



SETTING A NEW STANDARD IN SUSTAINABLE DESIGN

7 World Trade Center is a pioneer in terms of environmental responsibility, energy efficiency, and quality of life. The building has already been recognized with awards from the Environmental Protection Agency, the Municipal Arts Society of New York and the American Institute of Architects New York Chapter. 7 WTC is a model of the kind of collaborative efforts that will define the development of the other buildings at the World Trade Center site. Silverstein Properties worked with contractors, subcontractors, and suppliers, as well as government agencies and leading environmental organizations, to develop and implement a variety of environmental innovations.

FIRST NYC LEED OFFICE BUILDING

7 World Trade Center is the first commercial office building in New York City to receive the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification, where it won a Gold rating. The building was one of the first projects accepted to be part of the U.S. Green Building Council's Pilot Program for Leadership in Energy and Environmental Design - Core and Shell Development (LEED-CS).

GREEN DESIGN FEATURES

Green design features of 7 WTC benefit tenants and the broader community:

- 7 WTC offers tenants the ability to provide direct daylight and outside views for more than 90 percent of their regularly occupied space.
- Full-height low-iron glass allows tenants to reduce energy costs by installing daylight dimming controls.
- One hundred percent of 7 WTC's core-and-shell electricity needs will come from renewable energy.
- In a typical business year, electricity costs at 7 WTC will be approximately 35 percent lower than in a generic Manhattan office building, due in part to a power purchase agreement with New York Power Authority.
- Environmental innovations at 7 WTC exceed traditional office buildings, such as:
 - High-efficiency cooling/heating systems (beyond current code requirements), with high-efficiency filters in all A/C units to improve indoor air quality;
 - Use of paints that are low in volatile organic compounds;
 - High-efficiency plumbing systems that will reduce water consumption throughout the building by at least 30 percent;
 - Collection of rainwater from the roof for irrigation of the nearby park and for the cooling tower;
 - Carbon dioxide sensors throughout the building;
 - No use of ozone-depleting HCFC refrigerants;
 - Building materials that will include post-consumer recycled content; and
 - A minimum of 50 percent of the building's wood will be certified as sustainably harvested.

CLEAN CONSTRUCTION

Commitment to environmental excellence at 7 WTC began with construction. Through the Diesel Emissions Reduction Project, ultra-low sulfur diesel fuel was used in combination with innovative filter technologies to reduce diesel emissions from heavy construction equipment by as much as 90 percent. This improves quality of life for our neighbors and those who work in the area, and helps mitigate smog, acid rain, and water pollution. In April 2004, EPA Region 2 Administrator Jane Kenny presented Silverstein Properties with a 2004 Environmental Quality Award for "demonstrating clean construction and improved air quality" and providing a "model for other businesses." In May 2004, the EPA enacted a new rule to require less diesel pollution from construction equipment. The rule calls for sulfur content of 15 parts per million by 2010 – a standard that is already being met at 7 WTC.



BUILDING ENHANCEMENTS: LIFE SAFETY FEATURES

STRUCTURE

- The building structure is designed with increased robustness and **redundancy of steel**.
- **Two-foot thick reinforced concrete walls** protect the building's core for the full height of the tower, including the lobby, exit stairways and elevators.
- A laminated, structurally fortified wall as well as columns in the building lobby serve as a **blast shield**.

EVACUATION

- **Exit stairs are 20 percent wider** than required by NYC Building Codes. Located within the reinforced concrete core, the stairs permit a more rapid evacuation and allow for easier access by emergency responders.
- **Four fire stairways exit directly to the outside**, avoiding possible confusion associated with exiting through the building lobby. Transfer is possible between stairways.
- Widely-separated stairs are equipped with **emergency lighting** and glow-in-the-dark paint and are pressurized and smoke-purged to resist the intrusion of smoke.

ABOVE-CODE DESIGN

- **Fireproofing** material used to protect the steel structure is 10 times as adhesive and twice as thick as required by building codes.
- **Dual standpipes and water storage capacity** for the building sprinkler system are double that required by code.
- **Fresh air intake system** is located at the top of the tower includes multiple levels of high performance filters.

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For Immediate Release

LARRY SILVERSTEIN HOSTS DOWNTOWN CELEBRATION TO MARK THE OPENING OF 7 WORLD TRADE CENTER

Jeff Koons Sculpture Unveiled in New Public Park;
Sculpture and Park Are Mr. Silverstein's Gifts to the City

NEW YORK, May 23, 2006 – World Trade Center Developer Larry A. Silverstein was joined today by public officials, architects, builders, artists, downtown residents, local school children and area workers for a celebration to mark the opening of 7 World Trade Center, the first office building to be rebuilt in Lower Manhattan and the first certified “green” skyscraper in New York City history.

