THE DEATH AND LIFE OF A GREAT AMERICAN CITY

1 The City Rebuilds

A REMNANT OF THE DESTROYED WTC STANDS IN THE ENTRY PAVILION TO THE 9/11 MUSEUM.

PHOTOGRAPHY: © JAMES EWING FOR ARCHITECTURAL RECORD

SIX DAYS after the 2001 terrorist attacks, critic Ada Louise Huxtable warned in the *Wall Street Journal* of the coming dangers to innovative design and planning: "This city can show its compassion, and its resolve, as it is doing now, but it is also a city incapable of the large, appropriate gesture in the public interest if it costs too much. . . . If the usual scenario is followed, the debate will lead to a 'solution' in which principle is lost and an epic opportunity squandered." Ten years later, was she correct? From its inception as an urban renewal project that erased a 13-block area, the World Trade Center and its Twin Towers represented the last gasps of big ideas that were just about to expire. Today, the new WTC embodies a different set of ideas. Streets ripped out 50 years ago are returning — to better connect the complex to adjacent areas, which have evolved into real, 24/7 neighborhoods. In the pages ahead, you can begin to see if Huxtable was right.

New York 2002–2011

A sampling of citywide activity: master plans, buildings, parks

04.01.2002 President Bush, Governor Pataki, and Mayor Bloomberg announce federal government will sell Governors Island to the city for $1.

06.2002 Perry Street Towers, Richard Meier & Partners.

11.02.2002 United States Olympic Committee names New York as U.S. Candidate City for 2012 Olympics.

12.01.2003 Forest City Ratner unveils plans for Atlantic Yards, with New Jersey Nets arena by Gehry Partners.

02.15.2003 Columbia University hires Renzo Piano Building Workshop and Skidmore, Owings & Merrill to design Manhattanville expansion.

03.25.2004 City and state officials announce plans to build 75,000-seat West Side stadium for New York Jets and possible 2012 Olympics.

04.26.2004 MTA releases plans to build Second Avenue Subway.

11.2004 Museum of Modern Art expansion and renovation, Yoshio Taniguchi with Kohn Pedersen Fox Associates.

05.2006 Apple Store at Fifth Avenue, Bohlin Cywinski Jackson.

10.2006 Hearst Tower, Foster + Partners.

07.2005 New York State designates joint venture of Related Companies and Vornado Realty Trust as developers of new Moynihan Station (Farley Post Office west of Penn Station).

04.2007 IAC Headquarters, Gehry Partners.

11.2007 MTA opens two-week exhibition of five proposals for development of Hudson Yards.

11.28.2006 Whitney Museum agrees to buy city-owned land at High Line for new museum, canceling plans for Madison Avenue expansion.

04.22.2007 Mayor Bloomberg releases PlaNYC 2030.

06.2009 41 Cooper Square (The Cooper Union), Thom Mayne/ Morphosis Architects.

07.08.2009 NYC DOT announces 200 miles of bike lanes completed throughout the city.

10.28.2009 New York City Department of City Planning announces 100th rezoning plan under Bloomberg Administration.

06.08.2011 Section 2 of the High Line opens to the public extending from 20th to 30th Streets.

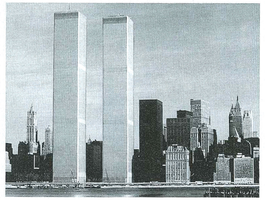
9.11.2011

01.2009 The Standard Hotel at the High Line, Polshek Partnership.

06.09.2009 Section 1 of High Line opens to public, from Gansevoort to 20th Street.

03.22.2010 Pier 1 of Brooklyn Bridge Park opens.

The Rebirth of the World Trade Center (and New York)



World Trade Center, New York City, Yamasaki and Associates/ Emery Roth and Sons, 1972.

07.24.2001 Developer Larry Silverstein signs lease for World Trade Center with Port Authority of New York and New Jersey.

09.11.2001 World Trade Center collapses following terrorist attack.

11.01.2001 Sixteen architectural, engineering, and planning organizations join to create New York New Visions to offer recommendations for further redevelopment of WTC site to present to private and public interests.

11.29.2001 Governor Pataki and Mayor Giuliani, with Mayor-elect Bloomberg, announce creation of Lower Manhattan Development Corporation, a joint state-city corporation to oversee redevelopment of Lower Manhattan.

01.17.2002 A New World Trade Center: Design Proposals, invited exhibition of ideas for World Trade Center, opens at Protetch Gallery.

