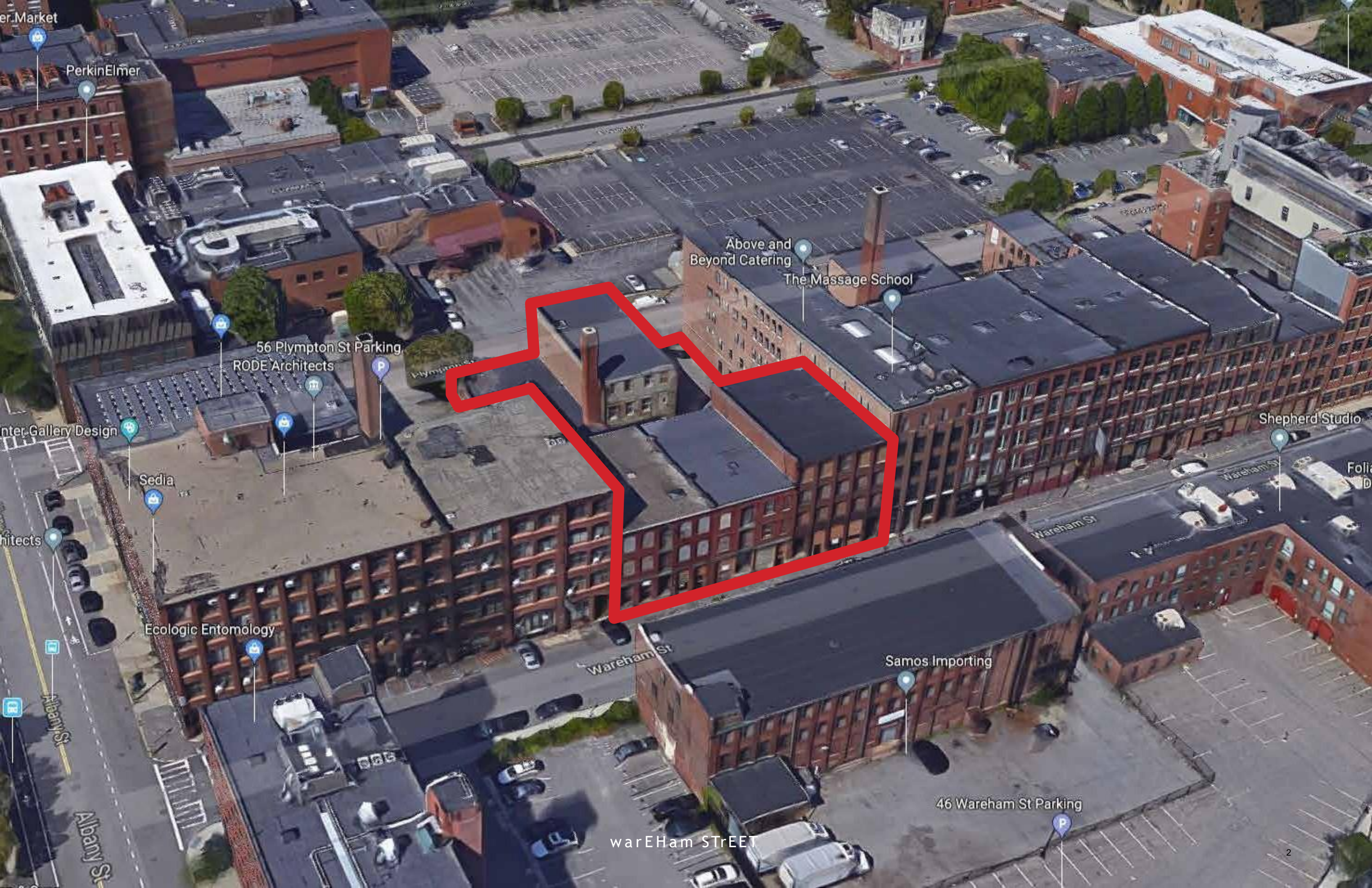


THE WAREHAM STREET PROPERTIES



er Market

PerkinElmer

56 Plympton St Parking
RODE Architects

Above and
Beyond Catering
The Massage School

nter Gallery Design

Sedia

Shepherd Studio

hitects

Ecologic Entomology

Wareham St

Samos Importing

Wareham St

46 Wareham St Parking

wareHAM STREET

Albany St

Albany St





SPACE
FOR
LEASE

TOW
ZONE

Motion 99AL
NY

NY
NO PARKING

NY
NO PARKING



Blue and yellow sign on the corner building.

