



# **65 WAREHAM STREET LIFE SCIENCE DEVELOPMENT**

LANDMARKS DESIGN REVIEW PRESENTATION | 10.11.2022

# 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

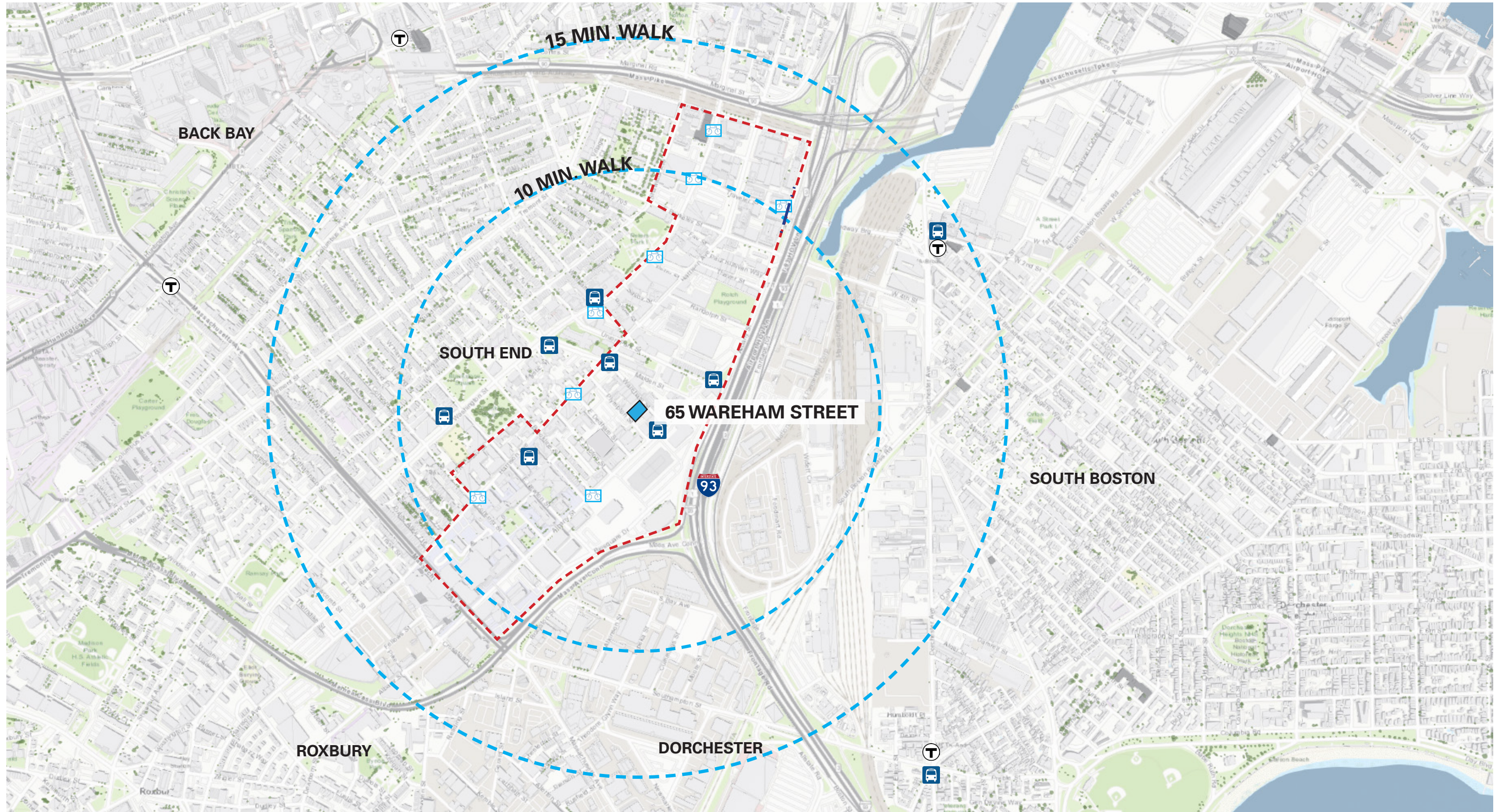


SPECIFICATIONS



GEOTECHNICAL ENGINEERS

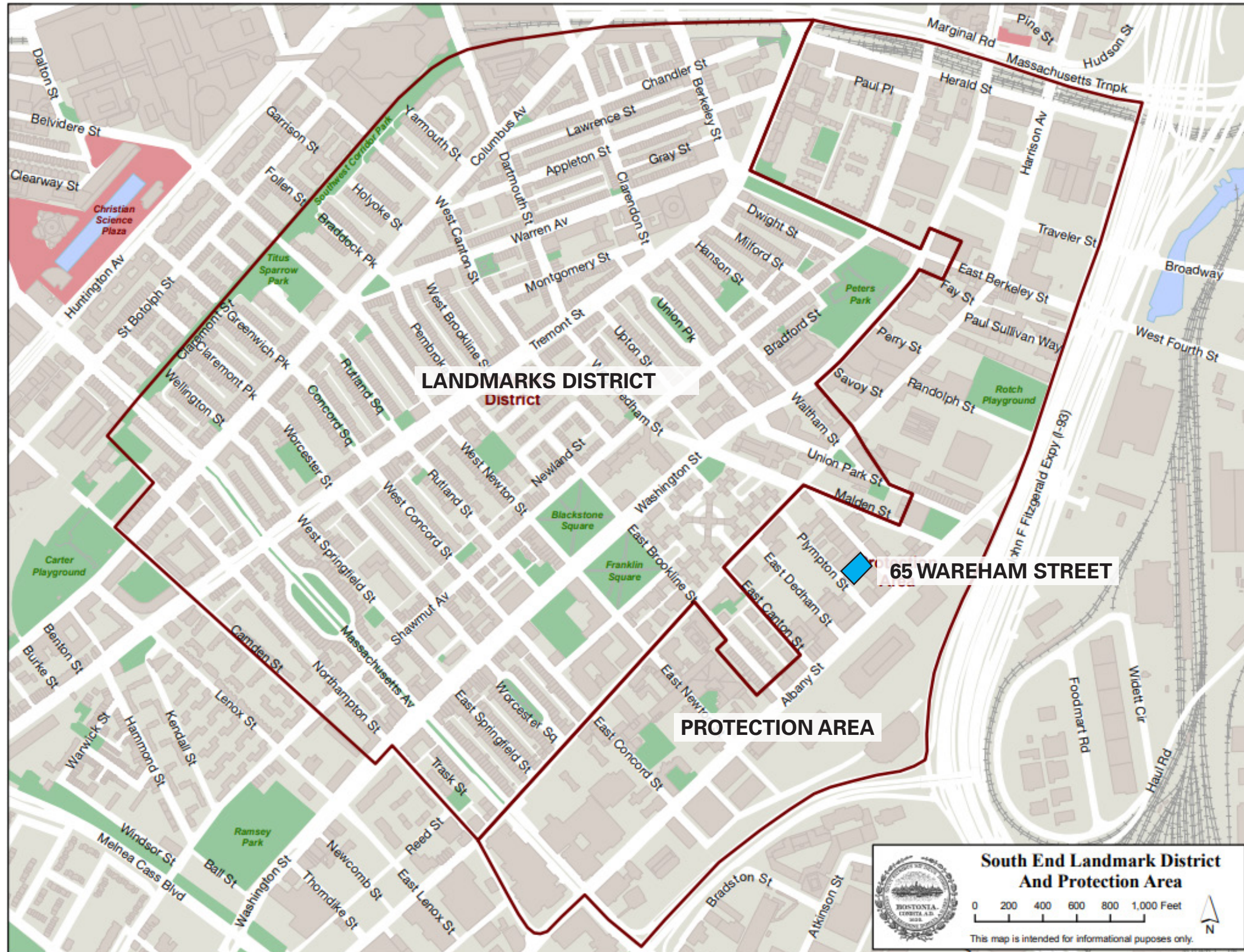
# SITE CONTEXT | HARRISON ALBANY CORRIDOR



