BOUNDLESS

50

Years of Curiosity

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EYP

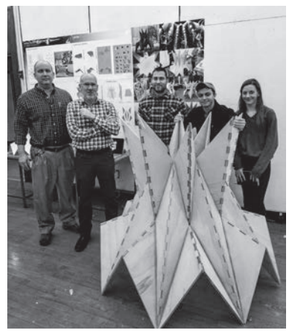

EYP
DANIELLE



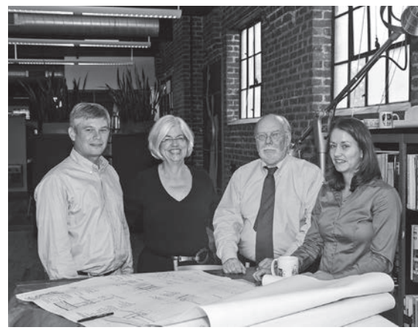




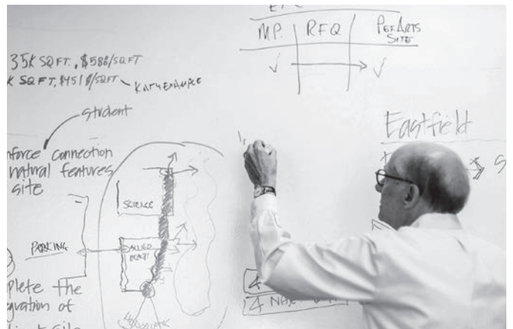






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EYP

ROOTS

EYP's Golden Anniversary has amplified the desire to understand our firm's past and its deep values and history — the taproots that help define who we are today. As much as "roots" refers to the life-sustaining portion of a plant, it also has meaning in disciplines like music, mathematics, computers, and linguistics. In all cases, "root" refers to a basis or origin, offering a compelling framework for thinking about our connections to people and places. By examining our beginnings, we understand our past and shed light on our culture. We explore five decades of memorable projects that nurtured communities, shaped skylines, and pushed boundaries. Roots shares the story of multiple firms that came together to create the EYP of today.

Founded in 1972 in Albany, New York, EYP has grown organically and strategically by serving new clients, developing leading-edge expertise, pursuing successful mergers, and expanding geographic reach. For more than 40 years, the firm was a powerhouse in modernization and innovative design in the higher education, government, science, and energy markets. Then, EYP merged with two leading healthcare firms — Watkins Hamilton Ross (WHR) and Stanley Beaman & Sears (SBS) — each as unique as the individuals that shaped them. The blending of these firms' histories and cultures led to an interdisciplinary design firm of over 450 people with 11 offices nationwide. The story of EYP is not a straight line. Twists and turns shape the firm's narrative. It begins like many start-ups — with two people, a bold vision, a little luck, and hard work.

EINHORN YAFFEE PRESCOTT: THE START-UP

On Monday mornings, **Steve Einhorn** and **Eric Yaffee,** friends since elementary school, would prop against their makeshift sawhorse desks in a small office in Albany. Tackling the week's finances and business development plans, neither left the room until they updated each other on the latest family news and agreed on every business decision, large or small. This people-first, collaborative mentality was the foundation of what would become EYP.

Like most start-ups, Einhorn Yaffee Architects' early work was a variety of small projects — renovations, offices, and restaurants. Steve and Eric saw each job as an opportunity to build long-term client trust, leading to larger endeavors. In 1972, two projects set the stage for the future: **a small veterinary clinic** that won an American Institute of Architects (AIA) Design Award and the modernization of Quackenbush House, the oldest surviving Dutch urban structure in the country.

Quackenbush House, Andy Prescott's first project after joining the firm, served as the team's entrée into historic preservation and modernization. Steve and Eric's introduction to Andy happened serendipitously when a client asked them to find a property suitable to convert into a doctor's office. One of the properties they toured was Andy's home, and when the pair noticed his drafting table, it sparked a conversation about architecture that led to the formation of their partnership as Einhorn Yaffee Prescott. Before the decade was over, the firm had hired 30 employees.

EYP Founders | Andrew Prescott, Eric Yaffee, and Steven Einhorn

Albany Veterinary Clinic | Albany, NY

Opposite:
The Lincoln Memorial | Washington, D.C.

