

# CTBUH Journal

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Tall buildings: design, construction, and operation | 2014 Issue IV

## Case Study: One Central Park, Sydney

High-Rise Housing: The Singapore Experience

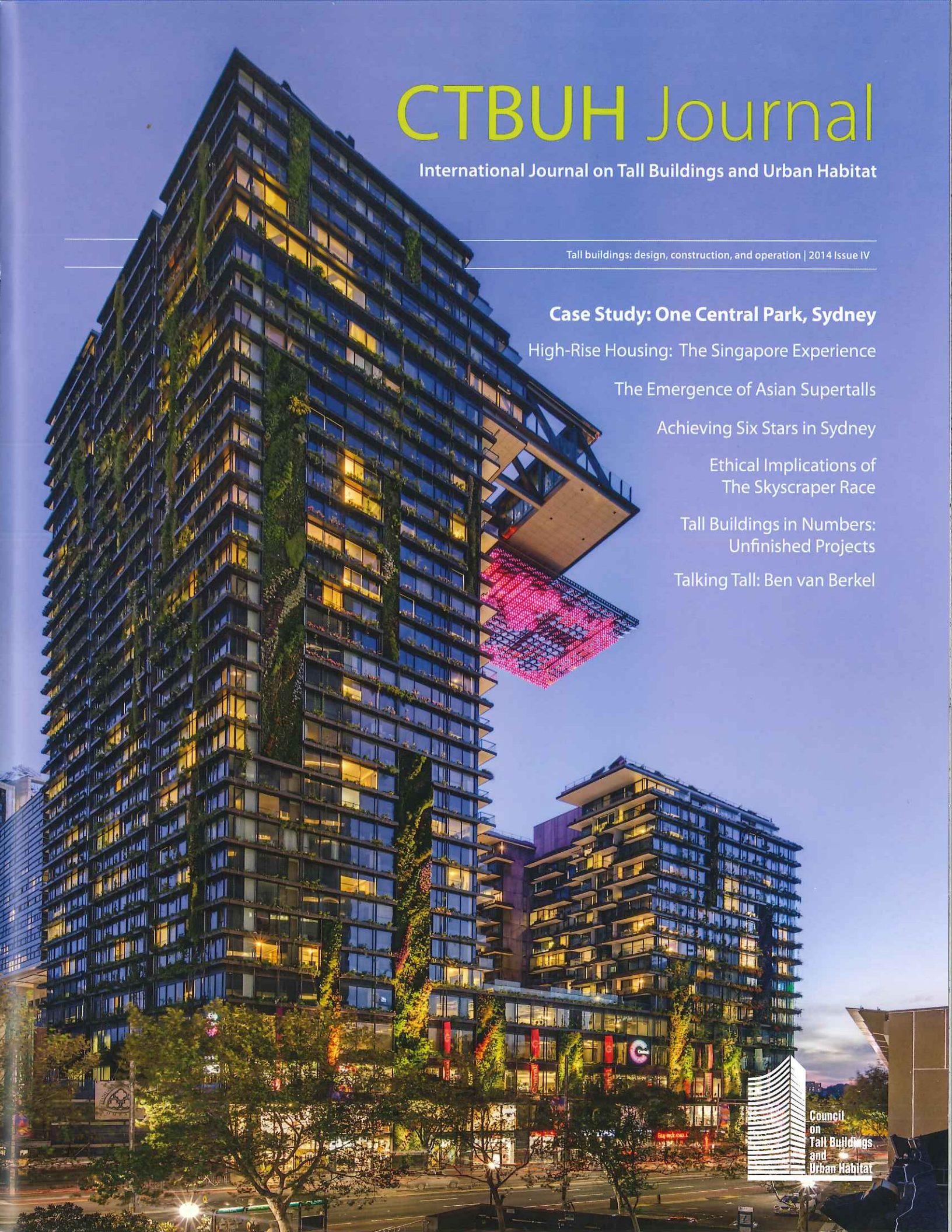
The Emergence of Asian Supertalls

Achieving Six Stars in Sydney

Ethical Implications of  
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Tall Buildings in Numbers:  
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## Americas

From August to October 2014, the Americas continued to raise eyebrows in the skyscraper world, as multiple projects redefined skylines and kept heads gazing upwards.

After nearly 10 years of planning, **53W53** is finally ready to begin construction in **New York City**, as the necessary air rights have been granted for its parcel, which sits directly adjacent to The Museum of Modern Art in Midtown Manhattan on West 53rd Street. This highly-anticipated project, designed by Pritzker Prize-winning architect Jean Nouvel, features a striking cross-bracing system that lends a touch of complexity to its metal and glass façade. The 82-story, 320-meter tower will comprise 140 luxury condominiums, 28 serviced apartments, and a 3,600 square-meter gallery space expansion for the Museum of Modern Art below. Completion and initial occupancy are expected to take place in 2018.



