



Beijing Franshion

Beijing, China

ADRIAN SMITH + GORDON GILL
ARCHITECTURE

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Beijing, China

The typical residential block in Beijing's central business district is much like every other, populated by apartment buildings of regularized (and almost always rectilinear) form and height.

SERVICES

Architecture
Master Planning

CLIENT

Franshion Properties

FUNCTION

Mixed-use

FACTS

280,000 sm building area
160,000 sm area

While this traditional approach to the city grid has its merits, it lacks dynamism, both visually and in terms of the daily experience of residents. But this monotony also offers the opportunity to provide a new wrinkle in the existing urban fabric and, in the process, a new residential typology for Beijing. Adrian Smith + Gordon Gill Architecture has met this challenge with our design for the Beijing Franshion Guang Qu Lu No. 15 Project.

With its curvilinear forms and sweeping gestures, its collection of buildings of staggered heights (up to 328 feet or 100 meters), its innovative mixed-use program (including high-end and low-income housing as well as retail, schools and a sports park/wellness center), our design will stand out in its urban context. It will draw admiring attention throughout the city with its contemporary, highly gestural architecture, organically integrated with the sculptural landscape scheme; in their flowing shapes, the architecture and the landscaping are in dialogue with each other. The design will also provide a full range of lifestyle opportunities for residents, who will be able to live, play, shop and send their children to school all within the same complex.

The overall plan for the site is built around sinuous, flowing gestures that echo the curving lines of the architecture, linking the various plots together and creating a coherent identity for the development. The theme of integration with the landscape is continued in the buildings' use of green roofs and terraces, and in the overall plan's acknowledgment of the natural park to the northeast of the site, as well as a smaller green park to the southeast.

The innovation of the design is most striking on the northwest corner of the development, which features high-end residential units ranging from 180 to 600 square meters. Each unit is uniquely expressed on the building envelope in a frame sized to echo the individuality of a unit, thereby updating and expanding the residential typology. The frame itself is delineated by a 1.5-meter module; within each module, we use the frame and its system of fins to delineate specific program spaces, such as kitchens.

Just across from the high-end residential is a school complex featuring a kindergarten and an elementary school. On the southwest corner of the development is the sports pavilion, which will be the development's first-built structure and which will initially function as the sales office. The pavilion—which will feature an amphitheatre, a swimming pool and tennis and basketball courts—will also function as a wellness center/spa, a yoga studio, and a place for respite and meditation.

The southeast corner of the development is both mixed-use residential, including high-end loft units and government-mandated low-income units. There will also be a boutique hotel and about 10,000 sm of boutique retail. A canopy links the residential and retail components, creating an inviting public space or esplanade.







