

**Feel the towers,  
once again...**



**A design proposal for  
The World Trade Center site**



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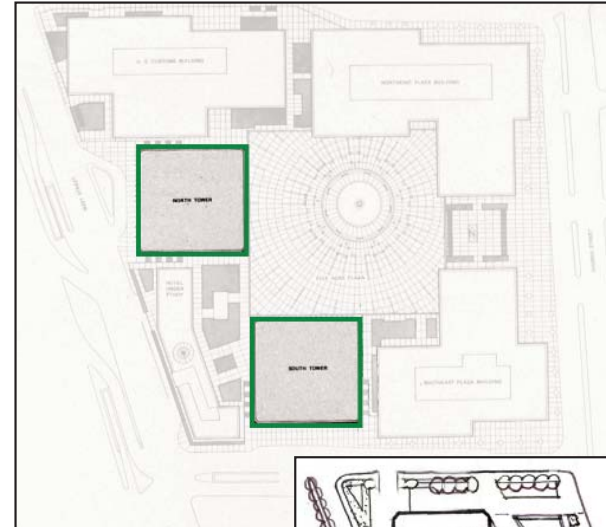
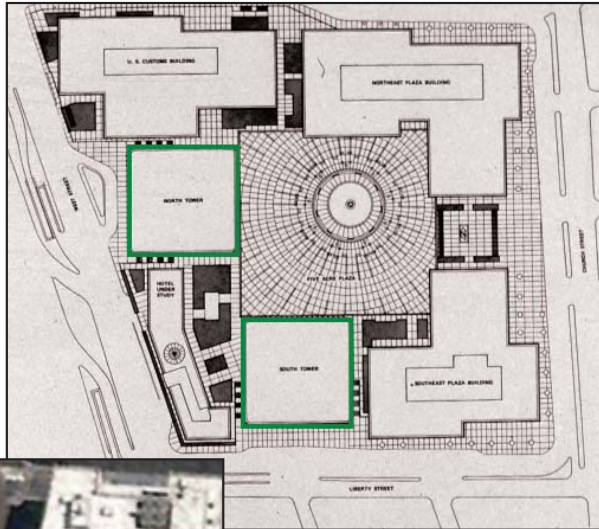
**Rebuilding Ground Zero:  
The Most Significant  
Architectural Project  
in American History**

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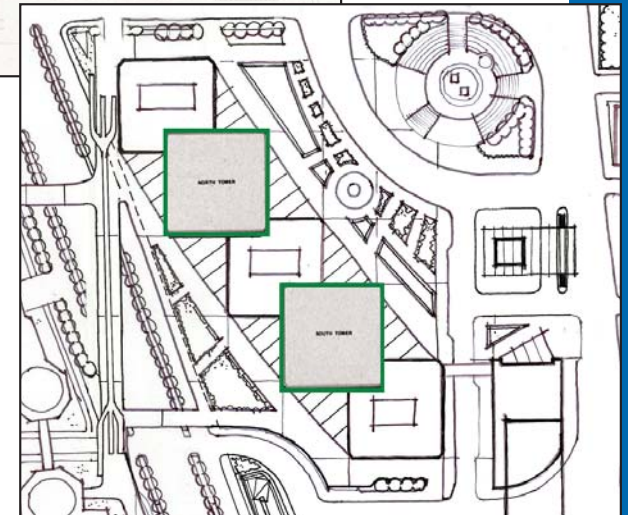
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# Memorial



«The memorial area should be the inspiration of the site design; the site design should not determine the memorial area.»



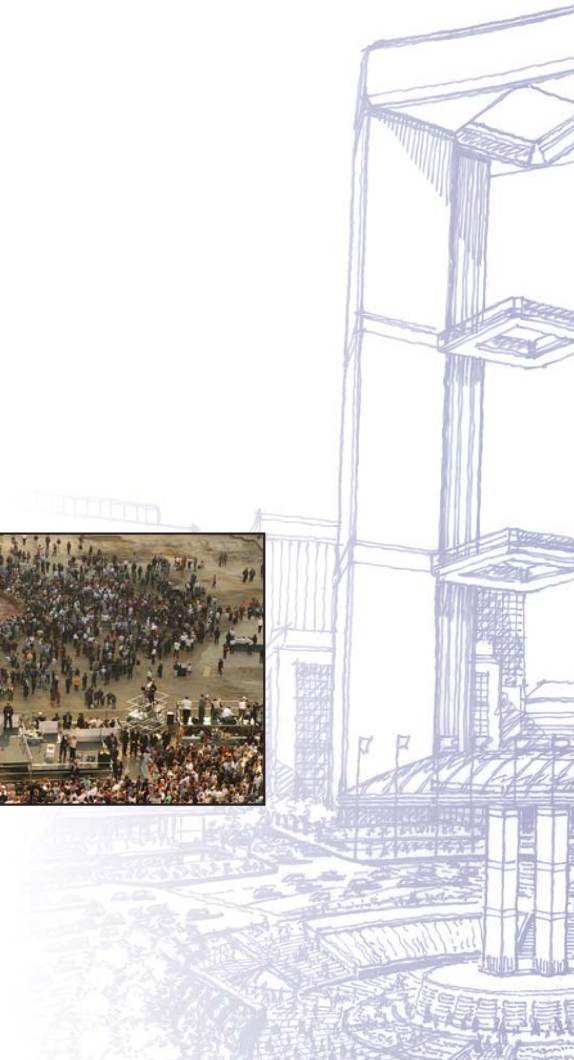


# Circle

## cir-cle (sûrkl) n.

A plane curve everywhere equidistant from a given fixed point, the center.  
A series or process that finishes at its starting point or continuously repeats itself; a cycle.  
A group of people sharing an interest, activity, or achievement.

**“Build it...  
...and they will come”**

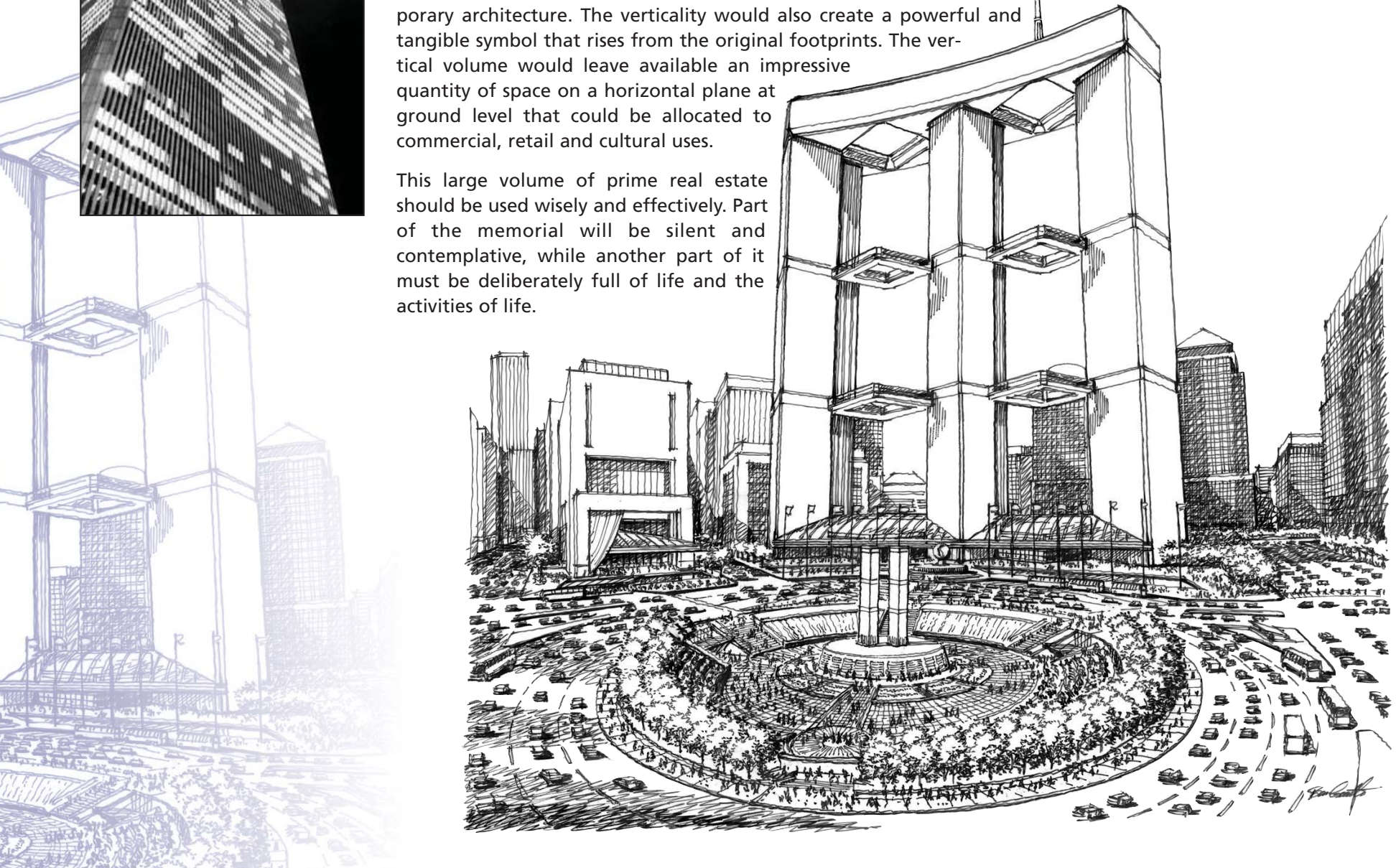




## Complementarities

The many competing expectations seem contradictory, but at closer inspection reveal themselves to be complementary. Our analysis of the project's needs points to a massive vertical volume which would memorialize both the footprints and the silhouette of the Twin Towers. These monumental triple towers would be an exceptionally appropriate addition to New York's distinctive skyline and would be a true memorial to the original World Trade Center. Its volume would reflect the character of contemporary architecture. The verticality would also create a powerful and tangible symbol that rises from the original footprints. The vertical volume would leave available an impressive quantity of space on a horizontal plane at ground level that could be allocated to commercial, retail and cultural uses.

