

OFFICE TO RESIDENTIAL

2023

HOLISTIC DESIGN PARTNERS

GENSLER IS A GLOBAL
ARCHITECTURE, DESIGN, AND
PLANNING FIRM WITH MORE
THAN 7,000 PROFESSIONALS
FULL OF IDEAS, EXPERTISE,
CREATIVITY, TALENT, INTEGRITY,
AND DOWNRIGHT SKILL.

Founded in 1965 by Art Gensler as an interior design practice in San Francisco, Gensler offers the best of both worlds—inside-out and outside-in design.

Gensler Toronto

Gensler's Toronto office was founded in 2011 and is now made up of more than 120 professionals. Our team has won numerous awards for Design Excellence, providing clients with high quality projects that perform.

Our Toronto office is part of a vast 53-office network spanning the globe. It is not uncommon for us to bring in expertise from other offices or leverage capacity in other offices to meet deadlines when necessary.

When you engage Gensler Toronto, you are engaging all of Gensler. Our professionals are deeply connected to what is happening in their practice area of specialization. Rest assured, you will have access to trends and precedent from around the world through your local Gensler team.

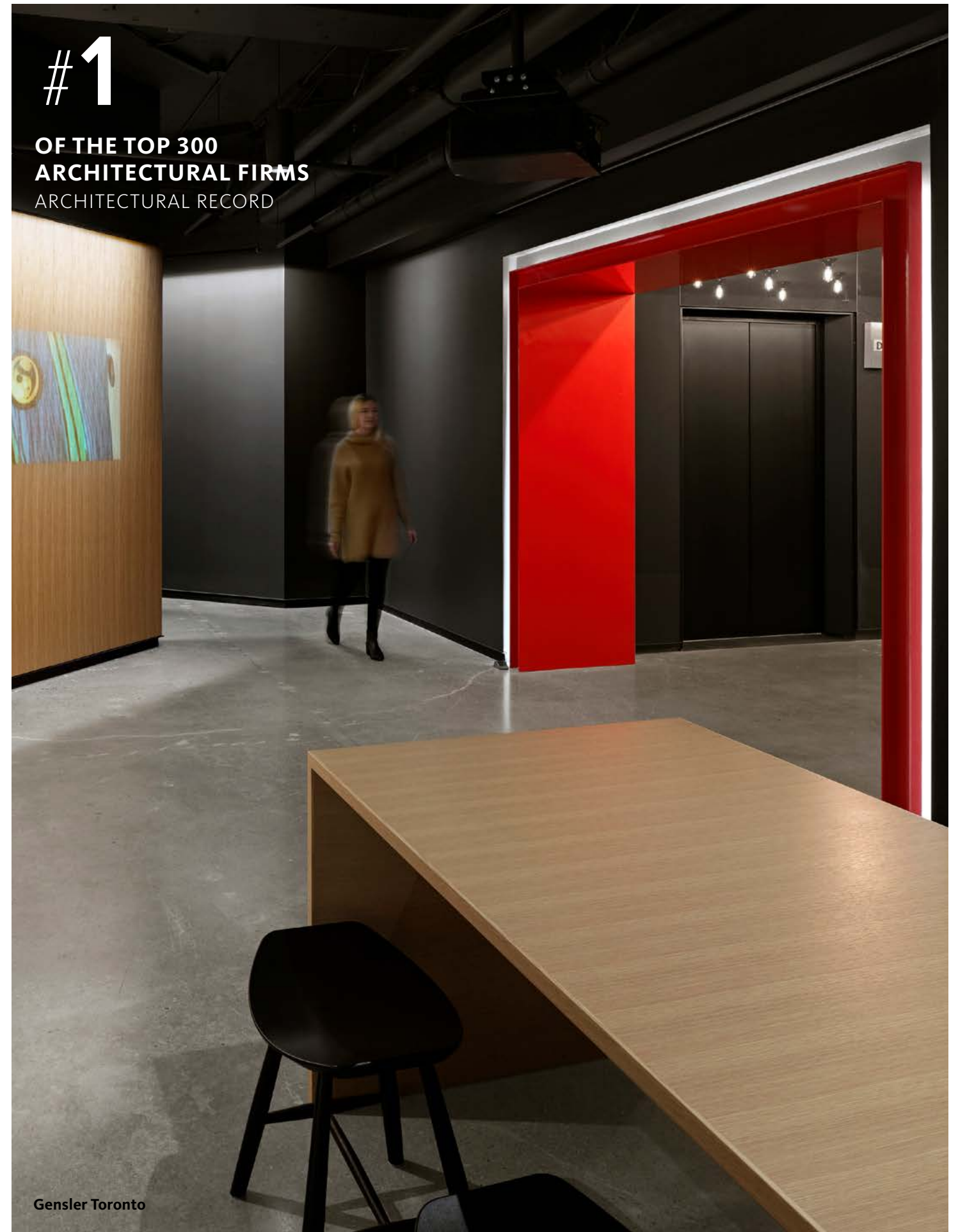
Our areas of expertise include:

Residential
Hospitality
Mixed Use + Retail Centres
Cities + Urban Design Retail
Health + Wellness
Brand Design
Digital Experience Design



#1

**OF THE TOP 300
ARCHITECTURAL FIRMS**
ARCHITECTURAL RECORD



Gensler Toronto

POSITIONING REAL ESTATE WITH TARGETED SOLUTIONS

At the start of March 2020, Gensler reached out to clients and city leaders across the world to understand what they needed to weather the pandemic.

Without exception, our developer and landlord clients requested ideas on how to improve the leaseability, or modify the existing uses, of their low-grade office assets. With growing office vacancy and little confidence in the Class C market, we worked with developers and city planners to develop a dashboard that would quickly review existing office buildings and determine if they would make for good multi-family conversions.

Gensler’s office to residential calculator dashboard has been developed to weight multiple criteria including site context, building form, floor plate, building envelope and servicing.

WE ARE ABLE TO ASSESS
MULTIPLE DATA INPUTS
QUICKLY TO REACH
RAPID CONCLUSIONS
ABOUT THE SUITABILITY
OF BUILDINGS FOR
CONVERSION FROM
OFFICE TO RESIDENTIAL.

CONVERSION SCORING CRITERIA



10%
Site Context

Walkability
Transit
Natural light
View obstruction
Allows for south facing windows



30%
Building Form

Shape of building
How easy is it to plan units?



30%
Floor Plate

Window to core distance
Existing # of elevators



10%
Envelope

Existing window to wall ratio
Ease of window replacement



20%
Servicing

Loading
Parking
Structure
MEP

RESULTS TO DATE

Over **700 buildings** in **64 cities** scored.
Over **60,000 hours** of due diligence saved.

STRATEGIC APPROACH

Gensler’s office-to-residential repositioning begins with analysis and discovery.

We work closely with our clients to understand the inherent value and architectural equity of their portfolio assets in order to create **targeted and innovative design solutions.**

FUTURE-FOCUSED DESIGN

Gensler works with many building owners and developers to design future-proof buildings that simply work better.

With the rise of hybrid working, the popularity of the 15-min city, and an understanding that **the most sustainable building is the one that’s already built;** it has become essential for older building stock to be revived to play a more inclusive role in our cities and downtowns. Successful projects will continue to contribute to the vibrancy of our cities as well as playing a key role in diversifying portfolios ensuring the resiliency of both.

OUR RESEARCH SHOWS TARGETED INVESTMENTS CAN HAVE MASSIVE IMPACT.

OUR RESEARCH HAS FOUND THAT
ONLY 3 IN 10 BUILDINGS WILL
BE SUITABLE FOR CONVERSION.
GENSLER CAN HELP YOU IDENTIFY
YOUR PORTFOLIO'S POTENTIAL.

Through our scoring system, we have unlocked new potential in cities across North America and are using the same method on existing portfolios in both the private and public sectors.

Genlser’s review process dramatically reduces the time it takes to assess portfolio assets, down from months to hours. This process allows our clients to capitalize of first-mover advantages, speeds up the decision making process and most importantly it quickly surfaces the most compatible candidates for conversion.

