

## Office Building of the Future

*Fortune Magazine*

In the fall of 2006, Fortune Magazine asked William McDonough + Partners to share its vision of a building of the future. Instead of attempting to predict the conditions decades or centuries away, the firm looked at the technologies that exist now but that have not been utilized to their full potential. The result is a structure that is not just kind to nature; it actually imitates nature by making oxygen, distilling water and producing energy. In effect, a building that is like a tree, standing in a city that is like a forest.

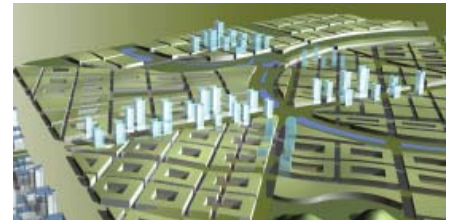
From solar panels that produce power to tree-filled terraces that recycle water, the building will work, quite literally, from the inside out. The structure, envelope, and mechanical systems of the building merge into super-thin, smart skins that automatically adjust to the sun and wind like a living, breathing organism. This tower shows the way urban centers can get closer to nature—and in the process keep neighborhoods and cities vibrant and healthy.



WILLIAM McDONOUGH + PARTNERS

*Client* Fortune Magazine

*Program* Conceptual Office Design



### *Sustaining Design Features*

Photovoltaic panels collect enough energy to provide up to 40% of the building's needs

Geothermal heating and an on-site power generator provide the energy that solar cannot

Multiple skins perform functions varying from weatherproofing to insulation to transparency

Under-floor air distribution improves air quality and allows for flexible workstation arrangements

All materials used are designed to return safely to the earth or to be reused

Curved forms increase stability while maximizing enclosed space

Green roof reduces the "urban heat island" while absorbing and cleaning rainwater

Three-story atrium with gardens

Extensive water recycling systems on-site

Design is tailored to the site to capture maximum sunlight