



D-CUBE CITY, SEOUL, KOREA

首尔 D-cube City

业主：Daesung E&C

占地面积：25 700m²

总建筑面积：320 000m²（零售/餐饮/娱乐设施：80 000m²，办公：28 000m²，酒店：30 000m²，住宅：87 000m²，广场、停车及露天区域：25 000m²）

建成开放：2011.09.23

建筑设计：The Jerde Partnership

执行建筑设计：SAMOO

景观设计：Oikos

水景设计：Fluidity

主要奖项：2013年获国际组织城市土地学会（Urban Land Institute）颁发的全球卓越奖（Global Awards for Excellence）

摄影：Hiroyuki Kawano，E-Jae Seong



总平面图

概述

D-Cube City位于韩国首都首尔，地块与城市最繁忙的地铁相连，项目设计为公共交通导向式的混合功能开发设立了新的标准。作为首尔首个整合文化、商业与交通于一体的城市综合体，D-Cube City聚合了高层办公与酒店、多层商业零售、娱乐与文化设施，同时还拥有超过6ha的公共景观、公园与广场空间。项目总建筑面积达32万m²，拥有6层共8万m²的零售区域，屋顶还设有中心表演大厅。一栋42层的地标性办公酒店大厦矗立于此，并且通过一座新建的公园与Shindorim地铁站相连。两栋相邻的50层住宅大楼完善了该区域的多功能性。D-Cube City是一个真正充满活力的以步行行为导向的空间，每年吸引数百万名游客来访，是首尔最受欢迎的观光地之一。

背景

D-Cube City靠近Yeouido区域，是汉江南面主要的工业区，曾经是Daesung旗下的一家煤炭加工厂的所在地。由于毗邻Shindorim站，该项目为全球建立了可持续的、公共交通导向式的城市开发范本。项目开创性地将原地块改建成了一片多功能城市公共区域，并且使该区域成为充满活力的未来城市中心。

Jerde建筑设计事务所自1996年通过设计三星集团(Samsung)的总部及相关零售娱乐商圈进入韩国市场。因Jerde在零售建筑上的专业性，以及在城市混合功能项目上的开创性，D-Cube City的开发商Daesung Engineering & Construction委托Jerde建筑设计事务所为项目进行设计。

迄今为止，Jerde已经在韩国各地设计了近30个项目，包括Mecenatpolis(2012)，D-Cube City(2011)，首尔的Star City(2008)，Changwon City 7(2008)，大邱的Color Square Stadium Mall(2011)。

设计

为了在高密度的中心城区达到自然与文化的共存，D-Cube City富有艺术感的垂直设计极为巧妙，设计元素令人联想到韩国传统风景画中连绵不绝的山水。项目设计的亮点在于将建筑形式与韩国文化有机结合，灯光通过建筑外墙透出，犹如温暖与柔光的灯笼，吸引人们进入。建筑外还有一条走道沿着“灯笼”一路攀升到屋顶的商业零售区域，该区域设计主要打造一片意大利山城的意象。

Overview

D-Cube City, located in the dense capital city of Seoul, Korea, sets a new standard in mixed-use transit-oriented development connected to the city's busiest metro line. The new cultural and commercial destination is one of the city's first fully integrated developments of its kind, made up of 320,000 square-meters of high-rise office and hotel, a multi-level commercial retail, entertainment and cultural complex, and over six acres of public landscape, parks and plazas. D-Cube City emerges as Seoul's primary live, work, play, and stay destination—an authentic and vibrant pedestrian-oriented district with a six-level 80,000 square-meter retail complex and a major performance hall at its rooftop as its centerpiece. A 42-story landmark office and hotel tower rises from the commercial district, while a new public park connects the project to the Shindorim station. Two adjacent 50-story residential towers complete the new urban complex. D-Cube City attracts millions of visitors annually, resulting in one of the most visited destinations in Seoul.

Background

D-Cube City's urban location near the Yeouido district, just south of the Hangang River in a predominantly industrial zone, used to be home to a large coal processing plant owned by Daesung. Immediately adjacent and connected to the Shindorim Station, the project creates a global example of sustainable, transit-oriented development resulting in urban regeneration and social advancement. The innovative transformation of the site into a mixed-use public transformation of the site into a mixed-use public district represents a major accomplishment for land redevelopment in Korea and is expected to be a catalyst for the continued growth and evolution of the area into a vibrant urban hub.

