

Ellis Memorial and Eldridge House Historic Renovation, 66 Berkeley Street | Boston, MA



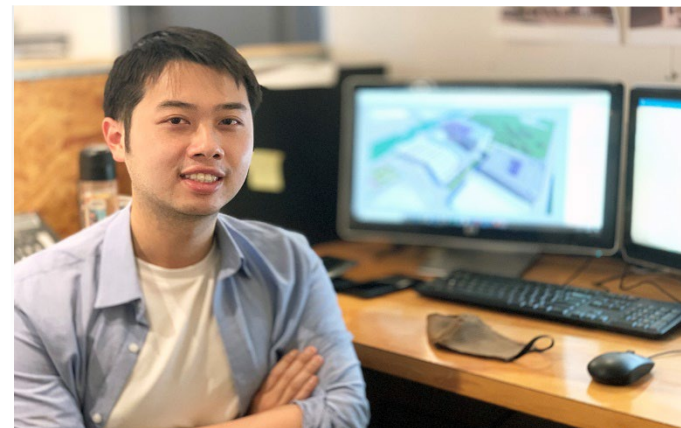
FIRM OVERVIEW



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SQUARE
ARCHITECTS

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DAVIS SQUARE ARCHITECTS



DAVIS SQUARE ARCHITECTS



Our Experience

Founded in 1984, Davis Square Architects (DSA) is a medium-sized, **award-winning** architectural and planning studio organized into project-specific teams. Our values and decades of experience throughout the Northeast have led to a long-standing history of high-quality design, in collaboration with our clients, spanning a wide **variety of project types**, including affordable and multi-family housing, TOD design, renovation and historic preservation, adaptive reuse, feasibility and needs assessments, and community spaces.

Our People

We have created an open **collegial work environment** where education is highly valued; where the exchange of ideas, informed by experience, is encouraged; and where the most **advanced technology** supports the design process. DSA is very proud to have received the **AIA New England Emerging Professional Friendly Firm Award** a number of times over the years, an honor given to firms that display an outstanding commitment to the development of their emerging professional staff.

Our Talent

Our designs are **innovative, progressive**, and specifically tailored to clients' values and goals, and they are a direct reflection of our **passion** and appreciation for **beautiful and sustainable** environments.

The Difference

People hire us because our services go above and beyond those typically found at other firms, which allows us to build teams **unique to every project**. We are widely praised for being a **"people" firm**, and develop close and dedicated working relationships with clients and user groups, most of whom are long-term and repeated.