617.695.0000
THE MASSAGE SCHOOL

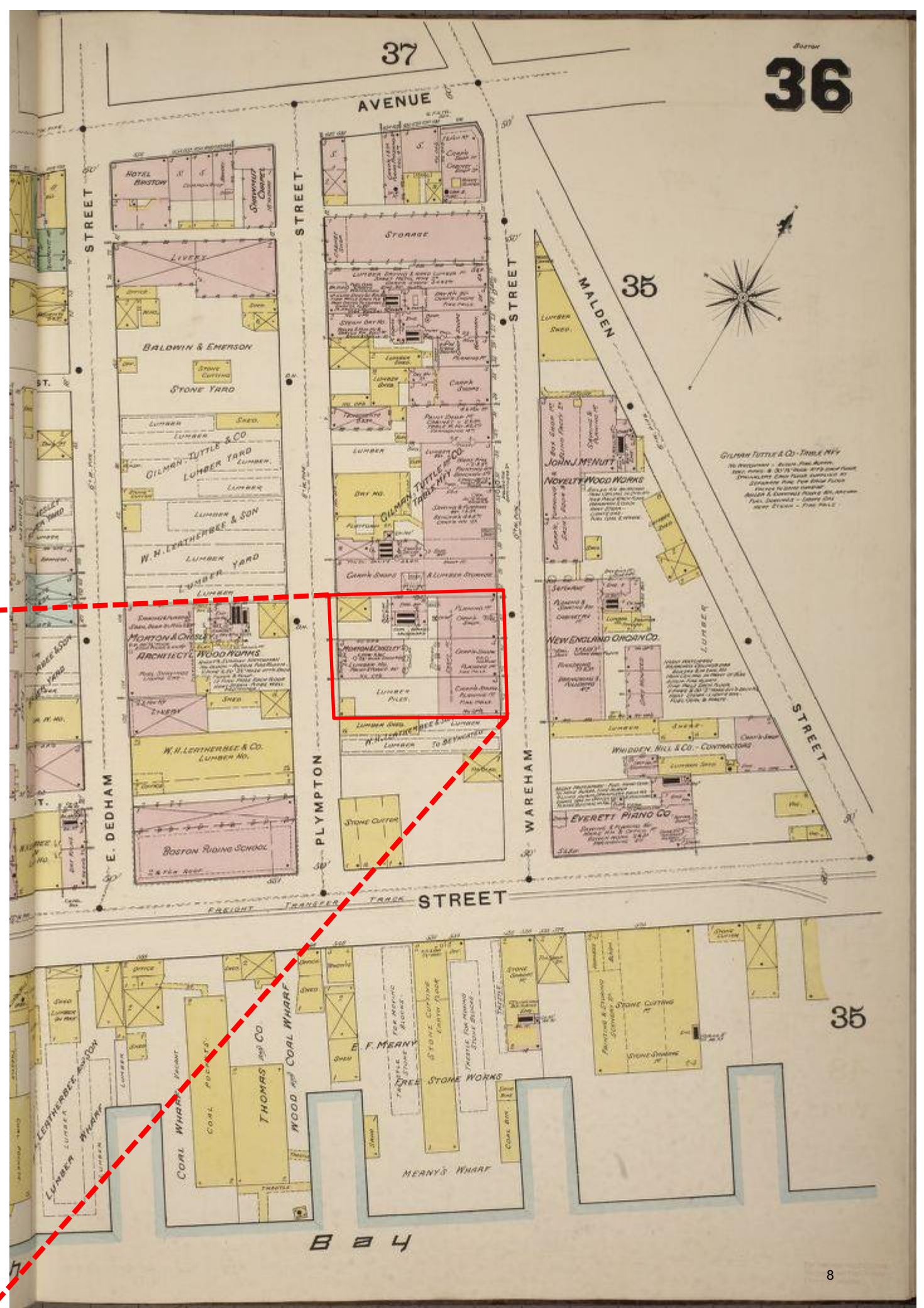
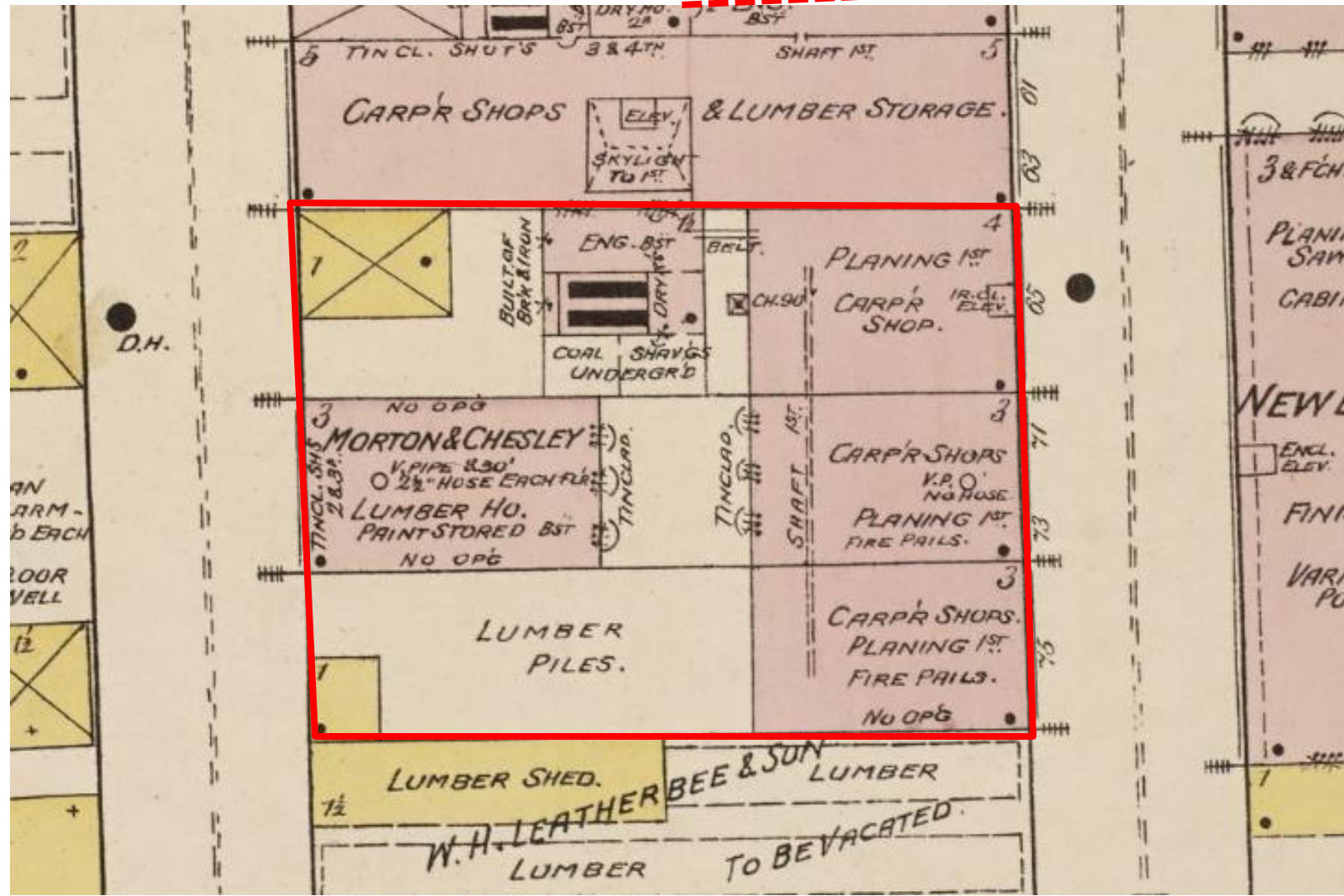
Artistic Habiting
Interior Design & Staging
L.

