Design excellence defined our past and will define our future. I joined HOK in 1991 to be part of a practice with the opportunity to do the best design work of its time. Today, we are creating design solutions that address the world’s great challenges. We will continue to broaden the scope of our problem solving and use design thinking to strengthen our culture. This will attract the best people and clients.

Our practice is about creating artifacts: buildings, master plans, interior spaces or pieces of furniture. We have organized our design teams around the creation of these artifacts, which are at the core of everything we do. A renewed emphasis on the building sciences reflects our belief that the craft of our design work is equally important.

That point where design excellence intersects with expertise in specific markets and building types is HOK’s sweet spot. Consider what is happening with scientific innovation. Though many of the most important discoveries in the core sciences have already been made, new innovations are emerging from unexpected overlaps between the core disciplines.

This same type of cross-fertilization leads to architectural innovation. Our arena projects in Barcelona and Edmonton, both featured in this book, have brought together brilliant designers with different areas of expertise to create venues that will spark the development of vibrant mixed-use districts. When design teams approach our clients’ challenges from different perspectives, true innovation begins to emerge.

This 2016 Design Annual features projects ranging in scale from community gardens to supertall buildings. What these projects have in common is that they are special places that will make significant contributions to their communities. They represent a fusion of design and purpose. They have meaning. I am proud of the HOK people whose hands shaped these projects and grateful to our visionary clients.

Bill Hellmuth, AIA
President + CEO
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Abu Dhabi National Oil Company’s (ADNOC) new headquarters is a 75-story minimalist stone-and-glass tower. As a distinct addition to the city’s skyline, the supertall building embodies ADNOC’s role as a pillar of Abu Dhabi’s economy and society. The tower accommodates more than 4,000 ADNOC employees and provides flexibility for future expansion.

The new headquarters overlooks the Persian Gulf on one of Abu Dhabi’s most prominent urban sites. Its north-south orientation minimizes the ground-level footprint, leaving ample room for landscaped amenity space for the neighborhood.

The tower’s simple structural form and high-quality materials communicate a sense of quiet dignity. Its clarity and integrity stand out from the twisting, turning and muscular massing of many other tall buildings in the Middle East.

Inspired by the region’s culture of minimalist geometry and pattern making, the design creates a symmetrical grid of triangles and parallelograms. The exterior elevation and orientation respond to the climate and site, providing an ideal solar orientation.

Because direct sunlight to the north side is limited, that facade is fully glazed and offers sweeping gulf views. To the south, a double wall provides shading and mitigates direct sunlight. The lighting system on this facade changes in tone, color and intensity to enhance the tower’s presence at night.

On the east and west sides, the natural stone-clad facades are among the world’s tallest. In addition to being a striking architectural detail, the Bethel white granite stone casing acts as an integrated shading device that protects the building’s glass core from the harsh Middle Eastern sun. Stretching toward the sky, the stone sides converge to a sharp point before coming together across the top of the tower to create a large architrave-type opening.

The design integrates complex building systems in a way that optimizes their performance while contributing to the inherent beauty of the architecture. Inspired by the region’s culture of minimalist geometry and pattern making, the design creates a symmetrical grid of triangles and parallelograms. The exterior elevation and orientation respond to the climate and site, providing an ideal solar orientation.

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To maximize flexibility, the team used a modular approach for the entire interior that enables all of ADNOC’s office floors to be interchangeable and repeatable. Arranging private and open offices along the perimeter provides daylighting and views.

Designed to conserve energy and water, the project is targeting LEED Gold certification. It was also a pilot project for Abu Dhabi’s green building rating system, Estidama (the Arabic word for sustainability) Pearl Building Rating System.
▲ south facade
▲ lobby
▲ canopy detail
▲ ocean view from level 01
Stage 6 at Television Centre in White City, London, has been transformed into the new headquarters for BBC Worldwide, the primary commercial arm of the British Broadcasting Corporation (BBC). The space was formerly occupied by the broadcast studios of BBC News, which relocated to the BBC New Broadcasting House that HOK designed in central London.

The design provides an open, flexible environment that promotes the BBC's brand while facilitating cross-functional collaboration among more than 1,200 employees across six floors.

The Television Centre's reputation as the first "television factory" when it opened in 1960 inspired the industrial design aesthetic. In addition, removing existing lift cores and replacing them with a feature spiral stairway acts as the main circulation route for staff, providing a physical and visual link between each of the six office floors. A daylight-filled, circular atrium creates a ground-floor gathering place while providing visual connectivity between floors.

To create an open, efficient workspace, the team relocated four central lift cores to a windowless wall on the east, replacing them with a feature spiral stairway. This helical staircase acting as the main circulation route for staff, providing a physical and visual link between each of the six office floors.

A daylight-filled, circular atrium creates a ground-floor gathering place while providing visual connectivity between floors.

The design drives knowledge sharing and creativity among content producers and staff from different departments. Combining various workstations with loose furniture options accommodates activities ranging from focused work to small or large meetings.

The primary settings, or bench workstations, radiate out from the atrium with the quietest locations placed along the glazed perimeter. Surrounding the staircase and atrium are flexible, secondary settings that encourage collaboration and provide a buffer that mitigates the noise that permeates through the atrium space. The only enclosed spaces are meeting rooms, and these are deep inside the building.

To highlight the media company's core business, more than 60 TV screens throughout the building continuously broadcast BBC programs. The graphics for each floor are themed around program-specific subjects such as superheroes or entertainment. Given each floor a specific visual tone and graphic style helps create the life of the image and improve wayfinding. Some rooms are themed to reflect BBC programs such as "Doctor Who" and "Dancing with the Stars." The colorful graphics at the atrium’s base include more than 1,000 individually embroidered felt pieces featuring famous lines from BBC programs.
ground floor plan
1. main reception
2. primary work zone
3. secondary work zone
4. meeting space zone
5. breakout area
6. resource area
7. Wi-Fi area
8. multi-faith room
9. quiet area
10. feature staircase

informal collaboration area
1. Lower ground floor level
2. Entrance level mezzanine
3. Helical feature staircase
lower ground floor café statement wall

collaboration area

view from reception to atrium + lower ground floor café
The design of this landmark residential and commercial development embodies South Chennai’s economic growth and emergence as an IT hub.

Located in Perungudi, a suburb of Chennai, the 36-acre site offers high visibility and accessibility from the IT corridor along Old Mahabalipuram Road.

A clear separation between commercial and residential zones creates a sheltered residential district that provides an oasis of calm amidst the hustle of daily urban life.

Lifestyle amenities that include an amphitheater, restaurants, a clubhouse and parking spaces activate the elevated podium plazas for the commercial and residential parcels. Designed with continuous organic forms, these podium plazas are surrounded by lush landscaping to encourage pedestrian movement between the simple, linear towers.

Guided by rigorous environmental analytics, the design of the towers’ massing and facades fuses aesthetics and performance. Because solar radiation is the primary heat load component in this climate, both structures are oriented to minimize east-west exposure.

Use of linear terra-cotta panels on the commercial tower facade emphasizes the verticality of the buildings while shading the structure and reducing solar loads. The panels, which vary in width and depth, are limited to 10 unique modules to control costs. Abundant glazing accentuates magnificent views of the Bay of Bengal.

Throughout the development, the design integrates natural elements from Chennai’s natural environment with principles of Vastu Shastra, a traditional Hindu architectural system, to create a rich, varied experience for visitors.
Facade Design | Process

HORIZONTAL PUNCHED OPENINGS
PIXELATED VERTICAL

Facade Design | Analytics

Initial Radiation
27,509,562 kWh

4X Radiation
16,324,446 kWh

12X Radiation
11,734,555 kWh

6X Radiation
14,399,331 kWh

Initial Radiation
27,509,562 kWh

4X Radiation
16,324,446 kWh

12X Radiation
11,734,555 kWh

6X Radiation
14,399,331 kWh

Facade Design | Options

Referencing Colorful Cultural Context of Chennai

▲ site environmental studies
▲ computational design process for an environmentally responsive facade

▼ incident radiation: with vertical panels

▲ incident annual radiation: simple extrusion

Annual incident radiation reduction: 31.5%

Daylighting analysis

Panel width extents

PANEL DEPTH EXTENTS

300 - 340 kwh / m²
340 - 380 kwh / m²
380 - 420 kwh / m²
460 - 500 kwh / m²
540 - 580 kwh / m²
580 - 620 kwh / m²
620 - 660 kwh / m²
660 - 700 kwh / m²

illuminance (lux)

150
300
450
600
750
900
1050
1500
The design of 18Broadway transformed a vacant lot in downtown Kansas City into an innovative demonstration project for sustainable urban development.

Though the site’s long-term potential to accommodate mixed-use development, property owner DST Systems wanted to explore ideas for converting this transitional land into a productive, beautiful neighborhood amenity. The design creates an environmental showcase for scalable ideas about integrated stormwater management, urban agriculture, renewable energy and public space.

The stormwater capture and biofiltration system collects, cleans and stores up to 89,000 gallons of stormwater at a time, reducing the impact on Kansas City’s combined sanitary storm sewer system. Water is redirected to underground storage cisterns for UV treatment. The pervious site perimeter captures stormwater runoff from adjacent streets and roofs, filters it through bioswales and stores the water for irrigation.

The net zero energy site has grid-tied, photovoltaic solar panels that offset the pump power used to irrigate the extensive gardens. A low-velocity wind turbine powers the LED pedestrian lights.

The site includes rain gardens, container beds and demonstration garden plots, an orchard and more than 100 high-production raised vegetable beds. Tended by local business volunteers, including many HOK staff, the gardens produce more than 3,000 pounds of edible annually. All produce is donated to a local food bank.

Often toured by state, municipal and community groups, 18Broadway serves as a sustainable development model for public-private partnerships.
Imagine a block where

HOW CAN A CITY BLOCK USE RUNOFF AS A RESOURCE?

- Natural + manmade solutions absorb, direct, clean + hold nearly all of the annual stormwater runoff

- Holistic approach to urban development

HOW CAN A CITY BLOCK USE ITS OWN WATER?

