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VAN DEN BOSCH-

OLYMPIC BREATH - PREMISE

Today's Olympic Complexes have been left abandoned since they started in 1896. This due to a lack of planning for the life of the complex after the games. They believed that they could run on the occasional professional match or concert and tours held there. It has been proven that the stadiums/arenas are not designed well enough for multiple sports and concerts and that tours do not bring in enough money. Countries will plan to demolish the complex from the start. Olympic complexes can help support the community by designing it to be a multi-use and self-sustaining complex. This way, these places are where dreams came into actual reality, and tax dollars were put in can stay around for decades and not just a few years.

So why do we keep building these beautiful facilities to leave them, and can we plan better for post-Olympics if it is for the specific community?

OLYMPIC HISTORY

EVERY HOST CITY HAS AT LEAST ONE ABANDONED OR DEMOLISHED COMPLEX.

WINTER OLYMPICS AVERAGE COST IS \$2.9 BILLION, AND SUMMER IS \$6 BILLION.

NEED AROUND 2,000 PEOPLE TO RUN THE OPERATING SERVICES, NOT INCLUDING MANAGEMENT OR WASTE.

THE PLANS PROMISE UPDATES IN THE THE CITIES INFRASTRUCTURE ARE NEVER COMPLETED.



ATHENS, GREECE BACKGROUND

ATHENS HELD THE FIRST MODERN OLYMPICS IN 1869.

MULTIPLE WARS AND POLITICAL CHANGES BETWEEN AFTER THAT UNTIL 1975, 1979 EU ENTRANCE.

BID FOR THE OLYMPICS IN 1996 FOR THE 100TH ANNIVERSARY.

COST \$11 BILLION, DOUBLING THE BUDGET.

WON THE 2004 BID AND RENOVATED 75% COMPETITION AND 95% TRAINING FACILITIES.

GREECE WENT INTO A RECESSION IN 2009, SHUTTING DOWN THE COMPLEX.

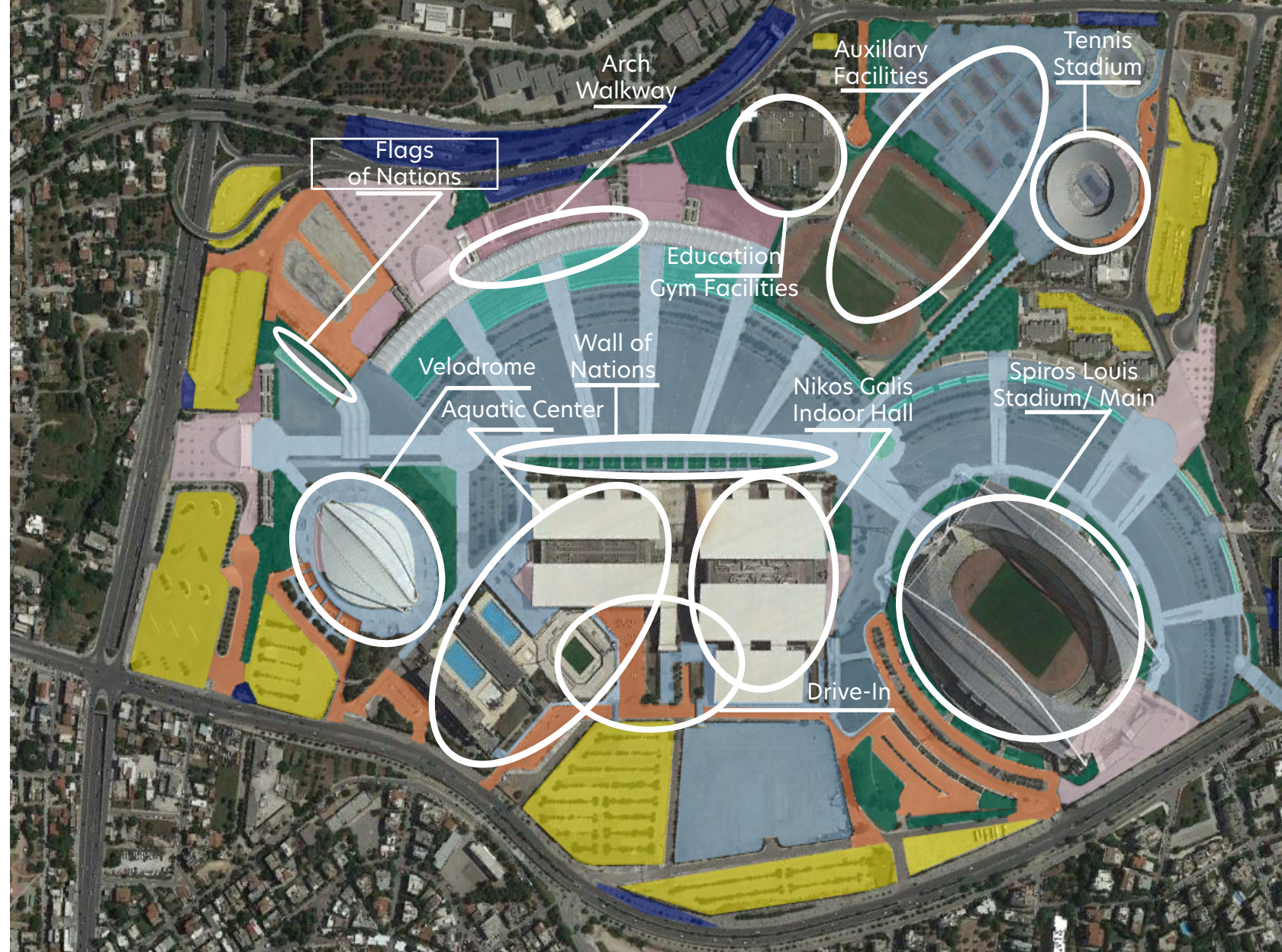


Project Costs		
Land Acquisition	Land Area (sm)	€ 910,283.00
	Land Cost (\$/sm)	€ 3.62
Demolition Costs	Demo-Building Floor Area (sm)	€ 73,000.00
	Demolition Cost (\$/sm)	€ 12.00
Building Construction	Proposed Gross Floor Area (sm)	2420018
	Building Cost (\$/sm)	€ 450.00
Fees, Permits, & Misc (rate)	Fee Rate (%)	20%
Construction Financing	Construction Interest Rate	7%
	Construction Length (yrs)	2
Total Land Acquisition		€ 3,294,314.18
Total Demolition Costs		€ 876,000.00
Total Building Construction		€ 1,089,008,100.00
Total Fees, Permits, & Misc		€ 217,801,620.00
Total Construction Financing		€ 182,953,360.80
Total Project Cost		€ 1,493,933,394.98