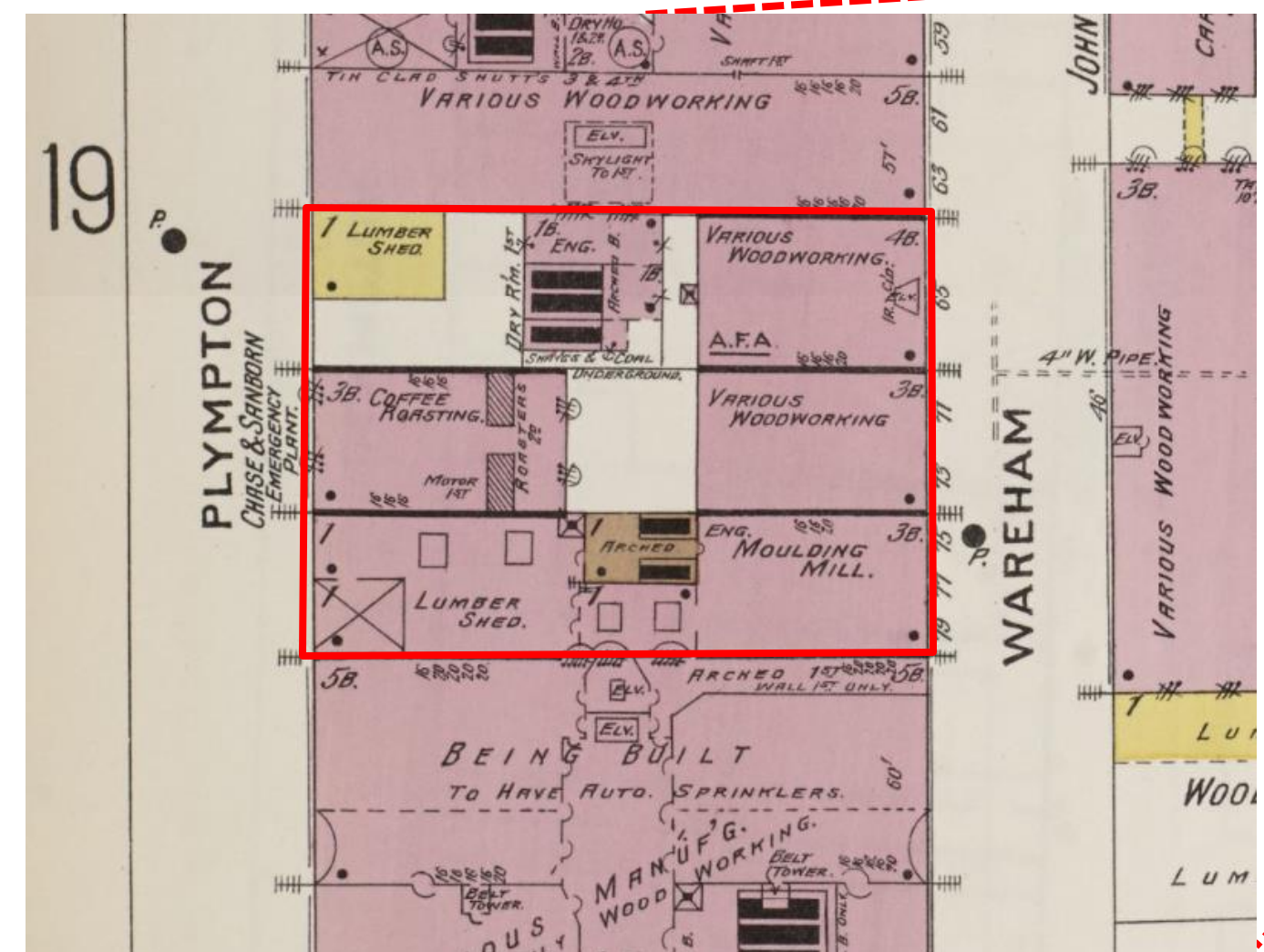


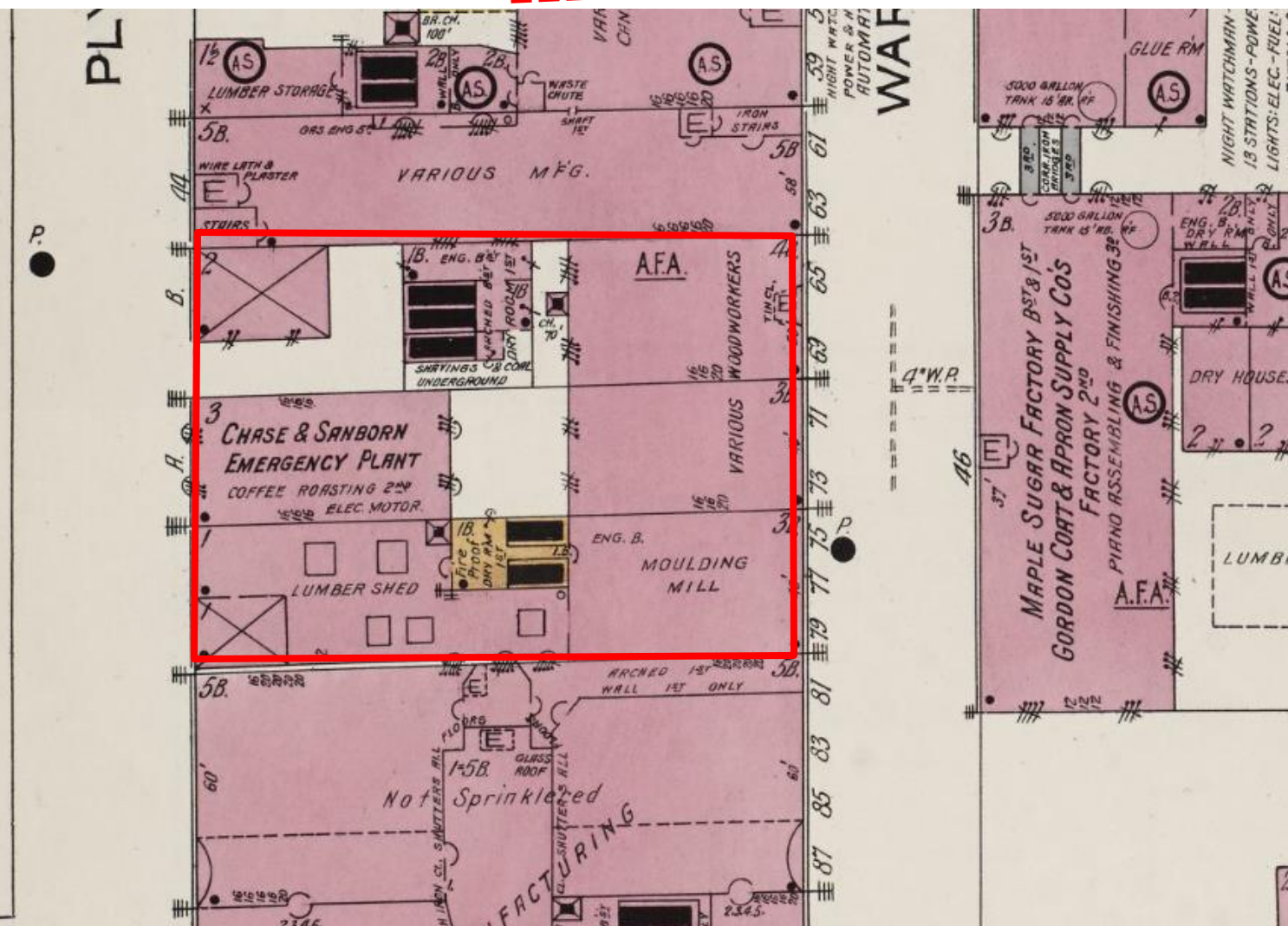
MIR METAL
52
PLYMOUTH
ST

TOW ZONE
NO PARKING
STREET CLEANING
NO PARKING
NO PARKING







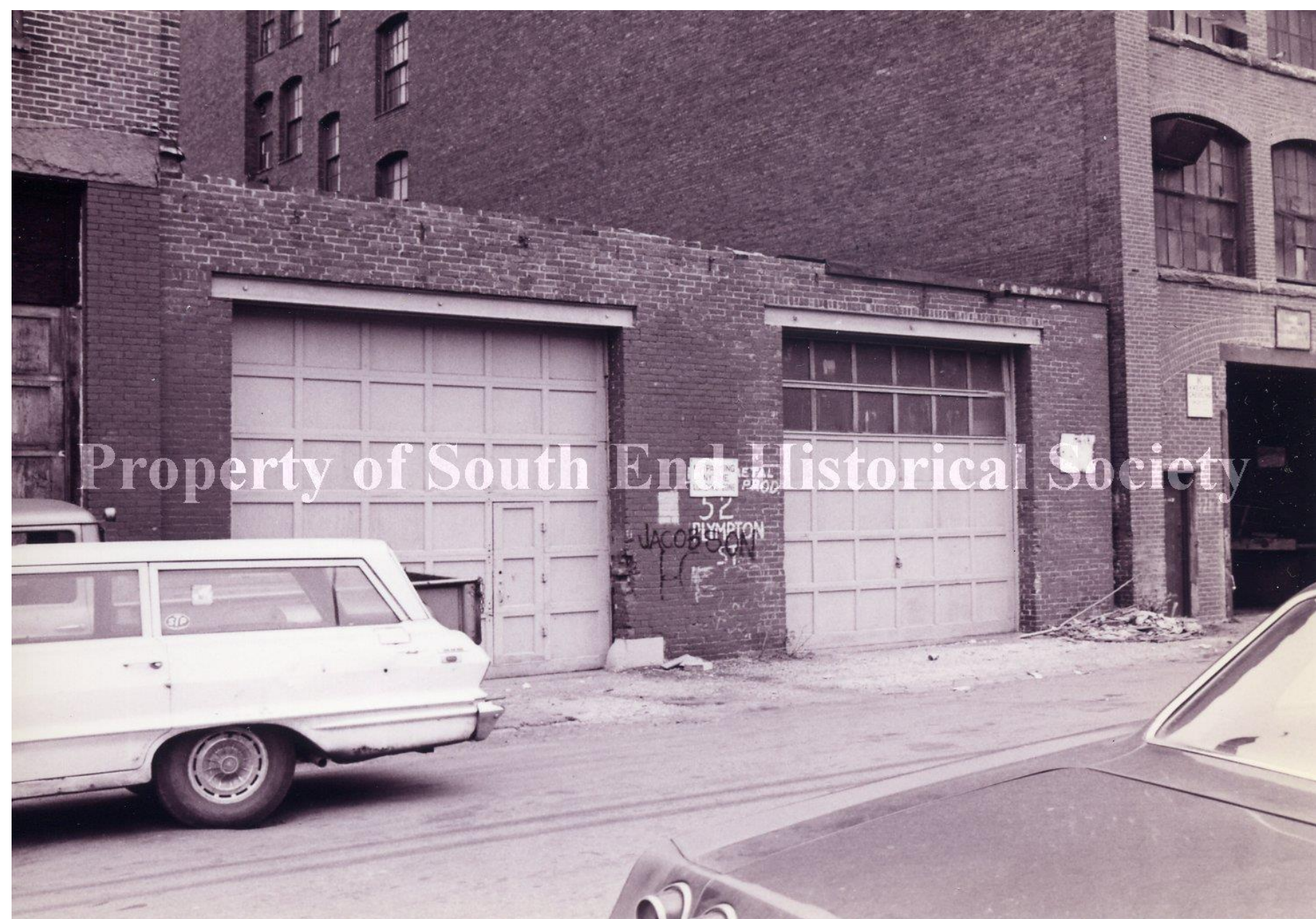




Property of South End Historical Society



Property of South End Historical Society



DESIGN ARCHITECT REPRESENTATIVE PROJECTS

OVERVIEW HISTORIC PRESERVATION



ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

225 BINNEY STREET BIOGEN IDEC GLOBAL HEADQUARTERS

Biogen's 325,000 square foot LEED Gold global headquarters is situated in the strategic life science cluster adjacent to the Massachusetts Institute of Technology. As the first phase of the Alexandria Center at Kendall Square, this transformative development responds to the urban fabric of East Cambridge, MA and anchors the west district of the Binney Street life science corridor. Three historic structures on the site were restored and serve as bookends to this dramatic 21st century facility.