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



# SITE CONTEXT | SOUTH END LANDMARKS DISTRICT MAP



# EXISTING CONDITIONS | AERIAL



# EXISTING CONDITIONS | OVERALL 65 - 75 WAREHAM STREET



# FACADE RESTORATION | WAREHAM STREET ELEVATION



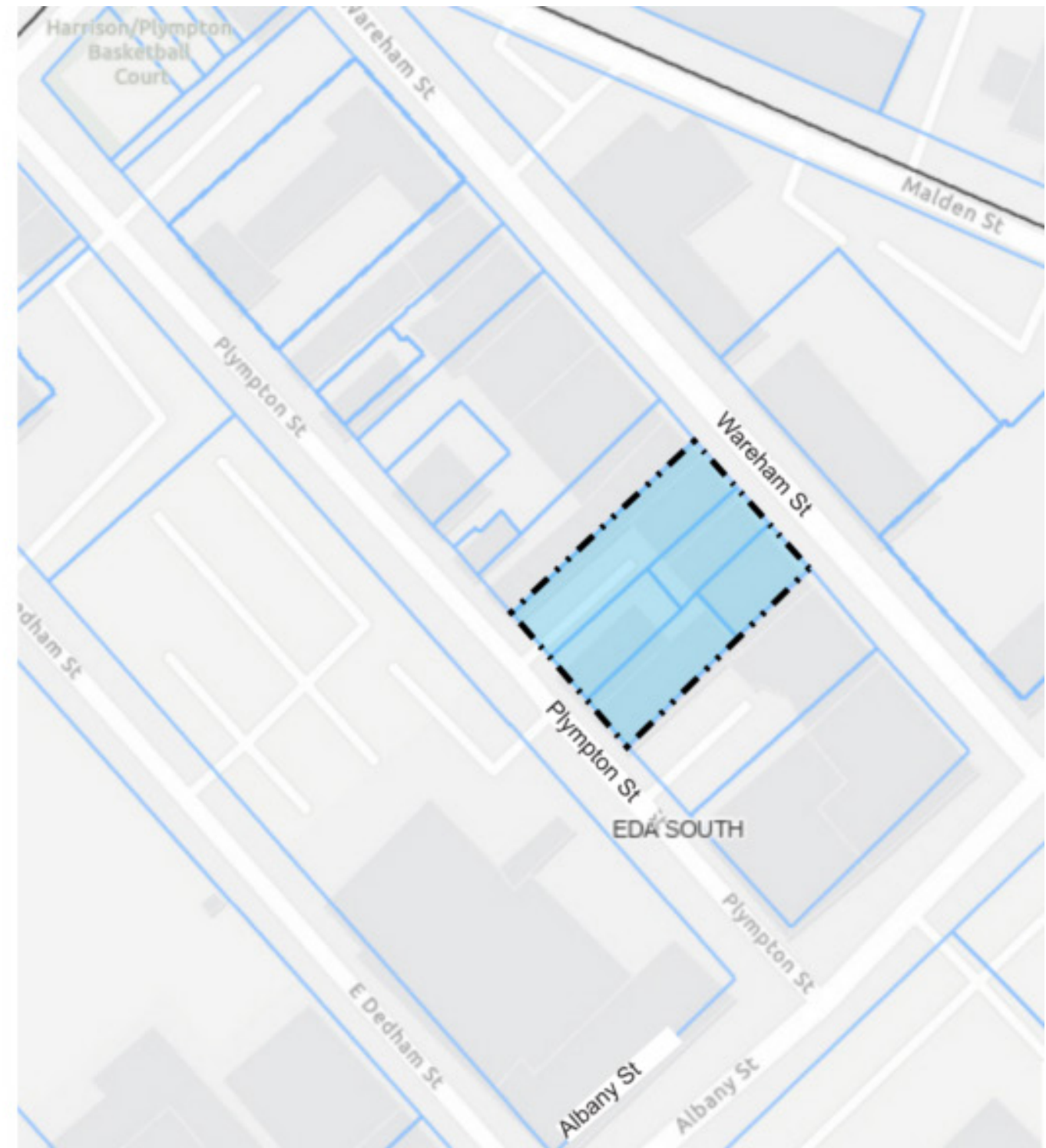
- ① NEW STONE BASE AT GRADE
- ② NEW WINDOWS WITH DIVIDED LITE AESTHETIC, STONE SILLS & METAL TRANSOMS
- ③ REBUILD UPPER 1 FT OF MASONRY AND INSTALL NEW METAL COPING
- ④ REPAIR ALL CRACKED OR OTHERWISE DETERIORATED BRICKS
- ⑤ REBUILD RETURN WALL OF 65-69 WAREHAM STREET
- ⑥ RESTORE AND PAINT EXISTING CAST IRON COLUMNS
- ⑦ RESTORE ORIGINAL RIGGING BEAMS
- ⑧ CLEAN AND REPOINT ALL EXISTING MASONRY AND GRANITE LINTELS

# NEW CONSTRUCTION | ZONING REGULATIONS

	EDA SOUTH	PROPOSED
MAXIMUM FLOOR AREA RATIO	4.0	4.0
MAXIMUM BUILDING HEIGHT	100' (5)	100'
MAXIMUM STREET WALL HEIGHT	N/A	N/A
RESIDENTIAL USE	NONE	NONE
MIN. USABLE OPEN SPACE PER DWELLING UNIT	50SF	N/A
MINIMUM LOT SIZE	NONE	NONE
MINIMUM LOT WIDTH	NONE	NONE
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM FRONT YARD	NONE	NONE
MINIMUM SIDE YARD	NONE	NONE
MINIMUM REAR YARD	0' (11)	0'

**5.** 70 feet within the area bounded by Plympton Street on the north, Albany Street to the east, East Canton Street to the south, and Harrison Avenue to the west. **In the area bounded by Malden Street to the north, Albany Street to the east, Plympton Street to the south and 100 feet to the east of Harrison Avenue to the west, the maximum Building Height shall be 100 feet.** Within the eastern portion of the subdistrict that is to the east of, and within 100 feet of, the Albany Street right-of-way, the maximum Building Height shall be one hundred ten (110) feet and shall be one hundred fifty (150) feet after 100 feet east of the Albany Street right-of-way.

