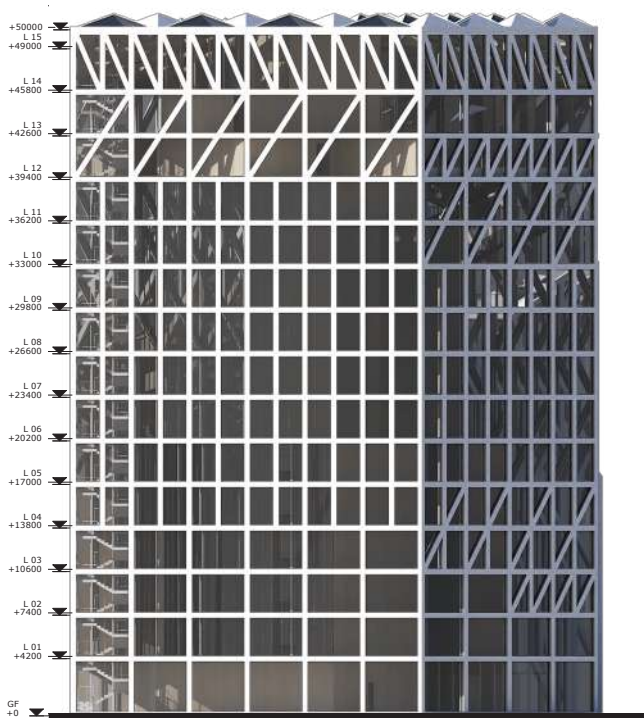
While a public restaurant is located between the 5th and the 6th floor, the gym and the swimming pool are located

on the last three floors of the building.

On the 13th floor, the infinity pool offers from the highest point of the tower a unique view of the city.



