



This office tower – with retail at its base – provides an important new addition to the New York skyline and creates a strong relationship with the adjoining World Trade Center memorial gardens

3 World Trade Center

New York



Place
New York, USA

Date
2006 - 2018

Client
Silverstein Properties Inc.

Construction Cost
\$900m

Site Area
60,000 ft² (5,574m²)

Net Lettable internal Area
2.1 million ft² (195,096m²)

Gross Internal Area
2.8 million ft² (260,129m²)

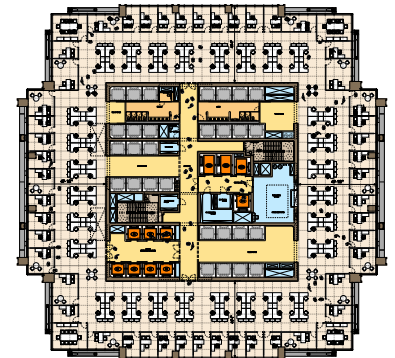
Architect of Record
Adamson Associates

Structural Engineer
WSP Cantor Seinuk

Dynamic Loading Consultants
Weidlinger 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 9/11 memorial – two reflecting pools in the centre of the site. The Freedom Tower, and towers by Rogers Stirk Harbour + Partners, Bjarke Ingels Group and Maki Associates spiral around the pools in descending height order.

The architectural concept for 3 World Trade Center 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.

3 World Trade Center is 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 is opposite the WTC Memorial and Cultural Center, and at the heart of the cluster of buildings which surround the memorial. The brief for 3 World Trade Center 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,

relating to the memorial site and is sympathetic to the height and positions of the neighbouring buildings. Antennae emphasise the height and slender profile of the building both in the local context, and as part of the Manhattan skyline.

The design includes five trading floors, 54 office floors (totalling 2.1 million sq ft (195,096m²) 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 spaces. 'Live', active façades, at street level, enable the free-flowing movement of shoppers. There are 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 has ensured that energy use and costs are 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.