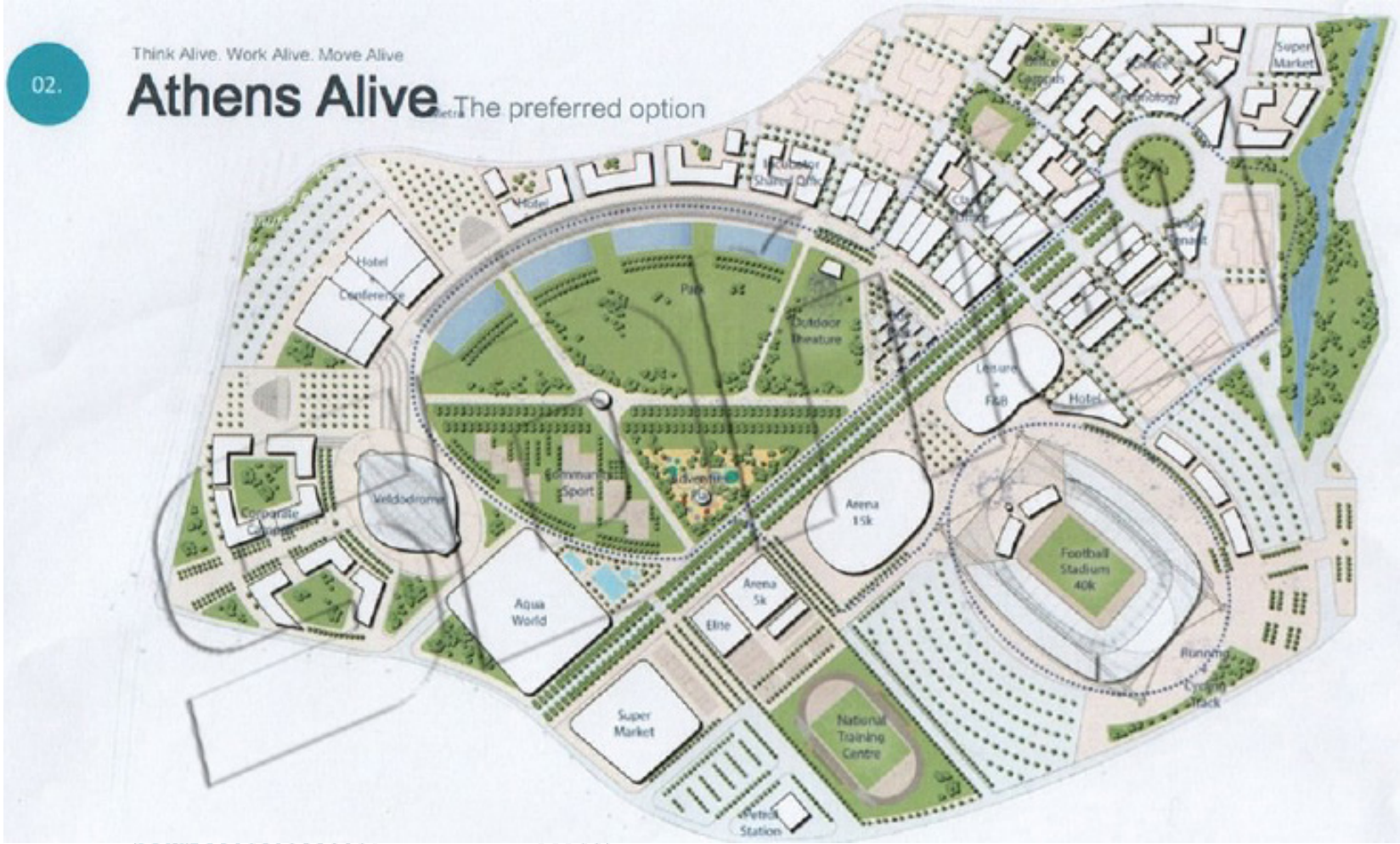
Long Term Financing		
	Down Payment (%)	10%
	Mortgage Rate (%)	4%
	Mortgage Length (yrs)	30
Amount to be Financed		€ 1,344,540,055.48
Debt Service_{mo}		€ 6,479,573.72
Cost of Financing		€ 838,713,145.95

SITE FUNCTION

-  Parking
-  Pedestrian Path
-  Green Space
-  Vehicle Path/Drop Off
-  Empty Space
-  Fountains/Ponds
-  Waiting Area
-  Entrance
-  Public Transportation



FAVORITE PURPOSED PLAN



THE PLAN

THE PLAN FOR ATHENS IS TO BE DONE IN PHASES.

TAILOR FOR WHAT THE COMMUNITY IS WANTING AND NEEDS.

MAKING THE SITE MORE WELCOMING FOR ALL AGES FOR DAILY GUESTS AND EVENT HOLDERS.

ADDING GREEN SPACES, NOISE CONTROL, RETAIL, COMMERCIAL, AND OVERALL FUN AND RELAXATION.



THE COMMUNITY

THE SITE USED TO ONLY RELY ON TOURISM BEFORE THE RECESSION.

DOES NOT COVER BASIC COST TO CARE FOR THE BASELINE NEEDS.

BASKETBALL CLUBS USE THE INDOOR ARENA AND BOUGHT THE TENNIS STADIUM.