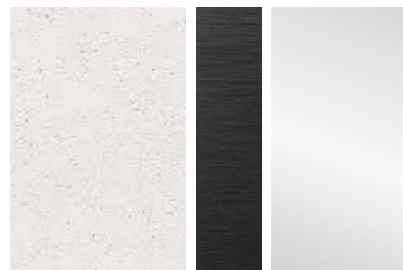
Level 05 | Offices and restaurant

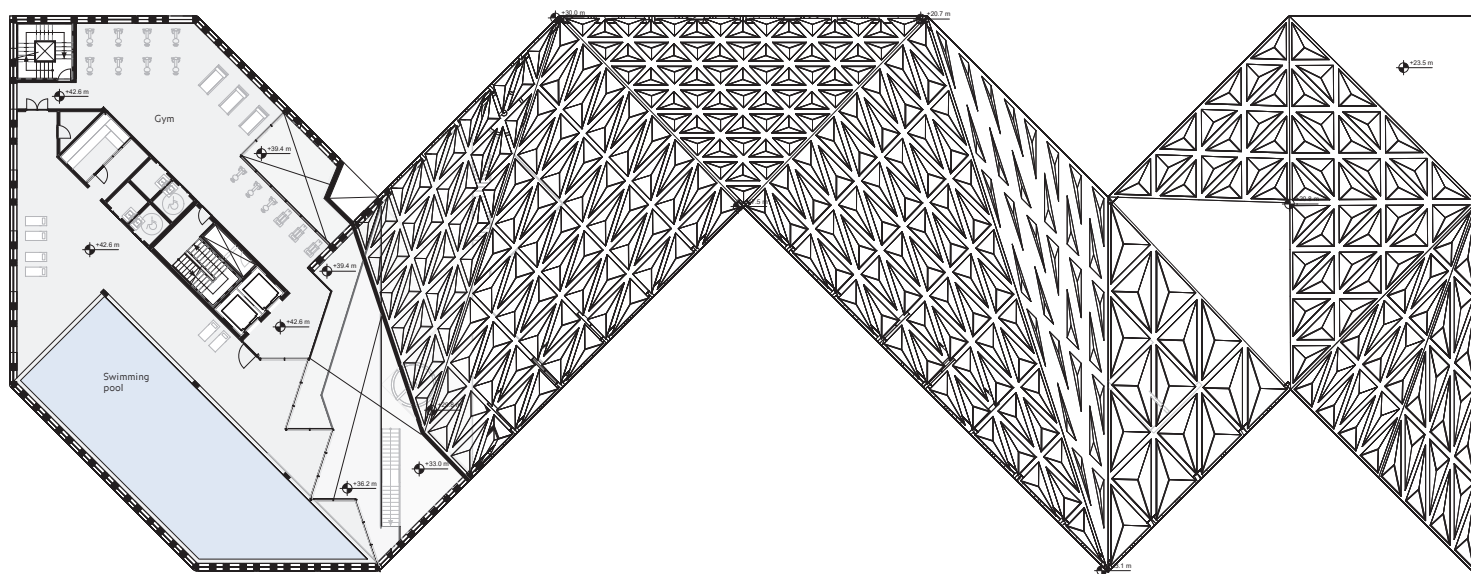


West elevation

#### FACADE MATERIALIZATION

The building envelope is composed by a system with glass curtain walls as outer covering, composed of GRC (glass reinforced concrete) framing members infilled with glass, as well as opaque elements of aluminium composite defining the skin of the building.