02.2002 New York New Visions releases *Principles for Rebuilding of Lower Manhattan*. They include: an open memorial process; a flexible mixed-use future; design excellence; sustainability for NYC; and an effective and inclusive planning process for the WTC area.

03.11.2002 Tribute in Light is turned on. The project was created by Municipal Art Society and Creative Time with John Bennett, Gustavo Bonevardi, Richard Nash Gould, Julian Laverdiere, Paul Myoda, and lighting designer Paul Marantz.

05.2002 Beyer Blinder Belle (with engineers Parsons Brinkerhoff) named by LMDC as master planners of the WTC site. BBB wins against five teams who responded to RFQ:

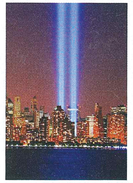
- *Kohn Pedersen Fox/ Frederic Schwartz*
- *Hardy Holzman Pfeiffer/ Fox & Fowle/Gruzen Samton*
- *Ehrenkranz Eckstut & Kuhn*
- *Robert A.M. Stern*
- *Rem Koolhaas/Davis Brody Bond*

07.16.2002 Port Authority of New York and New Jersey and LMDC unveil six planning options for development of WTC site. BBB presents four schemes, and Peterson /Littenberg, consultants to LMDC, present two. In addition, two independent plans — one by Cooper, Robertson for Brookfield Financial Properties, the other by David Childs/SOM for Silverstein — are incorporated into BBB's presentation.

07.16.2002 Beyer Blinder Belle concept plan, incorporating contribution of Cooper, Robertson for Brookfield, leaves the footprints for the WTC towers intact.

07.20.2002 Civic Alliance to Rebuild Downtown New York hosts Town Meeting at Javits Center with 4,000 attendees. Many object to dense commercial development.

08.14.2002 LMDC and Port Authority announce Innovative Design Study with new teams to be selected to prepare additional concept plans for next phase of the planning process.



03.11.2002 Tribute In Light, temporary installation.

12.18.2002 LMDC presents seven Innovative Design Study proposals for WTC site in Winter Garden of the World Financial Center. The presentations of nine schemes by seven teams receive extreme media attention and lead to public conviction that winner of study will be the official master planner for the site. The future would show that other forces at work would determine the design for the site.

(see next page for designs)

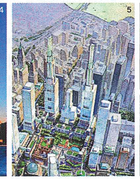
"Tomorrow New York is going to be here. And we're going to rebuild, and we're going to be stronger than we were before. . . . I want the people of New York to be an example to the rest of the country, and the rest of the world, that terrorism can't stop us."

MAYOR GIULIANI, 12.31.2001

PHOTOGRAPHY (CLOCKWISE FROM TOP LEFT): © SCOTT FRANCES/ESTO; COURTESY MUNICIPAL ART SOCIETY; FLICKR USER SLEEPYBIS; MICHAEL RIEGER/FEMA; CSU ARCHIVES/ EVERETT COLLECTION

In the decade following the tragic events of September 11, 2001, the redevelopment of the World Trade Center site took many turns while the rest of the city underwent a building boom. By Gregory Wessner

12.18.2002
LMDC INNOVATIVE DESIGN STUDY PROPOSALS



TEAMS:

1. *Studio Daniel Libeskind*
2. *Richard Meier & Partners Architects, Eisenman Architects, Gwathmey Siegel & Associates, Steven Holl Architects, and engineers Büro Happold*
3. *THINK Design: Rafael Viñoly Architects, Frederic Schwartz Architects, Shigeru Ban Architects + Dean Maltz, Ken Smith Landscape Architect, William Morrish, Rockwell Group, Janet Marie Smith and engineers ARUP, Büro Happold, Jörg Schlaich*
4. *Foster + Partners*
5. *Steven K. Peterson & Barbara Littenberg Architecture and Urban Design*
6. *United Architects: Foreign Office Architects, Greg Lynn FORM, Reiser + Umemoto (RUR), UNStudio, Kevin Kennon Architects, Imaginary Forces NYC, and engineers Thornton-Tomasetti, Arup*
7. *SOM, SANAA, Michael Maltzan Architecture, Field Operations, Tom Leader Studio, Iñigo Manglano-Ovalle, Rita McBride, Jessica Stockholder, Elyn Zimmerman*

"The Libeskind plan promises to add an element of modern vision and magnificence to the already striking New York City skyline. These buildings will stand proudly as living reminders of New Yorkers' and Americans' strength and resilience for decades to come." **GOVERNOR PATAKI, 02.27.2003**

02.27.2003 LMDC and Port Authority select Daniel Libeskind to provide design concept for World Trade Center site.

04.28.2003 LMDC announces international design competition for WTC memorial.

07.2003 David Childs and Daniel Libeskind reach an agreement to collaborate on design of Freedom Tower.

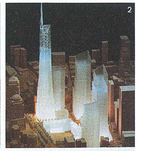
11.19.2003 LMDC announces eight finalists for memorial design competition.