The ceremony commenced with a singing of “God Bless America” by Irish tenor Ronan Tynan and about 70 children from two neighboring schools – PS 234 Independence School and PS 89. The event also featured the unveiling of *Balloon Flower (Red)*, a sculpture by world-renowned artist Jeff Koons, and an official ribbon cutting for 7 World Trade Center, a 52-story, 1.7 million square-foot office tower, at 250 Greenwich Street.

The event, hosted by Mr. Silverstein to celebrate the resurgence of Downtown and salute its residents, workers and school children, culminated in a free, two-hour outdoor, public concert featuring Lou Reed, Suzanne Vega, Ollabelle, Citizen Cope, Pharaoh's Daughter, Brazilian Girls, Ronan Tynan, and Bill Ware Vibes.

“I have been involved in the World Trade Center for half of my 50-year career, and this is one of my proudest moments,” said Mr. Silverstein. “More than 3,000 dedicated, hard working and brilliant men and women helped make this day possible, and I thank each and every one of them. 7 World Trade Center is much more than the newest office tower in New York – it is a symbol of the city's resilience and spirit. We have reclaimed an important part of the downtown skyline, and in doing so, we have set new standards in environmental quality, life safety and innovation.

“But this is just the start,” added Mr. Silverstein. “As we speak, construction workers are hard at work on the Freedom Tower, and a host of visionary architects and engineers are working round-the-clock inside 7 World Trade Center to design the next three office and retail towers to be constructed on the site.”

Port Authority of New York & New Jersey Executive Director Kenneth J. Ringler Jr. added, “This magnificent building sets the bar high and gives us all something to strive for as the rest of the World Trade Center site begins to take shape. I'm pleased that we are now united in our ultimate mission of rebuilding.”

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The entire building is 52 stories with tenant floors starting at the 11th floor above street level. The first 10 floors largely are given over to a series of huge bays housing transformers for a Consolidated Edison substation and the street-level lobby facing Greenwich Street, which leads to elevator banks to the tenant floors. The Con Ed substation supplies electrical service to all of Lower Manhattan and replaces equipment destroyed by the attacks on the World Trade Center.

The surface surrounding the lower 10 stories of the building was designed by Mr. Childs in collaboration with artist James Carpenter, and is a study in reflected color and light. The surface is calibrated to create the illusion of depth. It is animated with light, which evolves naturally by day with the changing exterior conditions, and artificially by night with programmed LED projection sequences. To further complement the kinetic nature of the surfaces, artist Jenny Holzer has created a lobby installation with moving text “as big as Manhattan” chronicling the history of the city through historic poems.

The new 7 World Trade Center is located at 250 Greenwich Street and is bound by Greenwich, Vesey, Washington and Barclay Streets. To create a more vibrant and interconnected neighborhood, Mr. Silverstein’s architect, David Childs, Consulting Design Partner at Skidmore, Owings & Merrill LLP, designed a sleeker building, which allows for the re-introduction of Greenwich Street through the World Trade Center site and for the creation of a new neighborhood park.

“7 World Trade Center is first and foremost an urban gesture,” said Mr. Childs. “By pulling the building back from its eastern property line, we allowed Greenwich Street to extend through the site, thereby reuniting Tribeca and the Financial District. A one-acre park now occupies the unused portion of the site, so there is light, air and landscaping in this previously congested area of the city. Designed before the master plan for the World Trade Center site was in place, 7 World Trade Center serves as a gateway to the new World Trade Center and sets an example for future buildings downtown in terms of urbanism, design excellence, safety, and sustainability.”

Jeff Koons, one of the world’s most widely recognized artists, created *Balloon Flower (Red)*, the sculpture that sits in the center of the fountain in the new park at 7 World Trade Center. The mirror-polished stainless steel sculpture represents a twisted balloon in the shape of a flower that has been enlarged to monumental scale. Since 1995, Koons created *Balloon Flower* in five versions: blue, magenta, yellow, orange, and red. *Balloon Flower* is part of the series known as *Celebration*, consisting of twenty sculptures and sixteen paintings. Many works of *Celebration*, including a balloon dog and a mound of Play-Doh, are inspired by a child’s playroom.

The triangular park was created by David Childs with Ken Smith and his colleague Annie Weinmayr of Ken Smith Landscape Architect, and is situated between the now extended Greenwich Street and West Broadway. It consists of a central open plaza with a fountain and flanking groves of trees and shrubs. As the seasons change, so will the colors in the park, providing a soothing natural complement to the adjacent tower.

