

城市综合体

# HOPSCA

高迪国际 HI-DESIGN 编

杨显艳 张春艳 慕希琳 译



江苏人民出版社



城市综合体

OPSCA

高迪国际 HI-DESIGN 编  
杨显艳 张春艳 慕希琳 译

## 图书在版编目 (CIP) 数据

城市综合体 / 高迪国际HI-DESIGN编 ; 杨显艳等译

— 南京: 江苏人民出版社, 2012. 7

ISBN 978-7-214-08192-6

I. ①城… II. ①高… ②杨… III. ①城市规划—建筑设计—世界—图集 IV. ①TU984. 11-64

中国版本图书馆CIP数据核字(2012)第099186号

## 城市综合体

高迪国际HI-DESIGN 编  
杨显艳 张春艳 慕希琳 译

责任编辑: 刘 焱 陈丽新

责任监印: 彭李君

排版设计: 吴坤燕

出版发行: 凤凰出版传媒集团

凤凰出版传媒股份有限公司

江苏人民出版社

天津凤凰空间文化传媒有限公司

销售电话: 022-87893668

网 址: <http://www.ifengspace.cn>

集团地址: 凤凰出版传媒集团(南京湖南路1号A楼 邮编: 210009)

经 销: 全国新华书店

印 刷: 深圳当纳利印刷有限公司

开 本: 1020毫米×1420毫米 1/16

印 张: 22

字 数: 282千字

版 次: 2012年7月第1版

印 次: 2012年7月第1次印刷

书 号: ISBN 978-7-214-08192-6

定 价: 338.00元 (USD62.00)

(本书若有印装质量问题, 请向发行公司调换)



# PREFACE

## 序言

City planning in Asia is facing the herculean mission to merge nearly uncontrollable growth and to adapt its structure to fit the needs of the city's functions. The result is a massive grid of streets with huge blocks separated from each other like islands in an archipelago. To reach the neighboring sites, people often has to walk huge distances or even get a taxi.

As a result of this separation the real estate market is more and more into the super positioning of functions in one big mix-use property. The offer they give is a place where people have again access to everything they need in their daily life.

HOPSCA which includes hotel, office, park, shopping mall, club, apartments, is the attempt to generate a form of life like it was in the smaller towns in former times. Slowly grown over time the town is reaching a necessary level of integration and intervened network of functions. HOPSCAS is generating this immediately by using old city patterns or generating astoundingly new concepts.

Facing up to the situation given now in modern mega cities the next question ahead of us is how are we going to deal with it. Do we intervene in the rapid concentration of functions leading to cities in the city or do we connect again, weaving the "Towns" into each other without violating the grid of transportation? In a time where people are reinventing the city's life, whatever decision one takes, it is going to be a surprising one.

SYNarchitects

亚洲的城市规划目前所面临的艰巨任务是如何与城市几乎失控的高速发展保持同步，以及怎样调整城市结构以实现城市功能的多样化。在这种情况下，城市规划的结果就是在庞大的街道网络上形成了巨大的街区，这些街区如同群岛中的各个岛屿一样相互独立，各自孤立。要想到达相邻街区，人们需要走很远的路，甚至要乘坐出租车。

由于城市街区的这种孤立性，房地产市场越来越注重建筑的功能集约性，以便满足人们日常生活的各种需求。

因此，如同以前的功能齐全的城镇一样的 HOPSCA（豪布斯卡），即集宾馆、办公楼、公园、购物中心、俱乐部、公寓于一体的综合体建筑，就成了新兴的建筑形式。功能齐全的城镇是随着时间的推移，逐步发展，相互融合，相互联系，慢慢形成的，而 HOPSCA 是在利用了旧有城镇模式或采用了全新的建筑理念一次性形成的。

在现代“超大城市”的现状下，我们所面临的第二大任务是如何处理这一问题。我们是采用高度集约的多功能城市设计，还是在不影响交通的情况下继续将城镇连接起来以实现城市的多功能性？如今，人们对城市的发展有了新的看法，在这样的一个时代中，无论是哪种方案都会带来令人惊喜的效果。

