



# Beijing Finance Street

BEIJING, CHINA

**Since Beijing was awarded** the 2008 Summer Olympics three years ago, the capital city has undergone a physical transformation on a massive scale. At the center of the enormous, citywide development effort lies Beijing Finance Street—a 3.36 million-square-meter (36.2 million-sf) mixed-use development that features offices, luxury hotels, retail space, and apartments arranged around a meandering central park. The CNY31.6 billion (US\$4.6 billion) project is situated on the former site of a dilapidated *hutong* neighborhood—a cluster of narrow alleys lined by traditional courtyard residences—five blocks west of the Forbidden City, Beijing’s historic center.



## JURY STATEMENT

Just blocks from the Forbidden City, Beijing Finance Street establishes a new nerve center for China’s booming economy. This city within a city—35 city blocks organized along a central, meandering green space—creates a new, influential model for the country with a sustainable and transit-oriented mixed-use district for the financial leadership of China.

## DEVELOPMENT TEAM

### Owner/Developer

Beijing Financial Street  
Holding Co., Ltd.  
Beijing, China  
[www.jrjkg.com.cn](http://www.jrjkg.com.cn)

### Design Architect/Master Planner

Skidmore, Owings & Merrill, LLP  
San Francisco, California  
[www.som.com](http://www.som.com)

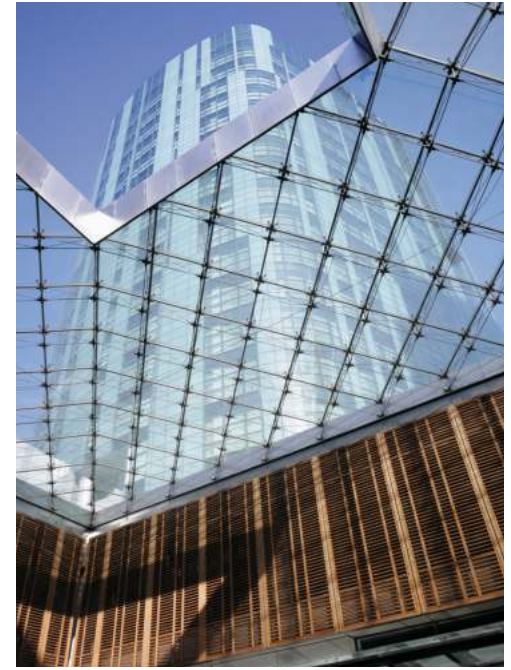
### Landscape Architect

SWA Group  
San Francisco, California  
[www.swagroup.com](http://www.swagroup.com)