The system has also been developed to align with developer’s pro forma or business model for a project. Elements of the existing building that would increase construction costs are weighted heavily, but so are elements that would increase the rental or sale value, such as well-balanced unit proportions and access to natural light.

CONVERSION DASHBOARD

Genlser

OFFICE TO RESIDENTIAL

All Project Summary

City

Pick landlord name to filter by landlord. Uncheck to view all.

Name of landlord/developer

Map of Properties

Ranked Compatibility by Project

	Project Name	Compatibility	Floor Plate	Form	Services	Context	Envelope
1.	Confidential	95%	9	10	10	9	9
2.	Confidential	93%	9	10	10	9	9
3.	Confidential	93%	9	10	10	9	9
4.	Confidential	92%	10	10	5	10	9
5.	Confidential	91%	9	10	5	10	9
6.	Confidential	91%	8	10	10	10	9
7.	Confidential	90%	7	10	10	10	9
8.	Confidential	90%	7	10	10	10	9
9.	Confidential	90%	8	10	10	9	9
10.	Confidential	89%	9	10	10	8	7

Project Scorecard

Project Name: Confidential

Compatibility

81%

Name of landlord/developer

Confidential

GHG Savings (kgCO2e)

2,229,322

Vacancy Rate

0%

Convertible Area

79,904

of Units*

88

*based on 80% efficiency

Floor Plate

Form

Services

Context

Envelope

10

5

0

Confidential Project

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What We're Learning: Assessing How Our 100+ Potential Office-to-Residential Conversions

June 2

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Webinar

FROM VACANCY TO VIBRANCY: OFFICE TO RESIDENTIAL BUILDING CONVERSIONS

10:41:07 AM

12

Digital tool helps cities identify prime building conversion candidates

Russell Nixon

May 17, 2021

Calgary's office market is ripe for conversion, reaching square feet of office space that could be converted to residential because it's not too old, not too big and has many windows. (Patrick Monahan/CTV)

Turning empty offices into housing is a popular idea. Experts say it's easier said than done

James Dunne

CBC News

Posted: Fri 05, 2023 4:00 AM EST | Last Updated: February 6

This mid-rise office tower in downtown Toronto, photographed with a wide-angle lens, is the type of building that could be strong candidate for converting to residential because it's not too old, not too big and has many windows. (Patrick Monahan/CTV)

Many Portland Office Spaces Are Empty. Why Aren't They Being Converted to Housing?

REAL ESTATE

Money, regulations, and seismic upgrades are sticking points when it comes to turning offices into apartments.

Future proofing: Upgrade fading offices or convert them to residential?

WALLACE IRWIN

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED AUGUST 4, 2020

View related content

Click to watch our office to residential webinar.

WE ARE LEADING THE CONVERSATION ON CONVERTING OFFICE TO RESIDENTIAL

Gensler has been leading the research and conversion of under-performing assets across North America with successful projects in New York and Philadelphia. In 2020, Gensler was invited to partner with Calgary Economic Development to consult on how Calgary's downtown vacancy rate could become a catalyst for positive change.

We developed a building rating system and cost model to assess vacant office buildings' compatibility for adaptive re-use, conversion and redevelopment.

OUR RESEARCH PLAYED A KEY
ROLE IN THE CITY'S 10-YEAR,
\$10B BLUEPRINT TO TRANSFORM
CALGARY.

BOTH THE STATE OF CALIFORNIA
AND THE CANADIAN FEDERAL
GOVERNMENT HAVE ALSO
ANNOUNCED A \$600M PROGRAM.

CALGARY AT A GLANCE

43M SF

Office space in
downtown Calgary

12M SF

Currently vacant
and increasing

Minimum of

6M SF

needs to be converted

Expected

24%

downtown
population increase

\$45M

dedicated
for office to residential
conversions

\$155M

dedicated
to downtown
improvements

To date, Gensler has assessed **15.3M SF** of downtown office space.



“There is, perhaps, no city in the world that has taken on the challenge of outdated office stock into residential units as aggressively as Calgary in Canada”. - BBC.com

1 St. Clair West

Slate Asset Management

TORONTO, ON

Gensler was approached by Slate Asset Management to determine how they could achieve density while maintaining their financial goals.

Having owned the site for several years, our client considered demolition but determined it was not financially viable. Gensler was able to demonstrate the value of the site by scoring the building using our office-to-residential conversion dashboard, and then developing a concept for an overbuild, adding incredible density while meeting the city's requirements for office retention.

Through detailed technical design, wind, and structural studies, we were able to design a core that provided floor plate flexibility through the building, along with a unit mix that creates excellent value and meets the requirements of the city. The approach to create a long-term rental building influenced the unit's design; a building design that is classic and timeless will be leasable long into the future.

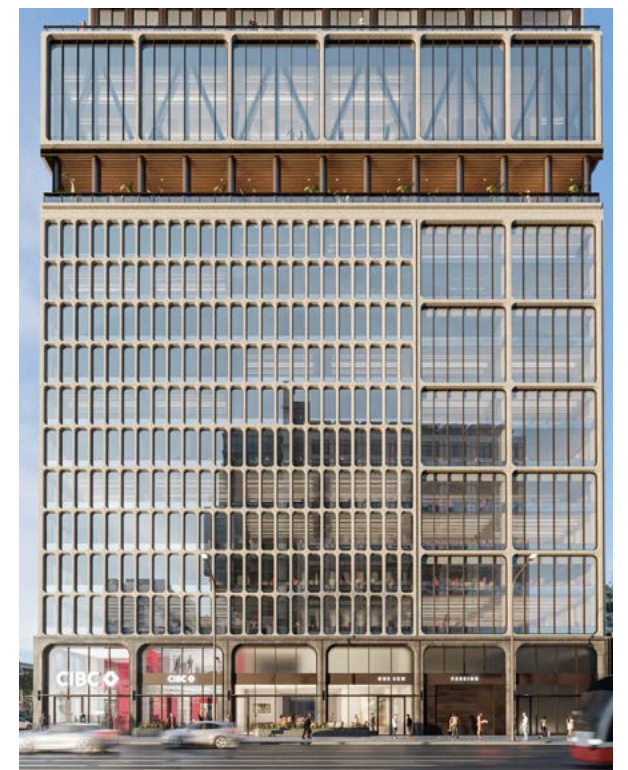
In addition to residential, the building is anticipated to include approximately 67,000 square feet of office space, 9,500 square feet of retail, and 23,000 square feet of amenities, including outdoor social spaces —offering a holistic, user-focused experience.

284,000 sq ft

**Estimated Completion
2024**

Services Provided

Core & Shell Architecture
Interior Architectural Design



Franklin Tower

PMC Property Group

PHILADELPHIA, PA

After acquiring a vacant and outdated office building located in the vibrant Logan Square neighborhood, PMC Property Group partnered with Gensler to transform it into a modern, amenity-rich residential building with ample outdoor and retail space.

Gensler's redesign uplifts the exterior and lobby spaces, creates 13,000 square feet of street-level retail, and adds a 7,000 square-foot rooftop penthouse space. In a design-build process with an exterior façade contractor, the 24-story tower was fully reclad in glass and aluminum to refresh its appearance. Previous four-foot-high strip windows were replaced with floor-to-ceiling window glass, bringing an abundance of natural light to the interior.

Accessible at 16th Street, the primary lobby and entry spaces feature a 15-foot-long aluminum-slat portal framed with linear lighting. The interior is complete with white lacquer walls, black porcelain floors, and a wood-slat wall and ceiling. An asymmetrical dark wood and stone reception desk add to the geometry of the space. The secondary residential entrance at Race Street echoes similar design elements with the addition of hospitality-inspired features such as a fireplace. The exterior spaces include a communal outdoor alley and greenspace with modular wood benches, a dog park, and bike racks.

The retail space serves as a valuable amenity for the residents above, and also provides a prime opportunity for an office tenant to create a street-level presence. A continuous balcony wraps the ninth floor, visually marking a shift from office to residential space. The residential spaces feature an array of tenant-shared amenities and private balconies. Gensler's design also allows the client to transition any office space into residential units if desired.

