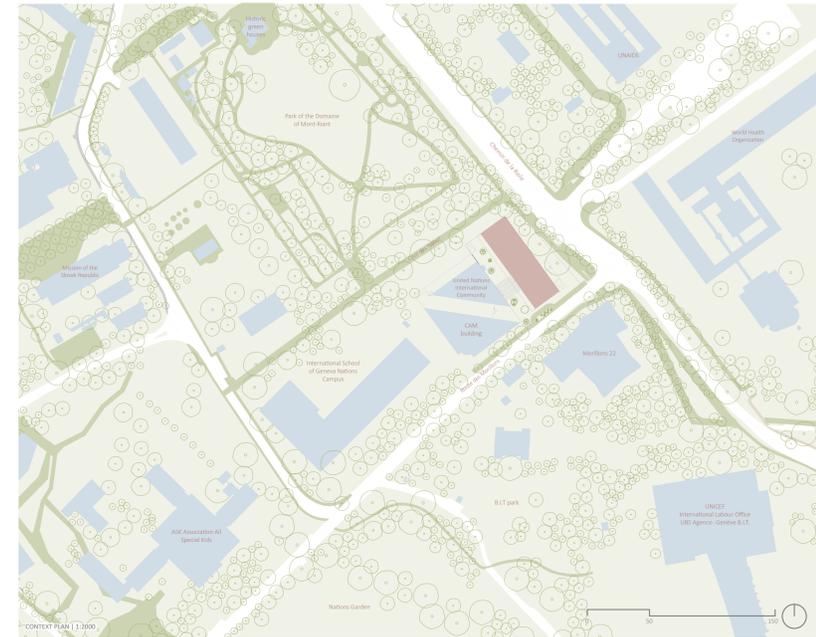




The new headquarters of the IOM is a key component in the transformation of the neighborhood by contributing to the balanced network of green spaces and innovative sustainable architecture. An open and inviting building in direct connection with the park provides a warm atmosphere for the people working at IOM and a welcoming host for IOM's neighbors and collaborating institutions.

A building with a distinctive stepped silhouette that jettisons the glass-and-steel extrusions of generic office buildings to make place for wood, ceramic, clay, vegetation and earth-based colors. The new IOM headquarters is an innovative and future oriented net-zero building that aligns with the institution's values on ecological sustainability and energy efficiency.

Since contact with nature and easy access to outdoor spaces are essential requirements of a 21st century workspace that values a holistic approach to comfort and well-being, the building provides a diversity of green spaces on different levels: from large outdoor terraces, to intimate planted office nooks or informal winter gardens and mid-door spaces. The possibility to find a variety of micro-climates, spatial qualities, light conditions and working atmospheres within a single building fosters an understanding of the world in which users are no longer abstract entities, but individuals with specific needs, desires and requirements.



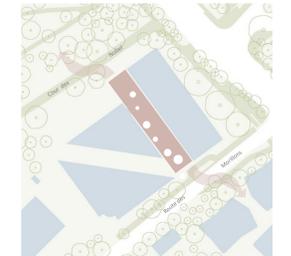
URBAN & LANDSCAPE STRATEGIES



EXTENDING GREEN FINGERS
The extension of green fingers between the built volumes on our site strengthens the larger-scale planning visions for the area. The proposed porous green infrastructure reinforces pedestrian permeability in the both north-south and the east-west axes and establishes visual connections to the adjacent landscapes thus connecting the entry court of the IOM to the Cour des Nobel and the larger park and botanical garden of the domain of Mont-Riant, including its wonderful historic greenhouses.



REHABILITATION OF THE HISTORIC FRINGES OF OAK TREES
The eastern most green finger, running north-south, is fortified by the planting of additional oak trees along the Chemin de la Rôle as part of an effort of historical territorial conservation and to create a green visual and acoustical buffer between the new building and the amplified Route de Nations.