This large volume of prime real estate should be used wisely and effectively. Part of the memorial will be silent and contemplative, while another part of it must be deliberately full of life and the activities of life.

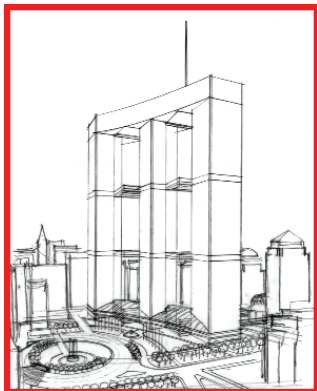




## Keystone Criteria - Indelible Footprints

The World Trade Center has left us with an enormous and indelible footprint. Public opinion has revealed a marked preference for preserving the original footprint. This preference is fully compatible with the desire to preserve the distinctive skyline and to spearhead a development that will be multi-functional in order to revitalize the Lower Manhattan area. An architectural homage should be offered to the original towers by replicating them in some highly significant way that enshrines this hallowed ground.

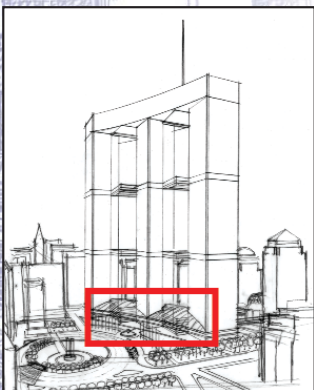
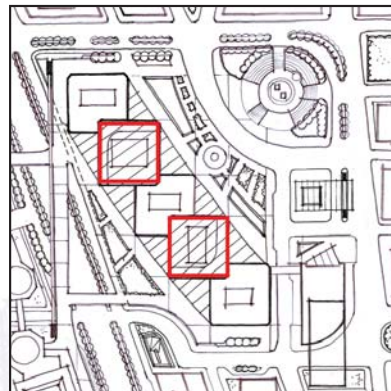
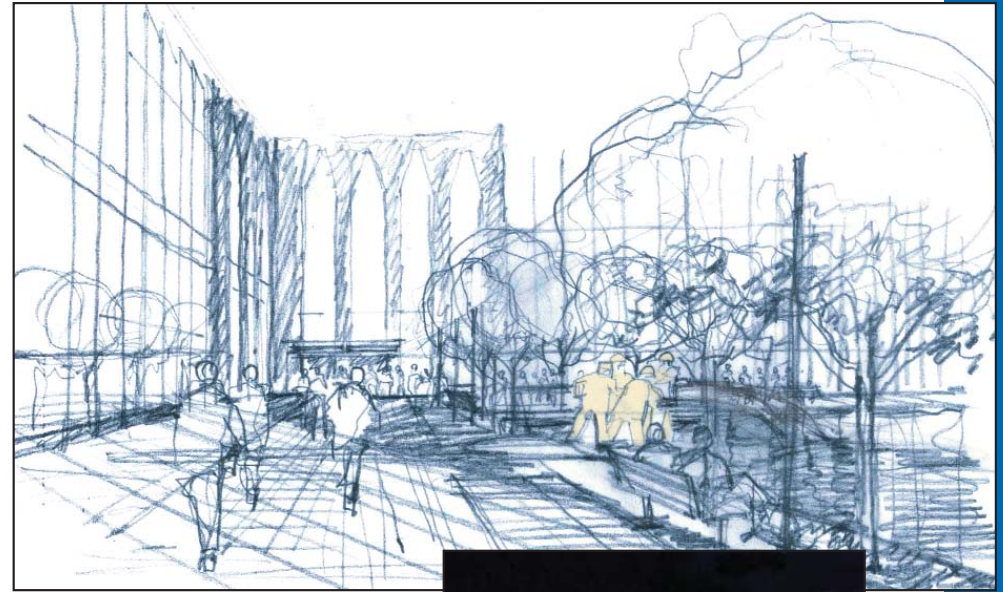
Our keystone criteria allows for a design that effectively bridges the gap between those who would like to see the towers rebuilt as they were and others who understand that it would be disrespectful and irreverent to occupy the actual space where innocent people died so tragically.



## Footprints as Memorial Gardens

We must preserve the exact footprints of the original towers and prevent them from being built over or obliterated in any way. They are a national grave site that commands the same magnitude of respect that we have for the souls who rest in our national cemeteries. The two footprints would each become Memorial Gardens with trees and reflecting pools. As a token of respect for the loss of the brave firefighters and police officers, bronze statues of firemen could be created, holding hoses that would act as fountains spraying into the basins, while bronze statues of policemen stand on guard at each corner of the basins. The Memorial Gardens will be a lasting reminder of the value of human life.

By tracing the perimeters of the Memorial area, an International Design Competition can finally take place.

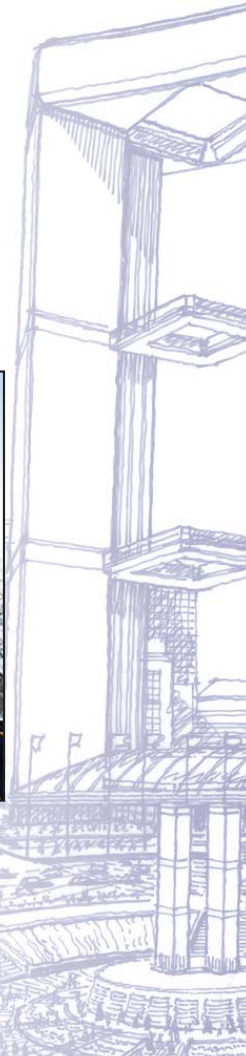
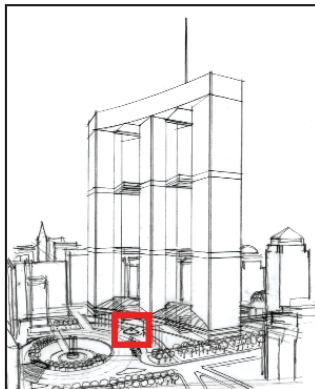




## Reintegration of a surviving symbol

Once the original site has been redeveloped, Fritz Koenig's 1971 sculpture 'The Sphere', which was salvaged structurally intact from the ruins of the World Trade Center, should be prominently situated at the heart of the new development. This unique sculpture would be placed at the precise spot where it originally stood. Large basins with spectacular fountains, trees and flags would complete the landscape. The damaged sphere with its scars, would be the only visible object reminding and symbolizing the actual wounds of the 9/11 events.

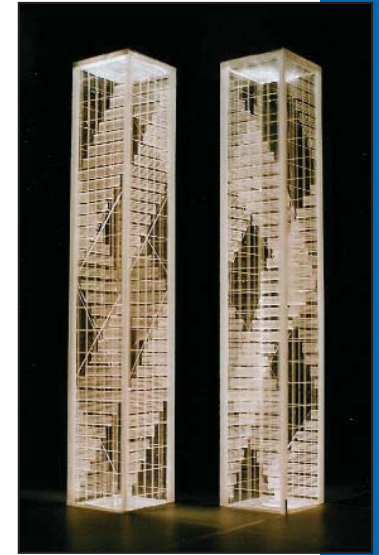
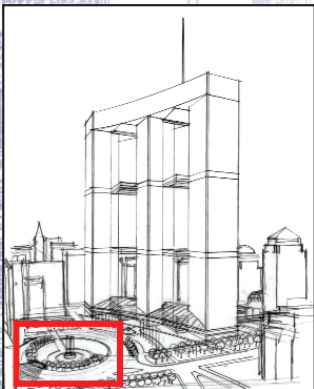
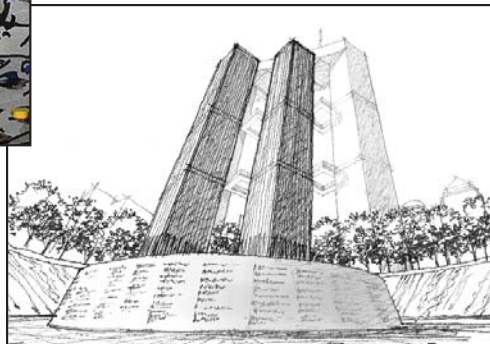
What better way to make people constantly realize the enormity of this tragic day?





## Contemplate and Commemorate

We have numerous ideas for creating a site suitable for quiet remembrance of the tragedy of September 11. Glass replicas\* of the Twin Towers (approx. 75 ft. high) could be erected at the heart of a recessed park-amphitheater named Memorial Circle (located at the corner of Church street and Vesey). The glass replicas could be visually aligned with the massive vertical buildings adjacent to create a magical observation site. The effect of standing on a designated point from which both monuments would come in to alignment, would be an electrifying experience and sure to become an essential New York tourist pilgrimage. It would also be possible to create related observation sites at strategic spots in other boroughs. These related memorial sites would be havens for contemplation with a direct view of the new structure erected on the World Trade Center site.