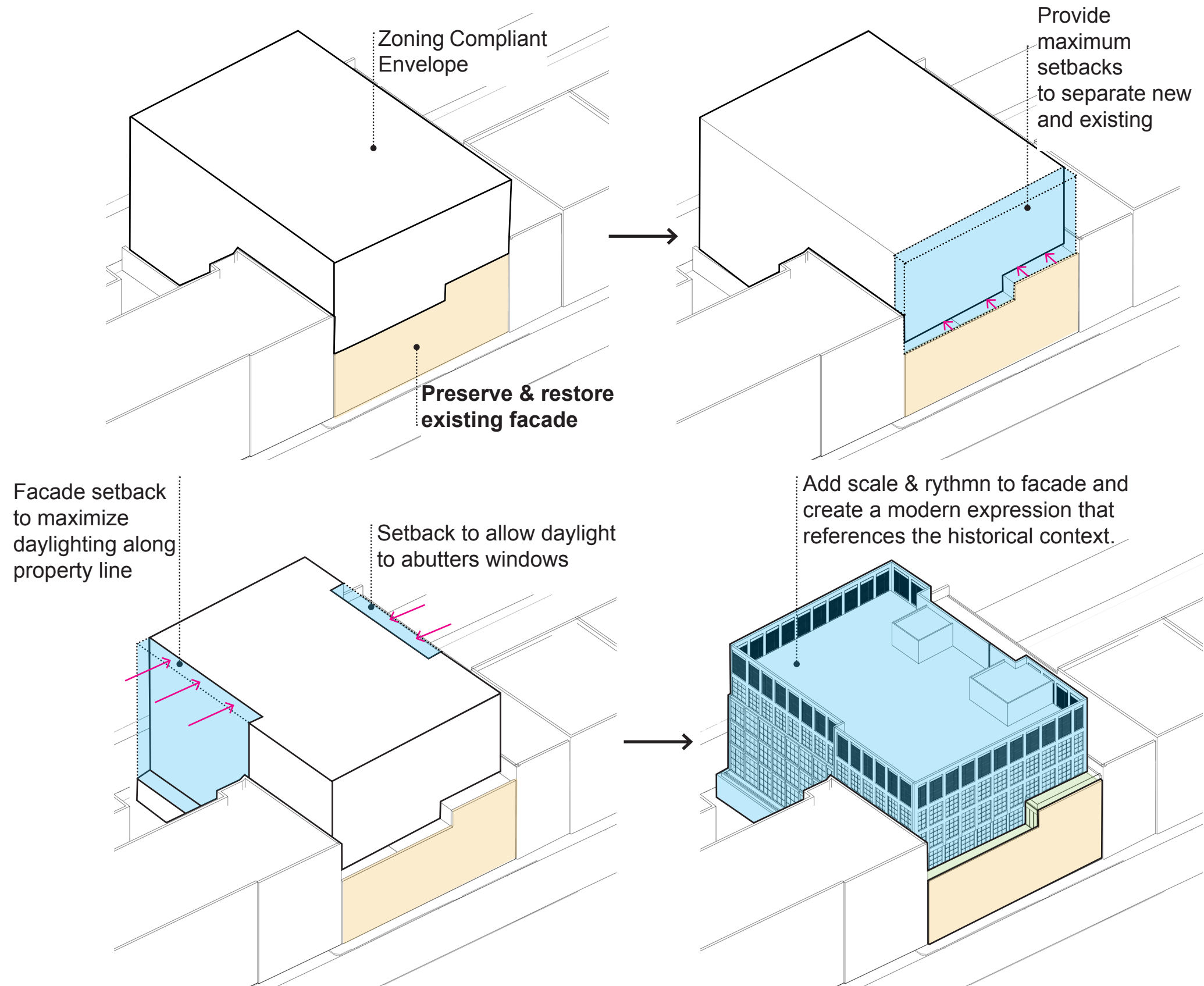
**11.** Except that any Rear Yard for any Proposed Project that is subject to or has elected to comply with the provisions of Large Project Review shall be determined through such review.