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The U.S. Green Building Council, which has developed the nation's only common standard of measurement for a "green" building, recently certified 7 World Trade Center at Gold status under its Leadership in Energy and Environmental Design (LEED) rating system. As the first "green" office building in New York City, 7 World Trade Center has been recognized for its pioneering approach to providing occupants with cleaner air and more natural light, while conserving energy and other natural resources. Green efforts include: Rainwater collection for irrigating the park and cooling the building; use of recycled material in the construction effort and separation of refuse and recyclable materials on site; and use of latest glass technology, providing maximum building energy conservation and more natural light for tenants.

Tishman Construction Corporation Chairman and CEO Daniel R. Tishman, a leader in the green-design-and-construction movement, said, "It has been an honor to serve as Construction Manager for 7 World Trade Center. Our firm, led by my father, John Tishman, built the original Seven World Trade Center, and it was meaningful to all of us that we participate in its recreation. It was also important to generate a case study for life safety innovation and environmentally responsible design in high-rise construction. With this building, we have set a new standard, and we will apply even greater standards to Freedom Tower and beyond."

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About Silverstein Properties

Silverstein Properties is a Manhattan-based real estate development and investment firm that has developed, owned and managed more than twenty million square feet of office, residential and retail space. In July 2001, Silverstein completed the largest real estate transaction in New York history by acquiring the 10 million sq. ft. World Trade Center, only to see it destroyed by terrorist attacks six weeks later on September 11, 2001. Silverstein has committed to the redevelopment of the World Trade Center site, starting with 7 World Trade Center. For more information, visit www.wtc.com.



7 WTC TENANTS

ABN AMRO: 30th – 33rd floors

Netherlands-based ABN AMRO is a leading international bank with total assets of EUR 999 bln (as at 30 September 2006). It has more than 4,500 branches in 53 countries, and has a staff of more than 110,000 full-time equivalents worldwide. ABN AMRO is listed on Euronext and the New York Stock Exchange. For more information, visit www.abnamro.com.

Ameriprise Financial: 39th floor

Ameriprise Financial is one of the nation's leading financial planning, asset management and insurance holding companies. Through its nationwide network of more than 10,000 financial advisors, Ameriprise Financial delivers solutions to clients through a comprehensive and personalized financial planning approach built on a long-term relationship with a knowledgeable advisor. The company specializes in meeting the retirement-related financial needs of the mass affluent. For more information, visit www.ameriprise.com.

Darby & Darby P.C.: 41st and 42nd floors

Darby & Darby is a full-service intellectual property firm that has focused on patents, copyrights, trademarks and false advertising for over 110 years. As one of the oldest and largest intellectual property firms in the United States, with over 100 professionals, Darby & Darby has long been important in pioneering and precedent-setting IP matters. The firm's attorneys, patent agents and technical advisors have distinguished academic credentials and hold advanced technical degrees in diverse specialties in all areas of biotechnology, chemistry, engineering, electronics and computer science. Darby & Darby's greatest resources are the skill, vision and creativity of its professionals, who are dedicated to providing superior legal services in litigation matters, due diligence projects, licensing transactions and prosecution in all technical disciplines. Darby & Darby has offices in New York, Seattle, Washington, D.C. and Frankfurt, Germany. For more information, visit www.darbylaw.com.

New York Academy of Sciences: 40th floor

Since 1817, the New York Academy of Sciences has been bringing together scientists of different disciplines from around the world. Their purpose is to advance the understanding of science, technology, and medicine, and to stimulate new ways to think about how their research is applied in society and the world. For more information, visit www.nyas.org.

Mansueto Ventures LLC: 29th floor

Mansueto Ventures LLC is the publisher of the leading business media brands *Inc.* and *Fast Company*. *Inc.*, the only major business magazine dedicated exclusively to owners and managers of fast-growing private companies, delivers real solutions for today's dynamic and innovative company builders. It provides hands-on tools and market tested strategies for managing people, finances, sales, marketing and technology. *Inc.* inspires and informs, with cutting-edge coverage that reflects our readers' energy, brashness, and imagination. Award-winning *Fast Company* magazine covers the ideas, trends and visionaries that are sparking change and creating the future of business. Now celebrating its 10th year anniversary, *Fast Company* is owned by Mansueto Ventures LLC. For more information, visit www.fastcompany.com and www.inc.com.

