

EMBASSY OF THE UNITED STATES PRISTINA, KOSOVO







The new US Embassy campus in Pristina is a manifestation of America's commitment to a close and enduring partnership with the people of the Republic of Kosovo. It is a tribute to the designers, architects, engineers, and workers from the United States and Kosovo, as well as other countries, who cooperated to make the new Embassy a reality. The building pays tribute to Kosovo's nature and culture, featuring locally mined stones as well as a design recalling traditional Kosovo filigree. Its energy-efficient, environmentally conscious design and operation reflects our commitment to a cleaner, greener Kosovo.

Now, in Kosovo's second decade of independence, this new Embassy will be a workplace and gathering spot for American and Kosovo citizens, of all backgrounds and communities, working toward our shared goals of peace, justice, and prosperity for both our nations and the world.

Philip Kosnett, US Ambassador to the Republic of Kosovo, July 4, 2019





Embassy of the United States
Pristina, Kosovo

Opened 4 July 2019
US Department of State
Bureau of Overseas Buildings Operations
Davis Brody Bond Architects and Planners
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A Fusion of Architecture, Diplomacy and the Environment



Kosovo, celebrating its 11th year of independence in 2019, is the world's youngest nation; yet the United States of America has had a strong presence in the province since the opening of a US Information Office in its capital city of Pristina in 1996. Over the last two and a half decades, the United States has been firmly invested in supporting and strengthening Kosovo as it develops its economy, improves its rule of law, and stabilizes regional security. Since 1996, US investment in Kosovo has grown significantly, with the founding of a permanent diplomatic mission in 1999, followed by the creation of the US Embassy to Kosovo in 2008 with Kosovo's unilateral declaration of independence.

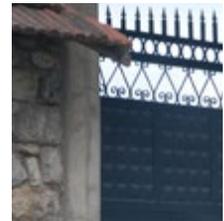
After being spread out in a neighborhood of separate houses for nearly a decade, the US Department of State was given the opportunity to consolidate its diplomatic mission in Kosovo into a singular campus on land gifted by the municipal government of Pristina for a right-of-use tenure of 99 years. The new site, a largely undeveloped sloping hillside in an emerging mixed-used commercial and industrial area, presented an opportunity to design a secure and resilient new Embassy campus representative of the strong US commitment to Kosovo. The 12.4-acre site in the Arberi district of Pristina is surrounded by an eclectic mix of buildings ranging in height, materials, and uses. Envisioning a more cohesive future neighborhood, the regulating Kosovar agencies offered the US Government the opportunity to use the site as an urban planning guide to be followed by developers on adjacent parcels. In that spirit, this project aimed not only to present the US Government's diplomatic ideals but also to enhance its mission by providing a safe, sustainable, and technologically advanced example of American architecture, engineering, and urban design.

Goals + Challenges

The US Department of State sought a building design that exceeds US Government standards for safety and security in their design for diplomatic missions by providing a welcoming, transparent, safe, and iconic building that highlights the free and democratic values of the United States. Davis Brody Bond was given the task of creating a holistic site and building design that represents the best of the United States while respecting and incorporating local culture, materials, and craftsmanship — showing the Kosovar people we are here to stay. The Embassy needed to be an inspirational place for both the people of the host nation and the diplomats and staff working on the campus. For most people, this will be the first impression of the United States; the architecture serves as a physical representation of diplomacy. As such, the new Embassy campus needed to fulfill many demands: to be at once open and welcoming, safe and secure, efficient and sustainable.

Concept + Inspiration

Newborn freedom in Kosovo is a source of enduring celebration for its people. It is a culture of social engagement, both indoors and outdoors. It is this need for social interaction that serves as the inspiration for the project's main concept: a campus of buildings set within the rolling hills of Pristina, arrayed around a central events plaza akin to the historic, rural, or religious grouping of buildings centered around a common courtyard. The campus is made up of several major elements: a five-story office tower; a conference center and pavilion; a marine guard residence; and an integrated warehouse/workshop. Conceptually, the design of the tower has two sides: the north and west façades are primarily stone-clad with punched windows,



while the south and east façades are fully glazed with an external louvered sunshade system. Relating to local metal craft as a defining regional architectural element, the sunshades provide a minimum of 50% shadowing during the hottest summer months, reducing heat gain, filtering daylight intensity, and offering supplementary security benefits. The quality and intricacy of local arts and crafts, in particular the organically influenced patterns of traditional Kosovar textiles, influenced the design of the perforated sunscreen panels on the façades of the conference pavilion. By using textures and expressed joints and connections along with these patterns, the building gains an appropriate level of “ornamentation” common to this region. In addition to modulating the natural light during the day, the panels create a glowing beacon at night that announces the Embassy’s diplomatic purpose: to be respectful of the local culture of the host country and to be welcoming to all its people.

