Represented throughout this portfolio is the intersection between HOK’s thought leadership in specialty areas – healthcare, technology, airports, interiors, urbanism, sustainability – and our commitment to design excellence. We consider each project, no matter its purpose, to be deserving of quality.

As reflected on these pages, the everyday environment of a transportation center or a hotel lobby receives as much care in design and detailing as the specialized facilities of an airport or a research lab. We believe every setting offers the opportunity to create a meaningful and memorable place.

HOK solves the challenges of environments around the world through the exploration and analysis of site, purpose and form. An entrance canopy at a New York City hospital comes from the same rigorous approach as a vast mixed-use development in China. We are able to design a wide spectrum of building types in various locations through the multidisciplinary teams of our global practice.

We apply our place-making skills to corporate campuses, financial districts, research parks and residential communities. The density required of these large, transformational areas is often achieved through sustainable strategies. New infrastructure and buildings are organized around parks, gardens and greenery to mitigate the effects of climate change.

Sensitivity to local climate and culture shapes our design approach so that each project is appropriate to its context. A brick office building is seamlessly woven into the historic fabric of London, while bold towers, influenced by the shapes of Chinese ceramic vases, stand out on the Nanchang skyline to mark its emerging business district. In Riyadh, Saudi Arabia, a new residential community draws on the region’s traditional urban patterns to become the first project outside North America to achieve LEED for Homes certification.

We have significantly expanded our opportunities to design hotels and resorts through the recent addition of talented designers from a leading hospitality design firm, adding richness to a building type often associated more closely with repetition than risk-taking. As we move forward, this hospitality design expertise will benefit our healthcare environments by transforming them into more comfortable, attractive spaces.

Our interior designs continue to benefit both public and private organizations in supporting changing styles of working. We are exploring ways of humanizing the office through new types of resource-efficient arrangements, allowing for collaborative and individual work spaces.

Along with practical solutions, we include visionary designs created through international competitions. Their innovative strategies include an urban “carpet” of sustainable infrastructure in Houston and a cluster of spherical structures for a Chinese port office complex. While yet unrealized, these urban and architectural proposals reflect imaginative possibilities that will influence our future built designs.

The breadth of these projects illustrates the diversity of our work and productive collaborations with our clients.

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This contemporary, dynamic workplace reflects Aegis Media’s energy and creativity while responding to its growth as a global media and digital communications leader.

The design for renovating Aegis’ existing space creates a light, bright aesthetic in an open-plan environment. The office’s color palette plays on shades of white, creating a gallery where Aegis’ creative work can be displayed. Light woods bring a natural feel to the office while complementing the color palette.

By widening the existing stairway between floors 13 and 14, designers created a social hub linking the two floors. Nicknamed “The Tank,” this iconic space acts as a focal point for the office, providing a flexible space for presentations, meetings and town hall events. The Tank bisects the building core and reads as a three-dimensional volume, sheathed in reclaimed oak panels that add warmth and contrast with the all-white office interior.

Offices and workstations are customized to support the company’s creative work style. Branding throughout the office represents Aegis and its family of companies with a flexible layout that allows applications to change as groups relocate within the space. The project follows best practices in sustainable office design.
1. elevator lobby
2. work station
3. café
4. conference room
5. lecture room
6. waiting area
The design for this 1,400-guestroom resort hotel reinterprets the myth of Atlantis on Hainan Island. The resort situates in the Haitang Bay National Coast, overlooking the South China Sea.

Derived from the ocean’s crashing against the island’s rocky coast — traditionally considered in China to be the end of the earth — the tower rises in two fin-like forms joined to create a dramatic massing. The building podium, including the main lobby rotunda, is conceived as a series of spiraling vortexes of water streaming away from the towers.

The 48-story tower is capped by a 78-foot-high lantern that pulls the rhythm of the tower’s continuous linear balconies up to its peak. The curtain wall and balcony rails incorporate a waved frit that appears to send ripples up the building, reinforcing the fluid nature of the design. The signature Atlantis Bridge Suite is incorporated into the penthouse level of the tower, reinterpreting the Atlantis brand’s classic tradition in a modern way.

The porte-cochère and lobby reception area are developed on an axis with views of the waterpark and ocean. They also have a strong cross-axis orientation to the signature 317,000-gallon Atlantis aquarium.

Inspired by coral reefs, the Lost Chambers aquarium’s design focuses on fluid movement through the resort’s aquatic exhibits.
ATLANTIS SANYA HAINAN RESORT

- Hotel tower

Level 5 floor plan:
1. guestrooms
2. service core

Level 6 floor plan:
1. guestrooms
2. service core
3. suite
The Beijing Art Hotel acts as a counterpoint to the new Tadao Ando-designed museum in northeast Beijing.

At the site entrance, the museum is conceived as an oval floating on a reflecting pond and accessible via a pedestrian bridge. The crisp, angular planes of the hotel provide a sharp contrast to the soft, curvilinear forms of the museum. This design creates a boundary edge for the museum space and a surface for its floating silhouette.

The 180-key, five-star boutique hotel functions in the landscape like a liaison, balancing the water side of the museum with the land side of the hotel. With its striking zigzag geometry, the hotel cuts across the landscape. Firmly anchored to the eastern end, the structure rises above the ground plane at the western end, floating as it is reflected in the pond below. Directly accessible from the hotel and museum, a destination lounge hovers in the water like a droplet poised for immersion.

Located in an accent pavilion, the ballroom and ancillary facilities form the western enclosure of the arrival plaza. Based on floor-area ratio constraints, many of the dining areas sit below grade, opening onto a recessed water garden that is designed as an oval void and is visible from the museum’s solid oval.
BEIJING ART HOTEL

1. Lobby
2. Lobby bar
3. Café + bar
4. Specialty restaurant
5. Front office
6. Ballroom
7. Garden suites
8. Garden
9. Sunken courtyard
10. Museum

Ground floor plan:

▲ main entry

▲ north elevation
BEIJING ART HOTEL

▲ cross section

▲ view across sunken plaza
BEIJING ART HOTEL
Located in BP’s Westlake campus, the Center for High-Performance Computing is a three-story, standalone building that houses functions and equipment for computing and processing geophysical data. According to BP, it is the world’s largest supercomputer for commercial research.

BP’s campus is on the Houston Energy Corridor, 20 miles west of downtown Houston along Interstate 10. The building’s public program components face the highway and feeder road to the north. A service access drive, cooling towers, cooling towers and generators are contained to the south between the building and an existing garage.

The facility’s central corridor consisting of “white space,” located on the third floor, supports offices on levels two and three and mechanical, electrical and plumbing systems on the first level. The design expresses the building’s nature by layering and stacking its functions, with the materiality conveying the programs of the spaces inside.

Computing floors on levels two and three embrace a “box within a box” concept for the server rack space, with the office and support space placed outside the box. A service corridor surrounding the computing space provides access to the racks and visible clerestory buffer from the exterior. The offices’ location along the building’s north facade provides daylight and views while reducing direct heat loads. To the north, the offices’ undulating glass facade creates collaboration alcoves between the glazed interior and the office space.

The building’s east and west facades align with the garage. Pulling the main entry volume to the west creates a clear entry sequence from the campus while cantilevered conference and lounge areas above the entry strengthen visual connectivity to the main campus.

Employees and visitors can access the computing spaces via an elevator or cascading stairs. A wall adjacent to the stairs separates the computing rack space from the office space. This wall clad in a vibrant yellow wood panel system that graphically reinforces the concept of a box within a box.

The overall orientation supports sustainability goals by limiting the building’s glazed areas to the north. The facility is designed to deliver a power use effectiveness (PUE) of 1.35, compared to a global average of approximately 1.85 according to a 2012 Uptime Institute survey.

BP Center for High-Performance Computing
Houston, Texas, USA
level 1 floor plan
1. lobby
2. conference room
3. shipping/receiving
4. loading dock
5. chillers
6. electrical
7. UPS

▲ cross section
▲ electrical
▲ air handling units
▲ chillers
▲ pumps

1. office + office support
2. computing/rack space
3. switch
4. electrical
5. air handling units
6. chillers
7. pumps
8. cooling towers
9. exterior service zone
BP CENTER FOR HIGH-PERFORMANCE COMPUTING

▲ north elevation

▲ east elevation

▲ informal collaboration space

▲ north facade detail
exterior view of entrance

BP CENTER FOR HIGH-PERFORMANCE COMPUTING
The 11-story Cedars-Sinai Advanced Health Sciences Pavilion integrates world-class patient care, medical research and teaching within a single building.

