



# BEST TALL BUILDINGS

# 2008



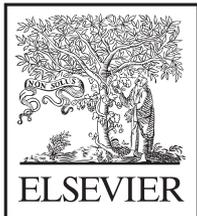
CTBUH  
INTERNATIONAL  
AWARD WINNING  
PROJECTS

ANTONY WOOD





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*On the cover: Clockwise from upper left: 51 Lime Street (Winner: Europe); The New York Times Building (Winner: Americas); Shanghai World Financial Center (Winner: Asia & Australasia); Bahrain World Trade Center (Winner: Middle East & Africa). See page 128 for image credits.*

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## Regional Tall Building Awards

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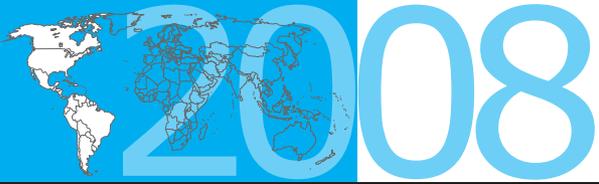
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# WINNER: BEST TALL BUILDING AMERICAS

## THE NEW YORK TIMES BUILDING NEW YORK CITY, USA

***“In the waning days of hermetically sealed, form-driven towers sheathed in glass, The New York Times Building is a refreshing example of a thoughtful, sustainable, and beautiful box.”***

*-Tim Johnson, NBBJ*

### AWARDS JURY / EDITOR STATEMENT

**The New York Times Building** is an important new addition to the New York skyline, but, for the Times Company, the building needed to be more than just a beautiful building. It had to support the dramatic transformation of this venerable institution as it reinvented itself in the face of profound shifts in media and market. Indeed, as the publisher repeatedly pushed, the building needed to change the way the Company worked, and this goal suffused the development of the design.

The New York Times Building incorporates many transcendental themes in good architecture—volume, views, light, respect for context, relationship to the street—with a design that is open and inviting, providing its occupants with a sense of the city around them. The resulting building treads lightly on the natural environment and is an affirmation of the Times Company’s commitment to the city, its Times Square neighborhood, and to the transformative power of great architecture.

The Company’s interior design creates the highest quality interior environment for a 21st century media company, ensuring productivity and that long-term operational

and workplace health needs are not only met, but are exceeded. A challenge of the skyscraper is reducing heat from the sun, and the two typical methods are smaller windows or heavily coated glass, methods that, in the words of the building’s architect, produce “selfish buildings,” where the views and light are compromised for both pedestrians looking into the building and occupants looking out.

In contrast to the opaque design of many urban office buildings, The New York Times Building achieves a high level of transparency with the innovation of a second skin of cleverly spaced ceramic rods to reduce the heat load to a point where the building is energy efficient and yet has the great luxury of floor-to-ceiling, water-white glass.

The result from the outside is a unique level of transparency to the street—revealing the activity within—which embodies the Company’s mission of transmitting an unclouded, lucid report of the news to its public (see image on page 18). The result from the inside is a strong connection with the City and a remarkable degree of natural light. But such a wealth of light also



The west façade of The New York Times Building; image © David Sundberg/Esto

## PROJECT DETAILS

*Completion Date*  
July 1, 2007

*Height*  
319 meters/1,046 feet

*Total Area*  
463,601 square meters/  
1,521,000 square feet

*Use*  
Office, Retail

*Owner*  
The New York Times  
Company  
Forest City Ratner  
Companies

*Developer*  
Forest City Ratner  
Companies

*Architect*  
Renzo Piano Building  
Workshop/ FXFOWLE  
Architects

*Structural Engineer*  
Thornton Tomasetti

*MEP Engineer*  
WSP Flack + Kurtz

*Contractor*  
AMEC Construction  
Management (core and  
shell)  
Turner Construction  
(interior)