Planning + Landscaping

The Embassy is situated to maximize the distant mountain views to the south and eastern views of Pristina; at the same time, it creates an urban edge tight to the developed north. The alignment and proximity to this edge is an urban gesture that hopes to set a precedent for future projects. The greening of this edge and creation of a park setting enhances the neighborhood’s pedestrian and Embassy visitor experience. The tight-knit campus of interrelated but separate buildings allowed for generous landscape opportunities and a harmonious and holistic connection between all the Embassy components and their surrounding site. Landscape architects Rhodeside & Harwell worked closely with Davis Brody Bond to create a

landscape setting that further celebrates Kosovo's native ecology, natural resources, local climate, and diverse landscapes. Responding to the natural sloping site, the Embassy is recessed into the indigenously planted landscape and focused towards a large pond. This site positioning minimizes the visual impact of the structures from the adjacent urban streets and reduces façade and energy costs.

Sustainability

The new Embassy incorporates a number of strategies for efficiency, sustainability, and resilience, developed with Mason & Hanger. The external sunshade system, the green roofs over the Marine residence and the warehouse, and the hybrid geothermal system — which leverages the on-site retention pond as a heat sink — combine to reduce energy consumption by more than 45%. In addition to stabilizing heating and cooling, the pond is necessary for storm-water management and helps reduce building water consumption by more than 70%. The water conservation measures balance demands with the annual supply generated from recycled roof and site rain water, efficient plumbing fixtures and usage within the building, and efficient irrigation and on-site treatment. Additional energy conservation measures include LED lighting, daylight harvesting, energy recovery, and solar thermal hot water generation. These features are all helping the Embassy target a LEED BD+C Gold certification.

Interior Work Environment

The Embassy's interiors were designed to maximize collaboration and facilitate modern, transparent diplomacy. The interior work environments are flexible high-performance spaces that accommodate a variety of configurations. Dispersed collaboration areas provide meeting, working and social spaces for the staff and their visitors. The common areas of the Embassy include a variety of representational and community spaces which are directly accessible to the central events plaza.



US EMBASSY, PRISTINA, KOSOVO



THE SITE

The 12.4 acre site in the Arberi district of Pristina is surrounded by an eclectic mix of buildings ranging in height, materials, and uses. Envisioning a more cohesive future neighborhood, the regulating Kosovar agencies offered the US the opportunity to use the site as an urban design and planning guide.





PLANNING GOALS

The arrangement of the site components maximizes the long distant mountain views to the south, and to eastern views to the center of Pristina. The synergies between all these components are enhanced via their connection to the main plaza, the formal and social focal point for all these pieces.





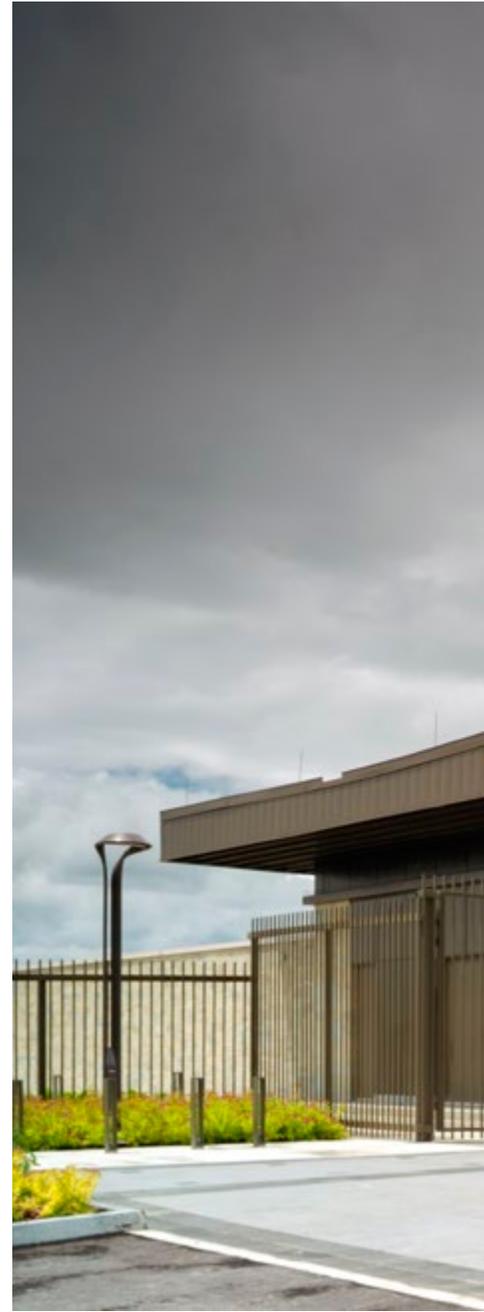
THE CAMPUS

The tight-knit “campus” of interrelated but separate buildings (a community of elements) allows for generous landscape opportunities and a very harmonious and holistic connection between all the Embassy components and their surrounding site.



ELEMENTS

The Embassy accommodates 450 staff and is made up of three major elements: a 180,000 sf office tower; a conference center and pavilion; and Marine residences. A warehouse/shop component is located at the base of the tower. An outdoor plaza serves as the focal point of the campus and is used for gatherings and special events. Parking for staff and visitors is integrated into the landscape on terraced levels.