Moody's Investors Service: 12th - 27th floors

Moody's Investors Service is among the world's most respected, widely utilized sources for credit ratings, research and risk analysis. In addition to our core ratings business, Moody's publishes market-leading credit opinions, deal research and commentary, serving more than 9,000 customer accounts at some 2,400 institutions around the globe. For more information, visit www.moodys.com.

Silverstein Properties: 38th floor

Silverstein Properties is a Manhattan-based real estate development and investment firm that has developed, owned and managed more than twenty million square feet of office, residential and retail space. In July 2001, Silverstein completed the largest real estate transaction in New York history by acquiring the 10 million sq. ft. World Trade Center, only to see it destroyed by terrorist attacks six weeks later on September 11, 2001. Silverstein has committed to the redevelopment of the World Trade Center site. On May 23, 2006, Silverstein Properties opened 7 World Trade Center, a 52-story, 1.7 million square foot office tower, at 250 Greenwich Street, just north of the World Trade Center site. In April, 2006, Silverstein Properties started work on the Freedom Tower. For more information, visit www.wtc.com.

World Trade Center Design Task Force: 11th floor

Since the opening of 7 WTC, architects from Foster and Partners, Richard Rogers Partnership, Maki and Associates, and Adamson Associates have been working together on the conceptual designs of the three new office towers on the WTC site at 200, 175 and 150 Greenwich Street.



James Carpenter

The Skidmore Owings & Merrill (SOM) design team for 7 World Trade Center collaborated with Tribeca designer/artist James Carpenter to develop the podium enclosure and entry cable wall and canopy for the building. A concept for the building's interaction with light was developed as an organizing principle for the design and this resulted in a stainless steel screen wall conceived by James Carpenter Design Associates to visually support the crystal-like tower above.

The podium wall, approximately 82' high comprises two layers of stainless steel screen with a 7" internal cavity which allows for the necessary 50% uninterrupted air flow, required by Con-Edison for their electrical transformers. The stainless steel screen panels are made of cold formed triangular prismatic wires orientated vertically and welded in specified patterns and angles of rotation.

The type, spacing, sizing and orientation of the wires seamlessly achieve the practical and aesthetic requirements of the site, providing a screen that ventilates the transformers while contributing a rich backdrop to the anticipated pedestrian traffic and local cultural activity. This scrim of stainless steel prisms reflect and re-project the variable light conditions of the urban site, essentially, the visual activation of the podium surface is a representation of available light. As one moves past and around the building, the quality of light animation follows the viewer.

At the podium, the optimized porosity of the wall is accentuated at night through the use of LED lighting. These LED fixtures are programmed to create a range of scenes using varying degrees of blue and white light. In addition, there is a video camera recognition system linked to the programmable LED lighting. Eight video cameras mounted 60'-0" above street level on the north and south elevations track pedestrian movement on the sidewalk below. This system can be programmed to identify the movement of individual pedestrians and display their movement with 80'-0" high vertical bars of colored light inside the podium skin, thereby engaging the public on an urban scale.

The canopy and the lobby interior are a parallelogram in plan. This geometrical orientation extends all the way into the landscaped plaza forecourt. The punched opening is defined by extending the stainless steel podium screen wall, folding it into the lobby's interior. The opening is defined by a transparent cable-net wall, enhancing the delicate and transparent nature of the entry. The adjacent luminous ceiling box further accentuates the wall's transparency creating a ceremonial entrance. The wall is 105' long and 44' high. The opening is filled with a highly transparent (low-iron) glass wall with a minimal cable-net structure and a 12'-0" glazed canopy extension. JCDA, Schlaich Bergermann and Partners, and SOM, developed the cable-net entry wall as a bomb resistant, energy absorbing wall. Using proprietary lamination technologies, the cable-net is flexible in nature and acts as an energy damping system that allows the wall to deflect and diminish the effect of a blast.

The lobby interior has two larger lighting elements that draw the public's attention. The first element, a luminous ceiling, changes in luminosity and color during the day (white) and at night (blue), creating a subtle yet dramatic interior emphasizing the 'locking block'. The second element is a translucent glass wall (14' high and 65' long) set behind the reception desk. The wall, titled "For 7 World Trade," was designed in collaboration with Jenny Holzer which consists of a series of quoted text fragments selected by Holzer executed in LED lights, streaming from right to left along the wall, giving the lobby an activated, ceremonial and emotional importance. JCDA collaborated with Holzer to establish the floating transparent LED words set between two layers of diffused

glass. The text is fully visible from the pedestrian plaza and park outside the building, creating an animated public setting.