- Access stormwater stored for irrigation of gardens

FOLLOW THE RAINDROP

Nature manages rainfall by passing it through soil and vegetation, purifying it along the way. 18Broadway follows nature’s model. Stormwater travels through an integrated system of rain gardens and swales that filter out contaminants.
This competition entry for the Centre for Student Life proposes bringing together student activities and services that support Cardiff University’s reputation as a global destination of choice for learning. Located between the university’s main building and student union and next to the Cathays railway station, the new facility will be a vibrant hub for campus life.

The design enhances connectivity by focusing on the center’s relationship to campus buildings and primary access points. A large atrium unifies surrounding facilities and new construction and provides a network of pathways to foster chance encounters.

The building connects to the adjacent railway station by creating a canopy above the pedestrian bridge. It also extends from the main auditorium to cantilever above a landscaped outdoor plaza.

With overlapping panels of cladding that resemble the skin of a dragon, the university’s mascot, the building envelope communicates its goal of integrating exceptional research and education.

The building also forms the southern, main facade by creating a sealed envelope with its diagrid-structured, unitized glazing system. A layer of protective “scales” mitigates daylight and allows for natural ventilation. Though the system relies on a limited number of facade modules, its parametric setup enables further variation and adaptation to different conditions. The orientation of the scales can be adjusted to enhance visual connections and moderate the amount of light and airflow. Designed to accommodate colored photovoltaic panels, the metallic scales provide a bold display of the university’s commitment to sustainability.

Outer circulation spines evoke the arcade typology of the university’s traditional campus buildings. Glazed roofs allow for natural light to create a welcoming environment in these transition spaces. An arcade adjacent to the student union features a digital wall with a projective surface that uses state-of-the-art technology to display imagery for presentations and exhibits.
- environmental design section
  1. natural daylight + shading
  2. hollow core slab + air supply
  3. nighttime cooling
  4. pv cells + solar hot water
  5. atrium
  6. rainwater harvest + water recycle

▲ level 1 floor plan
1. bookable meeting space
2. showers
3. faith spaces
4. reception
5. atrium
6. open group space
7. auditorium
8. retail

▲ ground floor plan
9. café
10. outdoor lecture + gathering area
11. pedestrian route
12. train station
13. university
14. cardiff student union
15. train line

▲ zoning diagram
- administrative + staff office
- commercial
- leisure
- park
- learning + conference space
- informal learning space
- outdoor learning space
- student gateway
- toilets
- atrium

▲ longitudinal section through student welfare + flexible learning zone atrium + main auditorium
overview from the west showing pedestrian space

internal atrium view

structure + skin
1. main auditorium envelope
2. main roof element
3. louvred rooflights
4. main facade detail
5. main facade structure
6. main roof cantilever structure
7. main circulation + study arcade
8. balcony

program elements
1. auditorium
2. flexible study space
3. informal study auditorium
4. bookable meeting + group study space
5. outdoor gathering space
6. gallery
7. internal galleried arcade
8. internal arcade
9. retail food + beverage

facade details
This headquarters building is the first phase of a new campus for Consumers Credit Union. The design emphasizes flexibility, interactivity and connections to nature.

Situated on a heavily forested 22-acre site at The Groves business park, the building forms a bridge across the hills. This preserves the natural topography and watershed through the valley to a retention pond. To further protect the forested land, the design consolidates the significant parking requirement into a single structure recessed into the site's largest hill.

The brick, metal, glass and concrete palette gives simplicity to the building composition. On the southern facade, the glass curtain wall maximizes natural light and views, reinforcing the verticality of the forest. A brick facade along the north builds on the regional vernacular and protects the structure from harsh northerly winds. Window boxes provide daylight and views for meeting rooms while projecting a dynamic display of light and pattern visible to those experiencing the building from the freeway.

To take advantage of sunlight during Michigan’s lengthy fall and winter seasons, the interior environment is organized around a three-story, south-facing atrium. As the heart of the office, the atrium culminates in a large ceremonial stair that serves as an informal auditorium and company gathering space.

The minimalist site design focuses formal landscape spaces under and around the building, protecting the plant life from harsh weather. Visitors access the building from a meandering approach road that provides the full experience of the forest and a sense of discovery upon arrival. A series of trails connects users to the natural surroundings. The flexible master plan can accommodate expansion of up to 300,000 square feet.
**CONSUMERS CREDIT UNION HEADQUARTERS**

- **level 2 floor plan**
  1. workspace
  2. executive offices + boardroom
  3. meeting + work rooms
  4. terrace
  5. atrium
  6. monumental stair

- **level 1 floor plan**
  1. entry lobby
  2. workspace
  3. café + community spaces
  4. meeting + work rooms
  5. training + multipurpose rooms
  6. atrium
  7. monumental stair
  8. fitness room + lockers
  9. parking stair + elevator

- **model studies**
- **atrium view from level 2**
- ▲ atrium view from level 3
- ▲ north-south section through monumental stair
- ▲ north-south section through atrium
- ▲ model studies
- ▲ level 2 floor plan
- ▲ atrium view from level 2
- ▲ level 1 floor plan
- ▲ north-south section through monumental stair
- ▲ north-south section through atrium
The concept for a new ferry terminal was inspired by the city’s network of water taxi terminals located at key sites along its Corniche waterfront pedestrian walkway. The terminal’s sweeping architectural form encircles the water, creating a sheltered environment within a protected lagoon. Integrated photovoltaic panels and solar-powered lights along the surface of the terminal create a pattern that forms a shimmering reflection on the sea below. Taking inspiration from sand dunes and coral reef, this ground plane pattern provides an inviting gathering place and an urban recreation destination. Angled openings within the sheltered surface are engineered to maximize solar gains while reducing cooling loads and daylight penetration, optimized for the city’s solar orientation.

Interior zones within the enclosed, air-conditioned terminal include ticketing, a café, service areas and waiting rooms with panoramic views of the water. The circulation space extends into the water as a floating dock, following the form of the roof above for direct access to water taxis. As pedestrians stroll the Corniche, they have the option to walk up the ramp onto the terminal roof observation deck for sweeping vistas of the Corniche and the sea.

Design Competition for Confidential Client—Ferry Terminal

26,695 sq. ft. / 2,480 sq. m.
Design competition: 2014
parametric building shell study
DESIGN COMPETITION FOR CONFIDENTIAL CLIENT—FERRY TERMINAL

1. main entrance
2. waiting rooms
3. dock
4. entrance plaza
5. observatory deck
6. concourse level

▲ observatory deck level
▼ concourse level
◄ dock
● main entrance
▲ waiting room
▲ dock
▼ entrance plaza
DESIGN COMPETITION FOR CONFIDENTIAL CLIENT—FERRY TERMINAL

View from the sea
This architectural vision for a new public transportation system supports the city’s growing infrastructure while establishing a new world-class design standard. Iconic, identifiable architecture establishes efficient transportation hubs and helps redefine the city’s image to the world. Strung together as an intermodal network, these architectural jewels are intuitively understood by travelers to be part of the city’s transportation infrastructure.

Readily accessible nodes link passengers to an interconnected system of new metro, ferry, bus and cycle terminals. Sophisticated technology enables clear communication between passengers and the system.

Drawing inspiration from biomimicry, the design integrates the transportation system into the public realm through a series of hard and soft landscaped areas. Routes connecting the transport stations act like linear gardens, or, like the function of a leaf, “green veins” of the city. Areas around the stations feature quality landscaping, shade structures, seating, retail facilities and meeting spaces.

The elevated stations become bridges across busy roads, with larger hubs offering space for people to enjoy the city on lower concourses and beneath the structure.

The architectural design is inspired by coral, a fundamental natural resource of the city and an important symbol of its origins and history. The mathematically generated Penrose porosity pattern provided logic that helped determine the design of the cladding for different building structures.

Beyond its role as a vital part of the city’s infrastructure, the metro system also communicates the client’s commitment to establishing an energy-efficient, sustainable and water-reclaiming economy. Efficient and regenerative systems include energy recovery ventilation and water reclamation.

Design Competition for Confidential Client—Metro System

- 73 metro/rail stations
- 2,185 bus & feeder routes
- 23 park & ride structures
- 16 water taxi stations

Integrated Control Center

Design competition: 2014
The design creates a world-class specialty hospital that can function as a standalone facility and as part of D.Y. Patil University's health teaching campus. The building will meet the health needs of India's emerging middle and upper-middle class while providing revenue to support the university's public charity hospital.

The university’s vision is for the architecture to communicate a progressive, modern image for the medical complex. A contemporary, hospitality-influenced interior design will enhance the patient experience within this international destination hospital.

Designed for flexibility and future adaptability, the state-of-the-art, specialized interventional facility includes general operating theaters, cardiac catheterization suites, hybrid cardiac/neurosurgical operating theater, cystoscopy theater and endoscopy rooms.

An outpatient center provides convenient access from the hospital’s public entrance. Key components include an outpatient imaging, a women’s center, a sports medicine division, and medical and surgical specialties.

Inpatient floors house units for intensive care, step-down, high-risk birthing, and general medical and surgical care. An inpatient rehabilitation unit will serve orthopedic patients. All inpatient rooms are private and same-handed, and each floor includes larger VIP rooms.

Educational and administrative facilities are provided on the transitional floor between the lower podium (outpatient, interventional and ICU/SDU) and upper inpatient zones. These areas are designed as expansion space for future interventional or inpatient services.

The architecture responds to the interior program. The exterior of the hospital’s diagnostic and treatment podium is clad in stone and glass. A sculptural, environmentally responsive, glass-fiber-reinforced concrete (GFRC) screen over the curtain wall shades the inpatient tower.

The transition level includes accessible, landscaped roof gardens for Level IV physical therapy, a women’s center, and education and administration areas.

At the building base, an open gateway provides a new entry to the campus and a gracious porte-cochere leading into the hospital and education auditorium.