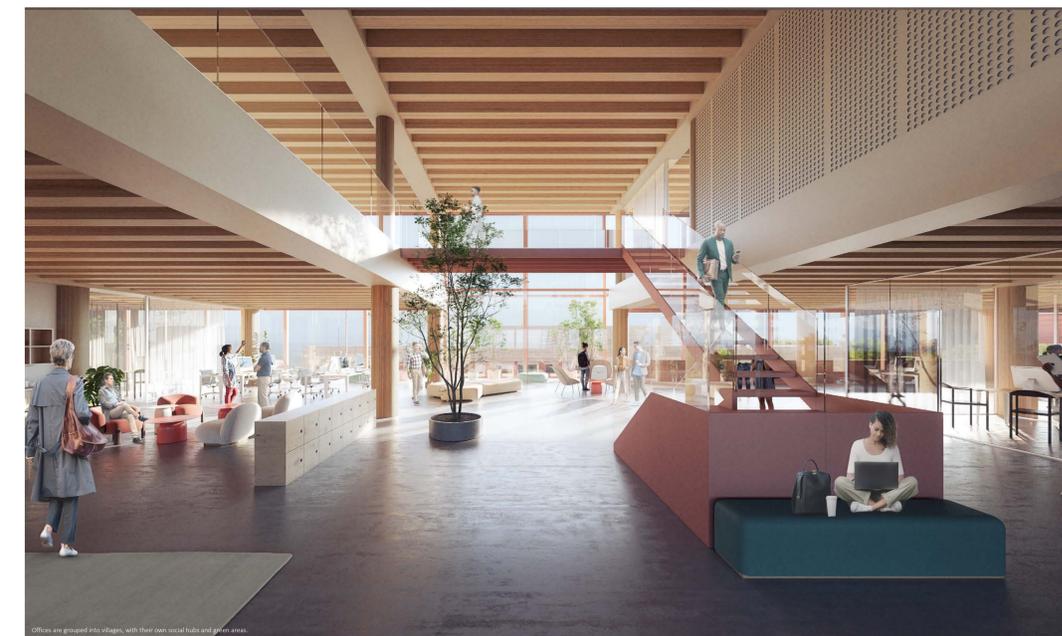
ACCESS PLAZA WITH WATER AND GREEN
The heart of the new IOM headquarters is strategically situated on the calmer inner side of the urban block. It provides a soothing yet diverse entry experience that transposes a stepping topography. The integration of a series of circular landscape features across this space highlights different water systems (retention, storage, re-use) and planted biotopes that punctuate the space while also creating important convergences for social interaction. This plaza becomes an important and lively pedestrian connection between the Cour des Nobel and the newly planned residential and commercial project at the Route des Morillons 22, strengthening the network of walkable routes across the neighborhood.



A MEANINGFUL URBAN ENSEMBLE
We have to anticipate the imminent replacement of the neighboring buildings (as they do not realistically allow renovation or adaptation) and understand how our current proposal can positively impact the gradual transformation of this beautiful corner of the Grand-Saconnex district into a strong urban ensemble. The new IOM building is therefore the catalyst of a new urban cluster: a decisive starting point, placing expressive and efficient built volumes in balance with well-articulated and meaningful open spaces that mediate the topography.



Landscape morphology / Genève, 1932



Offices are grouped into villages, with their own social hubs and green areas.





STACKED CONFIGURATION

The building is organized as three stacked volumes, creating different spatial conditions at different heights.

- The lowest volume is 27.60 m wide, which allows to accommodate a large foyer and public spaces (library, restaurant, conference center) on two different levels. Each level has a floor-to-floor height of almost 5 meters, giving the double height spaces at the foyer, and restaurant a generous 9-meter interior height. Towards the plaza a 3.60m wide entrance canopy protects visitors from rain or snow.
- The middle volume has a structural width of 22.80 m wide and accommodates 4 large office floors organized in 3 bays. Two bays of spaces are organized along the facade, while the central bay accommodates services, vertical core and meeting rooms.
- The upper volume is a narrow volume consisting only of two structural bays, with a combined width of 16.00 m wide. It creates an open, light and transparent structure with panoramic views over the Grand-Saconnex district.