The primary focus of James Carpenter's work is the exploration of the natural phenomena of light in transmission, reflection and refraction as they influence architecture and one's experience of place. Exploring the unique opportunities afforded by the transparency, reflectivity and compressive strength of glass, this work seeks to control light as it affects spatial boundaries, allowing the expression of structure to give form to light. The site of this transformation is explored as a dynamic and functional element of architectural space, crossing the boundaries between architecture, engineering and fine arts.

Some notable projects include: Columbus Centre Double Cable Net Wall, Heart Ice Falls at Hearst Tower, Pier 5 Soccer Hall: Brooklyn Bridge Park and Israel Museum Jerusalem. Carpenter studied architecture and sculpture at the Rhode Island School of Design, graduating in 1972. He formed the studio, James Carpenter Design Associates, Inc. (JCDA) to establish a design studio to work with architects and engineers on glass structures in 1978. Carpenter has taught at many universities including the Eliot Noyes Professorship at the Harvard University Graduate School of Design, the Massachusetts Institute of Technology Materials Science Department and the University of Stuttgart, Lightweight Structures Institute. He is a recipient of numerous awards including the 2002 National Environment Design Award, presented by the Smithsonian Institution, an Institute Honors Award from the American Institute of Architects and a 2004 MacArthur Fellowship.



Jeff Koons

Jeff Koons, the internationally renowned artist, created *Balloon Flower (Red)*, the sculpture that sits in the center of the fountain in the new park at 7 World Trade Center. The mirror-polished stainless steel sculpture represents a twisted balloon in the shape of a flower that has been enlarged to monumental scale. Since 1995, Koons created *Balloon Flower* in five versions: blue, magenta, yellow, orange, and red.

Balloon Flower was always intended for a public place and to engage the viewer. Because of its mirror-polished surface, the onlooker is first attracted to the piece, allowing their reflected image to become part of the work. The forms are familiar, but no matter how much viewers recognize them, it is presented here in a completely new way. *Balloon Flower* is part of the series known as *Celebration*, consisting of twenty sculptures and sixteen paintings. Many works of *Celebration* are inspired by a child's playroom: a balloon dog, a mound of Play-Doh, party favors, etc.

Born in 1955, Koons is one of the world's most widely recognized artists. His work has been the subject of many exhibitions in the United States and Europe, including major retrospectives organized by the San Francisco Museum of Modern Art (1992) and the Stedelijk Museum, Amsterdam (1992), and solo exhibitions at the Sonnabend Gallery, New York (1999) and the Guggenheim Museum, Bilbao, Spain (1997).

Koons' work has been exhibited internationally and is in numerous public collections, including New York's Museum of Modern Art, Whitney Museum of American Art, and Guggenheim Museum; The National Gallery and Hirschhorn Museum in Washington, DC; the Eli Broad Family Foundation in Santa Monica, CA; Tate Gallery in London; Museum Ludwig in Köln, Germany; and the Tokyo Metropolitan Museum in Japan. Koons is also known for his public sculptures, such as *Puppy*, a floral sculpture shown at Rockefeller Center in the summer of 2000, and *Split-Rocker*, a floral sculpture exhibited at the Papal Palace in Avignon, France.

Koons has lectured at many universities and institutions, and has received many awards and honors in recognition of his cultural achievements. For educating children through the visual arts, he received the 1999 "Art Start for Children Award" given by Learning Through Art / The Guggenheim Museum Children's Program. He received the 2002 Skowhegan Medal for Sculpture; a Doctorate of Fine Arts, *Honoris Causa* from The Corcoran in Washington D.C.; and was granted membership to the Signet Society for Arts and Letters at Harvard University. In 2001, President Jacques Chirac of France appointed Koons to the rank of Chevalier of the French Legion of Honor for his ongoing contributions in tightening the cultural links between France and the United States. He has also received the Medal Award of the School of the Museum of Fine Arts, Boston and honored with membership in the American Academy of Arts and Sciences. Most recently, Koons received the Creative Patronage Award from Cranbrook Academy of Art.

Koons graduated from the Maryland Institute College of Art in Baltimore in 1976 and also attended the School of the Art Institute of Chicago on a visiting student program. He lives and works in New York City.



Jenny Holzer

The lobby of 7 World Trade Center features the work of conceptual artist Jenny Holzer, who created an animated-text installation of prose and poetry that scrolls across a glowing 65-foot-wide, 14-foot-high glass wall behind the reception desk. The artwork features pieces written by numerous authors—from Elizabeth Bishop and Allen Ginsberg to Langston Hughes and Walt Whitman—whose work evokes the history and spirit of New York City. It takes approximately 36 hours for the entire text to scroll by.

