

CTBUH Journal

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Advancing Sustainable Vertical Urbanism | 2020 Issue III

Special Edition: Skybridges

Case Study: Raffles City Chongqing

Skybridges: State of the Art

In Numbers: Skybridges of Significance

Environmental Guidelines for the City of London

Social-Distancing Skyscrapers?



This Issue

Daniel Safarik, CTBUH
dsafarik@ctbuh.org

Executive Editor

Antony Wood, CTBUH/IIT/Tongji University

Design & Layout

Rachel Fox, CTBUH
Tansri Muliani, CTBUH

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Council on Tall Buildings and Urban Habitat
104 South Michigan Avenue, Suite 620
Chicago, IL 60603, USA

+1 312 283 5599
info@ctbuh.org
www.ctbuh.org
www.skyscrapercenter.com

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Front cover: Raffles City Chongqing – overall view.
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Back cover: Interior view of the clubhouse and pool portion of The Crystal skybridge. © Safdie Architects



It can be a challenge to stay focused on improving urban life when so many people are prevented from deeply engaging with it, under “lockdown”

orders to prevent the spread of disease. The Journal process is not quite fleet enough to have produced a full issue’s research on the post-COVID world in the past several months. Having said this, we do address what “social distancing” might look like in our near future in *Debating Tall* (page 5), featuring practitioners specializing in high-density applications—vertical hospitals and social housing in India—where that question is especially pertinent.

Thinking about, and designing cities in multiple dimensions will be increasingly critical as more people arrive in them every day—add fear of contagion to the list of already daunting concerns. And, CTBUH’s resilience as an organization is on display in *CTBUH on the Road* (see page 53), as a significant number of events transitioned to, or were created anew, online.

That is why it is important to highlight progressive policies, such as those chronicled in *Better Public Spaces: Developing Environmental Guidelines for the City of London* (see page 20), which has brought together multiple disciplines that don’t always work in tandem, in a new, integrated and holistic way. This gets us that much closer to designing a pedestrian realm around tall buildings that considers human behavior as much as weather data.

Equally, there is great potential in connecting tall buildings at height, an idea that now takes on new urgency, as the way we occupy urban space has been thrown even further into question. The paper *Skybridges: State of the Art* (see page 36) summarizes some of the key findings of an 18-month research project, kindly funded by thyssenkrupp Elevator, which CTBUH has just completed. The accompanying *Tall Buildings in Numbers* study (see page 46) traces the increasingly impressive trajectory of skybridge projects, in

both the horizontal and vertical dimensions. The case study, Raffles City Chongqing, showcases the incredible potential of the skybridge at an unprecedented scale, with great attention to detail at every scale (see page 12).

As always, persistent concerns of execution must follow blue-sky thinking. Speed of construction—at a high level of quality—will always be a priority, but in emerging markets, where some of the most intensive building is taking place, this is not easily achieved. The paper *Assessment of Risk Factors to Cost and Schedule in High-Rise Building Projects* (see page 28) systematically examines the prime causes of delays and cost overruns in three former Soviet republics.

One part of the world that has committed especially thoroughly to the fruitful resolution of the “speed vs. quality” tension is New South Wales, Australia, where a rigorous system of design peer reviews is overseen by the Government Architect. CTBUH interviews the newest appointee, Abbie Galvin, in *Talking Tall* (see page 48).

Certainly, CTBUH must be counted among the most enthusiastic organizations when it comes to the potential of tall timber, but given the wide disparities of local regulations and legitimate concerns about fire spread, it is appropriate to *Ask a CTBUH Expert*: “What are the True Fire Risks of Tall Timber?” (see page 51). Before the green light is given to this green building approach universally, this question does need a thorough examination.

We are grateful that you continue to rely on us for critical information, in confusing times. Onwards with caution and confidence, in equal measure!

All the best,

Daniel Safarik
Editor-in-Chief

CTBUH Latest

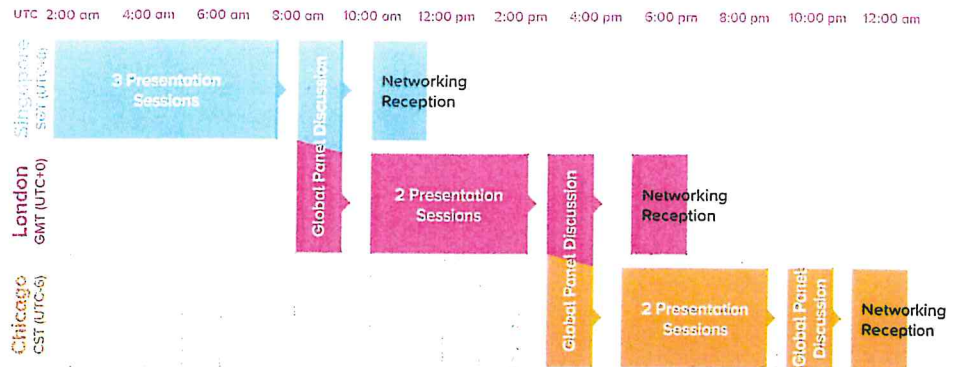


When the most recent Journal was published, the world was just beginning to comprehend that COVID-19 would dramatically change

our lives. Several months on, the huge impact on global health, and on the worldwide economy have become clearer. It is less clear whether other effects—such as moving to home-working, and the effect this might have on global office space supply—might have even bigger ramifications for the building industry longer-term. Certainly, cities as a whole need to evolve in light of the pandemic, and it just might mean that opportunities to address the effects of climate change as well as future health concerns may have converged—it seems we may finally have the chance for a new “real green deal”.

Unquestionably, the global COVID-19 pandemic has had a huge impact on non-profits, like all organizations. We regrettably were forced to postpone the 2020 Tall + Urban Innovation Chicago Conference in April, and migrate to home-working for all staff. And the future of live gatherings, which are highly valued by our members and vitally important to the Council’s operations, continues to look foggy at best.

Yet, technology has not only made the transition to anywhere-working less jarring;



Proposed schedule for the 2020 CTBUH Virtual Conference, “The Post-Crisis City: Rethinking Sustainable Vertical Urbanism,” live-streaming over a 21-hour period on 17 November 2020.

the rapid shift has also accelerated CTBUH digital initiatives already underway. We have now staged numerous “virtual” regional chapter events online over the past few months, and have numerous more events planned in the months ahead (see *CTBUH on the Road*, page 53).

Perhaps the most exciting of these comes in response to uncertainties surrounding the 2020 International Conference, which was scheduled for Singapore and Kuala Lumpur in October. We have now decided to postpone that physical event by one year and, instead, host a major Virtual Conference on the theme: “The Post-Crisis City: Rethinking Sustainable Vertical Urbanism”. This will be held as both a live-streamed event, and progressively as a smaller-scale, live event in three global cities—London, Singapore and Chicago—over the course of one 21-hour session, addressing the challenges to cities head-on.

We hope you can thus join us for this exciting new event, either virtually online, or physically in Singapore, London or Chicago. More details at 2020.ctbuhconference.com.

The digital build-out I mention includes projects such as a new, better-integrated buildings-and-urban database with ctbuh.org, enhanced digital member services, and a number of changes on our “back end” systems that will make your CTBUH engagements much smoother. In the face of much uncertainty, I hope that this update shares the confidence I have in the ability of this organization, and industry as a whole, to imagine and realize a better urban future.

All the best,

Antony Wood

Dr. Antony Wood, CTBUH Chief Executive Officer

Recent New Organizational Members

We would like to welcome the following new organizational members who joined between 6 March–16 June 2020.

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