THE LAST CONCERT HELD IN LOUIS SPYROS WAS IN 2014 BY LADY GAGA, AND THE NEXT ONE WILL BE BY CELENE DION 2021.

ATHENS PARKS ARE SO LITTLE, AND FEW THE CITY IS CONSIDERED TO BE PARKLESS.

THE SITE IS SURROUNDED BY A RESIDENTIAL AND A COLLEGE, ADDING SOME NOISE CONTROL WOULD HELP THE EVENTS SPACES.



GREECE CITIZENS, ESPECIALLY IN ATHENS, WORK SIMILAR HOURS TO THE US.

THEY STRUGGLE WITH FINDING THE BALANCE OF WORK, PLAY, AND RELAXATION.

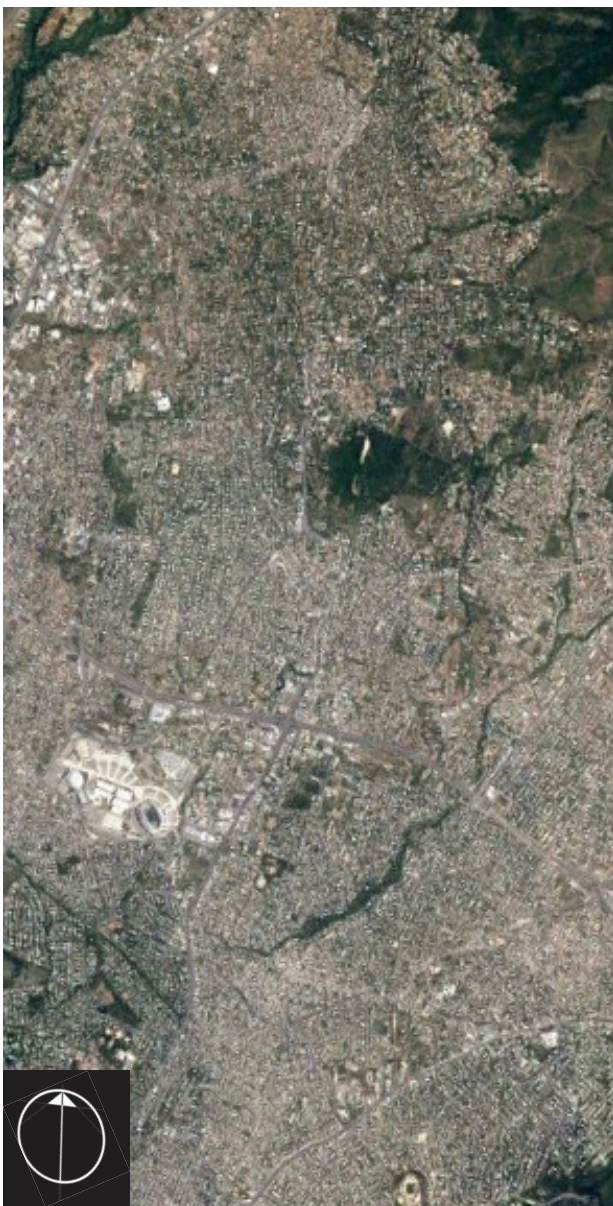
FEATURES ON THE SITE ARE RUN DOWN THE GRASS, BUSHES, TREES, AND FOUNTAINS ARE NOT KEPT UP.

THE DRIVE-IN CAN BE UPDATED TO FIT BOTH CARS AND WALKING GUESTS.

WITH FACILITIES NO LONGER IN USE, THEY CAN BE REPLACED WITH PARK SPACE, RETAIL AND COMMERCIAL.

GREECE IS IN THE EUROPEAN UNION, SO SUSTAINABILITY FEATURES ARE A NECESSITY.