\* The glass replicas is an original idea of artist and sculptor Roger Langevin.





## Orientation and a Spectacular View

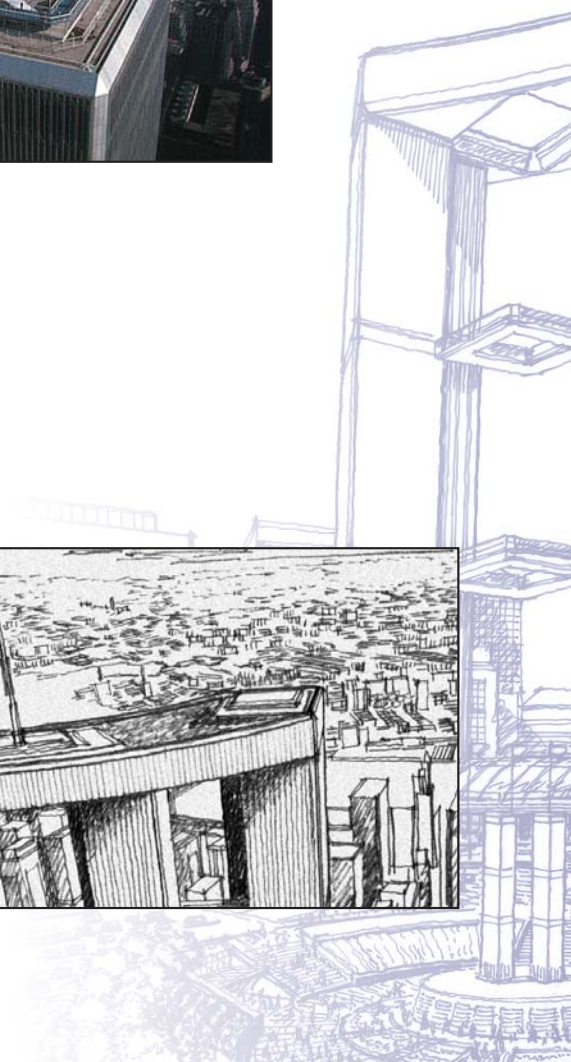
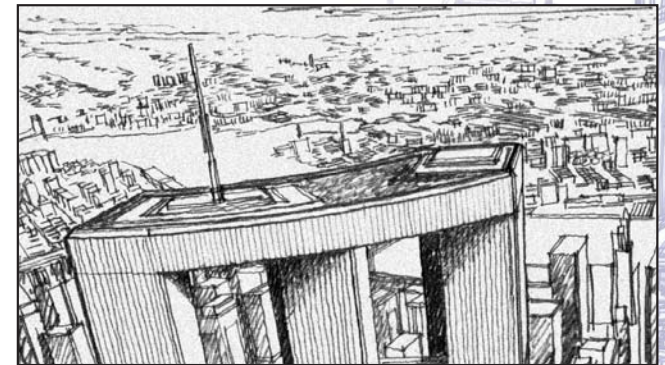
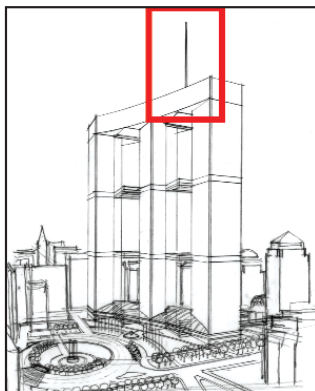
A 350 ft. antenna would accommodate broadcasting and communication transmission facilities. It would be aligned with the void of the North Tower (Tower One). The antenna would therefore serve to orient the observer in relation to the silhouette of the otherwise symmetric structure.



The roof top would also accommodate an open-air promenade and a helipad, as did the former South Tower (Tower Two).

Finally, the perimeter of the two square shapes embedded in the ceiling of the rooftop would be glassed so visitors can, once again, enjoy the view while eating at the highest restaurant in New York City.

In addition to re-creating the shape of the lost towers in the voids of the new building, these three key features re-create what the World Trade center was all about.



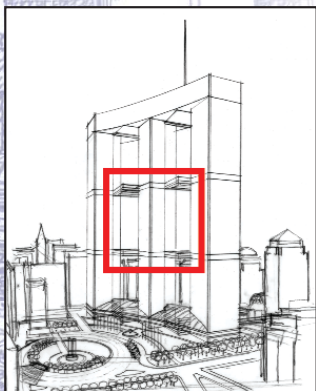
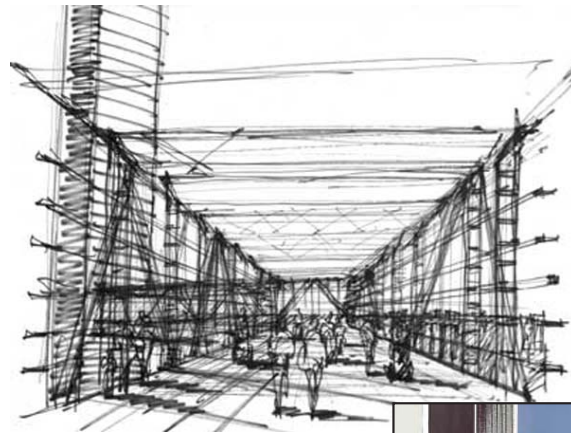
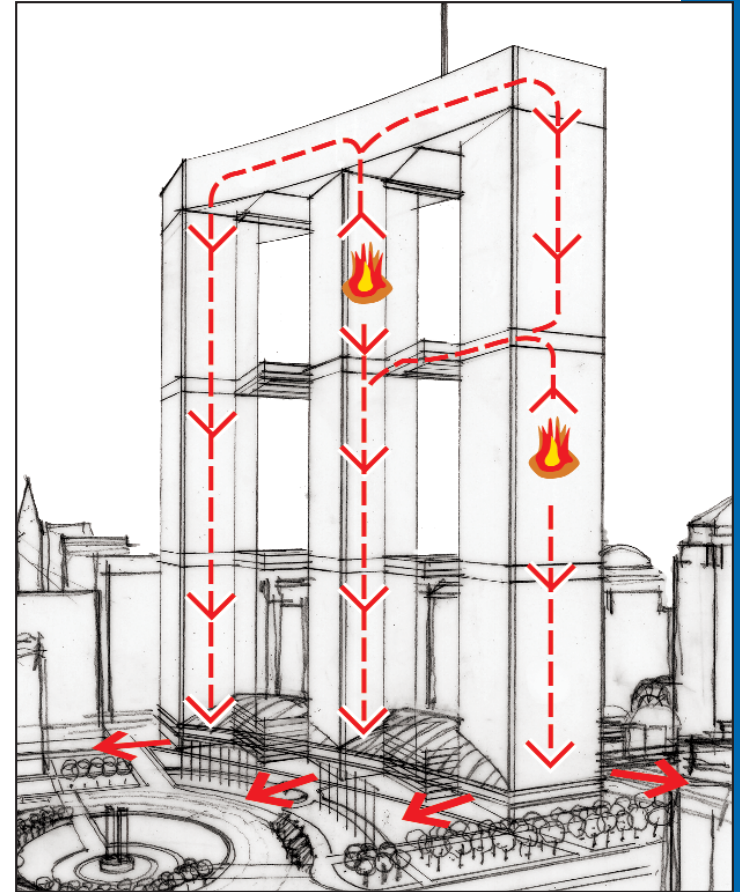
## Safety and Functionality

The safety of very tall buildings can be significantly improved. This project would set an example by exceeding current fire code requirements.

The three-tower design would incorporate four (4) 'sky-bridges. Located at level 42 (450 ft.) and level 76 (900 ft.), they would be essential functional components, facilitating inter-tower movement as well as providing additional security in case of emergency. The position of the sky-bridges (one third and two-thirds of the voids) would coincide with the original air exhaust design details of the original towers.

As shown on the diagram (right), the building has no dead-ends.

The vast amount of floor space (equivalent to a small city) would justify the building to operate its own fully equipped fire station. Combined with other safety device, the building could be one of the safest in the world.



Tenants and visitors walking through these glass "bridges" would enjoy an incomparably dramatic view of New York city.