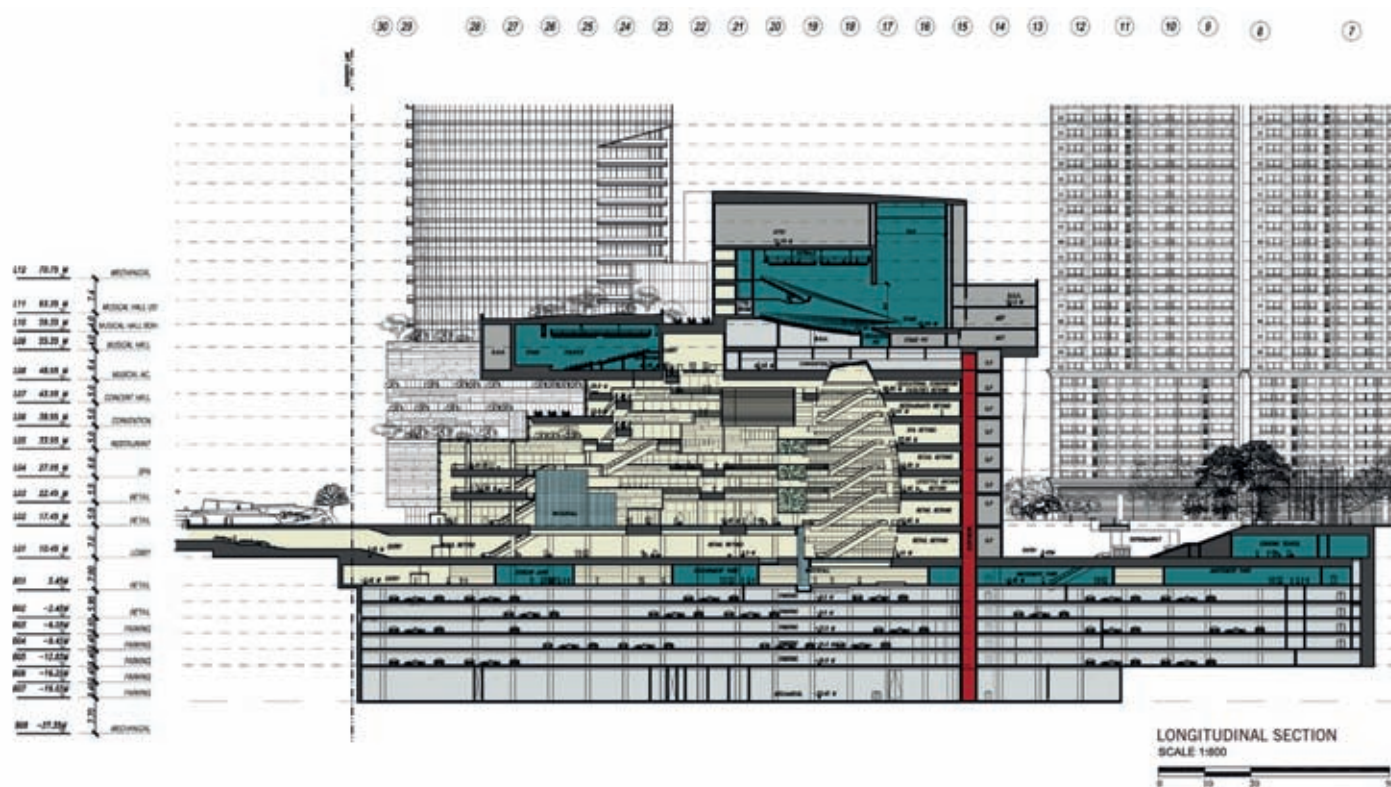
Jerde first entered the South Korean market in 1996 working with Samsung on the design for their new headquarters and associated retail entertainment district. D-Cube City's developer, Daesung Engineering & Construction, commissioned Jerde based on the firm's vertical retail expertise and innovative applications towards dense, highly integrated mixed-use projects.

To date, Jerde has led design on nearly 30 projects throughout the region, including major completed places: Mecenatpolis (2012), D-Cube City (2011), and Star City (2008) in Seoul; Changwon City 7 (2008); and Color Square Stadium Mall in Daegu (2011).