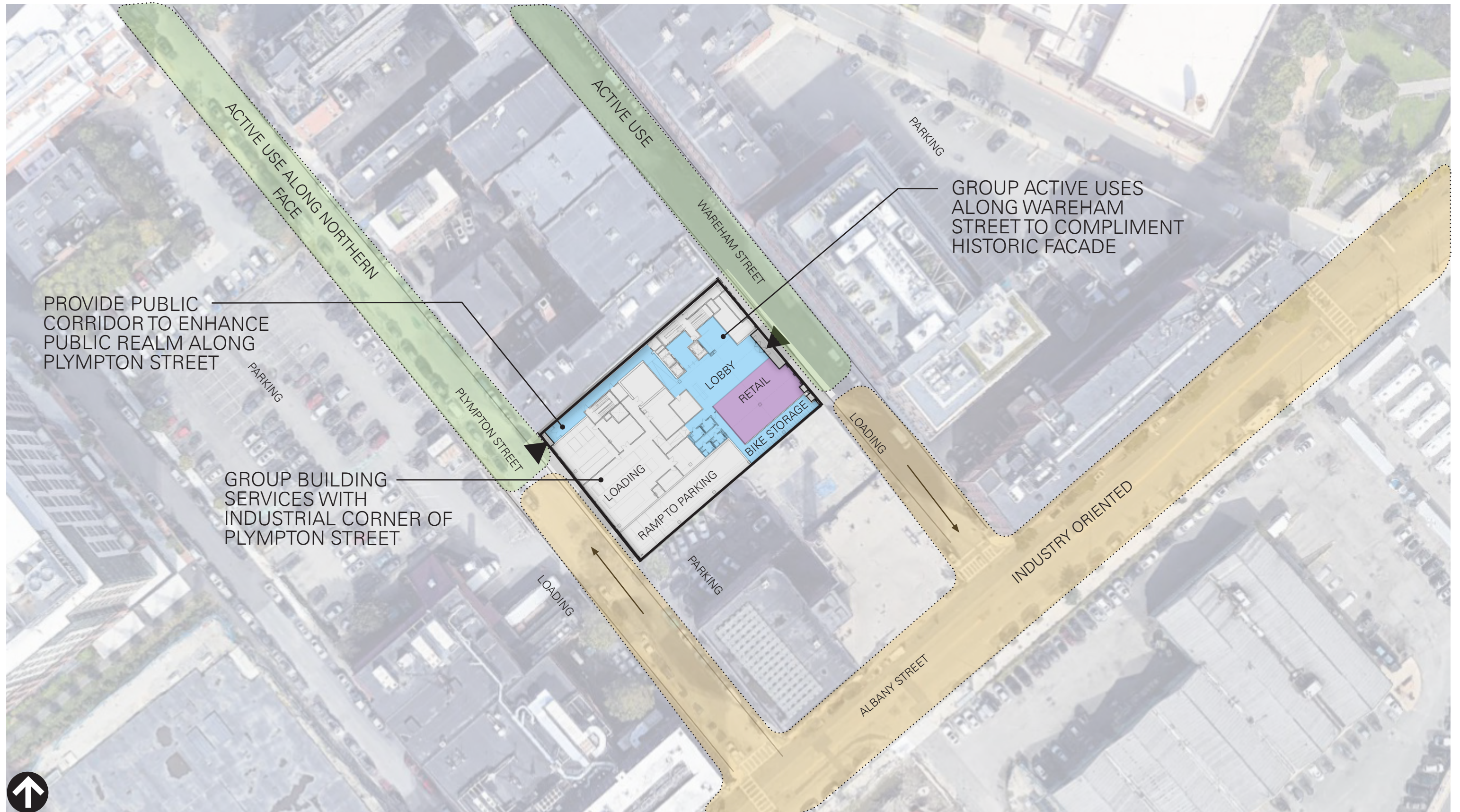
- In accordance with Harrison Albany Corridor Strategic Plan
- Groundwater Conservation Overlay District
- Restricted Parking District
- Coastal Flood Resilience Overlay District
- South End Protection Area - Historic District