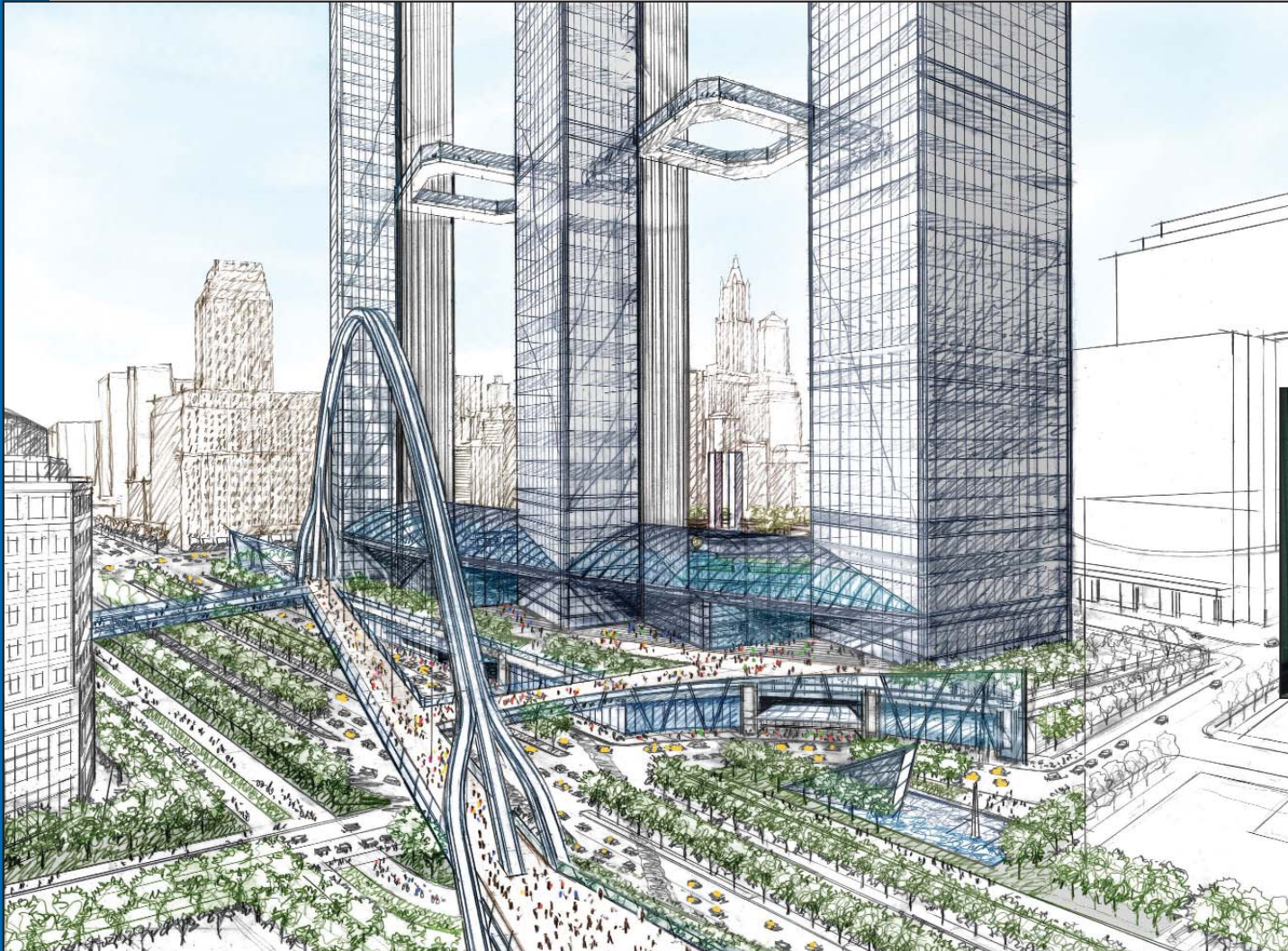


## United Bridge

To accommodate nearly six hundred thousand square feet (600,000 sq. ft.) of retail space while allowing for an undisturbed experience at the Memorial Gardens is at first contradictory. We believe it is possible to achieve a harmonious coexistence between these conflicting, yet essential needs.

A double deck pedestrian bridge (proposed name: The United Bridge) would reinforce the pilgrimage experience

for tourists walking to and from Battery Park. Workers crossing from the Financial Center would also appreciate the glassed-in lower section of the bridge that would provide protection from the elements on their way to the commercial area. The unique shape of the bridge pillars are a reminder of the World Trade Center's main entrance.



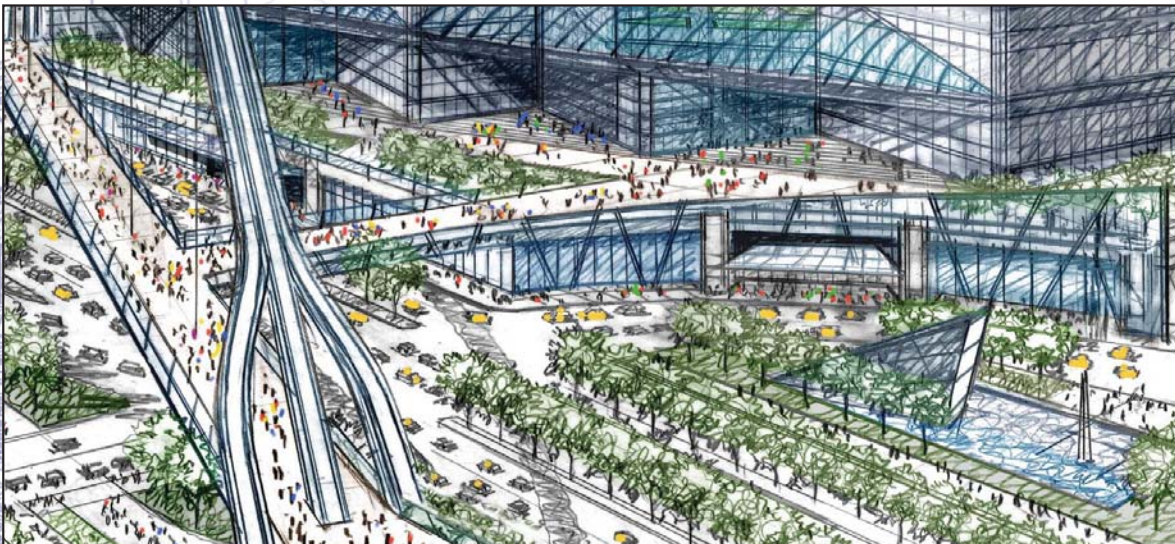
## Strong Retail Sector for Lower Manhattan



Like the former WTC Plaza (formerly called the Tobin plaza), our master plan calls for leveling the entire 16 acres site to the Church Street level. The difference in grade with West Street, would create a 'commercial facade' along West Street. (Church Street level being higher than West Street by approx. 40 ft.)

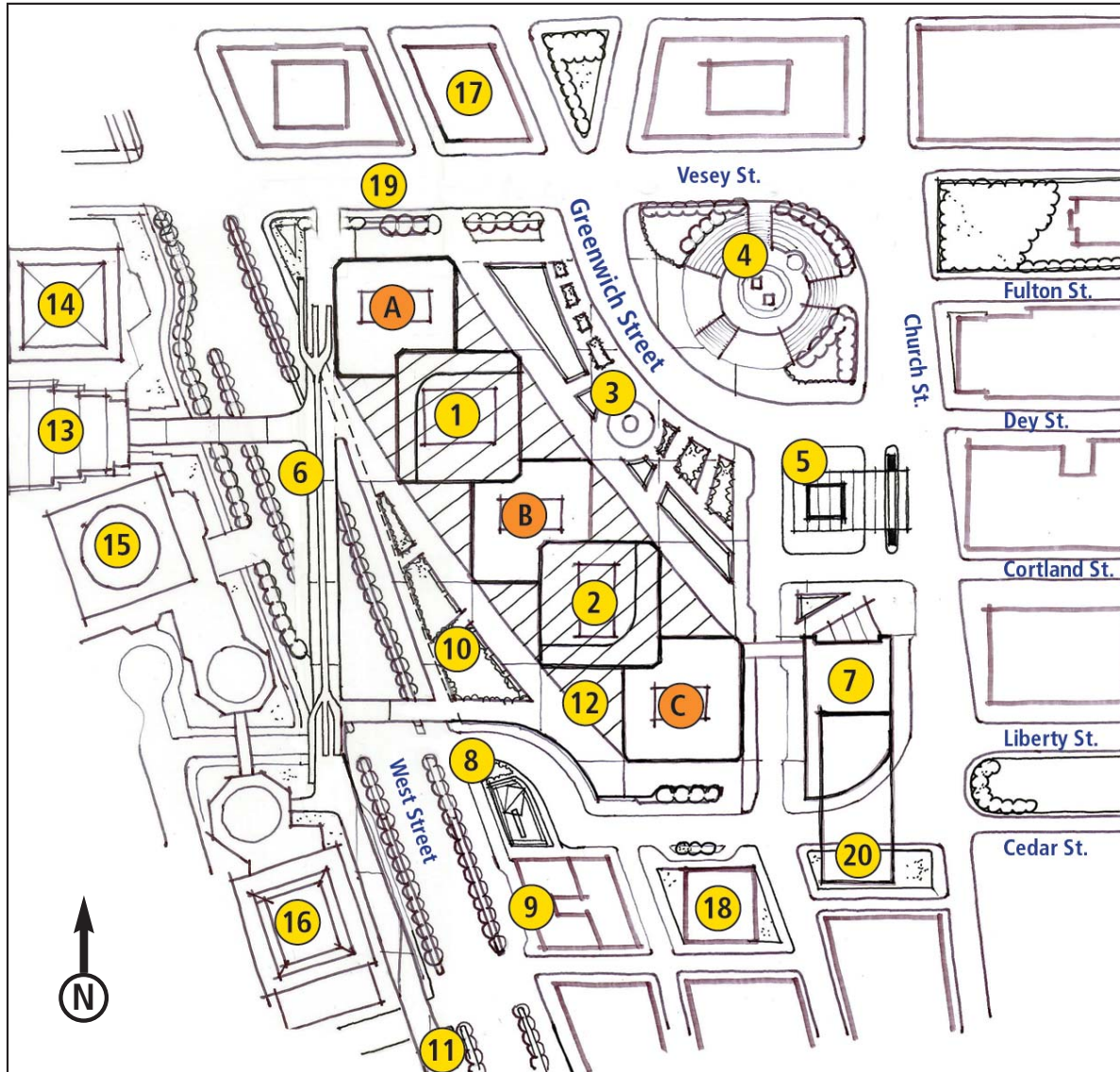
This approach would strongly emphasize the street-life/retail dedication of West Street while creating a buffer zone around the memorial area.

The main entrance of the shopping mall would be located all along West Street. Located at the South West of the site, a curbside drop-off/pick-up area would not interfere with rush hour traffic on West Street.





