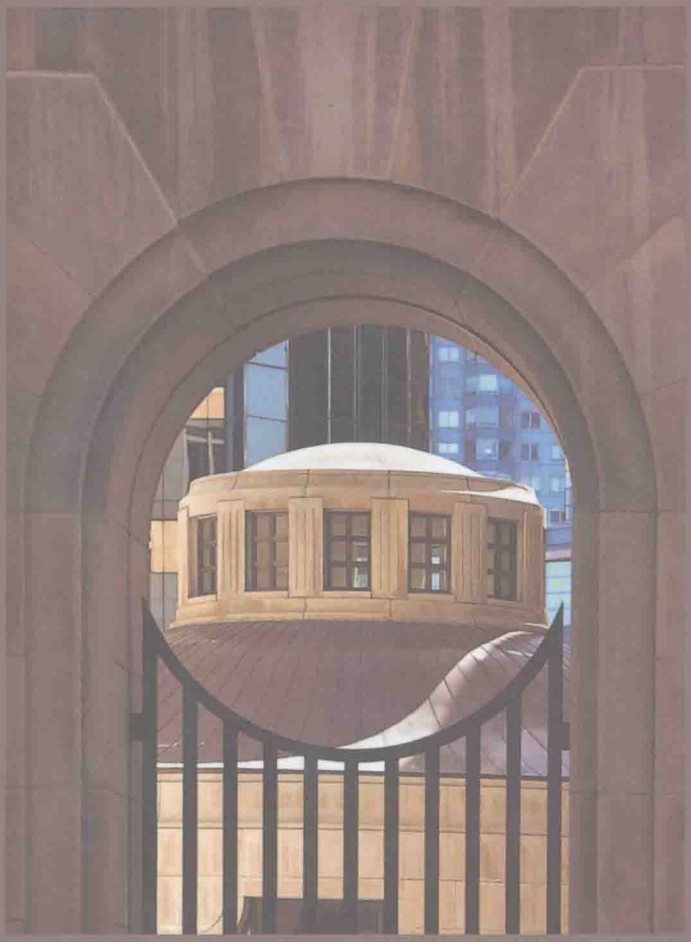
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BUILDINGS AND PROJECTS