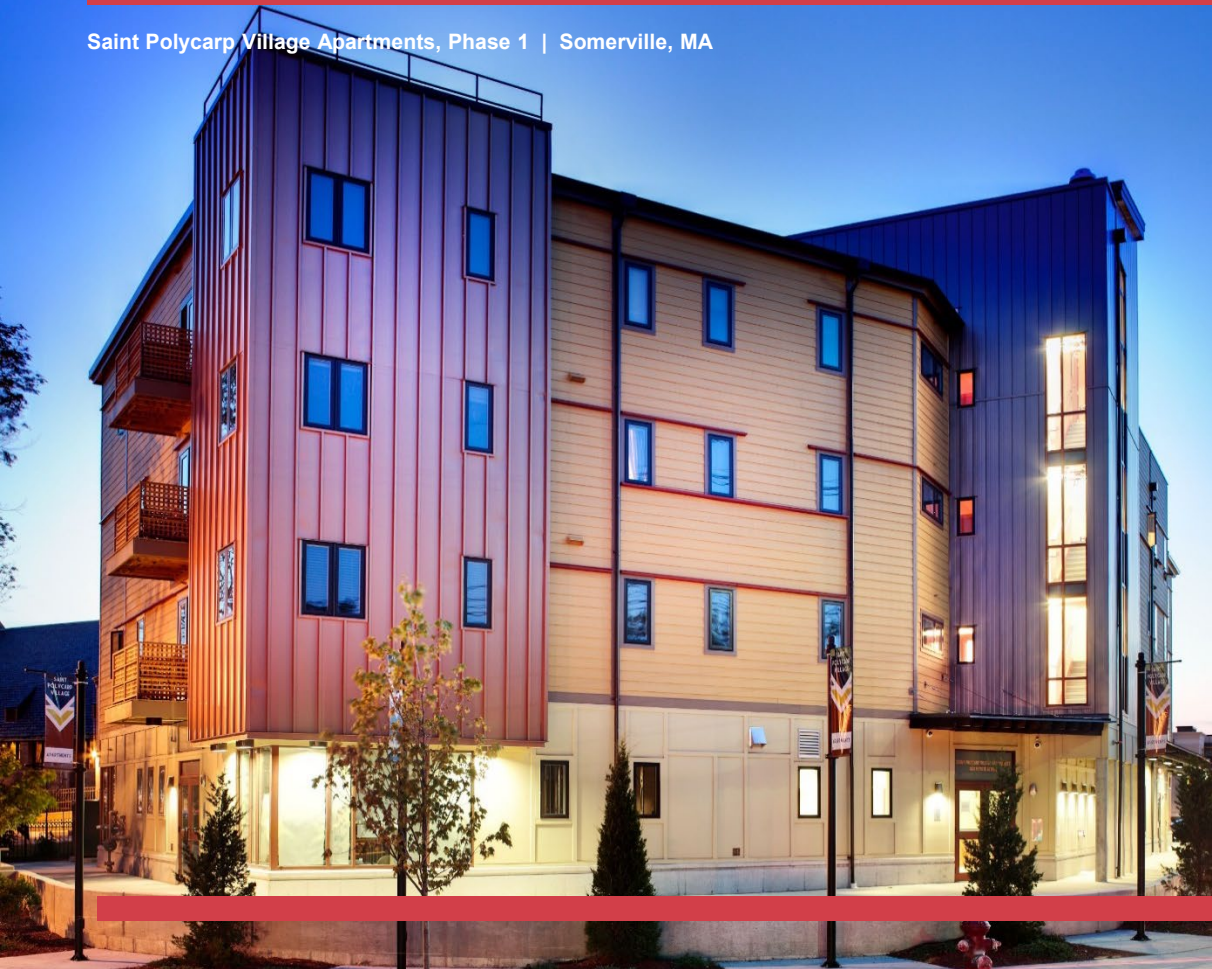
Dedication to Our Community

Our success has allowed us to contribute a portion of our profits to **worthy community service** organizations, in the belief that **strong communities and great architecture** are mutually dependent.



AFFORDABLE HOUSING

Saint Polycarp Village Apartments, Phase 1 | Somerville, MA



Saint Polycarp Village Apartments, Phase 2 | Somerville MA



Waverley Woods Apartments | Belmont, MA



AFFORDABLE HOUSING



7 Cameron Avenue | Cambridge, MA



Downing Square | Arlington, MA



Notantico Woods Apartments | Falmouth, MA

Focused Experience

Davis Square Architects has been a **leading advocate and designer** of affordable rental housing, elderly and transition housing, and affordable homeownership opportunities since 1984. We are committed to establishing long-term relationships with clients, residents, and neighbors – and we work hard to gain and retain their respect.

Project Planning and Cost Control

We carefully monitor project budgets and work closely with owners to understand their requirements. We bring strict cost control and efficiency to each project, while still maintaining the highest standards of design quality. Many repeat clients have come to trust in our ability to develop **thoughtful and cost-effective solutions**.

Award-winning Design

Our housing designs have received awards for:

- **Smart Growth:** American Institute of Architects, Boston Society of Architects, Sierra Club, U.S. Department of Housing and Urban Development (HUD), Office for Commonwealth Development (OCD)
- **Sustainable Design:** American Institute of Architects, Boston Society of Architects, NESEA Green Building, The Home Depot Foundation, The Enterprise Foundation, *Environmental Design + Construction* magazine, The Energy Star Foundation
- **Design Leadership:** Boston Society of Architects' Women in Design Award

Funding Agency Access and Credibility

In today's highly competitive market for resources, funding agencies at every level recognize us as a valuable addition to any development team. **The Massachusetts Department of Housing and Community Development (DHCD)** has retained Davis Square Architects to review and evaluate OneStop funding applications, and we also have **working relationships** with MassHousing, Community Economic Development Assistance Corporation (CEDAC), Boston Redevelopment Authority, Boston Department of Neighborhood Development, Boston Landmarks, and the Massachusetts Historical Commission, in addition to consulting with numerous communities and developers.



SUSTAINABLE DESIGN



SUSTAINABLE DESIGN

Squirrelwood Apartments | Cambridge, MA

New construction achieved Passive House Standard certification



Saint Polycarp Village Apartments, Phase 1 | Somerville, MA

LEED Silver certified
U.S. Green Building Council
"Innovation in Green Design"
Award, Honorable Mention



Trolley Square | Cambridge, MA

Winner of multiple design awards



Davis Square Architects is committed **to understanding the true costs and benefits of green design**, as well as studying the effectiveness of those measures. At the outset of projects, we perform green design charrettes as well as feasibility studies to identify and develop achievable **sustainable design goals**. Our firm has also completed post-construction testing, commissioning and post-occupancy energy performance studies on several of our projects, working in cooperation with engineers and green design consultants. The results have shown low initial costs for green design measures and a rapid payback in lower energy costs.

Continued Green Success

Our sustainable buildings have been honored for **excellence in smart growth, sustainable design, revitalization of an urban brownfield site, green community, energy efficiency, and excellence in design**.

