



MIMA



1. North terrace 2. South terrace

MIMA
MIXED-USE COMMUNITY GARDEN TERRACE
NEW YORK, NEW YORK

Emerging from Related Company's LEED® Gold Certified 60-story mix-use residential complex, HMWhite designed a pair of award-winning roof terraces that provide a calming escape from the bustling streets of their Times Square location. Recently recognized by Builders Choice's National Custom Home Design Award for multifamily housing, the roof terrace design represents a new standard to which NYC residential developments now aspire. The terraces are designed as living room extensions from the residential building's amenity floor where the outdoor garden rooms compliment interior uses. The north terrace's series of outdoor garden rooms are spatially organized and nestled within an undulating landscape of grand Hornbeam cospes. This common landscape introduces a humanizing scale, while providing a unifying mechanism for spatial enclosures that distinguish a variety of daytime and evening social activity spaces.

The south terrace's design modulates divergent structural slab elevations to create barrier free outdoor room extensions to the building's fitness center and lap pool. HMWhite developed the terrace's program that is centered on diversity and use flexibility. Distinct social "pods" were created for different sized groups to privately and comfortably share the garden's seasonal qualities simultaneously. The terrace's evening ambiance can opt to transform into an outdoor movie theater and event space – currently a popular amenity feature that has been copied on similar other NYC residential developments.

PROJECT FEATURES

- North Terrace: 9,000sf
- South Terrace: 5,400sf
- Gold LEED Certified
- Living Green Roof Design
- Dining and Grilling "Pods"
- Custom Designed Benches & Planters
- Outdoor Cinema
- Hornbeam Groves
- Drought Tolerant Natively Adapted Plants
- Roof Dog Park Terrace
- Rain water harvesting for irrigation

COMPLETION

November 2011

COST

\$475M; Terraces: \$1.9Million

CLIENT

The Related Company

DESIGN TEAM

- Architect: Arquitectonica
- Architect of Record: Ismael Leva Architects
- Lighting: Focus Lighting
- Irrigation: WC3 Design
- Arborist: Ecological Landscape Management

LEED® Gold Certified

- 2013 ASLA NY Chapter Honor Award
- 2013 Builder's Choice National Custom Home Design Merit Award



3+4 Rainwater is collected and 50,000 gallons are recycled in a cistern for irrigation 5+6 Solar-reflective pavements and certified hardwoods expand the terrace design's ecological sensitivity 7 Sun lounge on southern exposed rooftops