Dr. D.Y. Patil University Multispecialty Hospital

Mumbai, India

730,000 sq. ft. / 67,800 sq. m.
Completion: 2020

Gateway entrance
▲ rendered exterior view

▲ exterior wall detail

▲ exterior wall section
The first Houston location of this upscale, full-service fitness center brand creates a sanctuary of health and wellness in the city’s River Oaks residential community.

The center is located at the heart of a high-end retail complex. Its design draws inspiration from the early development of the area’s affluent neighborhoods and monuments.

Key design features reflect the understated elegance advocated by John Staub, a local residential architect who designed many River Oaks homes from the 1920s to the 1960s.

The functional yet elegant design integrates conceptual elements that define the region, including Houston’s abundant energy reserves, commitment to the arts and culture, and Southern hospitality. Collectively, these elements express a sense of history and local culture while supporting the Equinox brand.

First-floor spaces include a lobby reception area, retail stores, juice bar and sales offices. A mezzanine level houses lounge spaces and a glass box seating area partially suspended over the retail space. The second floor features strength and cardio areas, a lounge, locker rooms and individual studios for yoga, Pilates, barre and group fitness classes.

The centerpiece is a grand staircase composed of blackened steel with a screen divider running the full height of the center. From the first floor, the screen provides partial privacy for the mezzanine space. On the second floor, it connects with a double-stacked “up-and-over” feature to form a bridge between the lounge and locker rooms. Resembling a catwalk, the bridge creates a showcase for the fitness space and its occupants.

Equinox River Oaks Fitness Center
Houston, Texas, USA
31,100 sq. ft. / 2,890 sq. m.
Completion 2015
Serving as the new home for FC Barcelona, a Euroleague basketball team, as well as FCB’s handball, futsal and roller hockey teams, this arena replaces the original 7,500-seat Palau Blaugrana, which opened in 1971. It is a key component of a broader initiative to improve FC Barcelona’s facilities and create the Espai Barça sports and entertainment district.

The building connects to the district’s existing and planned development, forming a physical and visual anchor while making a bold, contemporary statement.

Inspired by organic geometry and fluid shapes, the arena’s curvilinear form complements the energy, passion and movement of the performances that take place inside. An elegant, metallic facade creates transparencies that provide dramatic views into the action.

Designed to emulate a theater environment, the asymmetrical seating plan provides more capacity on one side. The tighter, steeper bowl offers exceptional sightlines and captures noise to create an intense spectator environment. Premium amenities include luxury VIP boxes and sky bars/lounges with court views.

Using customized digital tools, designers calibrated the venue and bowl geometries to optimize viewing quality as well as the shape and dimensions of event spaces. The compact building plan reduces structural costs and improves operational efficiencies. A flexible, retractable seating configuration adapts for different uses.

To engage people beyond the arena’s walls, the design blends the indoors and outdoors. An open-air concourse enhances the Mediterranean climate and generates new revenue opportunities through concession areas and year-round amenities. Outdoor cafes, plazas and green spaces across the vehicle-free site act as informal gathering places. A large exterior projection screen under the roof broadcasts live footage of events to fans in the public plaza.

The project incorporates an adjacent court with capacity for 2,000 spectators, an ice rink and the FCB Escola academy training facilities.

Sustainable design strategies conserve energy and water, minimize waste, and incorporate local plants and materials. Water-saving fixtures, daylighting, low-emission materials, building automation systems and paperless ticketing enhance efficiencies.

HOK is designing the facility in collaboration with TAC Arquitectes.

Approved view

Basketball: 12,000 seats
Social + cultural events: 12,500 seats
Completion: 2019
FC BARCELONA NEW PALAU BLAUGRANA ARENA

▲ site plan

▲ aerial view

▲ upper concourse level 5 showing football pitches

1. concert
2. futsal
3. roller hockey
4. basketball
5. link to bridge
6. football pitch
7. roof
8. retractable seats
9. international ice rink
10. auxiliary court
The sustainability strategy for the proposed scheme is mainly focused on reduction of energy consumption reducing the energy and water demands by passive means, optimal visitor comfort while also addressing active systems efficiency, waste minimization, use of sustainable and local materials and ’smart’ community.

**Overall Sustainability Concepts**

- **Materials:** High recycled content + use of local materials; at least 50% of the construction will use recycled, renewable or recycling-friendly materials.
- **Social:** Visitor experience is carefully designed to make the area accessible and enjoyable.
- **Urban Integration:** Green open spaces are introduced to the design to serve as a thermal buffer and provide microclimate ‘oasis’ during the hottest week of the year from 12-6 pm at ≤ 32.5 °C, coldest week of the year from 12-10 pm at ≥ 9 °C.
- **Smart:** Visitor experience is carefully designed to make the area accessible and enjoyable.
- **Comfort:** Desirable experience for visitors.
- **Energy:** High recyle content & use of local materials. At least 50% of the construction will use recycled, renewable or recycling-friendly materials.
- **Water:** Water-harvesting + water-saving fixtures
- **Water:** Water-harvesting + water-saving fixtures
- **Energy:** Energy systems include + renewable energy
- **Comfort:** Desirable experience
- **Comfort:** Desirable experience
- **Social:** Visitor experience + outdoor comfort
- **View:** View of entrance from bridge
1. Tensioned perforated fabric membrane
2. Steel structure for fabric roof
3. Membrane roof weather barrier
4. Glass wool or mineral wool insulation
5. In-situ concrete on metal deck
6. Air space
7. Glass wool or mineral wool insulation
8. Perforated metal liner with maximum 20% open area

Lower tier + boxes: bowl, facade, roof membrane + catwalks
1. Tensioned perforated fabric membrane
2. Lightweight facade systems
3. In-situ or precast concrete system carrying a layer of thermal insulation + single ply weather membrane, concrete pavers
4. Prefabricated unitized panel system
5. Ventilated brick wall systems with unitized window system
6. Cassette system (main roof)
7. Steel structure for fabric roof
8. Membrane roof weather barrier
9. Glass wool or mineral wool insulation
10. In-situ concrete on metal deck
11. Air space
12. Glass wool or mineral wool insulation
13. Perforated metal liner with maximum 20% open area

Facade detail: perforated metallic panel + mesh
South facade details
The new headquarters office of UK publisher Hachette brings together its corporate group and seven independent, often competing, publishing divisions into a single building. Hachette relocated these brands from five separate locations in and around London’s West End.

Carmelite House offered a statement building with large, efficient floor plates surrounding a central atrium, expansion space, easy access to the city, convenient travel connections and stunning views of the River Thames.

The six-story, open work environment enables each division to maintain its own identity within Hachette’s overall brand while promoting company-wide collaboration and a sense of community.

To begin the design process, a menu of generic finishes, lighting, furniture and audiovisual facilities was presented to each publishing division. After items had been selected, the design team researched each division’s brand and worked with the group to develop specific design solutions tailored to their needs.

Drawing inspiration from the design of a classic family home, the workplace incorporates a blend of communal and personalized spaces. Each publishing division is viewed as a family member and equipped with a reception-like arrival area offering an immediate, customized brand experience that can be seen on each of the floors from the central atrium. Shared spaces include kitchens, non-dedicated meeting spaces and breakout rooms.

The fully open-plan office space encourages company-wide collaboration and communication, removing all private offices and eliminating physical barriers between colleagues. The flexible work environment offers many activity-based areas for individual and group work. Non-assigned hot desks are distributed throughout the office and provide temporary workspaces for visitors and staff from other floors.

A pavilion café on the sixth floor takes advantage of the building’s outdoor space, extending through large glass doors to a 7,600-sq.-ft. landscaped rooftop terrace, complete with flower beds, seating and a green area offering sweeping views of the London skyline. The café acts as a gathering spot for better collaboration and encourages interaction among employees.

As the former office of Associated Newspapers, the Carmelite House building has a Grade II-listed facade dating back to the late 1890s and is recognized as an early surviving example of newspaper architecture along Fleet Street. The design retains its ornamental staircase, elevator and several wall paintings as examples of decorative commercial architecture.

Design interventions included replacing the ceilings in the reception area and sixth-floor café, installing a more efficient cooling system in the café, adding a freight elevator and repurposing the original vaults and printing press rooms into storage space.
- **typical floor plan**
  1. arrival point
  2. primary work space
  3. meeting room zone
  4. quiet zone
  5. tea point + collaboration zone
  6. resource + print area
  7. lift lobby
  8. atrium

- **lower ground floor plan**
  1. primary work space
  2. tea point + breakout area
  3. meeting room zone
  4. multifunction room
  5. training rooms
  6. print room
  7. post room
  8. lift lobby
  9. atrium

- **arrival point**

- **open plan work space**
▲ landscaped roof terrace

▲ reception + library wall

◄ little, brown book group arrival point

landscaped roof terrace

reception + library wall

little, brown book group arrival point
The world’s most traveled airport, the 207-gate Hartsfield-Jackson Atlanta International Airport, is embarking on a $6 billion, 20-year expansion and modernization program. The airport’s vision is to create an exceptional experience for all guests.

HOK is leading the joint venture team designing a $200 million improvement to the airport’s domestic passenger terminal. This project features the addition of two large canopies over curbside pick-up and drop-off areas and a redesigned central atrium space. The design solution embraces the energy of the world’s most traveled airport while giving passengers a sense of ease and clarity in navigating the 400,000-sq.-ft. terminal.

Visitors will arrive and depart under two transparent canopies providing shelter and comfort from Atlanta’s ever-changing weather while maintaining views of the sky and daylight. Composed of translucent ETFE (ethylene tetrafluoroethylene) panels supported by a contemporary steel frame, the 864-foot-long canopies help redefine the character of the building as a 21st-century air terminal. This design was made possible by the team’s use of the firm’s proprietary, interdisciplinary design technology, including HOK STREAM®.

Central to the passenger experience, a new 15,000-square-foot atrium creates a lush, park-like setting that reflects the Atlanta landscape and is brightened by a circular skylight. In this space, passengers can relax on their way to and from gates. The design converts the atrium from a processing space to an engaging civic area that connects visitors and travelers to Atlanta, reinforcing the airport as an ambassador for the region.

The high-performance design features energy-efficient cladding and building systems. Ceilings will be made of natural light and highly visible digital monitors and sound systems.

