



# **65 WAREHAM STREET LIFE SCIENCE DEVELOPMENT**

LANDMARKS COMMISSION | 08.02.2022

# PROJECT TEAM



DEVELOPER



PROJECT PARTNER



LEGAL



ARCHITECT



CIVIL / PERMITTING TRANSPORTATION & PARKING



STRUCTURAL ENGINEERING



MEP/FP ENGINEERING  
TEL/DATA  
SECURITY



SUSTAINABILITY



DEI CONSULTANT



BUILDING ENVELOPE CONSULTANT



ACOUSTICAL



VERTICAL TRANSPORTATION



HARDWARE



CODE CONSULTANT

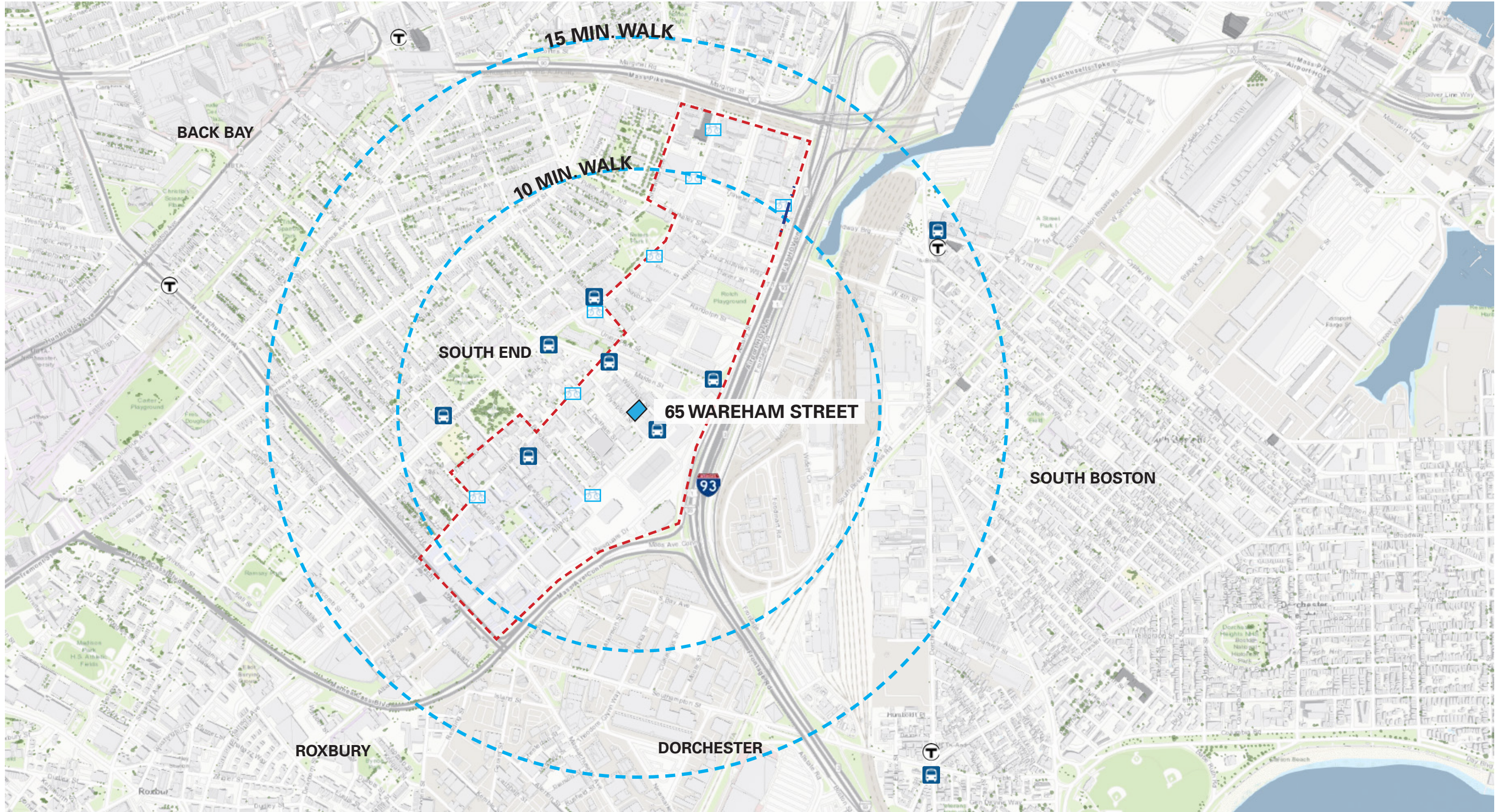


SPECIFICATIONS



GEOTECHNICAL ENGINEERS

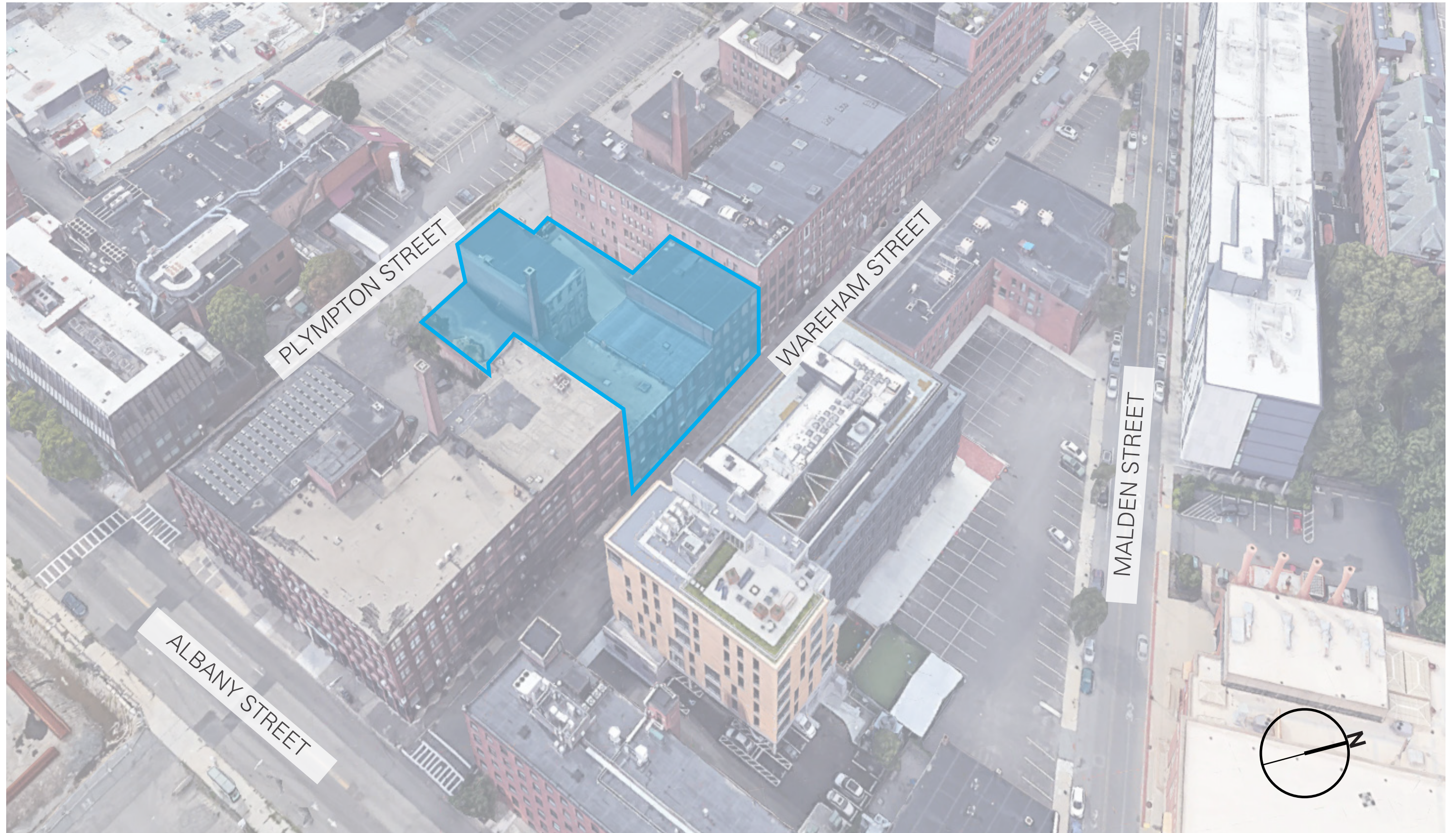
# CONTEXT MAP



HARRISON ALBANY CORRIDOR STRATEGIC PLAN AREA    - - - - -    BUS STOP     BLUE BIKE STATION     TRAIN STATION 