US EMBASSY, PRISTINA, KOSOVO

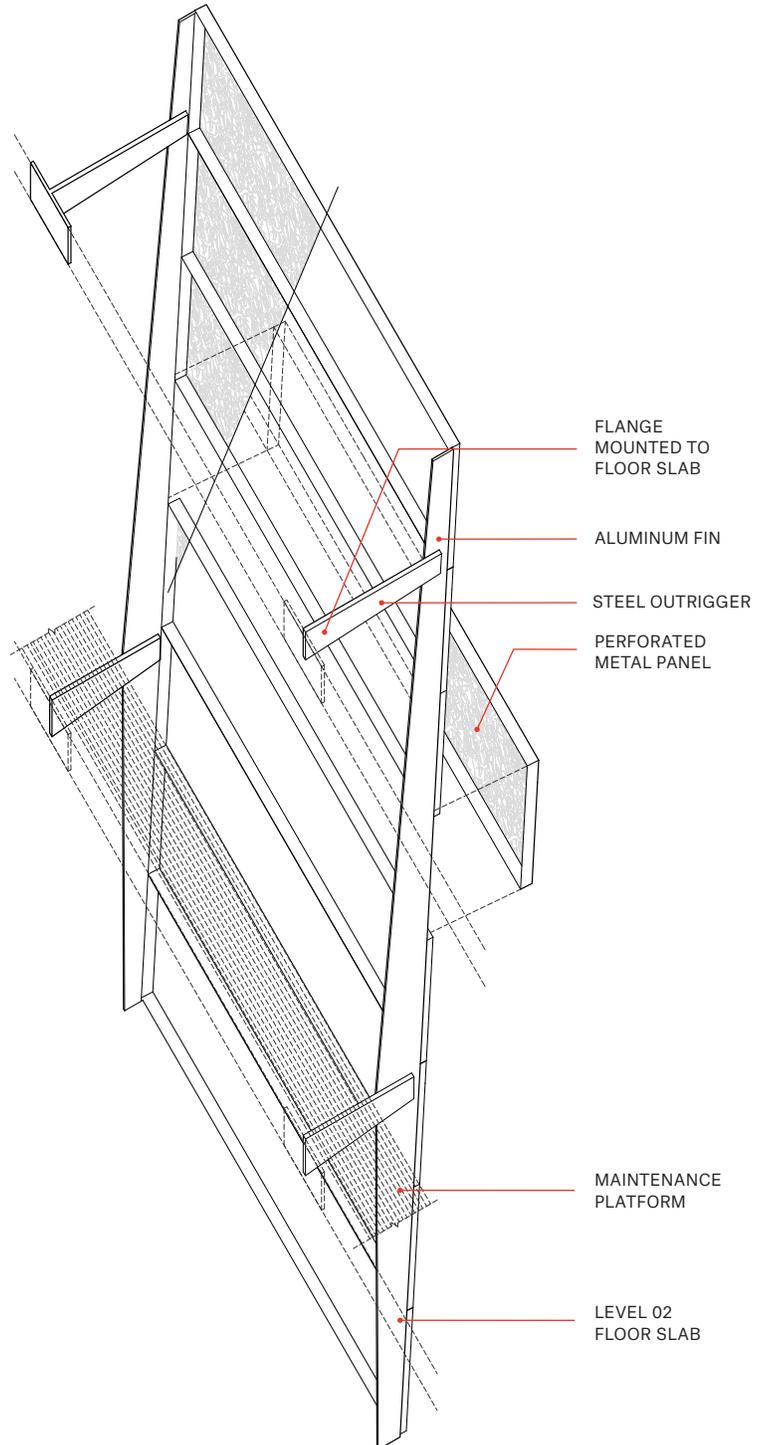






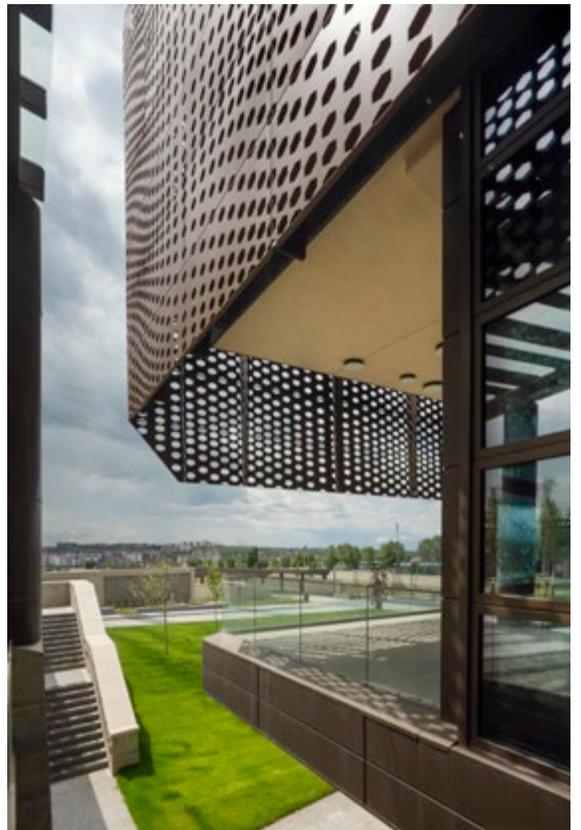
INSPIRATION + GEOMETRY

The bronze-colored perforated screen of the conference pavilion encapsulates the Embassy's purpose: to be elegantly respectful of and to interact with the local culture. Hexagonal perforations in the metal panels based on traditional Kosovar patterns are arranged in a way that changes subtly when viewed from different angles. In addition to providing a dynamic experience from near and afar, the panels modulate light and expand optimal views toward Pristina's snowcapped mountains beyond.

