

**JOANNA ALIMANESTIANU**  
ARCHITECT AND URBANIST

*Portfolio 2016*

# TABLE OF CONTENTS

## SELECTED URBAN PROJECTS

*Each project – whether retrofitting existing sites or creating new neighborhoods – must promote a sense of belonging and well being.*

- <b>REGENERATION of RUE DE LAEKEN</b> <i>Rue du Pont Neuf, Belgium</i> .....	3
- <b>BAHIA MUYUYO</b> <i>A new ecological settlement in Ecuador</i> .....	4

## SELECTED ARCHITECTURAL PROJECTS

*Each building must promote contextual harmony and local beauty; be durable and adaptable over time; provide enjoyable liberating interior spaces; and create exterior rooms and places.*

- <b>AG OFFICE BUILDING AND</b> <b>CONFERENCE CENTER</b> .....	9
- <b>DRAGON~STONE HOUSE</b> .....	10
- <b>ROUMONETTE COUNTRY HOUSE</b> .....	12
- <b>SUN HOUSE</b> .....	13
- <b>WHITE STREET OFFICES</b> .....	14

## SELECTIONS FROM TEACHING ARCHITECTURE AND URBANISM

*Students must understand the importance of our professional responsibility, and recognize the impact of our work on people's lives and the future of humanity.*

- <b>Examples</b> .....	15
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## SELECTED CHARRETTE, GUIDELINES AND PROJECT BOOKS

*Taking a comprehensive approach*

- <b>Examples</b> .....	16
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## TAKING RESPONSIBILITY AND INITIATIVE

*Understanding our ethical duty as professionals*

- <b>Examples</b> .....	17
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1990

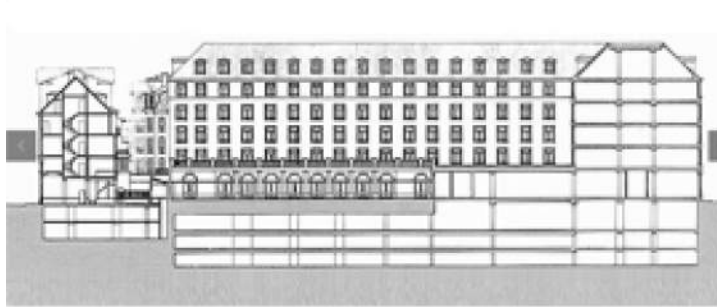


1995

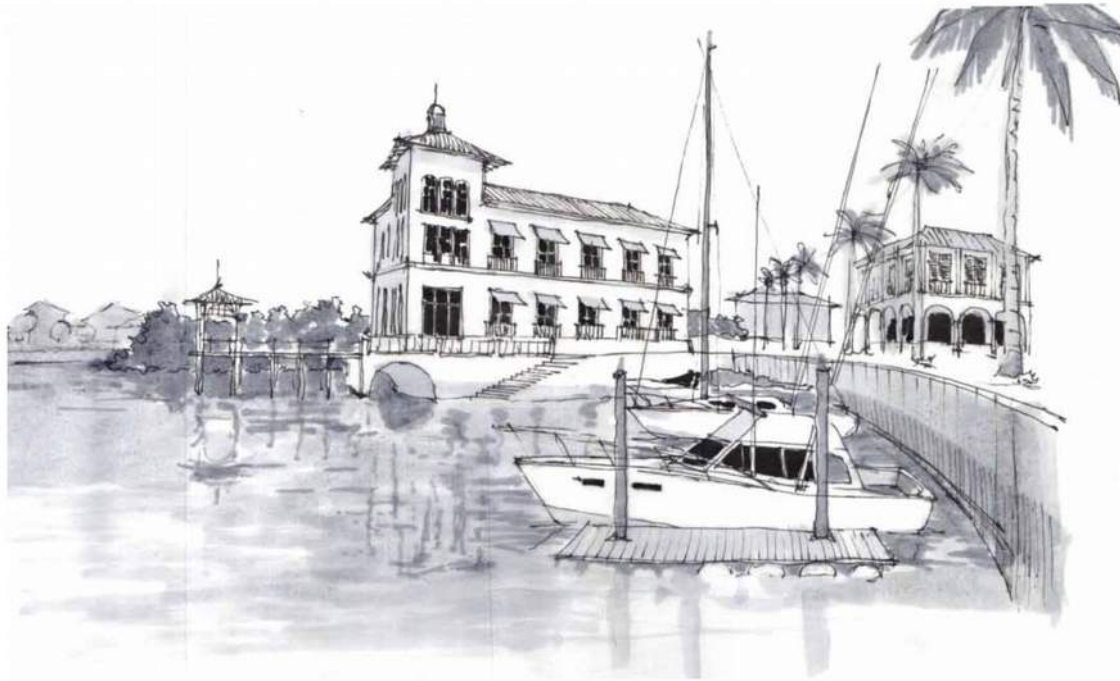
**REGENERATION of RUE DE LAEKEN - RUE DU PONT NEUF  
BRUSSELS, BELGIUM  
1989-1995**