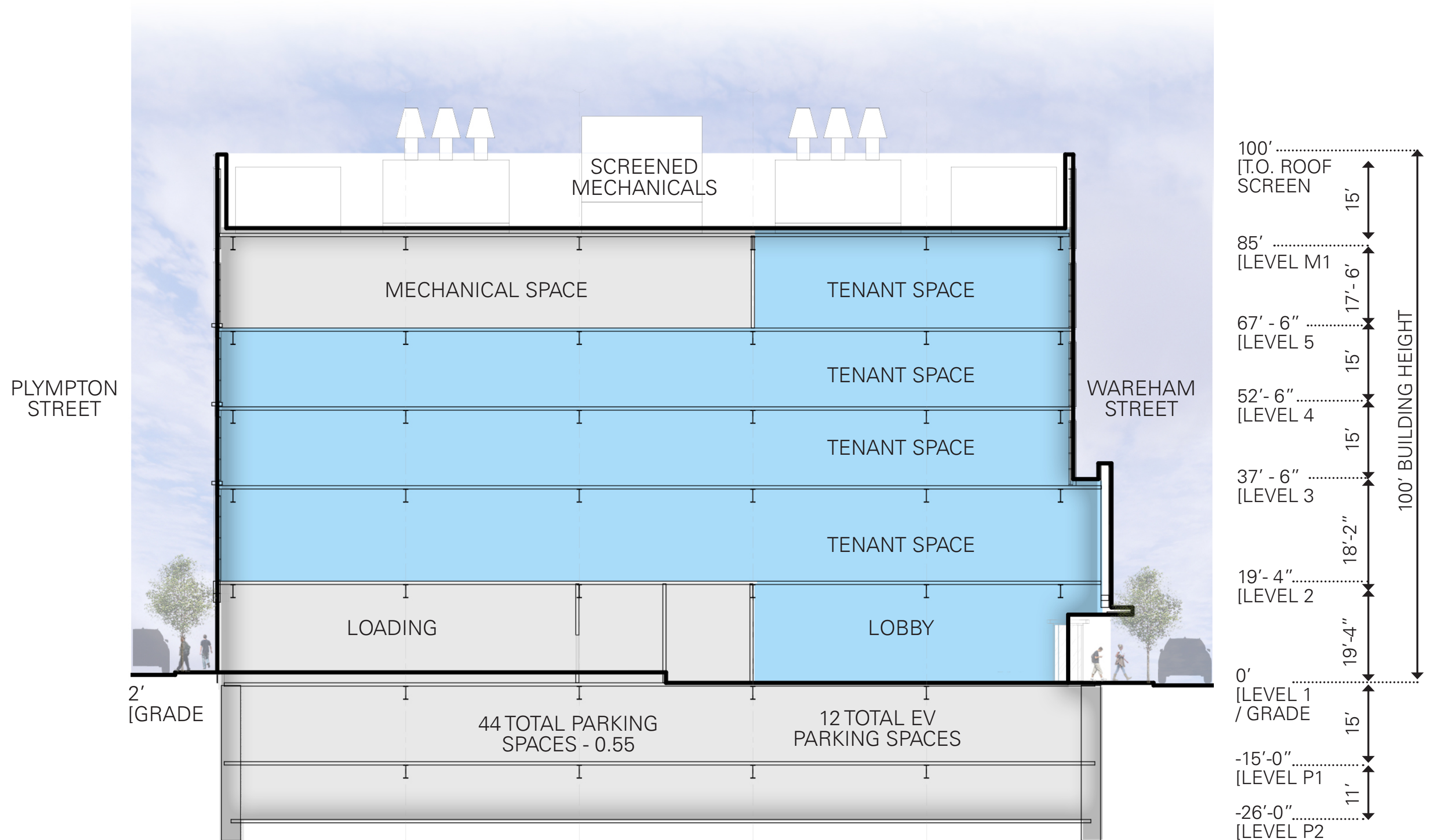
# NEW CONSTRUCTION | EVOLUTION OF DESIGN



