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The Grand Louvre
Paris

Introduction to the Firm

Since its formation in 1955, Pei Cobb Freed & Partners (formerly I. M. Pei & Partners) has completed over 200 major projects in more than 100 cities across North America and around the world. The firm's clients have included major corporations, private developers and public authorities, as well as educational, cultural and religious institutions. Among its best known works are the East Building of the National Gallery of Art and the United States Holocaust Memorial Museum in Washington; John Hancock Tower and the United States Courthouse in Boston; Meyerson Symphony Center and Fountain Place Tower in Dallas; San Francisco Main Public Library; Bank of China Tower in Hong Kong; and the expansion of the Louvre Museum in Paris.

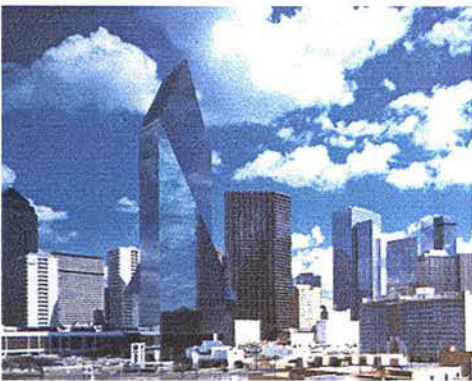


United States Holocaust Memorial Museum
Washington, D.C.

Recently completed works include the Ronald Reagan Building and International Trade Center in Washington, D.C., Anderson Graduate School of Management at UCLA; Rock and Roll Museum and Hall of Fame in Cleveland; Friedrichstadt Passagen in Berlin; Four Seasons Hotel in New York City; headquarters of the American Association for the Advancement of Science in Washington; Office Campus for the Capital Group, San Antonio; World Trade Center in Barcelona; China Europe International Business School in Shanghai; College-Conservatory of Music at the University of Cincinnati; and Head Office of ABN-AMRO Bank in Amsterdam.



Meyerson Symphony Center
Dallas



Allied Bank Tower
Dallas



John Hancock Tower
Boston



Bank of China Tower
Hong Kong



National Gallery of Art
Washington, D.C.



Anderson Graduate School of Management / UCLA
Los Angeles



Jacob K. Javits Convention Center
New York City



Rock and Roll Hall of Fame and Museum
Cleveland

Among the firm's many works in progress are the United States Air Force Memorial in Arlington Cemetery; United States Courthouses in Omaha, Nebraska and Hammond, Indiana; Tour Hines at La Défense, Paris; Queens Family Courthouse and Westchester County Courthouse in New York; Knafel Center for Government and International Studies, Harvard University; Friend Center for Engineering, Princeton University; Broad Center for the Biological Sciences at the California Institute of Technology; entry pavilions to the Israel Museum in Jerusalem; and the National Constitution Center in Independence Park, Philadelphia.

In 1968 the American Institute of Architects conferred on I. M. Pei & Partners (as the firm was then called) its Architectural Firm Award, in recognition of "the eminently successful collaboration among the partners, associates and staff of this firm which has resulted in years of consistently distinguished design." In 1985 the firm received the Chicago Architecture Award, in recognition of "significant contributions to architecture and to the design of urban environments." More recently, in 1992 Pei Cobb Freed & Partners received the Lifetime Achievement Award from the New York Society of Architects. In addition to these awards for the totality of its practice, individual projects designed by the firm have received over 100 major design awards, including 23 AIA National Honor Awards.



Four Seasons Hotel
New York City



Ronald Reagan Building and
International Trade Center
Washington, D.C.



University of Cincinnati / College Conservatory of Music
Cincinnati



John F. Kennedy Presidential Memorial Library
Boston



ABN-AMRO Bank
Amsterdam



United States Courthouse and Harborpark
Boston

Following I. M. Pei's retirement in 1990, the continuing partners have been Henry N. Cobb, James Ingo Freed, Michael D. Flynn, and George H. Miller. In April of 1999, the partnership was expanded to include Yvonne Szeto and Ian Bader. The six partners are assisted by a staff of 110, more than half of whom are registered architects. The partners and their colleagues approach every building project on its own terms, drawing inspiration less from formal or theoretical preconceptions than from particularities of place and program. This approach stems from the conviction that successful environments of lasting value can be achieved only when individual building projects reflect a concern for the specific physical and cultural contexts in which they occur. Although the firm's practice over the past four decades has been exceptionally diverse in terms of building type and setting, a central theme consistently evident in its built works is the conception of architecture as an art of place making—an art embodying above all else a concern for the quality of public space and public life.



First Bank Place
Minneapolis



Firm Awards

The American Institute of Architects Architectural Firm Award

The American Institute of Architects confers its 1968 Architectural Firm Award on I. M. Pei & Partners in recognition of the eminently successful collaboration among the partners, associates and staff of this firm which has resulted in years of consistently distinguished design. The firm's partners, associates and staff have designed buildings that have won AIA Honor Awards, AIA Awards of Merit, AIA Citations for Excellence in Community Architecture, as well as many other awards by both government agencies and private institutions; and the firm's work has consistently reflected sensitivity, technical skill and an awareness of the human and material factors that must be combined to produce outstanding architecture. — June 24, 1968

"The Architectural Firm Award of the Institute is awarded to a firm, whether an individual or an organization of architects in which the continuing collaboration among individuals of the firm has been the principal force in consistently producing distinguished architecture. This award is the highest honor the Institute can bestow on a firm. Awards are not given each year and only one such award is made in a single year."

Poses Creative Arts Awards for Architecture

Brandeis University Creative Arts Awards Commission was established in 1956 as an expression of the University's conviction that educational institutions should play an important role in the encouragement and development of the artistic and cultural life of America. The University thus extends its support of creative artistic expression beyond the campus community. The Jack I. and Lillian L. Poses Award is given to an established artist who has created a distinguished body of work and is recognized as a leader in the development of his/her art form. It is conferred on I. M. Pei & Partners in recognition of the firm's architectural innovation and excellence, having enriched the American landscape with some of its most graceful and aesthetically satisfying works of architectural art. — April 1, 1981

Chicago Architecture Award

The Illinois Council of the American Institute of Architects and *Architectural Record* confer the second annual Chicago Architecture Award on I. M. Pei & Partners. The award symbolizes Chicago's century-old tradition of works by major architects of the past and present as well as the works anticipated by future generations of architects. — June 14, 1985

"I. M. Pei & Partners was chosen on the basis of significant contributions to architecture and to the design of urban environments which have facilitated the highest standards of architecture for cities. This tribute recognizes the designs that have made a profound impact on the future directions of architecture and that have demonstrated the perfect and harmonious relationship of design and urbanism needed to achieve those standards."

Construction Specifications Institute, The Metropolitan New York Chapter Honor Award

The Metropolitan New York Chapter of the Construction Specifications Institute confers its Honor Award on Pei Cobb Freed & Partners for excellence in design and advancement of construction technology in the practice of architecture. — May 9, 1990

New York Society of Architects, Lifetime Achievement Award

The New York Society of Architects confers its Lifetime Achievement Award on Pei Cobb Freed & Partners in recognition of the firm's outstanding contribution to the advancement of architecture, artistically as well as to the architectural profession. — November 19, 1992

James Ingo Freed FAIA

Partner

Born June 23, 1930
Essen, Germany
Naturalized Citizen of the United States

Education

Illinois Institute of Technology
Bachelor of Architecture 1953

Professional Experience

Pei Cobb Freed & Partners
1989– Partner
I.M. Pei & Partners, New York
1980–1989 Partner
1956–1980
Mies van der Rohe, New York
1955–1956
Michael Reese Planning Association, Chicago, Illinois
1952–1953
Danforth & Speyer, Chicago, Illinois
1951–1952

Association Memberships

American Institute of Architects, Fellow 1977
NCARB Certificate
The Architectural League of New York
Municipal Art Society of New York
Registered Architect: New York, Washington, DC, Illinois,
Nebraska, Missouri, Wisconsin, Ohio, California, Texas,
Arkansas, Arizona, Minnesota, Colorado, Virginia,
New Jersey, Connecticut, Florida, Maryland, Minnesota
American Academy of Arts & Sciences, Member 1994
American Academy of Arts & Letters, Member 1994
National Academy of Design, Associate Member 1988
University of Seattle, Washington
Architectural Commissioner, 1983–1992
Art Commission of New York City
Architectural Commission, 1983–1993
Syracuse University, Advisory Committee 1983–present
Steering Committee Council on Tall Buildings and Urban
Habitat, 1982–present