SYNarchitects



SYNarchitects



# CONTENTS

## 目录

006

MIXED USE CENTER BAKU

巴库综合开发中心

010

THE RITZ-CARLTON AND JW MARRIOTT  
AT L.A. LIVE

洛杉矶 THE RITZ-CARLTON AND JW MARRIOTT 综合大厦

020

SIGNATURE TOWERS

签名塔

038

AMBIENT TOWER

AMBIENT 大厦

048

CENTRAL ST.GILES

CENTRAL ST.GILES 大厦

058

LANDMARK BUILDINGS HI-SPEED  
RAILWAY NEW CITY

城市地标——高铁新城

064

GONGTOU

GONGTOU 综合楼

068

LILIUM TOWER

百合大厦

074

SKY TOWER AND SUN TOWER ABU DHABI

天塔与太阳塔

088

WU SHENG

WU SHENG 综合楼

094

HAEUNDAE UDONG

HAEUNDAE UDONG 大厦

100

TAI KOO HUI

太古汇

114

LOS CARMENES - PARQUE COMERCIAL  
EMPRESARIAL

LOS CARMENES - PARQUE COMERCIAL EMPRESARIAL 大厦

118

LARAK GARDEN

拉哈克花园

124

STADSKANTOOR ROTTERDAM

鹿特丹 STADSKANTOOR 综合大厦

128

COOLSINGEL

库尔辛格大厦

134

LINCOLN MIXED USE

林肯商业中心

142

DE ROTTERDAM

DE ROTTERDAM 大厦

148

PIRAEUS TOWER

比雷埃夫斯大厦

156

CAMPUS CENTER

校园中心

168

KÁROLYI ISTVÁN TOWN CENTER

KÁROLYI ISTVÁN 城镇中心

174

AMAMONTAGNOLA

AMAMONTAGNOLA 大厦



184

DNB NOR HEADQUARTERS B-BUILDING

挪威 DNB NOR 总部大厦之 B 大厦

190

STONE TOWERS

石头大厦

202

SHANSHUI HANGZHOU

山水杭州

206

486 MINA EL HOSN BEIRUT

贝鲁特 486 MINA EL HOSN 大厦

218

LONG XING PLAZA

隆兴购物广场

230

TECHNOSPHERE

TECHNOSPHERE 生态大厦

234

RAFFLES CITY

来福士广场

246

BIONIC TOWER

BIONIC 大厦

250

BELLE VAN ZUYLEN

BELLE VAN ZUYLEN 大厦

262

INTERNATIONAL BUSINESS CENTER  
AND THE INTERCONTINENTAL HOTEL

国际商务中心与洲际酒店

268

WALTER TOWERS

沃尔特大厦

276

ROLEX TOWER

ROLEX 大厦

282

NEW YORK BY GEHRY AT EIGHT SPRUCE STREET

纽约格里大厦

292

SUNTRUST PLAZA

太阳信托广场

304

TOMORROW SQUARE

明天广场

312

MIXED USE TOWER IN SAN JOSE DE COSTA RICA.