The letters appear in a five-foot-high band of text approximately two-thirds of the way up the high-tech wall, which was created in collaboration with James Carpenter, a Tribeca-based designer. The laminated wall also serves as a security amenity, screening the public from the private precincts of the building, and acting as a blast shield in case of terrorist attack.

Two planes of glass are set apart, creating a cavity in which to suspend an LED system. The electronics generate text in a variety of fonts. The scrolling characters appear to float when viewed from the front or the back. The ends of the two offset planes of glass are capped with stainless steel. On the plane facing the lobby, there are thirteen panels, each five feet wide. The glass of each panel consists of two layers of acid-etched glass laminated with Sentry Glass Plus. The glass edges are satin polished to cancel any internal reflections created by the diodes.

Holzer's permanent installations can be found around the world, from the University of Pennsylvania and Boston's Museum of Fine Art to the Guggenheim Museum Bilbao and The Wanås Foundation in Sweden. Her work has been shown worldwide in prominent institutions such as the Guggenheim Museum (New York), the Reichstag (Berlin), the American Pavilion at the Venice Biennale (Venice), the Institute of Contemporary Arts (London), and the Centre Pompidou (Paris). Holzer has received many awards and honors for her achievements.

She received a BFA in painting and printmaking from Ohio University and an MFA in painting from the Rhode Island School of Design. In 1976, Holzer moved to New York City and enrolled in the Whitney Museum Independent Study Program, where she created the first incarnation of her text series *Truisms*, a collection of one-liners on posters pasted anonymously around the city. In the mid-eighties, she began creating site-specific installations with electronic LED displays; and since 1996, she has realized numerous large-scale light projections of text on buildings, monuments and landscapes throughout the world.

Born in Gallipolis, Ohio in 1950, Holzer lives and works in New York.



Ken Smith

Ken Smith and his colleague Annie Weinmayr of Ken Smith Landscape Architect worked with David Childs of Skidmore, Owings & Merrill, architects of 7 World Trade Center, to design the triangular park created between the now extended Greenwich Street and West Broadway.

The park at 7 WTC consists of a central open plaza with a fountain and flanking groves of trees and shrubs. At the center of the park, solid marble benches surround a 30-foot-wide fountain with jets that are recessed to the pavement level. The stone in the main plaza of the park is the same as that in the lobby, Pietra Cardosa. To the north and south of the park, the space is framed with linear groves of Sweetgum trees planted in wide bands of evergreen Azaleas and Boxwood shrubs. Between the planting bands are seating areas with garden benches and sculptural flower pots in zinc urns. As the seasons change, so will the colors in the park, providing a soothing natural complement to 7 WTC.

Ken Smith Landscape Architect, P.C. is a world-renowned landscape design firm based in Tribeca. The firm practices landscape design primarily in the realm of public space. Each site, program and client is dealt with individually, giving attention to developing solutions specific to the project.

Among the firm's many projects include the East River Master Plan and 55 Water Street Plaza, both in New York, and the Railyard Park in Santa Fe New Mexico. Ken Smith Landscape Architect was also recently selected as the master designer of the 1,347-acre Orange County Great Park in California.

Smith made his mark on New York City by turning Queens Plaza dumpsters into planters in 2001 and reinterpreting the unbuilt Isamu Noguchi design for the Lever House terrace and splashing color into the schoolyard of New York's largest elementary school, P.S.19 in Queens in 2003. He also designed the rooftop garden of New York's Museum of Modern Art (MoMa) and is part of the design team redeveloping the East River Waterfront.

The recipient of numerous awards, Ken Smith has worked on a variety of projects from urban street design to public art commissions. In April 2006, the Municipal Arts Society of New York presented Smith with a MASTerwork award for best privately-owned public space honor to the elevated plaza at 55 Water Street in the Financial District. Smith's work reflects the intensity and energy of its surroundings and challenges the distinction between landscape and art form.

Smith is a graduate of the Harvard University Graduate School of Design. He is a Visiting Design Critic at the Harvard University Graduate School of Design. He has lectured and been published widely.



Silverstein Properties is a New York City-based real estate development and investment firm that has developed, owned and managed more than 20 million square feet of office, residential, and retail space located primarily in Manhattan. The firm also built the 3.1 million square-foot Ronald Reagan Building in Washington, DC, the largest privately developed office building in the nation, occupied entirely by the U.S. government.

In July 2001, Silverstein completed the largest real estate transaction in New York history by acquiring the 10 million square-foot World Trade Center, only to see it destroyed by terrorist attacks six weeks later on September 11th. Silverstein has committed to the redevelopment of the World Trade Center site.