# CONTEXT AERIAL



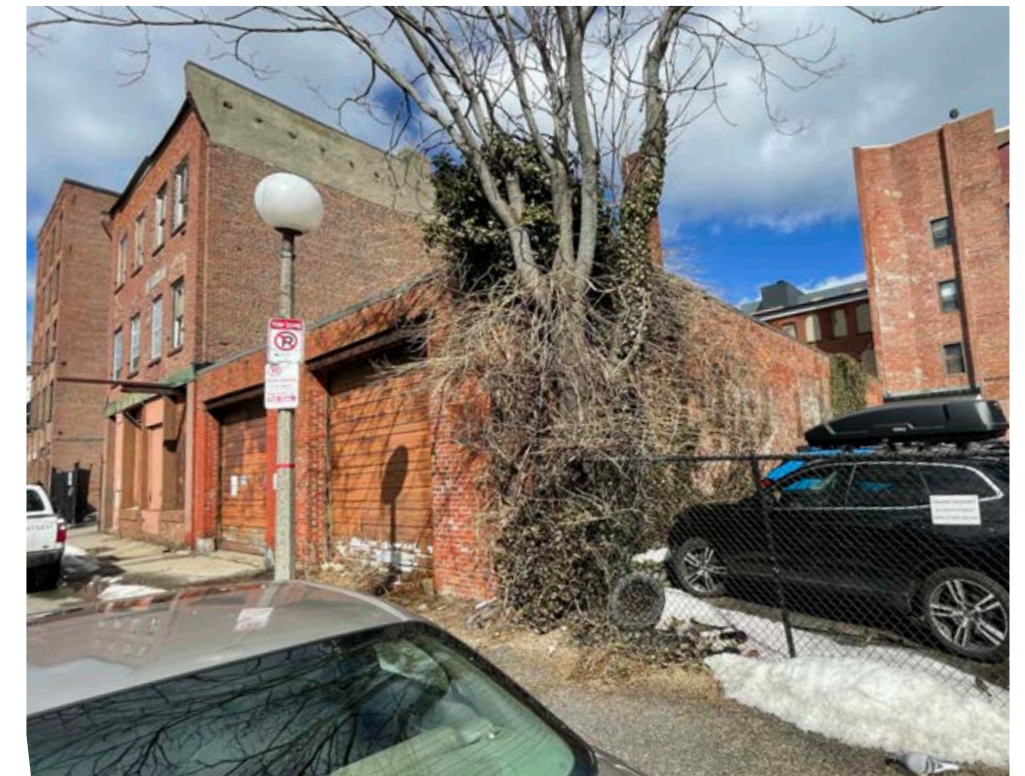
# EXISTING SITE PHOTOS



WAREHAM STREET



PLYMPTON STREET



DEPICTS EXTENT OF SITE

# EXISTING STREETScape | WAREHAM

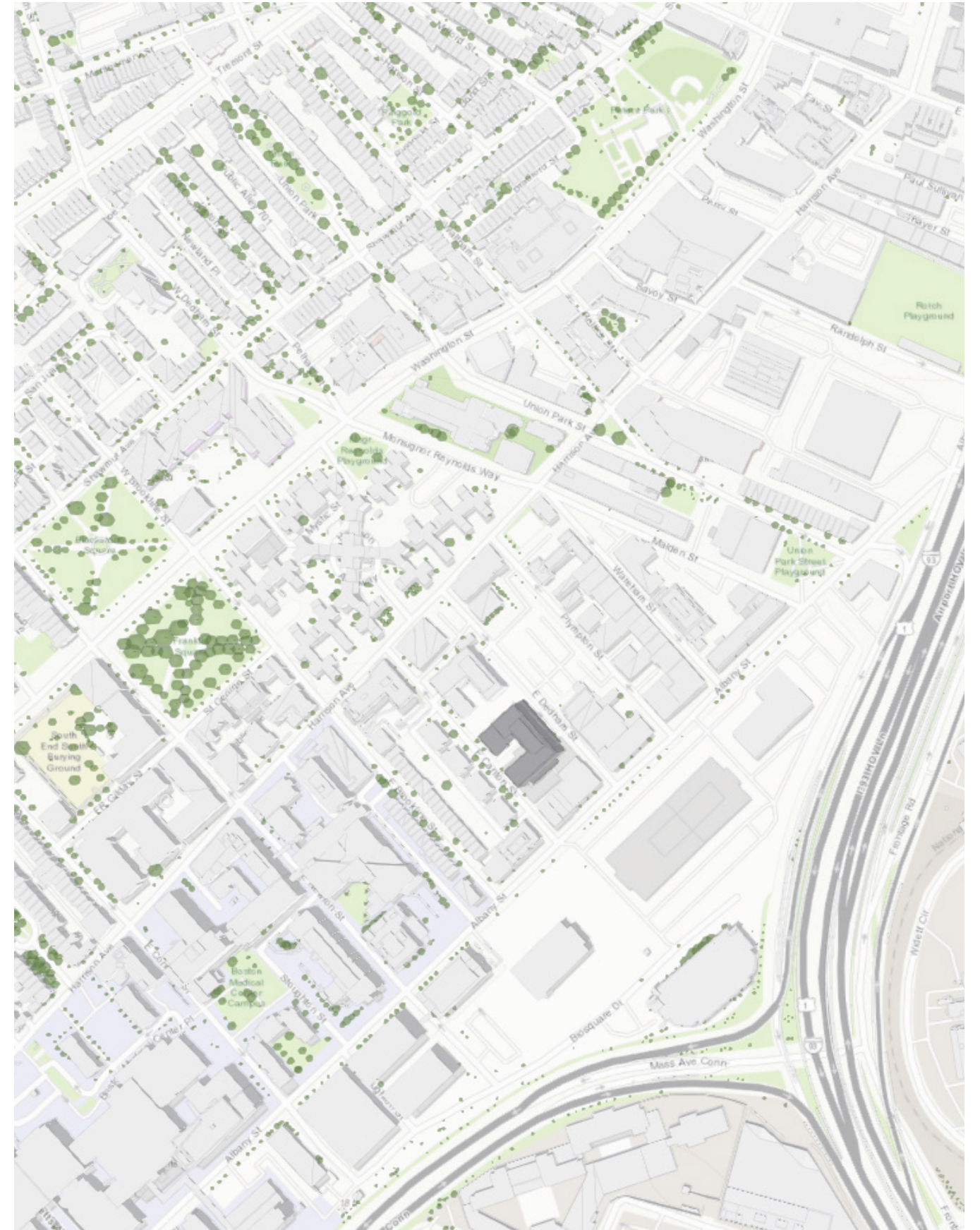


# EXISTING STREETScape | PLYMPTON



# PROJECT OVERVIEW

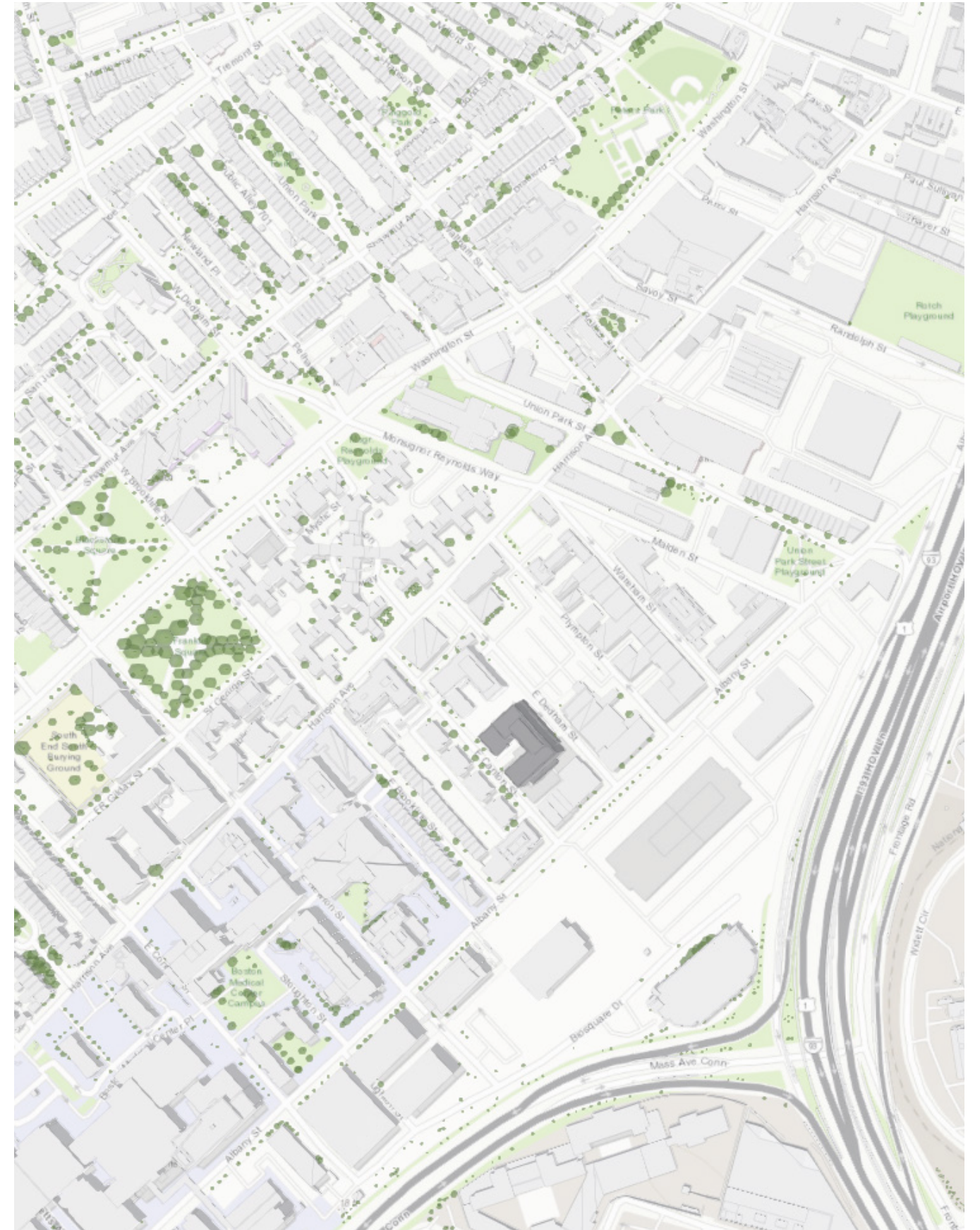
- Preserve and restore the existing Wareham Street masonry facades
- Historical, Structural, and Geotechnical analysis of existing conditions has been conducted to date
- Commitment to a collaborative design process with the Landmarks Commission & BPDA.
- Dimensionally & use compliant project