The pavilion is clad in a shimmering, double-glass skin, with a broad, gently curving facade that wraps along San Vicente Boulevard, the major thoroughfare leading to the Cedars-Sinai campus. With its high-tech sensibility, sleek transparency and high-quality materials, the building’s image speaks to a synergy of healthcare and science.

The LEED Gold-certified facility features efficient mechanical systems, a photovoltaic array and smart facades that respond to environmental conditions. The exterior skin has high-performance glass and perforated metal panels that reduce heat gain and glare while providing a comfortable interior environment. On the east and west facades, a double layer of glazing and vertical glass fins screen out glare and glare from the low-angled light. On the south exposure, the recessed windows and light shelves create a restrained facade. On the north face, floor-to-ceiling windows offer stunning views of the Hollywood Hills and provide natural light in office areas.

The top two research-dedicated floors connect to a gathering space and encourage collaboration among physicians, researchers and educators. Located adjacent to the translational research laboratories, this “living room” attracts researchers seeking space for quiet concentration or casual meetings.

At lower levels, the pavilion conveys a civic sensibility with natural limestone that creates a plinth for the glass structure above. The limestone forms an entrance canopy that leads to the ground floor lobby and simulation lab, which is fronted with large windows that provide light and views to the outside.

Materials and details throughout the public spaces promote the quality and care that characterize the Cedars-Sinai brand. From the soothing colors of the entryway to the calming, spa-like feel of the sixth-floor neuroscience waiting area to the ample seating and comfortable lighting at every level, the design focuses on the well-being of each patient.

The team designed the pavilion with flexibility for programs to change over time. The building includes standard-sized treatment and procedure spaces and an infrastructure that will accommodate continued changes in medical technologies and research.

Cedars-Sinai Advanced Health Sciences Pavilion
Los Angeles, California, USA

$820,000 sq. ft. / 76,200 sq. m.
Completion: 2013

Annual Energy Use Intensity: 85 kBTU / sf / yr
1. concrete structural slab on metal decking
2. aluminum bond
3. precast concrete surface wall
4. steel beams with spray-on fireproofing
5. insulated vision glass
6. insulated vision glass shadow box
7. vertical glass fin
8. catwalk
The aerodynamic, sculptural form elevates the control center of Mumbai’s primary international airport and creates a signature element for the airport complex. As one of the tallest and most visible structures in Mumbai, the 275-foot-high tower makes an iconographic statement in the city.

The tower supports CSIA’s vision of being a world-class airport with the best possible facilities, infrastructure and management. Featuring three floors at the base and four at the top, it is designed to meet an array of complex traffic control requirements while remaining flexible for future needs.

Combining an architecturally dynamic form with the precise functional demands of an air traffic control tower, the design creates a workplace that is safe, efficient and comfortable. Tower controllers are equipped with the latest technology, including electronic flight strips, and have unobstructed views of the entire operations area.

HOK collaborated with Arup on the project, which began as an international design competition.
The city’s abundant greenery and natural beauty inspired the design of the Jiangxi General Chamber of Commerce complex. This development will anchor the northern end of Nanchang’s new central business district on the Gan River’s western shore.

Located in an underdeveloped part of the city, the project provides a strong sense of place and a self-sustaining environment that takes advantage of the river and its amenities to attract visitors.

The design stretches the retail space along the site’s long river edge and anchors each end with large office and hotel towers. Stepped terraces make the retail space feel like a natural extension of the curving river’s edge while maximizing views of the city.

On the site’s western edge, a park between the commercial edge and the residential towers serves as the project’s green heart. Primarily used by residents, the park’s eastern edge will be a low-scale outdoor shopping street that sets against the larger indoor retail to the east. This creates an attractive destination with views of the entire shopping experience.

The towers appear to be formed by the same natural erosion that created the river and its new retail edge. Their design is heavily influenced by the sculptural forms of the ceramic vases produced in the Jiangxi region. Tapering at the top and bottom, the smooth, shifting form creates a distinct tower that, like the river, appears to change shape when viewed from different angles.

The triangular plan maximizes views to the river while creating a structurally sound form for the buildings.
The plan proposes a contextual model for improving the quality of life in this district, which is 12 miles west of downtown Houston along the Interstate 10 Energy Corridor. Though it greatly improved connectivity among US cities, the introduction of the country’s Interstate Highway System divided many neighborhoods. In Houston, the highways have hindered pedestrian movement and damaged residents’ sense of community.

The new master plan creates a more livable civic space by cross-pollinating building systems, public and private sectors, and active and passive landscapes. The design introduces a new model of city-making and injects a sense of place into the area. With a unifying “carpet,” the initial strategy seeks to connect previously separated neighborhoods. This sustainable urban topography provides a foundation for the city’s infrastructure. New districts designed around this corridor are confined to the limits of the literate, creating a diverse but compact urban footprint. The “performative topography” concept is integrated with a plan to use vertical growth to reverse horizontal sprawl. By expanding vertically, new development requires less infrastructure and land.

As it restores the equilibrium of culture, city and nature, the landscape strategy gives the current urban environment the capacity to sustain a dense population, regenerate natural resources and mitigate the effects of climate change. The design separates vehicular activity, giving preference to pedes trians. This long-term proposal looks to negate the automobile-driven development by providing alternative transportation methods. This reduces the strain on roadway infrastructure while creating an urban environment that promotes community interdependence.

Confidential Master Plan Competition
Houston, Texas, USA

13.1 million sq. ft./1.2 million sq. m.
Competition: 2013
a) conceptual site plan

b) multimodal transit center

- Water harvesting + filtration system
1. Inverted concrete waffle slab
2. Organic matter water filtration
3. Cistern collection
4. Subterranean hydrologic network
5. Underground storage reservoir
1. mixed-use hyper-vertical density
2. organic matter waste filtration
3. cistern collection
4. subterranean hydrologic network
5. underground storage reservoir
6. photovoltaic solar array
7. dual-facade ventilation system
8. private community green space
9. condominium + living
10. private office + workplace
11. retail + entertainment + social space
12. parking
CONFIDENTIAL MASTER PLAN COMPETITION

Aerial view at night
This new office building, in the heart of London’s historic Mayfair neighborhood, reflects the area’s vibrant spirit.

Located in a Conservation Area among Georgian townhouses and imposing Victorian facades, the office building needed to balance contemporary and traditional aesthetics. Incorporating the essence of classical architecture, the design team worked with Grosvenor and Stow Capital Partners to give the building its own identity while ensuring that it fits comfortably in its surroundings.

Using building information modeling (BIM), the team maximized floor-to-ceiling heights while effectively adding an entire floor in comparison to the Edwardian building it replaces.

The design team advised the clients on the selection of artists for the public artwork, which includes three solid bronze portcullis entrance gates designed by London artist Wendy Ramshaw, CBE.

BIM geometry and data developed throughout the design and construction process will aid in the building’s ongoing management. Key initiatives that will benefit the owners include asset tagging, online tools for building management systems, tenant fit-out guidelines and GIS models.

The project achieved BREEAM Excellent certification.
69 DAVIES STREET

▲ entrance to offices with portcullis gates open

▲ portcullis gate detail

▲ view of office reception

ground floor plan ►

1. office reception
2. waiting area
3. retail 1
4. retail 2
5. reception desk
6. entrance retail 1
7. entrance to office
8. entrance retail 2
9. service corridor
Carefully crafted with exquisite details and refined materials, Dechert’s fresh yet timeless law office was completed from design through occupancy in just 10 months. By collaborating with Dechert’s employees to develop new work strategies, the design team created a flexible environment that enables attorneys to practice law more efficiently and productively.

The design ensures that the space adapts to the firm’s evolving needs without compromising grace, comfort, or the permanence that signifies Dechert’s prominence in the legal community. Punctuated by the firm’s vibrant art collection, the interior architecture is restrained and the detailing is precisely executed.

By concentrating the focus of the programming within the building core, the team maximized the use of the lease area without compromising the work environment for attorneys and staff. As a result, the space has a more open feeling than other offices with such a high occupancy rate. Natural materials and subtle architectural features — including glass partitions for all offices, soft indirect lighting and wide corridors — create a timeless office with the distinct kinship between interior and perimeter space. Interior offices have been upgraded with the same glass partition system used on perimeter offices. A painted accent wall illuminated by a light cove simulates daylight.

Partner offices are designed and furnished to support both collaborative and quiet concentration work. All attorney offices are sized to eliminate wasted space and standardized on a module to facilitate operations. Instead of being in enclosed suites, administrative workstations are in open plan contiguous with legal workspaces. This allows for flexible space assignments as the needs of support departments change over time.