*Other Consultants*  
Gensler



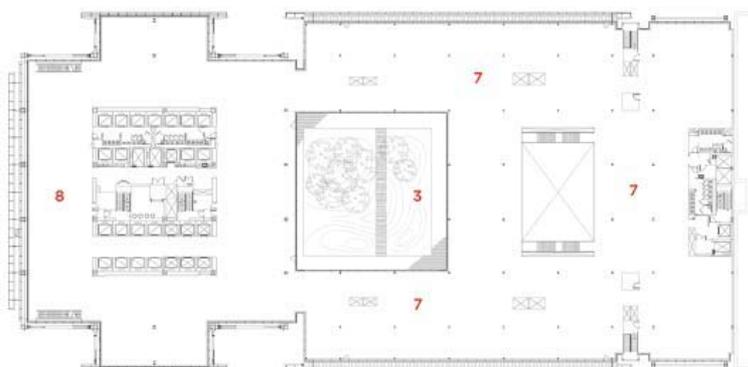
# THE NEW YORK TIMES BUILDING

## NEW YORK CITY, USA



1. Retail
2. Lobby
3. Courtyard
4. The Times Center Auditorium
5. Auditorium Lobby
6. Loading Dock
7. Newsroom
8. Editorial Departments

Typical Tower Floor 18-22



Fourth Floor



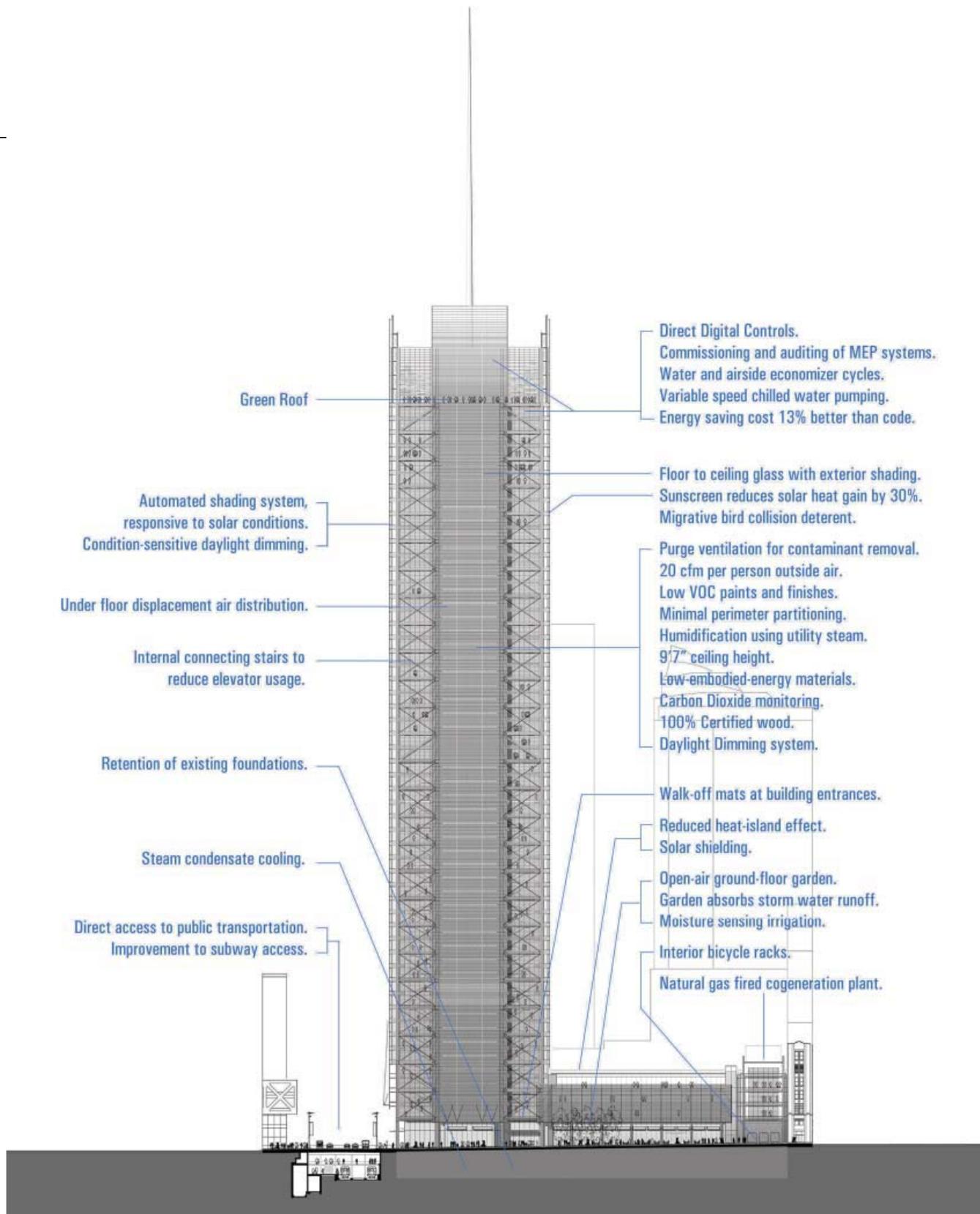
Ground Floor

the hustle and bustle of the lobby through to the quiet of a rare, urban 21x21x21 meter (70x70x70 foot) open-air garden featuring seven birch trees (see ground floor plan at left and lobby view image on page 19).

### **Awards Jury Statement:**

In the waning days of hermetically sealed, form-driven towers sheathed in glass, The New York Times Building is a refreshing example of a thoughtful, sustainable, and beautiful box. The attention to detail at all levels is notable, from the openness that encourages the city to flow into the lobby, to the highly articulated skin which shades the building's inhabitants while still allowing an abundance of natural light, to the dematerialization of the building's top disappearing into the sky via projecting glass plates and an enormous javelin mast. The building works at all levels—the individual, the community, and on the city skyline. The expression of exposed structure at its corners gives you the impression that the building is alive and breathing. The jury was impressed by the design team's ability to balance the needs of the end-user with that of the developer. This is an extraordinary building—perhaps the Seagram Building of the 21st Century.





South elevation showing sustainability features



# WINNER: **BEST TALL BUILDING ASIA & AUSTRALASIA**

## SHANGHAI WORLD FINANCIAL CENTER SHANGHAI, CHINA

***“This is a building that inspires an impression of its place. The building structure is nothing short of genius.”***

*-Tim Johnson, NBBJ*