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Ocean Course Clubhouse

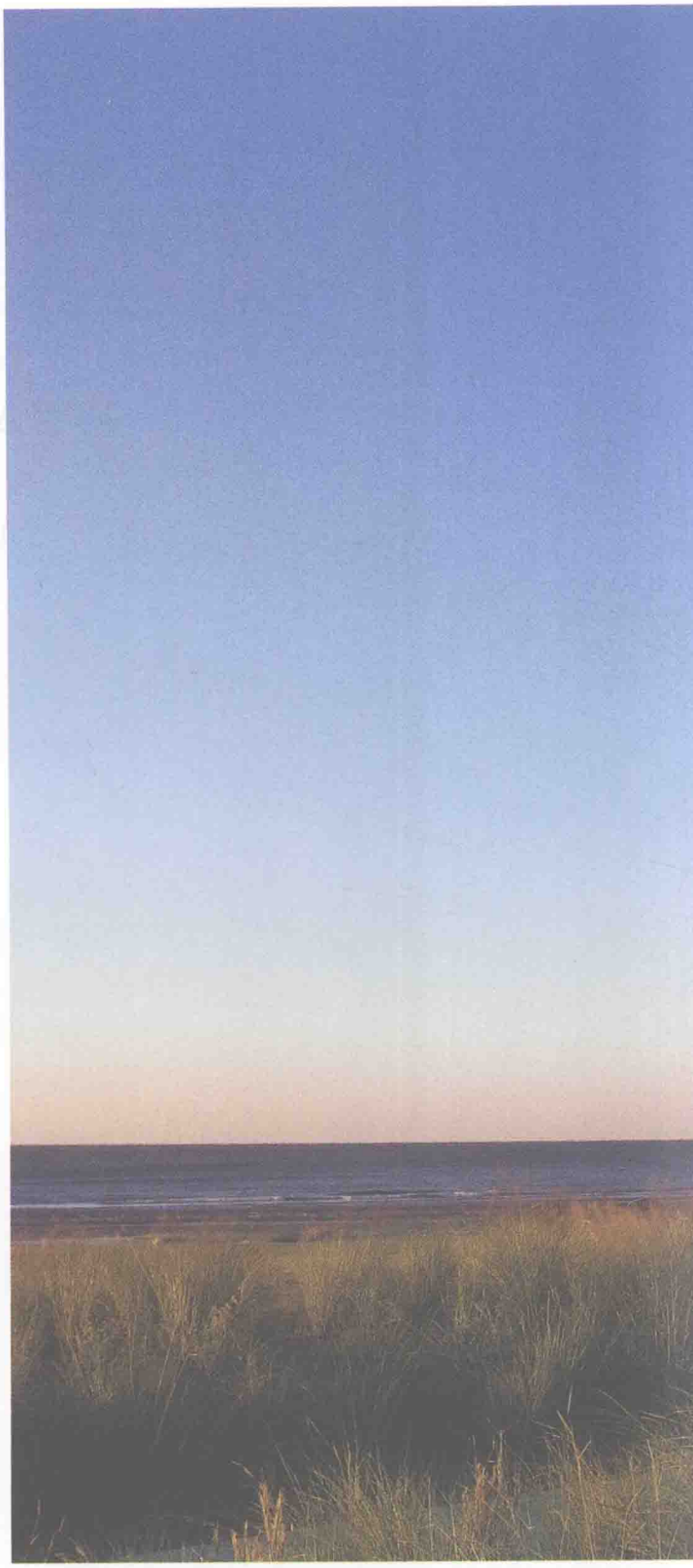
Kiawah Island
South Carolina
2002–2007

Replacing a temporary clubhouse constructed along with the Pete Dye golf course (1989), the Ocean Course Clubhouse stretches its low profile along the dunes, with deep porches to shade the interior from the Carolina sun.



Ground floor plan

0 31 62 124 ft



Below: East porch.









Left top: View from driving range.

Left middle: View across Willett Pond.

Left bottom: Dining wing.

Right: Bar porch.