CHRISTUS Children's Hospital
of San Antonio | San Antonio, TX

SBS Founders | Burn Sears, Betsy Beaman,
and Kimberly Stanley

Opposite:
Egleston Children's Hospital | Atlanta, GA

WHR was engaged in several significant projects at the time of the merger, including the Student Center at the University of Houston (page 134), Stamford Hospital (page 90), and **CHRISTUS Children's Hospital of San Antonio,** which was a seven-year modernization project. The 11-story, 400,000-square-foot downtown facility was San Antonio's first freestanding children's hospital. WHR served as Architect of Record for the project. Stanley Beaman & Sears (SBS) of Atlanta, known for its expertise in pediatric design, was named the interior architect and designer. Two years after the merger of EYP and WHR, SBS' distinguished design portfolio and successful partnership with the San Antonio team set the stage for EYP to approach SBS about joining the firm.

STANLEY BEAMAN & SEARS

SBS began in 1992 when three close friends and Clemson University graduates opened an architectural practice in Atlanta. **Kimberly Stanley, Betsy Beaman,** and **Burn Sears** set the bar high by focusing on facilities for healthcare, higher education, and the arts — building types that, in their view, represented "civilization's great institutions."

A complementary mix of architectural talents and design enthusiasm fueled an energetic and prolific design practice. Kimberly's skills lent themselves to design and business development for healthcare and higher education facilities. As Betsy supported arts organizations across Atlanta, her passion for art and design fostered award-winning work while serving as lecturer and critic at numerous colleges and universities. Burn combined his enthusiasm for producing innovative architectural solutions with skills in project management, building technology, and construction methodology. SBS attracted a rich tapestry of talented individuals who reflected Atlanta's diverse community. As a close-knit team, they grew the firm for 25 years, championing a collaborative culture, long-lasting client relationships, and innovative design.

In the '90s, many companies were leaving Atlanta's downtown area, but SBS was committed to the city's urban center, civil rights heritage, and architectural character. The firm's first office was in the historic Grant Building, followed by a 1906-era facility near Centennial Park, and later, space at the top of the historic Macy's building. SBS eventually moved to the Equitable Building, a mid-century modern tower at 100 Peachtree Street. Energized by Atlanta's urban vibe, SBS nurtured relationships and connections through local events and outreach with high school and college students and the city's growing arts community.

Big Ideas

In 1993, SBS received a call from **Egleston Children's Hospital** in Atlanta. The facilities director asked the firm to renovate a cardiac intensive care unit (CICU) for infants with heart problems. When the team visited, they discovered an intimidating clinical space where equipment beeped, nurses rushed, and babies cried. In the '90s, research was just beginning to suggest that human touch could have a measurable impact on the recovery of hospitalized infants. The hospital hoped creating a better environment would encourage parents to spend more time in the CICU with their infants, participating in the healing

ZEN (ZERO ENERGY NANOTECHNOLOGY) BUILDING

NY CREATES | ALBANY, NEW YORK

INNOVATION IN CLEAN ENERGY

What can design do to help prepare for a net-zero future? SUNY Polytechnic University set out to explore what's possible with its ZEN building. The flagship of SUNY Polytechnic Institute's College of Nanoscale Science & Engineering campus, the Zero Energy Nanotechnology (ZEN) Building is the largest zero-energy-capable, mixed-use facility in the United States.

Supporting a campus of 4,000 scientists, engineers, faculty, and students, the ZEN Building includes industry-partner offices and spaces for research, development, and teaching. But at 363,000 square feet, ZEN's stature hints at an even greater purpose: to prove that an integrated design process — leveraging powerful tools and affordable technologies — can lead to net-zero capable energy performance.

Working with New York State's Energy Research and Development Authority, the team's integrated approach began with gathering to collaborate and using sophisticated energy modeling software to evaluate hundreds of design options, arriving at the most energy-efficient bundle of features.

These models informed the doughnut-shaped building configuration with a central, 10,000-square-foot atrium. Covered with an ultra-lightweight roof, the atrium allows natural light to flood interior offices. Most spaces don't need additional lighting for day-to-day activities.

But, if you do need a little extra illumination, efficiency is key. A radio-frequency identification card turns lights on and off as you navigate the building. The team's combination of approaches reduces lighting electricity needs by 70%, saving money and energy while promoting wellness and productivity.

The design employs other renewable energy resources. A 2.4 megawatt, offsite photovoltaic farm and pilot-scale fuel cells reduce the building's overall energy consumption by 59.4%. Reclaimed heat from the data center will eventually offset winter heating loads. With these measures in place, SUNY Polytechnic Institute's net-zero future is well within sight.