Public Organization Memberships

“Art in Public Places,” Chicago, Illinois
Board Member 1976–1978, 1980–present
“Creative Time,” New York
Board Member 1975–1978
“Bright New City,” Chicago, Illinois
Board Member 1976–1978

Military Experience

U. S. Army Corps of Engineers
1953–1955

Awards

Illinois Institute of Technology, Honoris Causa, Doctor of
Humane Letters & Science, Chicago, Illinois, May 1998

American Institute of Architects, Presidential Citation, April
1998

General Services Administration, Design Excellence Honor
Award, Ronald Reagan Building and International Trade
Center, 1998

Outstanding Achievement in Design for the Government of
the United States, United States Holocaust Memorial
Museum, October 30, 1997

National Endowment for the Arts, National Medal of
Arts, Washington, D.C., October 1995

New Jersey Institute of Technology (NJIT), Honorary Degree,
Doctor of Humane Letters, Garden State Arts Center, New
Jersey, May 1995

Hebrew Union College-Jewish Institute of Religion,
Honorary Degree, Doctor of Humane Letters, New York, May
1995

New York Society of Architects, New York, NY,
1994 Architectural Achievement Award, United States
Holocaust Memorial Museum, November 1994

AIA Honor Award, United States Holocaust Memorial
Museum, 1994

Tucker Architectural Award, United States Holocaust
Memorial Museum, June 1994

Barbara Walters Special, Channel 7/ABC television
“The 12 Most Fascinating People of 1993,” Dec. 8, 1993

ART/LA 1993, International Arts Award for Architecture,
December 1993

AIA Honor Award, Jacob Javits Convention Center, New
York, May 18, 1988

New York Chapter of the American Institute of Architects
Medal of Honor, 1987

Illinois Council of the American Institute of Architects,
Chicago Architecture Award, 1985

American Academy and Institute of Arts and Letters, Arnold
W. Brunner Memorial Prize, 1977

American Institute of Architecture & Reynolds Aluminum
Co., R.S. Reynolds Memorial Award for Excellence in
Architecture, 1975

James Ingo Freed *FAIA*

Partner

As one of three design partners at Pei Cobb Freed & Partners, James Ingo Freed has contributed significantly to the firm's work since joining the office in 1956. The American Institute of Architects recognized this unusually fruitful collaborative practice in 1968 when it honored the firm (then known as I.M. Pei & Partners) with the AIA's prestigious Architectural Firm Award. In 1985 the group practice was again honored by the Chicago Architecture Award. Most recently, Mr. Freed received the Lifetime Achievement Award from the New York Society of Architects (November 1992), a Presidential Design Citation, and numerous Honor Awards from the American Institute of Architects.

In addition to the more than one hundred major awards received by the firm and its buildings, Mr. Freed has personally received wide acclaim from his profession. Among the most notable honors bestowed on him are the American Institute of Architects Presidential Citation; the R.S. Reynolds Memorial Award for Excellence in Architecture; The Arnold W. Brunner Prize in Architecture from the American Academy of Arts and Letters; the Medal of Honor of the New York Chapter of the AIA, the American Institute of Architects' first annual Thomas Jefferson Award for Public Architecture for lifetime achievement, which was conferred in 1992; and the National Endowment for the Arts, 1995 National Medal of Arts.

Executed works for which Mr. Freed is principally responsible for design include: 88 Pine Street in lower Manhattan; the National Bank of Commerce in Lincoln, Nebraska; West Loop Plaza in Houston, Texas; Gem City Savings in Dayton, Ohio; the Jacob K. Javits Convention Center and Plaza in New York City; Warwick Post Oak Hotel in Houston, Texas; 499 Park Avenue, an office tower on the east side of Manhattan; and Potomac Tower, an office building in Rosslyn, Virginia, overlooking downtown Washington. Nearly all of these buildings have received at least one major design award. In addition, Mr. Freed played a leading role in Kips Bay Apartments and New York University Towers, both in Manhattan, and in the prototypical designs of 50 FAA control towers across the country. Mr. Freed was also the principal responsible for unexecuted plans to restore and expand the Ferry Building Complex in San Francisco and for the development of Mission Bay.

A brief summary of Mr. Freed's work as design partner include the United States Holocaust Memorial Museum, whose cornerstone was laid by President Reagan and which was dedicated by President Clinton in April 1993; the expansion and modernization of the Los Angeles Convention Center; First Bank Place, a 57-story tower in Minneapolis, and the San Francisco Main Public Library at the Civic Center. New works include the Alumni Center at Ball State University; the Science and Engineering Quad at Stanford University; the United States Courthouse in Omaha, Nebraska; the Ronald Reagan Building and International Trade Center, a 3.1-million-square-foot mixed-use complex under construction on the last remaining site in Federal Triangle along Pennsylvania Avenue; and the United States Air Force Memorial at Arlington Cemetery.

Prior to joining Pei Cobb Freed & Partners (I.M. Pei & Partners prior to 1989), Mr. Freed had worked in both Chicago and New York, notably in the office of Mies van der Rohe. He received his architectural degree from the Illinois Institute of Technology in 1953 and two decades later, in 1975–1978, returned to his alma mater as Dean of the School of Architecture. Mr. Freed has also taught at Cooper Union, Cornell University, the Rhode Island School of Design, Columbia University and Yale University. His commitment to education has also been served in the capacities of visiting lecturer, critic and jurist at colleges across the country. He is widely published in professional journals and books and has participated in dozens of exhibitions both in the United States and abroad.

Mr. Freed is active in numerous professional organizations, including the American Institute of Architects, the Architectural League of New York and the Municipal Art Society. Since 1982 he has served on the Steering Committee of the Council of Tall Buildings and Urban Habitat.

Mr. Freed is a Fellow of the American Institute of Architects. He was a Director of the Regional Plan Association of New York-New Jersey-Connecticut (1985–88), and from 1983–91 served as Architectural Commissioner of the Art Commission of New York City. In 1988 Mr. Freed was elected to membership in the American Academy of Design. Mr. Freed is also a member of the Academy of Arts and Letters and the Academy of Arts & Sciences.

Michael D. Flynn FAIA
Technology Partner

Born August 20, 1934
Staten Island, New York

Professional Experience

Pei Cobb Freed & Partners (formerly I.M. Pei & Partners)
1989– Partner
1979–1989 Associate Partner
1971–1979 Senior Associate
1969–1971 Associate
1962–1969

Affiliations

New York City Building Code Seismic Design
Overview Sub-Committee 1995–
Insulating Glass Certification Council
Board of Governors, 1983–1986
ASTM 24.35 Task Group 1983
Canadian General Standards
Board Glass Design Standards Committee, 1982–1990
Institute for Disaster Research, Texas Tech University
Advisory Board, 1978–1990

Education

University of Illinois M.Arch 1962
The Catholic University of America B.Arch 1957

Military Experience

U.S. Air Force, Strategic Air Command
1957–1960

Teaching Appointments

Harvard Graduate School of Design
Lecturer, 1981–1990
Cornell University, College of Architecture, Art & Planning
Lecturer, 1968–1969
University of Illinois, School of Architecture
Design Instructor, 1961