Dechert Law Office
Washington, DC, USA

Completion: 2013
60,000 sq. ft. / 5,575 sq. m.
▲ view of reception from elevator lobby

▲ level 12 floor plan
1. elevator lobby
2. reception
3. waiting area
4. office
5. conference room
6. break room
HOK redesigned the exterior, public spaces and guestrooms of the Delta Ottawa City Centre hotel. Its transformation sets the benchmark for Delta’s rebranding, which the team is carrying out in hotels across Canada.

The goal for the renovation was to maximize functionality, comfort and convenience within a modern aesthetic. The redesigned hotel adapts to the needs of modern travelers, allowing them to conduct business and relax in comfort and style.

By moving the hotel’s original drop-off ramp at the second floor and relocating the front desk reception area to the first floor, the design establishes an attractive street-level presence that strengthens the hotel’s connection to the neighborhood.

Layered space planning for public areas creates a versatile series of spaces in the lobby and upper lobby/mezzanine area, accessible via a central staircase.

An open, naturally lit business area features a series of interactive, fully connected work hubs and lounge areas. This space draws guests to the lobby and serves as a destination where convention delegates can network and interact.

The “resto-lounge” area on the second floor is an extension of the upper lobby and business hubs. The hotel restaurant draws visitors into the dining experience through the chef’s interaction station, wine-tasting bar and chef’s table. These amenities provide opportunities for the hotel to host after-work events.

Delta Ottawa City Centre is located within walking distance of Ottawa’s Parliament buildings, museums and the Rideau Canal. The design takes inspiration from the hotel’s Canadian heritage. The bar-lounge area references the Parliament library with all-white painted books and pockets of tongue-in-cheek Canadian accessories.

Redesigned guestrooms cater to business travelers and include targeted reading lights and multiple outlets for charging devices. Docking stations inside drawers connect laptops or tablets to the hotel's wireless display. ::Spaces with ergonomic equipment give business travelers a comfortable, productive work environment while spa-like bathrooms offer a luxurious retreat.

Since the renovation, the hotel's group business has increased by nearly 50 percent.

Delta Ottawa City Centre Renovation
Ottawa, Ontario, Canada

240,000 sq. ft. / 31,600 sq. m.
Completion: 2012
DELTA OTTAWA CITY CENTRE RENOVATION
This pilot project creates a new workplace of the future for the headquarters of the U.S. Department of Housing and Urban Development (HUD).

The 10-story Robert C. Weaver Federal Building was completed in 1968 and is considered by many to be an example of Brutalist architecture. HUD envisioned transforming the dark and isolating interiors of its headquarters into a bright, open work environment that would improve communication and help the agency attract talented people.

Opening the space from wall to wall, designers removed suites that had formerly acted as barriers. A lively internal "street" now provides impromptu meeting spaces while preserving the character of the original building. By expanding shared spaces without reducing workspace footprints, the design allows the building to accommodate more people. Shared spaces include break, collaboration, and training rooms punctuated with the bright oranges and yellows that were part of the building’s historic wayfinding scheme.

Located off the perimeter, private offices include glass walls to maximize the daylight penetrating through small punched windows. A light color palette helps diffuse light through the space.

The modular workplace layout follows the building geometry. A flexible planning system accommodates entirely open or enclosed groups with minimal reconfiguration, while ceiling systems emulate the building’s original curves.

Department of Housing and Urban Development Demonstration Office Space
Washington, DC, USA

The design pays homage to the building’s architect, Marcel Breuer, through details such as the use of his timeless guest chairs.
HOK was the lead designer for a team that developed the master plan for Dubai Expo 2020, which is expected to draw more than 25 million visitors to the city.

The design looks to the future while drawing on traditional Emirati community planning concepts. With its mixture of education, innovation and entertainment, the plan reflects the best qualities of Dubai and the form and spirit of a world expo.

Situated on the southwestern edge of Dubai in Jebel Ali, the site is near Dubai’s new Al Maktoum International Airport and Jebel Ali Port, the world’s third-busiest port.

With three separate pavilions symbolizing opportunity, sustainability and mobility, the design features “innovation pods” and “best practice areas” in each thematic zone. These three zones emanate from a central plaza named the Al Wasl, the historic Arab name for Dubai meaning “the connection.”

Inspired by the layout of a traditional Arabic souk, or marketplace, the design places larger pavilions to the perimeter while clustering smaller exhibit spaces toward the center of the site. This layout creates a smooth pedestrian flow while encouraging interaction among visitors.

The master plan’s Expo site is to create a sustainable benchmark for events in the Middle East. An iconic photovoltaic fabric structure covers the main walkways, acting as a solar-powered sun shade and combining with photovoltaic panels on building facades to capture enough sunlight to generate at least half of the Expo’s energy requirements on-site. Other sustainable strategies include recycling wastewater, reusing materials and monitoring the Expo’s carbon footprint.

HOK teamed with Populous and Arup on the master plan.
DUBAI EXPO 2020 MASTER PLAN

▲ main entry
▲ central plaza

site plan
1. parking
2. central plaza
3. future
4. metro
5. expo office
6. eco village
7. future institutional
8. pavilions
9. expo support
10. future mixed use
The design brings luxury and glamour to the penthouse "Empress Suite," considered one of New York’s most exclusive places to stay. Located on the 50th floor of a five-star hotel, the suite has floor-to-ceiling windows offering panoramic vistas of Central Park, the Hudson River and Columbus Circle.

The suite includes a master bedroom and second bedroom, dining and living room, media room, study, Wolf/ Sub-Zero kitchen, laundry area, as well as two points of entry, two full baths and a powder room.

The design draws inspiration from the brand’s heritage while celebrating the modern character of Manhattan. Contributing to the aesthetic are custom-made furnishings, highly curated artwork, a dramatic entryway sculpture and a customized Swarovski chandelier.

Visitors entering the suite find an elaborate, abstracted orchid pattern set in marble. With silvery tones, rich velvets and delicious curves, the master bedroom’s design cues reference old Hollywood while remaining in step with contemporary design.

Elegant striped millwork, recessed lighting and crystal sconces add drama to the bedroom. A curved wall backs the room’s centerpiece, the bed’s upholstered velvet headboard. Bound by glass with an elaborate etched lattice pattern, an oversized walk-in closet and dressing room features leather-wrapped doors and custom drawer pulls. Shelves and spaces are backlit to put clothing, jewelry and accessories on display.

Designed in collaboration with Dior, the closet is fashionable and functional.

The cool, rich patterns found in the Carrera marble flooring, walls and counter spaces are echoed in the oversize bath. Black cabinetry and side-by-side vessel sinks provide a sleek contrast with the bed. A custom halo-style pendant hangs over the tub, backed by a ornate curved wall that cleverly conceals a dramatic standing shower. The transom back walls align with the free-form edges.

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Elegant striped millwork, recessed lighting and crystal sconces add drama to the bedroom. A curved wall backs the room’s centerpiece, the bed’s upholstered velvet headboard. Bound by glass with an elaborate etched lattice pattern, an oversized walk-in closet and dressing room features leather-wrapped doors and custom drawer pulls. Shelves and spaces are backlit to put clothing, jewelry and accessories on display.

Designed in collaboration with Dior, the closet is fashionable and functional.

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FIVE-STAR HOTEL LUXURY SUITE

▲ main foyer

▲ dining + living space

▲ living room
▲ five-star hotel

▲ reading space within bedroom
The 300-key Four Seasons Nanjing is on a prominent site in the heart of what was once Nanjing’s national government district. Located near the former presidential palace and government center, the new hotel tower sits adjacent to a series of smaller residential buildings reflecting China’s early-20th-century Mingguo architectural style.

West of the site, Nanjing’s newest museum faces the primary lobby. A primary boulevard with mature trees borders the south side. The plan creates clear edges for the irregular site, with an active, residential scale at the south. A separate residential tower sits on the business to the south in an area zoned for taller structures. The Mingguo structures will be retained and redeveloped as a boutique retail and dining destination.

Reflecting the sophistication of the Four Seasons brand and its guests, the 300-room hotel has an elegant, contextual feel. Dark brickwork and punched openings integrate the spirit of traditional Mingguo design in a modern way. Juxtaposing the deep, refined curtain wall of the tower with the historic structure reinforces the theme of a contemporary building in an historic context.