哥斯达黎加圣何塞综合大厦

320

CITTÀ DEL SOLE

CITTÀ DEL SOLE 大厦

328

SPIRETEC BUSINESS PARK

SPIRETEC 商业园

336

L T D \_1

德国汉堡 L T D \_1 综合小区

342

LE MONOLITHE

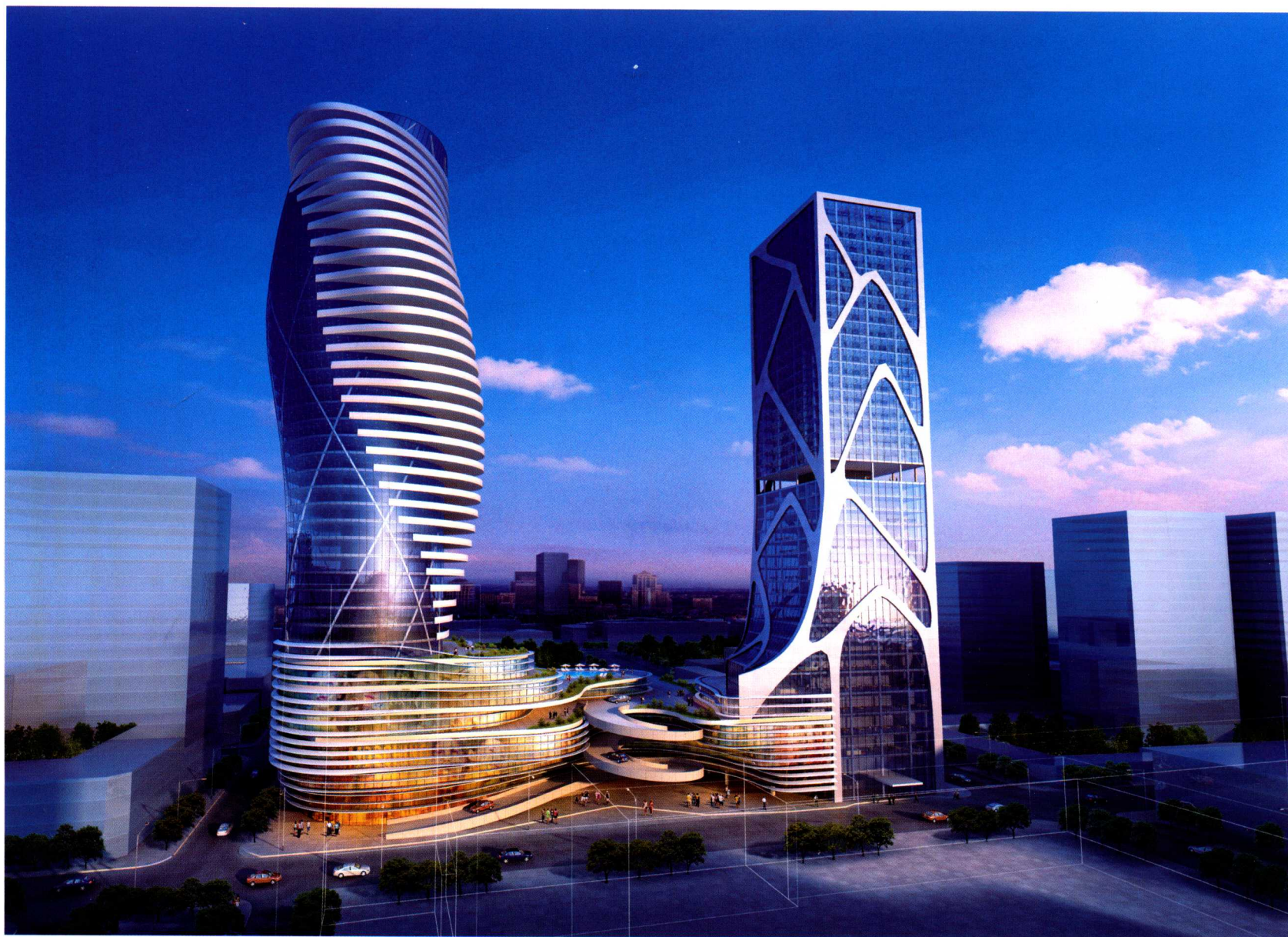
LE MONOLITHE 大厦

348

INDEX

索引





#### Architect

COOP HIMMELB(L)AU / Principal in Charge: Wolf D. Prix

# MIXED USE CENTER BAKU

巴库综合开发中心

#### Project Partner

Frank Stepper

#### Project Architect

Volker Kilian

#### Design Architect

Sophie Grell

#### Project Team

Victoria Coaloa, Martin Jelinek, Anja Sorger, Steven Beites, Megan Lepp

#### Area

133,700 m<sup>2</sup>

#### Location

Baku, Azerbaijan

#### Visualization

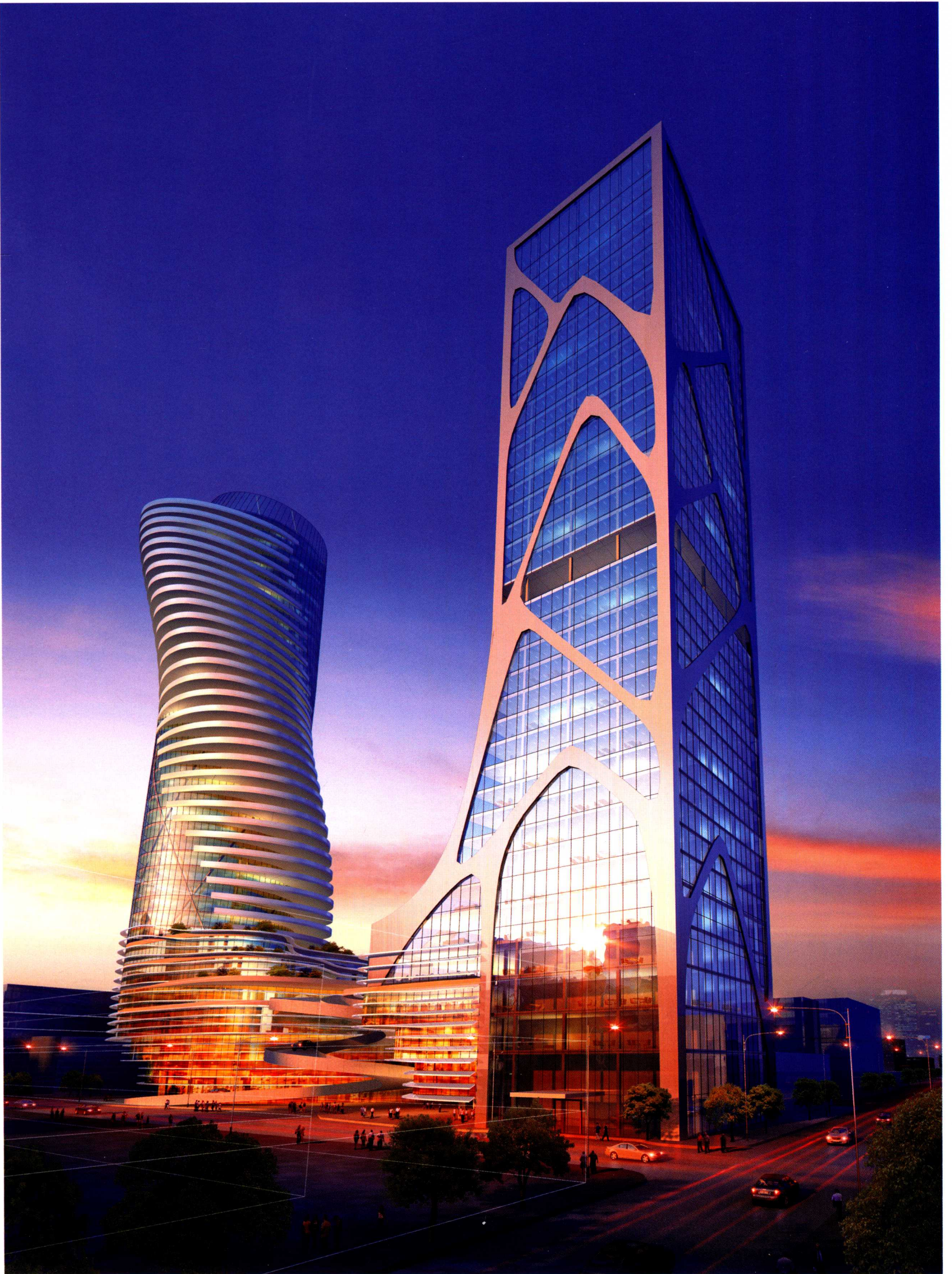
Silkroad CG