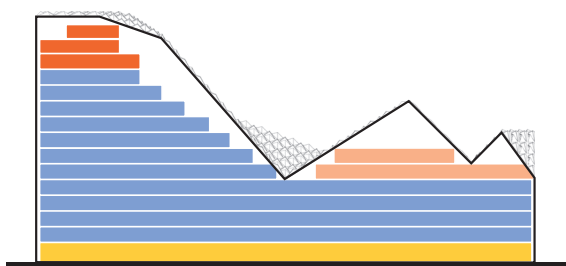
Level 13 | Infinity pool and gym



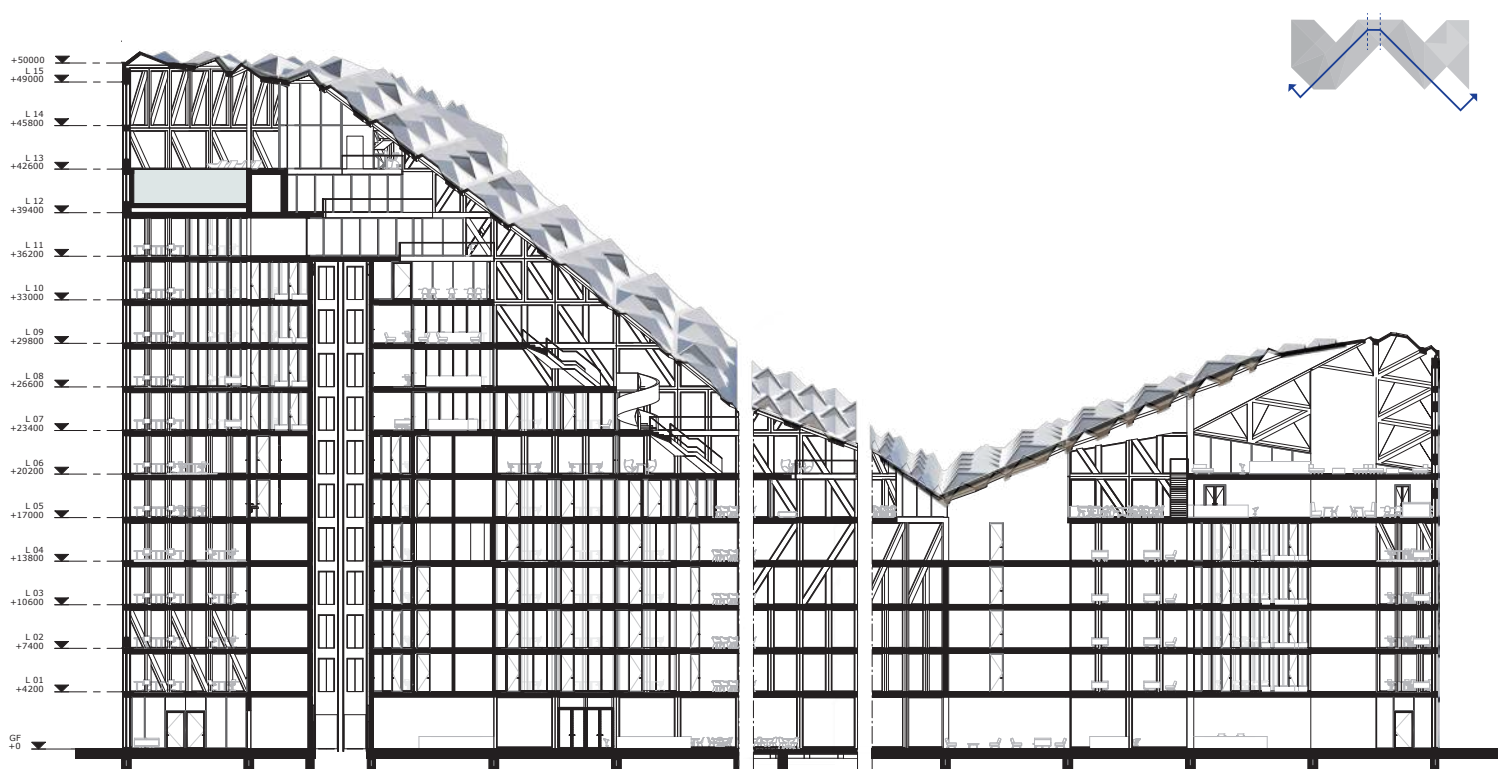


## TERRACED FLOORS

Beneath the sloped roof, a series of triple-void spaces and interconnected terraces will provide visual and physical connectivity between floors, and the opportunity to introduce biophilic social spaces and shortcuts for staff. The terraces are clad in wood and covered in greenery. The wooden elements, combined with natural light from the skylight and vegetation, offers a special space for workers and visitors, creating a unique environment and an iconic open space.



- Foyer and public amenities
- Offices
- Restaurant-club
- Gym and swimming pool



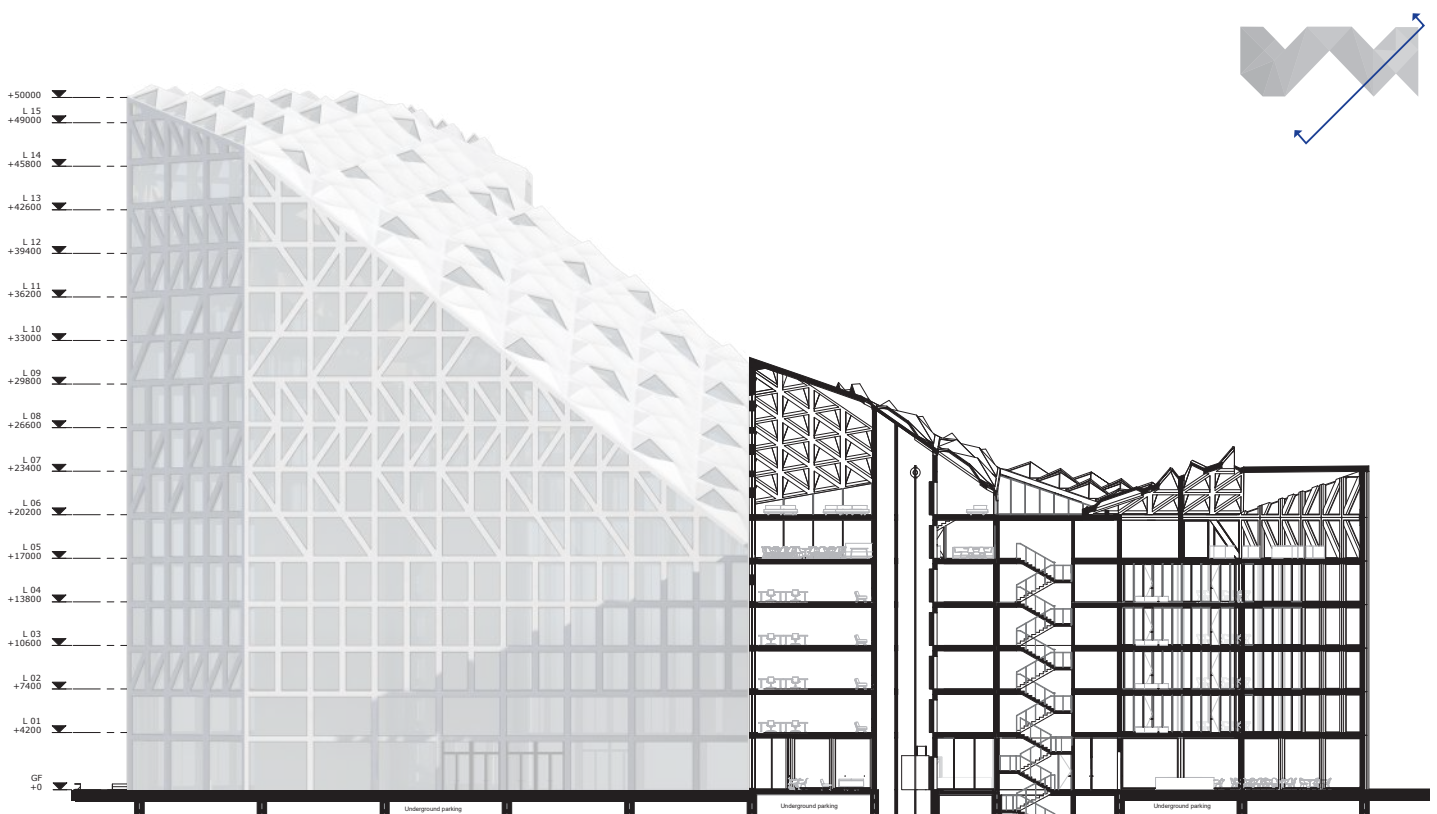
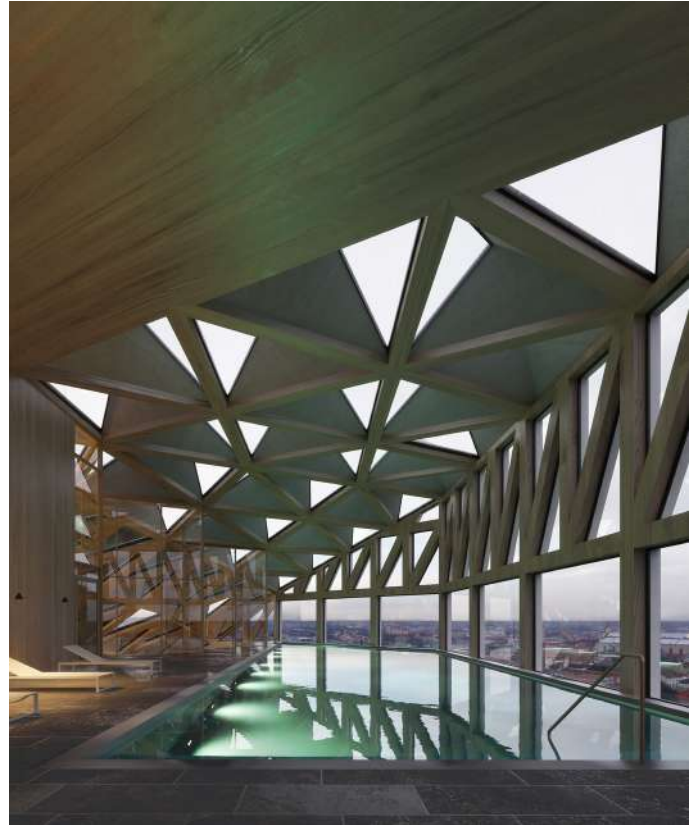
Unfolded section 2-2