Lastly, the new two-story rooftop penthouse holds a fitness center, a kitchen, and a lounge with a fireplace. The rooftop includes an outdoor area with an additional kitchen and grill, as well as picnic and lounge seating.

605,000 sq ft

Completed 2019

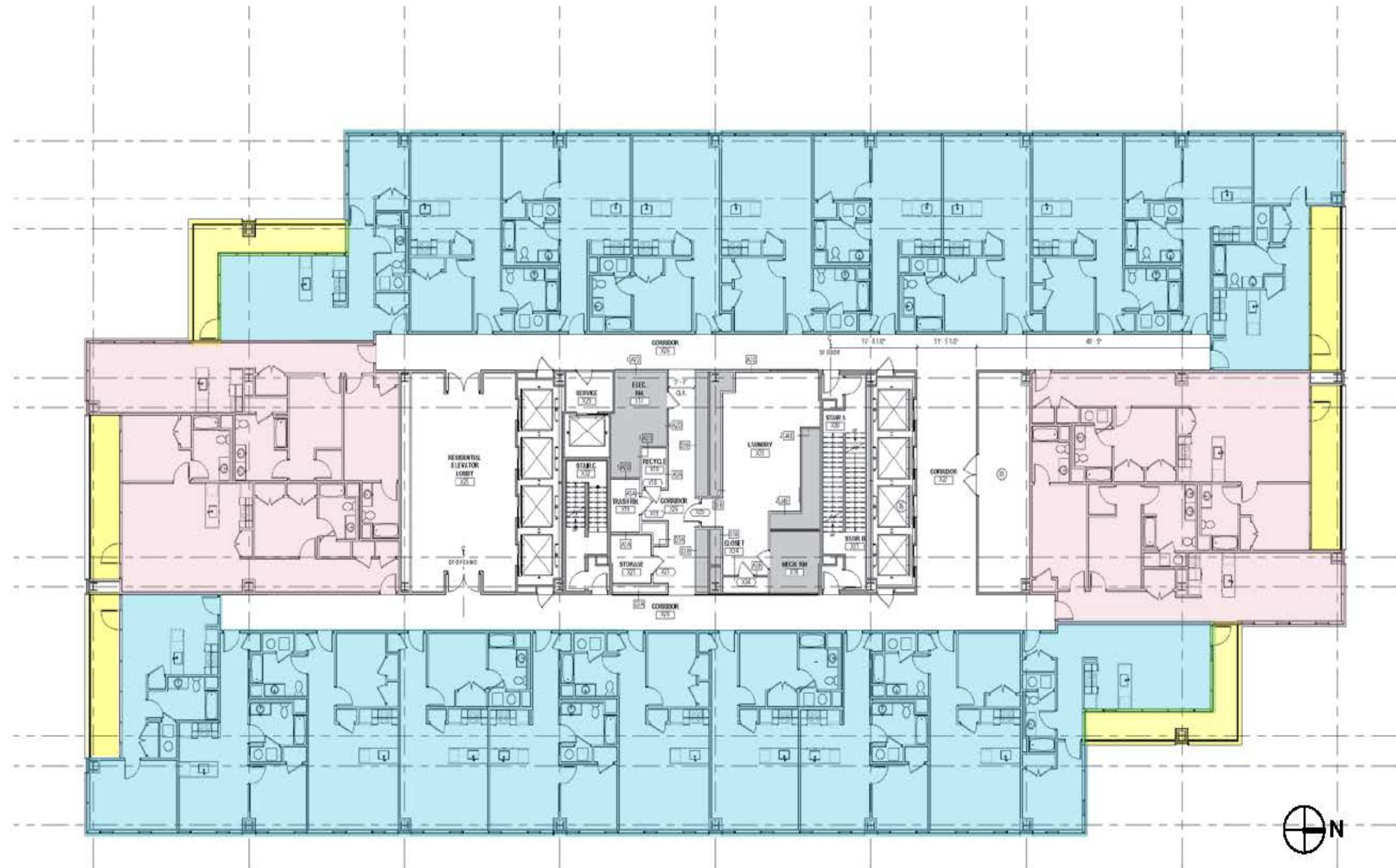
Services Provided

Architectural Design
Interior Architectural Design
Site & Building Analysis
Façade Renovation