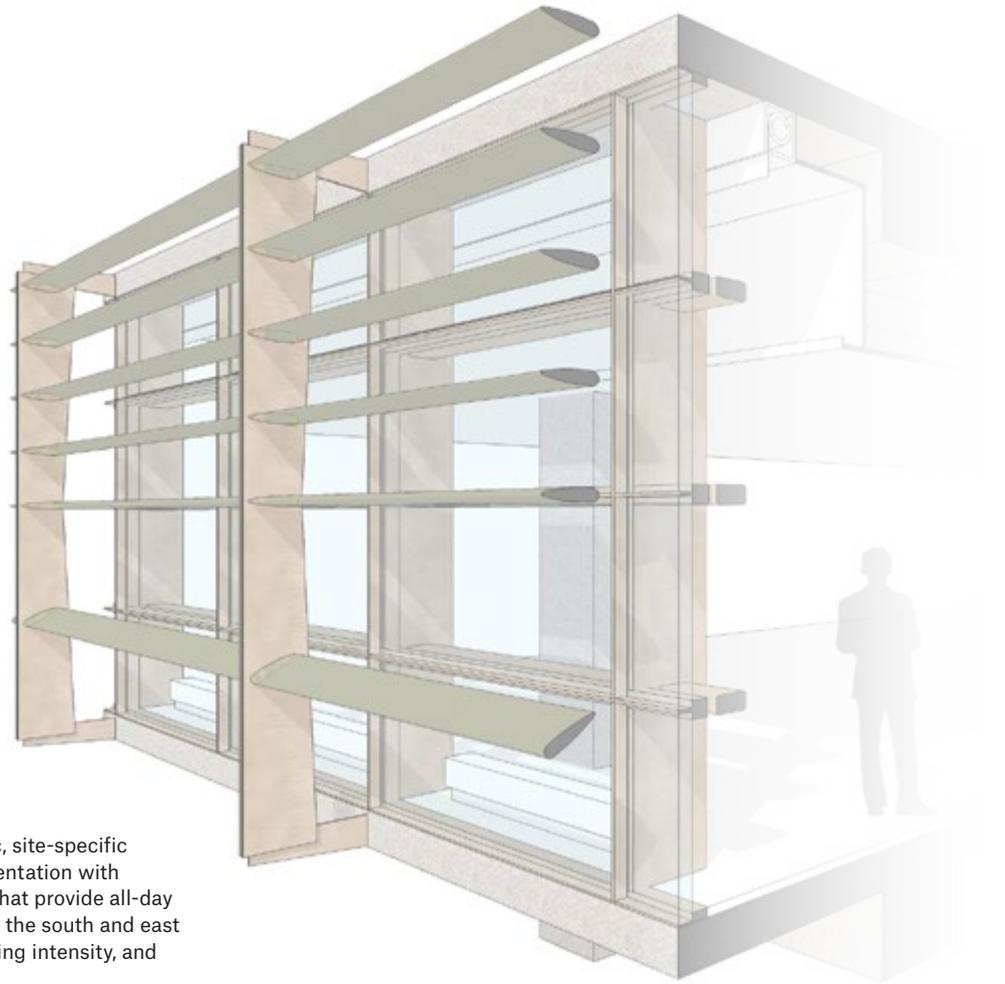








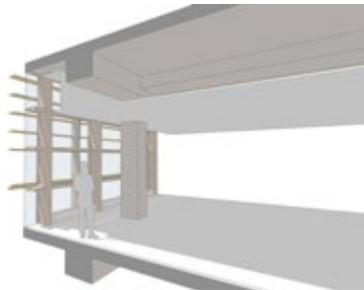




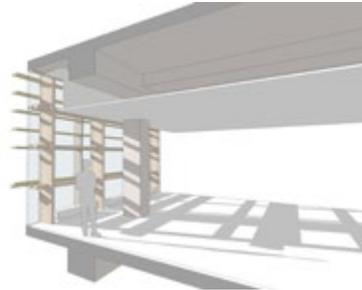
SUNSHADING

The louver system provides an aesthetic, site-specific infrastructure that responds to solar orientation with horizontal projections and vertical fins that provide all-day shading throughout the year. Screens at the south and east façades reduce heat gain, filter daylighting intensity, and offer supplementary security benefits.

NOON / JUN 21



NOON / DEC 21





THE TERRACE

The terrace is accessible primarily from within the Gallery and is designed as an outdoor area for dining, gatherings, and special events. The west side is planted with a grove of native shade trees, and the south edge of the roof terrace overlooks the campus and pond with a viewing deck that provides unobstructed views of the landscape.