By incorporating the residential scale of the masonry structures on the arrival side and transitioning to a sleek glazed skin along the avenues, the design creates an appropriate urban-scale response to the surroundings.
FOUR SEASONS NANJING

▲ exterior perspective ▲ main entry

ground floor plan
1. lounge + lobby
2. open seating
3. retail
4. kitchen
5. ballroom
6. noodle + tea room
7. meeting
8. resident drop off
9. hotel main entry
10. garden
Inspired by the local landscape, the design of this new administrative and maintenance facility for Bakersfield’s transit agency references orange groves, foothills and mountains and aims for net zero energy use. Visitors pass through an entrance court with drought-tolerant plants and low, rammed earth seat walls. At the center of the site, the building’s main entry provides access to administrative and meeting spaces serving the public.

The building follows a radial organizing concept, with three wings housing administration, training and operations groups. A fourth wing serves as the maintenance building. Radiating out from a central pivot point, the “pinwheel” design gives occupants a level of autonomy while keeping them connected.

Offices, meeting rooms and support spaces are located along the perimeter, with semi- offices in the center below a dramatic vaulted ceiling. A series of small skylights draw natural light into the space.

In the summer, the building’s thick walls absorb heat during the day and provide a cooling effect at night. These walls serve as the primary heat/cooling system. The “pinwheel” design creates large, vaulted spaces, the interiors support the agency’s desire to be open and transparent with the public.

The design is targeting net zero energy use and LEED Platinum certification. Integrated building systems work together to decrease loads: low-tech, energy-efficient solutions include optimized building geometry, highly insulated exterior systems, self-shading and textured rain screens, and natural daylighting. On-site renewable energy systems include photovoltaic panels and a geothermal HVAC system that will reduce the building’s power needs to net zero.

Natural, locally sourced materials help create a welcoming environment. To balance the industrial feeling in the maintenance area, the design uses warm textures, colors and wood window frames.

Golden Empire Transit Central Facility
Bakersfield, California, USA

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GOLDEN EMPIRE TRANSIT CENTRAL FACILITY

1. reception
2. boardroom
3. multipurpose
4. training room
5. lunchroom
6. dispatch
7. maintenance shop
8. parts department
9. general shop
10. component rebuild shop
11. brake shop
12. body shop
13. paint booth

▲ physical model

▲ passive strategy diagram

▲ level 1 floor plan
“Even though everything is the work of man,” Ji Cheng wrote in The Craft of Gardens in 1631, “it must appear to have been created by heaven.” This statement inspired the design of a luxurious resort in Suzhou, home of many classical Chinese gardens.

The landmark destination on Taihu Lake, the largest lake in eastern China, will introduce ecotourism to China’s emerging international and domestic tourism sector. After winning an international design competition for the master plan, HOK is now designing the buildings and public spaces.

The design starts with the traditional Chinese methodology of using water to infuse the garden with life, to establish a hierarchical framework, paths to connect different experiences and buildings to create diverse spaces.

A central lake acts as the primary element that organizes all development parcels. The north shoreline is urban and supports more activities, while the south shoreline is natural and private, providing more tranquility.

There are three themed areas within the master plan: the lake area to the north and west, including a marina, golf club, hotel and cultural centers; the hill area to the west, with a water sports park, dry ski slope and visitor center; and a delta area to the south, with a family hotel and corporate club. Building forms embrace organic shapes to reflect the ebbs and flows of the natural environment.

The plan organizes the site to draw visitors from the entry areas throughout the rest of the development, encouraging engagement with different amenity spaces. By integrating the lake’s pristine natural environment with the area’s cultural and historical context, the design creates a destination that is both commercially viable and ecologically sustainable.

As a lakeshore development, the design protects ecotones - zones between water and land along the edge of a lake - and secures wildlife habitats while encouraging human interaction with the natural environment. Following the spirit of the traditional Chinese garden, the planning framework includes organic shapes and diverse visitor experiences while promoting interaction between people and the water.

Golden Harbor Ecotourism Resort
Suzhou, Jiangsu Province, China
GOLDEN HARBOR ECOTOURISM RESORT

▲ view of harbor

▲ pedestrian street perspective

▲ site plan
1. performance center
2. amphitheater
3. retail street
4. lakefront promenade
5. central plaza
6. north side park
7. service center + office
8. exhibition center reflection pool
9. east lake tourist center
10. retail
11. recreation center
12. lakeside park
GOLDEN HARBOR ECOTOURISM RESORT
The King Abdullah Petroleum Studies and Research Center (KAPSARC) is a research and policy center committed to energy and environmental exploration and analysis. The residential community provides a premier family environment that helps KAPSARC attract and retain world-class researchers.

The 10 community buildings include three apartment complexes with retail, a library, a dining hall, a recreation center, a natatorium, a community mosque, a supermarket, and a bowling alley. A 191-unit residential community features 11 different housing prototypes.

The plan organizes the site around a linear, central green space. The massing of the central community buildings reinforces the strength of the site concept. Two main buildings in the center of the green space have sculptural roofs, continuing the feeling of motion across the site’s east-west axis. The curving parabolic metal roofs of the central dining facility and library extend off the building, transforming into flowing shade canopies. These two buildings face each other across the central plaza.

Two long, rectilinear apartment buildings flank the central dining facility and library. The horizontal sunshade structures of these modern, stone-clad forms complete the linear facade that defines the central plaza.

As the spiritual center of the KAPSARC residential community, the mosque is highly visible. Envisioned as a monolithic core perforated with a pattern of glowing windows and surrounded by glass, the experience of the mosque changes from day to night. During the day, the play of shadows from the complex mullion patterns travels over the inner stone facade, creating an interior experience. At night, the glass box becomes a lantern in the landscape washed with light at the bottom and punctuated with points of light near the day sky.

KAPSARC’s residential community is the first and largest project outside of North America to achieve LEED for Homes certification. It is one of the first projects included in the LEED for Homes International Pilot Program. All 191 villas have been awarded LEED for Homes certification (188 Gold, one Silver, and one Silver with Certified). All community buildings except for the mosque are aiming for LEED Platinum certification.

KAPSARC’s 592,000-square-foot solar energy field, also designed by HOK, will generate about 5,800 megawatt hours of electrical energy annually. It is the largest photovoltaic array in Saudi Arabia.
KAPSARC RESIDENTIAL COMMUNITY

▲ villas
▲ apartment elevations
▲ townhouses
▲ streetscape
▲ sikka
▲ sikka
KAPSARC RESIDENTIAL COMMUNITY

▲ natatorium
▲ library
▲ central plaza
▲ executive villa
community center plaza
pedestrian street
▲ mosque exterior detail

▲ mosque interior detail

▲ mosque view at dusk

KAPSARC RESIDENTIAL COMMUNITY
King Abdullah University of Science and Technology (KAUST) is a 26-building, graduate-level research university located 50 miles north of Jeddah on the east coast of the Red Sea.

KAUST was envisioned as an entirely new type of research university with a new academic organizational structure that promotes innovation and creativity. Individual schools and scientific departments do not exist and there are no departmental boundaries. Designed to encourage physical and human networks to flourish without boundaries, the KAUST campus creates a new framework for a global community that brings together the world’s best minds around humanity’s most urgent scientific and technological challenges.

In addition to the four interconnected, 500,000-sq.-ft. research buildings, the university includes administration buildings, as engineering classroom building, applied mathematics building, library, mosque, student center, performing arts auditorium, university center, and main dining hall.

King Abdullah University of Science and Technology Interior Design
Thuwal, Saudi Arabia

Human interaction and collaboration are at the core of sharing knowledge, advancing research and making new discoveries. To encourage chance meetings and interaction, collaborative and social spaces are given privileged, highly visible spots on campus.

Based on the dominance of the sun in KAUST’s desert location, the team incorporated daylight as a primary building material. The effect of daylight on the perception of space and surface plays a key role in the interior design of the buildings. Similar to the Arabic screening of the mashrabiya, windows and skylights have an integral shading system that reduces heat loads while creating dramatic, dappled light.

A pedestrian spine bisecting the campus links lab with the academy. This spine is shaded, passively cooled outdoor concourse featuring offices and retail spaces. Careful sunlight management creates comfort and visual drama in the primary social spaces.

The three-story, tiered academic library is a beacon signifying the metaphorical heart of the campus. As a standalone structure surrounding the library’s full, open interior volume establishes a pedagogic visual connection between the interior and exterior. The library functions as an academic commons that encourages interdisciplinary, cross-cultural collaboration. The warm, social environment balances the technical nature of the surrounding engineering and laboratory buildings.
KAUST INTERIOR DESIGN

▲ dusk view in library

▲ library reading room
Three decades after designing King Khalid International Airport (KKIA), HOK is now leading the design for the expansion of Terminals 3 and 4. Though KKIA has served the city and region well, this expansion will enable the airport to meet increasing demand and support the country’s growing economy. As with the original airport, the design creates a strong sense of place and a passenger-friendly terminal experience that draws on an important guest to Riyadh.

