Design Increases Livability

Livability

Density (FAR)

Design
Context of Global Tall Towers

London

New York

Shenzhen
Convergent or Divergent Evolution?

London

New York

Shenzhen
KPF Towers

Heron Tower

One Vanderbilt

Ping An Financial Center
- Tall Buildings Completed and Under Construction (CTBUH 2016)

Data: CTBUH, The SkyScraper Center 2016
Top Twenty Five Tall Buildings Per City

Shenzhen: 48% Mixed Use

London: 20% Mixed Use

New York: 20% Mixed Use
Neighborhood
Covent Garden
London

Compound
Jing ‘An Kerry Centre
Shanghai

Landmark
One Vanderbilt
New York
The Alchemy of Place
1. Define the Boundary
5. Establish the Mix of Uses

Covent Garden
4 Understand the History
Supply the People

Nagoya Station
3. Direct the Flow

Roppongi Hills
6 Program Activities

Roppongi Hills
Shape the Architecture

Shenzen Terra
Mixed-use in USA
1989
900 North Michigan Avenue, Chicago
Residential, retail, hotel, office
1995
Lincoln Square, New York
Residential, retail, leisure
2004
Brickell Arch, Miami
Hotel, residential
2021
One Vanderbilt, New York
China
OBJECT BUILDINGS:
Plaza 66, Shanghai (2000)
Office, retail
OBJECT BUILDINGS:
Shanghai World Financial Center (2008)
Office, hotel, retail, observation deck
OBJECT BUILDINGS:
International Commerce Centre, Hong Kong (2011)
Office, hotel, retail, observation deck, transit connection
OBJECT BUILDINGS:
Victoria Dockside, Hong Kong (2018)
Office, hotel, retail, residential
COMPOSITIONAL BUILDINGS: Hysan Place, Hong Kong (2012)
Office, retail
MIX OF SCALE:
Jing An Kerry Centre, Shanghai (2013)
Office, hotel, retail, cultural
Japan
Otemachi Tower, Tokyo (2014)
Office, hotel
Otemachi Tower, Tokyo (2014)
Office, hotel, retail, residential, observation deck, museum
South Korea
Singapore
Marina Bay Business and Financial Centre (2012)
Office & residential with roof gardens
London
South Bank Tower (2016)
One Crown Place (On site)
DAMAC Tower (On site)