HOTELS TWO

HOTELS

MIXED-USE

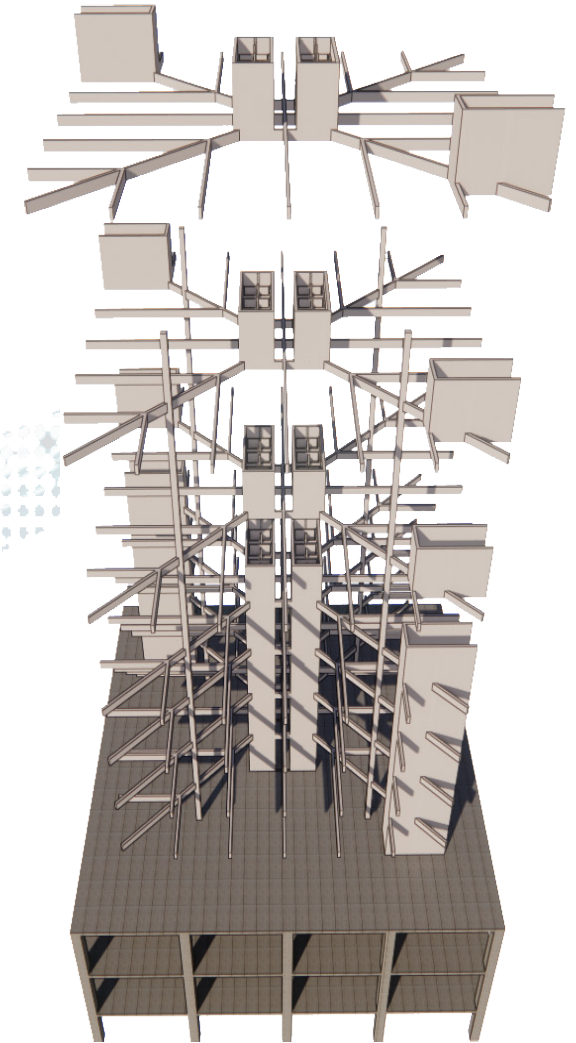
HIGH-END



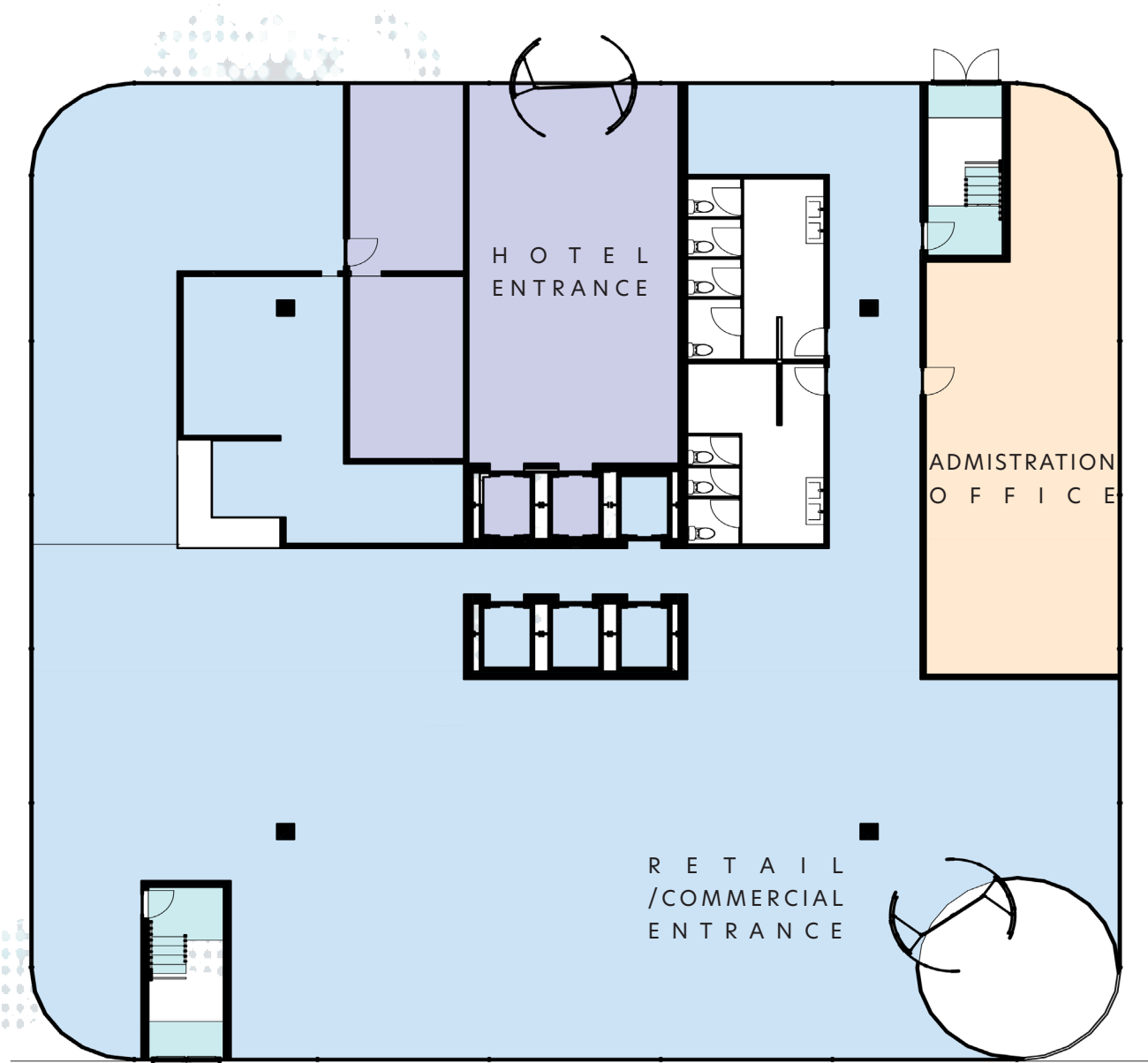
HOTEL STRUCTURE REINFORCED CONCRETE SLABS AND BEAMS

MIXED-USE

HIGH-END



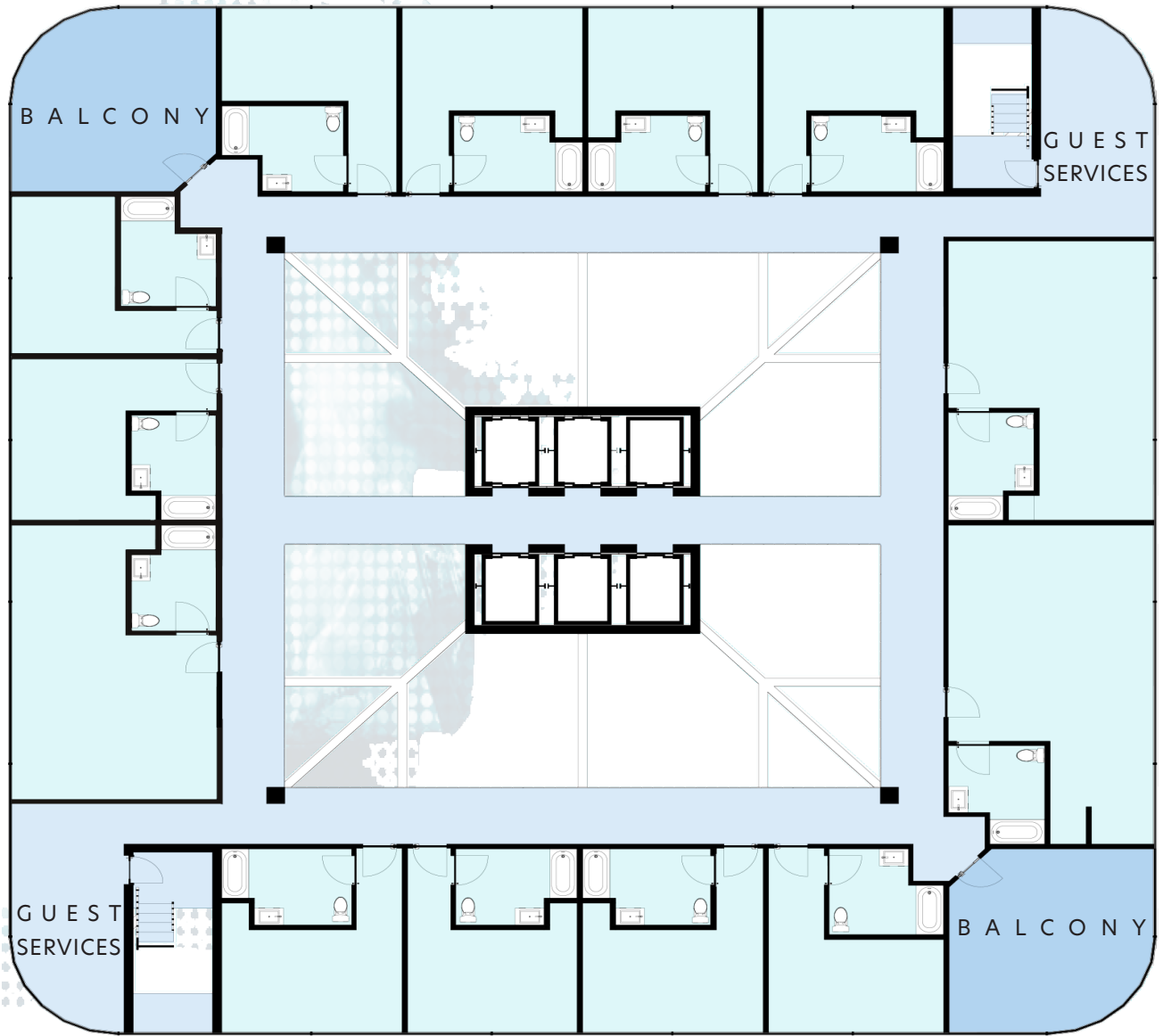
MIXED-USE GROUND FLOOR



1:15



HOTEL ROOMS

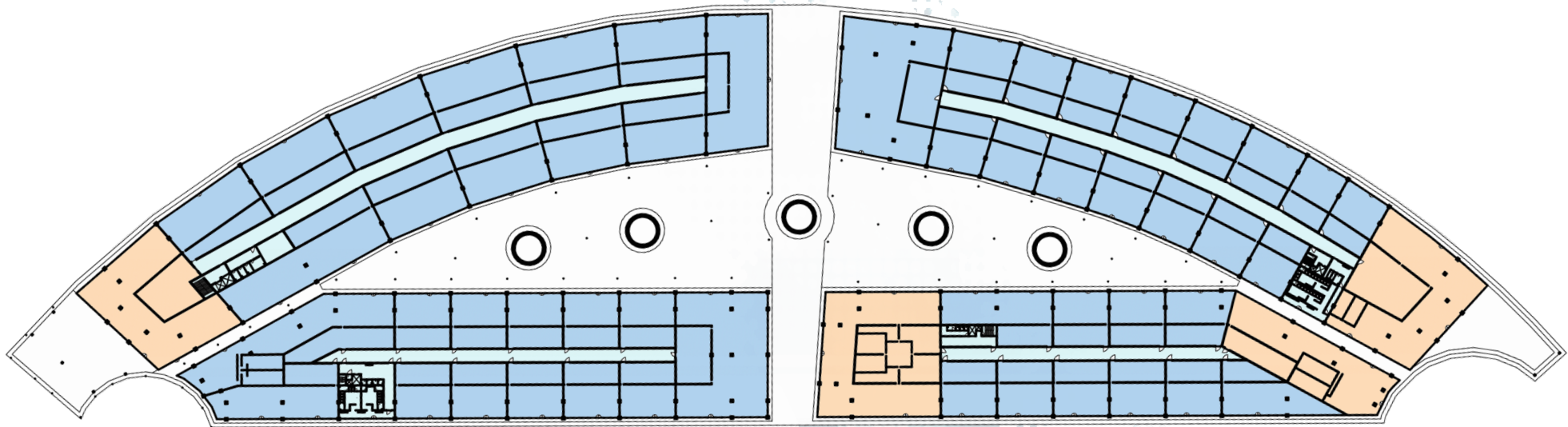


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RETAIL PLAZA





1:600



RETAIL FLOOR PLAN

 FOOD COURT
/ RESTAURANT

 R E T A I L
/ F O O D

BASELINE RENT IN ATHENS

45	spaces	*	800.00	=	36,00.00
6	space	*	1,000	=	6,000.00
4	space	*	1,500	=	6,000.00
54,000.00			per		month
648,000.00			per		year