They have also achieved distinction for their high efficiency. Some of the many organizations from which we have received recognition for our environmentally-friendly designs include: American Institute of Architects, Boston Society of Architects, Sierra Club, U.S. Department of Housing and Urban Development (HUD), Office for Commonwealth Development (OCD), Northeast Sustainable Energy Association, The Home Depot Foundation, The Enterprise Foundation, and *Environmental Design + Construction* magazine.

Our Green Services

The following are steps that we provide to our clients to ensure sustainability.

- Green Screen
- Green Charrette
- Capital Needs Assessment
- LEED documentation services
- Lifecycle analysis
- Partnerships with LEED-accredited consultants and contractors
- Commissioning
- Post-occupancy assessment

We are currently a green consultant to the Massachusetts Department of Housing & Community Development, the Massachusetts Technology Council, Enterprise Foundation's Green Communities Program, and the Community Economic Development Assistance Corporation.



COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT



Designing to Fit Your Community

Davis Square Architects is widely praised for being a “people” firm. We strive to develop close working relationships with clients and user groups. Our community workshops and participatory design techniques help to **involve users in the design process** by given them a hands-on way of participating in design.

Engaging with communities and neighborhoods, we help to determine how the existing fabric can be enhanced through new opportunities that benefit preservation, sustainability and affordability while reflecting users’ values and needs. Our collaborative and accessible process provides a way for voices to be heard and valuable input to be shared. **As a result of these explorations, ideas and perspectives emerge from the voices who define and represent the diversity and vibrancy of these communities.**

Design Workshops

As part of our commitment to community-based process, DSA offers **participatory workshops for resident and community members** who wish to take an active role in the design process. We provide visual aides such as slides, sketches and models that generate discussion about the goals and priorities of the building process. Small groups explore possible design solutions and work towards cohesive resolutions.



BEYOND HOUSING



Diesel Café Renovation | Somerville, MA



Klein Hornig Interiors | Boston, MA



Powderhouse Productions Interiors | Somerville, MA

BEYOND HOUSING



The Yacobian Group Interiors | Newton, MA

Designing to Fit Each Business

Davis Square Architects strives to provide the highest quality in the design and executive of all our corporate projects. Having worked with a wide range of clients, **our designs are innovative, progressive, and specifically tailored** to each company's values and goals.

We believe in three basic ideals to achieving design excellence:

Responsive - A truly successful design begins with a complete understanding of the needs of the client. We take time to understand the patterns, relationships, and requirements of the clients and users before we design. By asking the right questions and listening to the client's priorities, we move efficiently toward creative solutions.

Unique - Quality of design is key to a successful space, and we work carefully with the spatial qualities of each design. Color, as well as materials ranging from exotic woods and stones to less expensive materials, reinforce these qualities. We bring the same attention to design and detail when working with distinctive or more conventional finishes. **Ultimately, our design approach reflects each client's image and culture while also being sensitive to schedule and budget.**

Flexible - We form customized design teams to consider the complexities and schedules particular to each project. **Our firm's size allows us to adjust team size and composition for proper attention and expertise.** We adjust to a variety of construction and implementation methods involving owner's representatives, project managers, construction managers, design and build contractors, building managers, as well as other team members.

Additional Services

In addition to complete design services, we also assist with: project feasibility; pre-project and project conceptual budgeting; and integration of corporate identity/branding. **We pride ourselves on thoughtful solutions by examining a project from every angle, and will work with each client to make their ideal workplace a reality.**



DwellTime (now barismo 364) Renovation | Cambridge, MA



Northstar Hyacinth Childcare | New Bedford, MA



ADAPTIVE REUSE

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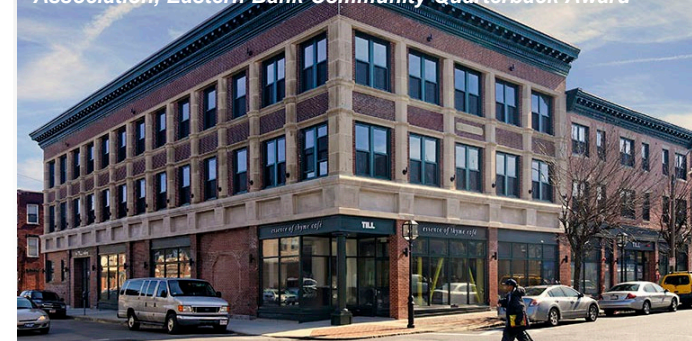


Elias Brookings Apartments | Springfield, MA



Toward Independent Living and Learning | Chelsea, MA

J. Timothy Anderson Awards for "Best Historic Rehabilitation Project Utilizing Low-Income Housing Tax Credits – Large," from the National Housing & Rehabilitation Association, Eastern Bank Community Quarterback Award



ADAPTIVE REUSE



Carter School | Leominster, MA

- Enterprise Communities' **GREEN Communities** certification
- Preservation Massachusetts' 2021 Paul & Niki Tsongas Award
- Listed on the National Register of Historic Places in 2021

Past Meets Present

Davis Square Architects has always championed adaptive reuse and preservation throughout our 30+ years of experience. At a time when real estate is a precious resource and its price at an all-time high, conserving existing property helps to alleviate unnecessary costs and also preserves the **fabric of neighborhoods and communities**, while helping to bolster their economies.