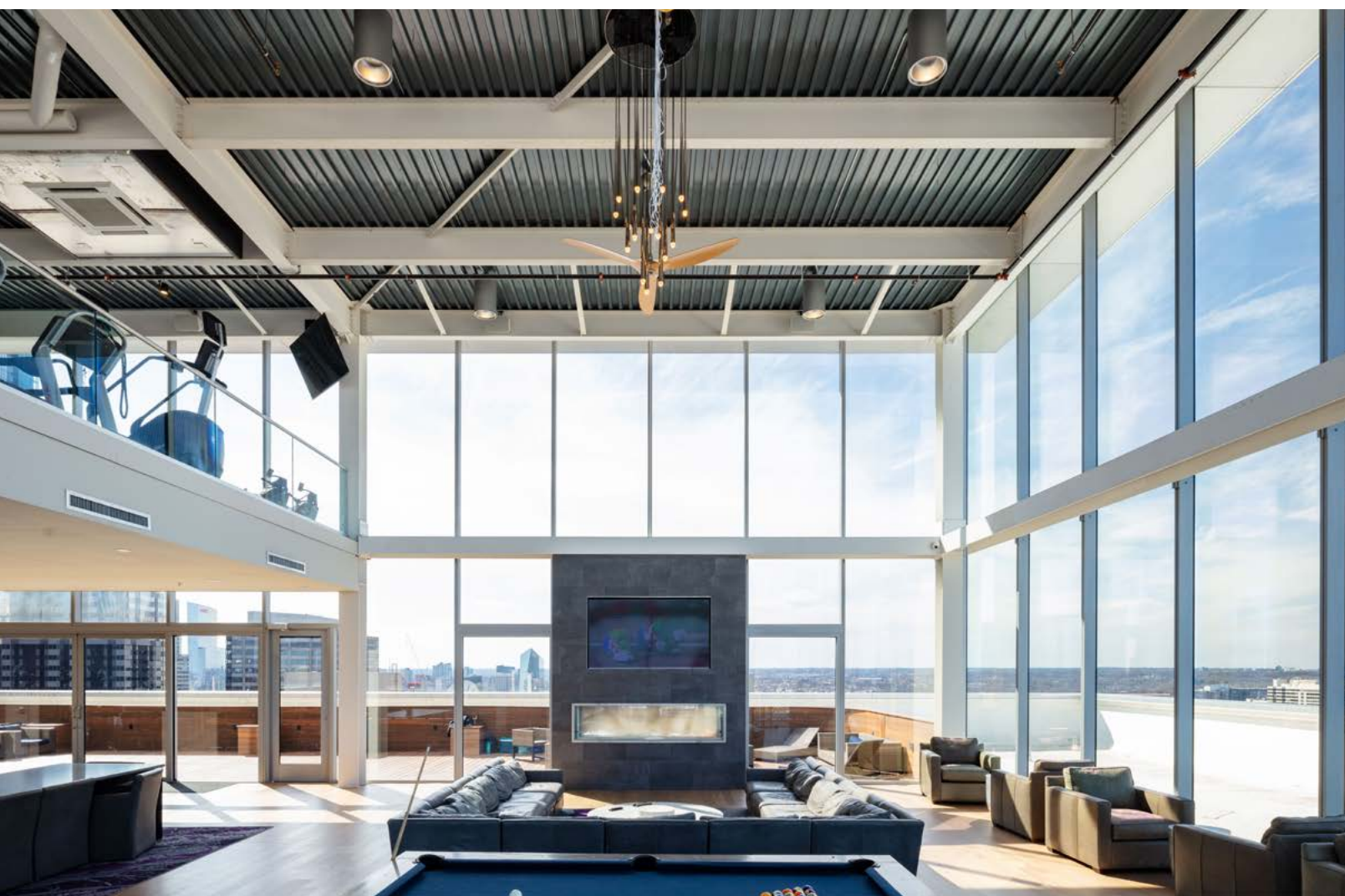
Before

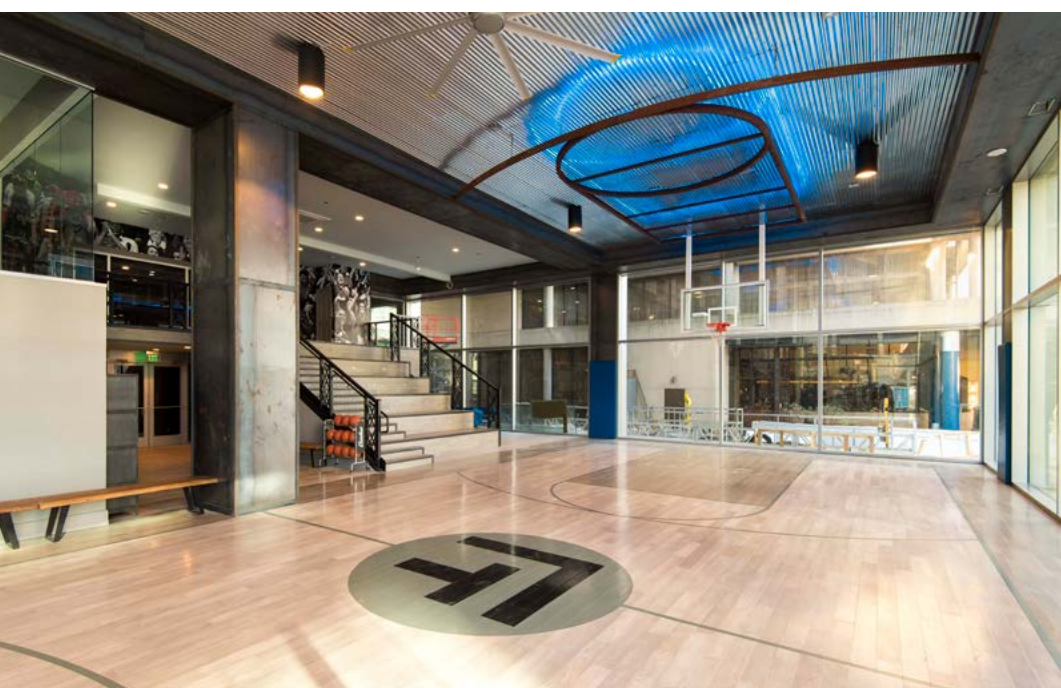
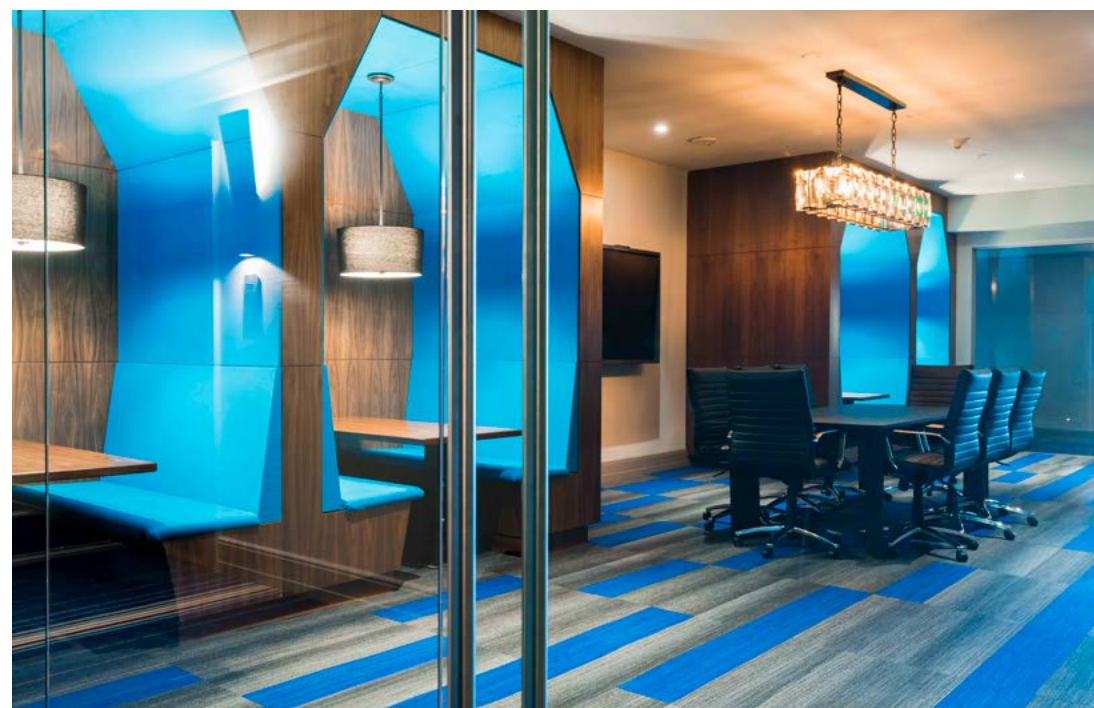




- Balcony
- One Bed
- Two Bedroom

Typical Unit Floor Plan





Confidential Office to Residential Conversion

NEW YORK, NY

Gensler is working with a leading real estate developer on the conversion of a downtown commercial office building into a premier residential building, including preliminary planning and design services for lobbies, amenities, common spaces, building infrastructure, and multiple rental unit layouts.

500,000 sq ft

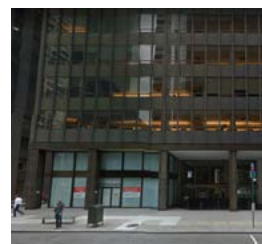
Ongoing

Services Provided

Architectural Design

Interior Architectural Design

Before





RESIDENTIAL PORTFOLIO

GENSLER RESIDENTIAL

We bring global expertise to our work to deliver smarter, richer experiences for both residents and the public.

We are carefully considering the role of building amenities and providing residents with differentiated, desirable offerings. A comprehensive amenity strategy should consider not just the available spaces, but the activities and behaviors they could support and how they could change over time in response to residents' evolving needs and interests—a balance of space, programming, and service. Key to our approach is finding opportunities to create a symbiotic and complementary relationship between the building and the surrounding community.

300+
RESIDENTIAL
PROJECTS



100,000
RESIDENTIAL UNITS



#3
RANKED LARGEST
MULTIFAMILY BUILDING
SECTOR, ARCHITECTURE
BD+C TOP 160, 2022



90+
DEDICATED
TEAM
MEMBERS



70M
SQUARE FEET OF RESIDENTIAL
WORK ACROSS THE FIRM

What makes a great living experience?

53%

of a person's satisfaction with their home can be explained by factors inside the unit.

Neighbourhood factors 13%

3%

Non-unit building factors

In our research, the Gensler Research Institute sought a better understanding of what elements drive positive living experiences. We also hoped to identify what residents would likely prefer and prioritize in the future—particularly among those in multifamily housing. To investigate these questions, we surveyed over 13,000 residents across nine diverse markets: Atlanta, Austin, Chicago, Dallas, London, New York, San Francisco, Seattle, and Singapore. Our results point to a need for fresh perspectives on residential design and development, and to challenge norms and raise the bar for the residential experience.

Centering the needs and desires of residents in our approach is crucial. Major decisions in many residential projects—from unit size and mix to amenity offerings and parking—too often rely upon anecdotal evidence, retrospective data, or a status quo approach. This focus on standard practices and predictability has resulted in a growing “sameness” of new residential development; and the lack of contextual and innovative solutions only spurs more resistance to new development by local communities. Our own data corroborates this, showing surprisingly consistent residential experiences across markets, despite variations in climate, culture, and development histories.

To that end, this research seeks to put the residents' point of view at the center of our data-driven approach to residential design and strategy, helping key stakeholders in the development and design process. Ultimately, our goal is to create housing that is more satisfactory, affordable, and supportive, and that allows for better engagement with residents' neighbors and communities.