On May 23, 2006, Silverstein opened 7 World Trade Center, a 52-story, 1.7 million square-foot office tower, on Greenwich Street just north of the World Trade Center site. In April 2006, foundation work began on the 2.6 million square-foot Freedom Tower. In September 2006, designs were unveiled for three new office towers on the WTC site – 250, 175 and 150 Greenwich Street – that will be developed by Silverstein Properties.

The redevelopment of the site will have a substantial impact on the New York area economy. According to a report by the Lower Manhattan Development Corporation, "Rebuilding of the World Trade Center will generate \$15 billion in total economic output in New York City and an average of 8,000 jobs each year for thirteen years."

Larry A. Silverstein serves as President and CEO of Silverstein Properties, Inc., and is a member of the New York Bar. He is a Governor of The Real Estate Board of New York, having served as its Chairman. He is Vice Chairman of the New York University Board of Trustees and is the Founder and Chairman Emeritus of the New York University Real Estate Institute.

Mr. Silverstein contributes his time and resources to organizations that are dedicated to education and medical research, meeting humanitarian needs, and supporting the arts. He supports the United Jewish Appeal/Federation of Jewish Philanthropies of New York, which he served as chairman. Mr. Silverstein is chairman of the Realty Foundation, Treasurer of the National Jewish Medical and Research Center in Denver, Trustee of the NYU Medical Center and Health System, and a Trustee of the Museum of Jewish Heritage.

Now 75 years old, Mr. Silverstein and his wife of 50 years have three children, two of whom are executives at Silverstein Properties. He is a classical music enthusiast, a passionate yachtsman, and a dedicated New Yorker.



Skidmore, Owings & Merrill LLP

Founded in 1936, Skidmore, Owings & Merrill LLP (SOM) is one of the leading architecture, urban design and planning, engineering, and interior architecture firms in the United States. The firm's sophistication in building technology applications and its commitment to design quality have resulted in a portfolio that features some of the most important architectural accomplishments of the 20th and 21st centuries.

SOM is responsible for the design and construction of America's tallest building, the 4,600,000 square-foot, 109-story Sears Tower in Chicago. SOM also designed Lever House, an office building in New York City that established a new vocabulary and set standards for office design around the world. Other signature projects include the U.S. Air Force Academy; the 100-story, 2,800,000-square-foot John Hancock Tower in Chicago; and the 1,000,000-square-foot Bank of America World Headquarters in San Francisco.

SOM, which has its headquarters on Wall Street, is playing a pivotal role in the rebuilding of downtown New York City. SOM is currently designing World Trade Center Tower 1, also known as Freedom Tower, which will be the tallest building in the nation and will give new shape to New York City's skyline when it is complete. The firm designed the recently completed 7 World Trade Center which received a Gold LEED rating for its sustainable design components. In addition, the Skyscraper Museum, which opened in Battery Park City in April 2004, while smaller in scale, is another important project contributing to the rebirth of Lower Manhattan. It is one of numerous projects on which SOM is collaborating with preeminent artists to integrate art into the firm's architecture in a meaningful way. 7 World Trade Center also includes a large-scale work by Jenny Holzer, one of the world's foremost conceptual artists and SOM is currently investigating ways of integrating art into the top of Freedom Tower.

Other current and recent projects include the Pennsylvania Station Redevelopment in New York; Time Warner Center at Columbus Circle; educational projects for Greenwich Academy, Deerfield Academy, and John Jay College of Criminal Justice; healthcare projects including Memorial Sloan-Kettering Cancer Center, Kings County Hospital, and North Shore Long Island Jewish Hospital; and new gateway terminals at JFK, Logan, Singapore Changi, Ben Gurion and Lester B. Pearson airports.

Since it was founded, SOM has completed more than 10,000 architecture, interior architecture, and planning projects located in more than 50 countries around the world. The firm has had an international reputation for design excellence for over 65 years. SOM received the first Firm Award in 1961 from the American Institute of Architects, the AIA's highest honor for design excellence in a collaborative practice, is the only firm to be so honored twice, winning again in 1996. Over the years has received over 850 design awards, more than any other American design firm.

SOM's work ranges from the architectural design and engineering of individual buildings to the master planning and design of entire communities. The firm has conceived, designed, and built projects that include public and private institutions; corporate offices, banking, and financial institutions; government buildings; healthcare facilities; religious buildings; airports; recreational and sports facilities; university buildings; and residential developments. Skidmore, Owings & Merrill, LLP became a Limited Liability Partnership in 1996, wholly owned by registered architects and engineers. Currently, the firm maintains offices in New York, Chicago, Washington, DC, San Francisco, Los Angeles, London, Shanghai, and Hong Kong.