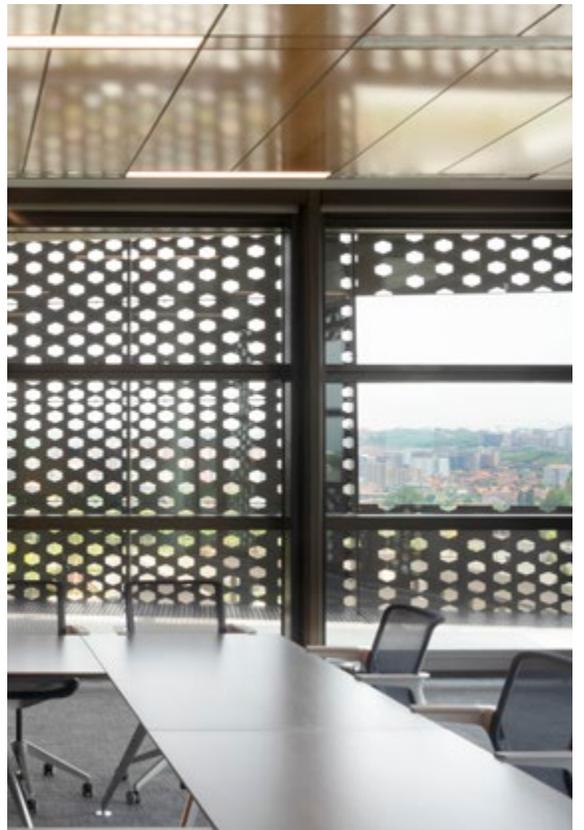


THE GALLERY

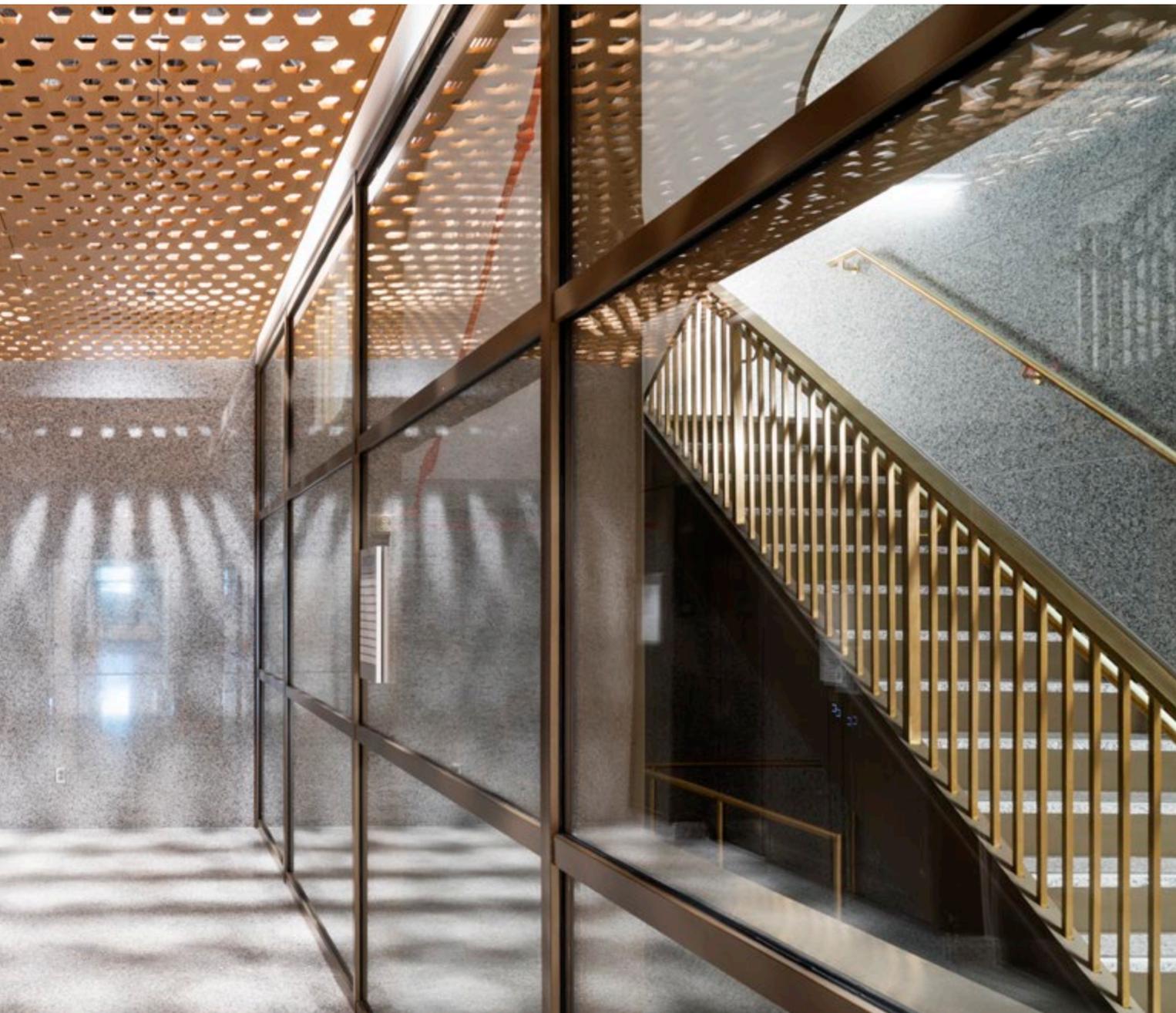
The common areas of the Embassy include a variety of representational and community spaces which are directly accessible to the central events plaza.