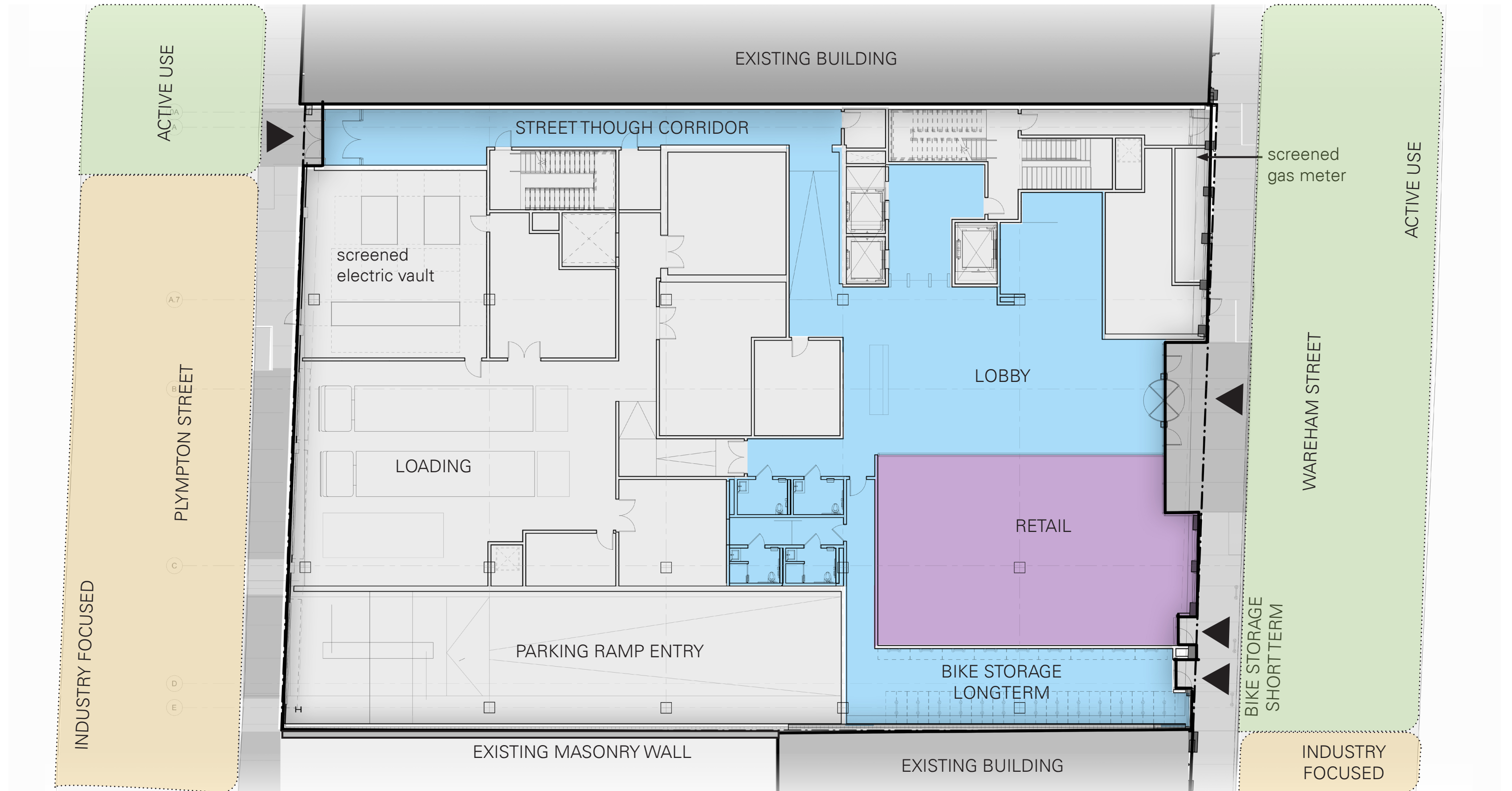
# NEW CONSTRUCTION | GROUND FLOOR ORGANIZATION