Partial List of Presentations

State of the Art: Structural Steel Buildings, Seminar, Santiago, Chile, 1997.
Curtain Wall Seismic Design, New York Council of Consulting Engineers, New York City, 1995.
An Architect's View of the Building Envelope, *Quarternario '93*, Seminar, Singapore, 1993.
Exterior Cladding Systems, Symposium, Georgia Tech, Atlanta, 1993.
Architectural Considerations, New England Regional Seminar on Seismic Engineering Issues, Boston, 1992.
The Design of Architectural Building Components in Seismic Environments, Seminar, The Practical Aspects of Earthquake Engineering, Architecture, and Construction, Columbia University, New York, 1991.
Design Intentions and Constraints, Department of Architecture, Ohio State University, 1988.
The Glass Pyramid, Grand Louvre, International Congress, New Technologies and Applications of Glass in Buildings, Bologna, 1987.
Architectural Intentions and the Selection of Curtain Wall Stone Support Systems, Exterior Stone Symposium, New York, 1987.
Building Envelope / Building Structure, Swiss Federal Institute of Technology, Institute of Structural Engineering, Zurich, 1987.
The Building Envelope, Materials Research and Design, Second Century of the Skyscraper Conference, Council on Tall Buildings and the Urban Habitat, Chicago, 1986.
Glass and the Building Envelope, Glass in the Environment Conference, Royal College of Art, London, 1986.
The Building Envelope, Design Intentions and Constraints, Dept. of Architecture, The Catholic University of America, 1985.
The Building Envelope, Design Intentions and Constraints, School of Architecture, Columbia University, 1985.
The Skyscraper Building Envelope, School of Architecture, Yale University, 1985.
Constraints on the Development of the Building Envelope, Harvard Graduate School of Design, March 1981, 1982.
Cladding Specifications, The Architectural Experience, Third Canadian Workshop on Wind Engineering, Vancouver, BC and Toronto, Ontario, 1981.

Publications

Flynn, M.D., "An Architect's View of the Building Envelope," *Quarternario '93 Meeting with Architecture*, Quarternario Foundation, Singapore, 1993.
Flynn, M.D., "Architectural Considerations in Glazing," *Sealant Technology in Glazing Systems*, American Society for Testing Materials.
Flynn, M.D., "Wind Loads on Cladding/Codes and Research," *Wind Load Requirements for Buildings*, Northwestern University, Evanston, 1976.
Robertson L.E. and Flynn, M.D., "Recent Developments and Trends; Wind Engineering Practice", *Wind Engineering*, Vol.2, Pergamon Press, 1980.

Michael D. Flynn FAIA

Technology Partner

Michael D. Flynn, a partner of Pei Cobb Freed & Partners (formerly I.M. Pei & Partners) since 1989, joined the firm in 1962. His principal activity is project management and oversight of the building envelope and exposed structures. He was the management partner for the Kirklin Clinic at the University of Alabama in Birmingham, the Rock and Roll Hall of Fame and Museum in Cleveland, the Academic Complex at Stanford University, and serves in that capacity for Tour Hines Office Building in Paris and Friend Center for Engineering Education at Princeton University.

Building enclosures for which Mr. Flynn has been principally responsible include: FAA Air Traffic Control Tower Program Control Cabs (1965); Chicago O'Hare International Airport Air Traffic Control Tower (1968); 88 Pine Street, New York (1972); John Hancock Tower, Boston (1976); ANZ Bank Tower and Regent Hotel at Collins Place, Melbourne, Australia (1978); National Gallery of Art, East Building, Washington, D.C. (1978); One Dallas Centre, Dallas (1979); Johnson & Johnson Baby Products Headquarters, Montgomery Township, N.J. (1981); 499 Park Avenue, New York (1981); One Galleria Tower, Oklahoma City (1981); Akzona Headquarters Building, Asheville, N.C. (1981); 2500 West Loop South, Houston (1982); Sunning Plaza, Hong Kong (1982); Texas Commerce Tower, Houston (1982); Texas Commerce Center, Houston (1982); Warwick Post Oak Hotel, Houston (1982); ARCO Tower, Dallas (1984); The Weisner Building, MIT, Cambridge, M.A. (1984); IBM Office Building, Purchase, N.Y. (1984); IBM Entrance Pavilion, Armonk, N.Y. (1985); Miami World Trade Center, Miami (1986); First Interstate Bank Tower at Fountain Place, Dallas (1986); Jacob K. Javits Center, New York (1986); Columbia Square, Washington, D.C. (1987); Bank of China, Hong Kong (1988); IBM Corporate Office Complex, Somers, N.Y. (1989); Pyramide, Grand Louvre, Paris (1989); First Interstate World Headquarters, Los Angeles (1989); Potomac Tower, Rosslyn, VA (1989); 2600 Grand at Crown Center, Kansas City (1991); Headquarters for Credit Suisse First Boston at Canary Wharf, London (1991); IBM and Conrail Tower at Commerce Square, Philadelphia (1992); First Bank Place, Minneapolis (1992); Kirklin Clinic, University of Alabama Health Services Center, Birmingham (1993); Four Seasons Hotel, New York (1993); Los Angeles Convention Center Expansion, Los Angeles (1993); U.S. Holocaust Memorial Museum, Washington, D.C. (1993); 1299 Pennsylvania Ave./Warner Theatre, Washington, D.C. (1993); the Rock and Roll Hall of Fame, Cleveland (1995); Main Library, San Francisco (1996); and the American Association for the Advancement of Science, Washington, D.C. (1996). Bank Danamon Headquarters Complex, Jakarta (1997); Federal Triangle, Washington, D.C. (1998); College-Conservatory of Music at the University of Cincinnati; Alumni Center, Ball State University, Indiana (1998); U.S. Courthouse, Boston (1998); Buck Center for Research in Aging, Napa, CA. (1999); the Headquarters of ABN-AMRO Bank, Amsterdam (1999); and the Academic Complex at Stanford University (1999); Silver Crown Tower, Shanghai (1999); U.S. Courthouse, Omaha (2000).

Among Mr. Flynn's current building envelope projects are 2099 Pennsylvania Avenue Office Building, Washington D.C., Friend Center for Engineering Education, Princeton and Knafel Center for Government and International Studies, Harvard.

Mr. Flynn has coupled his activity in the firm with teaching, lecturing, and codes and standards development. He served as a design instructor in the School of Architecture at the University of Illinois (1962), as a lecturer in Technology at Cornell University School of Architecture, Art and Planning (1968–1969) and Harvard University Graduate School of Design (1981–1990). He has lectured widely on matters related to the building envelope in universities, and professional seminars in the U.S., Canada, Chile, England, Italy, Switzerland and Singapore. In addition to teaching and lecturing, Mr. Flynn contributes to the development of codes and standards related to the design of the building envelope. He served on the Advisory Board, Institute of Disaster Research, Texas Tech University (1978–1990), Canadian General Standards Board Glass Design Standards Committee (1982–1990), Board of Governors, Insulating Glass Certification Council (1983–1986), and New York City Building Code Seismic Design Overview Sub-Committee (1995–).

Mr. Flynn, a member of the American Institute of Architects, was born in 1934 in Staten Island, New York. He was educated at Augustinian Academy (Diploma, 1952), the Catholic University of America (B. Arch., 1957), and the University of Illinois (M. Arch., 1962).

George H. Miller FAIA
Managing Partner

Born June 7, 1949
Berlin, Germany

Professional Experience

Pei Cobb Freed & Partners (formerly I.M. Pei & Partners)
1989— Partner
1987–1989 Associate Partner
1983–1987 Senior Associate
1980–1983 Associate
1975–1980
Studio Critic/Columbia University School of Architecture
Spring 1978
Liu Urban Design Associates, New York
1974–1975

Education

Pennsylvania State University
Bachelor of Arts 1973

Association Memberships

Registered Architect: Iowa, New York, Massachusetts,
Pennsylvania, Ohio, Oklahoma, Texas, Florida, Indiana,
Washington, D.C., Kentucky
American Institute of Architects
Society of Architectural Historians
The Architectural League of New York
NCARB Certificate

Partial List of Projects

Hotel Sofitel Dallas, Texas—Partner-in-Charge, management: 15-story 240,000 s/f building, on 6,700 s/f parking podium with space for 368 cars. Schematic design completed September 1999.

Knafel Center for Government and International Studies Cambridge, MA—Partner-in-Charge, management: Two 5-storey buildings linked by an underground concourse underneath Cambridge Street. 175,000 s/f. Projected date of completion 2002.

Westchester Courthouse White Plains, New York—Partner-in-Charge, management: Located on a significant downtown site, the new Courthouse building and the renovation of the existing courthouse tower will form a new courts complex complimenting the existing civic center. 207,000 s/f new construction; 293,000 s/f renovation. Projected date of completion 2002.