*Urban Designer, Architect, Design Adviser, Client Representative*

*Once thriving, by the 1980's this area of the city was devastated. Architects were proposing designs of mega-structures. Frustrated with these proposals, the owner/developer led by Christian Lasserre, called on Joanna Alimanestianu, who proposed a contextual approach for beauty of local place and answer people's needs and aspirations. Joanna led the fight to demolish the tower; pushed for traditional urban building design; and co-organized and set the design principles of the Call to Young European Architects Competition. Joanna was also design architect for the 18,000m2 office building. Joanna also offered the project as a case study to local and international citizens and dignitaries, including the Prince of Wales.*



*L-R Section of office building; elevation at street; master plan; office building by Joanna; meeting with the press and Prince of Wales*



CONCEPTUAL MASTER PLAN

# BAHÍA MUYUYO

*A new world-class coastal development  
building on local culture and ecology*

PUNTA ARENAS, GUAYAS, ECUADOR

*Joanna Alimanestianu and Associates  
Humberto Plaza, Coplaza Arquitectos  
Grupo Simbiosi*

## **BAHIA MUYUYO GUAYAS, ECUADOR 2011-Present**

*Urban Designer, Architect, Charrette Leader*

*An ecological and economically inclusive community on the Ecuador coast. Masterplanning complete, now in construction.*

# BAHÍA MUYUYO

## Character of Transect Zones



T-1 Wilderness

This zone includes the beaches, dunes, mangrove areas, and other pristine natural areas. These places are important elements of the regional ecology, but equally, they are important amenities for the community. Therefore an extensive network of hiking trails, picnic areas and pavilions will allow residents to experience and value these special areas.



T-2 Rural

This zone includes the “Fincas Del Mar” - agricultural estates that may feature vineyards, orchards and other sustainable agricultural uses. Homes in this zone are likely to be relatively large, and may include Bed and Breakfast uses as well as small-scale business activities.



T3 Sub-Urban

This zone includes detached single-family residences and may also include some attached homes. The zone includes “canal homes” catering to boat owners who wish to live at water’s edge.



T-4 Urban Neighborhood

This zone consists of single-family attached and detached homes at a higher density, with courtyards and side yards instead of full yards. They take maximum advantage of their urban charms, with buildings set along the street and forming a “street wall.”



T-5 Urban Core

This zone includes single-family attached homes, as well as live/work homes for business owners. It also includes commercial, retail, restaurant and office uses, which may be in mixed-use buildings with residential included. The commercial uses are generally located on the ground floor to take maximum advantage of their urban location.

# BAHÍA MUYUYO

URBAN PLAN

## *Market Village*



The Market Village will serve as a gateway to the rest of the community, and a key element in the sustainable development strategy. It will feature a farmers' and crafts market, local businesses, homes for local residents, and opportunities for additional employment and economic activities. It offers diverse housing types, including workforce housing for responsible moderate-income residents. The people of the Market Village will be "natural proprietors" observing those who come and go.



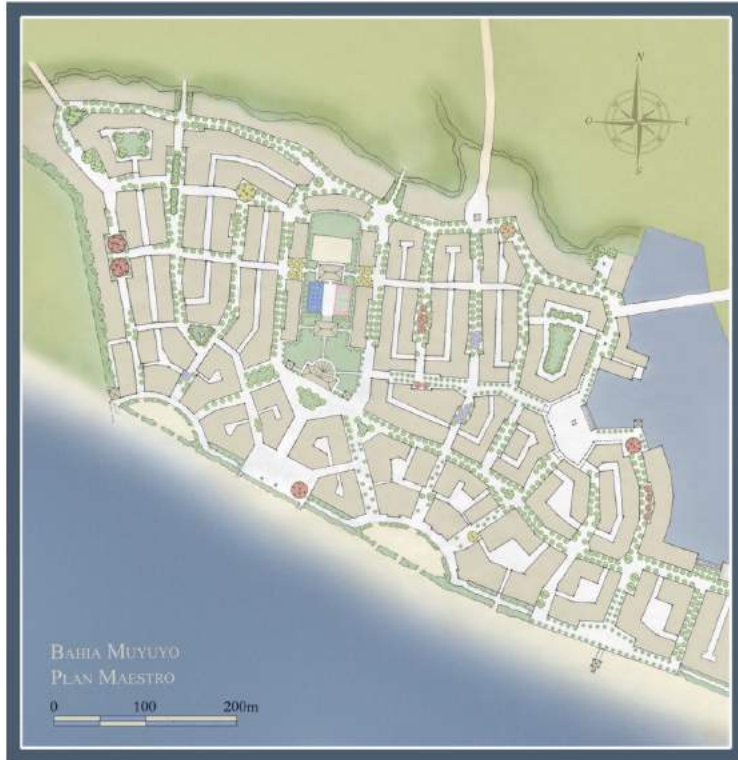
The fences and gateway along the highway are welcoming and beautiful. Gates are open but monitored. They may be closed in an emergency. Security staff will be invited to live on site and to take a personal stake in the welfare of the community. The Market Village will offer decent, comfortable homes and economic opportunities for a thriving, diverse population.