KAY RESEARCH AND CARE CENTER

ST. JUDE CHILDREN'S RESEARCH HOSPITAL | MEMPHIS, TENNESSEE

SPARKING IMAGINATION

St. Jude treats the toughest childhood cancers and pediatric diseases, so EYP created an immersive and experiential design to spark children's imagination, distracting them from the stress of their lengthy hospital stays by inspiring and supporting play.

Each of the three renovated floors houses 17 family suites with home-like rooms for parents and patients. Play and imagination abound through the interactive shadow boxes and "Discovery Walls" that line the corridors. Each features nine flat-panel LCD displays programmed for gestural interactive play. And every floor uses environmental graphics, custom interactive games, and interior design elements to offer a unique experience — Nature's Orchestra, Discover the Sea, and Explore Space. Will your child go on safari, swim in the ocean, or blast off to the moon?

But the adventure doesn't stop there. The design reimagines the 50-foot-long corridors leading from elevators to treatment areas as interactive "Journey Walls" with LED curtains and immersive audiovisual systems.

And there are spaces for all ages — kids use their imagination in playrooms, pre-teens watch movies, and teenagers chat in conversation areas.

This high-tech, interactive environment caters to young patients of all ages and makes imagination and play integral parts of the healing process.

H.O.P.E. TOWER

HACKENSACK MERIDIAN HEALTH | NEPTUNE CITY, NEW JERSEY

LEADERSHIP IN HEALTHCARE EDUCATION

The Healing Outpatient Experience Tower (H.O.P.E. Tower) at Jersey Shore University Medical Center expands the boundaries of possibilities for research, discovery, and patient-centered care. A state-of-the-art cancer center and home to the area's only academic graduate teaching center, Hackensack Meridian Health meets education and research needs while providing outpatients the best possible care, including surgery, pediatrics, internal medicine, and OB-GYN.

The warm and welcoming design of H.O.P.E. Tower offers the latest in technology and treatment options, including dedicated areas for infusion, radiation therapy, counseling, and supportive care — all in one convenient location.

Inspired by the power of nature to impact our wellbeing, H.O.P.E. Tower welcomes visitors with floor-to-ceiling windows and views of a living wall in a garden courtyard. Native plants soften the exterior red brick wall and tie into the dogwood-themed interior. White blossoms are scattered throughout the design and blend with nature's palette of soft blues and grass greens.

At the heart of the building is a sunny orange elevator tower. As you travel from floor to floor, the tower serves as centralized wayfinding, guiding you back to information desks and nursing stations. On your journey, you'll find outpatient imaging, laboratory, and testing services conveniently located on the first floor. Visit the pediatric floor dotted with cheerful art and child-size seating, then say hello to specialist physicians on the upper floors. Along the way, you might catch a glimpse of Seton Hall University researchers hard at work in the 9,500-square-foot Center for Simulation and Experiential Learning.

The tower culminates on the 10th floor with an Education and Conference Center, offering access to a green roof and an outdoor terrace overlooking the Atlantic Ocean. Here, you'll find well-appointed conference rooms, and you could catch a lecture in the John K. Lloyd Amphitheater — yet another way to create the best patient experience.

MCLEOD TYLER WELLNESS CENTER

COLLEGE OF WILLIAM & MARY | WILLIAMSBURG, VIRGINIA

NATURE TAKES CENTER STAGE

Promoting wellness among college students is more important than ever. Ready to address increasing concerns over students' struggles with anxiety and depression, the College of William & Mary needed a new facility that would inspire students to seek programs supporting the mind and body.

Asking, "What can design do to improve campus health and wellbeing?" the EYP team partnered with William & Mary to design the McLeod Tyler Wellness Center — a peaceful oasis in the heart of campus.

Taking advantage of a new central location, the center offers all major health-related facilities, services, and recreational programming under one roof. Students can meet with a physician, attend yoga class, exercise in the fitness center, or speak with a counselor — all in one location.

Nature takes center stage. Large windows optimize views of the adjacent wooded area and the wildlife flower refuge. Students rest in The Compassion and Zen Gardens or socialize on the outdoor patio. And inside, biophilic elements, water features, noise-absorbing materials, and therapeutic artwork harmonize to create a calming environment.

The College of William & Mary plans to use the new center to transform the story of health and wellbeing in this community, and the numbers prove that the center is doing just that. More than 80% of students feel physically and psychologically safe in the space, and 90% claim they would recommend the center's services to others.

And what about the staff? Eighty percent found "the design of my workplace empowers me to be productive." For William & Mary, the McLeod Tyler Wellness Center serves as an escape from the hustle and bustle of life on campus, a quiet place for healing and self-reflection.