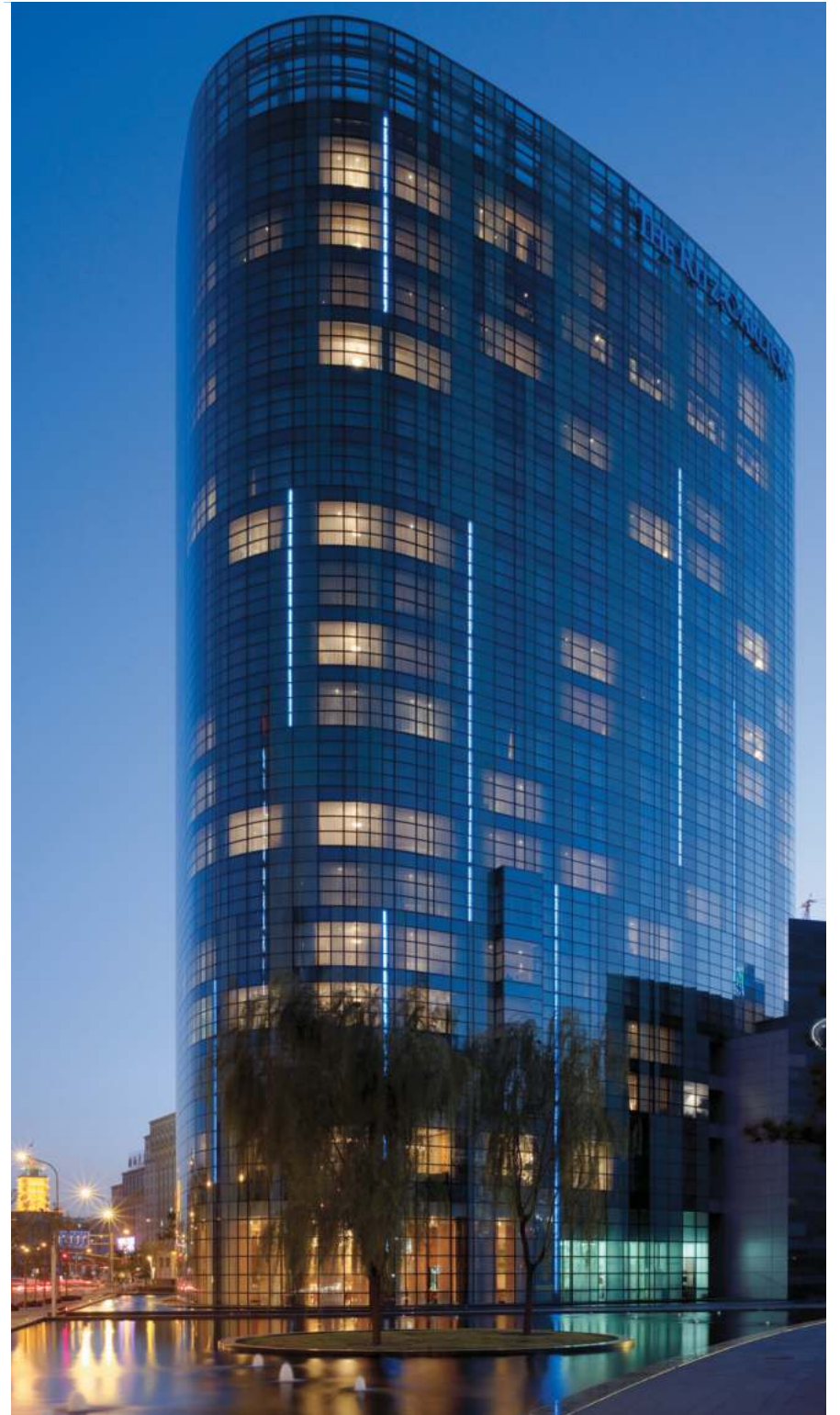
As Beijing has boomed, little has been done to preserve public space and landscaped areas for its ever-increasing population. Urban life in China has traditionally taken place in open, communal spaces; however, government-sponsored planning efforts have interrupted the urban fabric, creating megablocks and stratifying uses across the capital city. Much of the new development has been constructed within this framework, resulting in uninspired, hulking buildings drawn back and isolated from the street.

The architecture firm of Skidmore, Owings & Merrill (SOM)—awarded the project after winning an international design competition hosted by the developer, Financial Street Holding Co.—sought to reverse this trend. SOM’s master plan draws on tradition, where outdoor areas are extensions of the indoor realm: for instance, building façades are punctuated with openings to interior courtyards, a concept reminiscent of the ancient *hutong* community that once settled here. The project’s boundary is porous and intersected by many paths and connections, which attracts visitors to the district and encourages interchange between the development and the surrounding neighborhoods.



At Beijing Finance Street, sleek, modern buildings toe the sidewalk, introducing a vibrant street wall that encourages pedestrian activity. Working with the landscape architecture firm of SWA Group, the team designed a curving, narrow park at the core of the project, with a network of small gardens and courtyards interwoven throughout the buildings. All the structures are connected by an underground roadway, where cars and trucks travel out of the way of pedestrians. The offices are clustered along the noisy periphery of the project site, whereas the condominiums and shops face the peaceful, landscaped interior.

The majority of the project's 18 buildings house 751,000 square meters (8.1 million sf) of office space, principally devoted to the finance and banking sector. Almost all important decisions about Chinese finance are incubated and executed in this 35-block district, where the country's highest financial strategy and regulatory offices are located, including the People's Bank of China, China's Banking Regulatory Commission, and China's Securities Regulatory Commission. Beijing Finance Street also reflects China's turn toward a market economy—earning it the moniker the “Wall Street



of the East”—because it is home to more than a thousand private financial institutions, such as UBS, Goldman Sachs, JP Morgan, and Bank of America.

The heart of the project is formed by the 63,500-square-meter (683,508-sf) retail building and central park. A glass roof 259 meters (850 ft) long covers the crescent-shaped shopping center. Four terraces of shops and restaurants encircle the interior, and ground-floor cafés and shops wrap the building exterior, spilling out into the green space and plazas.

