→ # THE LOOP OF INNOVATION, TRIPOLI, LIBAN

**Maîtrise d'ouvrage :** Tripoli Special Economic Zone / The Republic of Lebanon
**Maîtrise d'oeuvre :** SEURA architectes et Hala Younes
**Mission :** concours
**Site :** 7,5 ha
**Programme :** conception du Knowledge Innovation Center de Tripoli
- rénovation de 3 bâtiments existants réalisés par Oscar Niemeyer
- planification, dans les bâtiments réhabilités ainsi que dans de nouveaux édifices, de
    . 30 000 m² de surface en phase 1 : 16 500 m² de bureaux (5 000 m² pour des start-ups et du coworking, 7500 m² pour des bureaux de 50 à 200 m², 4 000 m² d'open space), 1 000 m² pour l'administration, 2 000 m² de services, 1 600 m² pour un data center,  3 500 m² de logements (studios et deux pièces), 1 000 m² de commerces, parking souterrain de 300 places, parking aérien de 300 places
    . 30 000 m² de surface en phase 2 dont 70% de bureaux
**Calendrier** : printemps 2019

The Tripoli Fairgound can be reinterpreted as a model esplanade containing an arrangement of simple volumes, inscribed in an expansive ellipse. This complex was designed for a program that would meet the scale of a mega-city. While today it is set to accomodate within its exceptional shpes the means of daily life.

The knowledge and Innovation Center could meet the challenge of gathering in a recognazable place a community of work and dwellings. For this purpose, we designed «The loop of innovation», an eithy-meter diameter ring, divided onto three levels, in addition to an open walkway framed by the existing tehabilitated buildings.

With its magnitude and geometry, the insertion of rootfop housing units with sea, city of mountain views, and the three cubes installed in its clearing, the complex will allow for an interactive yet peacefull presence, serene by day and by night.

The three wolumes envisioned for the second phase of the project will complete the plan of the fair in continuity with the first phase, and with significant flexibility in their use and distibution. This takes place with notable concern for a precise composition in this sensitive heritage site.





THE LOOP OF INN...
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This complex was desig... mega-city. While today... shapes the means of d...
The Knowledge and Inn... gathering in a recogniz...

A

A

Data Center technical Entrance

KIC-Data Center Connection

Parking Entrance

TSEZ Entrance

KIC Main Entrance from Fair

KIC Main Entrance from Parking

Connection with Fair for special events

B

KIC Street Main Entrance

KIC Underground Parking Entrance

Site limit

pedestrian and bicycle ramp linking the fair to the water front

**PEDESTRIAN ENTRANCES**
**SUPPORT FACILITIES**
**RETAIL, F&B**
**OFFICES**
**CIRCULATION**
**OUTDOOR EXTENSIONS**
**DATA CENTER**
**PHASE 2**

**PHASE 1.A.**
**THE OPEN WALKWAY**
**+ THE DATA CENTER**
- Administration          1000 sqm
- Flex Offices            2300 sqm
- Serviced Offices        2478 sqm
- Support Facilities      677 sqm
- F n B                   245 sqm
- Surface Parking         5000 sqm
- Data Center             1620 sqm

**PHASE 1.B.**
**THE LOOP**
- Flex Offices            2658 sqm
- Serviced Offices        5150 sqm
- Anchor                  3851 sqm
- F and B - Retail        902 sqm
- Support Facilities      2384 sqm
- Housing                 3220 sqm
- Underground parking     7126 sqm
- Utility Building        400 sqm

**PHASE 2.**
**THE EXTENSION**

**Building 2.A** = 558 sqm x 15 floors
= 8370 sqm ;
**Building 2.B** = 558 sqm x 15 floors
= 8370 sqm ;
**Building 2.C** = 98 sqm x 11 floors
= 6578 sqm

**Underground parking** : 7,000 sqm under the surface parking .

**PHASING**
The project allows 2 sub-phases in the buildi
and 3 sub-phases in the building of phase 2

## THE LOOP - PHASE 1B

The volume of the circle makes it possible to gather most of the leasable offices of phase one around a vast courtyard/clearing with three pavilions contained inside, which connect to the galleries of the loop on the three levels. This volume is in the likeness of the scale of the boomerang yet not obtrusive in its context.

**DETAILED PROGRAM :**
- Shared offices : 660 2 sqm
- Serviced offices : 150 5 sqm including
- Open space offices : 850 3 sqm
- Housing : 16 studios + 24 two bedrooms flat = 220 3 sqm
- Exterior and public spaces : 035 11 sqm including 830 1 sqm terraces and 1880 sqm covered public spaces
- Support spaces : 380 2 sqm including meting rooms, exhibition space, conference room, ...
- Retail and food and beverage : 900 sqm including 550 sqm cafeteria



**SHARED OFFICES**
smart desks

**SERVICED OFFICES**
circulation space
50 m²
100 to 125 m²
145 to 155 m²
190 m²

**OPEN SPACE OFFICES**
open space and offices
meeting rooms and common spaces - 30 to 47 m²

**RETAIL + F&B**
Retail
Food & beverage

**SUPPORT SPACES**
meeting room
conference room
exhibition spaces
common spaces (toilets, copy rooms, technical spaces, ...)

**GROUND LEVEL**
Scale 1/250

**FACADES :**
-**Exterior:** the skin in concrete and glass is striated by vertical metal louvers, the rhythm of which varies depending on the course of the sun.
-**Interior:** at the ground floor a portico circles around a garden, a transparent upper floor cantilevers above it, merging the offices with the ambiance of the courtyard. The last floor is a gallery around which housing units are distributed. The roof is planted and accessible.