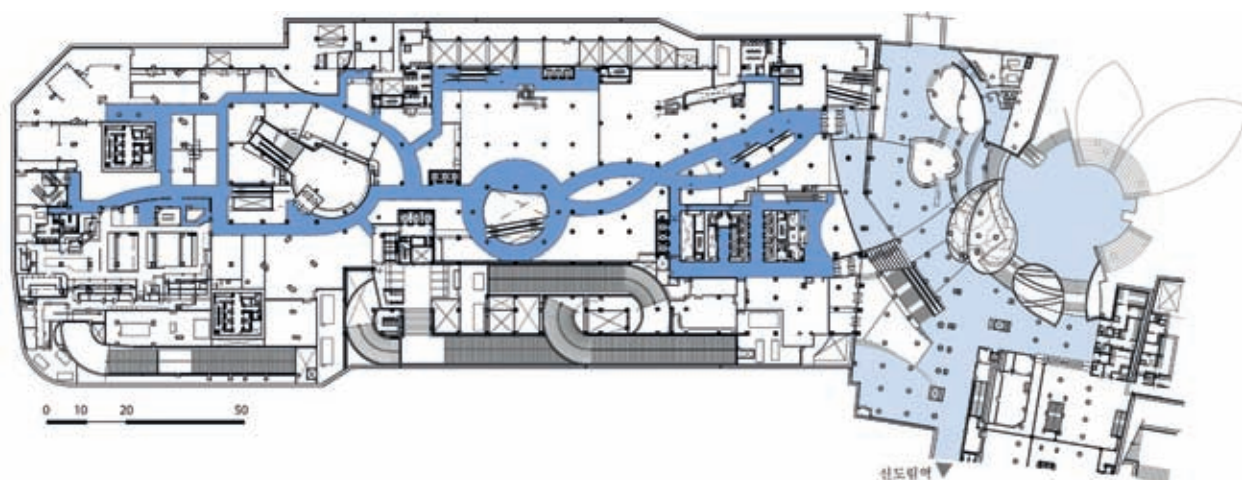
Design

Intended to formulate a co-existence of nature and culture within a highly dense urban environment, D-Cube City's artful vertical design incorporates elements reminiscent of traditional Korean landscape paintings of endless mountains and rivers. Among the project's design highlights are building forms organic to Korea that are shaped like Asian lanterns which create warm, glowing light filtering through the exterior cladding at night to draw visitors into the project. There is also an experiential outdoor pathway climbing through the lantern buildings to the top of the retail complex that has the character of an Italian hill town executed in modern contemporary architecture.

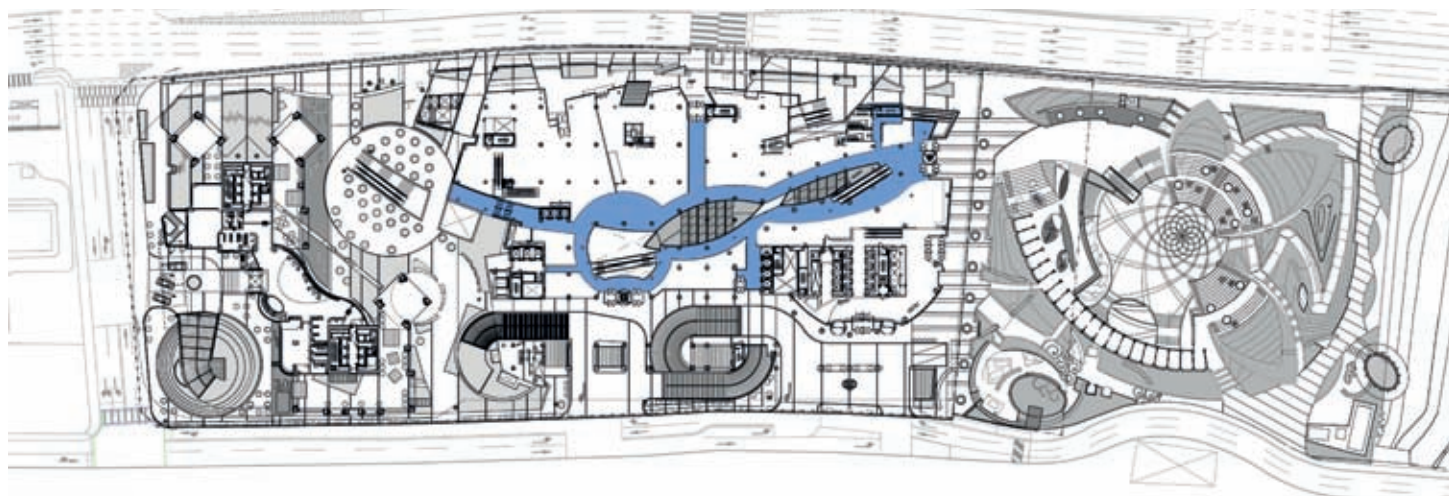
Unique to Seoul, D-Cube City's design interweaves natural expressions to