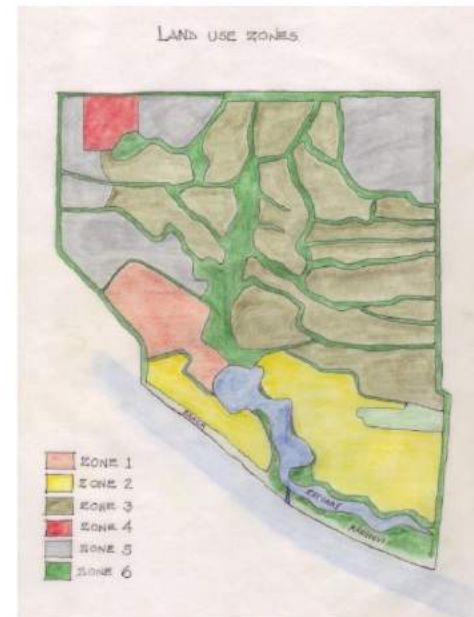
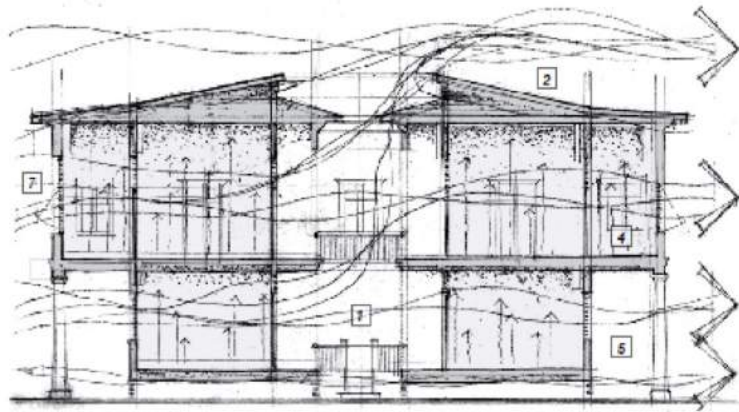


The Market Village will be an attractive and lively commercial center along the main highway, and at the entry of Bahía Muyuyo. Homes provide for small-scale commercial activities, including live-works. They also surround flex industrial spaces that can be used for small regional businesses, or duty-free trade (depending on arrival of a deep-sea port).

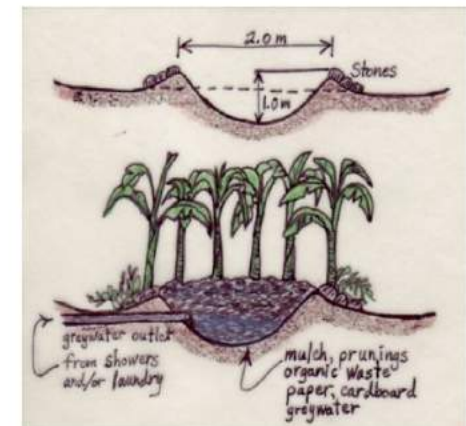
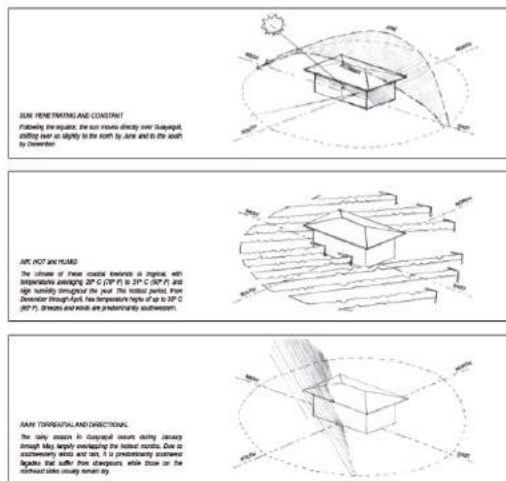