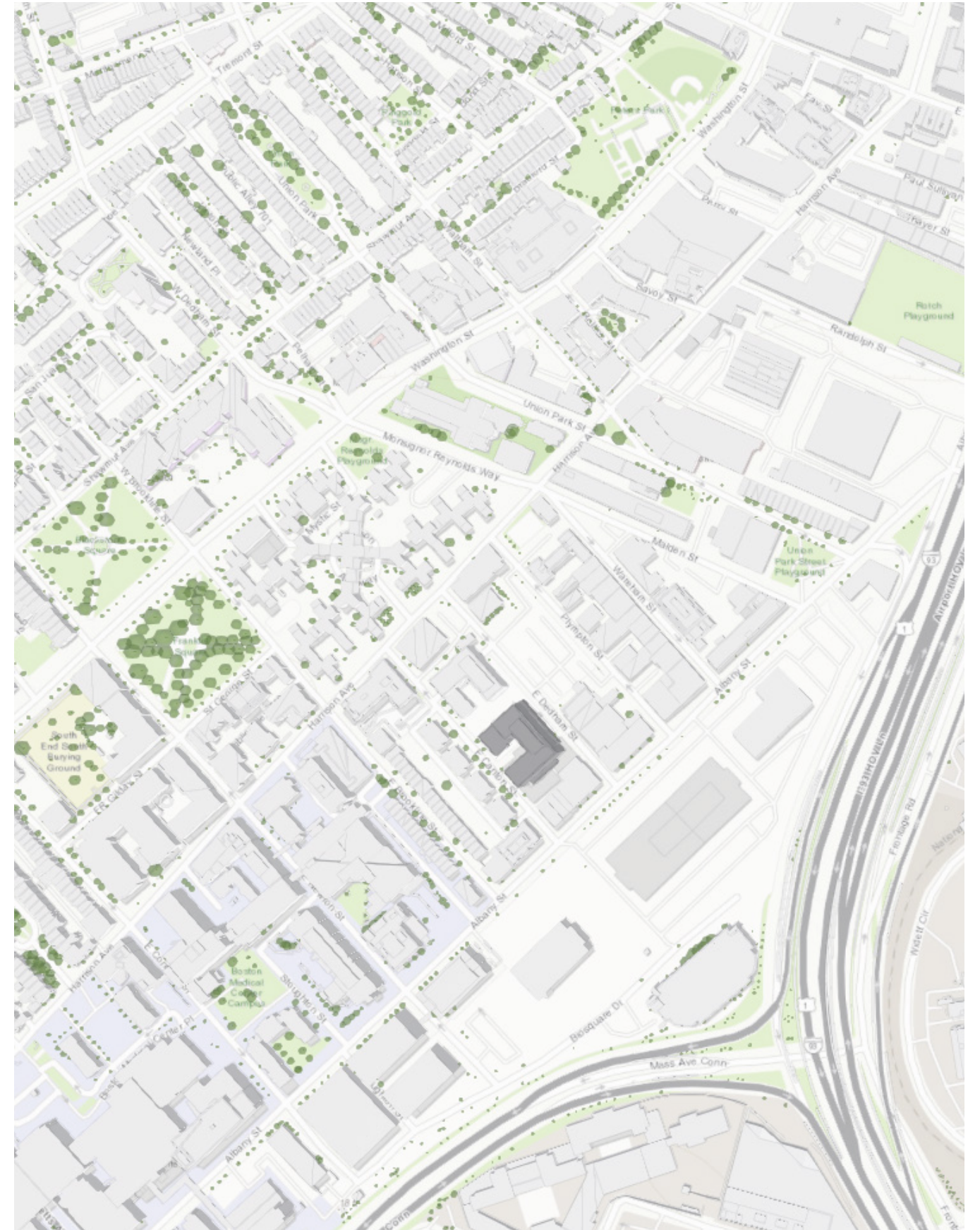
## WHAT WE'VE HEARD

- Appreciation for commitment to retain historic facades
- Overall design approach heading in the right direction
- Wareham Street buildings are contributory to the historic visual character of the surrounding Protection Area.
- Continue to study the following areas:
  - Focus on integrating appropriate historic period details
  - Maximize setback between the existing facades and the new construction
  - Enhance engagement, expression, and pedestrian connectivity along Plympton Street
- Request for additional contextual imagery of Plympton Street

