



**200 GREENWICH STREET
FOSTER AND PARTNERS
ARCHITECTURAL FACT SHEET – SEPTEMBER 2007**

SITE INFORMATION 200 Greenwich Street (Tower 2) is located on the site bounded by Greenwich Street to the west, Church Street to the east, Vesey Street to the north and Fulton Street to the south. It will be east of the proposed Performing Arts Center and north of the Transportation Hub.

PROGRAM 200 Greenwich Street, a 79-story tower, will be the second tallest skyscraper on the World Trade Center site and in New York City. The tower will rise to 1,270 ft and be topped by an antenna of 80 ft.

The tower will contain 138,000 sq ft of retail (of which 130,000 sq ft is at or above street level), 60 office floors, including a sky-lobby, that total 2.3 million sq ft and a 65-foot high office lobby. It will have a total of nine entrances: five entrances from street level, two below-grade entrances from the WTC Transit Hub and two from the retail area.

The first office floor begins at 278 ft above street level. A typical office area offers more than 36,000 sq ft of space. There will be four trading floors totalling 219,200 sq ft and 11.5 levels of mechanical floors.

DESIGN CONCEPT Designed by Foster and Partners, 200 Greenwich Street's sparkling glazed crystalline form and diamond shaped summit create a bold addition to the New York skyline.

Arranged around a central cruciform core, the tower comprises four blocks containing light-filled, flexible, column free office floors that rise to the 59th floor, whereupon the glass façades are sheared off at an angle to address the Memorial Park. Giving the building its distinctive inclined summit as the second tower in the World Trade Center Master Plan, 200 Greenwich Street also acts as a symbolic marker of the location of the Memorial Park when viewed from any location. The upper floors contained within the summit provide the opportunity for sweeping views of the park, the river and the city.

A continuation of Foster and Partners' investigation into the nature of the high-rise tower, 200 Greenwich Street takes structural, functional, security, environmental and urban logic to a new dimension. The tower is influenced by the geometry of the site, with the cruciform core providing the structural backbone as well as the key organizing diagram. It accommodates the primary vertical circulation, with high-speed shuttle elevators rising to an intermediate sky lobby where the upper floors are served by two further banks of elevators. It also allows for cross-corridor circulation by providing excellent orientation at every level, and opening views out across the office spaces.

Extending the logic of the core, the volume of the tower is punctuated on all four sides by notches – elegantly breaking up the mass of the tower into four interconnected blocks. Towards the perimeter, the core culminates in dedicated flexible zones with the opportunity to create staircases between floors, and the possibility for double-height atria.

Connections with the city at street level have been reinforced with glass walls creating a visual relationship with the surrounding streets. The imposing double-height ground floor lobby is connected at the Greenwich Street entrance to the MTA providing direct access to the underground infrastructure system. The lobby rises in level along Vesey Street and includes a further connection with the transport system via escalators and a four-story shopping area connecting with Fulton Street and spilling out onto the Wedge of Light plaza.

ENVIRONMENTAL STANDARDS /

BUILDING SYSTEMS Designed to the highest energy efficiency ratings, 200 Greenwich Street will seek to achieve the Gold standard under the Leadership in Energy and Environmental Design (LEED) by the US Green Building Council. Among many building enhancements, the tower has a reinforced concrete core and columns with steel girders and beams. Safety systems exceed New York City building code and Port Authority requirements.

PROJECT SCHEDULE 200 Greenwich Street is expected to be completed by 2012 – four years after the site is made available to Silverstein Properties.

OWNER/DEVELOPER

World Trade Center Properties, LLC
An affiliate of Silverstein Properties, Inc.
Larry A. Silverstein, President; Janno Lieber, Project Director; David Worsley, Construction Director; Mickey Kupperman, Director of Design; Ed Narbutas, Tower 2 Design Manager; Serge Demerjian, Below-Grade and Podium Design Manager

LANDOWNER

Port Authority of New York and New Jersey
Anthony R. Coscia, Chairman; Anthony E. Shorris, Executive Director

DESIGN ARCHITECT

Foster & Partners
Norman Foster, Principal
Project Team: Brandon Haw, Mike Jelliffe, Armstrong Yakubu, Tommaso Fantoni, Peter Han, Alistair MacMillan, Matthias Schoberth, Damian Timlin, Jai Krishnan, Thomas McMahon, Francesca Venturoni, Jet Wai Wong, Oscar Rodriguez

ARCHITECT OF RECORD

Adamson Associates
David Jansen, Partner
Project Team: Ann Daniel, Alex Richter, Nick Zigomanis, Sam Nicolini, Antonio Palladino, Alexandre Boulanger, Linda Namrud, Christopher Olak, Jonathan Ring, Rob Beraldo, Bryan Jin, Johnson Shie

STRUCTURAL ENGINEER

WSP Cantor Seinuk
Ahmed Rahmian, Principal
Ryan Dow, Project Director
Sabu Abraham, Senior Engineer

MEP ENGINEERS

Jaros Baum & Bolles Consulting Engineers
Augustine DiGiacomo, Scott Frank, Partners
Project Team: Mike Ahkrin, Anthony Guidotti, Phil Parisi, Brian Towers, Maxwell Hatfield, Min Maung, Robert Quintana, Tina Tarrache

VERTICAL TRANSPORT ENGINEERS

Jaros Baum & Bolles Consulting Engineers
Steve Kinnaman, Awni Haddad

Edgett Williams Consulting Group, Inc.
Steve Edgett

CODE CONSULTANTS

Code Consultants Professional Engineers, PC
Kevin Morin, Laurence Dallaire

SECURITY CONSULTANTS

Ducibella Venter & Santore
Robert Ducibella, Philip Santore

DYNAMIC LOADING CONSULTANTS

Weidlinger Associates Incorporated
Robert Smilowitz, Doug Heinze

LANDSCAPE ARCHITECT

Peter Walker and Partners

LIGHTING ARCHITECT

Fisher Marantz Stone, Paul Marantz, Hark Forrest

DIGITAL VISUALIZATION

dbox

MODEL MAKER

Radii