Queens Family Court and Family Agency Facility Jamaica, New York—Partner-in-Charge, management: 300,000 s/f (27,870 m²) of courts and associated city agency facilities including 25 court services spaces. Projected completion 2001.

China Europe International Business School (CEIBS) Shanghai—Partner-in-Charge, management: A 4-hectare site in the Jinqiao Export Processing Zone of the Pudong New Area of Shanghai to serve the school's MBA, EMBA and Executive Development programs. Master Plan completed 1995.

Musée d'Art Moderne Luxembourg—Partner-in-Charge, management: Art museum and cultural center incorporating the remains of a 17th century fort. Skylit exhibit spaces, glass-enclosed winter garden, central reception hall, library, education center, and 100-seat auditorium. 113,022 s/f (10,500 m²). Projected completion 2001.

Vencor Headquarters Louisville, Kentucky—Partner-in-Charge, management: 25-story headquarters complex in a campus setting (75,000 s/f), including a pedestrian bridge, an entry plaza for employees and the public, and underground parking for 425 cars. 375,000 s/f (34,837 m²). Projected completion 2000.

International Trade Center Complex Barcelona, Spain—Partner-in-Charge, management: A 20-acre (8 hectare) mixed-use urban development on Barcelona's waterfront. Includes 4-part building complex with offices, large conference center, accessory commercial space plus ferry and cruise ship terminals and below-grade parking for 1,500 cars. 1.25 million s/f (116,000 m²). Projected completion 2000.

PB6 - Hines Tower Paris, France—Partner-in-Charge, management: A 41-storey office tower on a 0.3 hectare site at La Défense. 645,000 s/f. (60,000 m²) with below grade parking and support facilities and the creation of a public landscaped plaza. Projected completion 1999.

Air Force Memorial Museum Arlington, Virginia—Partner-in-Charge, management: 20,000 s/f memorial with two levels of reception and exhibition, situated on the grassy slope between the Iwo Jima memorial and the Netherlands Carillon. Construction to commence 1999.

University of Cincinnati College-Conservatory of Music Cincinnati, Ohio—Partner-in-Charge, management: Approx. 109,000 s/f, including Vocal Arts Center, opera/drama rehearsal space, recital hall, teaching studios, scene shop, etc. (3,500 m²). Completed 1999.

Federal Courthouse and Office Building Omaha, Nebraska—Partner-in-Charge, management: 380,000 s/f (35,264 m²). Project completion 1999.

Shining Tower Taichung, Taiwan—Partner-in-Charge, management: A 60-story mixed-use tower on a 3,300 m² site in Taichung which includes retail, meeting rooms, a ballroom, a 250-room hotel, 25,000 m² of office space, an executive membership club and below grade parking for 480 cars. 975,000 s/f (91,000 m²). Projected completion: 1999.

United States Courthouse Hammond, Indiana—Partner-in-Charge, management: Federal courthouse located in downtown Hammond housing the U.S. District Court. 4-story limestone building, with vaulted public space, accommodates 7 courtrooms, judges' chambers and court support services. 276,532 s/f (25,700 m²). Completed 1998.

Capital Group/San Antonio Campus San Antonio, TX—Partner-in-Charge, management: Master planning and building design for a 400,000 s/f headquarters complex with underground parking for 1000 vehicles on an 88 acre hill country site. Completed 1998.

La Caixa Headquarters Barcelona (Sant Cugat), Spain—Partner-in-Charge, management: Four-story bank headquarters complex in the hills outside Barcelona, housing all corporate operations including main data base, including underground computer center, offices, conference center, and outdoor facility. 920,000 s/f (83,376 m²). Construction documents completed.

ABN-AMRO World Headquarters Amsterdam, The Netherlands—Partner-in-Charge, management: Complex includes a 28-story office tower, 7-story Courtyard Building, 2-story Conference Center/auditorium, underground parking and a 16-story Expansion Building. 1.13 million s/f (104,864 m²). Completed 1999.

United States Courthouse Boston, Massachusetts—Partner-in-Charge, management: Federal courthouse on a key waterfront site on Fan Pier in Boston Harbor. 675,000s/f (62,640 m²). Construction in progress. Completed 1998.

Buck Center for Research in Aging Marin County, California—Partner-in-Charge, management: Phased 3-story laboratory and administration complex for multi-disciplinary biomedical and psychosocial research; includes an Education/Conference complex with 300-seat auditorium, clustered research modules, housing development. 225,000 s/f (20,880 m²) plus parking. Completed 1998.

Tan Shui Residential Tower Taipei, Taiwan—Partner-in-Charge, management: 37-story luxury apartment elliptical tower with underground parking and site amenities. 269,000 s/f (25,000 m²). Project completed 1997.

Danamon Square Jakarta, Indonesia—Partner-in-Charge, management: Mixed-use development in the prestigious "Golden Triangle" office sector of Jakarta. Phase I consists of: twin 32-story office towers, and 3-story Banking Pavilion set into interlocking urban spaces, with 3 levels below grade for service facilities, utility/mechanical space and parking for 1,200 cars. 1.7 million s/f (156,000 m²). Completed 1997.

American Association for the Advancement of Science Headquarters Washington, D.C.—Partner-in-Charge, management: 12-story national headquarters building with three floors of tenant offices for science affiliates. 260,000 s/f (24,128 m²). Completed 1996.

Friedrichstadt Passagen Quartier 206 Berlin, Germany—Partner-in-Charge, management: Mixed-use office, retail and apartment complex with 300-car underground garage, located in the center of a 3-block site within the historic shopping and cultural center of old Berlin. Commission was obtained by competition and subjected to public overview procedures. 470,000 s/f (43,620 m²). Completed 1996.

The Morton H. Meyerson Symphony Center Dallas, Texas—Partner-in-Charge, management: 2,200-seat world class concert hall on a 3-acre (1.2 hectare) site, designed as an anchor for the emerging Dallas Arts District. Public facilities include a 24,000 s/f (2,225 m²) Grand Lobby, 180-seat restaurant and outdoor sculpture garden. Other major building components include a 2-story musicians' wing, 4-story administration wing, and underground parking for 140 cars. 485,000 s/f (45,008 m²). Completed 1989.

Thamesgate Vauxhall, London—Project Manager: Master Plan and building concept for mixed-use complex on an historic Thames riverbank site at the foot of Vauxhall Bridge. 10-story project comprises 2 crescent-shaped office buildings with ground level retail and restaurants, and 5.5 acres (2.2 hectares) of landscaped open space for public enjoyment. 1.3 million s/f (120,640 m²). Planning submitted 1989.

Choate Rosemary Hall Science Center Wallingford, Connecticut—Project Manager: 3-story science building designed around a landscaped outdoor court and bridged over uneven terrain as a focal gateway between two consolidated prep schools. Major components include classrooms, laboratories and support spaces, offices, greenhouse, and a 200-seat auditorium. 43,000 s/f (3,990 m²). Completed 1989.

Johnson & Johnson World Headquarters New Brunswick, New Jersey—Project Designer/Construction Administrator: Expandable headquarters facility on a landscaped 16-acre site (6.5 hectares), undertaken as part of a Master Plan to revitalize downtown New Brunswick. Complex includes a 15-story executive tower and a cluster of 4-story linked modular office buildings, with dining facilities, television studio, health and fitness center, and parking. 450,200 s/f (41,779 m²). Completed 1983.

Johnson & Johnson Baby Products Headquarters Complex Montgomery Township, New Jersey—Project Designer/Research Building: Landscaped 4-story corporate administration and research building for 700 employees, designed to maximize 45-acre site within 250-acres of farmland. Major components include 4-story rhomboidal administration building with skylit atrium and square laboratory/research building linked by a 1-story podium housing dining, medical facilities and other communal services. Surface parking for 600 cars. 269,000 s/f (25,000 m²). Completed 1981.

Roy G. Barris AIA

Associate Partner

Born August 24, 1955

Strasbourg, France

Naturalized Citizen of the United States

Professional Experience

Pei Cobb Freed & Partners (formerly I.M. Pei & Partners)

1999–present Associate Partner

1996–1999 Senior Associate

1990–1996 Associate

1988–1990

Private Practice, New York, New York,

1987–1988

Moshe Safdie and Associates, New York, New York

1986–1987

Richard Meier and Partners, New York, New York

1985–1986

Private Practice with Howard Lathrop, New Haven, Conn.