The HOK-led joint venture for the terminal modernization includes Stanley, Love-Stanley, P.C., and Chasm Architecture, L.L.C.
site plan
1. north roadway canopy
2. south roadway canopy
3. north ticketing hall
4. south ticketing hall
5. atrium
6. parking garage

section through canopy + terminal

aerial view
Design Technology

The design process for the canopies leveraged HOK’s proprietary, interdisciplinary parametric tools, including HOK STREAM™. At the beginning of conceptual design, HOK’s structural and architectural designers began two parallel but interdependent studies:

- Structural studies and optimization for several design options.
- Evaluation of the structural capacity of the existing terminal to support the new canopies.

The team developed parametric structural models using HOK STREAM™ for design schemes including tensioned fabric structures, mono-column systems, and undulating diagrid forms. Controlling design parameters included readily available steel shapes, single curvature only geometry, splice locations and detailing to ease steel erection, consideration of allowable loads onto existing facilities, loading from wind tunnel study, thermal movement, and fatigue resistance at connections.

The parametric definition remained the “master” geometry for structural analysis and design documentation through completion of the construction documents. At the concept design stage, the team evaluated the structural capacity of the existing terminal to support the new canopy. This required technical expertise and rapid structural evaluation to demonstrate the feasibility of landing on the existing building rather than providing a line of 19 new columns, foundations, and braced frames on both sides of the terminal.

As the design progressed, the team spent hundreds of hours evaluating individual spaces and elements. This included analyzing more than 2 million square feet of the existing structure for its ability to accommodate new loads for which it was not designed.
HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT TERMINAL

- Truss construction sequencing
- Completed roadway canopy
- Terminal during construction

▲ existing conditions
▲ canopy at night
▲ canopy in terminal building
▲ roadway under canopy
▲ facade recladding
Hillwood Office Tower Design Concept
Dallas, Texas, USA

Developer Hillwood Urban invited HOK to create concepts for a new downtown Dallas skyscraper. The study resulted in the preliminary design of a 1.2-million-sq.-ft. tower that occupies a modest 1.75-acre footprint on half a city block.

As a new gateway to downtown Dallas, the iconic tower rises 50 stories to a glass and stainless-steel crown that projects a dramatic profile on the skyline. The gracefully tapering form rises more than 700 feet from a dense urban context to provide a singular presence in the central business district (CBD).

This development forges a new connection between the emerging Uptown neighborhood and reviving West End and downtown districts of central Dallas. The tower site marks the intersection of these districts and the southern edge of the CBD.

The enclosure incorporates high-performance glazing and shading elements to ensure a naturally illuminated, comfortable interior on office floors. 50% net floor plate support the creation of collaborative, productive workplace environments with scenic city views.

The tower engages its surroundings by reducing its footprint as it reaches the ground level. This design creates a park at street level. A three-story monumental lobby that extends for a city block acts as a visual landmark for an adjacent elevated highway. Retail reception spaces in the lobby ensure an active interior environment.

Building services and access to parking occupy the remainder of the ground level. An engaged parking podium accommodates more than 2,200 cars above and below grade.

The structure is topped by a roof garden serving the corporate amenity levels, with skyline views of the CBD and Klyde Warren Park.
HILLWOOD OFFICE TOWER DESIGN CONCEPT

1. Typical high-floor plan
2. Ground floor plan

- Section:
  1. Penthouse
  2. Office floors
  3. Podium floors
  4. Above-ground parking
  5. Entry lobby
  6. Below-ground parking

- Klyde Warren Park view
HOK renewed its commitment to downtown St. Louis by moving its office to the first and second floors of the 10 South Broadway building, located between Busch Stadium and the Gateway Arch grounds. Originally designed by HOK, 10 South Broadway opened in 1971 as the Equitable Building.

The new studio environment is a showcase for the workplace of the future, with a combination of collaborative and personal work areas. Bench seating and touchdown stations encourage collaboration and provide flexibility for staff. The new workplace includes design labs, state-of-the-art conference rooms, private break rooms, glass-walled conference rooms and an architectural model shop. Smart boards, pinup panels and mobile marker boards facilitate the exchange of ideas.

In the first floor, a 4,500-sq.-ft. double-height community space with an attached 2,800-sq.-ft. outdoor terrace acts as a living room of the city. Linked to the studio floor by a grand staircase and used for formal meetings, casual collaboration, community forums, parties and professional events, this dramatic space engages employees and creates a strong connection to the community. Power and WiFi service extend to the terrace, where trees provide shade for those who wish to work, meet or eat outside.

Sustainable design strategies have transformed the space within this vintage building, enabling the team to pursue the St. Louis area’s first LEED v4 Commercial Interiors (CI) Gold certification. Skylights and an open office layout draw natural light deep into the floor plate. Daylight harvesting, occupant-controlled lighting, a digital dimming control system and LED lighting contribute to an efficient and comfortable environment.

A bike sharing program, locker rooms and bike storage, and use of local, recycled, renewable and low-emitting interior materials contribute to the healthy workspace.
HOK Product Design’s IRYS is a demountable wall system offering autonomous and freestanding workspaces that are not connected to the building. It combines the flexibility of a temporary pod with the quality and performance of a permanent office space.

This multifunctional system provides organizations with a range of design options for creating freestanding workspaces that support up to 12 people in open-plan offices. Because IRYS’s modular components are independent from the structure of the building and have variable geometries, they can be easily reconfigured in size, shape and location to create an individual or shared office, a meeting room or a relaxation area. Components can be disassembled and reassembled anywhere in the office in just a few hours.

The modular concept supports the seamless integration of lighting, airflow management, electrical wiring, audiovisual equipment and storage features.

IRYS is available in a wide range of finishes including fabric, wood and steel.
▲ modular bolt on components create spaces to suit any private or collaborative workplace requirement

▲ glazing removed to allow for an open configuration

▲ predetermined wall component options for storage, all writable surface or pinup

▲ pop-out component for accessory storage, power + data connections

▲ alternative configurations can be fitted to the dimensioned wall

▲ detail of seamless fittings

▲ alternative configurations can be fitted to the dimensioned wall
This memorial design and park master plan commemorates the six lives lost during the tragic shooting that occurred during a Jan. 8, 2011, event hosted by U.S. Representative Gabrielle Giffords in Tucson, Arizona.

The concept proposes the development of a social congregation space in El Presidio Park—Tucson’s foremost urban public space—to enhance the park’s value as the city’s civic, cultural and artistic heart. The plan includes an amphitheater that would host festivals, civic gatherings, cultural exhibits, movies and concerts.

Six trees planted in a memorial garden pay homage to the six individuals who lost their lives that day, offering a place for personal reflection and respite. The terraced gardens feature a modern desert landscape and outdoor seating, comfortably shaded by the shadow of City Hall.

A new entrance pavilion and café outside City Hall activates the plaza. Enhanced pedestrian crossings link to cultural destinations and downtown Tucson.

Six bronze pillars support the canopy that shades the new event space. Personalized with inscriptions and objects representing each person lost on that day, the pillars direct the views of visitors skyward through the canopy. The words of support and remembrance that echoed throughout the community after the tragedy are memorialized in this civic space.

Encompassing the memorial plaza are dozens of solar-powered tiles inscribed with the names of family, friends, first responders, hospital staff and other community members. Drawing energy from the sun, these tiles radiate light throughout the night, much like the votive candles held at the original memorial sites, symbolizing hope.

January 8th Memorial and Presidio Park
Tucson, Arizona, USA

5.5 acres / 2.2 hectares
Design competition: 2015
- daytime site plan
  1. memorial canopy + civic plaza
  2. memorial gardens
  3. terrace steps
  4. city hall sculpture gardens
  5. new city hall entrance pavilion
  6. museum of art
  7. historic courthouse + future galleries
  8. public library plaza
  9. government offices

- nighttime site plan
  1. civic plaza + civic plaza
  2. memorial gardens
  3. terrace steps
  4. city hall sculpture gardens

- memorial at night

- plaza section
The redesign of the Kentucky International Convention Center transforms how the building serves the city. The convention center was developed in downtown Louisville in 1977, with an addition in 1999. The initial project challenge was to integrate the renovation and expansion within the existing structure. Designed to increase contiguous exhibit space by more than one-third, from 146,000 square feet to more than 200,000 square feet, the project will add a 40,000-sq.-ft. ballroom—all within the existing footprint. Additional updates include renovations to the meeting rooms and improvements to wayfinding and the pedestrian flow.

The sustainable design promotes energy and water conservation, and the project team is aiming for LEED Silver certification. HOK is collaborating with EOP Architects on the project.
1. Exhibit Hall
2. Prefunction
3. Existing Loading
4. Open to below

5. Ballroom
6. Prefunction
7. Existing Meeting Rooms
8. Boardroom
9. Food Prep
10. Loading
11. Administrative Suite Reception
12. Existing Loading
This adaptive reuse project anchors the Cortex Innovation Community, a 200-acre mixed-use urban research district in midtown St. Louis.

Originally constructed in 1948 as a telephone handset factory, the three-story building was repurposed by Wexford Science & Technology to provide flexible laboratory and office space for tenants involved in the sciences, research, technology, innovation and entrepreneurship.

Preserving and highlighting the masonry structure’s historic character, the design team retrofitted the building with modern, high-performance systems that enable it to function as a state-of-the-art research and office facility. Floor openings cut into the middle of the building allow skylights to illuminate a courtyard, light wells, the building’s interior and a two-story concourse.

By creating informal meeting and collaboration areas, the concourse functions as a “mixing space” for the complex.

Large floor plates and highly adaptable mechanical systems enable @4240 to support a variety of tenants, from small startups to larger, more established research organizations. The space includes fully equipped conference rooms, open meeting areas, green spaces, cafes and casual gathering spots.

The LEED Platinum-certified project features extensive use of renewable building materials and energy-efficient measures, including a 50 kW photovoltaic array.

Relocating the building’s main entry promotes interaction with the newly planned Cortex Commons, a park-like green space that serves as the district’s community hub.