The creative assemblage of old and new celebrates the public realm experience in this unique city setting. Active urban uses enhance the building's presence, providing employees and visitors with outdoor meeting and recreation opportunities.

CLIENT ALEXANDRIA REAL ESTATE EQUITIES

LOCATION CAMBRIDGE, MA

PROJECT TYPE LIFE SCIENCE

AREA 325,000 SQUARE FEET | 6 FLOORS OF OFFICE

AWARDS

2015 ENR OWNER OF THE YEAR AWARD

2015 AGC BUILD NEW ENGLAND | MERIT AWARD

2014 ENR NEW ENGLAND BEST OFFICE | RETAIL | MIXED-USE DEVELOPMENT

2014 CITY OF CAMBRIDGE | HISTORIC PRESERVATION AWARD



ARSENAL ON THE CHARLES

As a leading owner, operator and developer of collaborative and dynamic life science campuses in key urban areas, Alexandria Real Estate Equities' investment in Arsenal on the Charles solidifies Watertown's transformation into a legitimate life science cluster. SGA will reposition 343 Arsenal, 100 Talcott and 300 North Beacon into a world-class research campus that will attract the brightest minds and most innovative companies.

In order to reposition the three historic, 155-year-old structures, SGA will upgrade their amenities and lab-ready infrastructure to accommodate the requirements of state-of-the-art R&D and GMP users. The repositioning phase of the SGA's master plan acknowledges the historical features and enhances the site's existing buildings with hyper-flexible core and shell infrastructure.

In addition to the building repositionings, SGA is designing Buildings 1 and 2, which comprise roughly 250,000 square feet of Class-A research space to attract leading life sciences users.

Campus amenities such as three restaurants, a community theater, on-site parking, an open green space quad and fitness center will enhance collaboration for its tenants—high-level scientists, researchers and entrepreneurs.

Offering views of the Charles River, the Arsenal on the Charles campus will generate a collaborative density and synergy for its tenants, creating an identity that is unique to Watertown.

CLIENT ALEXANDRIA REAL ESTATE EQUITIES
LOCATION WATERTOWN, MA
SERVICE ARCHITECTURE
AREA 1.2 MILLION SQUARE FEET



VANDERBILT UNIVERSITY PEABODY COLLEGE OF EDUCATION CLASSROOMS + STUDENT CENTER

In September 2018 SGA 'broke ground' on 71,000 SF of renovations and additions for the Peabody College of Education at Vanderbilt University. Partnered with local Nashville firm and 'Architect of Record' Centric Architecture, SGA's Higher Ed Group lead the process as 'Design Architect'. Working closely with Peabody College's administration, faculty and staff, and with Vanderbilt University's Campus Planning Department, SGA guided the programming, concept and development efforts, providing academic design expertise that reimagines Peabody's teaching and learning environment.

Project scope includes 55,000 SF of renovations to two existing 1912-era Beaux Arts academic buildings, repurposing existing spaces for classroom and administrative use. Challenges for the project seeking LEED Gold included full upgrades for all services, state-of-the-art IT/AV instructional spaces, and exterior historic restorations of the exterior. SGA has designed a 16,000 SF 'jewel box' connector addition that serves as a new student center for graduate programs, capturing 3,000 SF for active learning classrooms, and fulfilling Peabody College's wish to create a new school center. Vanderbilt is thrilled to be able to add these facilities in the Fall of 2020.

Each year U.S. News & World Report ranks Peabody among the best graduate schools of education in the country. These new Active Learning Classrooms will be offer premiere teaching facilities featuring open floor plans, integrated technology and ultra-flexibility to allow the college to offer the best instructional facilities for tomorrow's teachers.

CLIENT VANDERBILT UNIVERSITY
LOCATION NASHVILLE, TN
PROJECT TYPE HIGHER ED | CLASSROOMS + STUDENT CENTER
AREA 71,000 SQUARE FEET

AWARDS
2020 AIA MIDDLE TENNESSEE DESIGN AWARDS | HONOR AWARD



	EDA South Sub-District
Min. Lot Area:	none
Min. Lot Width:	none
Max. FAR:	4.0 ⁽⁴⁾
Max. Height / Stories:	100 ft (FN5 of Table G) ⁽⁴⁾
Min. Frontage:	none
Min. Front Yard Setback:	none
Min. Side Yard Setback:	none
Min. Rear Yard Setback:	20 ft ^{(1), (2)}
Min. Usable Open Space Per Dwelling Unit	50 sq. ft./dwelling unit ⁽³⁾