Two new terminal complexes will be built on the airport’s western side, enabling the airport to accommodate more than 17.5 million passengers annually. The project also introduces a central processor building and three new piers with 24 gates.

The design solution responds to Riyadh’s culture while providing a series of memorable spaces. The distinctive, hexagonal roof form and triangular organization of the original buildings guided the design. Designing the piers on the original module size, the team designed a seamless intervention with no clear distinction between old and new modules.

The central processor building accommodates the technical requirements of arrivals and departures within curved, large-span, triangular forms that emulate the original smaller-scale roof forms. Clerestory glazing similar to that of the original terminals creates a consistent daylighting approach.

Using variations of the original triangular roof geometry, the three new piers are designed around functional requirements and the need to carefully control daylight.

Designed for LEED Silver certification, the project’s sustainable strategies include replacing the existing terminals’ external cladding with a high-performance facade system and upgrading infrastructure with two new energy centers.

An integrated BIM strategy allows the entire design team to collaborate and coordinate the process throughout construction.

The facilities are being refurbished in two phases to allow the existing airport operations to function at capacity during construction.

King Khalid International Airport Development + Expansion
Riyadh, Saudi Arabia

Completion: 2016
Annual EUI: 27 kBTU / sf / yr
69.3% below ASHRAE 2007

3.06 million sq. ft. / 284,200 sq. m.

Cooling and heating are provided by air conditioning systems located in the central processor building.
▲ aerial view showing airport expansion

▲ aerial view showing airport expansion

▲ departures level

1. existing parking
2. existing mosque
3. drop-off
4. pre-check-in
5. check-in / baggage drop-off
6. passport control / security
7. domestic departures lounge
8. international departures lounge
9. domestic gates / lounges
10. international gates / lounges

existing parking
existing mosque
drop-off
pre-check-in
check-in / baggage drop-off
passport control / security
domestic departures lounge
international departures lounge
domestic gates / lounges
international gates / lounges
KING KHALID INTERNATIONAL AIRPORT DEVELOPMENT + EXPANSION

▲ International departure lounge

▲ International gates

▲ Check-in
KING KHALID INTERNATIONAL AIRPORT DEVELOPMENT + EXPANSION
The LG Science Park research campus in Seoul’s Magok district consolidates staff from six different LG affiliates. This landmark urban site provides a high-tech environment supporting innovative research and industrial prototyping.

A public greenway connecting the city to a park bisects the site from north to south. The master plan also creates a new linear park running east to west. Forming an extensive network of greenery and encouraging public access to the parks.

Intersecting the parks at the heart of the campus is an Integrated Support Center (ISC) designed for LEED Platinum certification. Planned around LG’s vision for highly collaborative, interdisciplinary research, the Science Park provides flexible building and laboratory adjacencies that accommodate virtually every type of science.

All science areas—dry and wet labs—have a large block of space between two cores that can be configured to accommodate any research function. An innovative strategic service distribution system enables researchers to reconfigure lab environments with minimal, cost-effective modifications.

Each LG affiliate has its own main entrance and lobby, while sharing a common drop-off area. Building elevations are framed with stone and glass and stainless steel panels, creating a varied family of facade treatments that provide views to the parks and control solar gain.

In the lower ground level, under the linear park, a dining facility links affiliate buildings and shared facilities. A three-level basement provides service and storage spaces, as well as utility plant and parking for 4,200 cars.

Among the Science Park’s sustainable design strategies are use of a distinctive bronze anodized facade and innovative technologies such as algae panels and footfall harvesting to generate power. Flat roof surfaces accommodate photovoltaic panels and vegetated roofs. Ground-source heat pumps provide heating and cooling in electronics dry labs.

LG Science Park
Seoul, South Korea
sunken corridor on edge of linear park

affiliate lobby

view toward integrated support center

LG SCIENCE PARK
LG SCIENCE PARK

[Aerial view of the LG Science Park]
HOK led a 17-firm team that provided planning and design for the rehabilitation and restoration of the airport’s historic 1941 terminal building. The design preserves the Long Beach Airport’s original main terminal building as an important part of the operations. Remaining as the visual link between landside and airside, the landmark terminal structure serves as the main passenger circulation pathway for departing passengers. New structures are appropriately scaled behind it.

A goal for the renewed airport was to give passengers a uniquely southern California experience. A large central outdoor garden that runs almost half the length of the concourse on the airside, beyond the security checkpoint, links the north and south hold-room buildings. This garden, which contributes to the concourse’s relaxed, resort-like feel, features palm trees, indigenous grasses and plants and fire pits.

Operational, security and passenger amenity improvements enhance the terminal’s functionality while making the travel experience easier and more enjoyable. Anchored by the historic terminal, a new “meeters and greeters” plaza is enclosed by a new passenger screening checkpoint building and covered walkways.
The team provided interior design services for this luxury hotel development on China’s Hainan Island. MGM’s first non-gaming, five-star hotel in China, the project includes a new eight-story hotel and the renovation and expansion of an adjacent hotel.

Within this tropical resort, guests can enjoy a memorable entertainment experience and atmosphere in a sophisticated urban setting. The resort faces the beach and water on one side and mountains on the other. By bringing outside elements into the space, the design of MGM Grand Sanya differentiates the MGM Grand Sanya from nearby resorts.

Guests entering the hotel encounter a larger-than-life golden lion, a hallmark of MGM’s properties. A six-story glass atrium connects the hotel’s two wings. The focal point of the lobby is a 50-foot-wide, pearlescent stainless steel sculpture influenced by the butterfly flora that inhabit Hainan Island. The sculpture’s transparency allows guests to appreciate the enormity of the space while passing through it. A large media wall with a reception and concierge desks energizes the open-air lobby. Guests feel the warm breezes as they look out onto the pool and ocean beyond.

Additional amenities include five restaurants, a lobby lounge, a café, retail outlets, a pool and conference space that includes a 14,000-square-foot ballroom.

MGM Grand Sanya
Sanya, Hainan Province, China

Additional features include five restaurants, a lobby lounge, a café, retail outlets, a pool and conference space that includes a 14,000 square-foot ballroom.
The design brief was to design a temporary, freestanding, transportable and contemporary pavilion to be installed in the Kensington Museum Gardens, with the theme of “Dream.”

Dreams are made up of different layers of each individual’s feelings and emotions. The design of the Dream Pavilion represents a “Dream Box,” where one can navigate through these layers.

The pavilion layout is based on the experience of a physical dream. Visitors enter into the unknown (dream induction), move through a new sensory experience (dreaming) and leave with a new memory (awakening). Designed to symbolize the development of this dream sequence, the pavilion offers areas for people to reflect, walk, sit, lie, crawl and stand.

The Dream Box is constructed of recyclable, translucent, honeycomb plastic panels that are cantilevered on a slotted base. Supporting the panels is a secondary structure of metal threaded rods located on the top and bottom of the panels. All 48 panels are CNC-milled to form. Because interior portions of the panels feature rubber trimmed with phosphorescent paint, the Dream Box illuminates and reflects at night.

The vertical filigree created by the layered panels permit people outside the pavilion to catch fleeting glimpses of those inside. People are invited to bring their own dreams to play, laugh, interact and relax.

Museum Gardens Dream Pavilion Competition

London, UK

90 sq. ft. / 8 sq. m.

Competition: 2013
MUSEUM GARDENS DREAM PAVILION COMPETITION

▲ interior

▲ physical model

▲ floor plan + elevation

10.37 m
7.22 m

4.5 m
2.03 m

MASTERSCOGGER DESIGN INC.
COMPUTATION

177
The Nanjing Financial Center features five high-rise commercial office buildings positioned around an iconic circular plaza. These structures, encircling a rich, open-space network, distribute density to create a strong skyline. Their orientation and form feature the important visual connections throughout the city.

Rising dramatically above the surrounding buildings, the signature 103-story tower acts as the pinnacle of the crown. Its sophisticated form emphasizes simple lines, high-quality detailing and a soft interplay of light to recall Nanjing’s harmonious blend of natural and urban environments.

As a world-class addition to the city’s emerging skyline and hub for international business, this signature tower integrates commercial offices, retail and trading space, and a five-star hotel. This central plaza is flanked by a second-level concourse that connects the five commercial buildings in a pedestrian-friendly public environment of restaurants, galleries and cafés.

Where the signature tower meets the sky, an observation deck becomes a public living room for the city. A dramatic, sloped skylight, glass walls and viewing bridges create a transparent space that celebrates the city’s grandeur. The overall tower form points to the heart of the Hexi New Town District.