## THE ROOF

There is nothing more rational than taking advantage of natural lighting as a guarantee to improve the spatial quality of buildings, as well as saving energy.

The awareness of the finitude of natural resources and the demands for reducing energy consumption has increasingly diminished the prominence of artificial lighting systems, forcing architects to seek more efficient design solutions. With this goal in mind, the main feature in this option from the point of view of the shell is the roof. This is the element connecting the terraced spaces from one side to the other of the building. The skylights offer natural daylight and they can be completed with solar panels that are integrated with the glass.

Not only the offices will make good use of the view of the roof, but also the public spaces located on the top floors, such as the gym and the swimming pool.









# Sustainability

The Business Center aims in its design and future development to an architectonic solution based on two key points:

- an office space program, with a flexible spatial organization enabling the establishment and usage by a single occupant, or its transformation into different spaces to host multiple tenants;
- a sustainable programme, both at the level of structure and cladding elements, as well as in terms of a set of infrastructures based on the most recent and best sustainability guidelines and practices, not only during the design and construction phases, but also in what refers to the life span of the building, thus reducing maintenance and conservation costs.

There is nothing more rational than taking advantage of natural lighting as a guarantee to improve the spatial quality of buildings, as well as saving energy.

The awareness of the finitude of natural resources and the demands for reducing energy consumption has increasingly diminished the prominence of artificial lighting systems. With this goal in mind, different operations have been adopted to capture natural light, that became one of the main design principles of our proposal.

The implementation of the facade, achieved with the rotation of 45 degrees from the original grid, increments the amount of natural daylight that the offices spaces can receive. Of course, sun screen protection have to be taken into consideration, to protect the spaces from the excessive amount of light.

In our 35M proposal, the string course drops shadows in the most critical hours of the day, in particular in the south and west facade. An internal sunscreen shall be provide. The flat roof, can host photo voltaic panels, together with the installations.