PROGRAM ORGANISATION

LOGISTICAL FLOORS (+1 and 0)

The ground floor level is the operational backbone of the building, housing all logistical spaces in direct relation to a generous loading and unloading area.

ACCESS LEVEL (+1)

The entrance level gives access to the research library, the information and security desk and a large restaurant in direct contact with the outdoors.

CONVENTION CENTER (+2)

The spacious and flexible IOM Conference Center for internal use or as rental venue for third parties.

OFFICE - VILLAGES (+3 to +8)

The 6 office floors of the building are grouped into 3 different "villages" (floor 3 and 4 constitute the first village, floors 5 and 6 the second and floors 7 and 8 the third village). Between each pair of floors large voids are cut and additional vertical circulation elements are added, converting the usual horizontal office floors into tri-dimensional clusters. Each village has their own social hubs, locker spaces, and green areas.

PANORAMA FLOOR (+9)

An open leisurely space that accommodates yoga, gym, meditation, prayer and an informal winter garden.

EFFICIENT & SUSTAINABLE TIMBER STRUCTURE

The building is conceived as a light structure with generous spans offering great flexibility of use, a structure that uses each material to the maximum of its performance, employing multi-efficient components to save resources. The above-ground structure is built like a wooden LEGO set: a succession of 11 post and beam frames (BauBuche timber beam or Delta beam) arranged parallel to the south and north facades, spaced at 7.20m and joined by a timber-concrete floor. The geometry is repetitive and allows for large scale prefabrication, which is absolutely essential for a large building. A sprinkler system is provided throughout the project, reducing the fire resistance of the wooden elements to 60 minutes and making the wood visible and present in the architectural quality of the interior spaces. The active clay ceilings to be housed in between the joist spaces.

CHANGING TIMBER COLUMN SECTIONS

The section of the timber columns changes gradually: going from 80 cm diameter columns on the lower floors, to 60cm in the middle section of the building and to 40 cm columns on the upper floors. The large diameter (especially on the lower floor) gives these tactile timber elements a striking presence in space.