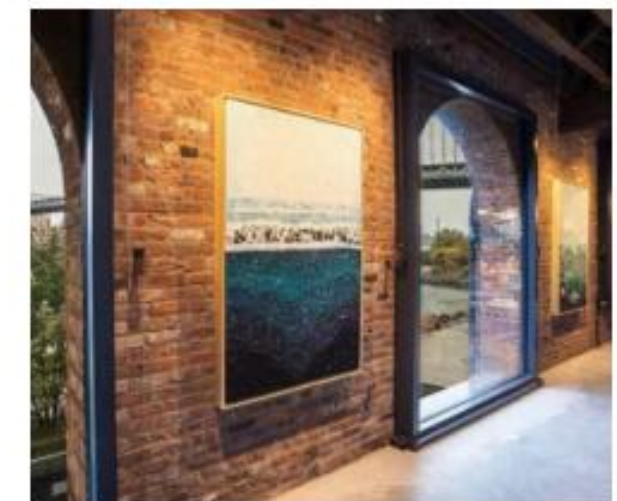
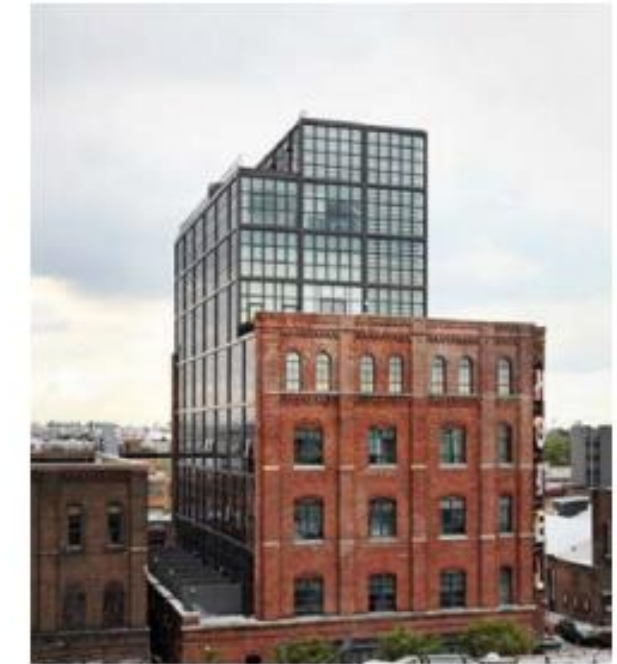
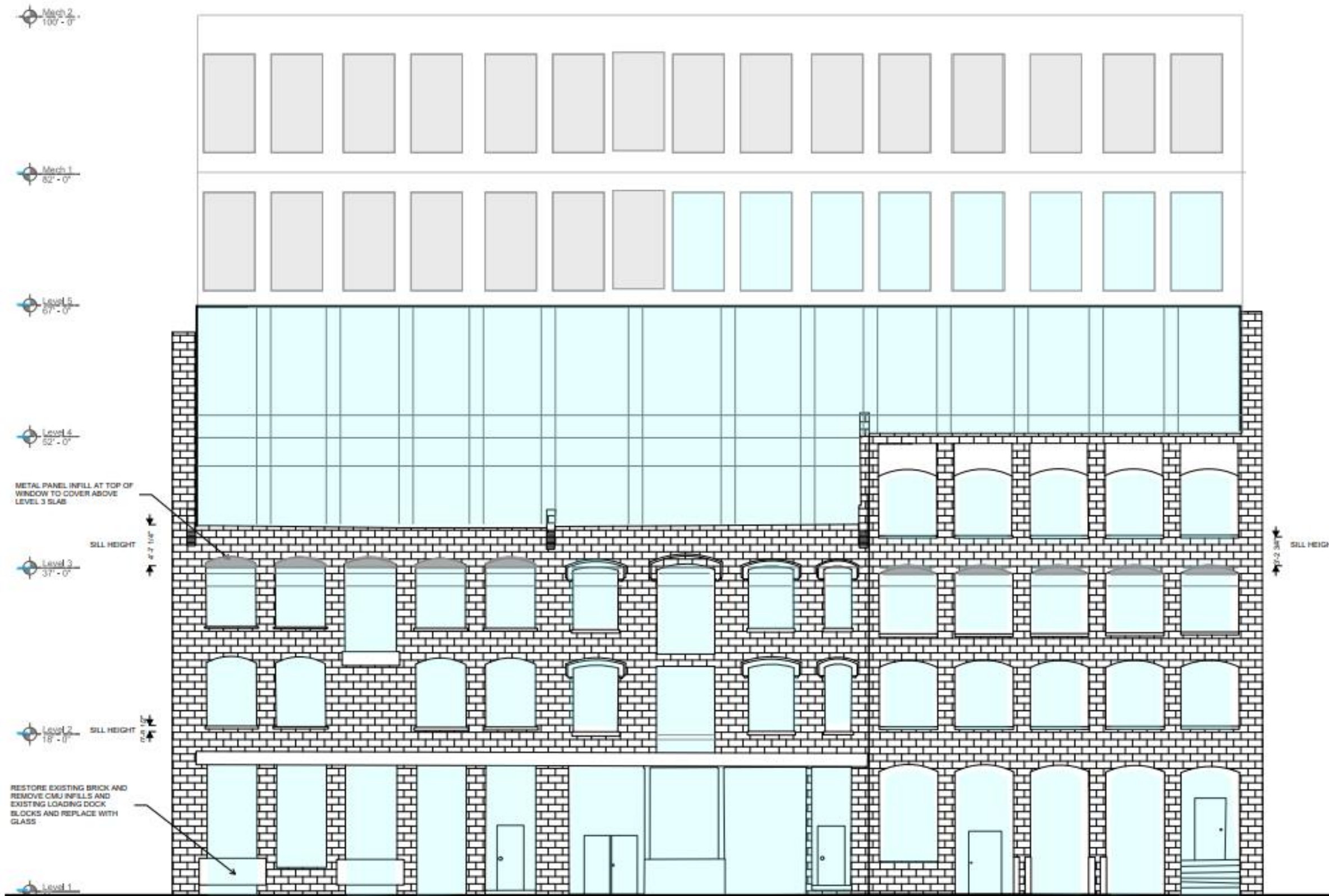


