

Along the High Line: Top this!

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Condos With Pools and Huge Art Along the High Line
自带泳池的公寓和高线（纽约 High Line）旁的巨型艺术墙

By C.J. HUGHES
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Soo K. Chan, an architect and developer from Singapore who has designed and built residences, hotels and museums around the world, is launching his first two projects in the United States in New York City. And it seems as if Mr. Chan and his company, SCDA Architects, intend to come on strong, with two condominiums along that magnet for brand-name architects, the High Line.

新加坡建筑师和开发商 Soo K. Chan 先生，已经在世界各地设计建造了住宅、酒店和博物馆；现在，Chan 先生为进军美国纽约推出其最初的两个项目。他和他的公司 SCDA 建筑设计事务所，两栋公寓楼都位于纽约高线公园沿线，是集中了各位建筑大师杰作的地段。

Both projects will have a watery theme. The facades of his 515 Highline, a 12-unit condo at 515 West 29th Street in West Chelsea that will almost touch the elevated park, will be rippled like the surface of a sea.

And Soori High Line, a 27-unit condo across the street at 522 West 29th, will have not only rooftop pools for residents of its triplex penthouses. More than a dozen lower-floor apartments will also come with private pools to allow residents to float above it all while contemplating the brash buildings that increasingly populate the surrounding blocks.

两个项目都有一个水的主题。“515 Highline”位于西切尔西西 29 街 515 号，拥有 12 间公寓，它的立面仿佛泛着碧波的海面，几乎可以触碰到高架公园。

街对面西 29 街 522 号的 Soori High Line 则是一栋拥有 27 间公寓的住宅楼，不仅三间式顶层公寓的住户可享用自有的屋顶泳池，十几户低层公寓也将配有私人泳池，让住户可以边游泳边欣赏周边迅速崛起的大楼。

“There are a lot of attention-grabbing attempts here, and if they become gimmicky, it’s unfortunate,” said Cary Tamarkin, another architect-developer, whose 508 West 24th Street, a 15-unit condo with a giant clock facing the High Line, is nearly complete. “But I think these kinds of buildings are only good for a neighborhood that’s becoming a museum of architecture.”

Soori High Line, which has a boxy 11-story shape that could be considered subdued for the area, was developed by a team that includes Singapore-based Oriel, of which Mr. Chan is a managing principal, and the New York-based Siras Development. The interiors of the two- to five-bedroom units have ceilings that soar as high as 18 feet, and some walls made of a single sheet of glass.

“这里有很多夺人眼球的尝试，可如果只是噱头，那就太可惜了，”另一位建筑师兼开发商 Cary Tamarkin 说。他在西 24 街 508 号的住宅楼拥有 15 间公寓，楼面上的大钟直面高线公园，目前即将完工。“但是我认为这类建筑也就只适合建在这种好比建筑博物馆的社区了。”

Soori High Line 是一栋盒状的 11 层公寓楼，对于这个区域来说，外形可谓传统。它由 Chan 先生主管的新加坡公司 Oriel 和纽约公司 Siras 开发公司组成的团队开发。两到五个卧室的公寓内部层高高达 18 英尺，有些墙面仅由一面单层玻璃构成。

But the pool-packed Soori High Line may steal the show. The \$125 million project, between 10th and 11th Avenues, promises to provide the hard-to-beat thrill of allowing residents to take a dip without having to leave their apartments. Rectangular pools are tucked into alcoves with just one end exposed — in all seasons — to the open air. At most 24 feet long, the 4-foot-deep cubbyhole pools are not intended for serious swimmers.

“Most of the time, it will be a focal point for people to enjoy,” said Mr. Chan, who compared the project to Alila Villas Soori, the pool-adorned beachside resort he built in Bali. At the luxury villas, indoor and outdoor spaces can seem indistinguishable.

