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<http://cityandstateny.com/articles/the-future-of-the-boroughs-manhattan/exploring-10-of-manhattan%E2%80%99s-most-trendsetting-structures.html>

**C&S THE FUTURE OF THE BOROUGHS**

## **EXPLORING 10 OF MANHATTAN'S MOST TRENDSETTING STRUCTURES**

*Story By Jeff Coltin*

The Chrysler Building screams 1930s, the Seagram Building still lives in the 1950s and 1 Police Plaza is a creature of the 1970s. As we move into a new era, which Manhattan buildings will be carrying the flag of the 2010s?

City & State checked with two experts of architecture to find out. Richard Anderson, president of the New York Building Congress, chose the most visible and iconic edifices of the current boom. Carol Loewenson, 2016 AIA New York president and partner at Mitchell Giurgola Architects, analyzed the trends and picked architecture that represented them.

And it's not just buildings. "There's so much more attention paid to the human experience," she said. "Thirty years ago Bryant Park was like a DMZ, now it's everybody's backyard." At the same time, while what's cutting edge today is still the ongoing race to build ever higher, it's also increasingly about concepts like sustainability and adaptability.

"What was once considered futuristic was spaceships and shiny tall buildings," Loewenson said, "and today it's more nuanced and there are pressures that are leading people to think beyond that."

### ***THE NEW SCHOOL UNIVERSITY CENTER***



Photo Credit: Dillon Forsberg

Higher education has changed, and architecture is helping to facilitate it. “It’s much more collaborative,” Loewenson said. “There are a lot of ‘maker spaces,’ project spaces.” The Greenwich Village school’s new building, a winner at the 2015 AIA NY Design Awards, is a prime example.

### ***432 PARK AVE.***



*Photo Credit: Dillon Forsberg*

“You can see it from everywhere,” Anderson said, making this toothpick tower on Billionaires’ Row the most visible and iconic illustration of Manhattan’s current residential building boom – at least until a taller one gets built.

### ***111 EIGHTH AVE.***



*Photo Credit: Dillon Forsberg*

“One trend is keeping older buildings that might have been torn down, figuring out how to reuse them,” Loewenson said. This massive city-block-sized former headquarters of the Port Authority is now owned by Google and holds much of the infrastructure for computer networks in our connected city.

## ***WORLD TRADE CENTER TRANSPORTATION HUB***



Photo Credit: DSA

“It already is a world-renowned structure,” Anderson said, and it’s not even done yet. While critics have called it “a magnificent boondoggle,” and a “symbol of excess,” the Oculus’ soaring arches and white marble acreage continue to speak to Lower Manhattan’s bright future.

## ***COLUMBIA’S MANHATTANVILLE CAMPUS***



Photo Credit: Columbia University

The best illustration of the current “institutional building boom,” along with NYU Langone’s Kimmel Pavilion, is still under construction, but “moving along very well,” Anderson said. Columbia University promises environmental sustainability and a pedestrian-friendly campus that welcomes the public.

## ***ESSEX CROSSING***



*Photo Credit: JIBERS*

This massive mixed-use development under construction on the Lower East Side will include a public park, affordable housing and a Warhol museum. “A shift towards the social, cultural and environmental pressures on design and construction and the potential impact that buildings can have on people's’ lives is being considered,” Loewenson said.

## ***HUDSON RIVER PARK***



*Photo Credit: BrooklynScribe*

The West Side’s paths and green spaces represent the trend of expanding and improving public space, Loewenson says: “We have a ribbon of parks around the waterfront that didn’t exist 30 years ago. Everybody can use them, it’s not just for rich, famous people. It’s for everyone.”

## ***FDR FOUR FREEDOMS PARK***



*Photo Credit: Colin W.*

“A great addition to the built environment,” Anderson said of the park on Roosevelt Island’s southern tip. Designed in 1972 and opened in 2012, Hillary Clinton chose it as a stage to announce her presidential run as supporters called it “the physical embodiment of the concept that government can help people.”

## ***THE WHITNEY MUSEUM OF AMERICAN ART***



*Photo Credit: Synapse*

The cultural scene is having a building boom of its own, Anderson said, and while MoMA has addition plans, no institution is building bigger than the Whitney and its industrial-inspired new home, towering over the High Line on one side and the Hudson on the other.

## *PERCH HARLEM*



*Photo Credit: Ed Lederman*

Airtight windows and air filters substantially cut down on energy use in the first Manhattan rental built to strict “passive house” standards, now open on 153rd Street. “There’s a strong emphasis on resilient buildings, more resource-conserving buildings, and I don’t think that will lessen in any way,” Anderson said.