The design for the Mixed Use Center Baku proposes a high density building complex as landmark in view from the city and the sea. The hybrid composition of building elements is shaped by various factors: urban and climate considerations, economies of structure and materials as well as the proposed heterogeneous program are all combined in this complex design as a refined expression of their synthesis.

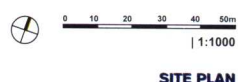
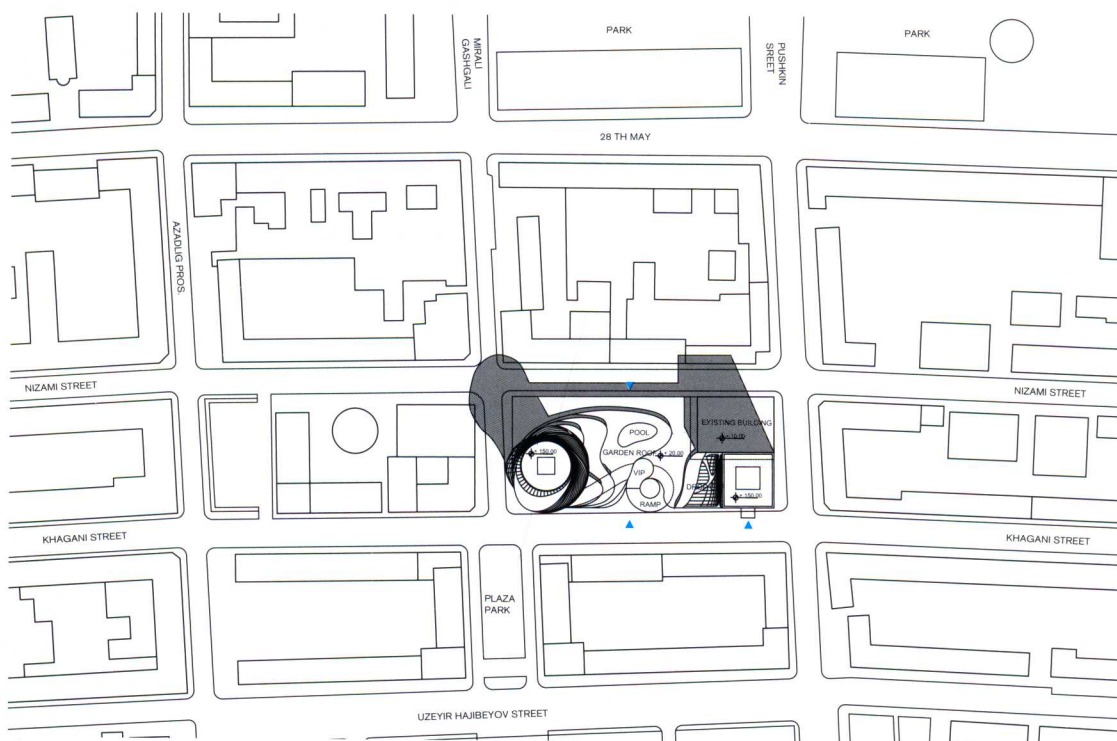
The high end Residential Tower sits on the south-west side on top a podium building containing the Shopping Center, while the Five Star Hotel & Office Tower marks the building block's corner in the south-east on Pushkin Street. The horizontal strips in the Shopping Center's facade are shaped according to main people flows, entrances, traffic circulation and surrounding public zones.

