

## Three New Standard Features In A Skyscraper

New Yorkers spend **more time at work** than in their homes or cars. Thus it's **only fair** that some office features simply **come standard**. Here are three elements to expect in any new skyscraper.

### 1) Outdoor terraces



Yesterday at 7 WTC, we snapped Related's **Michael Samuelian**, Empire State Realty Trust's **Tom Durels**, and H3 Hardy Collaboration Architecture's **Hugh Hardy**. Michael says every space that has **leased in the South Tower** at Hudson Yards has an outdoor terrace, and none of the floors left have them. Corporations are **creating their own "community space"** within their private quarters nowadays, he says. Tom, whose realm includes "the most famous office building in the world," says the advantage or **pre-war buildings** like the Empire State Building are that they have **setbacks**, which now are becoming outdoor terraces.

### 2) Observation decks



Michael says every new skyscraper has one of these. Here's the **80-foot-cantilever** deck on Hudson Yards' north tower (construction on that building will start in January). It'll be the **highest outdoor observation deck** in NYC. What else makes this one unique? There's also a **Sky Lobby** up there with a bar and lounge, so people don't just buy a snow globe and leave but rather stay awhile. He jokes that Related has indeed pro-forma-ed the price of a martini at **1,200 feet**.

### 3) Visible retail



We snapped the trio above, along with World Trade Center Properties prez **Janno Lieber** (who's speaking at [Bisnow's Post Bloomberg event](#) Oct. 30, more at the bottom of this issue), at a Greater New York Construction User Council event. Janno says the new WTC has retail **not just underground** as before 9/11 but also at ground level. 30% of the Downtown population walks to work, he says, and the massive WTC development will better **fit into the neighborhood**. The company's historical specialties are residential and retail, hence Hugh's praise of Hudson Yards as a truly **mixed-use, ground-up neighborhood**. The one thing the WTC lacks that Janno and company would love to have included is a **cogen plant**, considering Silverstein (and Speyer) were the first to put one in (at 11 W 42nd St). Silverstein just couldn't agree with the Port Authority, he says; there's just too much other stuff going on underground down there