1:15



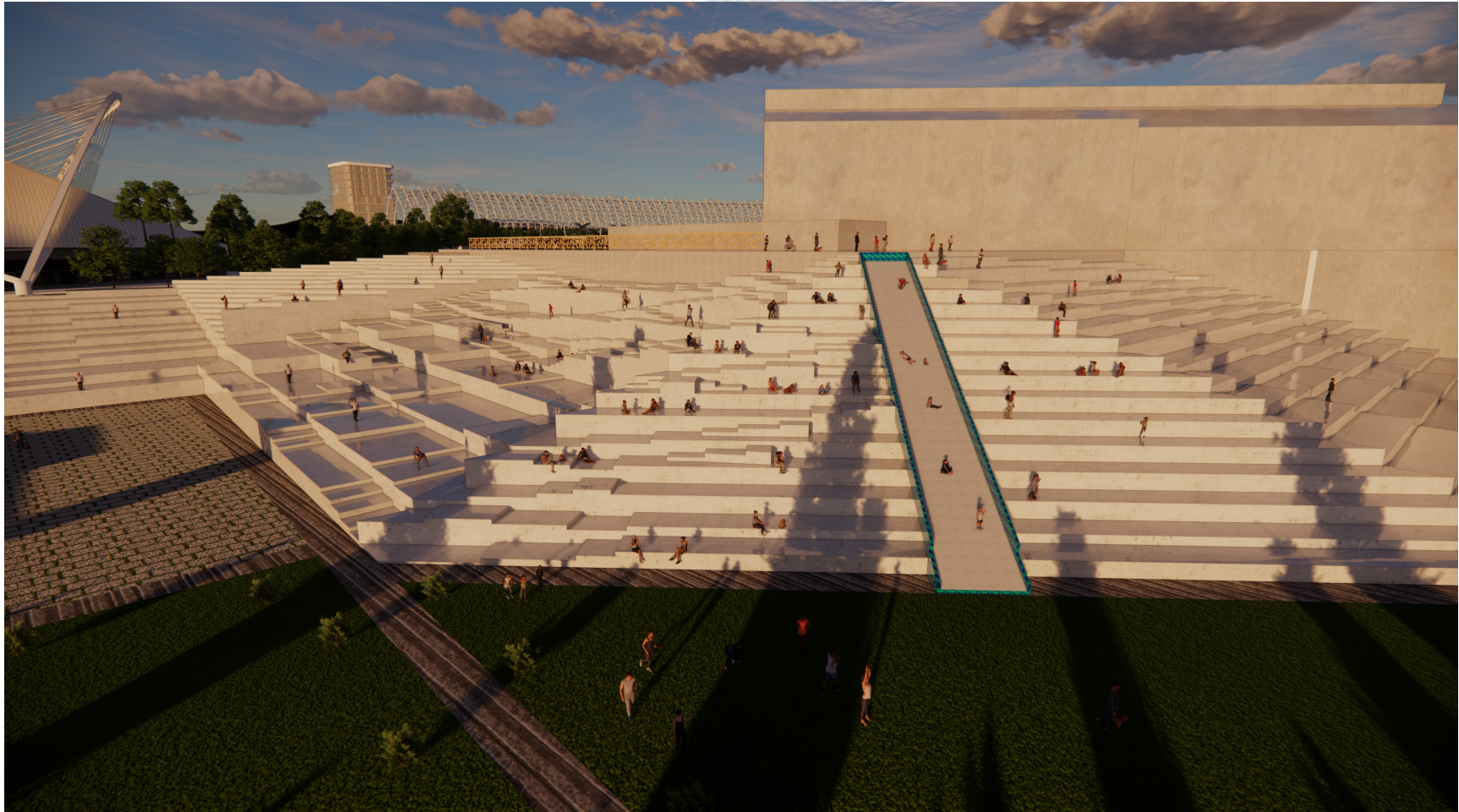
Balance Sheet

	Gross Floor Area (gsm)	2,420,018
	Leaseable Area (Efficiency)	90%
	Net Leaseable Floor Area	2,178,016
	Lease Rate (\$/SM/YEAR) - SEE NOTES	\$ 2,180.00
	Occupancy Rate	80%
	Tax Rate	20%
	Operating/Maint Cost (per GSF/Mon)	\$ 2.00

Assets/Income per month	Total Rent/Lease per Month	\$	316,538,354.40
Liabilities/Expenses per month	Debt Service (from above)	€	6,479,573.72