Residents and developers alike have opportunities to cut down on costs by paring back on amenities.

Multifamily renters are highly open to forgoing many amenities if it means an opportunity to cut costs.

Amenities may be the marketing elements that get prospective residents through the door, but they are also the spaces that residents would most consider eliminating for a rent reduction. Under a paradigm where residents think rents are out of control and developers need to cut down on expenses, targeting the areas that are least valued is a starting point for reimagining ways to provide value to residents.

As a common theme, spaces outside the unit are most popular for elimination. This includes both indoor and outdoor spaces. Our analysis did not find any significant differences between income groups with regards to removing existing amenities. Across all markets, most residents are not open to shared living room or kitchen scenarios, strategies often employed as part of “co-living” environments. For those open to these solutions, they tend to be for the social versus cost-saving benefits.

RESIDENTS PLACE A HIGHER VALUE ON UNIT FEATURES AND PERSONAL SPACE THAN ON COMMON AMENITY AREAS.

	Would consider for no rent reduction		Would consider for 10% or 20% rent reduction		Would consider for 30%+ rent reduction	Would never consider this
Remove indoor multipurpose amenity spaces*	13%		41%		25%	21%
Remove outdoor multipurpose amenity spaces*	10%		41%		23%	26%
Reduce unit size, but maintain current number of rooms	6%		29%		27%	38%
Give up in-unit laundry and use a common laundry room*	5%		21%		24%	50%
Transform unit to have a fully interior bedroom	7%		21%		21%	51%
Share a communal living or lounge room with 5 other units	7%		11%	12%		70%
Share a fully furnished, communal kitchen with 5 other units	7%		10%	12%		71%

Among multifamily, renter respondents, their willingness to consider each scenario in exchange for a certain rent reduction, calculated based on their disclosed monthly rent.

*Among respondents who currently have indoor amenity spaces, outdoor amenity spaces, or in-unit laundry.



Clarkson GO

Slate Asset Management

MISSISSAUGA, ON

An exemplary transit-oriented master plan which creates a lively space for residents and commuters alike.

Located in a transforming neighbourhood, surrounded on one side by low-rise residential and on the other by industry, the Clarkson GO Master Plan aspires to set a precedent for the neighbourhood as it becomes an urban, transit-oriented destination.

Four residential buildings, totalling 960,968 GFA and 1,544,775 GBA, will house 1,228 new residential units and nine live-work units. The building podia will include a rich mix of amenities for residents and ground-level retail along the internal street. As the site is adjacent to a regional rail station, the project team worked with City planners to limit the parking on the site, which will significantly reduce costs as well as the development's embodied carbon.

The design of the project was inspired by the industrial history of Mississauga. Lakeside Park, just down the road from the site, is known for the smooth, rounded bricks and tile which cover the park's beach. These were left by a historic pipe company and have eroded over decades of exposure to Lake Ontario. The rich colours of the bricks inspired the material palette of the façade.

The site shape was challenging to work with—and the complexity was ultimately one of the reasons the client chose to work with Gensler.

An easement for the regional transit agency divides the site in two and the adjacent roads squeeze the corners of the site. As a result of these site constraints, the buildings are much closer together than ideal for their height and shape. To address this issue, Gensler oriented the windows and balconies for internal-facing units at an angle to eliminate direct views into other units, and to create opportunities for views of the surrounding landscape. This design solution creates a sculptural rhythm to the façade while allowing the density that makes the project economically viable.

Gensler championed the easement as another design opportunity. Rather than treating it as a service corridor, the interior street is lined with retail and spaces to sit, gather, and hold small events, creating a pedestrian-focused environment sheltered from the noise of the busy neighbouring regional road. The building podia are scaled at a comfortable height and distance apart to feel urban but not overbearing.

This internal street reflects the client's vision for a project that is not only built for future residents, but one that will also improve the experience of commuters at the adjacent train station, acting as an anchor for this future urban neighbourhood.

960,968 sq ft

Estimated Completion
2026

Services Provided
Urban Design
Master Planning
Zoning Submission
Architectural Design



Central Park House

Bosa Properties

BURNABY, BC

Gensler’s design approach to this new iconic, sustainable, and smart residential development is driven by a pursuit of timeless simplicity—a direct reaction to the antiquated and formulaic buildings in the surrounding area.

The program has four major components: townhouses, a high-rise tower, a communal lobby, and shared amenities to be used by both the tower and townhouse residents. The planning of the tower and townhouse buildings make the site more permeable for pedestrian flow and preserve the quality of the existing neighborhood. All vehicular access is off the lane to the north of the site, with a car and bike ramp to the below grade parking.

The 41-story residential tower is divided into four distinct masses. The glass lobby box lifting the tower over the townhouses, a lower residential mass that relates in height to the existing neighboring residential towers, an amenity enclosure that is a shifted from the tower form making it distinctive in the skyline as well as creating an outdoor porch, and an upper residential mass topped by penthouse apartments with outdoor terraces.

The lobby, mechanical penthouse, and upper roof terrace apartments are all enclosed with water-clear glass and a dissipating ceramic frit coating that blends the mechanical penthouse into the sky. The shifted amenity enclosure is a two-story curtain wall with aluminum vertical fins providing shading to the interior. Within is a swimming pool and various other amenities for all residents. The interior materials and finishes give a warm contrast to the metal and glass expression of the exterior.

The result is a tower that provides its residents a sanctuary from the modern world, yet still within reach of the nearby Vancouver metropolis.

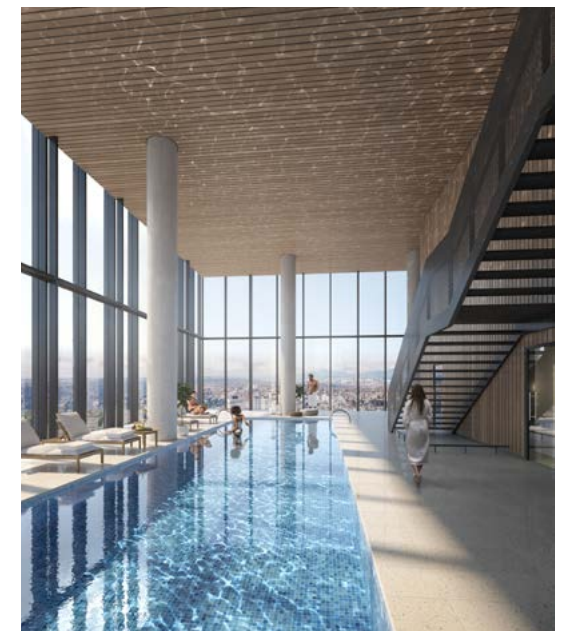
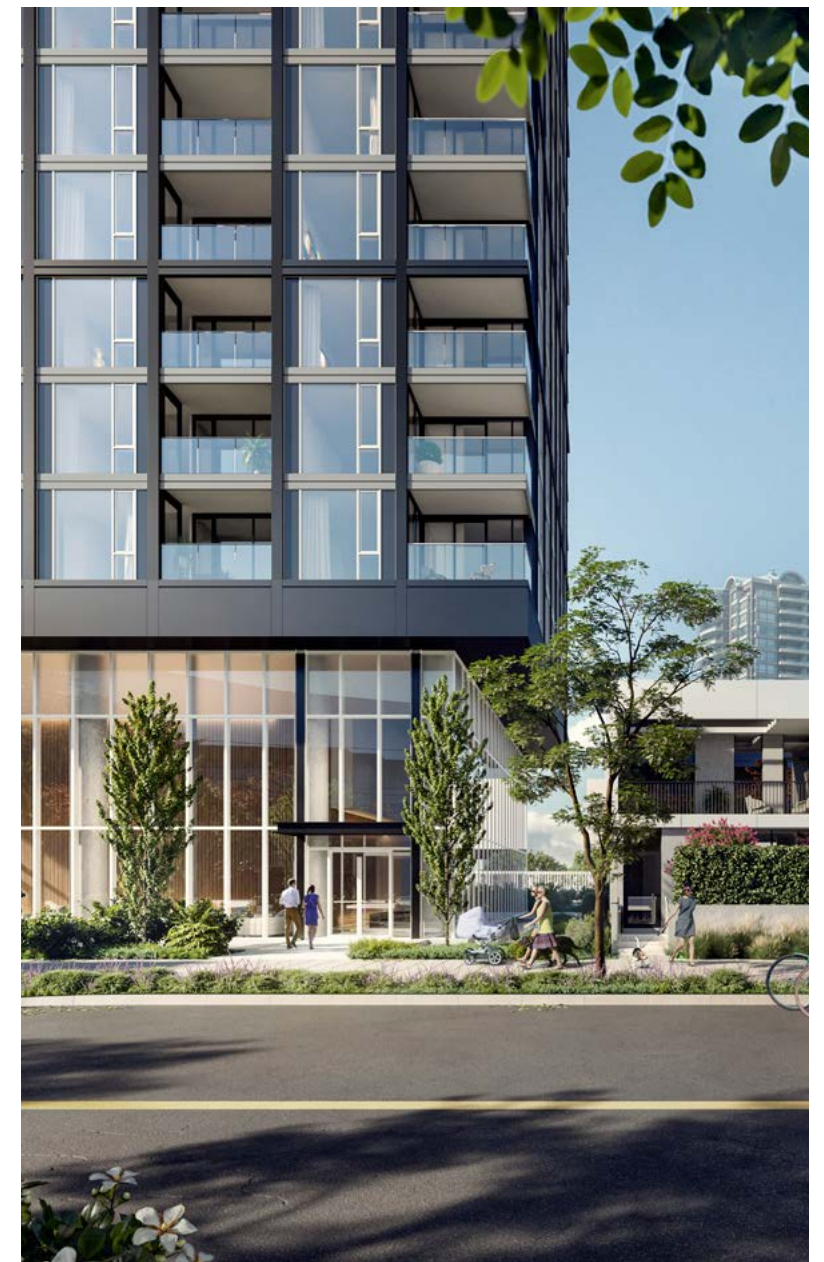
291,000 sq ft