WAREHAM STREET STUDY

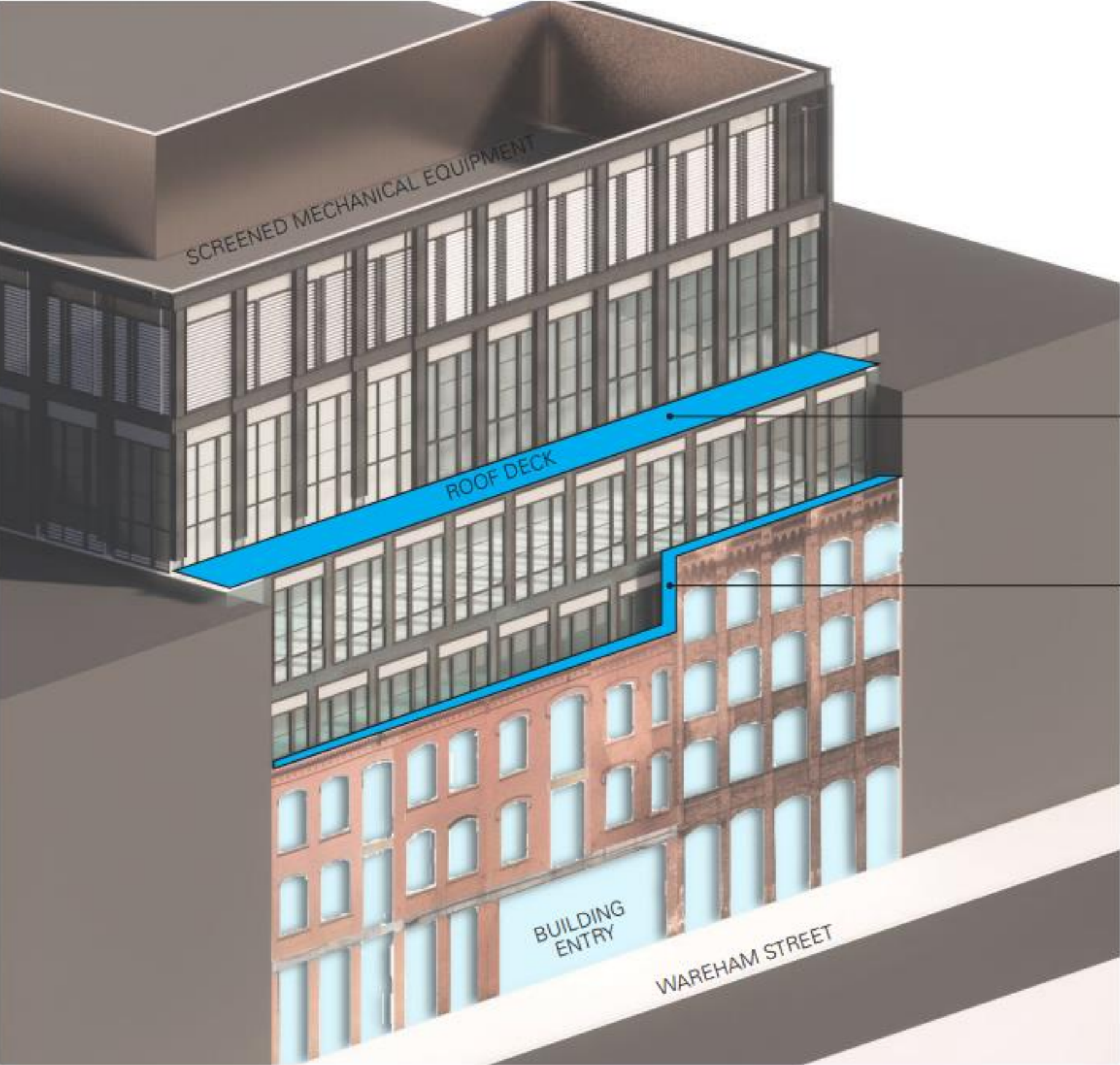


ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

SITE STUDY | PRESERVE EXISTING FACADE

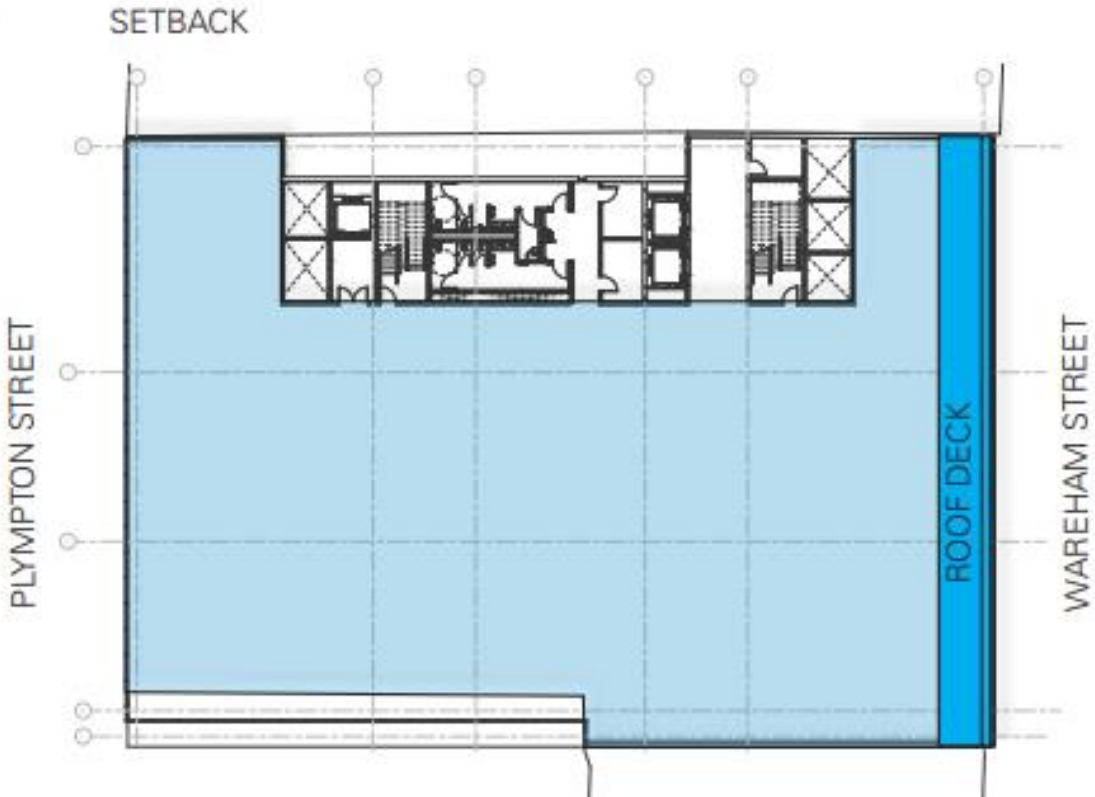


WAREHAM STREET | BUILDING SETBACKS

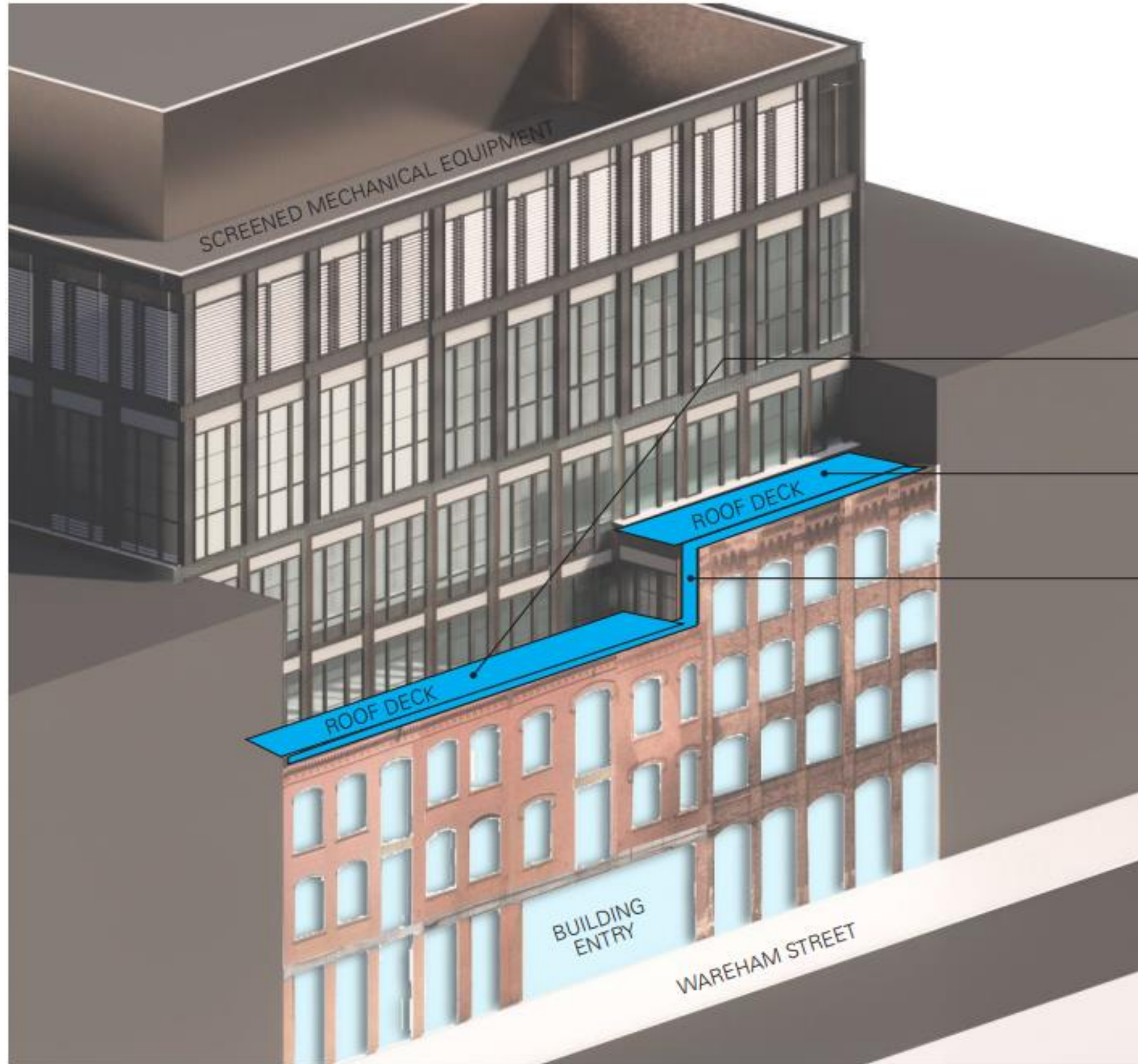


OPTION 1 MINOR SETBACK AT HISTORIC FAÇADE LARGER SETBACK AT ROOFLINE

10'-0" SETBACK (5TH LEVEL ONLY)