The Nanjing Financial Center is a vital component of a master plan for Nanjing’s urbanization as it expands south and west of the historic center along the banks of the Yangtze River. This development is adjacent to Nanjing’s central business district and a greenbelt to the north, Jiangshan Road to the south, Nanjing Exhibition Center to the west and high-end residential development to the east.

Finding inspiration in the form of Nanjing’s beloved plum blossom, the site organization carries the energy of the central greenbelt into a form that radiates the center’s qualities out to the city.

7 million sq. ft. / 650,000 sq. m.
Completion: 2018
The design for the Newport Magistrates’ Court enabled Her Majesty’s Courts and Tribunals Service (HMCTS) to consolidate the agency’s facilities into one building. Spread over three floors, the rectangular geometry contains three magistrate courts, one informal court, secure custody areas and support spaces to meet the courts’ current and future needs. The design concept draws on the context, site and program requirements to reimagine the classic court archetype.

Located on a former brownfield site adjacent to the River Usk and within the Newport Unlimited regeneration plan, the bold, simple form creates a striking civic landmark. The building mass features strong external walls perforated to reveal the courts. Light wells draw daylight deep into the halls and internal public spaces. Glazed walls define and illuminate the plate-glass entrance and public circulation route.

Sustainable design strategies focus on energy efficiency, environmental impact reduction and indoor air quality. Use of natural ventilation in office areas creates a healthy and pleasant indoor environment while reducing operating costs. The green roof, which will enhance site ecology, features a solar hot water system and photovoltaic panels that generate power for domestic use or for exporting to the national grid.

Newport Magistrates’ Court
Newport, Wales, UK

The Newport Magistrates’ Court provides a new sustainable model for court buildings across the UK. With a BREEAM Excellent rating, it was named the top courts facility in the BREEAM Awards 2013.
site plan

1. USK way
2. green roof
3. interior daylighting
4. access stair
5. solar panel bank
6. pedestrian ramp
7. stairs
8. secure parking lift
9. secure road
10. secure setdown entry
11. secure setdown exit

interior circulation
NewYork–Presbyterian Hospital is one of Manhattan’s founding institutions. The neo-gothic complex was built to anchor the Upper East Side at a time when the area north of Central Park contained only farmland and sparse development.

The main entrance withstood time, renovations, expansions and neighborhood growth until 2009, when the hospital determined that the entry no longer properly represented its image. The heavy, dark doors were visually uninviting and difficult to use.

Designed to represent the sophisticated technology and advanced medicine inside, a modern glass and stainless-steel canopy replaced the original cloth awning. The new entry pavilion creates a protected walkway with natural ventilation, shading and public seating. The inviting canopy reflects the identity of the hospital while paying homage to its history.

In addition to the iconic new entrance pavilion, the project includes the interior restoration and renovation of the historic lobby originally designed in the 1920s, safety improvements extending to the sidewalk drop-offs, accessibility improvements, mechanical upgrades and security enhancements enrich the patient experience. Upgrades to the existing lobby reduce energy use, improve pedestrian flow and create a more comfortable environment.

NewYork–Presbyterian 68th Street Entrance Renovation + Peter and Mary Kalikow Founders Lobby
New York, New York, USA
The NewYork–Presbyterian Ambulatory Care Center is the first step in a long-term master plan for the expansion of NewYork–Presbyterian/Weill Cornell Medical Center in New York City’s Upper East Side.

Accommodating 40,000 patients annually, the facility’s primary services include outpatient surgery, endoscopy, interventional radiology, diagnostic imaging, radiation oncology and digestive disease treatments.

Public functions, including the main lobby, patient service and a wellness center for patient health and alternative medicine, are located on lower floors.

The typical clinical floor has 12 flexible operating rooms. To minimize the need to move patients, the design places 36 private prep and recovery rooms on a single level. Each floor has support spaces and family waiting areas that overlook York Avenue, the gardens of Rockefeller University, the East River and York Avenue.

A clear wayfinding system and advanced technology enhance patient access and comfort. The program layout provides distinct separation of patients and families from staff and back-of-house circulation. An employee-only support floor located between the five clinical floors promotes efficient staff flow.

In response to the center’s proximity to the river, critical infrastructure is placed at the top of the building for protection during severe weather events.

The team designed the building to support a future overbuild of 230,000 square feet.
Ogilvy & Mather asked HOK to update the design from its 2005 office consolidation and relocation. The latest renovation retains the advertising, marketing and public relations agency’s increasing headcount in the office while introducing a variety of new conferencing, teaming and collaboration spaces. In addition to improving workplace density and enhancing ancillary space, the design for this renovation integrates new space standards.

The refurbished office features very few offices, with Ogilvy & Mather’s people moving into a modified benching system. By increasing density, the new plan creates space for additional teaming and casual meeting areas along with a new “town hall” multipurpose meeting space and high-tech conference center.

New interior finishes link the design and branding of the office’s north and south sides while embracing the existing brick and steel exterior.

Phasing the construction over six months enabled Ogilvy & Mather’s people to keep working in the office throughout the project.
Oregon State Hospital in Junction City is a new mental health facility designed on the model of care that HOK developed for Oregon’s other psychiatric hospital in Salem. In this model, patient treatment and care mirror the activities of a typical daily routine. Throughout the day, patients move from their living units to treatment areas, exercise space and the facility’s “downtown” areas.

The “live, work, play” design approach, which has led to documented improvements in the behavior and lives of patients at the Salem hospital, is replicated in Junction City. The strategy will accelerate many patients’ return to society, when they become active, productive members of their families and communities.

The 360-bed Junction City facility is located on a greenfield site donated by the state of Oregon. The site’s major challenge – its location on a floodplain – created several design opportunities. Abundant groundwater will power a geothermal exchange system, which combines with solar hot water and distribution via radiant heating and cooling.

With its natural ventilation and daylighting strategies, this facility will be among the most energy-efficient hospitals in the country.

Oregon State Hospital
Junction City, Oregon, USA
OREGON STATE HOSPITAL

▲  program / concept diagram

▼  level 1 floor plan

1. patient rooms
2. courtyard
3. outdoor recreation
4. gym
5. classrooms + treatment mall
6. dining
7. recreation / loading dock
8. kitchen
9. administrative offices
10. lobby
11. administrative support
12. service yard
13. entry courtyard
14. cottage
15. residential cottage

▲  concept model
Phillips 66’s new headquarters in west Houston will house 1,800 employees on one campus. Concepts of community and collaboration have guided the site and building design.

The headquarters includes two 14- and 16-story office towers connected at the podium level by spaces supporting social and community functions. An entry gallery and service wing unite the podium with a 1 million-square-foot parking garage, creating a “front door” for the complex.

Designed to optimize daylight and thermal comfort, the towers’ high-performance enclosures include sunscreen shades adjusted for each individual exposure. A bridge with kitchettes, break areas and informal meeting spaces links office levels four through 13, enabling business groups to occupy up to 60,000 contiguous square feet.

Clad in regional Texas limestone, the first two levels of each building draw the site’s character into public podium spaces. As the heart of daily campus life, the podium includes conference and training areas, food service, a fitness center and a large central “living room” that features an 80-by-210-foot glass skylight. This space will accommodate informal gatherings and large, special events.

Annual EUI: 69 kBTU / sf / yr
36.8% below ASHRAE 2007

Phillips 66 Headquarters Campus
Houston, Texas, USA

Annual Btu: 69 kBTU / sf / yr
36.8% below ASHRAE 2007

PODIUM FAÇADE MATERIALS – STONE INTEGRATION
The Rosewood Abu Dhabi is an ultra-luxury five-star hotel in the heart of Abu Dhabi’s new central business district on Al Maryah Island. The design creates a distinct, personalized luxury lifestyle experience that captures the essence of Rosewood Hotels and Resorts’ “Sense of Place” philosophy.

Interior spaces take cues from the local topography and culture, merging the vastness of the desert’s white sand dunes with the crystal blue of the Arabian Sea. The sleek, modern aesthetic creates a feeling of understated opulence and elegance.

As guests enter the hotel, a pair of full-height wood-framed doors evoke a sense of historical drama. A water feature spills out into the entry court, setting a directional gesture that gently guides guests through the space, releasing them at the reception and concierge area.

The design of the interior encourages a free flow of movement between key living zones, promoting a relaxed experience. Full-height sandblasted glass pierces into every guestroom, offering a panorama of the city and sea.