HYBRID FLOOR SLABS WITH LOW-EMISSION CEMENT

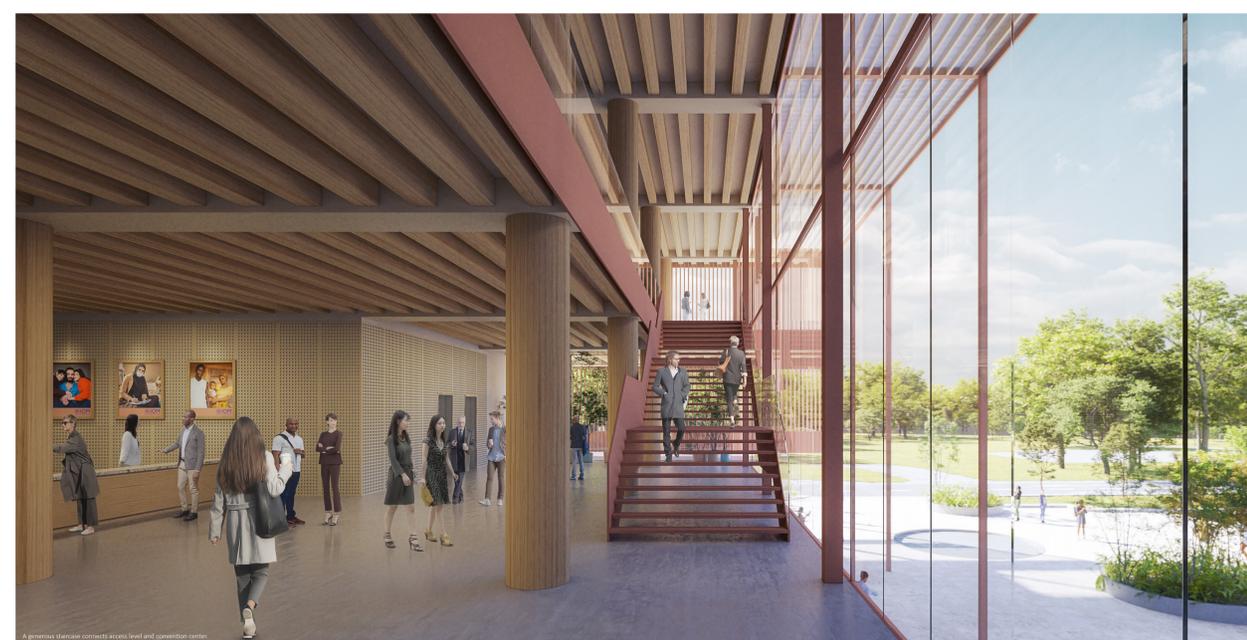
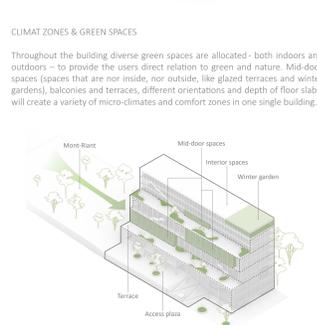
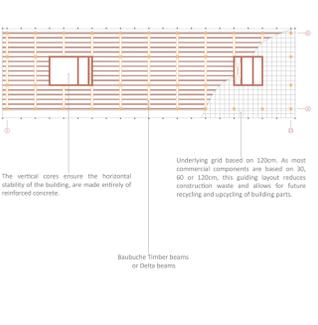
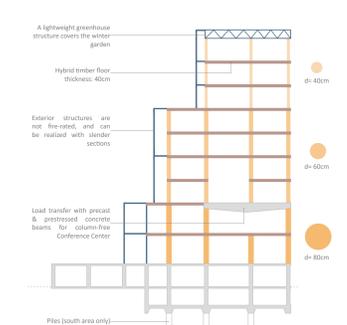
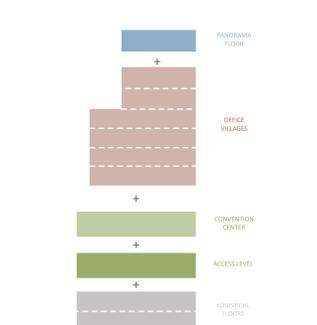
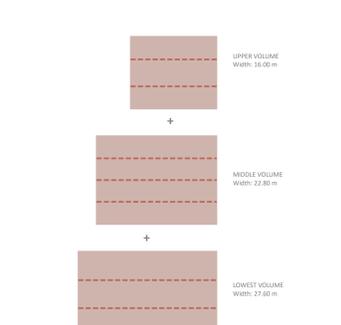
The floor comprises timber joists spaced 60cm apart connected to a layer of compression concrete. This layer is fully compressed, which considerably reduces the need of reinforcing steel (it is also connects the floor to the cores and provides the needed diaphragm). The hybrid timber-concrete floors are prefabricated in modules of 2.40m, which is ideal for transport and erection on site. There is no need of efficient concrete here, so it could be made from low-emission cement such as CEMlib or CEMlib. This concrete layer is absolutely necessary for both fire and acoustic reasons, as a wooden floor alone would not meet the requirements of a high building, and gives the building the required thermal mass.

FOUNDATIONS IN RECYCLED CONCRETE

The basement is made of reinforced concrete and ensures the link between the structure and the foundation ground, and the vertical cores. The basement walls and slabs will not be exposed to de-icing salt and can be made entirely of recycled concrete. The use of mixed aggregate concrete (MR) is also widely possible in the secondary structures and infill walls. The southern part of the building (where the geotechnical reports show a deep decline of the molasses) will require pile foundations to limit settlement: these can also be made of recycled concrete.