EVELYN M. ANDERSON HALL

CARLETON COLLEGE | NORTHFIELD, MINNESOTA

MORE SPACE, LESS ENERGY

Forty-three percent energy-cost reduction despite a 33% increase in new square footage! Carleton College's new science complex is a testament to what's possible when modernizing an existing building.

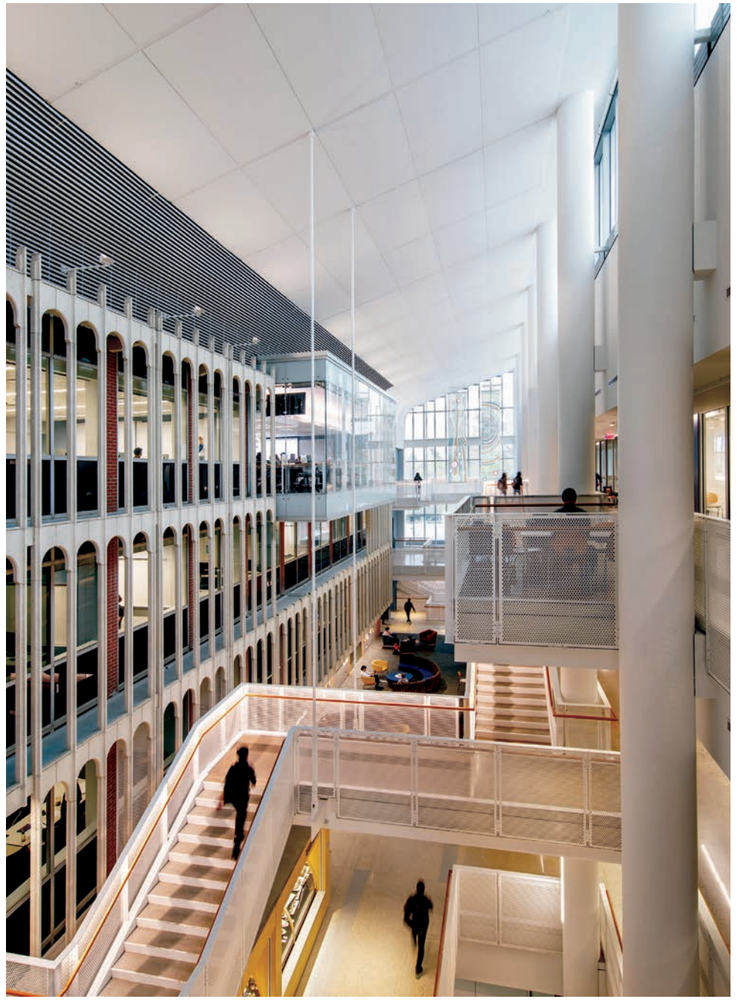
The new Evelyn M. Anderson Hall science complex brings together programs previously spread across five buildings to create one leading-edge, integrated science community — establishing an immersive culture of connecting intellectual curiosity and research.

Modernizing two existing facilities and demolishing a third to create space for a high-performance addition, the team designed a new sun-splashed atrium that unites the three structures and channels light throughout the building. To help the college achieve its mandate of not increasing campus energy consumption through new construction or renovation projects, EYP's in-house Green Lab incorporated energy modeling into the project's earliest phase. This approach, coupled with the allocation of wind power generated onsite, achieved a 38.4% decrease in overall energy consumption — despite the 33% increase in total square footage — and a 43.2% energy cost-savings reduction, earning a USGBC LEED Platinum certification.

Capped by an arched zinc roof that unifies the three-building composition, the exterior combines Carleton blended brick and glass with local Minnesota granite. A spectacular transparent room projects through the historic columns and overlooks the atrium, while a cascading staircase activates the space and connects all levels.

Transparent labs and classrooms put science on display, engaging students in meaningful research and encouraging the kind of serendipitous conversations that lead to collaboration and discovery. Here, students engage in a network of informal spaces for study and socializing, creating a hum of activity — a living room environment, a home-away-from-home.

Evelyn M. Anderson Hall offers the best in interdisciplinary learning, aligning with Carleton's mission of "Unmatched teaching in a close-knit community where intellectual curiosity leads to a lifetime of exploration."