	Operating Costs (total)	\$	403,336.33
	Total Liabilities	\$	6,882,910.06
	TOTAL Monthly Cash Flow	\$	309,655,444.34
	Monthly Depreciation ('Paper Loss')	\$	(4,598,034.20)
	Gross Profit	\$	305,057,410.14
	Taxes on Gross Profits	\$	61,011,482.03
NET PROFIT per month	Net Profit (per month)	\$	244,045,928.11
	NET Profit (per YEAR)	\$	2,928,551,137.36

ROI % per year 196.03%

PLAZA

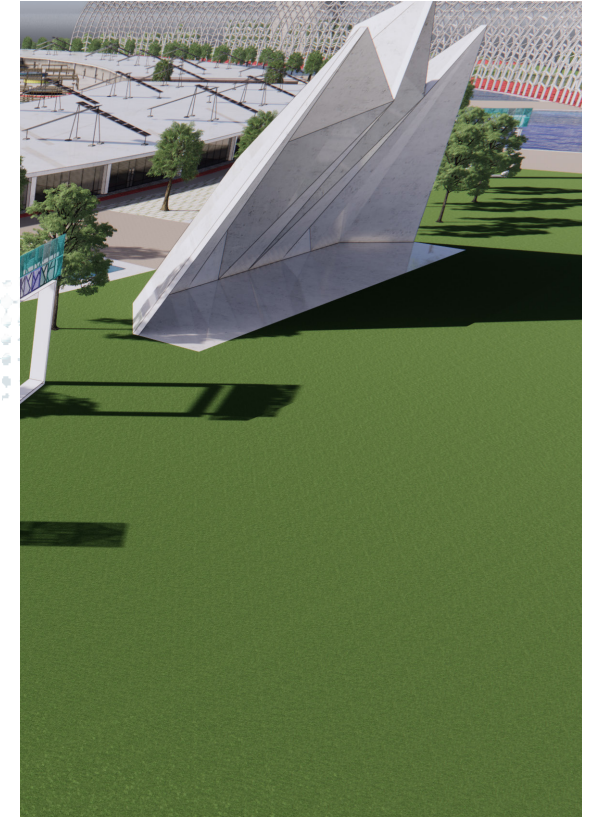
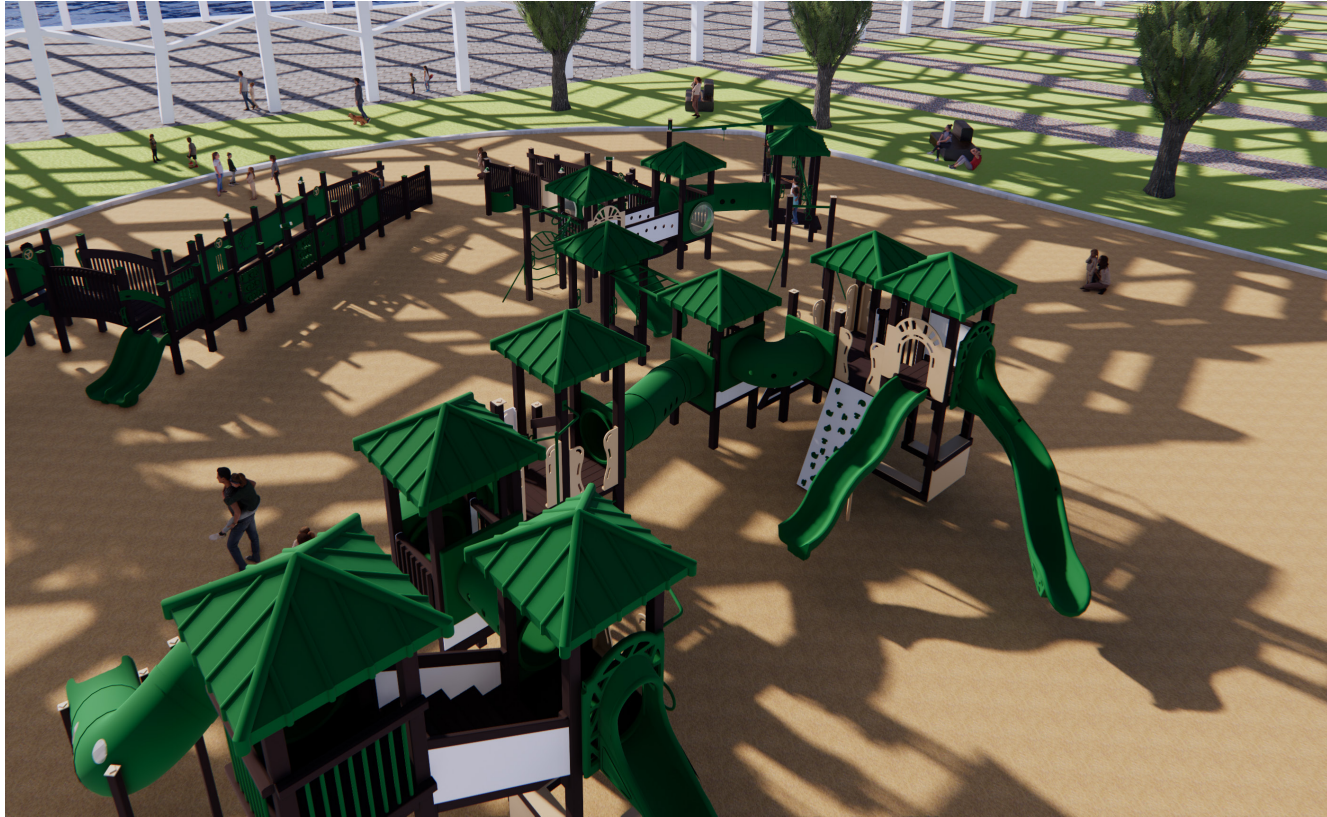