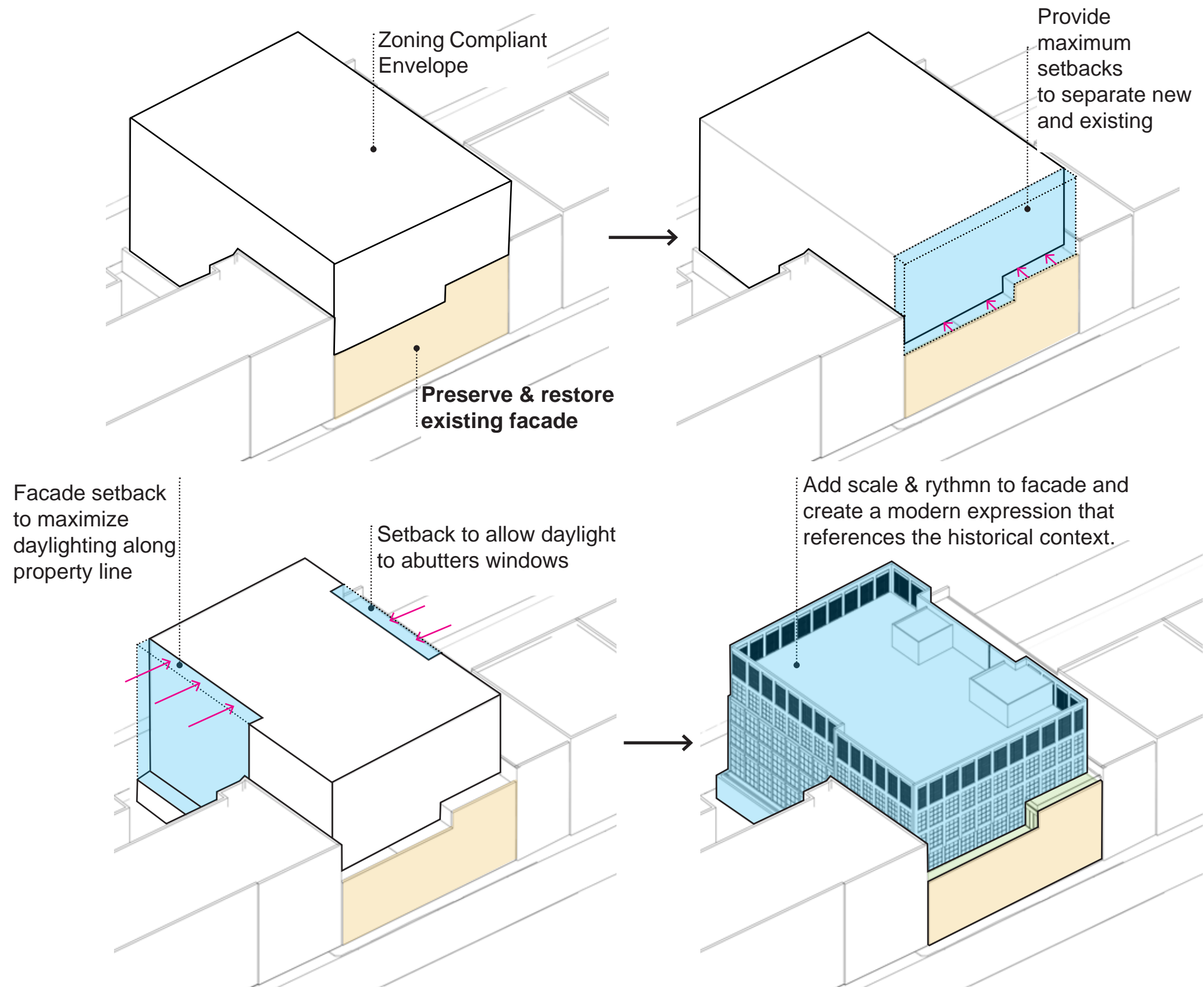


## WHAT WE'VE DONE

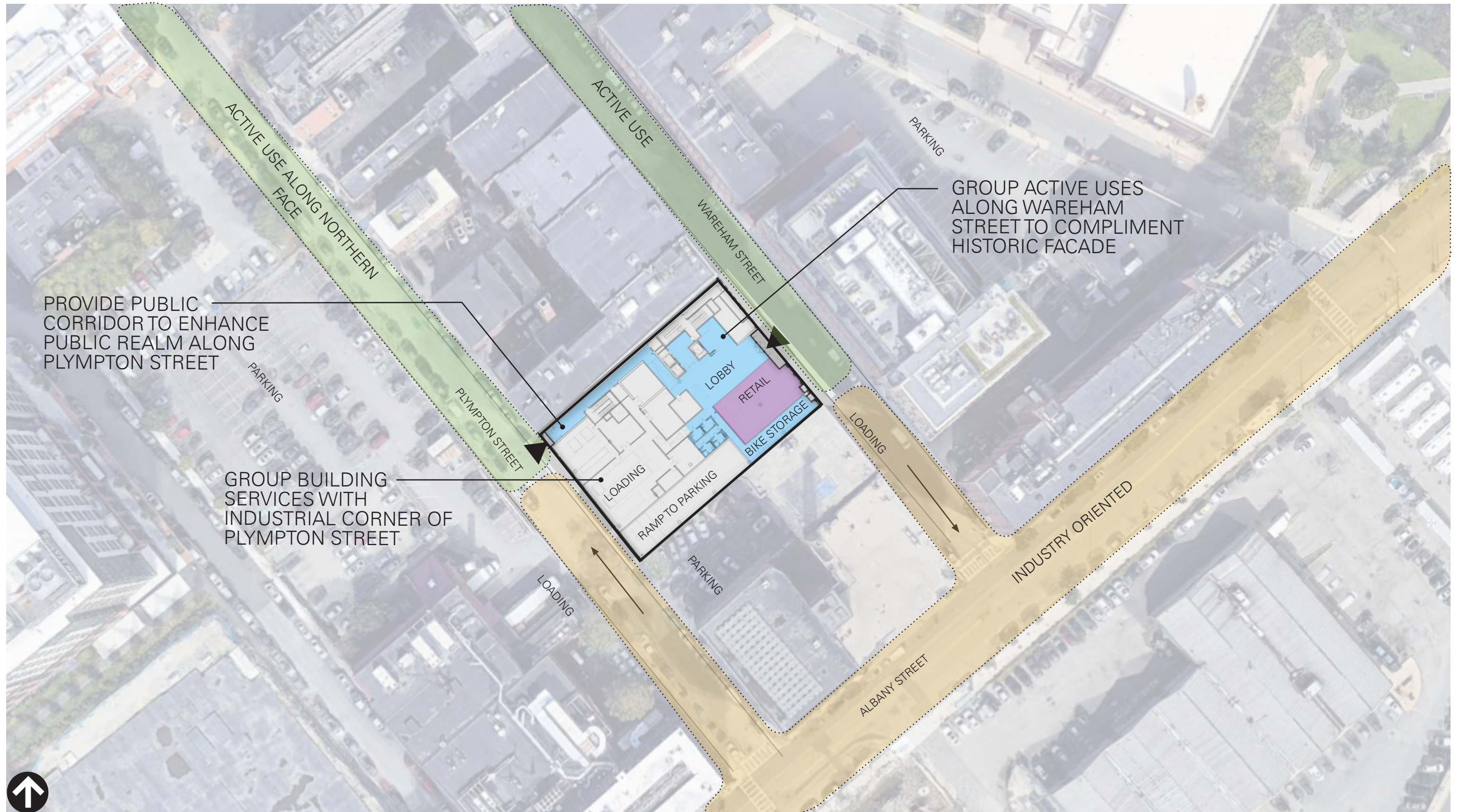
- Historic Wareham Street facades remain the focal point and driving precedent for the project
- Project retains dimensional and use compliance
- Create a design aesthetic with the goal of complimenting the existing facades and being contextual to the surrounding neighborhood.
- Maximized setback on upper floors of Wareham Street
- Added a dynamic public corridor from Plympton Street to Wareham Street