## Master plan



- A .....Tower A of new building
- B .....Tower B of new building
- C .....Tower C of new building
- 1 ..... Memorial Garden (North footprint)
- 2 ..... Memorial Garden (South footprint)
- 3 ..... Fritz Koenig's The Sphere
- 4 ..... Memorial Circle and the Glass Replicas
- 5 ..... Transit Station Hub
- 6 .....The pedestrian United Bridge
- 7 .....Multi-cultural Complex
- 8 ..... ST. Nicholas Park
- 9 ..... .90 West Street
- 10 ..... Memorial Plaza
- 11 ..... United Bridge leading to Battery Park
- 12 ..... Memorial Garden canopy
- 13 ..... Winter Garden
- 14 ..... World Financial 3
- 15 ..... World Financial 2
- 16 ..... World Financial 1
- 17 ..... Silverstein's WTC 7
- 18 ..... Future Housing Project
- 19 ..... Underground Entrance for Deliveries
- 20 ..... Library

## A Plan That Spells Vitality

An underground concourse extending from the street level shopping mall through the site (passing below the central tower) and up to the Transit Station (aligned between Dey and Cortland streets) and the Financial Center, without violating the footprints.

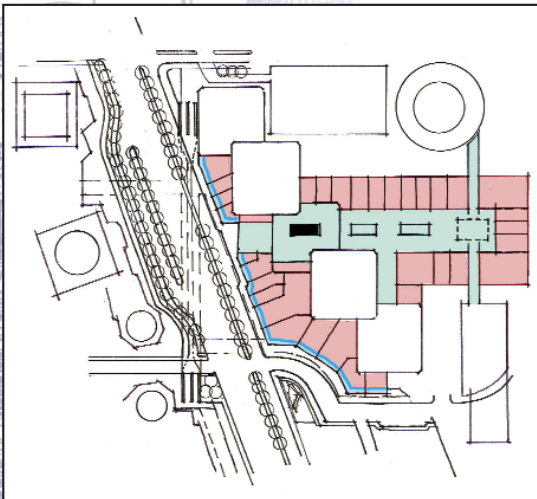
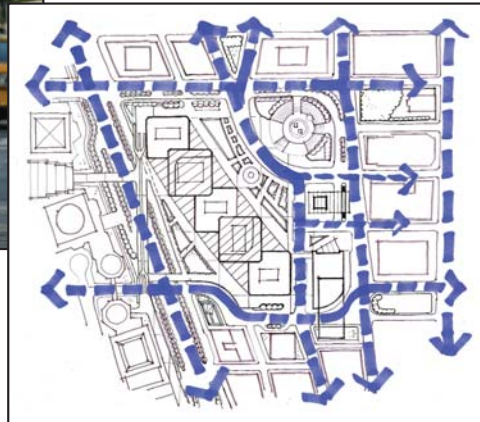
An inspection station 'for security issues' located on Vesey Street would lead to a major underground loading facility for all deliveries.

With Greenwich Street re-opened, and passing thru the site (curving with the Memorial Circle), the streetscape treatment would powerfully reinforce the experience of moving across the site.

While the memorial is an integral part of the overall site development plan, it would also allow workers and residents to enjoy the space in the spirit of other New York parks such as Washington Square or Union Square.

Open areas and viewing corridors would reinforce pedestrian patterns and create public spaces that would revitalize Lower Manhattan.

The traffic circle and memorial park that dominate the horizontal plane at the foot of the new towers guarantee a spectacular point of arrival for commuters, residents or tourists, whether entering the system from the surface or emerging to the surface from the public transit system below.

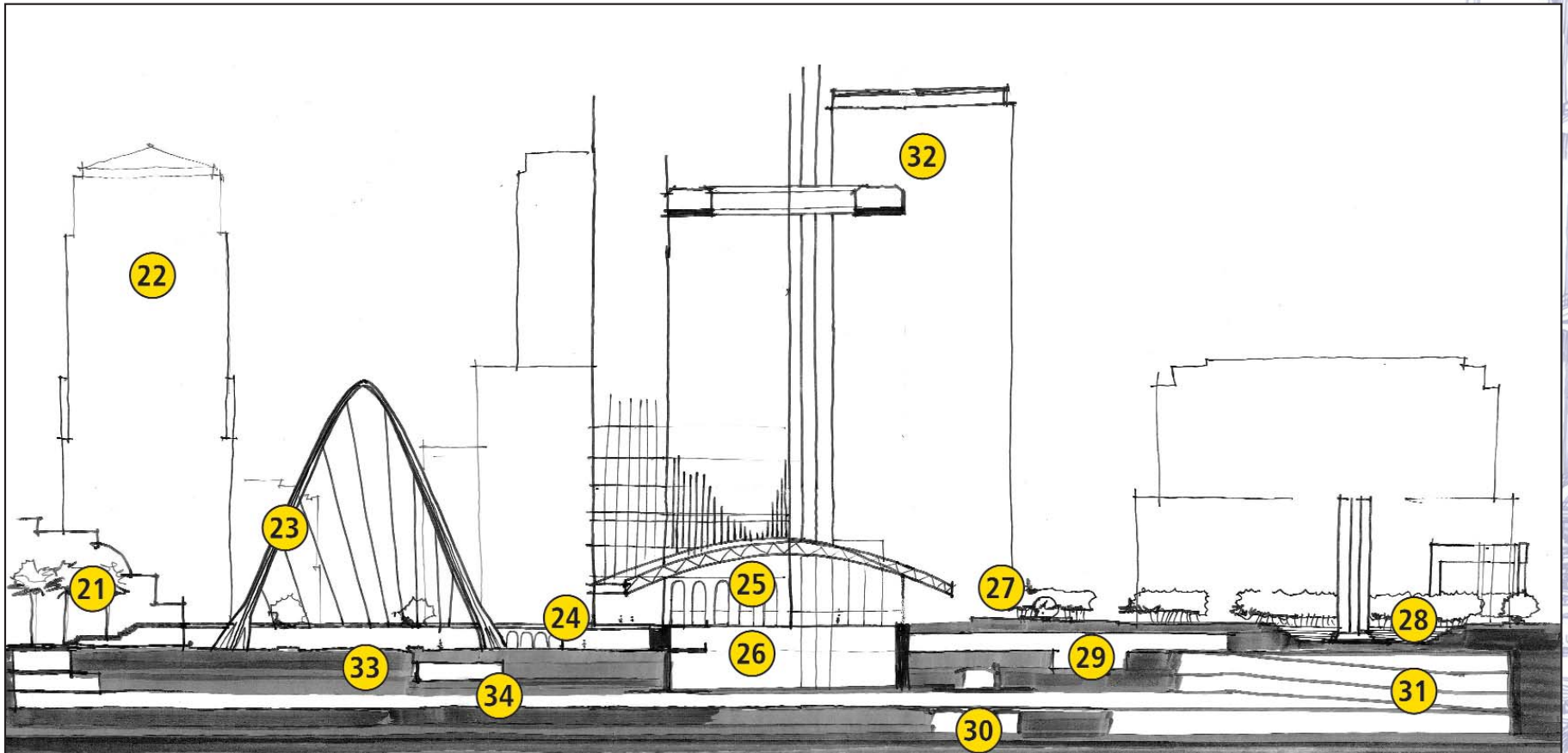


- Underground concourse
- West Street level retail (Underground)
- West Street level retail (Street front facade)



## Cross section

- |    |       |                             |    |       |  |
|----|-------|-----------------------------|----|-------|--|
| 21 | ..... | .Winter Gardens             | 28 | ..... | .Memorial Circle and the Glass Replicas        |
| 22 | ..... | .World Financial Center 3   | 29 | ..    | .Underground concourse (Transit to Commercial) |
| 23 | ..... | .United Bridge              | 30 | ..... | .1-9 Subway line                               |
| 24 | ..... | .Commercial area            | 31 | ..... | .Underground Transit Station and parking       |
| 25 | ..... | .Memorial Gardens           | 32 | ..... | .Sky-bridges (450 ft.)                         |
| 26 | ..... | .Memorial Gardens mezzanine | 33 | ..... | .West street                                   |
| 27 | ..... | .Fritz Koenig's The Sphere  | 34 | ..... | .Access to underground parking                 |