The mixed-use development also incorporates principles of sustainability: the site is oriented to optimize daylighting and natural ventilation advantages; the below-grade travelways reduce traffic congestion; building façades integrate high-performance strategies; and all residential units are heated by geothermal systems.

Beijing Finance Street—a model of sustainable design and mixed-use development in China—has created a memorable urban district firmly rooted in Beijing’s long history while becoming a world-renowned financial center. The project has buoyed real estate values in the surrounding area, and financial institutions have flocked to the business district from around the world.

## PROJECT DATA

### Website

[www.jrjkg.com.cn](http://www.jrjkg.com.cn)

### Site Area

31 ha (77 ac)

### Facilities

751,000 m<sup>2</sup> (8.1 million sf) office  
 63,500 m<sup>2</sup> (683,508 sf) retail  
 300 single-family units (approximate)  
 600 hotel rooms (approximate)  
 8,620 parking spaces

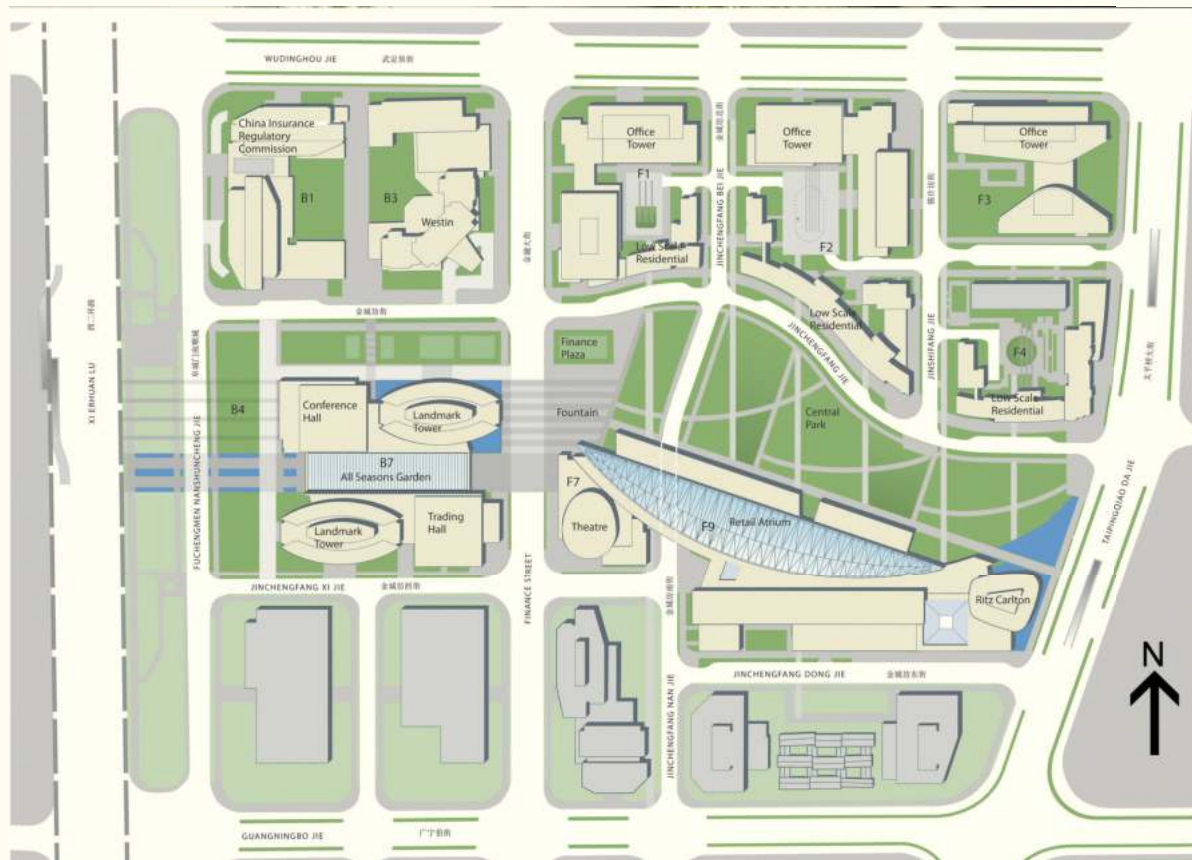
### Land Uses

office, retail, residential, restaurant,  
 hotel, civic, parks/open space

### Start/Completion Dates

January 2002–September 2007

## SITE PLAN



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