COLLABORATION + FLEXIBILITY

The Embassy's interiors maximize collaboration and facilitate modern, transparent diplomacy. The interior work environments are flexible high-performance spaces that accommodate a variety of configurations. Dispersed collaboration areas provide meeting, working and social spaces for the staff and their visitors.











COMMISSIONED ART

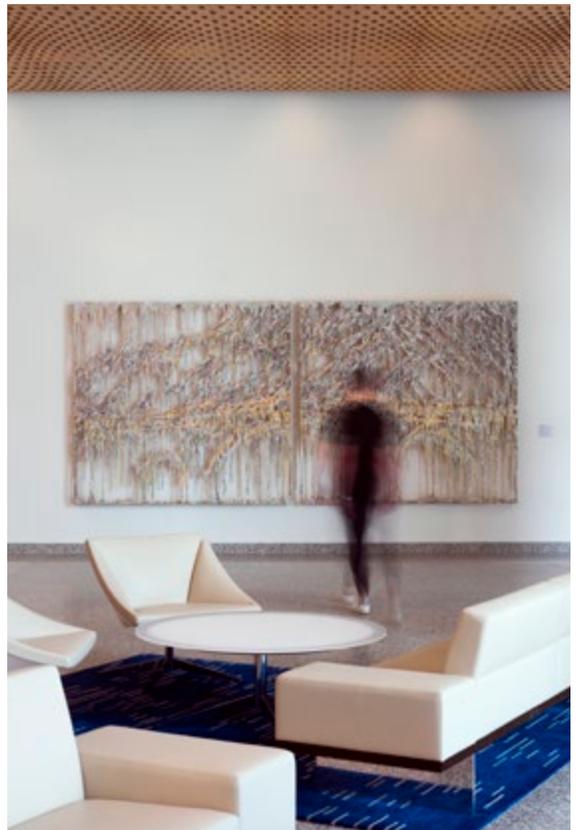
Indoors and out, the art collection of the new Embassy showcases works by contemporary artists from the United States and the Republic of Kosovo — symbolizing our continuous commitment to intercultural learning.

(This page) Virginia Scotchie, *Object Maker Series*, 2018. Stoneware, the 20 objects vary in size from 12–15 inches high and 6–8 inches wide/deep.

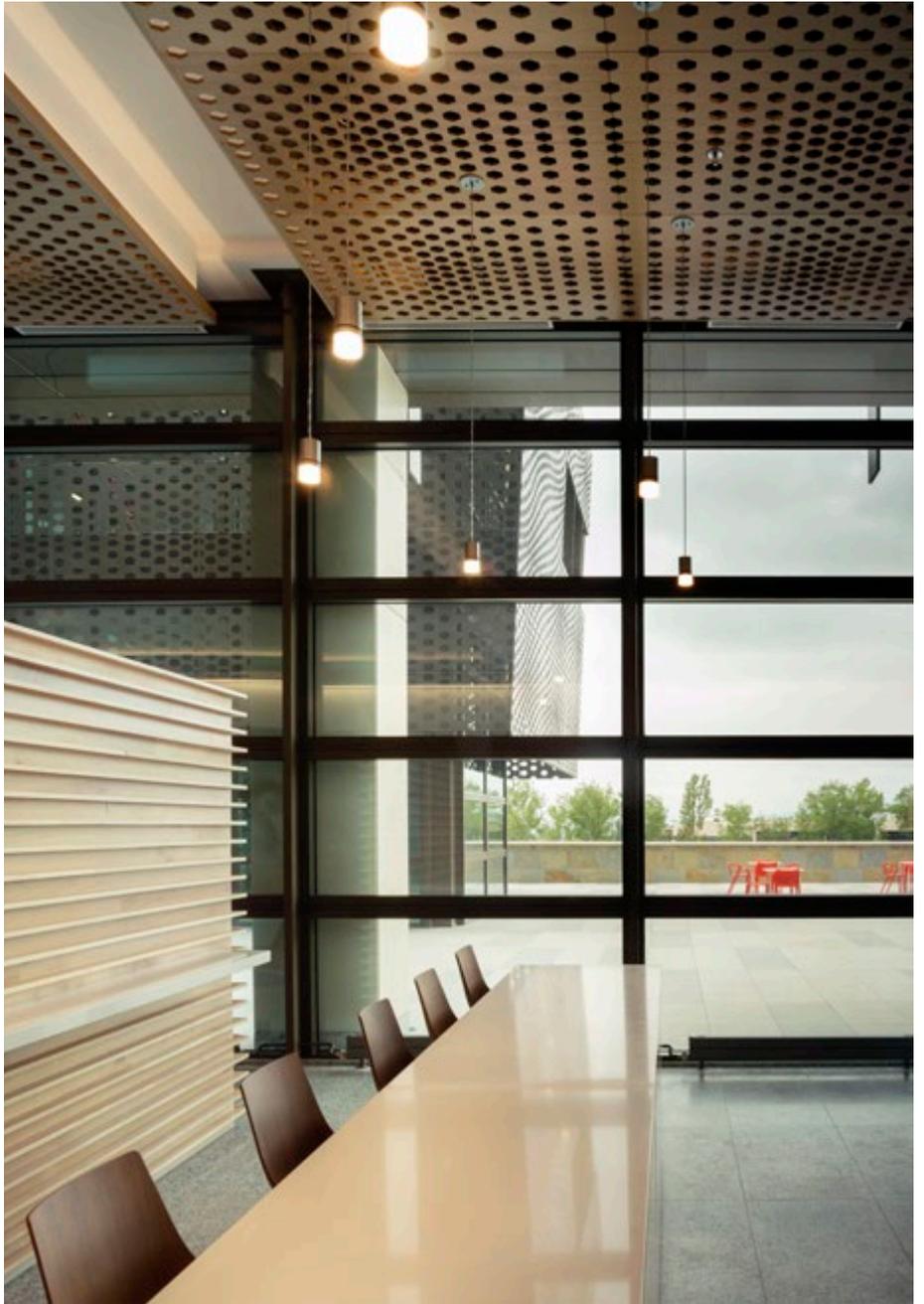
(Opposite, above) Margo Sawyer, *Synchronicity Spiral*, 2018. Hand-painted glass, steel, stainless steel, aluminum, paint, 114 × 240 × 180 inches.