Summer 1984

Cesar Pelli and Associates, New Haven, Connecticut

Summer 1983

William L. Pereira and Associates, Los Angeles, Calif.

1981–1982

Victor Schumacher Associates, Santa Monica, California

1981–1982 (intermittent)

Eric Owen Moss Architect, Los Angeles, California

1980

SUPERSTUDIO Architetti, Florence, Italy

1979

Albert C. Martin and Associates, Los Angeles, California

1979–1980, Summers 1977 and 1978

Education

Yale University, School of Architecture

Master of Architecture 1984

Southern California Institute of Architecture/SCI-ARC

Bachelor of Architecture 1981

California Polytechnic State University, San Luis Obispo

Bachelor of Science in Architecture 1979 *cum laude*

Calif. St. Univ. Intl. Studies Program, Florence, Italy

August 1978–June 1979

University of California at Los Angeles/UCLA

September 1974–December 1975

Association Memberships

American Institute of Architects

Registered Architect: New York

Partial List of Projects

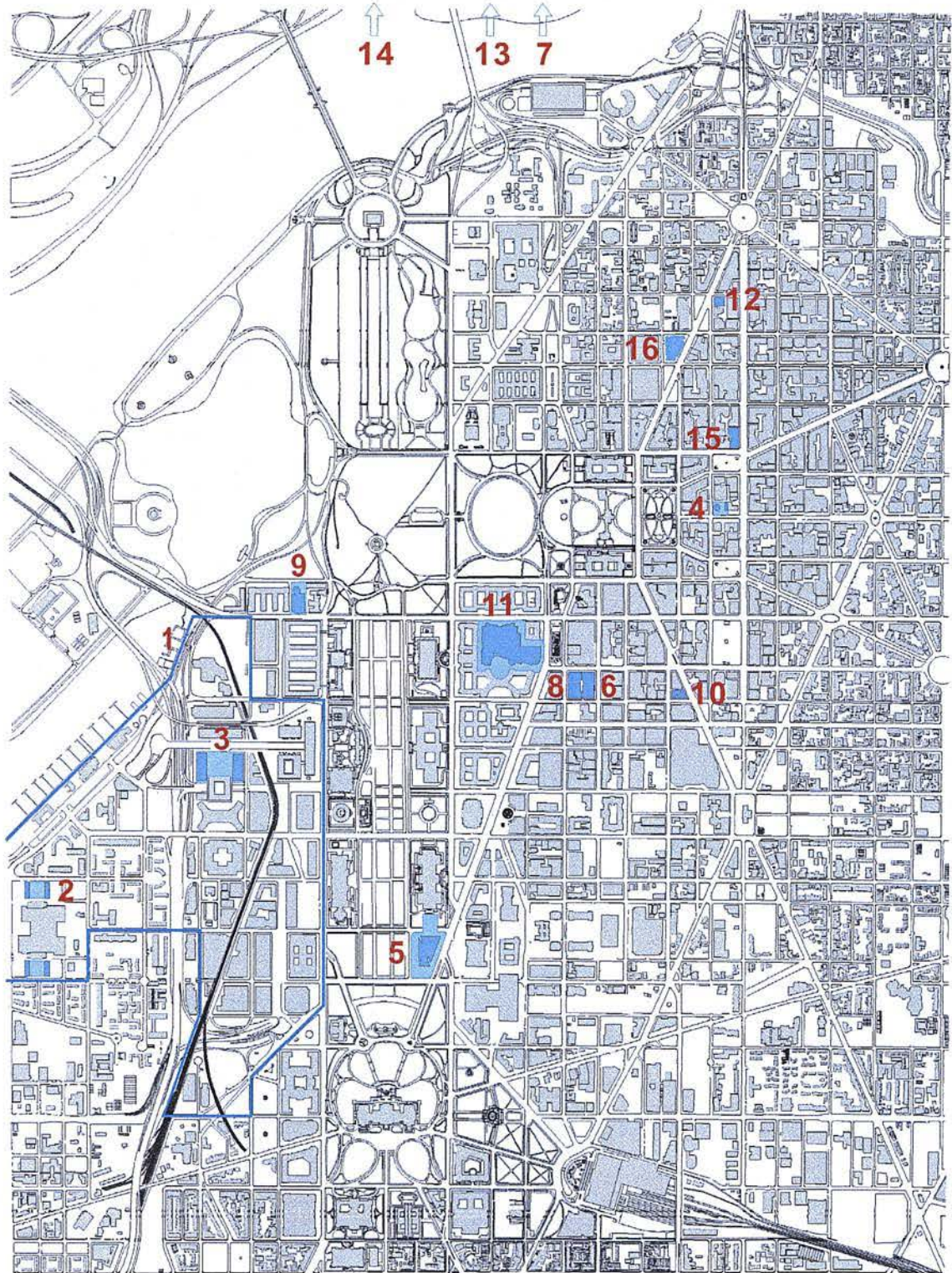
Tour EDF Paris, France—Project Architect: A 41 story office tower on a 0.3 hectare site at La Défense. 645,000 s/f (60,000 m²) with below grade parking and support facilities, and the creation of a public landscaped plaza. Under construction, projected completion summer 2001.

Essensa Manila, Philippines—Project Architect: Twin 116-unit, 30 story luxury condominium apartment towers on a 9,533m² site. Four 290 m² units per floor, ground floor public rooms, and amenities including restaurant and health club, special landscape and site features, indoor and outdoor pools and below grade parking for 711 vehicles. 1.3 million gross s/f (115,000 m²). Completed 2001.

Ronald Reagan Building and International Trade Center Washington, D.C.—Project Architect for Public Spaces: A competition-winning mixed-use project on an 11-acre (4.5 hectare) site on Pennsylvania Avenue, undertaken to complete the concentration of government offices known as Federal Triangle in downtown Washington. The 9-story building (plus five below grade) includes offices, exhibition spaces, a 600-seat auditorium, a conference center, retail, parking, and the Woodrow Wilson presidential memorial. An exterior facade of limestone and granite, designed in formal agreement to the classical buildings which surround it, yields to a dynamic assembly of modern interior galleries and atria accessible to the public. The focal point Main Atrium is a 20,000 s/f space canopied with a glass and steel skylight. At the exterior, a 3-acre landscaped public plaza provides a welcoming link between Pennsylvania Ave., the Metro, and the museums and monuments at the Washington Mall. 3.1 million gross s/f (287,680 m²). Completed 1999.

Los Angeles Convention Center Expansion Los Angeles, California—Senior Designer: State-of-the-art convention center expansion, sited adjacent and connected to the existing facility by a two story conference room wing which bridges over Pico Boulevard, a major downtown artery. Major components include 350,000 s/f of exhibition space (32,500 m²), meeting rooms, ballroom, lecture hall, restaurants, banquet kitchen, administrative offices, 3,000 parking spaces and a 5-acre landscaped public plaza (2 hectares). The entrance lobbies are glazed towers of exposed steel lattice-work. The main exhibit hall is roofed over with long-span steel trusses supported upon an architectural concrete structure, incorporating a future lower exhibit hall as well as parking levels. 2,394,000 s/f (222,163 m²) new construction; 200,000 s/f (18,560 m²) renovation. Completed January 1994.