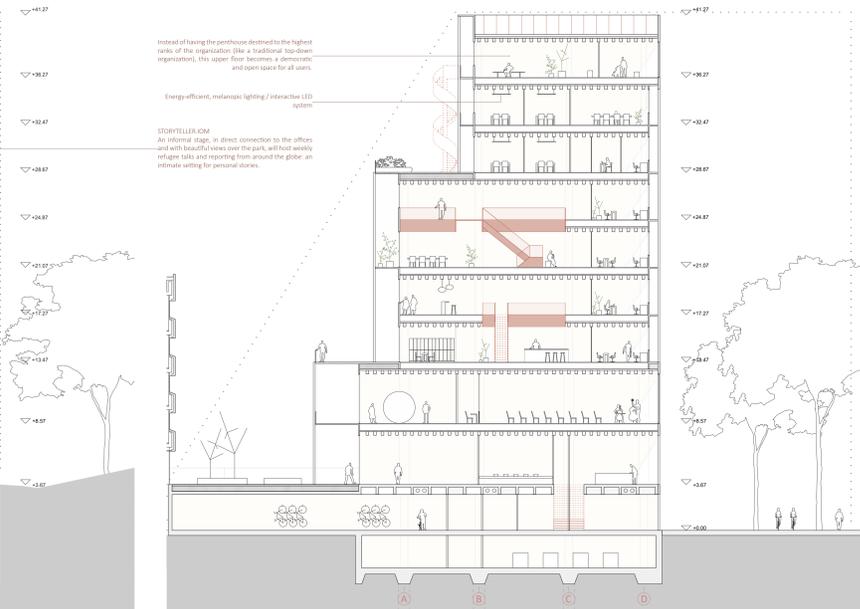
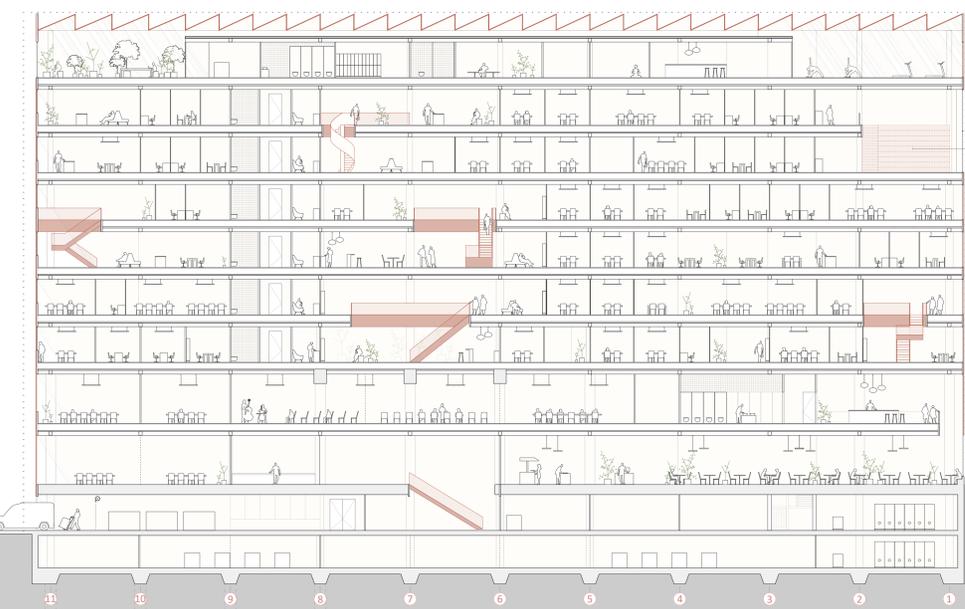
MIGRATION AND MOVEMENT

Since the IOM deals with the movement of people around the globe, we wanted to make sure that the idea of "movement" and the "flow of people" is well represented into the architectural language of the building. The large staircases in the vertical core are made visible behind a structure of fire-rated glass, and several indoor and outdoor staircases are designed as playful vertical elements. This visual presence does not only have a symbolic function, but also motivates physical exercise and provides direct connection between different office floors to conform the office "villages".