Guestrooms feature stylings evocative of the desert, with a blend of modern regional artwork and traditional accessories and pottery that reinforce the indigenous expression of the public spaces.
Dining area
ground level floor plan

1. hotel lobby
2. resident lobby
3. retail
4. kitchen
5. lebanese restaurant
6. terrace
7. wine bar
8. lobby lounge
9. french catalan
10. elevator lobby
11. hidden bar
12. residential elevator lobby
13. front office

wine bar
The headquarters provides Starwood Hotels & Resorts Worldwide with a modern workspace that showcases the company’s leading global hospitality brands.

The design team led interviews and site observations at the old offices to develop a deep understanding of Starwood’s work processes. Based on this research, the team established customized space standards for workstations, offices, shared spaces, and support areas. These standards create more space efficiencies while improving collaboration and flexibility.

The headquarters provides a welcoming environment for visiting executives from its nine hotel brands by communicating Starwood’s holistic values while preserving its individual brands. Featuring model rooms for Starwood brands including W, St. Regis, Sheraton, Aloft and others, the facility also has executive offices, an owner/developer experience area and design studios where Starwood can develop and refine new concepts with franchisees.

Compared to Starwood’s previous office, the headquarters is designed to decrease energy usage by 25 percent and water consumption by 40 percent. The design layout creates open spaces with an abundance of natural light. The building includes energy-conserving lighting, recycled carpet, FSC-certified wood, low VOC finishes and water conserving plumbing fixtures.

HOK led the design of the headquarters, including the expanded entry and reception areas for the building and Starwood. HOK collaborated with Jump Studios, which led the design of the owner/developer experience area.
▲ displays

▲ corridor to gallery + lounge
Organized by the specific demands of a global corporate headquarters and operations center, the 12-story, LEED Platinum-certified building serves as a high-tech, sustainable icon for the region.

The team facilitated a highly collaborative design process. By engaging all design and engineering disciplines, they produced a clear solution that improves collaboration among TD Ameritrade’s corporate, technology and operations teams.

Accommodating 7,500 employees, the program is organized into two distinct groups. TD Ameritrade’s operations required contiguous, 75,000-square-foot workspaces combined with training and technology facilities. The corporate administration group needed an adaptable, 25,000-square-foot open floor plate for smaller business units.

To address these parameters, the design organizes the building into two distinct volumes: a low pavilion that occupies the length of the site and a mid-rise tower that hovers above the pavilion and gives the facility a regional presence. A “pedestrian highway” makes it easy for employees to move around.

The 75,000-square-foot floor plate accommodates large work groups and campus amenities. Hidden tea rooms, covered parking and framed the garden landscape toward the existing campus. This garden is a continuous green lawn that connects the lobby, main circulation paths and a semi-public, two-story dining and event building.

A flexible open plan enables TD Ameritrade to adapt the layout of business groups as its needs change. The tower’s primary orientation is toward the campus garden, the ideal solar orientation for natural daylighting and passive heating. The rainscreen facade and landscape design are finely tuned to the local environment. Combined with the high-performance building envelope, the simple geometry creates a powerful expression of sustainability and an iconic marker in the landscape.

To maximize energy efficiency, the team designed the exterior wall assembly with laminated glass panels. This system provides a continuous R-value of 20 and helps reduce energy use by 50 percent. The south tower facade features a unitized curtain wall system with two horizontal and interior light shelves that send usable light 35 feet into the tower floor plan while creating desirable views to the landscape.
- South wall section
  - Light shelf
  - Sunshade integrated into curtain wall
  - Aluminum curtain wall system with triple-glazed insulated glass unit
  - Insulated spandrel zone

- North/west wall section
  - Fixed window in 12-inch deep frame protruding to face of rainscreen
  - Fritted glass rainscreen panels clipped on horizontal channels

▲  building facade

▲  Level 1 floor plan

1. Dining
2. Pedestrian highway
3. Main entry
4. Lobby
5. Employee entry
6. Alfresco courtyard
7. Autocourt
8. Loading dock
9. Central utility plan
10. Fitness center
11. Office space

15'-0" 15'-0"
5'-0" 5'-0"
1'-6" 1'-6"
The Central & Wolfe Campus presents technology workplace architecture that is forward-thinking, environmentally attuned and highly flexible.

The design creates a walkable, green campus with distinctive architecture and sustainable, forward-thinking workplace architecture that is environmentally attuned and highly flexible. The campus is organized around a landscaped central quadrangle. Each building sits atop a podium parking level and features an internal courtyard designed for year-round use, with pedestrian pathways connecting all facilities and outdoor spaces. The central quadrangle contains an amphitheater located within a grove of established redwood trees and is a two-story, standalone amenity building with spaces for dining, retail and athletics.

Sustainable strategies include using the concrete structural system for thermal mass and slab overhangs for shading. The design uses green roofs for insulation and reclaimed water for irrigation, flushing and cooling tower supply. Photovoltaic arrays crown the roofs of the building and parking structure. This long, sinuous facade of the elliptical forms create solar gradients that continuously diminish and self-shade the buildings throughout the day. Anticipating LEED Platinum certification, the project is designed to be a net zero energy-ready campus.

The Central & Wolfe Campus
Sunnyvale, California, USA

2016 design annual
770,000 sq. ft. / 71,535 sq. m
Completion: 2016
Annual EUI: 50 kBTU / sf / yr
40% below ASHRAE 2007

The design creates a walkable, green campus with distinctive architectural features and amenities. Recognizing how progressive companies perform, the campus offers a high-performance workplace with more than 500,000 square feet of contiguous, flexible office floor plates contained within a striking form that is both human-scaled and surrounded by nature.

Lessons from nature inspire the design principles for the site organization and building forms. The design inspiration comes from the project’s environment, in which two convergent site ecologies come together. Site ecologies, or biomes, are natural systems defined by climate and geographic conditions. Converging biomes, which are dynamic and fluid, are known as ecotones.

As a series of individual buildings within a landscape, the site is woven together to create a whole. The buildings are organically shaped forms that follow and curve according to the site’s changing form. The sections that cantilever outward speak to the dynamism of convergence and fluidity.

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THE CENTRAL & WOLFE CAMPUS

▲ site plan

► level 3 floor plan
1. central quad
2. office
3. photovoltaic canopy
4. parking garage
The Central & Wolfe Campus

View from northwest
The team designed the architecture, landscape and interiors for this mixed-use development, which is located in the airport district of Accra, the capital of Ghana.

The site includes two office buildings totaling 172,000 square feet; a four-story, 200-key business hotel with conference and banquet facilities; 129,000 square feet of retail space including food and beverage areas; and 100 luxury residential apartments.

The design for this new open-air shopping complex provides a vibrant destination for residents, visitors and employees. On the podium level, food and beverage zones complement the ground-level fashion and retail areas.

Several distinct landscape zones include: The Exchange’s open-air square with a vehicular drop-off area for the hotel and retail facilities. The lushly planted urban streetscape features indigenous palm trees that unify the scheme; a landscaped, open-air retail mall; restaurant and hotel terraces; and a private residential landscaped pool terrace and garden. A large swath of green space serves as a public park while mitigating the urban heat island effect, pollution and surface runoff.

The landscape incorporates color, mixed plantings native to West Africa. The design draws inspiration from the strong angular geometry of the traditional Ghanaian kente cloth, Africa’s best-known textile.

Recalling the cooling architectural devices used in the tropical Modernism movement of the 1940s and 1950s, the design integrates the buildings and landscape through the use of linear lines, vibrant colors, rich textures and locally sourced materials.

The Exchange
Accra, Ghana
▲ ground floor plan
1. office
2. retail
3. hotel reception
4. supermarket
5. resident entry / exit
6. resident drop-off
7. resident valet parking
8. retail and hotel entry / exit
9. office entry / exit

▲ longitudinal section

▲ aerial view from southwest

▲ view of offices

▲ entrance to retail mall

THE EXCHANGE

55 m²
RETAIL
29 m²
GOODS
The Health Sciences Facility III is centrally located among the University of Maryland’s medicine, dentistry and pharmacy schools. Both the siting of the building and the design encourage collaboration within this new facility, which will reinforce UMBC’s position as a leader in academic research.

The program includes wet and dry research labs on typical floors and imaging laboratories in the basement. Collaboration areas are located throughout the facility.

A lab block oriented east to west steps down along the street to one level, pedestrian-scale massing elements. Materials, textures and elements like seating and planters combine to make the building feel welcoming to users and passersby.

On the building’s southern face, the massing transitions to an outdoor plaza. A “porous” massing of offices allows views into the building through the adjacent atrium. An additional north-to-south building mass faces the school of medicine to accommodate future campus growth to the north.