(Opposite, below) Diana Al Hadid; *Untitled / Prizren Bridge*, 2018. Steel, fiberglass, polymer gypsum, plaster, metal leaf, pigment. Diptych, each panel measures 84 × 90 × 4 inches.





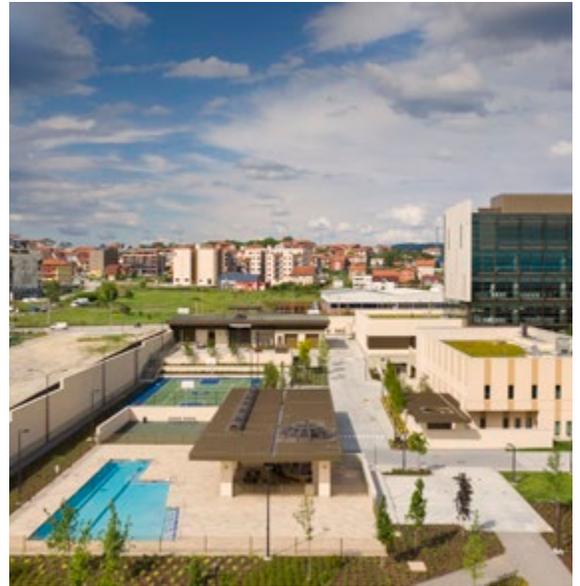








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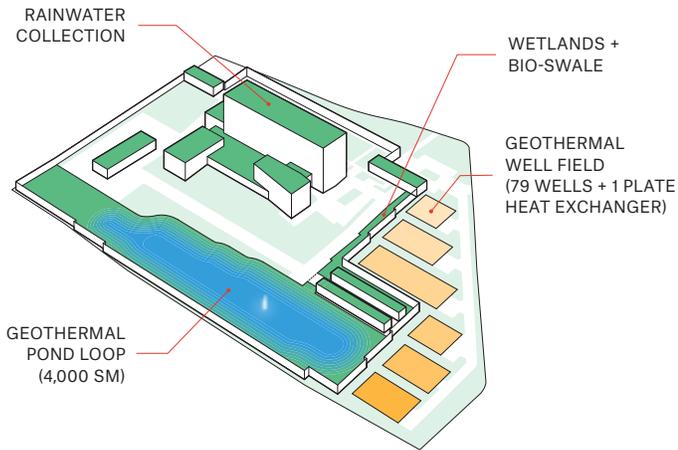


FACILITIES FOR THE COMMUNITY

The outdoor recreational facilities are available to the entire Embassy staff, including local Kosovar personnel and their families. The pool canopy's geometry extends the vocabulary of the Embassy, partially covering the deck area and terrace on the west side. The terrace provides a recreation and entertainment space. The basketball court is sunken into the landscape with stepped retaining walls surrounding the north and east edges. The walls provide seating opportunities at the edge of the ball court.

ENERGY + WATER

The new Embassy incorporates a number of strategies for efficiency, sustainability, and resilience. The external sunshade system, the green roofs over the Marine residence and the warehouse, and the hybrid geothermal system — which leverages the on-site retention pond as a heat sink — combine to reduce energy consumption by more than 45%. In addition to stabilizing heating and cooling, the pond is necessary for storm-water management and helps reduce building water consumption by more than 70%. These features are all helping the Embassy target a LEED BD+C Gold certification.



THE POND

The main landscape feature, the pond sits at the edge of the southern slope, with a fountain set on axis with the promenade and against a stone feature wall. Gathering all rainwater that falls within the campus, the pond serves a dual purpose managing storm water and housing submerged heat exchangers as part of the hybrid geothermal system.