这个布满了泳池的 Soori High Line 公寓楼很可能会抢了风头。它位于第十和十一大道之间，投资达 1.25 亿美元，将向住户提供难以超越的体验——不出家门就可以泳池畅游。长方形泳池被设计在一个凹槽里，其中一端四季都暴露于室外空气中。这些小型泳池最长 24 英尺、深 4 英尺，可不是为想要认真游泳的人而设计的。

“大多数时候，它会是一个欢聚的场所，”Chan 先生说。他将这个项目和同样装点了泳池的巴厘岛阿丽拉苏里别墅酒店相比。在此类豪华沙滩度假别墅酒店里，室内和室外空间有时很难分辨。

New Yorkers might be loath to don swim trunks after Labor Day, so Soori High Line buyers will have the option of purchasing panels to cover the pool and turn it into a different kind of outdoor space, like a terrace, Mr. Chan explained. But because the pools can be heated to 80 degrees year round, an intrepid owner could soak while watching the snow fall.

The pools will definitely be a cornerstone of marketing efforts, said John Gomes, a broker with Douglas Elliman and a leader of the sales team. “They’re so cool, whether you take a dip every day or not.”

纽约客们可能在劳动节之后就不想再穿泳裤了，所以 Soori High Line 的买家们可以选择购买一些挡板来覆盖泳池，从而将它变成露台等室外空间，Chan 先生解释道。因为泳池可以全年加热到 80 华氏摄氏度，勇敢无畏的买家也可以选择躺在泳池中看落雪。

Douglas Elliman 的经纪人和销售主管 John Gomes 说，泳池绝对会成为房地产市场的香饽饽。“不管你是否每天游泳，它们都太棒了。”

Since marketing began in Singapore this summer, five units have sold at the building; prices start at about \$3,000 a square foot, or \$3.7 million for two-bedrooms. The project is scheduled to open in spring 2016.

“We’re definitely going after buyers from that part of the world,” said Ashwin Verma, a Siras managing partner and a developer who has been active in the High Line area, though through Blackhouse Development.

新加坡的营销工作在今夏展开之后，已售出五间公寓；每平方英尺的单价从 3000 美金起，两卧公寓约为 3700 万美金。项目计划于 2016 年春季开幕。

“我们绝对想要吸引全世界的买家，”Siras 执行合伙人和开发商 Ashwin Verma 说道，他一直活跃于高线公园这个区域，此前就职于 Blackhouse 开发集团。

While many buildings in Manhattan have swimming pools, they tend to be of the shared indoor or rooftop variety. According to a mid-August search of StreetEasy, the real estate website, 705 co-ops and condos for sale advertised pool access, with a few private pools existing in townhouses.

At 515 Highline, meanwhile, Mr. Chan went with a more exuberant exterior, covering the northern and southern sides with curvy glass fins, a treatment similar to one he used on the toy museum he designed in Singapore.

尽管曼哈顿很多楼有室内泳池，但是大部分是共享的室内泳池或屋顶泳池之类。根据房地产网站 StreetEasy 八月中旬的一份调查，705 个合作住宅和公寓在广告中称其泳池可用，而个别的联排别墅有私人泳池。

与此同时，Chan 先生为 515 Highline 选择了一种更加华丽的外表，用波浪形的玻璃肋覆盖南北两侧的外墙，这与他设计的新加坡玩具博物馆有些类似。

Mr. Chan is an investor in the 11-story project, which will have 12 apartments, most floor-throughs; its developer is the Bauhouse Group of New York.

The \$70 million project broke ground this summer and will be completed at the end of 2015.

Chan 先生是这栋 11 层住宅楼的投资方之一。它拥有 12 间公寓，大部分是全层公寓；开发商是纽约 Bauhouse 集团。

这个 7000 万美金的项目于今夏启动，预计于 2015 年年底竣工。

The building's ribbed facade is not its only unusual feature. It sits at a place where the High Line takes a sharp turn, which will give every apartment a view of the High Line, developers say.