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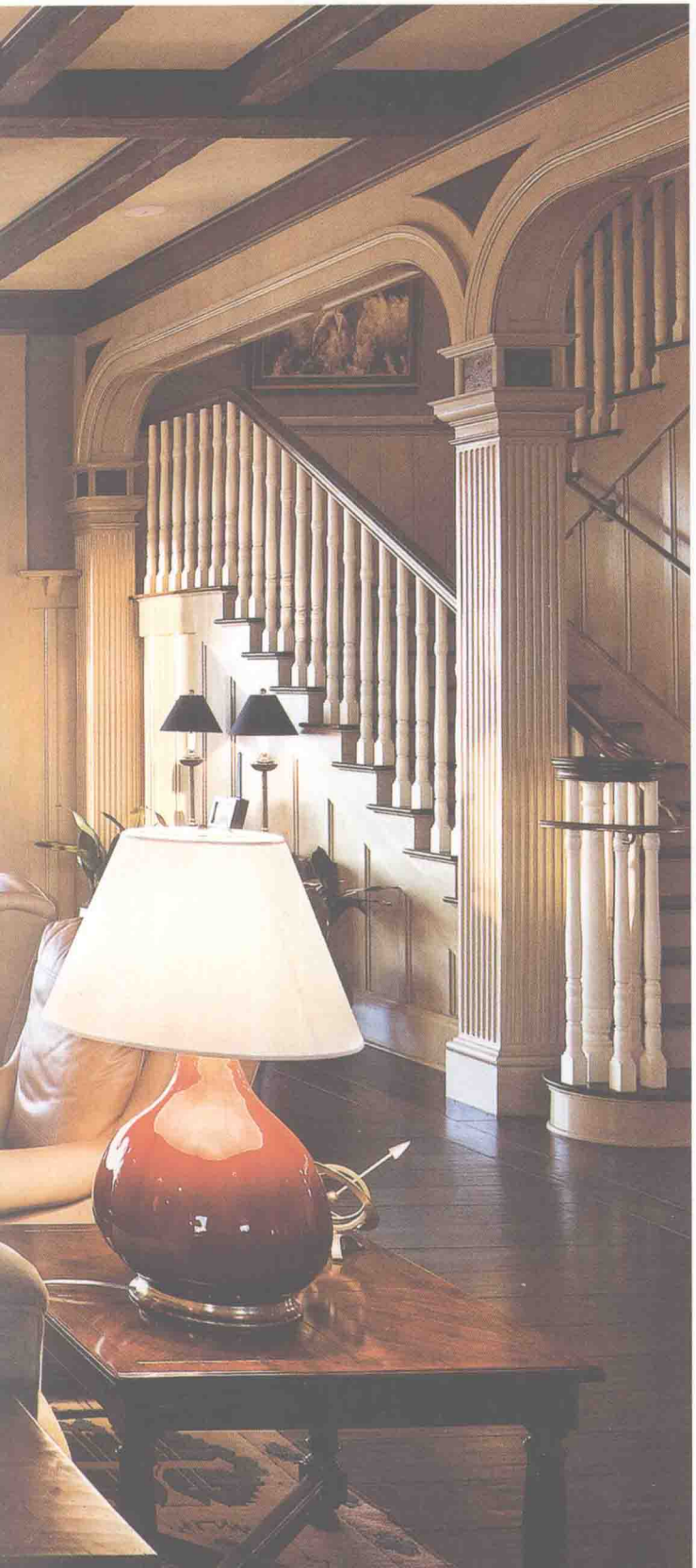


Below: Lobby.



Top: Ryder Cup bar.

Bottom: Bag-drop.







The Gramercy at Metropolitan Park

Arlington, Virginia
2002–2008

As the first phase of our master plan for a 16-acre site in the Pentagon City area, the Gramercy provides 399 apartments and tenant amenities as well as retail space in a building that recalls traditional apartment-house design in Washington.



Below: View from Fifteenth and South Fern Streets.