A special feature of the project is a spiral VIP ramp situated near the main entrance of the Shopping Center that leads to a spectacular drop-off area on the upper level, 20 m above ground at the main lobbies of the Residential Tower and the Five Star Hotel. Another highlight is offered as part of the Wellness and Spa Area within the Shopping Center: a combined pool and aquarium feature that hovers like a huge glass drop at the core of the shopping event space. On the roof level it serves as an outdoor swimming pool with a fully transparent glass basin for VIP guests and residents, while doubling as a skylight to the shopping Center Atrium, the Shopping Plaza and Foyer level below. From there, the visitors have a spectacular view on a large shark aquarium suspended from the Atrium ceiling which surrounds the pool, in turn encircled by a spiral ramp which connects the different levels of the Shopping Center. Thus the visitors moving upwards enjoy the view to the sky on sharks and bathers through aquarium and pool while being illuminated by atmospheric water reflections of the natural and artificial light.









SITE PLAN

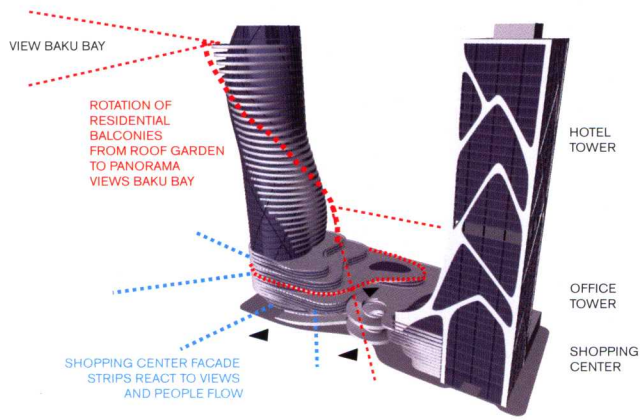
巴库综合开发中心的设计方案提出建设一个无论是从城市的各个角度还是从海上都能看到的标志性综合体建筑。这个涵盖了各种建筑元素的混合型建筑考虑到了各种因素：都市与气候、建筑的经济性、建筑材料及建筑的多项性等都在这个综合体建筑中得到了完美的体现。

整座建筑有两部分：西南方是一个内部为购物中心的裙楼，楼上是高端住宅大厦。而在东南方的Pushkin路上，是一个由星级酒店及办公楼构成的方形建筑。购物中心墙面上的水平条纹与街上的人流、入口、交通网及周边的公共区域相呼应。

该项目的一个独特之处在于在购物中心的主要入口附近设计了一个螺旋形的VIP专用斜坡，通向离地面20米高的居住大厦以及星级酒店大厅处的宽敞的下沉区域。项目的另一个亮点是购物中心内的康体区：游泳池和水族馆悬浮在巨大的购物空间之上，如同一滴水一样透明的巨大玻璃。顶端是专供VIP客户与VIP住户使用的露天游泳池，完全透明的玻璃池底为购物中心的中庭、购物广场与休息大厅的天窗。巨大的鲨鱼水族馆围绕在游泳池的周边，悬浮于购物中心的中庭之上，被一个连接购物中心各个楼层的螺旋形斜坡所环绕。沿着斜坡向上，抬头就可以通过水族馆与游泳池看到游弋的鲨鱼、悠闲的游泳者与湛蓝的天空。自然光线与人造光线在清水的反射之下，形成了一个光影变幻的奇妙世界。