- LEVEL 1 | 1.200**
+ 23.07
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
- LEVEL 2 | 1.200**
+ 23.87
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 3 | 1.200**
+ 24.67
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 4 | 1.200**
+ 25.47
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 5 | 1.200**
+ 26.27
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 6 | 1.200**
+ 27.07
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 7 | 1.200**
+ 27.87
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 8 | 1.200**
+ 28.67
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 9 | 1.200**
+ 29.47
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 10 | 1.200**
+ 30.27
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace
- LEVEL 11 | 1.200**
+ 31.07
 - 1. Open workspaces
 - 2. Focus work offices
 - 3. Medium offices (pk. 5-6p)
 - 4. Small offices (pk. 3-4p)
 - 5. Concentration rooms
 - 6. Large meeting room
 - 7. Medium meeting rooms
 - 8. Small meeting rooms
 - 9. Hearing room
 - 10. Gender neutral restrooms
 - 11. Social hub
 - 12. Breakout areas (collaboration pools, lockers & print stations)
 - 13. On floor storage
 - 14. Terrace
 - 15. Mid-floor space
 - 16. Terraces/terrace

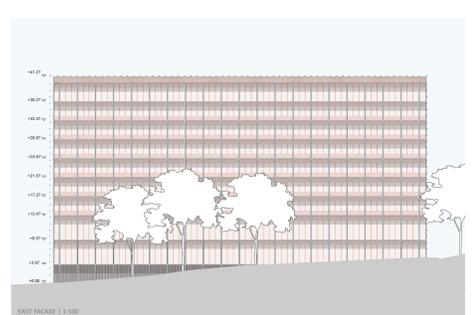
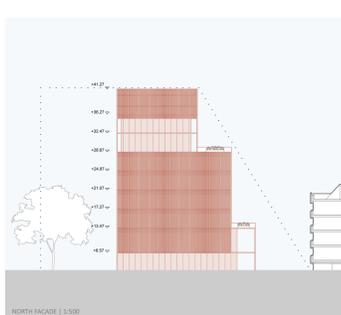
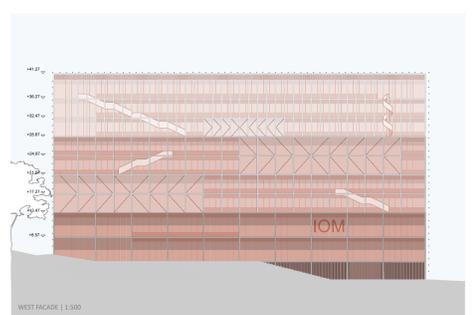
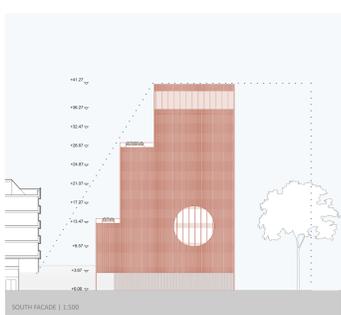


SOUTH
The facade is made up of horizontal bands of glass and closed panel, superposed by vertical lines of ceramic elements with integrated PV strips. The dense layer of ceramic baguettes gives the facade an abstract quality, presenting an emblematic stepped silhouette towards the Route des Morillons. In the evening however, when the interior lights are lit, the horizontal bands shine through and the building magically exchanges its vertically striped suit, for a composition of horizontal bands.

WEST
The stepped composition creates large outdoor terraces with vegetation and informal seating to enjoy the afternoon sun. The gradual difference in the facade modulation (going from 7.20m, to 3.60m to 1.80m) gives the building a counter-intuitive perspectival effect and makes it look heavier towards the top.