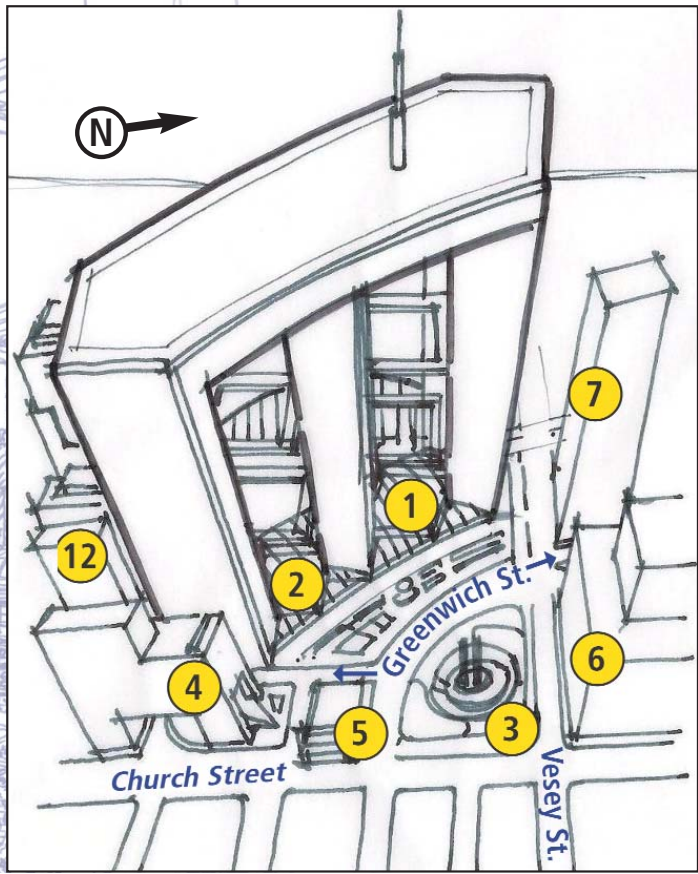


## From above

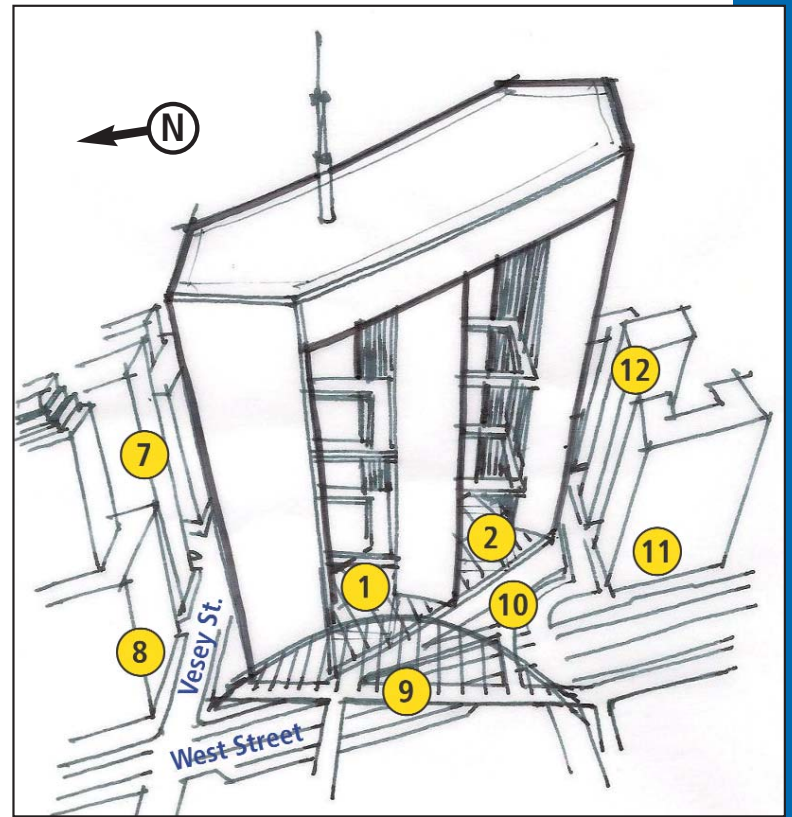
- 1 .....Memorial Garden (Footprint 1)
- 2 .....Memorial Garden (Footprint 2)
- 3 .....Memorial Circle Park
- 4 .....Multi-cultural Complex
- 5 .....Transit station
- 6 .....Post office building

- 7 .....Silverstein's WTC 7
- 8 .....Verizon building
- 9 .....United Bridge
- 10 .....Memorial Plaza
- 11 .....90 West Street
- 12 .....Futur housing project

← Battery Park Statue of Liberty      Mid-Town Manhattan →



← Mid-Town Manhattan      Battery Park Statue of Liberty →





## Market Flexibility

The Lower Manhattan real-estate market is in both a recession and a restructuring phase that may go on for years. The original World Trade Center's 8.8 millions sq. ft. took many years to fill. It is understandable that over 12 million sq. ft. of new office space would be difficult to lease all at once.



Many have mentioned the importance of phasing the rebuilding of the site to adapt to the market demand. New York City wants to recover its signature skyline and America wants to recoup its symbol to make a statement of strength and resiliency to the world. However, the selected design will not make its bold statement until the project is built! Our plan, when completed, would provide significant flexibility to respond to the market over time. The new building would be sufficiently large to support Class A office space, condominiums and/or rental apartments.

The John Hancock Building in Chicago (the highest mixed-use building in the world) and the AOL – Time Warner building (almost completed at Columbus Circle) are good examples of mixed-use buildings. The new building would offer the same flexibility to adapt over time to ever changing market conditions. Any changes in its use would not change the skyline nor the statement.

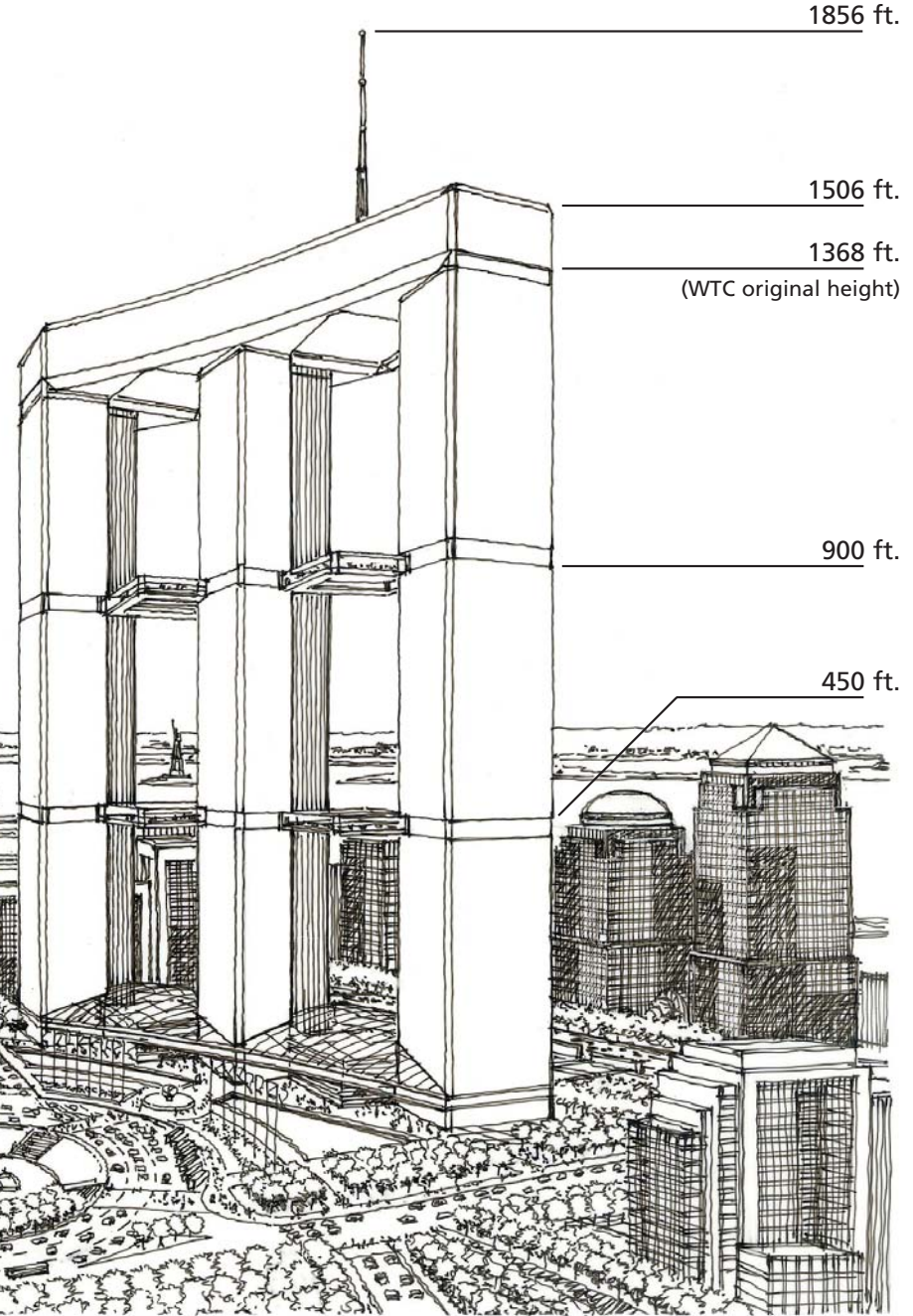
Who can predict how much office space will be needed in 10 years from now?