Located in walking distance of a planned public transit station, the building is near Barnes-Jewish Hospital, Washington University School of Medicine and Saint Louis University. This location provides convenient access to additional scientific resources and partnership opportunities.

@4240 Laboratory and Office Building
St. Louis, Missouri, USA

183,000 sq. ft. / 17,000 sq. m.
Completion: 2014
Annual EUI: 124 kBTU / sf / yr

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▲ central concourse level 2

◄ west facade + entry with cortex commons in foreground

▲ slot courtyard
The master plan for the expansion of a suburban office campus originally designed by HOK in the 2000s is guiding a leading biopharmaceutical company’s growth on this site, which is one of its primary centers for pharmaceutical research and development.

By establishing a new direction for the campus, the master plan will maximize opportunities for collocation and collaboration while creating an atmosphere that inspires scientific innovation.

To keep staff together, new office and amenity spaces will surround existing buildings with a sinuous ribbon of glass. This unified design encourages interaction among all employees.

A drop-off circle that currently forms the campus entry will be transformed into a glass-roofed winter garden. This communal gathering space will serve as the primary connection point between existing and new office buildings.

Sustainability is key driver for all campus development planning. The new office buildings will aspire to achieve net zero energy use and to meet all non-potable water needs with captured stormwater and condensate.

Combined with the proposed improvements to the existing buildings, the expanded campus is expected to use less energy than the original facility.
Future Building Strategy Application Key

Reduction Strategies

- Air Flow Set Back
  - Future Labs with high exhaust air requirements at MedImmune should incorporate air flow set-backs in labs where radiant cooling is not practical. Lab spaces require minimum number of air changes during normal operation, however during unoccupied hours air change rates can be reduced as lights, people and equipment loads are not present.

- Daylight Optimization
  - The use of daylighting controls is recommended for all office areas in new construction. Using daylighting controls allows the use of automated window shades that raise and lower in response to roof mounted sensors measuring solar heat gain. Daylight controls integrated with automated shades for perimeter zones with windows help reduce electric energy consumption in the building as well as eliminating glare from the sun.

Typical Level Floor Plan

1. atrium
2. office
3. lab
4. main street + link bridge
5. courtyard below
6. cafeteria
7. office
8. lab
9. garage

Winter Garden Level Floor Plan

1. lobby
2. winter garden
3. atrium
4. conference room
5. office
6. lab
7. garage

Future Buildings

- Summer and Winter Solar Radiation for North-West Facade
- Summer and Winter Solar Radiation for South-West Facade
- Summer and Winter Solar Radiation for South-East Facade
- Summer and Winter Solar Radiation for North-East Facade
- Summer and Winter Solar Radiation for North Facade
MASTER PLAN FOR CONFIDENTIAL BIOPHARMACEUTICAL COMPANY

- east-west section
- north-south section
- atrium
- main lobby
The Core Science Facility at Memorial University of Newfoundland includes research and teaching laboratories for the university’s Faculty of Engineering and Applied Science. The new facility will enable the university to compete as a top global destination for undergraduate and graduate students, researchers and faculty.

The building’s expression and colors evoke the dynamic coast and iceberg-filled North Atlantic shores. Its landscape draws on the island’s rugged natural flora and coastal rock formations. Interior spaces are inspired by the vibrant colors and outgoing nature of the province’s communities.

The design creates three pavilions, each containing several research and teaching neighborhoods, connected by two atria. The Shoreline Atrium is a collaboration hub, and the Whale Atrium will display the skeleton of a mammoth blue whale once stranded on the island’s west coast.

A highly transparent ground floor features a public entrance concourse that offers a variety of work, meeting and partnering areas, in addition to views into key research areas. As the building’s “downtown,” the second floor has an array of teaching and computer labs, makerspaces and collaboration settings—all readily accessible via the campus’ pedestrian bridges. Additional flexible space enables academic alliances with industry partners.

HOK is providing services in collaboration with St. John’s-based Hearn Fougere Architects.

Memorial University of Newfoundland Core Science Facility
St. John’s, Newfoundland, Canada

Completion: 2019

490,000 sq. ft. / 45,520 sq. m.

Annual EUI: 199 BTU / sf / yr
60% below ASHRAE 2007
MEMORIAL UNIVERSITY OF NEWFOUNDLAND CORE SCIENCE FACILITY

10 5 02040m
SCALE: 1:250

LEVEL 4
1. whale atrium open to below
2. shoreline atrium open to below
3. teaching lab
4. research lab

▲ level 4 floor plan

▲ research lab with visibility through write-up space to whale atrium

LEVEL 2
1. whale atrium open to below
2. shoreline atrium open to below
3. teaching lab
4. pedway connection to campus

▲ level 2 floor plan

▲ student commons with view to whale atrium
The Nanjing Financial City Center includes a high density of world-class financial, hospitality, residential and retail functions in five high-rise buildings on Hexi New District’s premier development site.

Inspired by many layers of the urban fabric, the proposed design unites historic, cultural, traditional, modern and natural influences to create a vibrant new hub. The bold vision for the development suggests a prosperous future for Nanjing.

Positioning the towers above the circular plaza emphasizes the overall district’s planning principles. Each of the five towers is oriented toward various cultural sites in Nanjing, establishing a wide range of visual connections with spaces including Olympic Stadium, the Yangtze River and the old city. Above the podium, the distinct arrangement of high-rises, including a landmark 84-story tower, creates a new focal point for the Hexi New Town skyline.

Finding inspiration in Nanjing’s beloved plum blossoms, the site organization carries the energy of the central greenbelt into an elegant form that reflects the dynamic qualities of Nanjing Financial City Center. In addition to providing a rich network of open spaces, the site has adjacencies to Jiangshan Road to the south, a central business district development and greenbelt to the north, Nanjing Exhibition Center to the west and high-end residential development to the east.
site plan
1. tower a: service apartment
2. tower b: bank headquarters
3. tower c: office
4. tower d: mixed-use
5. podium e: mixed-use
6. tower f: service apartment
Located on a single floor in a downtown office building, the new Ogilvy Washington, D.C., office promotes collaboration and innovation while celebrating the firm’s creative culture. The consolidated modern space contributes to a more productive and efficient workplace than Ogilvy’s previous office, which was spread across two connected floors. The open floor plan features a one-size-fits-all benching system for every staff member, including the CEO. Traditional and new ways of working are supported by a variety of space types including open/collaboration spaces, phone rooms, telephone booths, a café, a library, and a “quiet car” environment that supports head-down work. Each space is named for a D.C. landmark, eatery or institution corresponding to its “neighborhood” or location within the office. A straightforward circulation path creates views and connections throughout the office.

Due to the nature of Ogilvy’s work, highlighting its brand identity was a critical component of the design. The office serves as a front for the agency’s talents to existing and potential clients. Strategic use of the brand permeates the space, creating a sense of differentiation and generating a sense of employee pride. A simple color and material palette provides a layered brand experience that illustrates the firm’s personality. Applied vinyl graphics designed by Ogilvy’s team prominently adorn office walls. Pinup areas exhibit in-process and finished work samples. In the lobby, elevator doors emphasize Ogilvy’s signature logo. The reception area features a custom mural of founder David Ogilvy with one of the celebrated quotes “Aim for the remarkable.”

Sustainable design strategies contribute to a healthy workplace that has achieved LEED Silver certification. The design includes access to outdoor views, water use reduction, optimized energy performance through minimum lighting power reduction of 25 percent, Energy Star equipment, low-emitting materials and furniture, and visible incorporation of recycling and environmentally conscious practices.
The design unites two previously separate departments in a collaborative environment that creates academic and research synergies.

Centrally located at the crossroads of a major campus pedestrian circulation point, the six-story building and its site form a seamless relationship with the campus and will accommodate future growth.

The modern, contextual structure is designed as a glass-and-brick mass floating above a refined fieldstone veneer base that anchors the building to the landscape and connects it to the university's established greenway. The Prow—a cantilevered extension to the L-shaped floor plan that resembles a ship's bow cutting through the water—serves as an iconic beacon framing the center's entry. The Prow strengthens the vertical circulation between laboratory floors, creating opportunities for quiet collaboration spaces away from the research environment.

The north face of each lab floor plan extends incrementally, forming a feathering effect along the facade that breaks down the glass wall’s scale and connects the space to surrounding trees.

Thirteen research neighborhoods promote collaboration while communicating “science on display.” Open research labs and lab suites support research clusters and resource sharing, and a specialty lab accommodates low-vibration biomedical and chemical engineering research. A 174-seat, tiered multi-department lecture hall is located on the lower level to provide direct access from the main entrance.

Flexible zones feature architectural and mechanical systems that can be converted from wet lab space to computational labs or office areas with minimal time, effort or cost.

The facility will strengthen Penn State’s research alliances with other university organizations including the Eberly College of Science, the Hershey College of Medicine, the Huck Institutes of the Life Sciences, the Materials Research Institute and the Institute for CyberScience.
The Pritzker Group, an equity investment, private capital and venture capital firm, selected HOK to design an expansion and renovation to its Los Angeles headquarters. HOK previously designed the company’s office space in 2004.

The design reflects the bright, modern and casual atmosphere of Southern California. Timeless professional elegance serves as a backdrop to Managing Partner Anthony Pritzker’s contemporary, museum-quality art collection. These vibrant works of art, including six new pieces, inject color and whimsy throughout the space.

Office operations are divided into zones. Private equity and asset management teams occupy the conservative western zone, with Mr. Pritzker’s office in the northwest corner. Located in the more casual eastern zone is the venture capital group.

In the southeast corner, a large break area and lunchroom serve as a central gathering spot. Bright orange finishes and casual bleacher seating with a communal table provide all employees with a lively social space around the kitchen.

Private offices are enclosed by a modular glass wall and door system that provides natural light and stunning views of Los Angeles. Workstations are on the interior, with casual meeting taking place at the benches between them. To support the Pritzker Group’s focus on the health and well-being of the staff, the office features custom built work station casework and moveable office furniture including sit-stand desks.