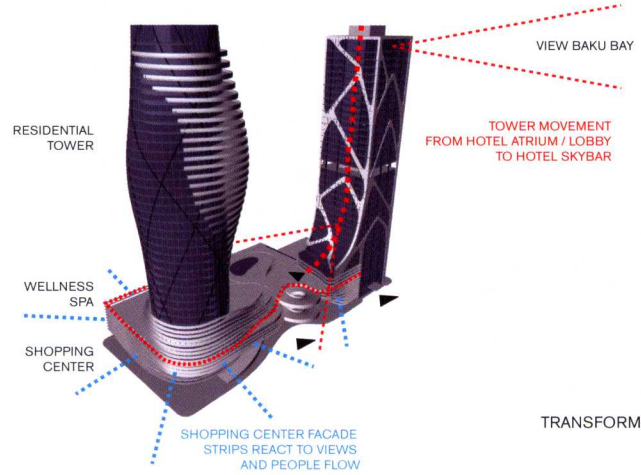


SHAPING & ORIENTATION  
RESIDENTIAL TOWER /  
SHOPPING BASE



VIEW SOUTH EAST

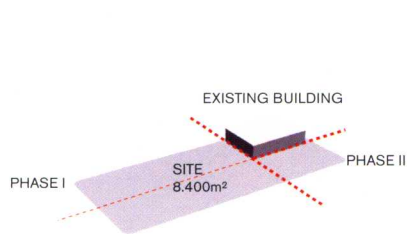
SHAPING & ORIENTATION  
HOTEL / OFFICE TOWER