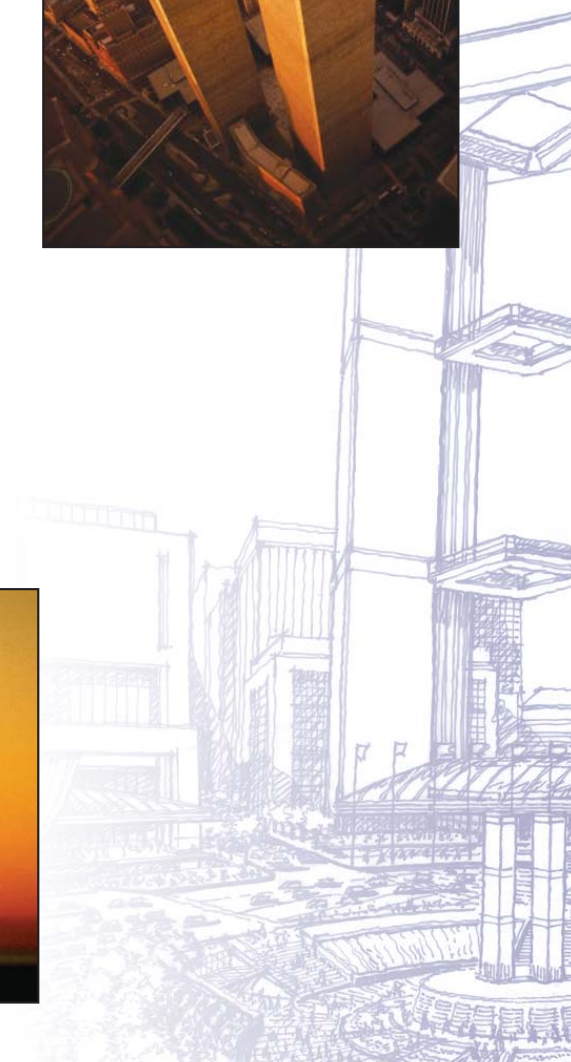
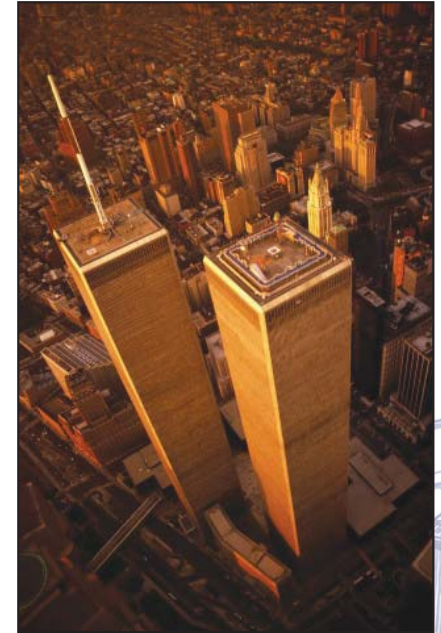
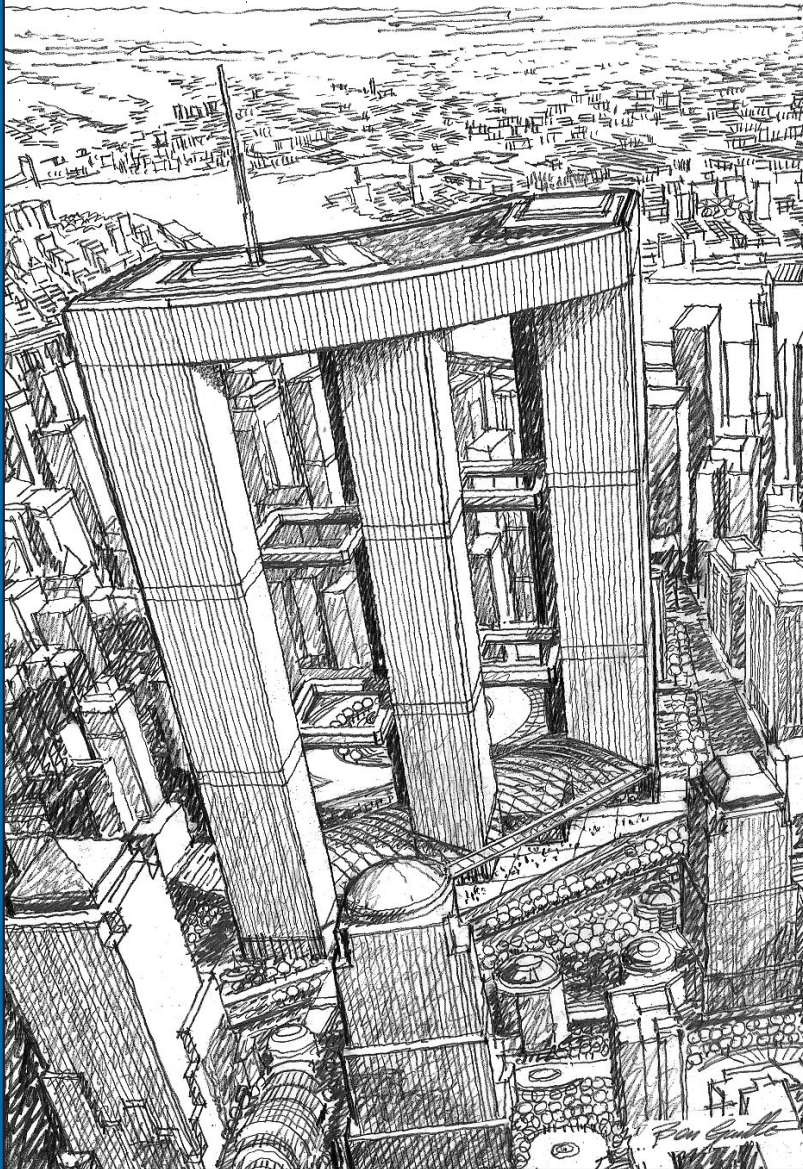
## The project by numbers

Main building Sq. ft. ....	13 million sq. ft.
Floors .....	122
Base (each tower) .....	200 ft. x 200 ft.
Total length of building .....	1100 ft.
Facade Sq. ft. ....	3.7 million sq. ft.
Sky-bridges (square shaped) .....	200 ft. x 200 ft. x 30ft wide
Memorial Gardens (2 footprints) .....	2 x 40 000 sq. ft.
Memorial Circle Diameter .....	300 ft.
Size of Glass Replicas .....	.75 ft. tall
Retail (street and underground level) .....	800 000 sq. ft.
United Bridge .....	1000 ft long , 40 ft. high, 60 ft wide
United Bridge arch .....	300 ft highest point
Transit Station & underground concourse .....	300 000 sq. ft.
Cultural Facilities .....	1 million sq. f.t
Total Open Space ( Memorial, Plaza & Sidewalk) .....	.7 acres



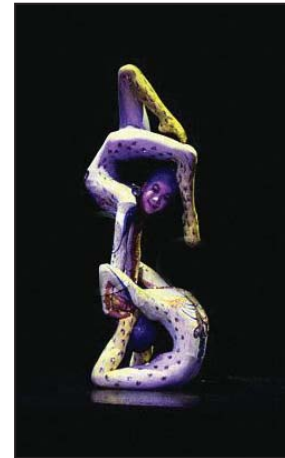
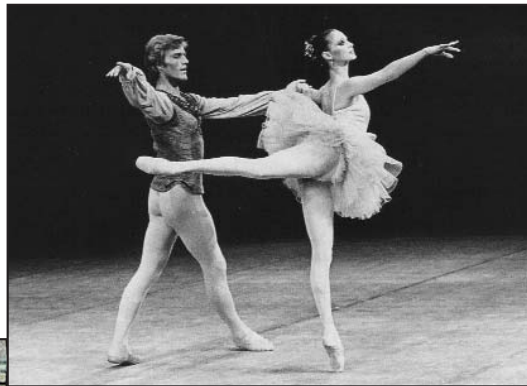
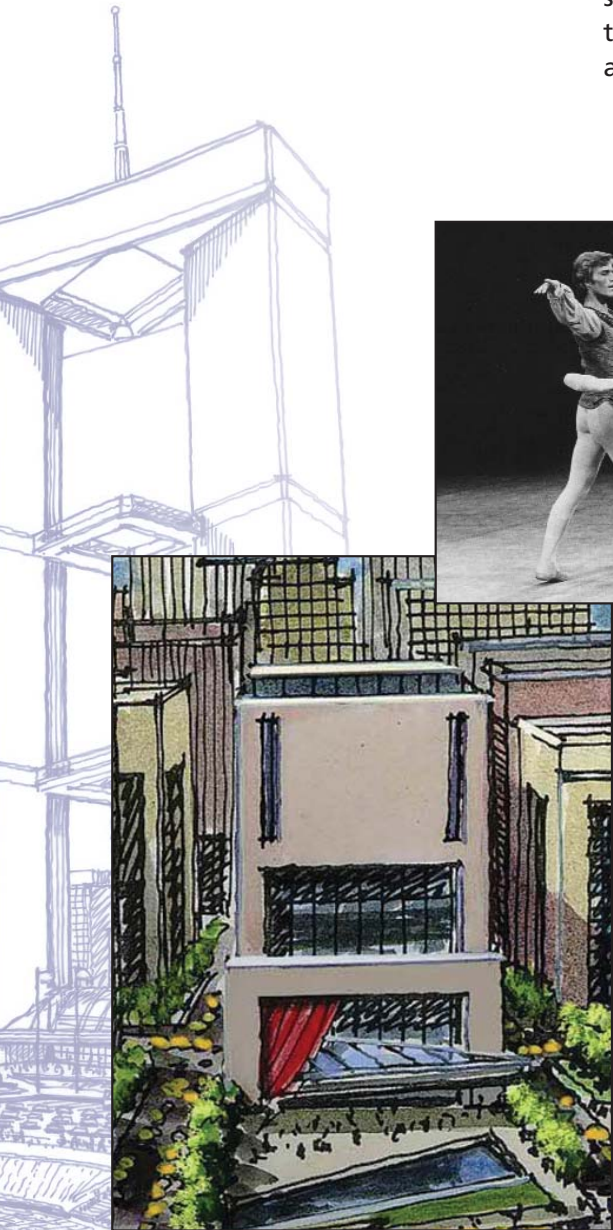
## Sustainability

If the vertical structure is as prominent as were the original Twin Towers, it will ensure visibility and orientation for visitors approaching via the surface. The building should serve to heal the wounds of September 11 and symbolize a triumph of values while being perfectly functional so that it remains sustainable long into the future and continues to be useful and appreciated for generations.