Renewed and Restored

When buildings become abandoned or fall into disrepair, repurposing becomes the ideal method of breathing new life into these historic jewels. We strive to **maintain historic character** as well as ensure the preservation and, where needed, historical accuracy for replication of architectural details. Modernizing these buildings for code requirements - such as accessibility, buildings and life safety systems - is also a top priority, as well as paying homage to the architectural integrity of the original building and its context. **Planning for current and future needs** is something we establish at the beginning of every project.

We are **strong advocates of sustainability**, aiming to create environmentally responsible designs that enhance the quality of life for both residents and owners. Building reinvestment and adaptive reuse are closely aligned with our belief of the importance of land conservation, as well as **minimizing harmful environmental effects** of demolition and new construction.

Endless Possibilities

Our adaptive reuse projects range from the transformation of a former bank into a trendy neighborhood coffee shop, to the creation of over 40 affordable apartments at a former historic paper mill, to reconfiguring an historic church for multifamily housing.



Mudflat Studio | Somerville, MA



Bloc 11 Café | Somerville MA



HISTORIC PRESERVATION

First Church of Roxbury Education & Justice Center | Roxbury, MA



Central Grammar School Elderly Housing | Gloucester, MA



Teach Plus Interiors | Fort Point Channel, Boston, MA



HISTORIC PRESERVATION

Historic South End Apartments (HSEA) | Boston, MA



Over 30 Years of Experience with Historic Commissions

DSA understands the design and technical challenges of historical renovations. We also have extensive experience with historic buildings, districts and occupied rehabilitations, as well as working with communities, tenants and clients to achieve well-designed, cost-effective solutions. **The reinvestment and restoration of historical buildings is closely aligned with our belief of minimizing environmental effects of demolition and new construction.**

Sensitivity Towards the Original Architectural Integrity

From working on numerous rehabilitations in historically rich areas, from Boston's South End, to the cities of Lexington and Springfield, Massachusetts, we understand the design and technical challenges of historical renovations. These projects usually begin with a capital needs assessment and a detailed survey of all surrounding fabric. Our design strategy combines respect for the architectural integrity of the original buildings and its context, with detailed attention to the residents' current and future needs. We work closely with developers, tenants, and the surrounding neighborhood associations to develop a program that **integrates careful historic restoration with modern code-mandated and life safety system upgrades.** This approach has helped us return many important historical places to their original grandeur.

Experience with Historic Guidelines

We carefully juggle working with residents through a design committee process and the need to meet the demands of local, state and federal historical guidelines. We have prior knowledge of the Boston Landmark Board's preservation requirements, the Department of the Interior's guidelines for building in historic districts, and Boston's South End Landmarks Committee's specifications. By meeting the historical requirements, our projects have received funding from the U.S. Department of the Interior's historic tax credits and the Massachusetts Historic Commission's funding.

Bright Horizons Childcare Center | Copley Square, Boston, MA



RTI Restoration Housing | Boston, MA



OFFICE CULTURE



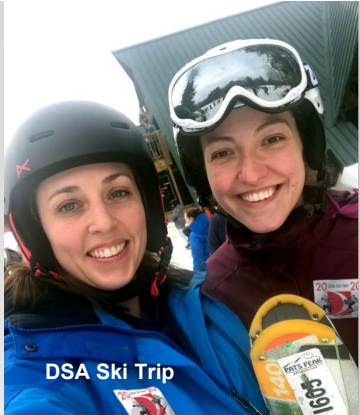
Bus Tour of DSA Projects



DSA Holiday Party



OFFICE CULTURE



DSA Ski Trip



Bowling

Mentorship and Support

We pride ourselves on being a firm that **GROWS ARCHITECTS**. At Davis Square Architects, you will get a well-rounded experience with a range of project types in all phases of design. Many of our experienced staff also teach and serve as NCARB AXP Supervisors for aspiring architects.

All Work and No Play? No Way!

DSA knows how to have fun. We are a friendly group who like to hang out together after hours as well. We have office outings including bus tours and ski trips. We host parties and happy hours to celebrate big deadlines and accomplishments. We also love a little friendly competition on the softball field or at the ping pong table.



DSA Softball Team



DSA Summer Picnic