AWARDS JURY / EDITOR STATEMENT

**The Shanghai World Financial Center**, at 101 stories, is a symbol of commerce and culture that speaks to the city’s emergence as a global capital. It is recognized by the Council on Tall Buildings and Urban Habitat as the world’s tallest building in two of its four categories, height to top of roof (487 meters/1,599 feet) and highest occupied floor (474 meters/1,555 feet) (*see page 116 for more on CTBUH Height Criteria*). Located in Shanghai’s Pudong District, the mixed-used SWFC is a vertical city, containing 62 office floors, conference facilities, urban retail and dining spaces, and a 174-room five-star Park Hyatt Hotel at the top—the world’s highest hotel from the 79th to 93rd floors. Above the hotel, at the 94th to 100th floors, is a visitors’ square and observatory, which is the highest publicly accessible built space in the world.

Shaped by the intersection of two sweeping arcs and a square prism—shapes representing ancient Chinese symbols of heaven and earth, respectively—the tower’s tapering form supports programmatic efficiencies, from large floor plates at its base for offices to rectilinear floors near the top for hotel rooms (*see floor plan diagram on page 39*). Its boldest feature, the 164-

foot-wide portal carved through its upper levels relieves the enormous wind pressures on the building. The project activates the ground plane through function-specific entrance volumes (e.g., hotel, office and retail) that extend from its stone-clad base. To further connect the activities of the building to the city, the retail volume is oriented toward a public park planned for an adjacent site.