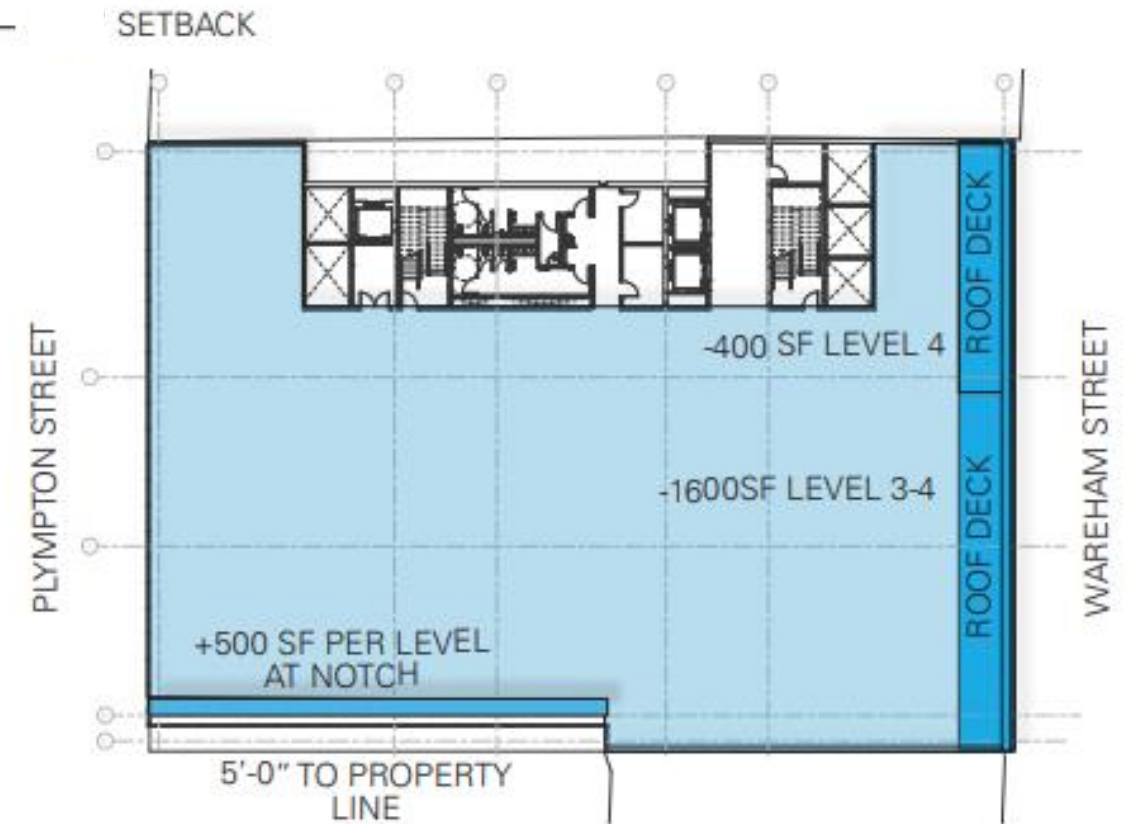
WAREHAM STREET | BUILDING SETBACKS



OPTION 2 LARGE SETBACK AT HISTORIC FAÇADES NO SETBACK AT ROOFLINE

10'-0" SETBACK
(3RD-5TH LEVEL)

10'-0" SETBACK (4TH
AND 5TH LEVEL)





Notes:

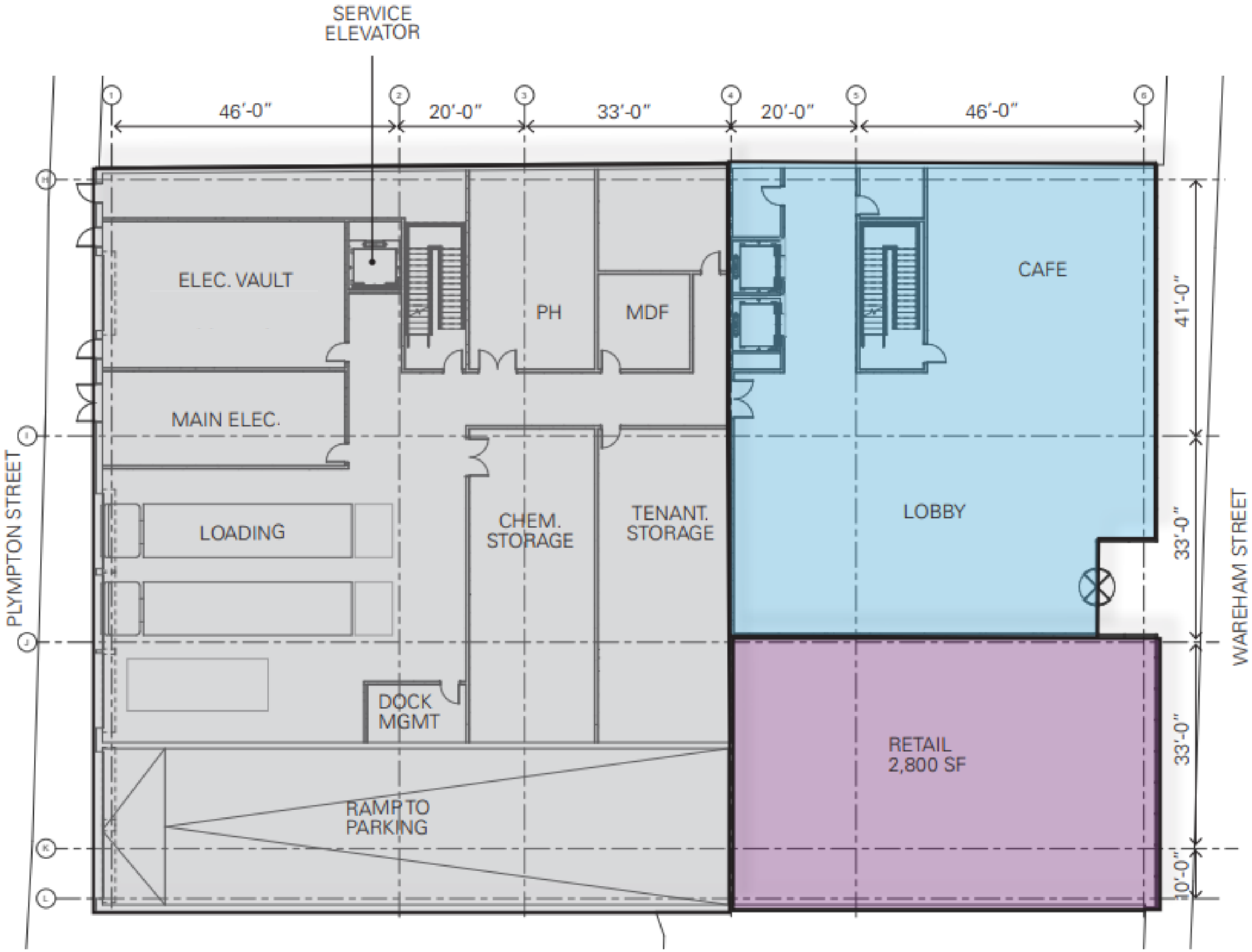
- Architectural height of building (including mechanicals) will comply with underlying zoning code.
- Building setbacks will be provided for at historic façade. See prior slides for more detailed visual representation of potential solutions.
- Ground floor will preserve all historic vertical elements (brick and cast iron columns) while providing new glazing at openings with ADA accessible entryways with objective of creating an engaging pedestrian experience.



Notes:

- Architectural height of building (including mechanicals) will comply with underlying zoning code.
- Ground floor to be revisited for enhanced pedestrian engagement and improved façade materiality while preserving functionality of back-of-house areas (loading dock, parking/bicycle garage access, critical utility infrastructure).
- Southern exposure currently assumes a 10' setback from property line on upper floors. Should this setback decrease based upon setbacks determined on Wareham frontage, glazing will be decreased as required by Building Code.
- Building in foreground right is not part of the project.