349 condominium units,
6 townhouses

Estimated Completion 2023

Services Provided

Architectural Design
Interior Architectural Design



Bosa Esso

Bosa Properties

BURNABY, BC

Inspired by the diversity of the local community, Bosa Esso aims to create a connected community within itself.

Gensler's second project partnership with Bosa Properties seeks to build upon the progress of the residential tower we designed together, 5977 Wilson Avenue, with a new mixed-use development located on an adjacent site in Burnaby. Project Esso combines two residential towers—one rental, one condominium—atop a terraced podium featuring a mix of office space, hotel, event space, and local food and beverage options.

Intended to engage the individual, an emphasis is placed on the public realm. Amenities and food programs serve as a culture link for social interaction, drawing users to the site while a permeable and active podium invites and engages the surrounding community. The development invites the public to explore the site through a series of through site links that connect at an elevated active public plaza.

996,000 sq ft

**Estimated Completion
2024**

Services Provided

Architectural Design

Interior Architectural Design



6th & Shatto Place

Forme Development

LOS ANGELES, CA

Located on the eastern edge of Koreatown in Los Angeles, a historic church on site will be a character defining feature of the projects along with the distinct architecture and silhouette of the tower.

The 367 residential units are housed on 41 floors with a variety of price-points to capture a larger segment in the market. The lower floors are designated for co-living in five-bedroom apartments where units are rented out by the bedroom, a total of 54. This unit type is targeted at young professionals and newcomers in the city who seek out living in a small community along with like minded. The remaining 313 units are more traditional one and two bedrooms plus a variety of penthouses. A large amenity deck with a curated indoor and outdoor amenity offering is open to all tower residents, a smaller rooftop amenity floor will be exclusive to the upper 313 residential units.

The historic church is at the heart of multiple outdoor spaces that will be populated by the food and beverage guests of the ground floor tenants. The project seeks to become a destination for dining, entertainment and boutique retail, revitalizing a historic landmark by making it accessible to the public along with plazas and gardens.

450,000 sq ft
313 units, 54 co-living units

**Estimated Completion
2024**

Services Provided
Architectural Design



Aspire Post Oak

The Dinerstein Companies

HOUSTON, TX

Everything in this luxury residential tower was designed with the end user in mind. The design team created a unique residential product, targeting a specific demographic through elevated finishes, tailored amenities, and a strategic mixture of units.

Located in Houston's Galleria area, this residential high-rise strives to maintain a timeless elegance, while redefining the iconic city skyline. The client sought to differentiate itself from competitors by providing a level of luxury, service, and amenities that would stand out in the market. The unit mix was customized with this luxury renter in mind, offering high-end finishes and large apartments, with an average size of 1,280 square-feet.

The unique shape of the residential tower was designed to be both highly efficient and accommodate a complex stacking of units. The tower was also developed to maximize views to the east and west, while minimizing the impact of views to surrounding buildings.

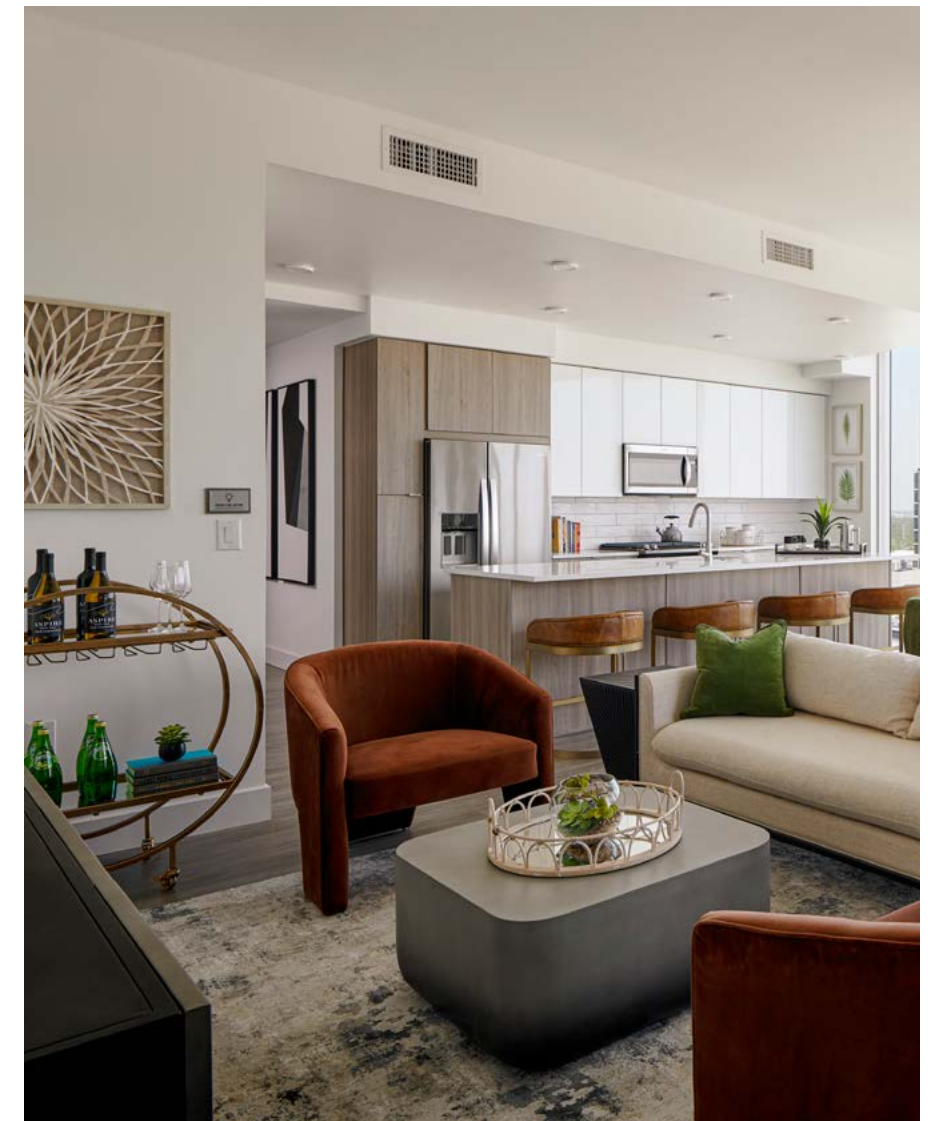
The team designed 49,700 square feet of unparalleled amenities, including an infinity-edge pool, elevated green lawn for exterior events, yoga room, dog park, outdoor kitchens and covered lounges, massage rooms, event space, business center, state-of-the-art gym, sport lounge, juice bar, automated parcel and refrigerated storage for deliveries, valet parking, and a 1,540-square-foot sky lounge on the 39th floor.