53W53, New York. © Ateliers Jean Nouvel



Journal Squared, Jersey City. © Handel Architects / HWKN

Elsewhere in Manhattan, revised plans have been uncovered for **125 Greenwich Street**, a superslim tower that may boast an impressive height of 413 meters upon completion. Original designs for the development called for a 293-meter tower designed by Rafael Viñoly. While Viñoly has been retained as the architect, new designs reveal a much taller finished product, one that will top out 3.5 meters shy of One World Trade Center's rooftop. At 77 stories, the tower will feature unusually high ceilings and will offer a total of 10 penthouses, the highest of which will be a duplex that will contend for the title of Manhattan's most expensive residence.

Across the East River, the Atlantic Yards mega-project has been rebranded as **Pacific Park**. The announcement comes after developer Forest City Ratner Companies struck a partnership with China's second-largest property developer, Greenland Group. The developers have selected COOKFOX to design two new towers at the site, **550 Vanderbilt Avenue** and **535 Carlton Avenue**. The high-rise at 535 Carlton Avenue will be completely devoted to affordable housing, providing much-needed economic relief in one of the United States' most expensive real-estate markets.



160 Folsom Street, San Francisco. © Studio Gang

Pacific Park has also made headlines with news that construction on the world's first modular high-rise, **B2**, has been halted due to a dispute between the builder, Skanska USA, and Forest City Ratner. Skanska claims that the modular techniques set out by Forest City were flawed, while the developer claims that the entire construction process was mismanaged by the builder. Regardless of who is to blame, the development world is eagerly following the debate, as it could provide major insights into the viability of modular construction techniques for high-rise buildings.

Alternatively, things are moving smoothly across the river in **Jersey City**, as crews continue construction of **Journal Squared**, a massive three-tower high-rise complex that will include the tallest residential building in New Jersey. The lower floors of the complex will accommodate smaller units and commercial spaces that respect the development's low-rise surroundings, while the upper floors feature larger, higher-end residences. The first phase is expected to complete in 2016, while the second phase will complete in 2021.

On the US West Coast, planning permissions are moving along in **San Francisco** for **160 Folsom Street**, a 40-story residential tower designed by Studio Gang, offering a unique interpretation of



Park Grove, Miami. © OMA

the city's iconic bay windows. At a modest height of 122 meters, the tower features stacks of windows and balconies that twist along its height, creating an elaborately textured façade that catches the eye. Details of the project are still evolving and the desired skin material is still being researched, but architect Jeanne Gang says she is certain that it will be a material that is light in color in order to reflect the vibrancy of its locale.

Aspirations remain similarly high in **Miami**, where OMA has revealed designs for a three-tower luxury condominium complex, **Park Grove**. Sited on a six-acre plot, the towers are cylindrically shaped, with gently undulating floor plates revealing a curved façade. Large concrete columns separate each unit's balcony, producing a greater sense of verticality for the towers. Among the most notable features of the project are the bases, which will accommodate commercial tenants and incorporate accessible rooftop gardens.

Gardens at height are a central theme in **Mexico City**, as the **Torre BBVA Bancomer** inches nearer to completion. Standing as a symbol of Mexico City's global presence, the 235-meter office tower is poised to become the tallest building in Mexico. The design of the building places a high priority on social



Torre BBVA Bancomer, Mexico City. © Lego Rogers

interaction and promoting a sense of community. Sky gardens at every ninth floor create valuable outdoor spaces that take advantage of the tower's 360-degree views. The design of each office floor is varied, as each responds to the service core that runs diagonally along each ascending floor plate. The resulting layout provides a variety of unique, efficient office spaces.

## Asia and Oceania

Australia shows no signs of slowing its upward trajectory – a trend made apparent by the hefty development pipeline of **Melbourne**. In early September, Elenberg Fraser revealed its



Victoria One, Melbourne. © Elenberg Fraser

designs for **Victoria One**, a tower that would become the city's tallest residential skyscraper. The 241-meter tower is to be clad in resplendent green glass and a series of layered architectural fins that reduce downdrafts at the street level, while providing solar shading for residences. At a distance, the orientation of the fins lends a fluid aesthetic to the building's façade, complimenting the sleek, high-end character of its interiors.

The luxury trend is not exclusive to Melbourne, as a stately trio of Zaha Hadid-designed towers has been presented for the **Brisbane** suburb of Toowong. The **Toowong Development** will comprise three towers rising from the site of the abandoned studio complex of the



Toowong Development, Toowong, Brisbane. © Zaha Hadid Architects