VIEW SOUTH WEST

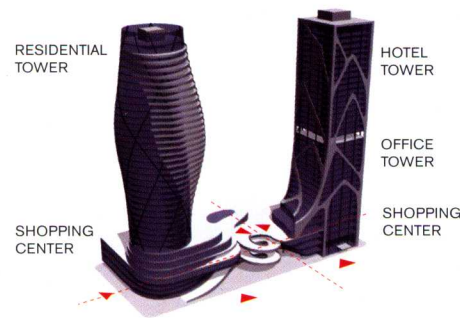
CONCEPT DIAGRAM  
TRANSFORMATIONS BASE & TOWERS

DEVELOPMENT SITE 8.400m<sup>2</sup>  
BUILDING PHASES

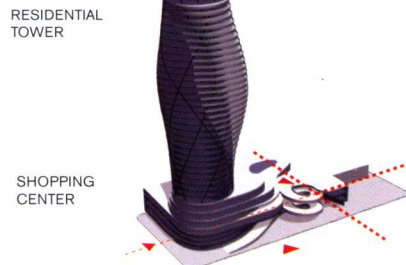


MAXIMUM DENSITY  
LAND USE  
MAXIMUM FAR  
FLOOR AREA RATION

PHASE I + II 100.000 m<sup>2</sup>  
DENSITY FAR 12,0

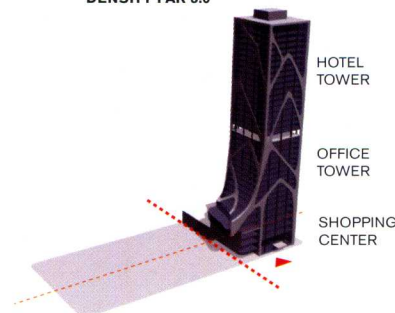


PHASE I 59 000 m<sup>2</sup>  
DENSITY FAR 7,0

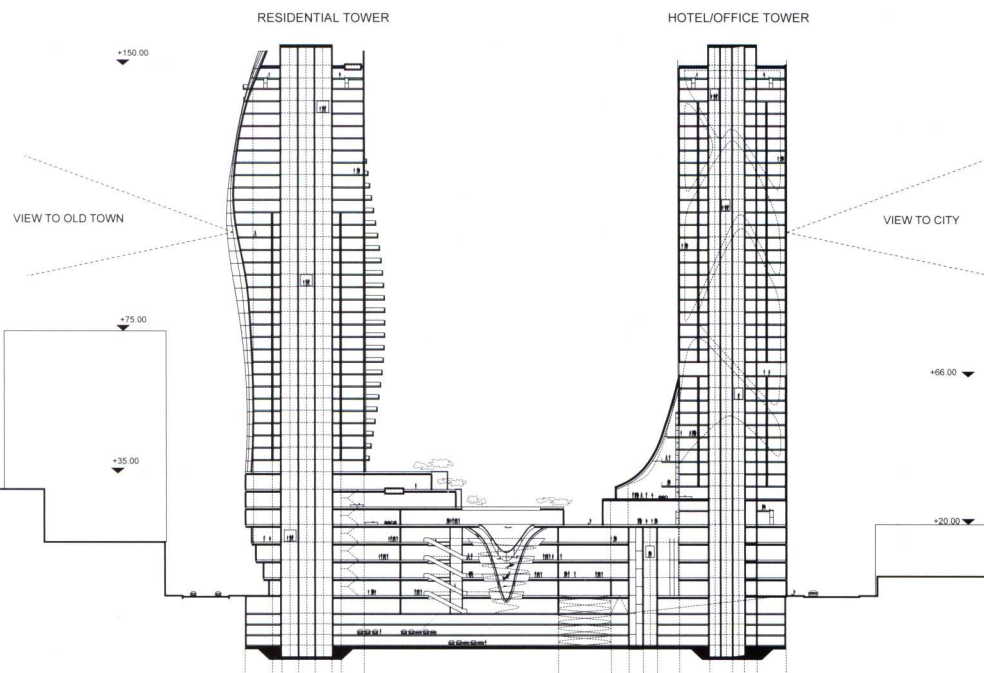


OPTION OF PHASES

PHASE II 41.000m<sup>2</sup>  
DENSITY FAR 5.0



BUILDING ELEMENTS & PHASES  
OVERVIEW SOUTH WEST



LONGITUDINAL SECTION A-A



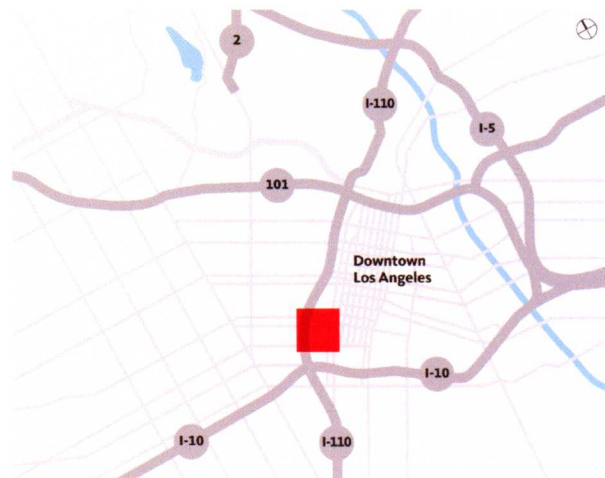
# THE RITZ-CARLTON AND JW MARRIOTT AT L.A. LIVE

洛杉矶 THE RITZ-CARLTON AND JW MARRIOTT 综合大厦

Location  
Los Angeles, USA

Area  
464,515 m<sup>2</sup>

Photographer  
Gensler / Ryan Gobuty



Conceived in 1999 as the heart of the international entertainment capital's downtown revitalization, the \$2.5 billion L.A. LIVE boasts 5 million-square-feet of entertainment, hospitality and office amenities. Anchored by STAPLES Center, L.A. LIVE's mix of multi-size entertainment venues annually brings more than 600 live sports, concerts, major award telecasts, family shows and corporate events to its 35-acre campus. Capitalizing on adjacency to major freeways, proximity to mass transit, its vibrant streetscape and high footfall, L.A. LIVE's unique signage and LED features drive unprecedented sponsorship revenues. Two luxury hotels with 1001 hotel rooms and spacious conference and banqueting facilities have substantially increased bookings in the adjacent Los Angeles Convention Center. L.A. LIVE's economic success extends well beyond its boundaries as it also contributes an array of public benefits, including a one-acre plaza and an extensive community benefits program while stimulating additional private development into Los Angeles's urban regeneration.

The nearly \$2.5B L.A. LIVE stimulated development of more than 2500 housing units, a grocery store, retail space, and dozens of restaurants/cafes to create a vibrant, high-density urban neighborhood. It is fully leased at or above market rates and attracted marquee tenants such as ESPN, Regal Cinemas, Conga Room, Grammy Museum, Lucky Strike Lanes, and a mix of local, regional and national restaurants. AEG owns and operates STAPLES Center, Nokia Theatre and Club Nokia. The convention center hotel adds 1001 luxury rooms and 80,000 sf of conference/banquet space. It has increased Los Angeles Convention Center bookings by 20% to 30% in coming years. The project achieves an ROI in excess of 10% based on sponsorship revenues exceeding 35% of EBITDA. Beyond its economic performance, L.A. LIVE has brought thousands of mostly local jobs, \$18 million in new taxes and will attract more than 12M annual visitors.















