

JAY L.

BERMAN

THE GUEST LECTURE
SERIES 2017/18

A Tall Order: Vertical Meets Horizontal in Mumbai

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Date and Time——
25 Oct 2017
1800 to 2000

Venue——
Lecture Room
LR423, 4th Floor SDE 3,
Department of Architecture,
School of Design &
Environment,
National University
of Singapore

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BOA/SIA——
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points under the BOA / SIA
Continuing Professional
Development (CPD)
Programme.

Tall buildings in an urban context are not neutral: their presence is amplified by large populations; consolidation of real estate; contrast with adjacent streets, open spaces and buildings; and the simple fact of their significant visual presence. Moreover, their existence (with few exceptions) as private realms can initially conflict with aspirations to participate in a larger urbanism. This talk will focus on two large projects in Mumbai—shaped by a conviction that a truly sustainable dense vertical urbanism requires our attention to be focused on the ground even as our buildings reach for the sky.

Wadala Vision Plan – vision plan completed 2011

In 2011 the Wadala Study Area stood apart among the many areas within the Mumbai Metropolitan Region undergoing or having the potential to undergo rapid transformation. Wadala's extraordinary attributes included its position as an edge (of the core of Mumbai) and center (of its Metropolitan Region); its nascent transit and emergent roadway connectivity; its important role in the seasonal ebb and flow of water in the city; and its existence as a contiguous block of hundreds of acres subject to redevelopment—with adjacency to more. Couple all of these qualities with the challenges and opportunities of the Maximum City, and Wadala's future was seen as Mumbai's future. The master plan, with tall buildings as primary urban building block, examined a 115 hectare green field site with an as-of-right capacity of up to 4.5 million square meters of mixed-use development, with an emphasis on the intersection of infrastructure, mobility, ecological thinking, and place making.

Shrinivas Mills/World Towers – master plan completed 2010; construction ongoing

In most world cities, a large, contiguous, and centrally located site available for redevelopment would be virtually unheard of. In Mumbai, the existence of the vacant mill sites—coupled with tremendous demand for new housing and mixed-use space—makes projects that dispose of many acres and millions of square feet at a time almost commonplace. Yet, immense parking requirements, complex social issues, irregular site configurations, a tendency toward privatization, changing regulations, a fluid approach to development, and circumstantial planning typically conspire to render the great potential of these sites, especially as they relate to the city around them, unrealized. Currently under construction and slated to rise 117 stories above Central Mumbai, World One Tower is slated to be the tallest tower in Mumbai and one of the tallest residential towers in the world. Along with two companion towers—World Crest (65 stories) and World View (95 stories)—it forms the core of a mixed-use development comprising upwards of 6 million sf on a 17-acre former textile mill site. A development of this scale in the center of Mumbai has posed unique construction challenges, presented important design opportunities, and provided opportunity to question conventional local residential typologies and the role of tall-building development vis-à-vis urban fabric in one of the world's most populous and rapidly redeveloping metropolises.

About the speaker:

Jay L. Berman, AIA, is a design partner at Pei Cobb Freed & Partners, where he has led some of the firm's most important building and planning assignments. His practice is focused on planning and design of complex projects that frequently straddle the boundary between public and private realms, usually involve diverse stakeholders, and often require extensive public approvals, community review, and government sanctions. As a designer, Mr. Berman has played a leading role in the conception and development of academic, institutional, residential, commercial, corporate headquarters, and tall building projects. As a planner, he has been a driver of the firm's master planning and development planning practice in the United States and internationally.

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