# NEW CONSTRUCTION | BUILDING SECTION



# NEW CONSTRUCTION | GROUND FLOOR PLAN



# NEW CONSTRUCTION | WAREHAM STREET ELEVATION

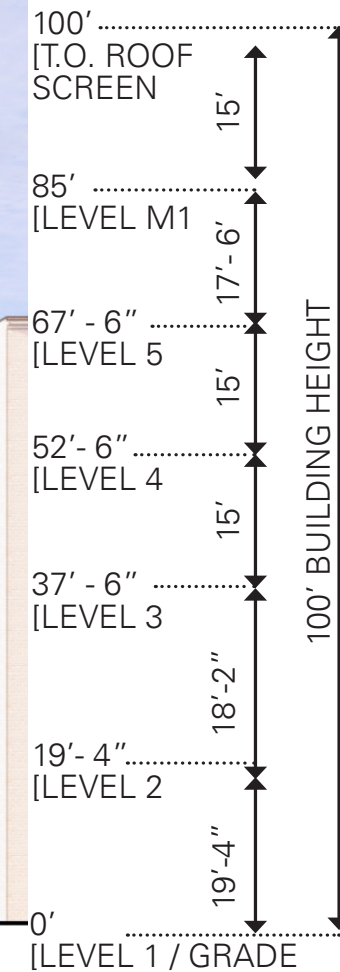
METAL PANEL  
SCREENING OF  
MECHANICAL  
EQUIPMENT

METAL PANEL  
WITH CONTEXTUAL  
EXPRESSION ABOVE  
SETBACK FROM  
FACADE BELOW

NEW HIGH  
PERFORMANCE  
GLAZING WITH  
DIVIDED LITE  
AESTHETIC



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



# UPDATED BUILDING DESIGN | PLYMPTON STREET ELEVATION



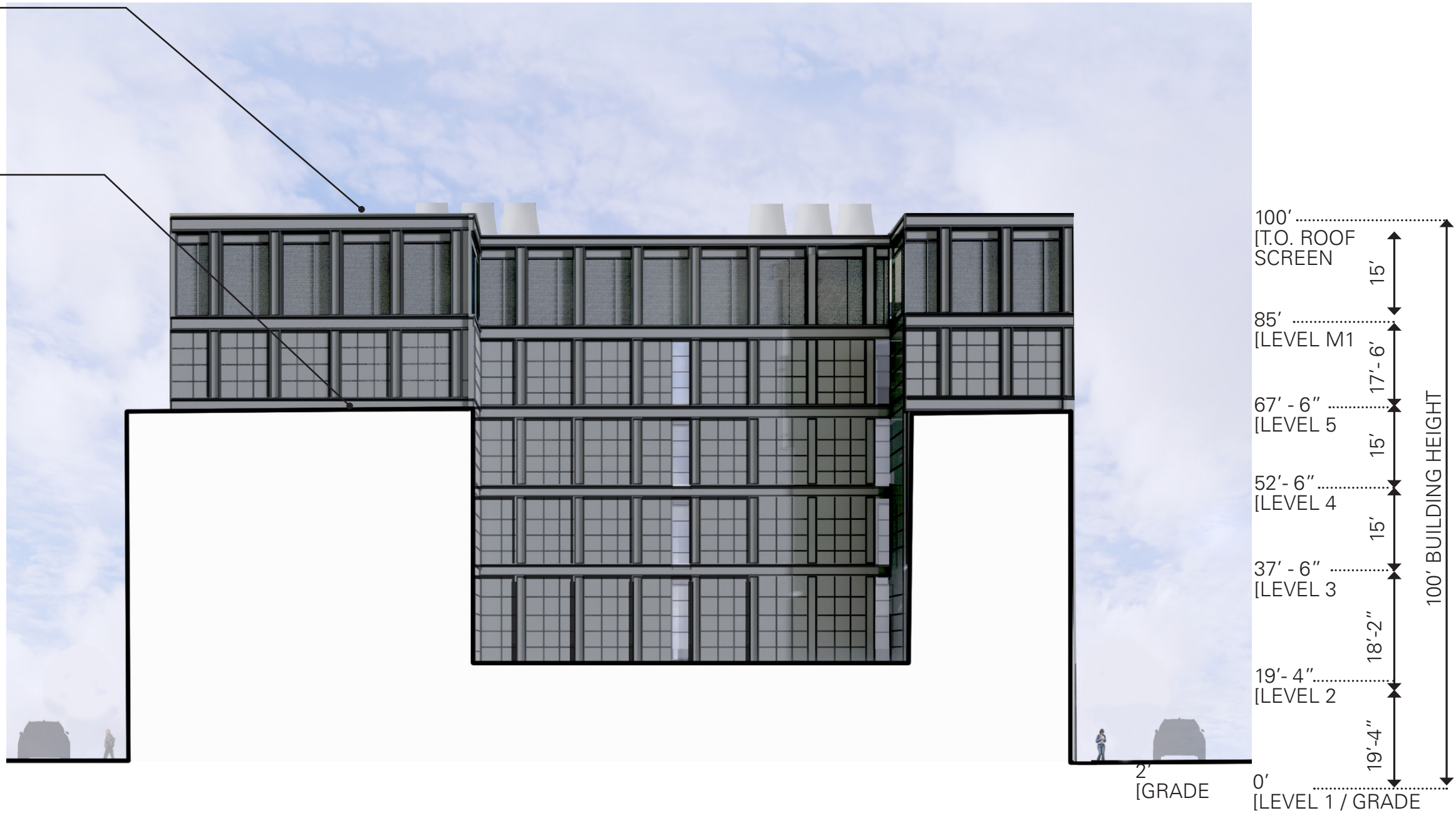
# NEW CONSTRUCTION | SOUTH ELEVATION



# NEW CONSTRUCTION | NORTH ELEVATION

METAL PANEL  
SCREENING OF  
MECHANICAL  
EQUIPMENT

METAL PANEL  
WITH CONTEXTUAL  
EXPRESSION ABOVE  
SETBACK FROM  
FACADE BELOW





# NEW CONSTRUCTION | BUILDING MATERIALS



WAREHAM STREET



PLYMPTON STREET

- ① STONE BASE TO MATCH EXISTING LINTELS
- ② HIGH PERFORMANCE GLAZING SYSTEM - EXISTING OPENINGS TO RECEIVE MUNTIN FRAMES.
- ③ BRICK AND MORTAR TO MATCH EXISTIN, WHERE BRICKS ARE REPLACED
- ④ CHARCOAL COLORED LOUVER
- ⑤ PERFORATED METAL PANEL
- ⑥ CHARCOAL ACM WITH ARTICULATED EXTRUSIONS (UTILIZED ON NORTH AND SOUTH ELEVATIONS)
- ⑦ METAL PANEL
- ⑧ FROSTED GLASS OVERHEAD DOORS

# PREVIOUS WAREHAM STREET VIEW | 08.12.2022



# UPDATED | WAREHAM STREET VIEW



# UPDATED | BUILDING ENTRY



# PREVIOUS PLYMPTON STREET VIEW | 08.12.2022



# NEW CONSTRUCTION | PLYMPTON STREET VIEW



**THANK YOU!**

---