989,240 sq ft

Completed 2021

Services Provided

Core & Shell Architecture
Interior Architectural Design



Metropolis

Greenland Group

LOS ANGELES, CA

Metropolis is a mixed-use development consisting of residential towers, a boutique hotel, office and retail. The multiple towers appear as a family, related but not identical, each one embodying a unique character that is an integral part of the overall composition.

Gensler’s design approach is creating a contemporary, urban living environment, utilizing a common architectural language. Metropolis developed into a series of evolving towers, facades and rooftops, ascending towards downtown, enhanced by variations in building massing, planning and façade design. Given its location at the “front door and first row of downtown,” Metropolis is a significant feature of the cityscape created to be an iconic gateway.

To meet an aggressive schedule, Metropolis utilized the newly rolled out Parallel Development Process (PD) Program of the City of Los Angeles. This expedited the start of construction saving approximately two years. In addition, evolving fire regulations have challenged the need for full rooftop helipads, and the boxy, flat rooflines that come with them. Building crowns can now make more expressive and distinctive architectural statements than in the past. Metropolis can be one of the first projects in Los Angeles to exploit this opportunity, re-imagine the skyline, and make an iconic brand statement.

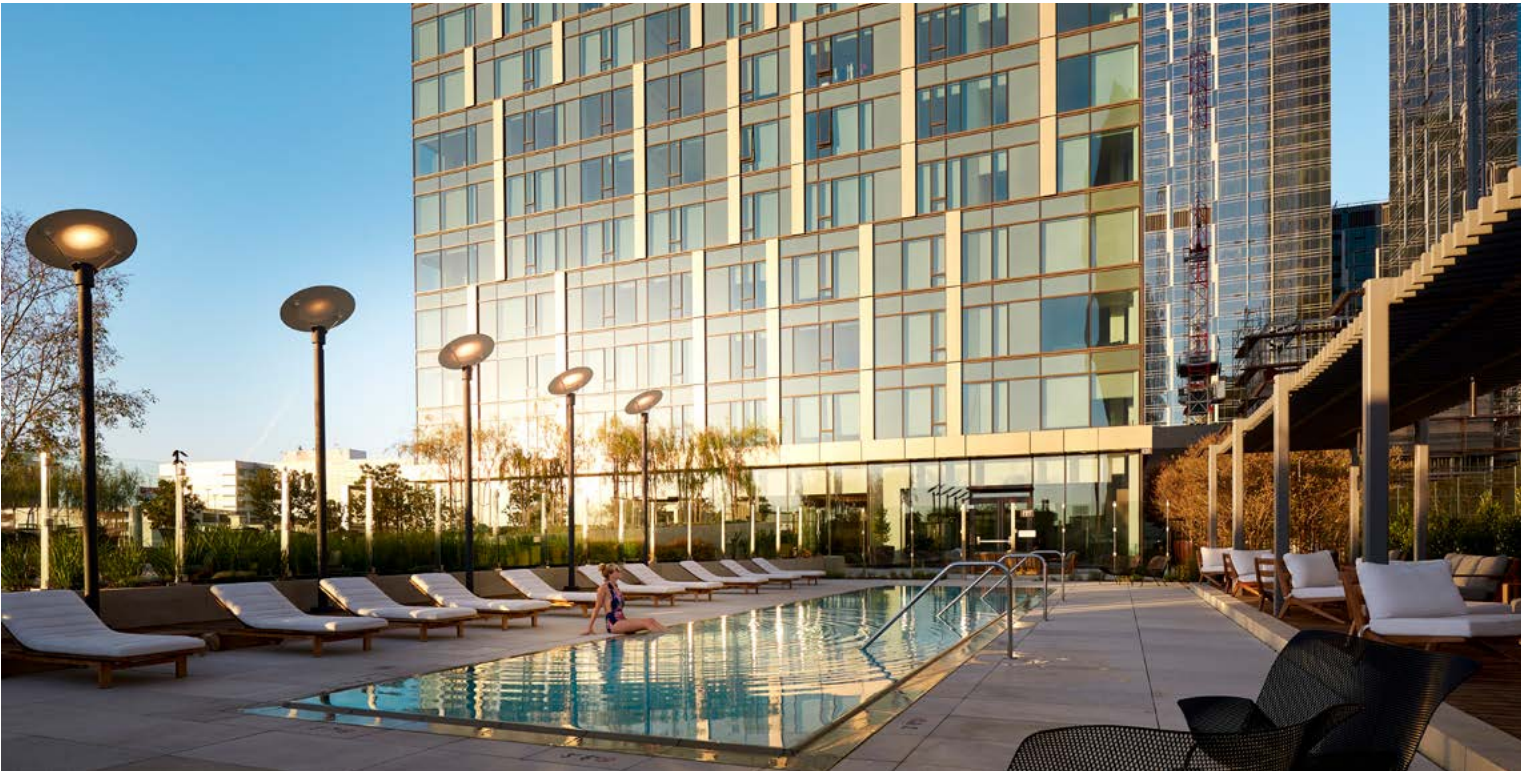
Neighboring L.A. Live, Metropolis will become a landmark recognized worldwide. The site also enjoys an opportune location to be highlighted in any number of thousands of productions filmed in Los Angeles, increasing Metropolis’s global exposure and value to its occupants and their brands.

6.33 acres
2,200,000 sq ft
Tower 1: Indigo Hotel
350 keys
Tower 2: Residential
308 residences
Tower 3: Residential
510 residences
Tower 4: Residential
740 residences

Phase 1 Completed 2017

Services Provided
Architectural Design

Awards & Honors
2015 Los Angeles Business Council (LABC) 45th Annual Los Angeles Architectural Awards Honor Drought-Conscious Design (Under Construction)
2017 Engineering News-Record (ENR) California Best Project Awards- Best Project, Residential/Hospitality Category



8TH Grand & Hope

LOS ANGELES, CA

A 45-story, luxury high-rise, multifamily tower downtown Los Angeles, 8th Grand & Hope highlights Southern California residential trends unique to urban infill development in the rental market.

Responding to recent demands of density and innovations in mobility, the unique qualities of an ideal climate and landscape must now be reinterpreted for a maturing and growing metropolis. A connection to landscape, view, light, air and water need not be exclusive to suburban living. The cultural, social and productive benefits of central city living, and the value of land in urban cores, together with an authentic connection to nature, form the driving forces of a new, urban residential high-rise typology.

A 45-story, stepped tower innovates downtown high-rise living by providing continuous, private balconies for each of the 547 residences combined with communal gardens and amenities distributed vertically throughout the height of the 592-foot tower. Celebrating the beauty and climate of Los Angeles, the form and arrangement of the tower emphasizes nature and landscape as extensions of living and manifests a lifestyle of well-being.

The typology of the building eschews the common 'slab on podium' model for a unified and sculptural mass that architecturally extends to the ground, floating only above the retail and lobby ground level in a singular, elegant gesture.

A subtle gradation in the height of the balcony balustrades, unifies the five tiers of the tower and visually augments its height. The continuous balconies lining each unit improves energy performance, expands views and access to daylight and air, and stands as an unmistakable and iconic form that is both contemporary and timeless.

Communal gardens are nested atop generous building terraces aligned with the four tiers of the stepped form, and connect indoor amenity functions with outdoor pools, gardens and sun decks. Dividing the tower into four volumes, each of the gardens is conceived as a unique ecological environment, simultaneously promoting a sense of community and capturing an identity for the respective tier above.

