

56 Leonard Street is a multiuse building that went through some troubles to get built due to the economic recession. Lend Lease US and developer Alexico plan to rehabilitate the project when they bought the site for \$135 million the unique 57-story tower has been likened to a “Jenga” block for its offset slabs that alternate to a height of 830 feet.

This is the first skyscraper built by the Swiss architects. They, although they have already faced larger projects (at least at the urban and social level), have never before had the opportunity to experiment with American construction. Interiors are detailed by Herzog & de Meuron and an Anish Kapoor sculpture may still greet pedestrians at street level. On the second level of the building is private parking. The next four floors of the building, which the architects have termed as “The Townhouses”, are articulated in such a way that they relate to the immediate context as well as the recreational spaces that include a pool and a covered terrace, a movie theater, A conference room, and a gym. The last 10 levels of the top that give the appearance that they were simply stacked correspond to the 10 Penthouses ranging from 1,112 to 1,944 square meters each. The upper part of the building is the most expressive part of the project each floor is occupied by a single apartment with 360 views.

The tower houses 145 residences with a single floor and exterior space whose cost was estimated at the beginning of the project between 3.5 and 33 million dollars. The sum of these apartments stacked upwards thought as luxury residences result from a complex shape filled with unique spaces, balconies, and views. Only 5 of these residences are repeated

The structure will be materialized in reinforced concrete, with a glass facade, steel, and aluminum. The building also shows its structural “bones” and does not obscure the method of its construction under the cladding layers. The exposed horizontal concrete slabs record the floor-to-floor stacking of the construction process and the exposed concrete columns allow the scale of structural forces to be located at work from the inside. The system of staggering, recoil, and pixelation is further encouraged through operable windows in every second or third facade unit. This unusual feature for high-rise buildings also allows occupants to directly control the intake of fresh air.

The central core is attached to the outer columns by the stabilizers at mechanical levels 32 and 46. At the top is the “pool”, a buffer filled with 130,000 liters of water to temper the movement of the building by the wind. Throughout the structure, there are many “walking columns”, where loads are transferred from one place to another as they progress down the building. Overall this building is an amazing example of how complex the structure of a building can get when going for these abstract architectural designs.