NEW CONSULATE GENERAL, ERBIL

US DEPARTMENT OF STATE | ERBIL, IRAQ

AMERICAN CULTURE AND REGIONAL CHARACTER

The new Consulate General in Erbil embraces the Bureau of Overseas Building Operation's (OBO) strategic priorities for secure, resilient, and sustainable places to live and work in support of the United States' diplomacy abroad. Communicating confidence and respect, the Consulate General symbolizes the global partners' relationship and shared aspirations by expressing America's democratic values within Iraq's cultural context.

The campus hosts a portion of the consulate staff on site, and residents' ability to venture beyond the campus can be limited. In the design process, the team used day-in-the-life experiences to understand how to support the project's users.

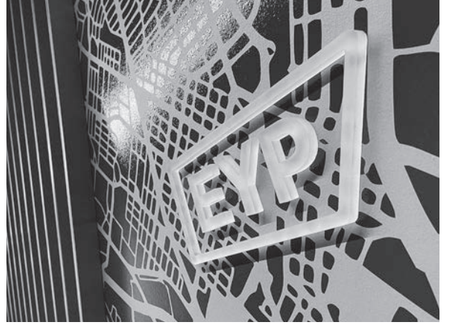
Beginning with the residential village — including apartment buildings, townhouses, and a hotel — the campus enriches the daily experiences of those living and working there with dining facilities, a fitness center, and opportunities for outdoor activities to support work/life balance in a safe, secure environment.

Located eight miles from Erbil's historic city center, the new Consulate General respects and responds to local climate and culture through design that preserves water, controls light, and reduces energy consumption. Practical choices like intentional shading devices and xeriscaping decrease the campus' effect on the environment and local utilities. In extreme heat, shading along the main campus path reduces perceived ambient temperature by 10 to 15 degrees, improves thermal comfort by at least 10%, and eliminates heat gain from solar radiation.

The design balances complex program requirements and an aggressive climate with OBO's energy-reduction goal to achieve LEED Silver, with aspirations for Net Zero Energy and Carbon Neutrality. Through the design and engineering of the campus, the U.S. Consulate General Erbil was able to achieve net-zero.



SAM
HOUSTON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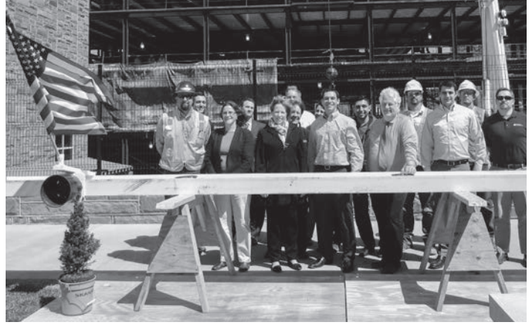

PERFORMANCE
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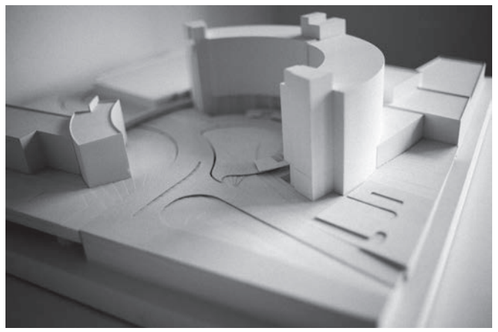
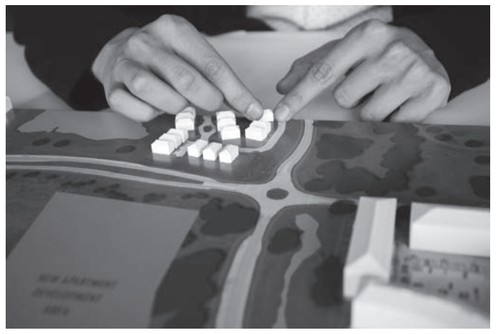



LEARNING CENTER

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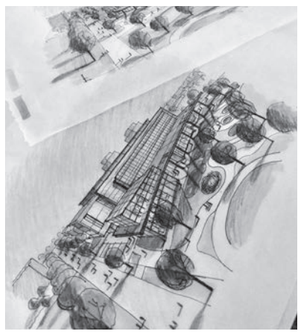

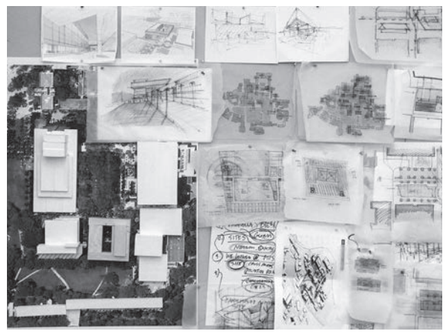



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How do we lead the park?