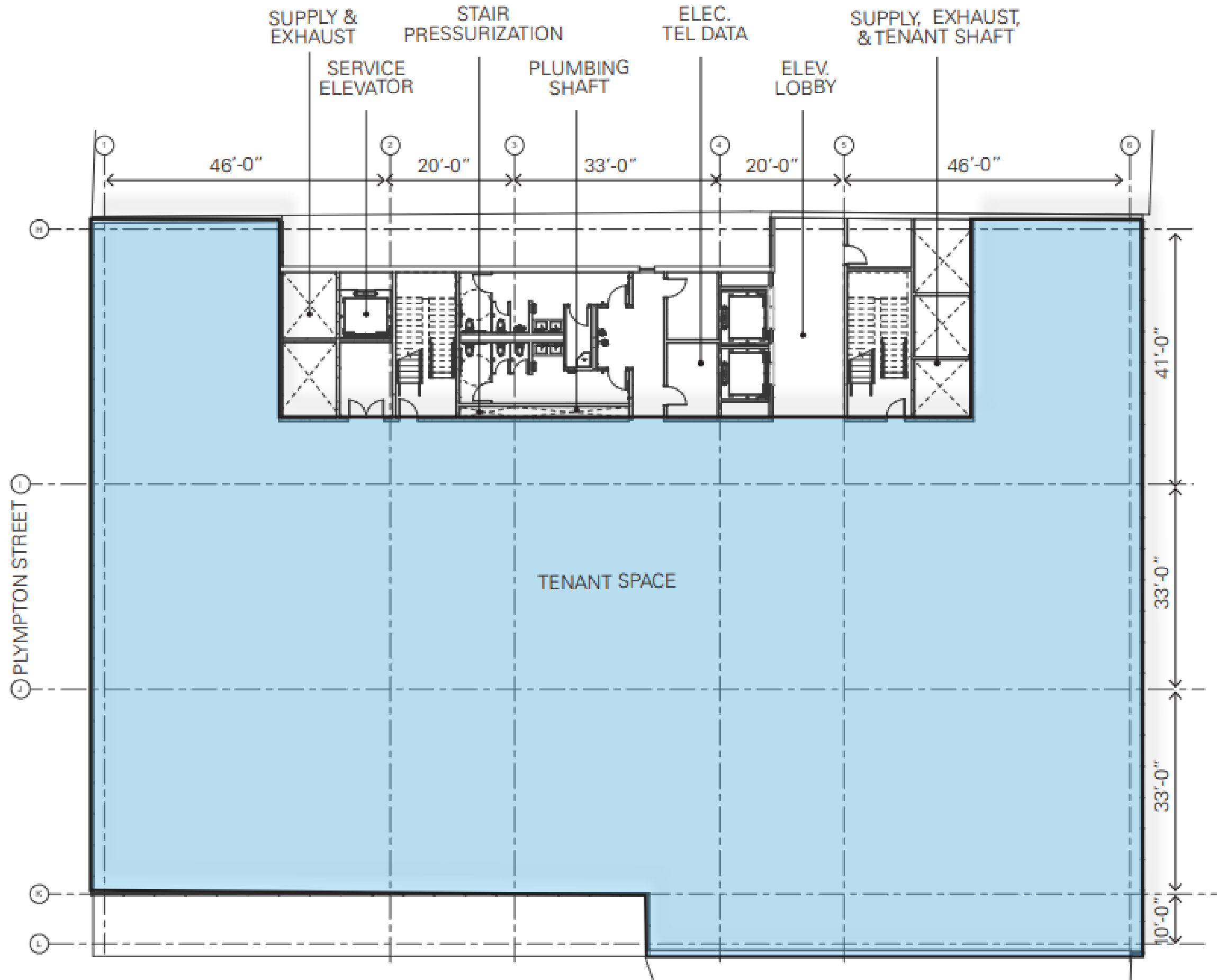
SITE STUDY | GROUND LEVEL PLAN



Notes:

- Architect studying potential indoor pedestrian connection from Plympton Street to publicly accessible lobby on Wareham Street.
- Critical infrastructure to be elevated to provide for compliance with requirements of the Coastal Flood Resiliency Overlay District.
- Building is constructed to the property line at each exposure on the ground floor.

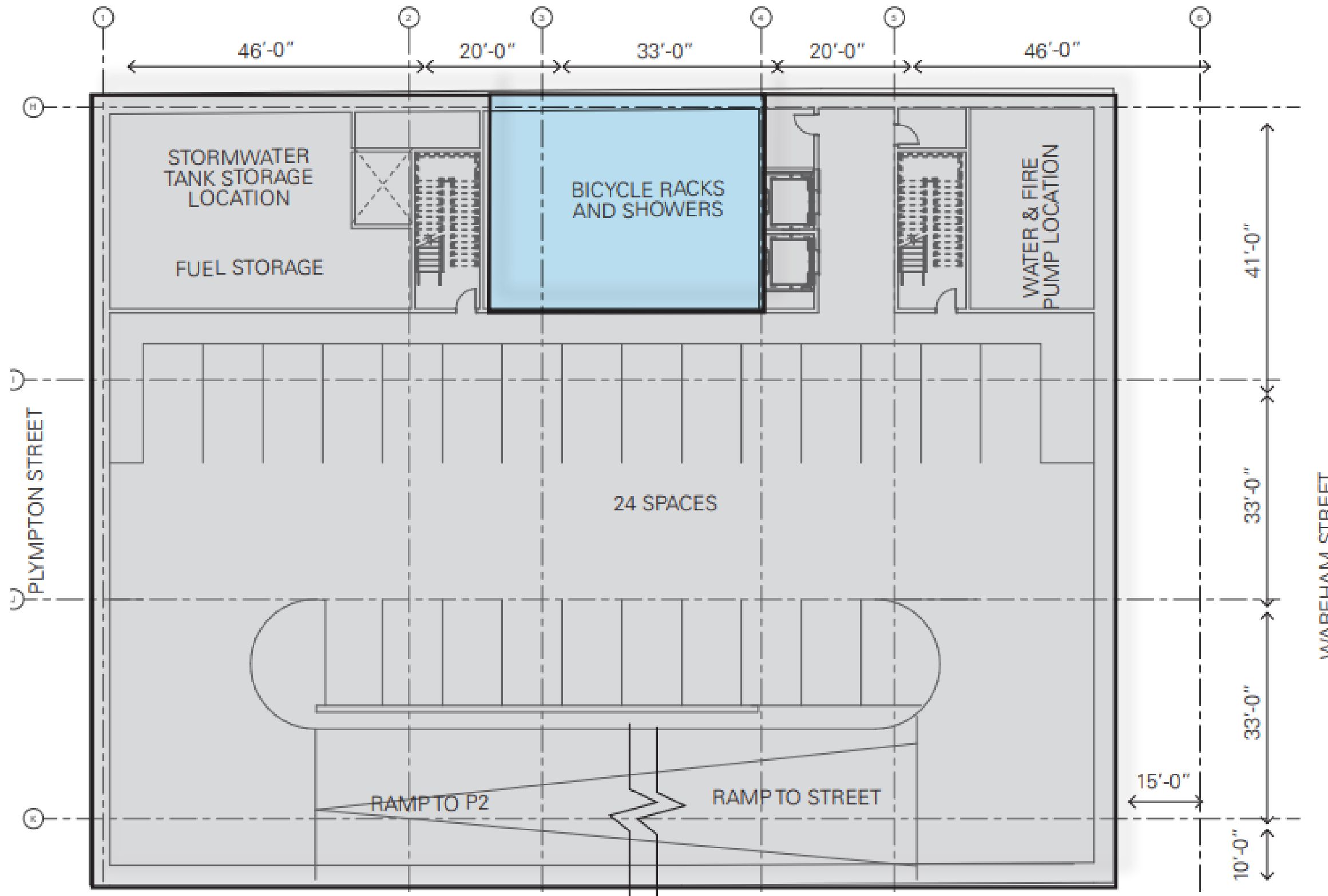
SITE STUDY | TYPICAL UPPER LEVEL PLAN



Notes:

- Typical floorplan will taper on upper floors to allow for setbacks at historic cornice on Wareham Street.
- Setback currently provided on portion of north and south façade - each provide a 10' setback from property line.

SITE STUDY | TYPICAL PARKING LEVEL PLAN



Notes:

- Two below-grade levels which will provide parking, tenant and base-building storage, stormwater management, and tenant support spaces.
- 15' setback of foundation wall to be provided from Wareham Street to allow for proper bracing of historic façade. Underpinning to be provided at grade for final support system of façade and building above.
- Bicycle storage and individual unisex showers will be provided to encourage non-vehicular transportation.