NORTH
Towards the Cour des Nobels and the Domaine de Mont-Riant, the ceramic 'baguettes' show two large openings. At restaurant level it allows the park to enter the building and create a fluid connection between indoor and outdoor green elements. At levels 7 and 8 the IOM-stairteller space is made visible showing the sloped seating for the audience: an expressive stage overlooking the park.

EAST
The building presents itself on the Route des Nations as a more formal, modular and repetitive volume, a playful wink to the neighboring international-style buildings. The layered facade, with structural depth and accessible terraces creates a connection between the building, its users, and the outdoor space; and provides the building with a lively yet refined expression.



A LANDSCAPE OF CHOICE
We understand that in a post-COVID reality—where we will oscillate between working at home and working 'at work'—the office place competes with the comfort and quality of our private homes. Therefore, a numeric repetition of hallways and office cubicles is not sufficient any longer. We propose a landscape of diversity and individual choices: a friendly and captivating environment with green spaces, terraces, indoor, outdoor and mid-door spaces, designed to inspire creativity and team work in a dynamic and motivating working environment. A workspace with panoramic views to the mountains and cozy coffee nooks, where everyone can find their personal place.

NATURAL, TACTILE AND INVITING
Wood is a fantastic building material and ubiquitous in ceilings columns and furniture: it adds a natural, warm, and robust look to the building and gives it a fine tactile expression. This wooden framework is infused with earthy materials like ceramic, textile and clay. The earthy tonality of the building, establishes a nuanced contrast with the abundant indoor and outdoor vegetation.

PLANTS MIGRATE TOO
The landscape design, and especially the choice of vegetation, is strongly connected to IOM's mission and ideology. The proposal takes as a point of departure that "plants also migrate". Even the flora that we consider endemic, often has a beautiful narrative of migration. These migratory stories (represented by means of an educational signage system) will add a subtext and a new layer of depth to the integration of green elements into the design of the building.

PlantsMigrateTo: QUERCUS CERRIS
Quercus cerris, the Turkey oak comes from south-eastern Europe and Asia Minor and migrated to northern Europe and the British Isles before the glacial ice age, about 120,000 years ago.

PlantsMigrateTo: ALGUNA TRINELLA
Alcega tripartita, lemon verbena was a species native to South America before migrating to Europe by the Spanish and the Portuguese in the 17th century for its oil.

PlantsMigrateTo: PASSIFLORA CARIULEA
Passiflora caribaea, the passion flower, was well known in the colonies of South America as a herbal remedy and discovered by a Spanish doctor in 1568 before migrating 40 years later to Europe.

PlantsMigrateTo: AMELANCHIER ALABASTRA
Amelanchier alabaster, the white-flowered plum, is native to eastern Canada and is presumed to have migrated from France in the second half of the nineteenth century along with its sister Amelanchier laevis and is now well-established in Europe, especially in its acidic soils.

PlantsMigrateTo: ACACIA BAILEIANA
Acacia baileiana has a very limited natural distribution in south-eastern Africa and seems to have also found home to the island parts of southern New South Wales.

PlantsMigrateTo: CRATAEGUS MONSIEURII
Crataegus monnina, the common hawthorn, is a species native to most of Europe, North Africa and West Asia migrated to North America and Australia in the 1800s and now is considered an environmental weed.

PlantsMigrateTo: JASMINUM OFFICINALE
Jasminum officinale, or simply jasmine, is a species of flowering plant in the olive family native to the Caucasus, northern Iran, Afghanistan, Pakistan, the Himalayas, Tajikistan, India, Nepal and western China in spite of being referenced as a Chinese plant in Chinese texts and likely migrated to Europe via the Sub-Norman culture of Sicily.

View of terrace with mid-door spaces and planting (level 7)

View from Cour des nobels