THE RITZ-CARLTON

JW MARRIOTT

drink in LA

Coca-Cola

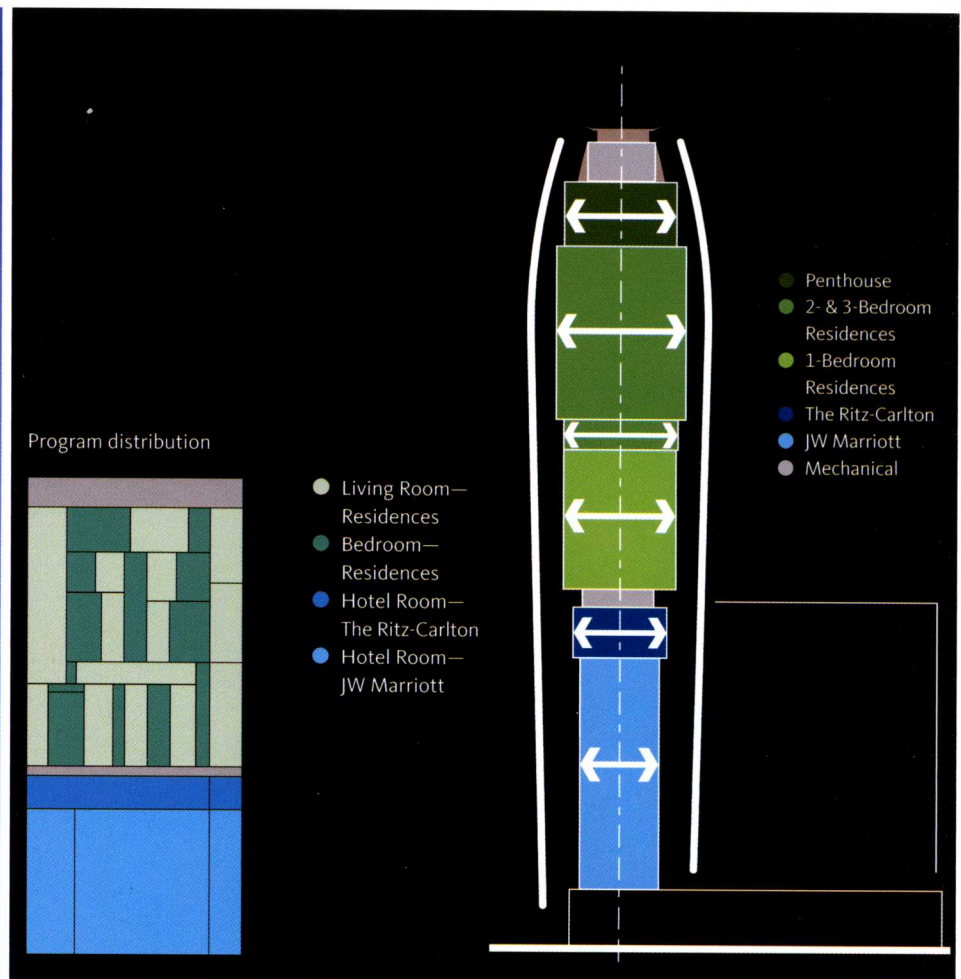
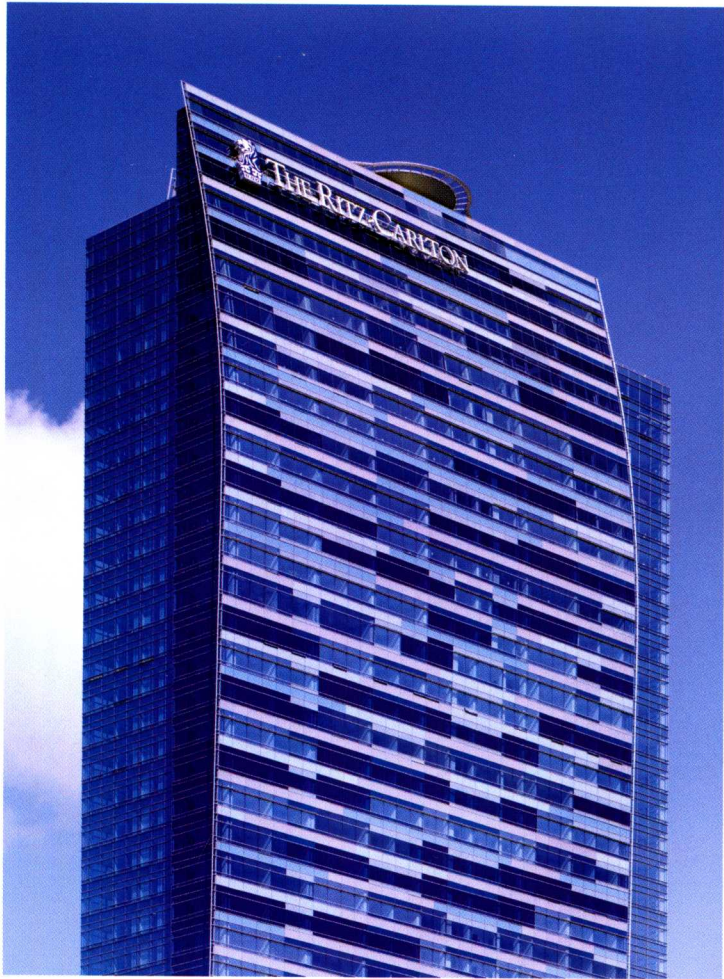
NOKIA

SONY

EBALIFE

NOKIA





Floor Plan 1