Tishman Construction Corporation

Tishman Construction Corporation (TCC), an affiliate of New York-headquartered Tishman Realty & Construction Co., Inc., is a privately held Construction Manager, Project Manager, and Owner's Representative active nationwide and internationally. Founded in 1898 and known as one of the most innovative firms in the industry, Tishman is responsible for the construction of more than 425 million square feet of space, incorporating facilities of every size and type. The total value of its construction projects under way is approximately \$ 9 billion. TCC ranks #7 in the nation on *Building Design & Construction's* Top Construction Managers list, and #1 on *New York Construction's* Top Construction Managers list.

TCC's current and recent projects include the new World Trade Center Freedom Tower and 7 World Trade Center, The Bank of America Tower at One Bryant Park, Goldman Sachs World Headquarters, the Michael F. Price Center for Genetic and Translational Medicine at Albert Einstein College of Medicine, Reuters Americas Headquarters at 3 Times Square, Conde Nast Headquarters at 4 Times Square, The Westin New York at Times Square hotel, E Walk on the *New 42nd Street*, and Judy and Arthur Zankel Hall at Carnegie Hall.

Tishman's landmark projects include the original World Trade Center Twin Towers and Complex and the restoration of Carnegie Hall in New York, The 100-story John Hancock Center in Chicago, the twin-towered Century City Theme Center in Los Angeles, and Walt Disney's \$1-billion EPCOT Center in Florida.

For more information, please visit www.tishman.com, or call Richard Kielar or David Rosenfeld at (212) 399-3600.



SETTING A NEW STANDARD IN SUSTAINABLE DESIGN

7 World Trade Center is a pioneer in terms of environmental responsibility, energy efficiency, and quality of life. The building has already been recognized with awards from the Environmental Protection Agency, the Municipal Arts Society of New York and the American Institute of Architects New York Chapter. 7 WTC is a model of the kind of collaborative efforts that will define the development of the other buildings at the World Trade Center site. Silverstein Properties worked with contractors, subcontractors, and suppliers, as well as government agencies and leading environmental organizations, to develop and implement a variety of environmental innovations.

FIRST NYC LEED OFFICE BUILDING

7 World Trade Center is the first commercial office building in New York City to receive the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification, where it won a Gold rating. The building was one of the first projects accepted to be part of the U.S. Green Building Council's Pilot Program for Leadership in Energy and Environmental Design - Core and Shell Development (LEED-CS).

GREEN DESIGN FEATURES

Green design features of 7 WTC benefit tenants and the broader community:

- 7 WTC offers tenants the ability to provide direct daylight and outside views for more than 90 percent of their regularly occupied space.
- Full-height low-iron glass allows tenants to reduce energy costs by installing daylight dimming controls.
- One hundred percent of 7 WTC's core-and-shell electricity needs will come from renewable energy.
- In a typical business year, electricity costs at 7 WTC will be approximately 35 percent lower than in a generic Manhattan office building, due in part to a power purchase agreement with New York Power Authority.
- Environmental innovations at 7 WTC exceed traditional office buildings, such as:
 - High-efficiency cooling/heating systems (beyond current code requirements), with high-efficiency filters in all A/C units to improve indoor air quality;
 - Use of paints that are low in volatile organic compounds;
 - High-efficiency plumbing systems that will reduce water consumption throughout the building by at least 30 percent;
 - Collection of rainwater from the roof for irrigation of the nearby park and for the cooling tower;
 - Carbon dioxide sensors throughout the building;
 - No use of ozone-depleting HCFC refrigerants;
 - Building materials that will include post-consumer recycled content; and
 - A minimum of 50 percent of the building's wood will be certified as sustainably harvested.

CLEAN CONSTRUCTION

Commitment to environmental excellence at 7 WTC began with construction. Through the Diesel Emissions Reduction Project, ultra-low sulfur diesel fuel was used in combination with innovative filter technologies to reduce diesel emissions from heavy construction equipment by as much as 90 percent. This improves quality of life for our neighbors and those who work in the area, and helps mitigate smog, acid rain, and water pollution. In April 2004, EPA Region 2 Administrator Jane Kenny presented Silverstein Properties with a 2004 Environmental Quality Award for "demonstrating clean construction and improved air quality" and providing a "model for other businesses." In May 2004, the EPA enacted a new rule to require less diesel pollution from construction equipment. The rule calls for sulfur content of 15 parts per million by 2010 – a standard that is already being met at 7 WTC.

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