The Pritzker Group Office
Los Angeles, California, USA

The Pritzker Group Office
Los Angeles, California, USA

6,700 sq. ft. / 620 sq. m.
Completion 2015

Pritzker Group Office
Los Angeles, California, USA

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The design reflects the bright, modern and casual atmosphere of Southern California. Timeless professional elegance serves as a backdrop to Managing Partner Anthony Pritzker’s contemporary, museum-quality art collection. These vibrant works of art, including six new pieces, inject color and whimsy throughout the space.

Office operations are divided into zones. Private equity and asset management teams occupy the conservative western zone, with Mr. Pritzker’s office in the northwest corner. Located in the more casual eastern zone is the venture capital group.

In the southeast corner, a large break area and lunchroom serve as a central gathering spot. Bright orange finishes and casual bleacher seating with a communal table provide all employees with a lively social space around the kitchen.

Private offices are enclosed by a modular glass wall and door system that provides natural light and stunning views of Los Angeles. Workstations are on the interior, with casual meeting taking place at the benches between them. To support the Pritzker Group’s focus on the health and well-being of the staff, the office features custom built work station casework and moveable office furniture including sit-stand desks.
level 15 floor plan
1. reception
2. kitchen + lounge
3. copy + mail
4. conference room
5. principal's office
6. open office
7. copy + file
8. phone room

▲ lunchroom + collaboration area

▲ phone room outside large conference room

▲ large conference room with telephone room beyond
Research and Office Campus for Confidential Client
Houston, Texas, USA

This multi-phased plan creates a new research and office campus for an international chemical company.

Located on a suburban site west of Houston, the project’s first phase includes an office building, laboratory and warehouse buildings, parking structures and employee amenities, including a fitness center, basketball court, tennis courts and walking trails.

The office building serves as a focal point and gateway to the campus. A free-flowing design wraps the building around the primary amenities to form a community space. At the center of the building, a shared auditorium, dining area and terrace connect employees and visitors to the natural landscape. An atrium links the office and community spaces.

The design of the building’s layered massing and facade help manage the solar conditions. Each office floor is slightly tiered to shade the floor below it. Metallic screens along the facade mitigate solar heat gain.

Employees and visitors enter the site from different access points. Employees enter from the west and access a parking structure connected to the office building. Visitors approach from the south, following a tree-lined drive with a water feature that leads to a guest parking area. An indentation in the office building’s south facade defines the entry and draws visitors into the atrium.

Lush landscaping, water features and trees embrace the site, reducing its perceived scale. To accommodate future expansion, the site’s north-south orientation allows for additional development to the west.
Aerial view

Metallic screen detail

Exterior skin detail

Site plan
- Office building
- Parking garage
- Labs + lab offices
- High-bay labs
- Warehouse
- Gas pad

Floor 1 plan
- Reception
- Retail + office
- Security vestibule
- Fitness center
- Back of house
- Cafeteria
- Auditorium
- Garage
- Office + open workstation
- Collaboration spaces + main street
- Shared space
- Open to below

Typical lower floor plan
The design for Rogers Place and the Ice District creates a dynamic new entertainment destination within Edmonton’s established commercial and residential neighborhoods. The city of Edmonton and the NHL’s Edmonton Oilers commissioned HOK, in association with KSG and DIALOG, to design a new arena and oversee the master plan of an adjacent mixed-use district and plaza.

The development team assembled a 26-acre parcel of land north of downtown for the project. The Ice District was conceived in collaboration with Shugarman Architecture + Design, WAM Development Group and Hariri Pontarini Architects as a lively mixed-use destination. The district includes a community rink, private development, offices, residential units and parking spaces, as well as a connection to an existing light-rail system.

The design team’s primary challenge was how to connect the arena with the Ice District site. To create a pedestrian-friendly link, the team proposed extending the arena’s footprint over 104 Avenue, one of the city’s busiest thoroughfares. This elevated entry, called the Winter Garden, is enhanced by street-level commercial development. The solution received approval in 2016 that enhances the building’s architectural identity. The Winter Garden links the arena’s north and south sides and functions as a single exterior lobby and event space. It also provides a home to Edmonton’s pedestrian culture, which includes an extensive network of bridges throughout downtown.

As an extension of the arena’s design, the Winter Garden’s snowdrift form features curvilinear, flowing lines evoking Edmonton’s wintry climate and reflecting hockey’s energy. The arena’s facade is made of pliable, unpainted stainless-steel cladding, providing a neutral and sleek backdrop for events inside. The steel reflects different qualities of light depending on the time of day, creating a continuously changing form.

Inside, the intimate seating bowl has a range of premium seating options. Loge tables and boxes, theater boxes, executive suites, club seats and a sky lounge create a variety of experiences for fans and concertgoers.

The arena has the NHL’s largest high-definition, center-hung scoreboard. More than 1,200 TV screens throughout the arena will keep fans connected to the game. Throughout the arena, public art installations created by local and internationally known artists celebrate Edmonton and its culture.
ROGERS PLACE AND THE ICE DISTRICT

▲ seating bowl
◄ winter garden
▲ seating bowl
◄ ice district
Located in the city’s Mission Bay district, the San Francisco Public Safety Campus represents a significant investment in a prominent public facility. Situated on a busy city corridor, the building was designed to blend into the developing neighborhood while establishing a distinct presence befitting a civic landmark.

The highly resilient structure houses critical municipal services, including the city’s police headquarters, a district police station and a fire station, under one roof. An adjacent 1920s masonry fire station is rehabilitated for community use.

The master plan unifies the new building, composed of two six-story wings, and the two-story fire station into a striking civic complex. A gracious entry plaza and south plaza connect with generously landscaped sidewalks, reinforcing the historic fire station’s unique identity and important role on the site. Through a public art program sponsored by the San Francisco Arts Commission, the plaza features custom artwork that completes the civic composition.

By engaging the building with the site, the design aligns the needs of users with efficient environmental performance. A concrete plinth establishes a secure base for the structures, which are enclosed in a variegated high-performance glass curtain wall that symbolizes transparency in government.

Two 63-foot-long office wings connect via a transparent east-west oriented core to form an L-shaped configuration that temper the facility’s perceived massing from the street. This layout provides daylight, views and natural ventilation for building occupants. A delicate louvered metal screen floating apart from the structure, wraps the towers from north to south and minimizes unwanted glare and heat gain.

Other sustainable elements include green roofs, rainwater harvesting for irrigation and plumbing, low-flow plumbing fixtures, solar hot water heating, an active chilled beam cooling system and healthy building materials.

HOK designed the project, which is aiming for LEED Gold certification, in collaboration with Mark Cavagnero Associates.
SAN FRANCISCO PUBLIC SAFETY CAMPUS

◄ level 5 floor plan

1. terrace
2. office

◄ level 3 floor plan

1. historic fire station community building
2. entry plaza
3. entry entry with spiral of gratitude memorial
4. labs
5. information service
6. reader’s conference room
7. police department offices
8. fire department apparatus bay
9. fleet parking
10. first responder plaza

▲ view across 3rd street
▲ roof terrace
▲ walkway adjacent to historic fire station
▲ lobby view toward historic fire station

▲ view to roof terrace

▲ police department headquarters
1. pipe strut
2. machined steel spade
3. clevis plates with stainless-steel sleeves at pin opening
4. steel block sleeved into horizontal
5. extruded aluminum horizontal structure
6. extruded aluminum vertical structure
7. paired fasteners for clevis with block connection
8. mated fasteners, flush with adjacent material
9. stainless-steel pin
10. steel block sleeved into vertical
11. aluminum block infill for visual continuity of vertical aluminum members
12. threaded rods to connect steel blocks
13. nut for threaded rod fastening
San Francisco Public Safety Campus

“Spiral of Gratitude” Lobby Memorial

Section and Elevation View

- Spiral of Gratitude section
  1. Oculus skylight  
  2. Etched glass cylinder  
  3. Steel support gimbal  
  4. Light gauge metal framing  
  5. Roof top planter soil  
  6. Light shelf  
  7. Bas relief lettering  
  8. Cast in place concrete

- Spiral of Gratitude Lobby Memorial

- Detail of glass cylinder + oculus skylight
- Detail of 17’ x 10’ diameter etched glass cylinder
In 2005, Shell selected HOK to develop a master plan to replace its existing office campus on an adjacent parcel of land in West Houston. Site constraints included covenant-required height restrictions, Texas Department of Transportation setbacks, and various easements and land use regulations that impacted the overall development and phasing strategies.

The original 2005 master plan program was based on a replacement plan for the legacy campus and included approximately 1.1 million square feet of offices, amenities and parking. In 2011, HOK developed an updated master plan program that expanded the campus to approximately 1.5 million square feet.

A central quadrangle is the primary organizing element and social center for the campus. Rather than being a distinct space, the quad acts as a collection of outdoor gathering spaces that are extensions of the surrounding office buildings. Heavily landscaped with plantings from a reforestation program, the quad includes an entry plaza with a central water feature, seating nodes, covered pedestrian connectors and walking trails. The main corporate dining facility facing the quad features a large green roof and an outdoor upper-level activity area that links to the parking zones via an spiraling exterior stair.

Phase I was completed in 2008 and included a six-story, 178,000-sq.-ft. office building, a 1,200-space parking garage and a 30,000-sq.-ft. amenities building with a conference center and fitness complex. Completed in 2010, Phase II added a six-story, 180,000-sq.-ft. office building. The Phase III expansion included a three-story, 1.2 million square foot and two eight-story, stand-alone parking structures with a combined 3,250 parking spaces. The office buildings have tall interior ceilings, floor-to-ceiling glazing and high-speed elevators.

The LEED Gold-certified, Phase III office buildings perform 23 percent better than ASHRAE standards and use 32 percent less potable water than a typical Houston commercial office building. Exterior sunshading devices, Energy Star roofing, high-efficiency glazing, an underground water treatment system and interior occupant sensors reduce energy consumption while increasing employee comfort.
Campus covered walkway with overlook

amenities platform
▲ retail street with garage beyond

▲ south-north section

▲ exterior stair to garden roof
The STEM Expansion Project will enable Soka University of America to launch a new life sciences program. The building will house teaching and research laboratories, classrooms, offices and a large auditorium.