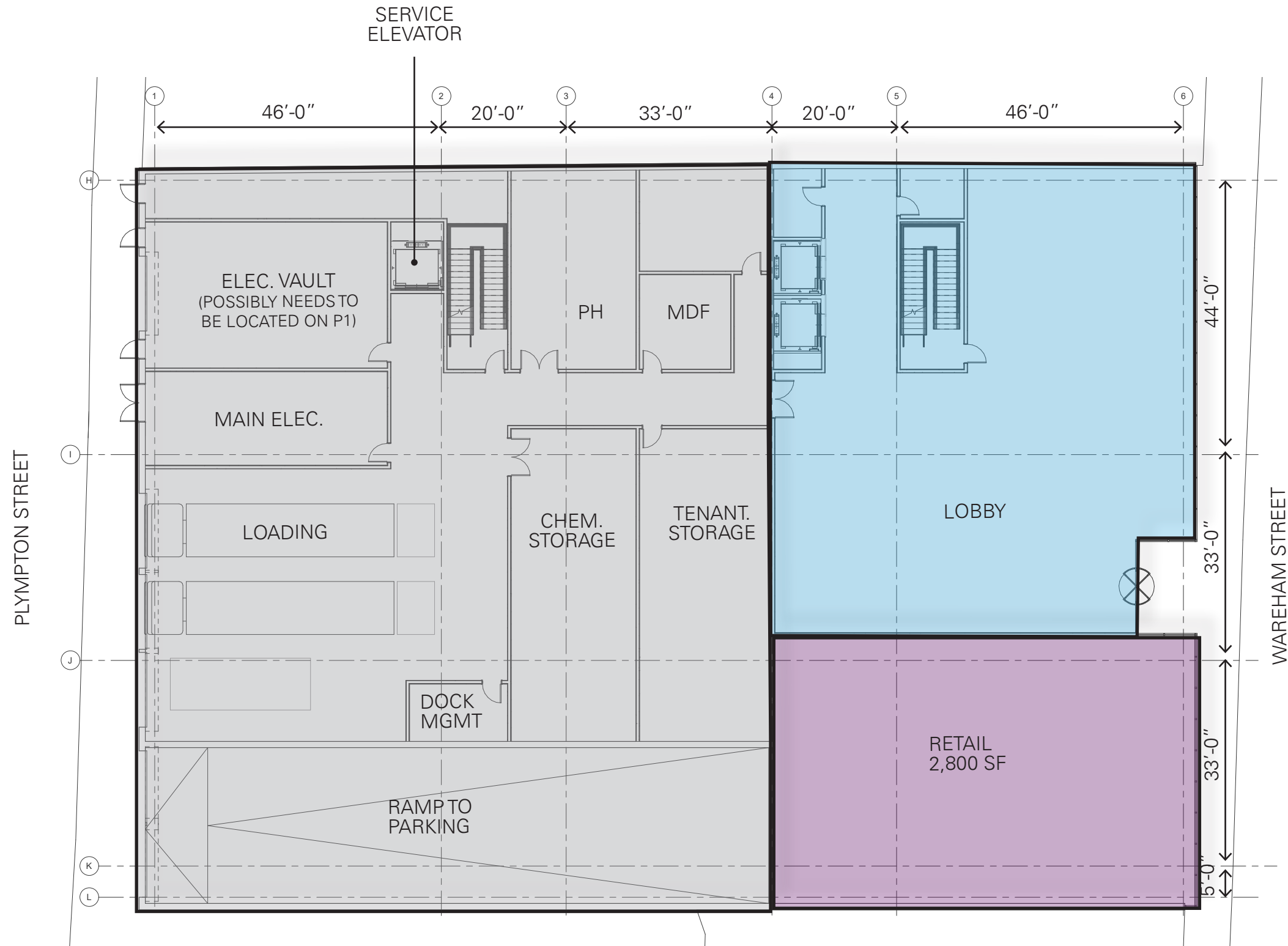
# PROJECT APPROACH | EVOLUTION OF DESIGN