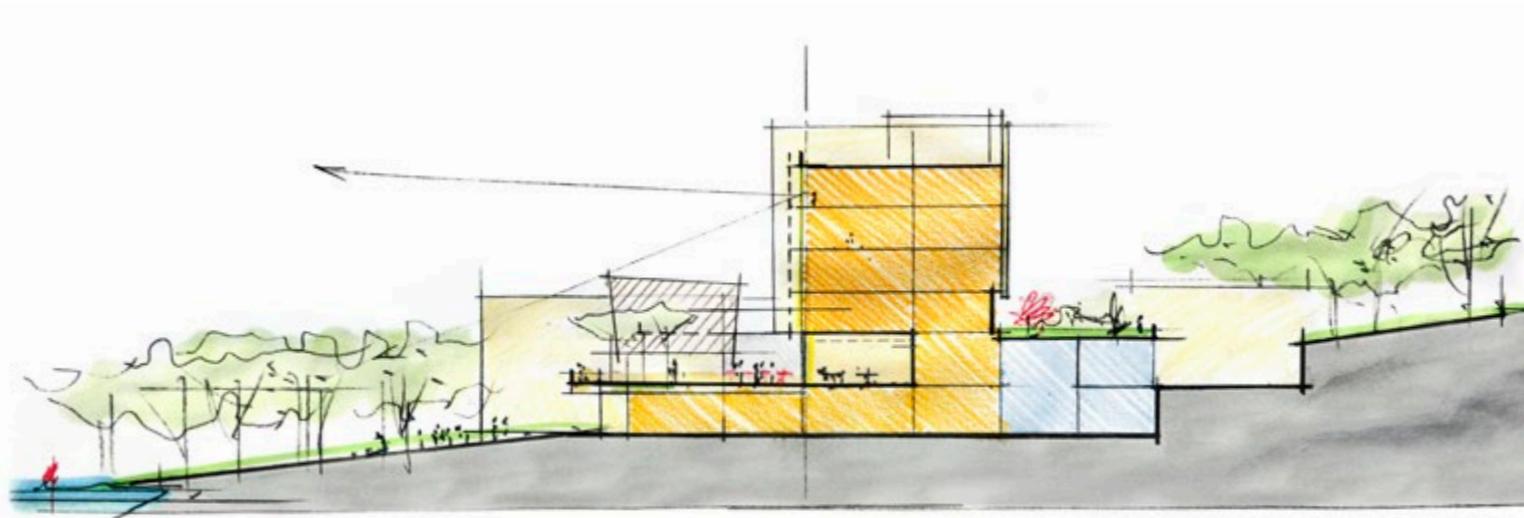






CONSULAR GARDEN

The design of the Consular Garden is focused on a large bosque of flowering cherry trees, recalling the geometry of local orchards. Prior to entering the Main Entry Pavilion, consular visitors can see through a glass wall into the Garden. The pedestrian sequence through the Garden to the Embassy passes through the orchard with benches beneath the shade of the trees.



SITING + VIEWS

The Embassy is situated to maximize the distant mountain views to the south and eastern views of Pristina. Responding to the natural sloping site, the campus is recessed into the indigenously planted landscape and focused towards a large pond. This site positioning also minimizes the visual impact of the structures from the adjacent urban streets and reduces façade and energy costs.







PROJECT

United States of America
Department of State
Bureau of Overseas Buildings Operations

<i>Design Architect</i>	Davis Brody Bond
<i>Architect of Record</i>	Page
<i>General Contractor</i>	BL Harbert International
<i>Landscape Architect</i>	Rhodeside & Harwell
<i>MEP Engineer</i>	Mason & Hanger
<i>Structural Engineer</i>	Thornton Tomasetti
<i>Geotechnical Engineer</i>	Schnabel
<i>Interiors</i>	Spacesmith
<i>Vertical Transportation</i>	Jenkins & Huntington
<i>Food Service</i>	Romano Gatland
<i>Cost Estimating</i>	Morris Wade

LEED Gold / Overall Project Cost \$215.5M

Commissioned Art

The art collection of the new Embassy showcases works by contemporary artists from the US and the Republic of Kosovo symbolizing our continuous commitment to intercultural learning. Among the art are works by: Diana Al Hadid, Julia Blackmon, Petri Halilaj, Flaka Haliti, Enver Hoxhaj, Gyöngy Laky, Eva LeWitt, Eshref Qahili, Nita Qahili, Shpend Qeriqi, Margo Sawyer, Virginia Scotchie, and Yll Xhaferi.

BOOK

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Drawings + Diagrams © Davis Brody Bond
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A special thank you to the Department of State Foreign Service personnel in Kosovo and Bureau of Overseas Buildings Operations staff who helped with the coordination, photography, and narrative content of this book.









The new US Embassy in Pristina represents our commitment to eco-friendly work and lifestyles. I am particularly proud that we pursued rigorous energy-saving and sustainability goals aiming to reduce environmental impact, optimize building performance, and enhance the self-sufficiency of the campus. The team was successful in executing a design that represents innovation, environmental sustainability, and a thoughtful consideration of the visitor experience.

Addison "Tad" Davis, IV, Director of the Bureau of Overseas Buildings Operations