# The first BAHIA MUYUYO Neighborhood





*Enjoying the climate and regenerating the land.*



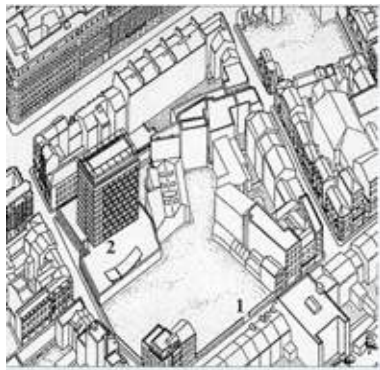




**AG OFFICE BUILDING AND CONFERENCE CENTER  
BRUSSELS, BELGIUM  
1992-1995**

*Size: 18,000m<sup>2</sup> plus underground parking  
Design Architect: Joanna Alimanestianu*

*An integral part of the Rue de Laeken/Pont Neuf Project, revitalizing the fragmented neighborhood*



*L-R, axonometric view, courtyard, hallway exhibition area, office built-ins*



**DRAGON~STONE HOUSE**  
**Southampton, New York**  
**2002-2005**

Size: 4500 sq. ft. new construction on five wooded acres

Landscape, building, furniture and accessories.

*It is a passive solar design and concrete and stucco construction with thick fortress-like northern façade and arcaded south façade. For real country living all rooms, on all three levels, have direct access to outside. From the rooftop terrace, the view is 360 degrees from ocean to bay.*





## DRAGON~STONE HOUSE





## ROUMONETTE COUNTRY HOUSE

Ardennes Forest, Belgium

1983

300M2 new construction

Materials: Recycled stones and wood, local roof slate

*The client wanted a house that would look like it has been there.*

*A success with locals, it became an inspiration for other new houses*





**SUN HOUSE**  
**Southampton, New York**  
**2001-2004**  
5500 sq. ft. new construction





**WHITE STREET OFFICE**  
**Southampton, NY,**  
**2002-2004**

5000 sq. ft. new construction,  
Owner-Builder: Southampton Building Corporation

*The owner-builder was tired of constantly repairing poor construction. He was also frustrated by non-adaptable buildings, where structural and wall changes were constantly needed to cater to changing activities and functions. He wanted a durable and adaptable building and solidarity: stucco and concrete, thick walls, copper roof and large wooden European windows and doors for lots of light.*

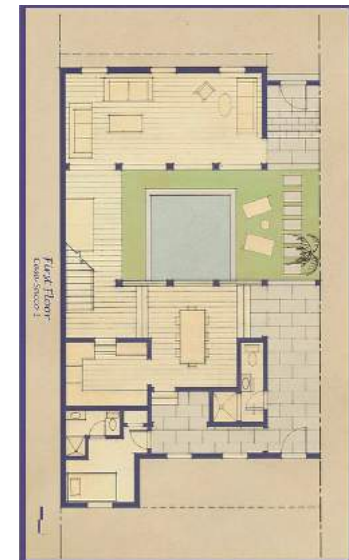


## TEACHING ARCHITECTURE AND URBANISM

*In parallel with co-designing buildings and places with and for people,  
it is my mission to empower and inspire the next generation of  
architects to create places where people feel they belong and can thrive.*

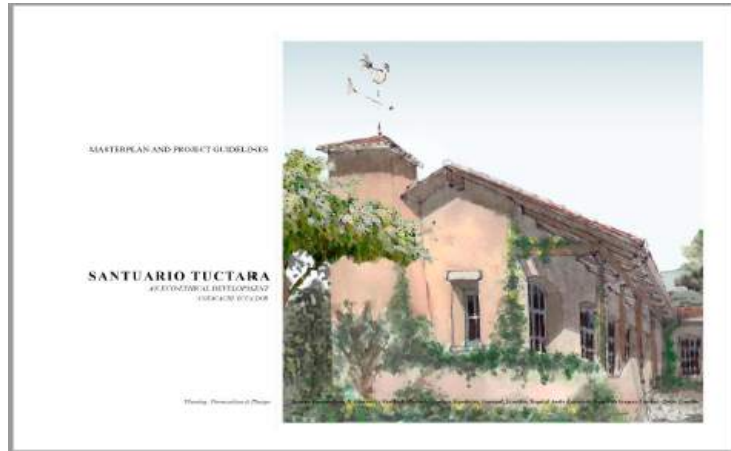
School of Architecture, Notre Dame University, South Bend, IN.  
Visiting professor 2012-13