The design follows university and city design guidelines by expressing a base, middle and top to the buildings. Durable materials appear along the lowest portion of the structure, where the building meets the ground. Middle portions of buildings are strongly articulated, with few massing variations. The top steps back to allow the massing to meet the sky.

A carefully planned network of campus green spaces and courtyards creates an “emerald necklace” that unifies these spaces and the buildings. Exterior volumes are designed as extensions of major interior spaces, with transparent materials on the edges blurring boundaries between the two.

Connecting bridges span the central atrium at different levels to bring together researchers and faculty members. The atrium aligns with atria within the adjoining schools of medicine, dentistry and pharmacy, encouraging collaborative meetings of researchers, faculty members and community residents.

University of Maryland, Baltimore, Health Sciences Facility III
Baltimore, Maryland, USA
site + level 1 floor plan

1. lobby
2. meeting room
3. office
4. wet lab
5. storage/receiving
6. entry
7. outdoor living room

Aerial collaborative massing diagram

West elevation
South elevation
North elevation
East elevation

UNIVERSITY OF MARYLAND, BALTIMORE, HEALTH SCIENCES FACILITY III

Pine Street
Fayette Street
Baltimore Street
UNIVERSITY OF MARYLAND, BALTIMORE, HEALTH SCIENCES FACILITY III

- Typical level floor plan
  1. lobby
  2. office
  3. wet lab
  4. dry lab
  5. collaboration space
  6. atrium

- Vivarium level floor plan
  1. office
  2. animal holding
  3. procedure rooms
  4. cage wash
  5. surgical support

▲ section through atrium looking north
The 32-acre Vaikunth Residential Development is located within the Mumbai Metropolitan Region, just west of the Thane River. The site will consist of 14 residential towers with 1,500 units, two commercial office buildings and a temple.

Vaikunth – a Hindi word meaning “a heavenly place to live” – served as the team’s design inspiration. Ranging from five to 27 stories tall, the towers have one to five units per floor. Each unit uses cross-ventilation and features a modern interpretation of an exterior “shutter,” which protects residents from the sun and provides more privacy while allowing for larger expanses of floor-to-ceiling glass.

The building envelope for the first-phase residential towers is envisioned as a thoughtfully articulated assembly of exposed and dyed concrete, glass and movable perforated metal panels that speak to the surrounding material context in a contemporary language. The scale and detailing of the building envelope can be appreciated at multiple levels. The overall massing and articulation are legible from a distance, though deliberate changes of facade depth and alterations to the primary materials of painted concrete, glass and perforated metal panels are more noticeable up close. The metal panels have different perforations that, when overlapping, create new patterns and a denser aperture to provide more sun protection and privacy for residents. The overall articulation and detail have the potential to present many configurations based on the needs of the occupants.

The site is divided into a series of blocks, or districts, making the construction process easier to phase than with a contiguous podium. This approach also creates a public scale between buildings that is uncommon in India’s residential developments.

The design preserves many large trees, integrating the buildings into the landscape and creating a mature tree canopy between buildings for pedestrians and condominium owners to enjoy.

Vaikunth Residential Development
Thane, Maharashtra, India

2.31 million sq. ft. / 215,000 sq. m.
Site: 32 acres / 12.9 hectares
Completion: 2018

2014 design annual
VAIKUNTH RESIDENTIAL DEVELOPMENT

▲ pedestrian scale ▲ composite ▲ high-value trees ▲ tree preservation

1 site plan
1. residential
2. temple
3. commercial
4. government giveback
point tower to minimize footprint on site to maximize recreational ground

carved base creates an arrival experience and orienting views toward central green

sliced top redirects views toward the temple grounds

▲ high-end tower
The Xiamen Tong’an New Town Blue Diamond Project houses a retail mall, an exclusive club, an 800-seat boutique cinema and an outdoor performance theater.

As a new symbol of Xiamen’s Tong’an district, Blue Diamond brings an innovative entertainment venue to an increasingly popular tourist area. This new center is centrally located among the 13 new resort hotels being developed along the beautiful beach of Tong’an Bay in subtropical southern China.

The Xiamen Planning Bureau challenged the team to design the development as a new tourist attraction for the city, an important commercial seaport for China since the 14th century. The design needed to embody Xiamen’s position as a “gateway to the world” and a city of rich cultural diversity. Xiamen’s unique history inspired the team to use the metaphor of a wave to guide the design. At times, Xiamen’s beautiful landscape has the tranquility of the peaceful sea. The vitality and energy of a wave represent the city’s prosperous future. As the wave reaches the shoreline, it becomes water drops that glisten and shine like “blue diamonds” arriving in the city.

Different shaped wave-like forms make up the development’s structure, including a dramatic 230-foot-tall, self-supporting glazed wall that follows the curved roof form and ensures that visitors always have scenic views to the sea. The slight tilting of this “diamond-skin” wall creates a shimmering effect.

Though the scale and undulating geometry of the roof and glazed walls produce a striking, iconic shape, they also presented several structural challenges. In the main atrium space, the curved roof and double-curved glazed walls prevented the use of columns. Instead, the building has a perimeter truss system with 625 feet between support columns.

Xiamen Tong’an New Town Blue Diamond Project
Xiamen, Fujian Province, China
XIAMEN TONG’AN NEW TOWN BLUE DIAMOND PROJECT

▲ aerial view

1. retail entrance
2. retail
3. blue diamond skylight
4. roof terrace

level 1 floor plan

1. retail
2. food + beverage

▲ level 1 floor plan

▲ site plan
XIAMEN TONG’AN NEW TOWN BLUE DIAMOND PROJECT

▲ view from theater
▲ view from plaza
▲ concept model
▲ elevation
▲ cross section
To create this transformational master plan, the team studied 193 square miles of the Zhoushan Archipelago to inform a scheme that accommodates regional growth on the islands of Zhoushan and Jintang, located in the Dinghai district of the Zhoushan Archipelago. The study area sets the development direction for the next 20 years.

The master plan preserves the area’s mountainous topography and natural skyline, protecting ridgelines and focusing future growth into corridors within defined development boundaries. Urban nodes benefit from economies of scale and sense of place, while residents and visitors enjoy being near the sea and protected natural lands. Greenbelts and waterfront promenades reshape parts of the shoreline to allow direct public access.

As the district’s major city, Dinghai is its historical and cultural heart. Surrounding mountains and natural islands are protected to prevent encroachment from unplanned development. This ecosystem sustains the city, allowing sustained investment to revitalize its heritage. Conservation measures lower friction, while industry is limited to outlying areas.

Lingang, on the adjacent Jintang International Logistics Island City, presents a potential gateway to the district. As part of a broader industry distribution strategy, it is a significant part of the local and regional economy. Yancang, in western Dinghai, and Baiquan, on northern Zhoushan Island, are growth areas carefully planned to protect the environment.

Zhoushan Island + Jintang Island Master Plan
Zhoushan, Zhejiang Province, China

Design area: 6 sq. mi. / 15 sq. km.
Study area: 193 sq. mi. / 500 sq. km.
Completion: 2033

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This vision for the Zhuhai Port Office Building introduces a dynamic public landmark within the city of Zhuhai, one of China’s most prized tourist destinations. Inspired by the city’s rich culture and beautiful climate, the design proposal creates a welcoming, memorable gateway between Zhuhai and Macau.

Located in the southern region of the Gongbei District, the site is surrounded by a high-speed train terminal to the east, customs house to the west, public transportation plaza to the north and Macau to the south. These surroundings produce a civic environment with dynamic pedestrian activity and a broad surrounding transportation network.

As a focal point between two large-scale, horizontal structures – the customs house and high-speed train station – the Zhuhai Port Office Building is a nodal point within the urban setting. Each of the proposed design scenarios pushes the maximum height of the development above adjacent buildings to create a strong visual link between the customs house and train station.

The Zhuhai Port Office Building’s program integrates government, administrative and public uses into one complex. The design promotes the significant public destination by incorporating a mix of shops, restaurants, hotels and museums.

The design concept draws inspiration from the strong tradition and elegant craft of Chinese culture and art. References to paper lanterns introduce a spirit of material and craft, creating a graphic connection between the environment and its people.
301 ZHUHAI PORT OFFICE BUILDING COMPETITION

Level 1 floor plan

1. retail core
2. office core
3. inspection office core
4. retail
5. inspection office
6. inspection office core
7. circulation
8. sunken plaza
9. atrium

▲ site plan
▼ level 1 floor plan
▲ site plan
▲ retail level plan
▲ level 5 plan
▲ level 6 plan
ZHUHAI PORT OFFICE BUILDING COMPETITION
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Drew Lowen