Washington D.C. Projects



Washington D.C. Projects

- 1 Southwest Washington Urban Renewal Plan 1956**
Client: Southwest No. 1 Corporation & Southwest
No. 3 Corporation (Subsidiaries of Webb & Knapp)
Construction gross area: 548,500 square feet
- 2 Town Center Plaza 1961**
Client: Webb & Knapp, Inc.
Construction gross area: 548,500 square feet
- 3 L'Enfant Plaza - Phase I and 105th Street Mall 1968**
Client: L'Enfant Plaza Properties
Construction gross area: 1,364,000 square feet
- 4 Third Church of Christ, Scientist and 1971
The Christian Science Monitor Building**
Client: Third Church of Christ, Scientist &
The First Church of Christ
Construction gross area: 82,000 square feet
- 5 National Gallery of Art - East Building 1978**
Client: Trustees of the National Gallery of Art
Construction gross area: 604,000 square feet
- 6 Columbia Square 1987**
Client: Gerald D. Hines Interests
Construction gross area: 842,680 square feet
- 7 Potomac Tower 1989**
Rosslyn, Virginia
Client: Park Tower Realty Corporation
Construction gross area: 415,000 square feet
- 8 Warner Building/1299 Pennsylvania Avenue 1993**
Client: Kaempfer Properties
Land area: 550,000 square feet
- 9 The United States Holocaust Memorial Museum 1993**
Client: The United States Holocaust Memorial Council
Construction gross area: 250,000 square feet
- 10 American Association for the Advancement of Science Headquarters 1995**
Client: American Association for the Advancement of Science
Construction gross area: 250,000 square feet
- 11 Ronald Reagan Building/International Trade Center 1998**
Client: Federal Triangle Corp. for Pennsylvania Avenue Development Corp.
and the General Services Administration
Construction gross area: 3.1 million square feet
Construction in progress

PEI COBB FREED & PARTNERS *Architects LLP*

Washington D.C. Projects

- 12 **2099 Pennsylvania Avenue (under construction)** 2000
Client: Kaempfer Properties
Construction gross area: 250,000 square feet
- 13 **Waterview (in design)** 2000
Rosslyn, Virginia
Client: JBG/TrizecHahn Development Services
Construction area: 940,000 square feet
- 14 **United States Air Force Memorial Museum (in design)** 2000
Arlington, Virginia
Client: Air Force Memorial Foundation
Construction gross area: 20,000 square feet
- 15 **Farragut Square Building (in design)** 2000
Client: Charles E. Smith Commercial Realty
Construction gross area: 530,000 square feet
- 16 **International Monetary Fund - Headquarters 2** 2000
Client: International Monetary Fund
Construction gross area: 648,000 square feet new construction

**RONALD REAGAN BUILDING AND
INTERNATIONAL TRADE CENTER
Washington, D.C.**

Location

An 11-acre L-shaped site, previously used for commuter parking, at the heart of Washington's 70-acre federal enclave; located between Pennsylvania and Constitution Avenues, N.W.

Gross Building Area

3.1-million square feet; 128'-0" high (9 floors above grade/5 below)

Use

A multi-use international culture and trade center with exhibition areas, a performing arts and cinema arts center, space for international retail and restaurants, conference and dining facilities, a research center, office space, chancery annexes, landscaped courtyards and below grade parking

Client

Federal Triangle Corp. for Pennsylvania Avenue Development Corp. and the General Services Administration

Time Frame

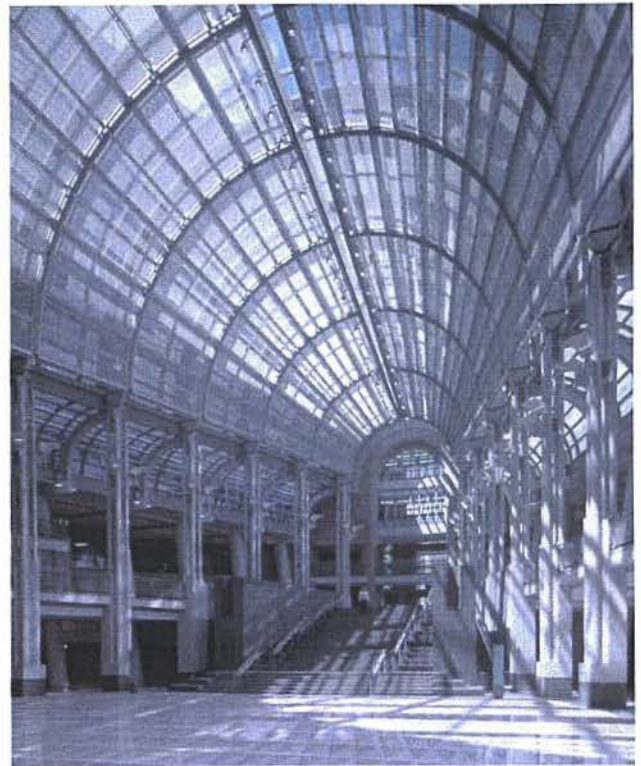
Planning Commenced: October 1989
Construction Commenced: December 1990
Public Dedication: May 5, 1998

Awards

1998 General Services Administration
Design Awards, Honor Award
The New York Association of Consulting
Engineers Inc., The Diamond Award for
Excellence in Structural Engineering

Design Partner: James Ingo Freed

The design for this 3.1-million square foot building has been articulated to complement and complete the concentration of government offices known as Federal Triangle, a 70-acre wedge of land between Pennsylvania and Constitution Avenues, where construction was halted by the Depression. Agreeing in scale, color and formal contextualism with the classicizing buildings that surround it, the granite complex occupies what has long been an L-shaped 11-acre commuter parking lot at the heart of Washington's federal enclave.



Second in size only to the Pentagon as the nation's largest government building, the complex will provide approximately 1.4-million square feet of federal office space with another 500,000 square feet devoted to the International Cultural and Trade Center. The Center, which will promote global trade and cultural exchange, includes an international retail center, restaurants, reception hall, office/conference facilities and the Woodrow Wilson Center for research. It also houses significant exhibition and performance areas, including permanent and temporary exhibition galleries, and a performing arts theater, all of which are arranged around two internal streets parallel to Pennsylvania and Maryland Avenues.

The most prominent element of the scheme, its pronounced diagonal geometry, is a direct response to Pennsylvania Avenue, which the building meets at right angles. The configuration is designed in effect to turn the Avenue into the site, providing a way to draw people into its center and thereby provide a welcoming counterpoint to the many federal buildings which are admired from the street but whose courtyards remain closed and impenetrable to the public. The key to the design is access and permeability. The complex is both a destination and a public link to Constitution Avenue, the nation's museums, its monuments and the Washington Mall.

**UNITED STATES HOLOCAUST
MEMORIAL MUSEUM
Washington, DC**

Location

1.7-acres next to the Washington Mall

Gross Building Area

226,000 sq. ft.; 90'-0" high (7 floors above grade/2 below)

Use

Museum and memorial building with theaters, education/conference areas, a library facility and archives

Awards

AIA - National Honor Award (1994)

Masonry Institute - Masonry Design First Award (1994)

Tucker Architectural Award (1994)

AIA - Presidential Citation (1998)

AIA/BIA - Brick In Architecture Award (1999)

Client

The United States Holocaust Memorial Council

Time Frame

Planning Commenced: October 1986

Construction Commenced: July 1989

Estimated Completion Date: April 1993

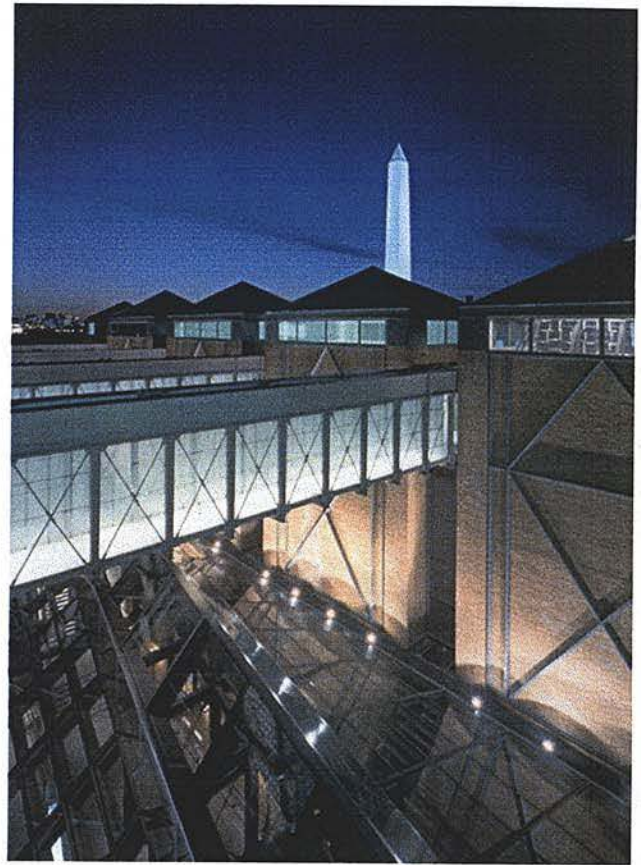
Actual Completion Date: April 1993

Design Partner

James Ingo Freed

This structure, erected on a through-block site between 14th and 15th Streets SW, is not simply a museum, but a building dedicated to research, teaching and the performing arts as well as to contemplation and commemoration. It has been designed to offer several layers of reality that the visitor penetrates one by one in order to get to the core of the experience: the evocation of the Holocaust and its aftermath. Approximately 23 per cent of the museum's space (42,000 square feet) is devoted to exhibits that document the history of the Holocaust, with another 9 per cent (8,000 square feet) allotted to temporary installations. The building is thus a center for learning, which offers a 100,000-volume library, an archive for scholars, two theaters and a 10,000-square foot conference center, a public interactive computer space, a photographic archive, and a survivors' documentary space as well as several areas for impromptu discussion groups.