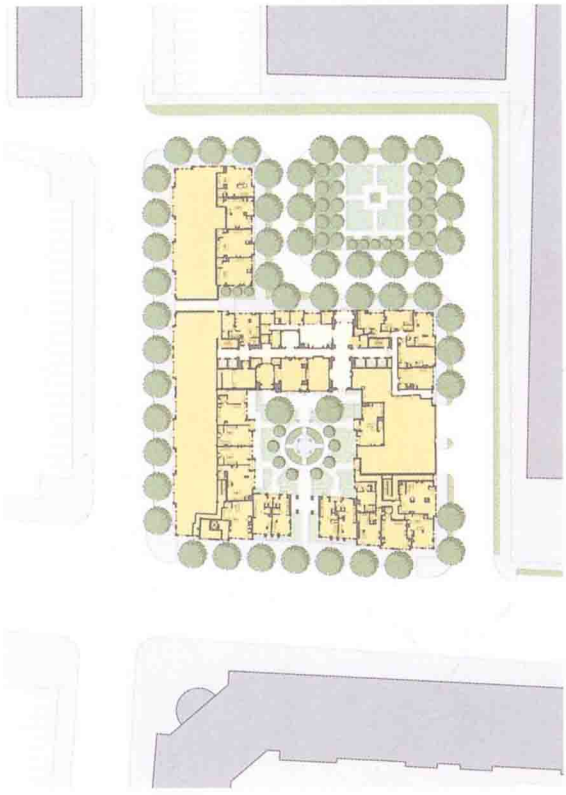




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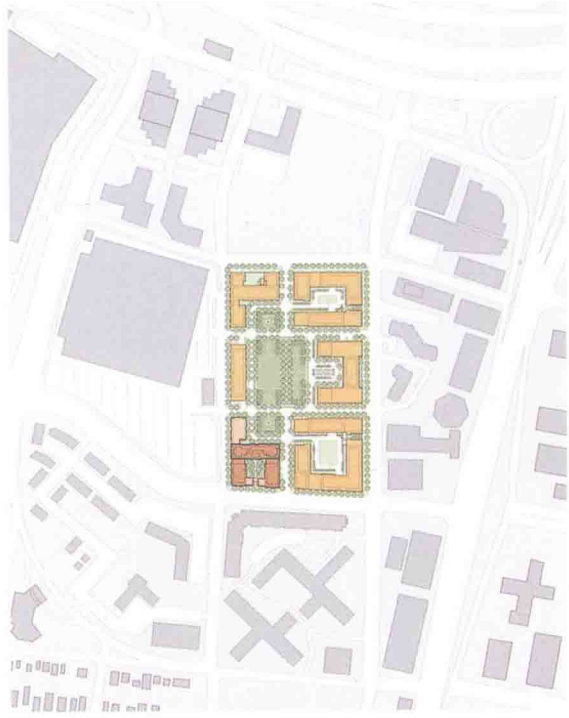
Left top: Shops along South Fern Street.

Left bottom: Entrance to courtyard at Fifteenth Street.