In the 50M proposal, photo voltaic can also be integrated in the glazed part of the skylights.

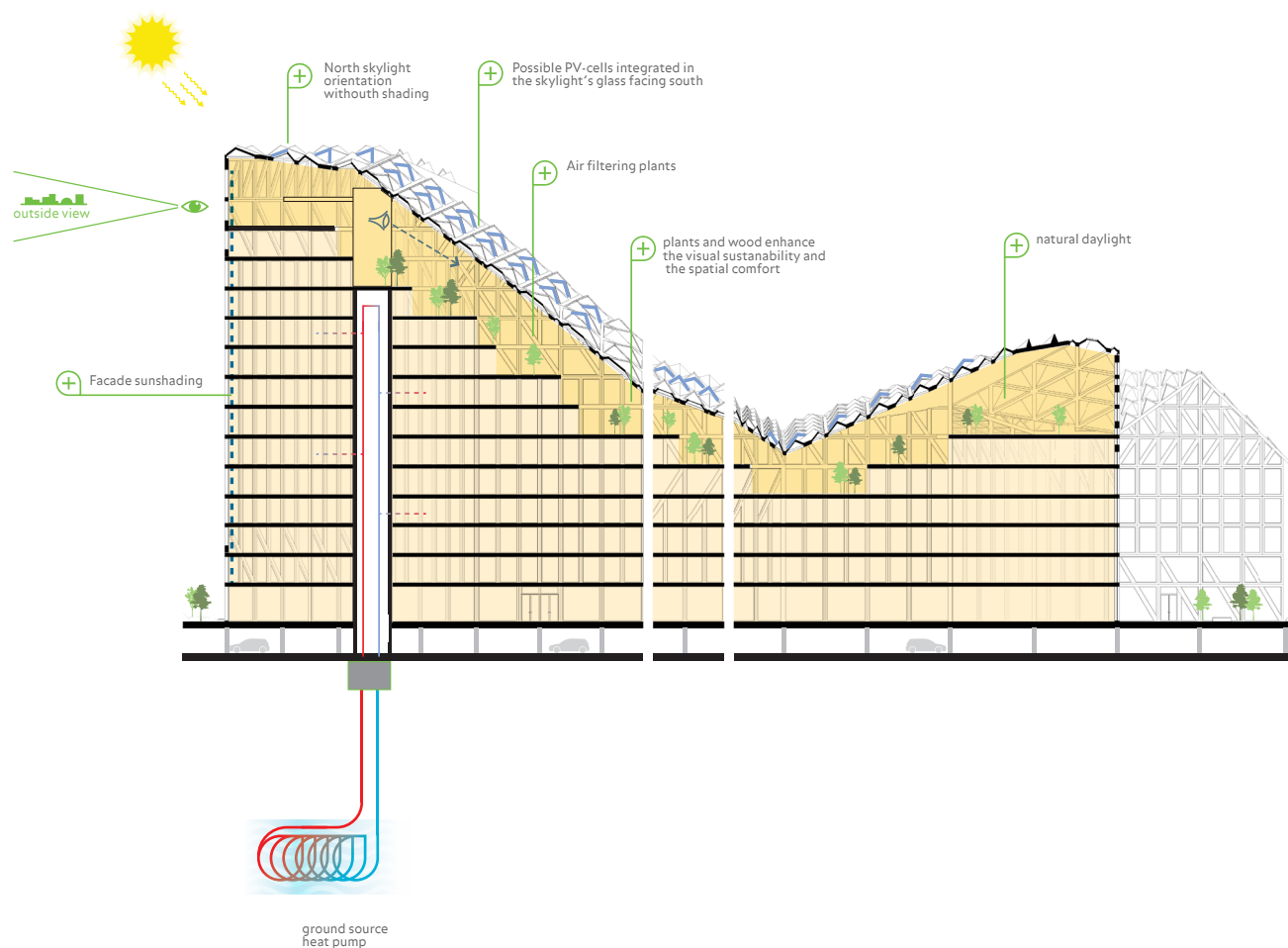
Furthermore, the stacked floors generate a series of terraces that can be filled with greenery, thus creating a balance between the urban and the sense of community. As a result, the terraces don't only demonstrate the environmental sustainability, but also a social sustainability.

## Sustainability principles





## 50M | Building sustainability approach



## 35M | Building sustainability approach