Optimizing form and function was paramount to the design, integrating the structure, mechanical systems, and exterior envelope in a modular system that repeats every 13 floors to facilitate the fabrication and installation of components, and, in turn, reduce construction time, material waste, and structural inefficiencies. The purity of the tower’s design belies the inherent complexity of the various building systems within, and is readily adaptable to the changing programmatic requirements that often arise during the long timeline of such a large project, as well as to the changing needs of building users.

The project was put on hold in 1995 after the completion of the foundations. When revived in 1999 the height and base



View from the north with Jin Mao Tower standing across the street at right

## PROJECT DETAILS

*Completion Date*  
August 2008

*Height*  
492 meters/1,614 feet

*Total Area*  
377,300 square meters/  
4,061,223 square feet

*Use*  
Office, Hotel, Retail,  
Conference Facilities,  
Observation Deck

*Owner / Developer*  
Mori Building Company Ltd.

*Architect*  
Kohn Pedersen Fox  
Associates PC/  
Irie Miyake Architects and  
Engineers

*Structural Engineer*  
Leslie E. Robertson  
Associates, R.L.L.P.

*MEP Engineer*  
Kenchiku Setubi Sekkei  
Kenkyusho

*Contractor*  
China State Construction  
Engineering Corporation/  
Shanghai Construction  
General Company



# SHANGHAI WORLD FINANCIAL CENTER

## SHANGHAI, CHINA

***“The Shanghai World Financial Center now completes the two-decade dialogue with its Jin Mao neighbor, both different but confident interpretations of the Chinese skyscraper.”***