The university’s vision was to develop a state-of-the-art teaching and research facility while adhering to timeless, elegant building that melds with the campus’ traditional architecture. Featuring an inside-out approach to the facade design, the structural form embodies the program’s values of visibility, transparency and collaboration. A transparent curtain wall conveys the interior to the surrounding campus life. Stone-accented meeting rooms and vertical dichroic glass fins project from the facade.

The design of the building form supports the university’s desire to display the nature of the research taking place inside. A linear arrangement of the program and circulation creates an opportunity to expand the eastern corridor into a collaboration spine with meeting rooms, open study areas, communication stations and science exhibits.

Organized into chemistry and biology research neighborhoods, the building’s instructional lab modules allow for flexible, interactive teaching and research. The labs accommodate a wide range of activities. Core lab facilities, including an aquatics lab, a scanning electron microscopy (SEM) and transmission electron microscopy (TEM) accommodates advanced research and helps recruit new faculty. Teaming spaces include meeting rooms of various sizes and informal collaboration areas.

Located on a prominent site on the northwest entrance of the campus’ academic core, opposite the Soka Performing Arts Center, the new STEM building forms the western edge of the central green. The landscape provides a variety of opportunities for students to interact.

The south courtyard serves as the primary entrance. Anchored by a large heritage tree, an enhanced stone entry court is a vibrant space that welcomes students into the collaboration spine. Sculptural seating areas provide visual connections between collaboration spaces in the building and the central green. Parking is located within the adjacent light wells for more opportunities for interaction.

Soka University of America STEM Expansion Project
Aliso Viejo, California, USA

The team is aiming for LEED Gold certification.
SOKA UNIVERSITY OF AMERICA STEM EXPANSION PROJECT

- Site plan
  1. stem expansion project
  2. campus entrance
  3. parking area
  4. performing arts center
  5. gandhi hall

- Level 1 floor plan
  1. research lab
  2. classrooms
  3. multidisciplinary teaching lab
  4. anatomy teaching lab
  5. support labs
  6. prep lab
  7. storage and break rooms
  8. faculty offices
  9. collaboration area
  10. open to below

- Level 2 floor plan
  1. research lab
  2. classrooms
  3. physics teaching lab
  4. biology teaching lab
  5. support labs
  6. conference room
  7. meeting rooms
  8. faculty offices
  9. collaboration area

- Level 3 floor plan
  1. research lab
  2. meeting room
  3. future small animal facility
  4. faculty offices
  5. support labs
  6. break room
  7. collaboration area
  8. open to below
Spire London will be Western Europe’s tallest residential tower. The flower petal-shaped design creates an architecturally distinct addition to London’s skyline while meeting the city’s growing need for mixed-income housing. Developed by the Greenland Group, Spire London will provide 861 private and affordable apartments in a landmark development on West India Quay in London’s Canary Wharf. Each home will have high-quality residential space within a flexible, open-plan, private amenity, ample daylight and dramatic views.

A separate, linked development in nearby Limehouse will provide 60 more affordable homes, ensuring that 30 percent of the development’s residential units are affordable.

Taking advantage of its dramatic end-of-dock location, the landmark tower presents a striking silhouette from every vantage point. It also provides a visual focus for the western end of West India Quay. The simple form of the tower is restrained and elegant while punctuating the historical presence of the docks. The tower design improves the view of the Isle of Dogs townscape when observed locally and throughout London.

The building meets the ground in a way that connects to the public realm and adjacent Grade I-listed warehouses of London’s Docklands. Pavilions designed to relate to the scale and proportion of the neighboring historic buildings will be added to the tower’s base. This lower level features an all-weather pedestrian space with uninterrupted views along the dock.

The project makes significant improvements to the public realm, including the addition of shops and cafes along West India Quay. Community amenities include glass winter gardens, landscaped roof terraces, public open spaces, and exterior and interior children’s play areas with rooms for music, games and art.

Spire London
London, UK

1.23 million sq. ft. / 114,000 sq. m.
67 stories
770 feet / 235 meters tall
Completion: 2020
Details of facades and external materials will be subject to detailed design and have been provided here for information only.

Site verify all dimensions prior to construction. Internal layouts are shown for illustrative purposes only.

Report all discrepancies to HOK immediately.

This drawing is to be read in conjunction with all relevant documents and drawings.

Do not scale unless for planning purposes.
Teach for America’s (TFA) headquarters supports the nonprofit’s mission to provide an exceptional education to all children. The office space three floors of a commercial building in Lower Manhattan and accommodates 600 staff members and visiting teachers, alumni, donors and board members.

Using an education-inspired theme for building materials and fixtures, the design team emphasized TFA’s strong brand throughout the space. The office features vintage school desks, globe lamps and letter carpet as well as a large, library-style reception desk and wall paneling from reclaimed bleachers. Interactive surfaces such as chalkboards, markerboards and cork evoke teaching moments.

The open environment is equipped with collaborative spaces that address the daily needs of staff. Centrally located shared spaces encourage interaction with visitors. Because many of the schools served by TFA are underfunded, the resource center provides its teachers with access to computers, reference materials, copies and stationery. Teachers also use the space for training and meetings with students.

The design takes advantage of the building’s unusual layout by using the H-shaped floor plates to define different areas. Playful colors delineate space types and provide wayfinding cues that help visitors navigate the large floor plate. Red zones represent lounges, yellow denotes audiovisual booths, turquoise is for touchdown spaces, orange signifies mixed-use collaboration areas and blue indicates standing-only brainstorming spaces.

A café overlooking the resource center converts to a multipurpose auditorium with a double-height screen. Additional resources along the “service avenue” include a wellness center for health services, a “tech shack” offering IT assistance and a mail center.

The design showcases the individuality of TFA corps members and their unique teaching experiences. A video wall in the reception area enables guests to listen to participants discuss their work. A portrait wall ascending the three-story staircase features more than 500 snapshots of students and teachers from across the country.

Signature letters spelling out “Teach for America” along the service avenue wall serve as a community bulletin board where staff can post information. To keep employees connected to the organization’s national goals, reference connectors for different sites have chalkboard doors that include information about TFA’s presence in each location.

HOK collaborated with Pentagram on the environmental graphics.
Level 12 floor plan:
1. elevator lobby
2. reception + waiting cafe
3. collaboration area
4. conference room
5. open office
6. huddle rooms
7. cafe overlooking resource center
TEACH FOR AMERICA HEADQUARTERS

▲ open office view

◄ resource center + flexible, multifunctional space
The expansion of Toucheng Beach Center creates a memorable tourist destination that celebrates the geography, history and culture of Yilan and its ideal location along the eastern shores of Taiwan. Balancing a mix of public uses, the project forms a new hub of recreation, exploration, learning, creativity and celebration.

Organized as two angular landforms rising gently from the landscape, the center’s architectural language is influenced by the surrounding mountains and shoreline. The south building supports group activities while the north emphasizes individual functions.

A dominant east-west axis running through the center of the development evokes the pier that points toward Guishan Island and the eastern sunrise. Serving as a reminder of the region’s rich history, an existing 20th-century brick observation tower anchors the site.

The seamless integration of the center with its natural surroundings is evident in the large-scale vegetated roofs, which appear to fold out of the landscape. Glazed openings promote connections between the interior and exterior environments.

The landscape architecture repairs and enriches the site ecology. Meandering pathways encourage visitors to encounter new gardens, tidal pools and rock formations and to develop a deeper appreciation for Yilan’s natural habitat.

Natural materials and sustainable systems contribute to the creation of a low-maintenance, energy-efficient development that promotes Yilan’s commitment to sustainability and cultural identity.

Toucheng Beach Center Expansion
Yilan, Taiwan
 TOUCHENG BEACH CENTER EXPANSION

1. learning center + green roof
2. flower tower
3. artist gathering
4. infinity pool
5. reflection pool
6. wedding chapel
7. sculpture park
8. sculpture garden
9. plaza
10. botanical garden
11. aquatic garden
12. ocean viewing platform
13. courtyard
14. restored dunescape
15. camping

▲ chapel interior view to guishan island
▲ existing site conditions
▲ foundation
▲ built space
▲ landscape + architecture
▲ roof garden

▲ site plan

Architectural Concept Design - 2015.02.10
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台湾宜蘭頭城海水浴場擴(整)建案
EXPANSION (ALTERATION) OF TOUCHENG BEACH

1702050m
1. green roof
2. reduce heat island effect
3. rainwater collection
4. low-e insulation
5. views
6. daylighting
7. landscaped courtyard
8. regional materials
9. landscaping water
10. water-saving plants
11. sustainable paving materials

section perspective: sustainable strategies

1. administrative
2. café + gallery
3. restaurant
4. windbreak wall
5. sections
6. sustainable strategies
7. administrative
8. café + gallery
9. restaurant
10. windbreak wall
TOUCHENG BEACH CENTER EXPANSION

View from the west
A sleek, minimalist design profile distinguishes HOK Product Design’s Traverse V and Traverse X conference table collections. The design responds to the shrinking size of conference rooms and the need to adapt to evolving technologies.

Inspired by modern architecture and made possible by advances in structural engineering, the ultra-thin tabletop, which is less than one inch at its thinnest point, can span up to 20 feet in length and taper to a knife-like edge.

With a rectangular tabletop shape, the Traverse V collection features a simple cantilever leg design and an enfilade side of the table to eliminate the need for a center support. The Traverse X collection has a more intimate, collaborative oval tabletop form that hovers over a visible cross structure.

Power and data connectivity is concealed under the tabletop to ensure a clean, cable-free workspace while supporting the continued evolution of technology with the arrival of wireless presentation systems and other office tools.

