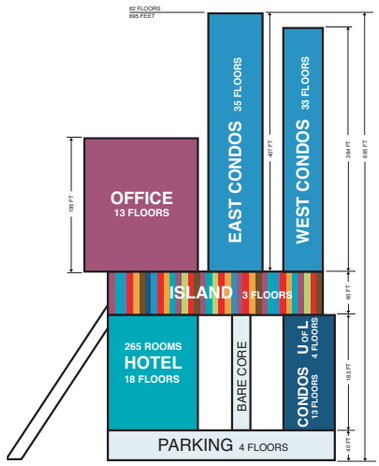
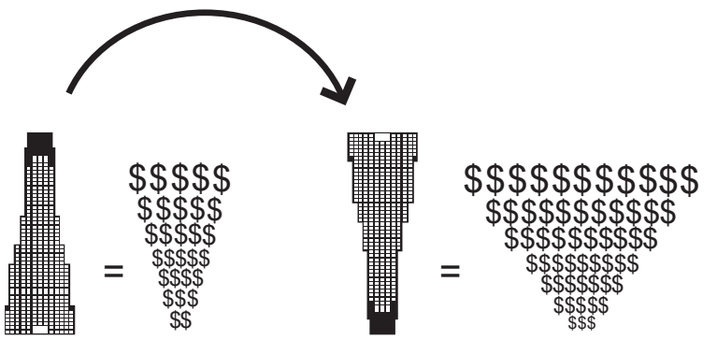
Supported by Offices, Hotel, and Condos

The commercial towers (offices, hotels, condos, and lofts) physically and financially support the arts complex and are deliberately conceived of as generic "dumb boxes" whose platonic shapes and conventional construction techniques allow the developer the flexibility to change the programmatic mix in response to rapidly shifting market demand. The luxury condo and commercial office towers are placed above the Island to maximize views and thereby command high prices. The hotel and loft components, whose values are less predicated on their height and views are placed below the plinth.

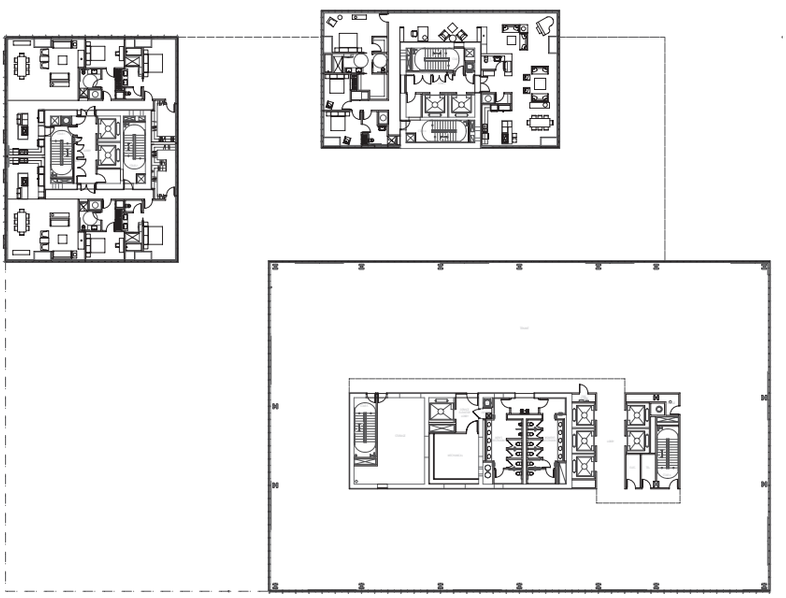




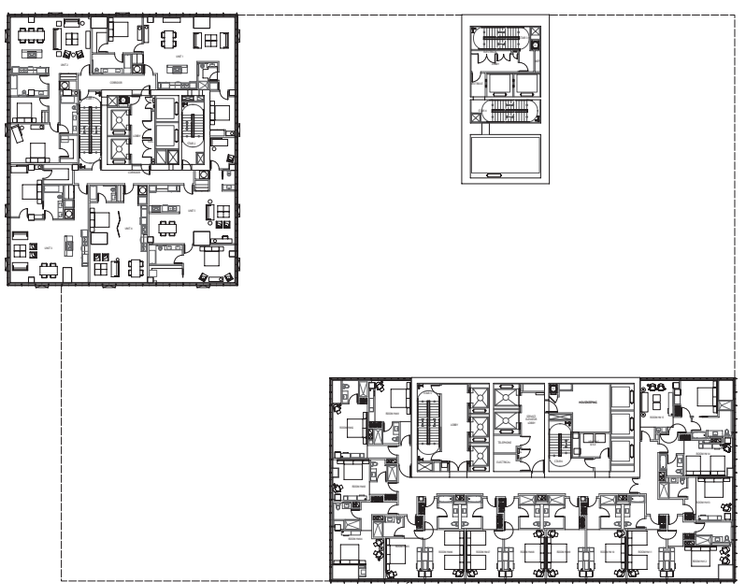
top right: Diagram showing programmatic mix of supporting commercial and residential spaces.

above: Diagram showing convention pro forma of a skyscraper versus financial potential of inversion.

right: Typical plans above and below the elevated public island.



Typical Floors 31-39



Typical Floors 8-18

Museum Plaza, Louisville, Kentucky / **Client** Museum Plaza, LLC / **Program** 62-story skyscraper containing 40,000 sf contemporary art institute; the University of Louisville's 25,000 sf Master of Fine Arts program; a 250-room Westin Hotel; 98 luxury condominiums; 117 lofts; 269,000 sf of office space on 13 floors; 20,000 sf of restaurants and shops; parking for 800 cars; and a public sculpture garden / **Total Area** 1,530,000 sf / **Construction Cost** $397 million / **Status** Commenced 2005; under construction; completion expected 2011 / **Design Architect** REX: Christopher Agosta, David Chacon, Stephane Derveaux,Erez Ella, Selva Gurdogan, Javier Haddad, Uenal Karamuk, Vanessa Kassabian, Joshua Prince-Ramus, Alejandro Schieda, Dong-Ping Wong / **Executive Architect** Kendall/Heaton / **Consultants** Cermak Peterka Petersen, Chris Dercon, DHV, Front, LD&D, Lord, Magnusson Klemencic, M. A. Mortenson, Newcomb & Boyd, Persohn Hahn, Tillotson Design, Transsolar