*Graduate, and fourth and fifth year design studio and theory class.  
Concentration was on traditional contextual urbanism and architecture based on an  
ongoing project: Bahia Muyuyo in Guayas Ecuador, 450 hectare site.  
Bringing design to reality, theory class and studios were linked,  
and six professional experts were invited to give their perspective and  
to dialogue with the students. Student work had a great influence on the real project.*



*L-R Evlving master plan, detail, study of home in regional vernacular; plan of courtyard home with regional architectural character.*

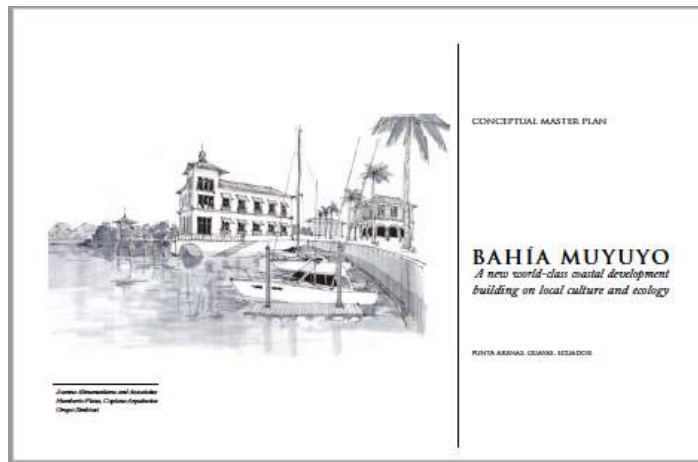
## SELECTED CHARRETTE, GUIDELINE AND PROJECT BOOKS



**SANTUARIO TUCTARA**  
An “Eco-Ethical” Development



**THE BATAN CHALLENGE ~ A LIVING TRADITION**  
Architectural Guidelines



**BAHÍA MUYUYO, GUAYAS, ECUADOR ~ CONCEPTUAL MASTER PLAN**  
A new coastal development building on local culture and ecology



# AN ETHICAL COMMITMENT TO MAKE A DIFFERENCE

## Taking responsibility:

Proposing an ethical code for architects and urbanists

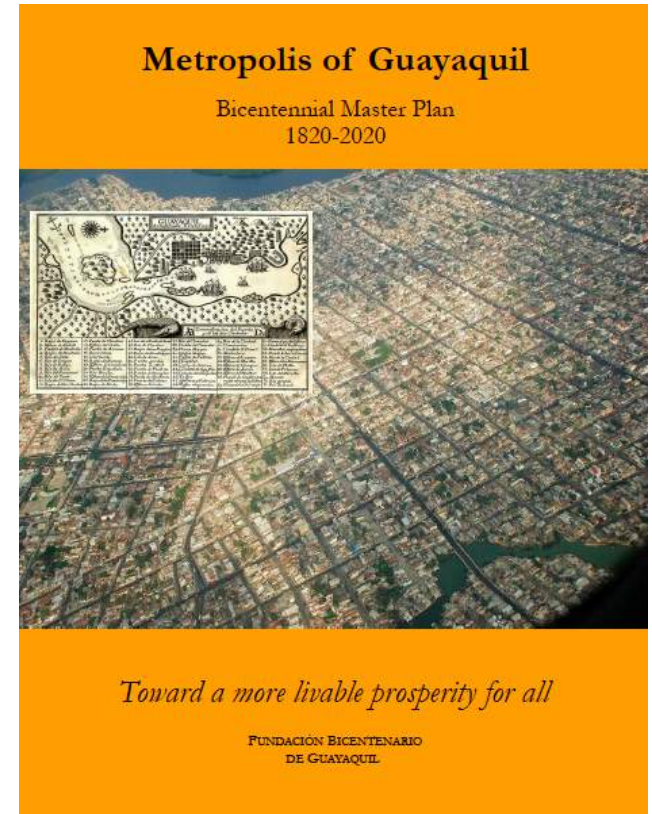
## Taking initiative:

Acting to promote urban regeneration

*Joanna believes in being nature-wise, innovating responsibly and co-designing contextually with and for the people.*

*She pursues each project comprehensively addressing:*

- Sustainability of resources,
- Resilience of structures, and
- Beauty of place.



Left, a “Hippocratic Oath” for the built environment. Right, a masterplanning proposal for the regeneration of Guayaquil, Ecuador