The exterior is composed of brick and limestone at a scale that is appropriate to the building's prominent position off the Washington Mall. Its "partial neoclassical" facade, however, is a screen: the building aims not for synthesis but for spatial and emotional disengage-



ment from the city. It is organized internally around the Hall of Witness, a long, three-story arrival, distribution and circulation space. There are no literal references here to artifacts or occurrences of the Holocaust, no direct correspondence between the form of the museum and specific places or buildings associated with the historic event. Instead, the space deals with dualities—dark and light, transparency and opacity, openness and constriction—to create a fundamental sense of disquiet. Architectural form is abstract and open-ended so that different people may read the building differently, each sifting the experience through his accumulated personal memories.

The museum's 15th Street entrance faces the Lincoln Memorial. Here, atop a series of formal terraces, the limestone Hall of Remembrance rests as a quasi-freestanding memorial. This hexagonal structure is internally flooded by light and lined with niches for memorial candles with step-like benches for quiet reflection. Unlike the more public Hall of Witness, or the more education-oriented Hall of Learning on the museum's second floor, this 6,000-square foot space offers a place for contemplation.

**NATIONAL GALLERY OF ART - EAST WING
Washington, D.C.**

Location

A 8.8-acre trapezoidal site located adjacent to the existing museum at the intersection of Pennsylvania Avenue and the Washington Mall

Gross Building Area

604,000 square feet (including 54,000 s/f underground link to existing museum); 107'-5" high (8 floors above grade/2 below)

Use

Art Museum and Visual Arts Study Center

Awards

1979 Building Stone Institute - Annual Tucker Award
1981 American Institute of Architects - Honor Award
1986 American Institute of Architects College of Fellows,
One of America's Ten Best Buildings

Client

Trustees of the National Gallery of Art, Washington DC

Time Frame

Planning Commenced: May 1968
Construction Commenced: May 1971
Construction Completed: June 1978



On a trapezoidal site designated in L'Enfant's original plan for Washington D.C., the client requested a museum expansion facility that would complement the existing Beaux-Arts structure in both character and axis. The program essentially called for two different buildings with distinct functions: a) a museum component and b) an office building and study-center. To accommodate both requirements on the difficult site, the East Wing, executed like the original museum in pink Tennessee marble, takes the form of a trapezoid sliced sharply into two triangles—one for each building function. In plan, section, and elevation, the two interlocking volumes engage in an inseparable spatial and geometric dialogue, much as the building itself becomes one with the art it houses.

Inside the museum a triangular open court forms the major focal and circulation area of the new complex under a vast space frame of interlocking tetrahedrons. From this skylit court visitors proceed on balconies and long-span bridges to multi-level "house galleries," or exhibition pods, located in the three corners of the triangular structure or alternately, to one of the East Wing's two auditoria, including a large hall with 440 seats and a smaller 100-seat theater. Adjacent to the museum proper is the triangular study center which, filled with natural light, houses a five story reading room and six levels of library stacks. Oriented toward this space are seven floors of administrative, curatorial and academic offices. The penthouse level, overlooking the roof garden, houses executive offices, a staff refectory and board room.

The landscaped plaza in front of the East Wing is integrally related to its design and punctuated by a water wall and seven small tetrahedrons that illuminate the underlying cafe and the adjacent underground link to the original museum.

COLUMBIA SQUARE
Washington, D.C.

Location

A 59,000 square foot block-through site between 12th and 13th Streets, just north of Pennsylvania Avenue and three blocks from the White House

Gross Building Area

842,680 square feet 130'-0" high (F Street elevation);
13 floors above grade/4 below

Use

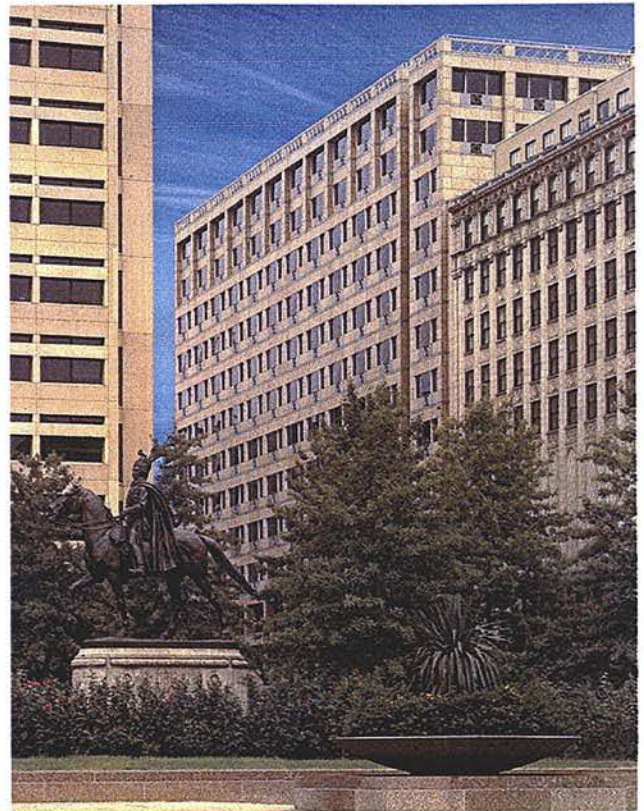
Investment office building with retail and parking facilities

Client

Gerald D. Hines Interests
Houston, Texas

Time Frame

Planning Commenced: August 1981
Construction Commenced: March 1985
Construction Completed: Summer 1987



This investment office building, executed within Washington's rigorous zoning code, has been designed to provide maximum amounts of prime office space while simultaneously helping to revitalize the city's once-vibrant retail core. Contributions to the public realm are achieved by sustaining and reanimating essential street activity and by providing an urban retreat at the center of the building in the form of a landscaped public atrium.

According to local guidelines, the building was restricted to a maximum height of 130 feet and required to maintain the property line along its entire length; Washington allows for no setbacks. In response, pink and gray granite has been used together with an ornamental series of inset squares and a sculptural contrast of solids and voids to create an animated planar facade distinguished from the more usual monochromatic buildings in Washington's neighboring federal district. Along F Street, one of the city's

major commercial spines, the building base is carved out to create a canopied walkway that opens onto ground level retail shops and expands into a 60-foot wide covered plaza for the existing entrance escalators to Washington's Metro Center subway network.

The theme of the exterior facade is brought into the granite interior where the walls follow a geometry based on the diagonal of a double square. Receding in increments of 15 feet, the walls zigzag back to define two large ratcheted towers, separate but connected, which look onto a space-framed and richly landscaped central atrium. In articulating both public and private areas of the building, an effort has been made to shape the interior in such a manner that tenants would enjoy rather than resist the extended walk between the various components of this very large building.

**1299 PENNSYLVANIA AVENUE
AT THE WARNER THEATER
Washington, D.C.**

Location

A through-block site between E and F Streets and 12th and 13th Avenues in the commercial district of Washington, one half block from Pennsylvania Avenue

Gross Surface Area

550,000 square feet; 130'-0" high (12 stories above grade/ 4 below)

Use

Mixed-use investment building

Awards

Client

The Kaempfer Company
Washington, D.C.