## Resuscitate the District - Multi-Cultural Complex

A multi-cultural complex could be established on-site and include an opera house, an Imax theatre, a concert hall, a museum, a library and a permanent show (e.g. The Cirque du Soleil). Pedestrians should be able to move easily through the public space to the parks, cultural venues and effectively interact with the vertical structures. The cultural infrastructure could be accessed from underground or via the surface.

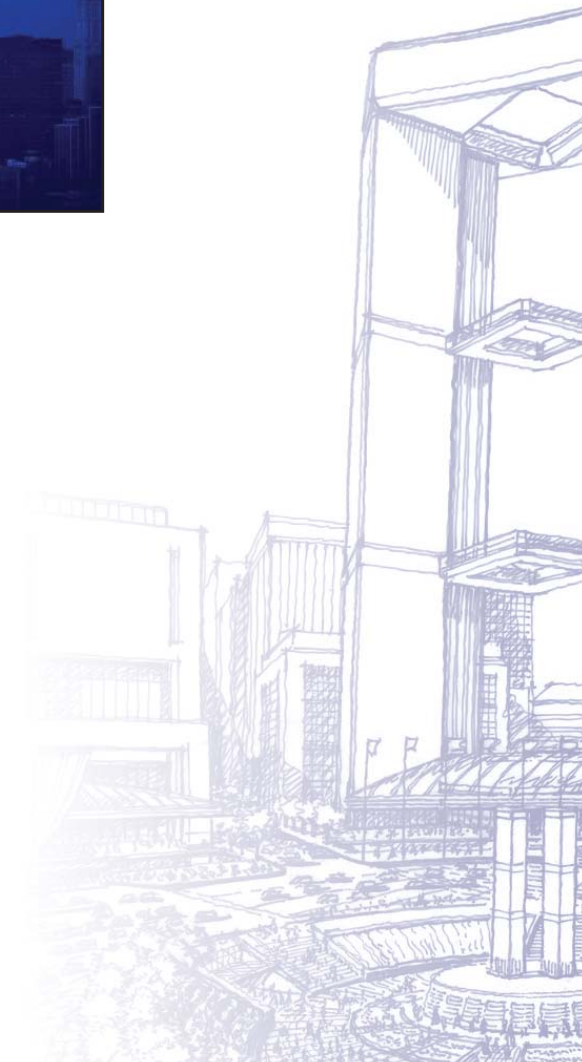




## Design Philosophy

Few design projects have been more fraught with complex and seemingly opposed expectations. The manner in which this vast urban space is rebuilt will have an immeasurable impact on the revitalization of Lower Manhattan. The entire city of New York has a vested interest in the final result, as do all Americans and kindred spirits around the globe, who all want to see a fitting tribute erected on this site. We place significant importance on the symbolism of the new structure: in continuity with the original vision of the World Trade Centre, in harmony with the values that Americans cherish, and as a permanent memorial to what was lost. The key to a successful resolution of this project is to move into the future on the gigantic shoulders of the past, which requires a drastic and daring vision that is quintessentially New York.

It is this vision that motivates us to contribute to a memorial that transcends a particular geographic location and moment in history, a memorial that becomes a timeless and enduring monument to the spirit of freedom and liberty, a monument even taller and bolder than the original iconic Twin Towers themselves.

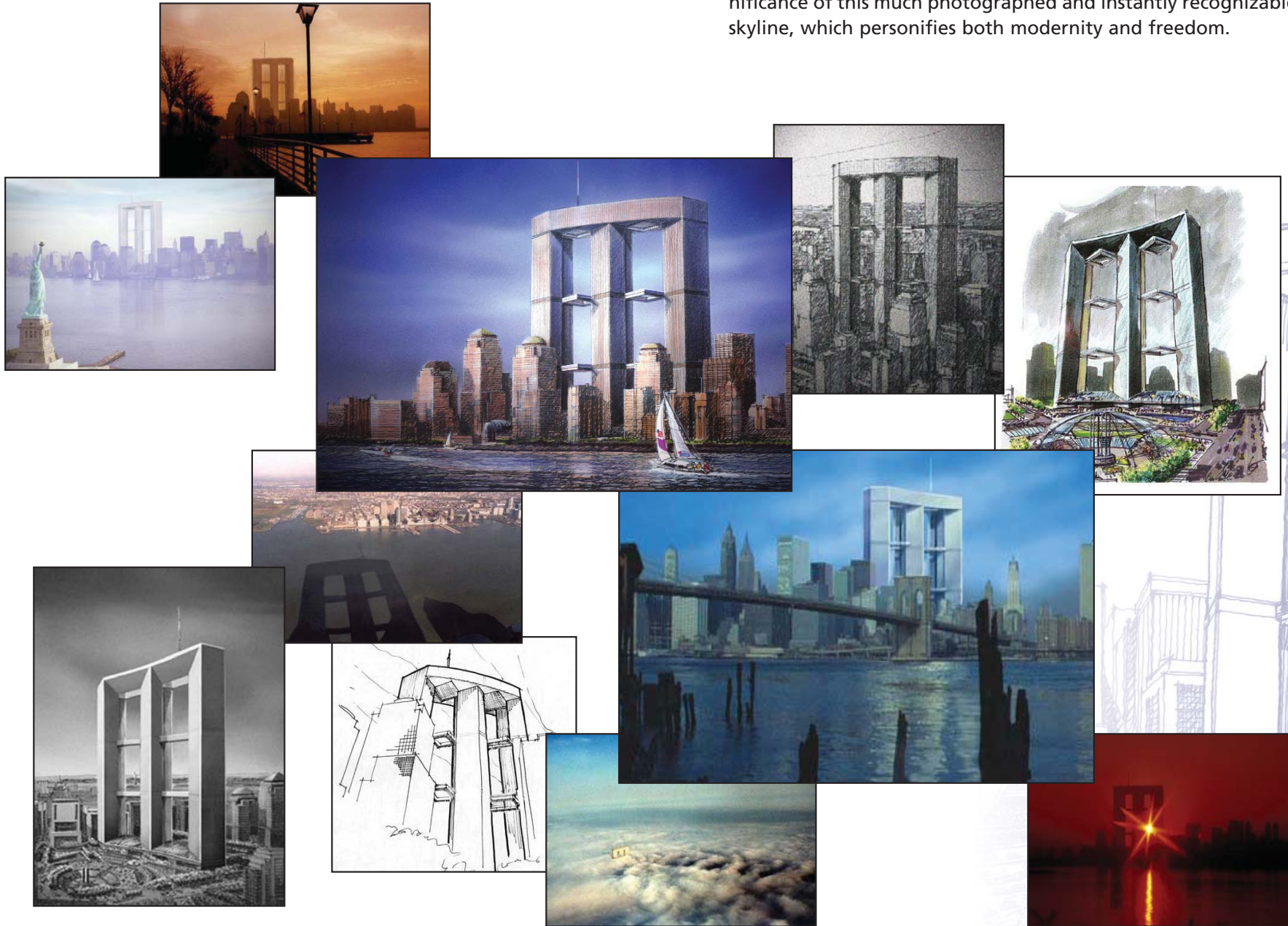






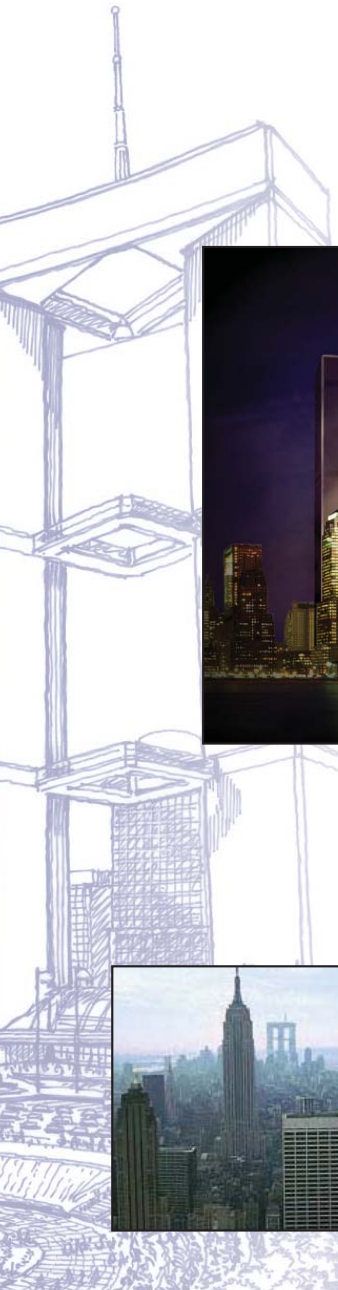
## A Time for Boldness

The epic scale of the challenge demands boldness. The final choice must not shrink from reclaiming a dominant place on New York's skyline. Much could be said about the mythical significance of this much photographed and instantly recognizable skyline, which personifies both modernity and freedom.





The World Trade Center symbolized the power and force of America. The new buildings should express that same strength of character along with the expressions of rebirth, resurrection, and renewal after the disaster of 9/11.



## Memorial Circle Group

Erik Sieb - Project Initiator

Luc Tremblay – Senior Architect, B.Arch.

Benoit Gauthier - Architectural Illustrator

François Lépine - Web and Desktop Publishing

Guy Rodgers – Writer

François Ménard – Eng,I.T, B.Arch.

Roger Langevin – Artistic Consultant

Patrice Baudin – Flash Programmer



Many thanks to all collaborators who have generously contributed their time, knowledge and heart to this project.



Please visit [www.memorialcircle.org](http://www.memorialcircle.org)

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