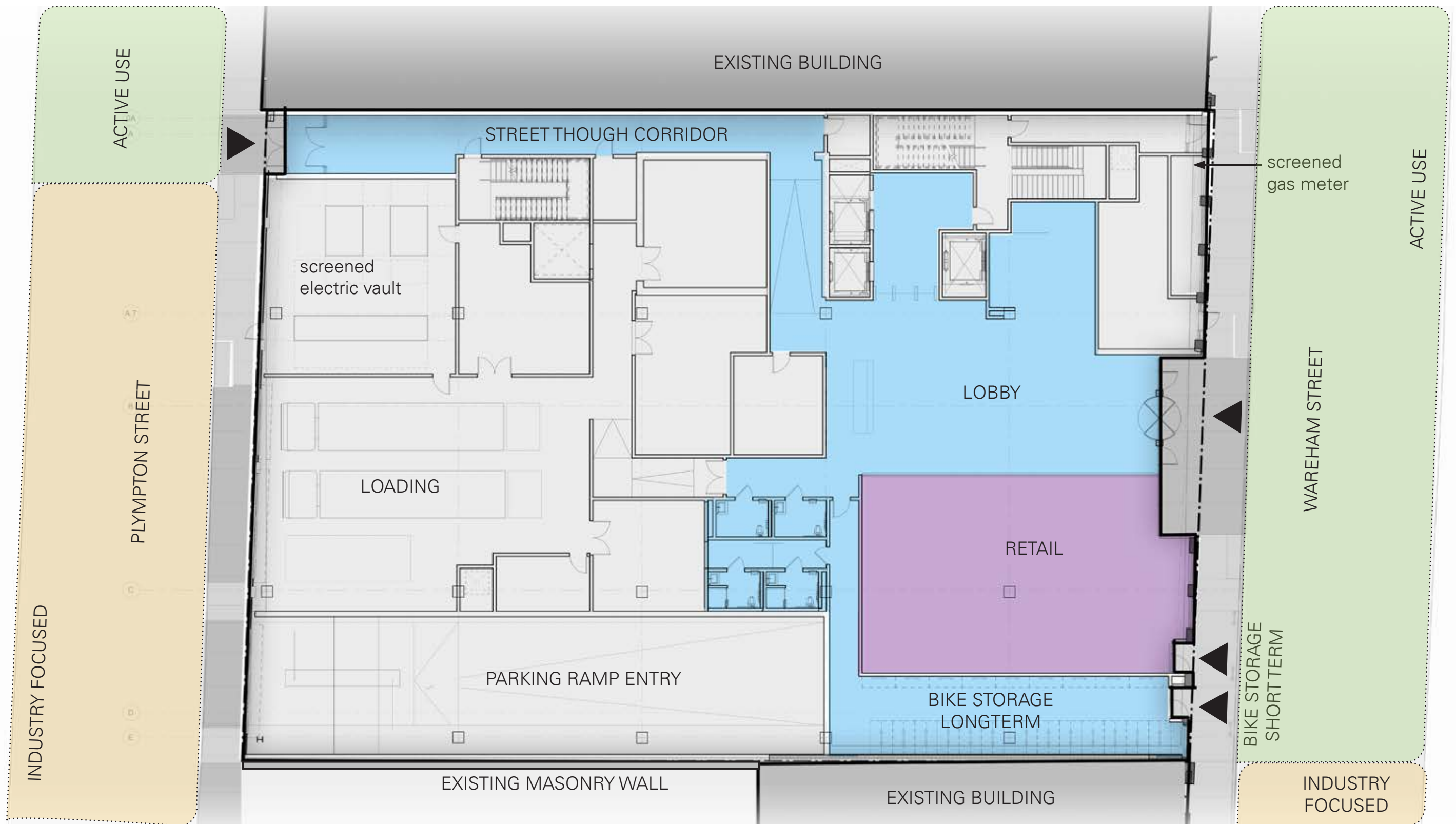
# ABUTTING CONTEXT



# PREVIOUS SITE PLAN | DECEMBER 2021



# UPDATED SITE PLAN | AUGUST 2022



▲ BUILDING ENTRY

# PREVIOUS BUILDING DESIGN | VIEW FROM WAREHAM ST DECEMBER 2021



# UPDATED BUILDING DESIGN | VIEW FROM WAREHAM ST





# WAREHAM STREET VIEW



# FACADE RESTORATION | WAREHAM STREET ELEVATION



# FACADE RESTORATION | SELECTIVE REMOVAL



REMOVE EXISTING  
PAINTED CMU MASONRY

REMOVE (3) PAINTED  
COLUMNS

REMOVE EXISTING  
LOADING DOCKS TO  
BRING NEW WINDOWS  
TO GRADE

# PREVIOUS BUILDING DESIGN | VIEW FROM PLYMPTON ST DECEMBER 2021



# UPDATED BUILDING DESIGN | PLYMPTON STREET ENTRY



# UPDATED BUILDING DESIGN | PLYMPTON STREET ELEVATION

CHANGE IN MATERIAL & ARTICULATION DEFINES STREET WALL HEIGHT

WARM, HISTORIC MATERIAL RESPONDS TO ITS CONTEXT, WHILE DIFFERING PATTERNS PROVIDE A UNIQUE MOMENT ALONG PLYMPTON STREET

STRONG BASE AND CHANGES IN MATERIALS DEFINE BASE, MIDDLE AND TOP OF BUILDING MASSING

EXPRESSED STEEL CANOPY WITH WOOD-LIKE SOFFIT MARK THE PUBLIC THROUGH CORRIDOR

WARM TEXTURED METAL PROVIDES DEPTH TO PEDESTRAIN LEVEL AND COMPLIMENTS THE HISTORIC MATERIALS ABOVE.



# UPDATED BUILDING DESIGN | PLYMPTON STREET ELEVATION



HIGH PERFORMANCE  
GLAZING

ANGLED PIER "A"  
MULLIONS EXPRESSED TO  
MIMIC HISTORICAL DIVIDED  
LITES

ANGLED PIER "B"

# SIGNIFICANT VIEWS



WAREHAM VIEW | SOUTH



PLYMPTON VIEW | SOUTH



WAREHAM VIEW | NORTH



PLYMPTON VIEW | NORTH



**THANK YOU!**

---