Ground floor plan

0 25 50 100 ft



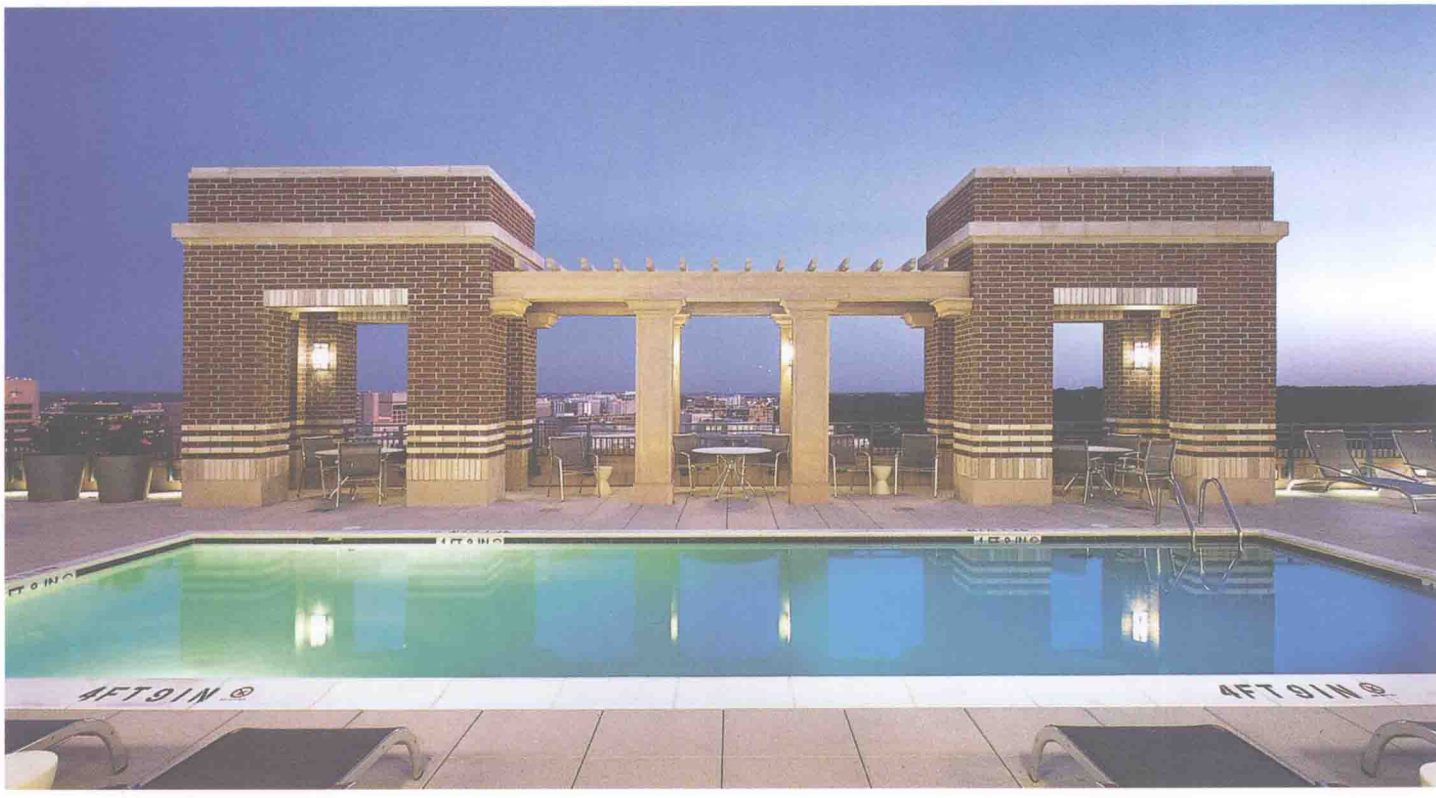
Site plan

0 125 250 500 ft

Top: Courtyard.

Bottom: Rooftop pool terrace.





Top: Lobby.

Middle: Rental office.

Bottom: Internet café.







Fulton Corridor Master Plan

New York, New York
Project, 2002–2005

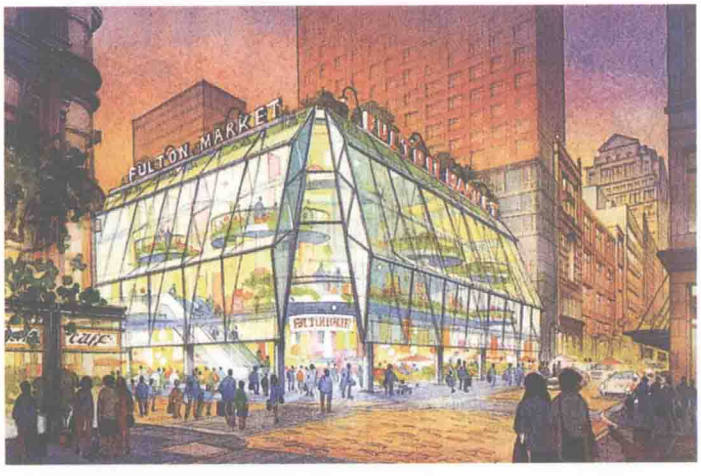
As part of the mandate to renew and revitalize Lower Manhattan in the wake of 9/11/2001, our study of Fulton Street, the area's only river-to-river crosstown street, identified potential improvements that would spur private investment, including a new transit hub at Broadway, a market hall at Nassau Street, and a new park near the South Street Seaport.

Top: Shopfronts.

Middle: Fulton Market.

Bottom: View looking west to Royal Insurance Building at Gold Street.