剖面图



地下一层平面图



一层平面图





功能分区图





D-Cube City是首尔首个通过自然元素创造城市绿洲的开发项目，同时又重新定义出原址作为工业区的过往。D-Cube City通过利用娱乐文化设施和引人注目的景观，以及四周的环行流线模式，来激发行人的活动。作为该地区的新地标，Jerde设计的高层办公酒店大厦意在表达聚集的活力直指天空，同时象征着此地作为首尔主要生活中心的复兴，并且引用了原址煤炭加工厂烟囱的造型。

通过“秘密”花园与阶梯，以及一系列室内瀑布与一条玻璃封住的“天光之河”穿过一层，自然元素被融入商业空间，营造出空间流动性与探索感。项目中的可持续设计包括光伏板应用、利用中水灌溉植物、地暖式采暖制冷，以及回收材料用于景观设计。由一个绿色屋顶覆盖的文化中心包括1 277座的表演大厅和420座的活动场所，并共享一个大堂与室外花园广场，从这里可以向北眺望城市风景。每层的文化区域是一系列由节奏和旋律打造的“音乐花园”。新建的公园名为Millefleur Park（意为拥有1 000朵花的公园），将附近的Shindorim站与D-Cube的一层入口相连，与穿过街道的Dorim河建立了自然的联系。

项目中的景观与步行导向式元素在建筑中垂直展开，穿过街面一直到达地下层。在建筑的地下二层设有一个地下花园，并设立了举办活动的场所作为娱乐区，加强了地铁站与公园的联系。该片区以年轻人为主要消费群体，建造了一片美食区及娱乐设施。

受韩国多元文化的启发，设计尝试将自然元素融入公众文化，D-Cube City成为了城市社会生活的新典范，令置身其中的人们享受自然与城市完美融合的宜居环境。（译/严佳钰，校/吴春花）

create an urban oasis that redefines the district's industrial past. D-Cube City uses entertainment, cultural and compelling landscape components to drive pedestrian activity, while further enhancing the surrounding circulation patterns. As a new landmark icon for the district, the high-rise office and hotel tower was designed by Jerde to symbolize energy growing toward the sky and the renaissance of the area as a major hub of Seoul, while referencing the site's former coal plant smoke stacks.

Nature is brought through and into the complex as 'secret' living gardens and terraces, a series of cascading indoor waterfalls, and a glass-enclosed 'skylight river' sweeping through the ground level, offer an organic flow of spaces and sense of discovery. The project's sustainable design features include photovoltaic panels, grey water use for plant irrigation, geothermal heating and cooling and recycled materials for landscaping. The cultural center is covered with a green roof and includes a 1,277-seat performance hall and 420-seat event space with a shared lobby and outdoor garden plaza overlooking the city to the north. On multiple levels around the culture zone is a series of 'Music Gardens' driven by rhythm and melody. A new public park, called Millefleur Park (Park of a 1000 Flowers), connects the adjacent Shindorim Station to D-Cube's street-level entry, while establishing a natural connection to the Dorim River across the street.

As the landscape and pedestrian-oriented elements extend vertically, they also traverse the spaces tucked below the street level. An underground garden and event space occupies level B02 as an entertainment district floor and additional connection between the station plaza and park. As a youth-oriented area, the district houses a food garden, Korean Jang, Sweet Castle, Noodle Museum and entertainment offerings.

Inspired by the dynamic culture of South Korea and the desire to re-energize the natural realm as an originating root of public culture, Daesung D-Cube City sets a new standard in urban social activity, influencing its people to evolve alongside the natural and urban environment around them. **AT**