

# 175 Greenwich Street



The ground-floor lobby on Greenwich Street will offer visitors and tenants a 'big picture window' onto the WTC memorial.

Place/Date

**New York, USA 2006–**

Client

**Silverstein Properties Inc.**

Site Area

**60,000 ft<sup>2</sup> (5,574m<sup>2</sup>)**

Gross Internal Area

**2.8 million ft<sup>2</sup> (260,129m<sup>2</sup>)**

Net Lettable internal Area

**2.1 million ft<sup>2</sup> (195,096m<sup>2</sup>)**

Architect

**Rogers Stirk Harbour + Partners**

Architect of Record

**Adamson Associates**

Structural Engineer

**WSP Cantor Seinuk**

Dynamic Loading Consultants

**Weidinger Associates Incorporated**

Security Consultants

**Ducibella Venter & Santore,  
Robert Ducibella, Philip Santore**

Service Engineer

**Jaros Baum & Bolles Consulting Engineers**

The masterplan for the World Trade Center (WTC) site in Manhattan, New York, was designed by Studio Daniel Libeskind and focuses on the memorial – two reflecting pools in the centre of the site. The Freedom Tower, and towers by Foster + Partners, Rogers Stirk Harbour + Partners and Maki Associates spiral around the pools in descending height order.

The architectural concept for 175 Greenwich Street was realised as part of the wider context of the WTC masterplan, and represents a resolution of the varying requirements of the New York Port Authority and the client, Silverstein Properties.

175 Greenwich Street will be on a site bounded by Greenwich Street to the west, Church Street to the east, Dey Street to the north and Cortlandt Street to the south. It will be opposite the proposed WTC Memorial and Cultural Center, and at the heart of the cluster of buildings which surround the site of the memorial. The brief for 175 Greenwich Street outlined the building's function as the site's commercial core. The tower had to address the issue of balancing retail and office space, while also complementing and acknowledging the WTC memorial.

The building has an orthogonal relationship to the main space between the proposed memorial water pools. To complement this relationship, the central zone of the building has been reduced in mass as it rises towards the sky. The effect is a stepped profile which accentuates the building's verticality, relative to the memorial site and is sympathetic to the height and positions of the neighbouring buildings. Antennae distinguish 175 Greenwich Street from the surrounding buildings, which emphasise the height and slender profile of the building both in the local context, and as part of the Manhattan skyline.

The main components of the concept include five trading floors, 54 office floors (totalling 2.1 million sq ft (195,096m<sup>2</sup>)) and five retail levels, as well as eight mechanical floors which serve the trading and office floors, 37 passenger lifts and two principal stairwells. The lower part of the building – the 'podium building' – contains the tower's retail element and the trading floors. The upper levels of the tower hold the office space. 'Live', active façades, at street level, will enable the free-flowing movement of shoppers. There will be two below-grade retail levels and three retail levels above the ground floor, served by two lifts and four stairwells.

To maximise sustainability in terms of the building's day-to-day functioning, similar 'green design' features as those included in the design of 7 World Trade Center have been incorporated. The design team is committed to ensuring that energy use and costs could be significantly reduced compared to typical Manhattan office buildings.

The design will aspire to LEED 'Gold' Certification for Leadership in Energy and Environmental Design from the U.S. Green Buildings Council.