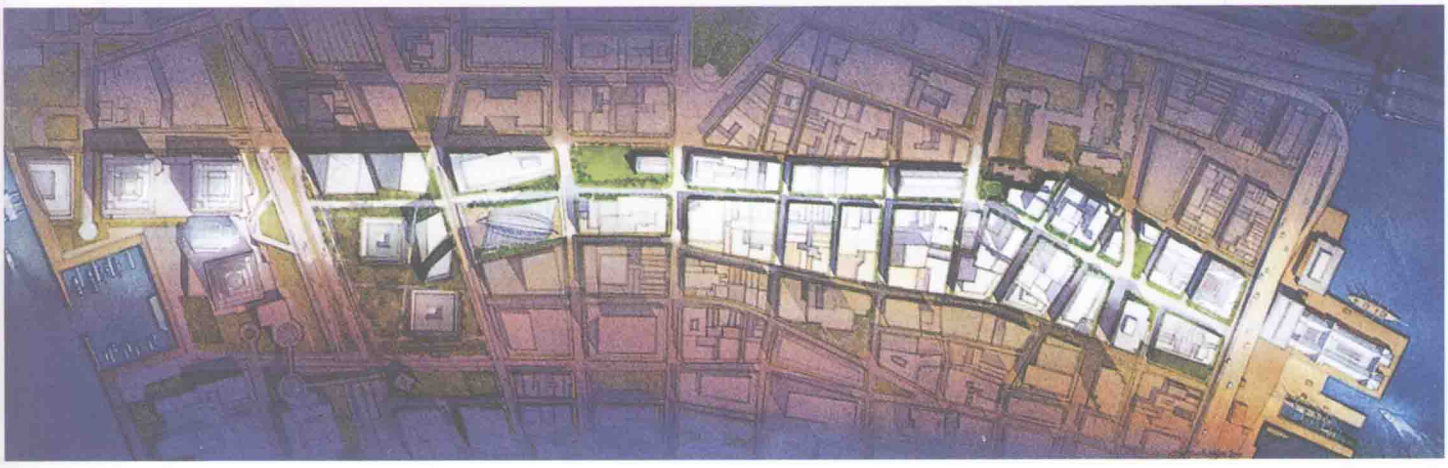




Top: View looking
east from Gold Street.

Bottom: Plan.

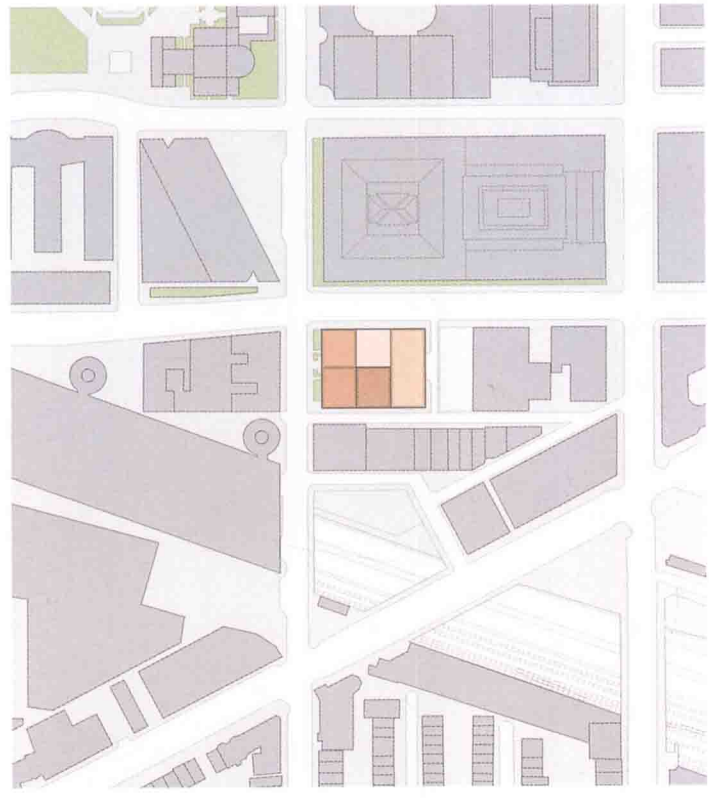




The Clarendon

Boston, Massachusetts
2003–2010

This 32-story, 400,000-square-foot residential tower provides ground-level retail, below-grade parking, 177 rental apartments, and 103 condominiums on a prominent Back Bay site diagonally across from the prismatic John Hancock Tower (I. M. Pei & Partners, 1976). The bold massing of stacked red brick cubes articulated by two-story glazed recesses yields a dynamic skyline presence that reflects traditional Boston architecture but in a compositionally dynamic way.



Site plan



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