(see next page for designs)

12.19.2003 Pataki and Bloomberg unveil torqued and tapered design for Freedom Tower by David Childs and his collaborator Daniel Libeskind.

01.06.2004 World Trade Center Memorial Competition jury announces winning design by Michael Arad and Peter Walker.

01.22.2004 Santiago Calatrava unveils design commissioned by Port Authority for WTC transportation hub.



1. 01.22.2004 Santiago Calatrava's design for a transportation hub at the WTC site is presented.

2. 12.19.2003 David Childs and Daniel Libeskind unveil torqued and tapered design for Freedom Tower.

3. 05.19.2005 Pataki and Bloomberg unveil design by Snøhetta for cultural center at edge of memorial site.

PHOTOGRAPHY (CLOCKWISE FROM TOP LEFT): © CHUCK CHOI; ALBERT VECERKA/ESTO; COURTESY MOYNIHAN STATION DEVELOPMENT CORPORATION

The Rebirth of the World Trade Center (and New York)

"I am amazed by what we have been able to accomplish in a few short months." **LARRY SILVERSTEIN, 09.07.2006**

05.19.2005 Pataki and Bloomberg unveil design by Snøhetta for cultural center that houses the International Freedom Center and Drawing Center.

06.29.2005 Pataki, Bloomberg, Larry Silverstein, and David Childs present revised design for Freedom Tower after NYPD voices concerns over safety vulnerabilities.

09.25.2005 Pataki evicts International Freedom Center from site, after Drawing Center voluntarily withdraws. Snøhetta redesigns center as entrance pavilion to memorial museum.

11.19.2003/01.06.2004 FINALISTS AND WINNER FOR MEMORIAL DESIGN COMPETITION

1. *Brian Strawn and Karla Sierralta*
2. *Pierre David with Sean Carriel and Jessica Kmetovic*
3. *Toshio Sasaki*
4. *Bradley Campbell and Matthias Neumann*
5. *bbc art + architecture*
6. *Joseph Karadin with Hsin-Yi Wu*
7. *Norman Lee and Michael Lewis*
8. *Michal Arad, winner; revised scheme with Peter Walker, 01.06.2004*

03.13.2006 Construction begins on the National September 11 Memorial & Museum.

04.25.2006 Larry Silverstein cedes control of redevelopment of Freedom Tower to Port Authority but retains control over WTC Towers 2, 3, and 4.

04.27.2006 Groundbreaking ceremony for Freedom Tower.

05.01.2006 7 World Trade Center opens, designed by David Childs/Skidmore, Owings & Merrill, with Silverstein Properties, client.

09.07.2006 Governor Pataki and Larry Silverstein unveil designs for WTC Towers 2, 3, and 4.

ARCHITECTS:

- *Tower 2: Foster + Partners*
- *Tower 3: Rogers Stirk Harbour*
- *Tower 4: Fumihiko Maki*

05.23.2007 Insurance companies reach a final settlement agreement with Larry Silverstein over destruction of WTC, bringing the total payout to more than $4.5 billion.

07.20.2011 The World Trade Center site showing the National September 11 Memorial & Museum.

09.09.2008 Design for National September 11 Memorial & Museum interiors unveiled by Davis Brody Bond.

03.26.2009 Freedom Tower renamed One World Trade Center.

05.10.2010 Park51, a proposed Muslim community center in Lower Manhattan, is presented publicly for the first time at meeting of Community Board 1.

08.03.2010 New York City Landmarks Preservation Commission votes against landmark status for buildings at 45-47 Park Place, clearing way for Park51 Muslim community center.

05.04.2011 Port Authority announces that steel has risen to 64th floor of One World Trade Center; to the 23rd floor of Four World Trade Center; and that the foundations for Two and Three World Trade Center are complete.

05.25.2011 Condé Nast signs deal to lease 1 million square feet of office space on 21 floors at One World Trade Center.

09.11.11 Dedication ceremony for National September 11 Memorial & Museum.

***Gregory Wessner** is exhibitions director at the Architectural League. The material presented here is based on "The City We Imagined/The City We Made," the League's 2010 exhibition about architecture and development in New York City since 2001. Online exhibition at archleague.org.*

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