SOUND SYSTEM

Sound Pressure Level (dB)									
Interior Spaces									
Example	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	dBA
Amplified Rock Music Performance (large arena)	116	117	119	116	118	115	109	102	121
Auditorium (applause)	60	68	78	79	85	84	75	65	88
Gymnasium	72	78	84	89	86	80	72	64	90
Music Practice Room	90	94	96	96	96	91	91	90	100
Reception & Lobby Area	60	66	72	77	74	68	60	50	78



PARK AND AMPHITHEATER

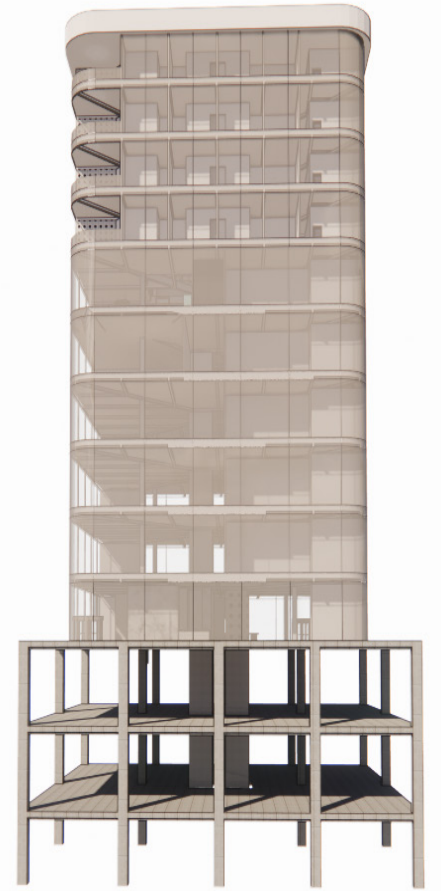


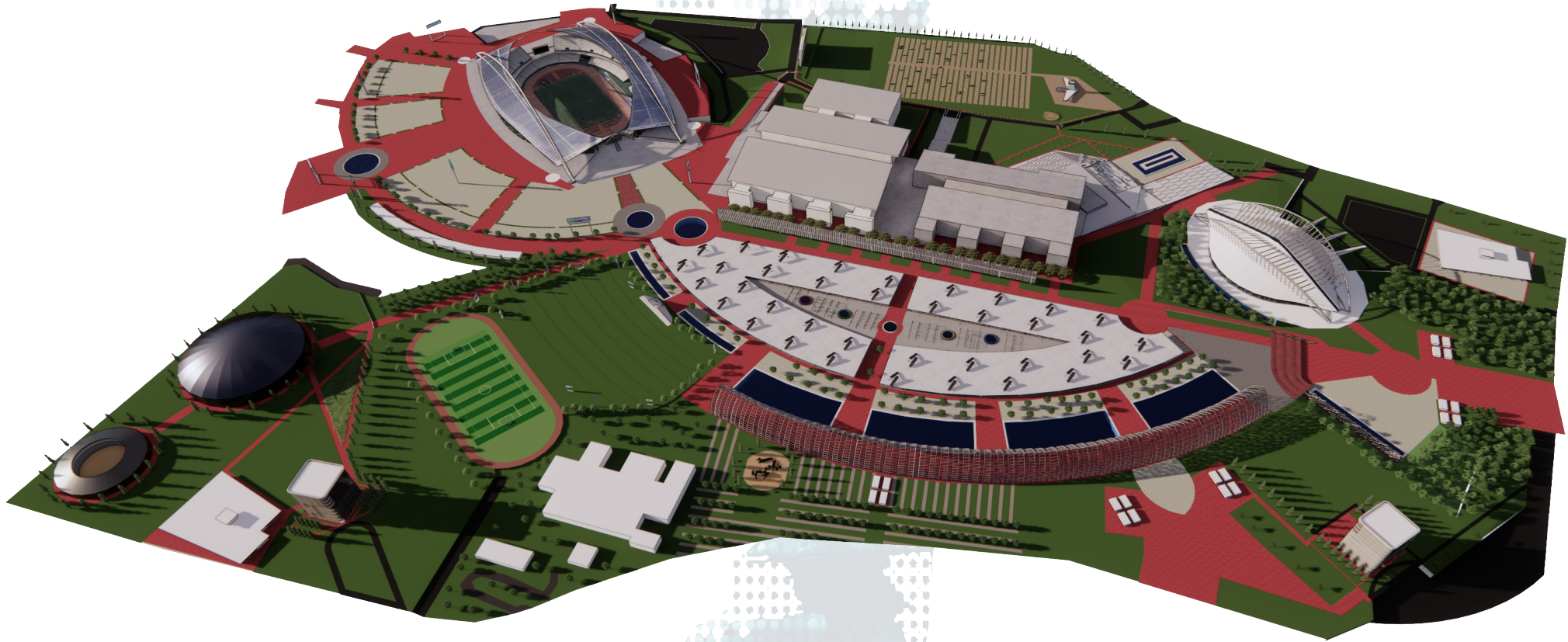
CIRCULATION

ONE LEVEL OF PARKING FOR THE PUBLIC AND ONE FOR SERVICES AND EMPLOYEES.

“THE DISNEY SYSTEM”: THE SITE ELEVATION ALLOWS EACH FACILITY TO HAVE ACCESS. RETAIL WILL COME OFF THE INDOOR ARENA.

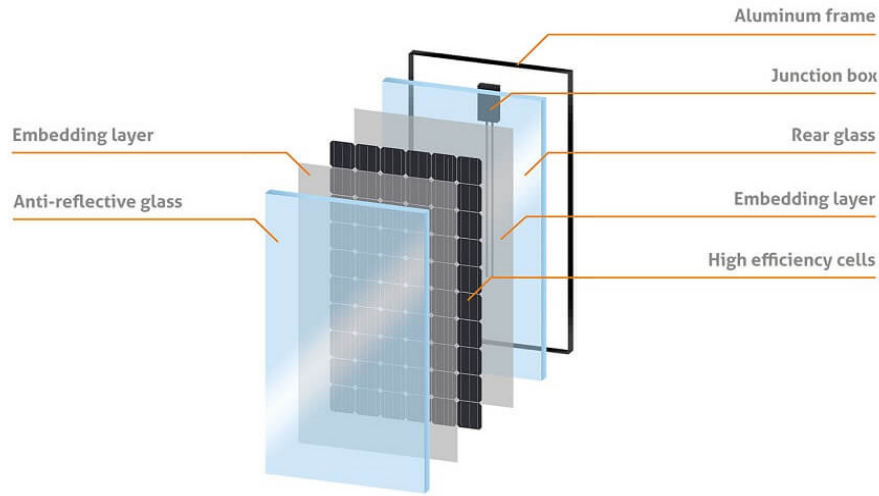
SERVICES FLOOR ALSO IS THE AREA FOR HVAC, MAINTENANCE, ENERGY STORAGE, AND FUTURE WATER STORAGE.





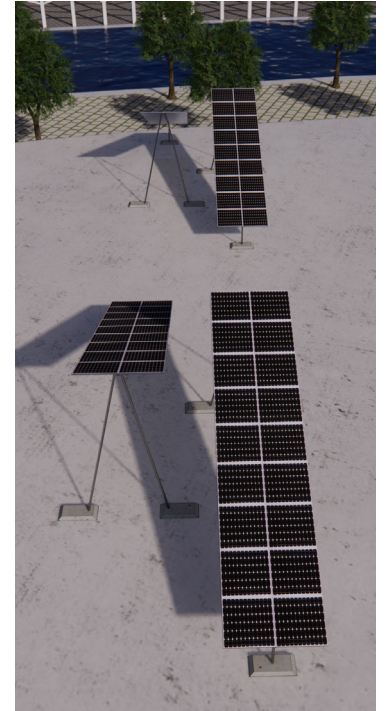
C I R C U L A T I O N S W H E S T P E R S P E C T I V E

SOLAR PANEL, ELECTROCHROMIC AND PHOTOVOLTAIC GLASS

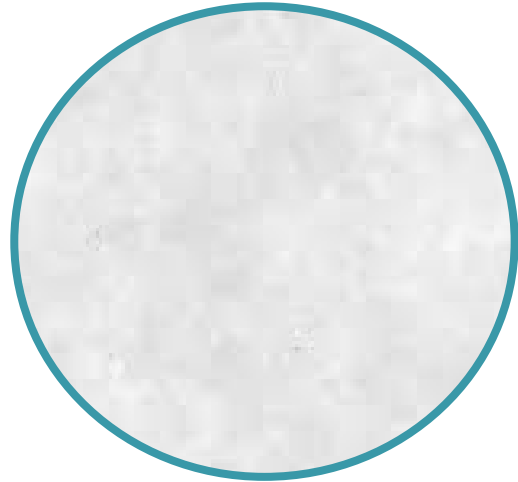


THE HOTEL FACADE IS PHOTOVOLTAIC GLASS AND ELECTRO-CHROMATIC GLASS.

PHOTOVOLTAIC GLASS COLLECTS 200 WATTS PER HOUR FOR EACH PANEL.



MATERIALS



OAK AND POPULAR
TREES
CONCRETE
STONE PAVERS
WHITE STEEL



VIDEO



KEEP THE
FLAME
GOING

<https://youtu.be/ibX4oMIL048>

THANK YOU