The tables are available in 14 finishes including traditional natural veneers and reconstituted wood in a variety of colors and patterns.
▲ 20-foot span free of center support

▲ u collection conceptual framing + v collection cantilever leg

▲ u collection cross structure + v collection canted leg

▲ v collection conceptual framing

▲ u collection conceptual framing

▲ v collection conceptual framing

▲ cable management overview

▲ wiring + outlet

▲ ultra-thin veneered honeycomb structure
This new research center provides a home for the University of Chicago’s first molecular engineering program and Nobel Prize-winning physical sciences research groups. The research that takes place here extends from the smallest scale possible to the largest imaginable, ranging from molecular manipulation to increasing humanity’s understanding of the universe.

The vision for the design was to foster the interdisciplinary collaboration required to transcend traditional scientific boundaries and generate transformational breakthroughs.

Located on the main campus south of downtown Chicago, state-of-the-art laboratories, offices and collaboration spaces support ambitious research for the university’s Department of Astronomy and Astrophysics, the Kavli Institute for Cosmological Physics, the Institute for Molecular Engineering and the Dean’s Office of Physical Sciences.

Carefully planned interaction spaces include a 150-seat conference room, pre- and post-event space, a café, light-filled hallways and corner collaboration areas with open views, and writable surfaces like whiteboards and chalkboards. Each floor is considered a neighborhood, with a home base at the north end providing the largest gathering spaces.

On the building’s top floor, an open balcony provides a view of the Chicago skyline to the north. Placing exit stairs at the exterior provides natural light and outdoor views that encourage their use.

Supporting the center’s mission of driving the research and development of renewable and environmental resources, the facility is expected to achieve LEED Silver certification.
▲ Kavli Institute for Cosmological Physics high bay assembly lab

▲ Pritzker Nanofabrication Cleanroom facility + view corridor

▲ Light-filled conference room with high visibility
lobby with 2-story space + skylight

lobby skylight
As a new front door for the urban campus and a recruiting tool for the University of Portland, the Beauchamp Recreation & Wellness Center needed to impress current and potential students. The bold, iconic design encourages a spirit of wellness that carries over into the everyday lives of the center’s users.

The design team collaborated with students, administrators and the athletic department to determine their shared goals for the facility. One objective was to create an environment that welcomes all levels of users. Another was to provide generous program space while reflecting the small-school feel of the campus and ensuring the best return on investment.

Located next to student residential buildings and adjacent to the university’s basketball and soccer facilities, the center functions as the new heart of the campus community. Glazing around all sides of the building connects users to the outdoors and the scenic surroundings. At night, the center projects a two-story beacon of light that filters out toward the campus and draws students toward the activity inside. Materials from the campus, including signature brick and western hemlock wood, are incorporated in modern ways.

To put users at ease, the design incorporates a wide range of program spaces within approachable, intimate fitness neighborhoods. Traditional spaces such as gymnasiums, exercise studios and a suspended track are enhanced with unique amenities including a 32-foot-high climbing wall, an outdoor pursuits center and a functional training area with a covered courtyard that allows for outdoor activities during all weather conditions. An equipment rental center enables students to take their fitness endeavors on the road.

The design accommodates both the athletic department and recreation department by providing multifunctional administrative spaces. The building’s 79 percent space utilization rate is significantly higher than the national average of 68-72 percent for campus recreation and wellness centers.

Close collaboration among HOK, local architectural partner Soderstrom and construction manager Skanska enabled the team to expand the program while staying under budget.
site plan
1. recreation lawn
2. bicycle repair access
3. outdoor seating area
4. bicycle parking
5. functional training courtyard
6. entry plaza
7. bioswale
8. entry + check-in
9. climbing wall
10. administration
11. locker rooms
12. outdoor recreation + bike shop
13. team practice gym
14. recreation gym
15. strength + weight room

climbing wall
▲ welcome desk
▲ gathering space
▲ gymnasium

▲ fitness neighborhood
▲ jogging track

▲ group fitness studio
The renovation to Husky Stadium creates an ideal setting for college football on an urban, lakeside site. The design preserves the history of the 1920 stadium and its sweeping views of Lake Washington and the Cascade Mountains while transforming it into a state-of-the-art 70,000-seat venue.

The project is an example of how client organizations, designers and facility operators can collaborate to create a venue that is both beautiful and sustainable. The rebuilt stadium helps the university recruit student athletes, provides a distinct home field advantage and enhances the fan experience.

Complete demolition and reconstruction of the lower bowl and south-side stands bring fans closer to the action. By preserving the building’s iconic metal roofs, the design ensures that the stadium remains one of the nation’s loudest.

New concessions, restrooms, lobby space, high resolution video boards and a variety of seating options enhance the game-day experience. Premium seating includes six suites and 60 club seats on the field level and 2,000 club seats, 30 suites and 30 loge boxes on a dedicated club level.

A new football operations building within the west stands connects the unified seating bowl to the field and provides spaces for the football facilities, coaches and support staff. The building includes home team lockers, weight and training rooms, a recruiting lounge, coaches’ offices, team meeting rooms and support spaces.

The design links the stadium with the new Sound Transit light-rail station to the southeast. A 200-stall parking garage constructed beneath the south bowl and stands fulfills parking needs with minimal interruption to fans.

A retail component and the University of Washington Sports Medicine Center promote year-round activity within the stadium.

Husky Stadium received Salmon Safe certification through the Pacific Rivers Council, which recognizes its pollution capture, stormwater capture and construction activity pollution reduction strategies. The venue won the inaugural Sustainability Award from the National Association of Collegiate Directors of Athletics and USG Corporation.

University of Washington Husky Stadium Renovation
Seattle, Washington, USA

890,000 sq ft / 82,600 sqm
70,000 seats
Completion: 2013

student entry
1. Northwest Entry Plaza
2. Southwest Entry Plaza
3. Student Entry
4. Sound Transit Station
5. Club + VIP Entry
6. Southeast Entry Plaza
7. Loading Docks/Broadcast Yard
8. Existing Football Practice Field
9. Existing Softball Stadium
10. Existing Arena

► Entry Plaza

► Football Operations Center
Xixian River Landscape Competition
Xi’an, Shaanxi Province, China

This plan reimagines and reinvigorates the Sha River corridor, reconnecting it to local ecological, urban and cultural systems to support a new metropolitan center.

Once part of a broad network of waterways that fed the city and region of Xi’an, the river was converted into a flood control mechanism in the 1950s. Subsequent infrastructure projects further degraded the river, disconnecting it from adjacent communities and the region’s ecological systems.

To revitalize this natural resource, the plan proposes repurposing an existing village into a community center that forms the heart of a new district. Renewing the river and its landscape reintroduces sustainable local food production systems. Effective stormwater management strategies enable the collection, treatment and reuse of site runoff, contributing to a green infrastructure.

The plan promotes the adaptive reuse of existing lands, which currently limit site access, into a landscape framework that accommodates community amenity spaces.

By decreasing the reliance on traditional infrastructure and strengthening connections between the natural and urban environment, the plan creates a new prototype for sustainable redevelopment.
site plan
1. gateway water park
2. event lawn
3. reed beds
4. central retention pond
5. cultural village
6. urban farm
7. showcase farm
8. wetland boardwalk
9. wetland ponds

public amenities

green infrastructure

eco restoration

circulation network
XIXIAN RIVER LANDSCAPE COMPETITION

1. reed bed system
2. urban farm
3. outdoor sports courts
4. medical city
5. landscape canopy
6. event lawn
7. eco streams
8. performance stage

- eco lifestyle zone: landscape zones
- eco lifestyle zone after rain: green infrastructure
- eco lifestyle zone with rainwater management
Youthscape, a UK-based charity organization that seeks positive transformation in the lives of young people, enlisted HOK’s help to design the renovation of Bute Mills, a 1904 former steam flour mill in Luton’s town center. HOK provided more than 380 hours of pro bono architecture and interior design services to transform the historic industrial building into an active youth center.

The 10,000-sq.-ft. Bute Mills building enables Youthscape to expand its programs and assist more young people. The renovations include the installation of new heating and electrical systems, insulation, windows, significant structural work and a new interior layout.

The renovated center features vibrant interior finishes, inspiring environmental graphics and colorful furnishings that evoke a youthful feeling while maintaining the integrity of the historic brick structure. In the reception area, a feature wall by London artist Jason Bruges incorporates car parts manufactured in the Luton area.

A cozy living room and training kitchen on the lower ground floor create a multipurpose area for tutoring and relaxation. Other floors incorporate spaces for training, mentoring, events and offices. Beneath the original wood beams, an open auditorium on the top floor promotes collaboration between staff and students for education and training.

Youthscape envisions that Bute Mills will become a national hub for innovation in youth work. New conference and event facilities support this mission, providing space for teacher training and inspiration. Audiovisual feeds enable youth social workers from across the country to participate in in-person training sessions.

Sustainable and low-energy strategies reduce operating costs. The team reused timber removed from the roof in the new structural solution and in the design of the reception desk. FSC-rated timber; low-VOC, water-based paints; and low-energy LED lighting promote a healthy environment.
Abu Dhabi National Oil Company Headquarters
BBC Worldwide Headquarters
Brigade World Trade Center
IMEX
Carrefour University Centre For Student Life
Contemporary Credit Union Headquarters
Design Competition for Confidential Client—Ferry Terminal
Design Competition for Confidential Client—Metro System
Dr. D.Y. Patil University Multispecialty Hospital
Equinox River Oaks Fitness Center
FC Barcelona New Palau Blaugrana Arena
Hachette UK Headquarters
Hartsfield-Jackson Atlanta International Airport Passenger Terminal Modernization
Hillwood Office Tower Design Concept
HOK Office
The IRYS System
January 8th Memorial and Presidio Park
Kentucky International Convention Center
@4240 Laboratory and Office Building
Master Plan for Confidential Biopharmaceutical Company
Memorial University of Newfoundland Core Science Facility
Nanjing Financial City Center
Penn State University Chemical and Biomedical Engineering Building
Pritzker Group Office
Research and Office Campus for Confidential Client
Rogers Place and the Ice District
San Francisco Public Safety Campus
Shell Woodcreek Campus
Soka University of America STEM Expansion Project
Spire London
Teach for America Headquarters
Touching Beach Center Expansion
Traverse Conference Table

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