And, a dumbwaiter will run from each home to a large kitchen in the basement, so residents can have extra space to prepare large feasts, said Joseph P. Beninati, the managing member of Bauhouse, which was formed in 2012.

涟漪的立面并不是这栋楼唯一的与众不同之处。开发商指出，由于公寓楼坐落在高线公园的转弯处，每一间公寓都可以直接观景高线。

同时，食物升降机将每间公寓与底层的大型厨房相连，让住户可以有更多的空间准备大型宴会，成立于 2012 年的 Bauhouse 开发集团的 Joseph P. Beninati 这样介绍道。

In addition, a towering 65-by-45-foot space on the building's flat eastern wall, which faces the High Line, will be dedicated to the display of large artworks. "There can never be a Nike swoosh or a Budweiser Clydesdale on it," Mr. Beninati said.

In terms of development, the site is also unusual. Had the developers torn down the existing six-story brick building, which was used to store wire hangers for garment district businesses, they would have been forced to build a much smaller structure, since zoning laws have changed over the years.

另外，在建筑的东部墙面上，一块 65 英尺*45 英尺大小、面对高线的区域将留给大型艺术作品。“耐克或者百威啤酒的品牌标志永远不会出现在那里。”Beninati 先生说道。

从地产开发的角度来讲，这个项目所处的地段也不同寻常。由于分区法在过去这些年中发生了很多变化，如果开发商把原来储存有服装区商店衣架的六层砖楼拆掉，那么他们只能建一个小很多的结构。

So, Bauhouse is constructing its tower inside the brick building, as if putting a hand in a glove, so the project can be counted as a conversion and not new construction, said Chris Jones, a Bauhouse co-founder. When the glass portion reaches a certain

height later this year, the brick walls will be peeled back and, “Hey, presto, this sort of new building will emerge,” Mr. Jones said.

The only original brick that will remain will serve as space for the artwork. Sales are to begin this fall, after the condo’s offering plan is approved; prices are expected to start at \$5 million.

所以，Bauhouse 选择在砖楼中建造新楼，好似将手放进手套里。这样项目就可以被认定为改造，而非新建，Bauhouse 的共同创始人 Chris Jones 解释道。当玻璃部分达到一定高度之后，砖墙就会脱落，“瞧，这种新建筑就出现了，”Jones 说。

砖墙唯一留存的部分将被用于展示艺术品。公寓企划书批复后，销售即将于今年秋天开始；起价预期为 500 万美金。

The High Line area is full of inventive projects, like 200 Eleventh Avenue, a high-rise where residents can park their cars next to their apartments. And a condo by Zaha Hadid, underway on West 28th Street, has curvaceous walls that recall a midcentury car.

高线公园地区充满了创新性的项目，比如十一大道 200 号的这栋高层住宅的住户可以将自己的车就停在公寓旁边。再比如扎哈·哈迪德（Zaha Hadid）在西 28 街上设计的一栋在建公寓，它极具曲线美的墙体让人联想到上世纪中旬期的古董汽车。

Mr. Chan will find himself in good company, Mr. Beninati said. “Twenty years from now, the students from Yale School of Architecture will be taking field trips down here to go and see some of this generation’s best talents.”

Beninati 说，Chan 先生会因优秀后辈们的“拜访”而不觉孤单。“20 年之后，耶鲁建筑学院的学生们将会来这里实地考察，观摩这一代建筑人才的杰作。”

Condos With a Watery Theme
SCDA Architects

水主题的公寓
SCDA 建筑设计事务所

Sixteen of the units in the condo will have private pools.
SCDA Architects

公寓楼中的 16 间将拥有私人泳池
SCDA 建筑设计事务所

The Alcove pools, at most 24 feet long, will be more submerged contemplation of the cityscape than for serious laps.

SCDA Architects

凹槽里的泳池，最长 24 英尺，更适合沉浸其中欣赏城市的天际线，而非真的一圈圈游泳。

SCDA 建筑设计事务所