*-Antony Wood, Editor*

AWARDS JURY / EDITOR STATEMENT



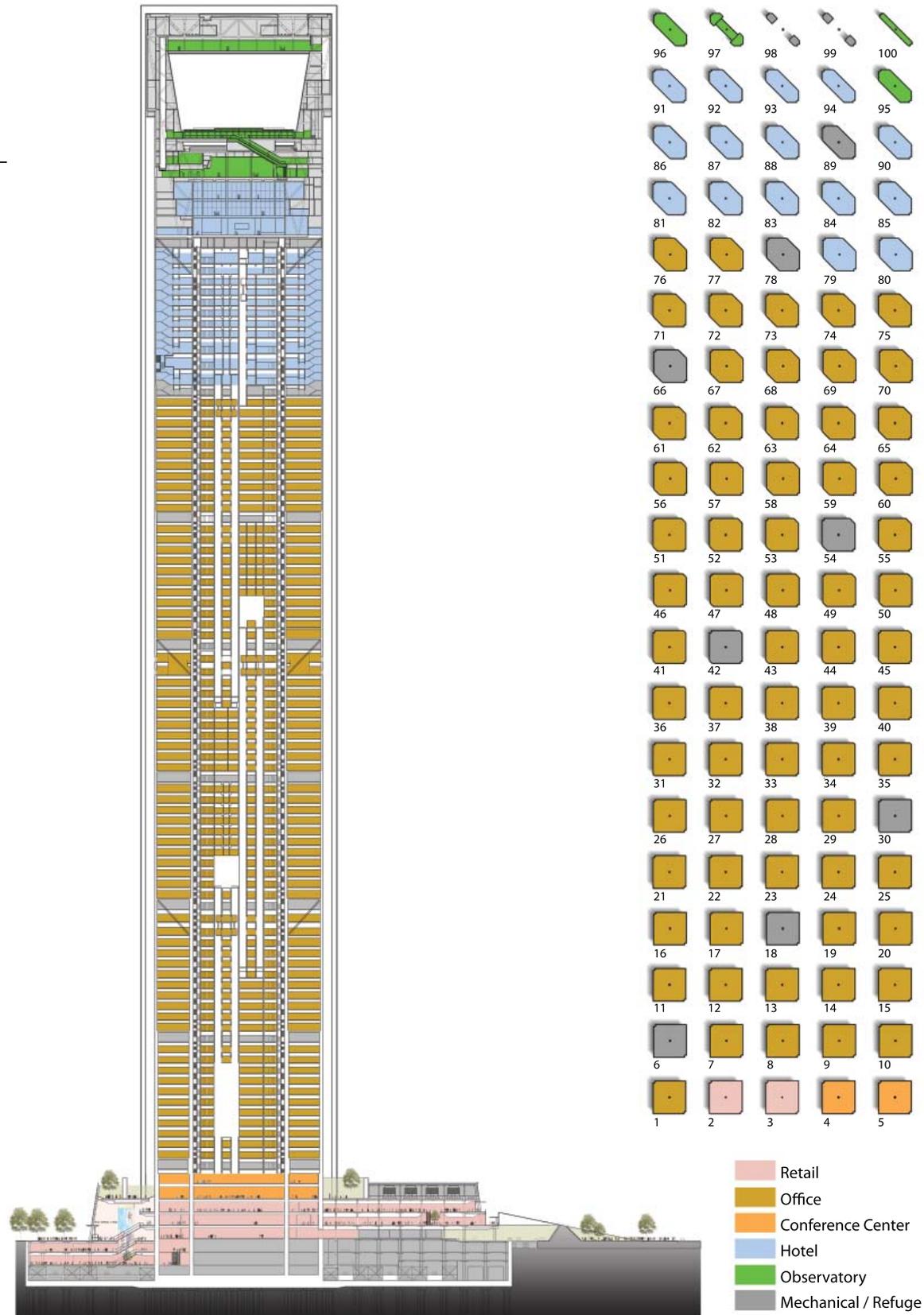
*Architectural model of tower*

### ***Awards Jury Statement:***

Asia is a region with half the world's population, and currently undergoing unprecedented development. With the greatest rate of migration in the history of humankind from rural to urban areas there is an explosion of high rise development everywhere. Density is key, as well as the craving for a recognizable and modern identity. High rise buildings play an essential role in achieving these desires. The Asia region had a significant amount of very high quality submissions for a CTBUH award this year and fostered a wonderful debate about selecting the best. In the end the Shanghai World Financial Center was selected the winner. First of all—this structure is a lesson in endurance having been started in the 1990's and now just being finished. As one juror commented “it takes six miracles for anything great to happen”. This project has become the icon of Shanghai and potentially China. Its simple and clear form is dramatic at all scales through a connection metaphorically of the earth and sky. Its structural design is revolutionary. The building is profound—it speaks to where tall building design is today.



*Viewed against the Shanghai skyline*



Color coded section and series of floor plans showing the progressive change in form



## **BEST TALL BUILDINGS 2008:** CTBUH INTERNATIONAL AWARD WINNING PROJECTS

The Council on Tall Buildings and Urban Habitat (CTBUH) recognizes five outstanding tall buildings annually. One winner is chosen from each of four geographical regions (Americas, Asia/Australasia, Europe, and Middle East/Africa) and a further award presents the title of 'Best Tall Building Overall' to one of the four regional winners. This book features the 2008 winning projects alongside other honorable nominees from each region, profiling each in writing, photographs and drawings.



Additionally the CTBUH awards two annual lifetime achievement awards, the Lynn S. Beedle Award and the Fazlur Rahman Khan Medal, awarded this year to Cesar Pelli (Pelli Clarke Pelli) and William F. Baker (Skidmore Owings and Merrill LLP) respectively. The book provides an outline of their life's work and achievements.



The book also features the official list of the '100 Tallest Buildings in the World' and the height criteria upon which tall buildings are measured. The CTBUH is the internationally recognized official arbiter of tall building height.

