

125 GREENWICH STREET

New York, New York, USA

RAFAEL VIÑOLY ARCHITECTS



April 2016

At 125 Greenwich Street, on the corner of Greenwich and Thames streets in Lower Manhattan, Rafael Viñoly Architects resisted the architectural trend to build pencil-thin and sky-high, maximizing zoning height allowances. In an unconventional approach to current residential tower design in New York City, the 125 Greenwich Street design opts for a shorter building with a larger floor plate, a context-sensitive solution that also creates more generous apartment layouts. With a rounded corner and a glass façade on the perimeter of the site, the parallelogram-shaped tower creates a landmark residential project just two blocks south of the World Trade Center site, in the heart of a growing cultural, business, and residential district.

Rafael Viñoly Architects requested a zoning variance that would allow for a building perimeter with larger floor plates in exchange for a reduced building height from the previously approved scheme—70 stories down from the permitted 85. The lower height provides a respectful adjacency to the buildings on the new World Trade Center complex that are newly built and under construction.

FACTS + FIGURES

Completion

2018

Size

42,740 gsm

Client

VS 125 LLC

Consultants

Structural Engineer
DeSimone

MEP / FP Engineer
Consentini Associates

Accessibility Consultant
United Spinal Associates

Architectural Concrete Consultant
Reginald Hough Associates

Concept Interior Designer
March and White

Life Safety and Code Consultant
Jensen Hughes

Specifications Writer
Robert Schwartz & Associates

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