Cost

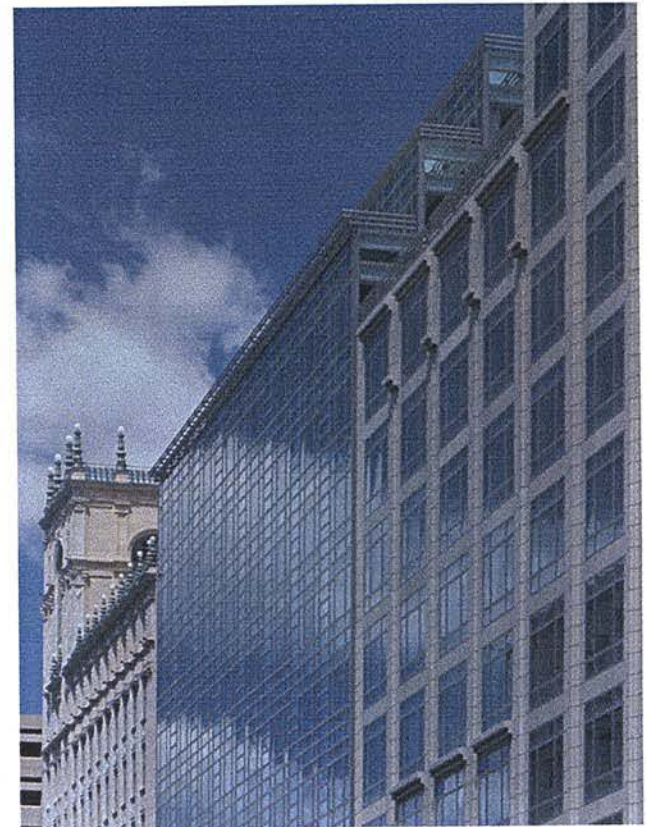
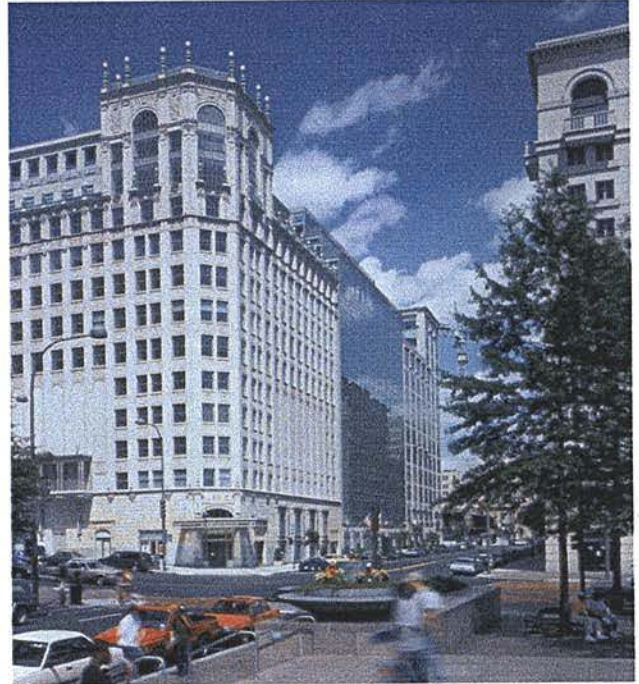
Time Frame

Planning Commenced: Early 1987
Construction Commenced: Fall 1989
Project Completed: 1993

Design Partner: James Ingo Freed

Executed within the constraints of Washington's rigorous zoning code, this mixed-use building combines 11 stories of offices with a double-tier retail spine and three levels of underground parking. The project involves the renovation of the adjacent Warner Theater and is designed to complement its historic fabric while still asserting an independent presence as a work of modern architecture. Street elevations follow a strategy of complementary fragmentation, using varied exterior materials, colors and shapes to reduce the apparent bulk of this very large (half-million square foot) building; such fragmentation simultaneously helps to weave the building into the broader context of its variously scaled neighbors.

1299 Pennsylvania Avenue is entered from 13th Street on a level below the theater, but above grade at the opposite entrance on 12th Street. In response to the different grade levels, each entrance opens onto a block-through retail spine with the atrium lobby serving as a circulation center. Because of the great volume occupied by the theater, and because of the client's requirement for maximum office space, the atrium rises to the skylight in irregular planes, animating the interior and distinguishing the building with a dynamic public space that is unique among modern office buildings.



**AMERICAN ASSOCIATION FOR THE
ADVANCEMENT OF SCIENCE
Washington, D.C.**

Location

1200 New York Avenue, NW, one block north of Metro Center in downtown Washington, D.C.

Gross Building Area

260,000 s/f (including 59,000 s/f below grade parking) 130'0".

Use

National headquarters (with investment office building potential)

Client

American Association for the Advancement of Science

Reference: Dr. Richard S. Nicholson, Executive Officer
Telephone (202) 326-6639, Fax (202) 842-1711

Time Frame

Planning Began: Fall 1992

Completed: 1996

The design for the headquarters for the American Association for the Advancement of Science involves two contradictory requirements. On the one hand, it has been designed to convey the mission, the spirit and the functions of the AAAS and on the other, to serve as an investment office building, flexible in its tenant accommodations, which the AAAS could sell profitably should the organization elect to move in the future.

The building has been designed in its fundamentals to express the universality of science—an idea appropriate to an institution that includes in its membership diverse disciplines ranging from paleontology to astrophysics. The key underlying theme is the notion of a bisecting diagonal line which emerged from an exacting analysis of the site and the way people might move through and around it. Located one block north of Metro Center (the most important mass transit stop in the city), the site is approached by most people not toward its prow on prestigious New York Avenue but along a natural desire line that angles from the Metro station to what might be considered the back of the building. The larger of the two major entrances is therefore located here, with every other aspect of the building evolving directly from its essential relationship with this oblique spine.

The consequent personality of the headquarters, distinct from its downtown neighbors, gives the AAAS a recognizable identity and a unique presence that has the added benefit of making the building marketable. Advanced re-



source conservation is another benefit atypical of Washington office buildings. The AAAS building was designed to consume almost 50% less energy and emissions than a typical commercial building. It is also equipped with an innovative lighting system that reduces energy costs dramatically. Above the windows a continuous glazed band captures daylight and reflects it back into the interior for optimum illumination that electronic sensors monitor and artificially supplement only as necessary.

Maintaining marketable standards but interpreting them in a fresh way, AAAS has presented the opportunity to design a more environmentally responsible building without departing from the basic economic constraints of a typical investment building. At the same time, it engages a forward-looking attitude for the enhancement of urban and environmental practices in both the public and private realms.

2099 PENNSYLVANIA AVENUE
Washington D.C.

Location

A 19,874 square foot site at the corner of 21 and Eye Streets: adjacent to Pennsylvania Avenue.

Gross Area

265,000 gross square feet; 130 feet high (12 stories above grade with one office level and a three story garage below)

Use

Investment office building

Owner

The Kaempfer Company
Washington D.C.

Cost

19.8 million

Time Frame

Planning commenced: October 1997

Construction commenced: July 1999

Completed: 2001

Design Partner

Henry N. Cobb

Exceptionally sited along Pennsylvania Avenue with direct views to and from the White House, the design seeks to establish a striking presence facing a major open space along Pennsylvania Avenue, while at the same time tying into and maintaining the city grid at the corner of 21st and Eye Streets.

At its base, a generous two-story porch welcomes visitors and establishes the geometry of Pennsylvania Avenue within the rectilinear site. This same geometry initiates a vertical notch within the primary facade, articulating the primary 12-story volume from its 11-story neighbor and creating an additional corner office with views directed toward the White House.

Additional design features include outdoor terraces on both the 11th and 12th floors and a 40-foot clear span from curtain wall to core for maximum flexibility of office layout. The facade expression maximizes the use of glass within the simplicity of a 10' planning module. Tennessee Valley marble in both honed and sandblasted finishes at the building's base and public lobby complement the glass and metal of the curtain wall above, creating an elegant and simple palette of materials.