The private continuous terraces surrounding each residence are generous and large enough to be furnished and landscaped. The balustrade edges are equipped with outboard operable shading elements that allow residents to temper their space for sun, wind or noise protection or for additional privacy, extending the ability to condition the interior space naturally and live with nature. The 36-month construction phase is planned to begin in 2021, with estimated completion set for 2024.

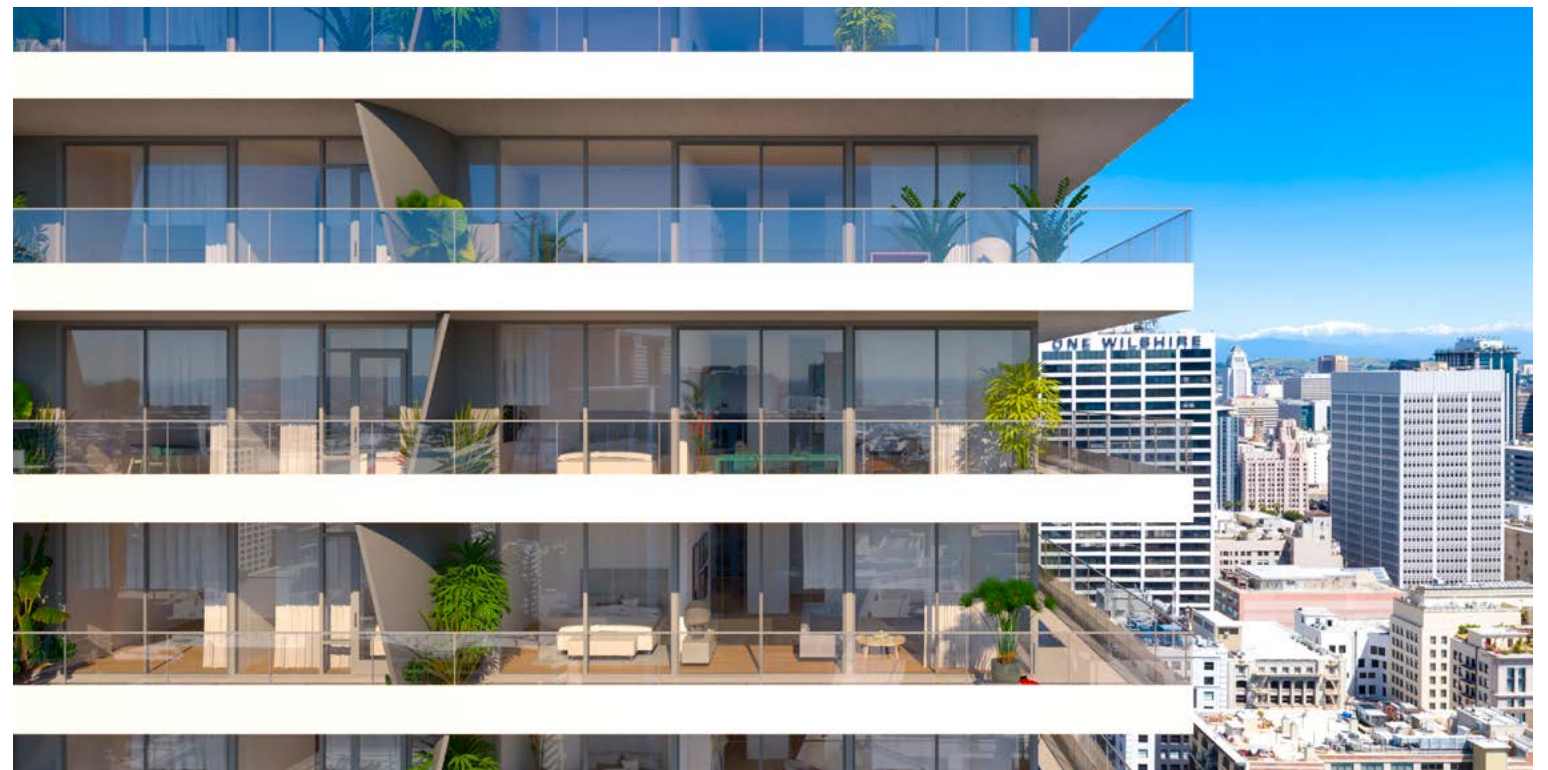
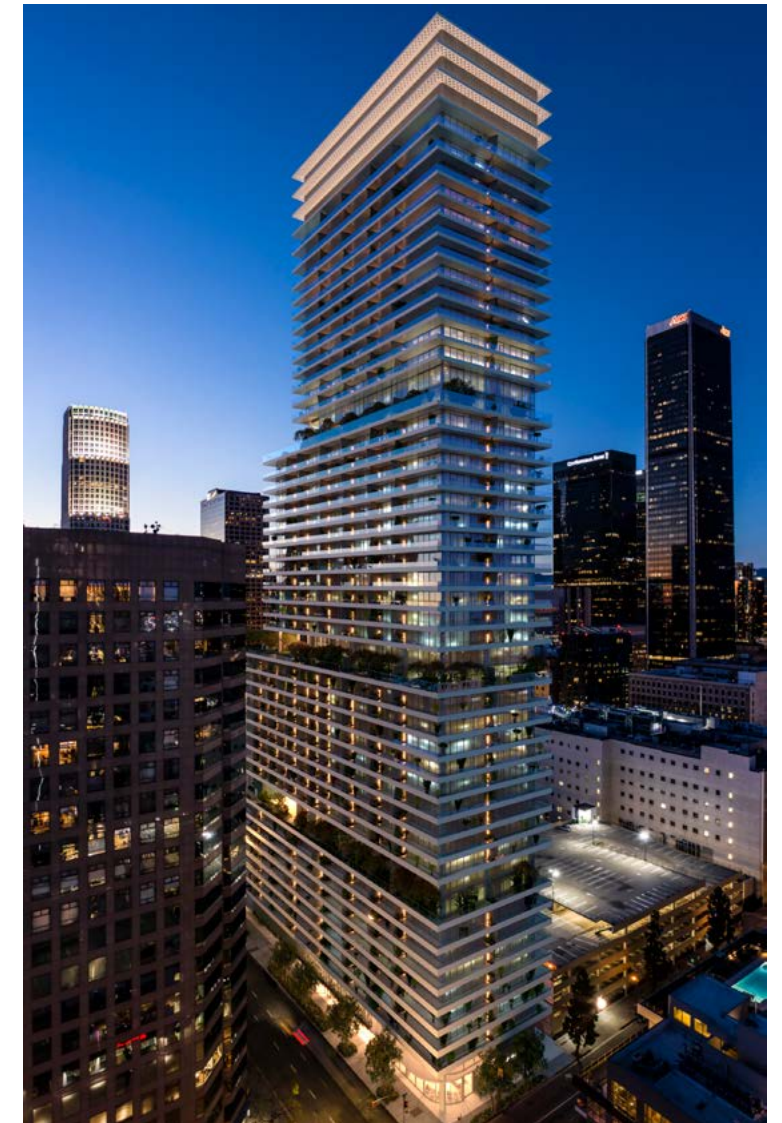
558,846 sq ft

**Estimated Completion
2024**

Services Provided

Architectural Design

Interior Architectural Design



16M

Integrated Properties

DENVER, CO

Gensler's design for 16M sets the new standard of what an authentic modern LoDo building is. Innovative strategies led the design away from a replica type LoDo building and toward a modern building that pays homage to the neighborhood through the use of brick and highly refined details.

16M is a Gensler designed 10-story, 332,000 square-foot LEED-certified mixed-use building at the prominent southeast corner of 16th and Market streets in Lower Downtown Denver. On the site of the old Office Depot, this building will contain four stories of for-rent luxury apartments on the top floors, five floors of Class AA office space, ground floor retail, and three levels of below grade parking.

The design team completed a rigorous multi-step approval process through the LoDo Design Review Board as well as historic preservation entitlements through the City of Denver.

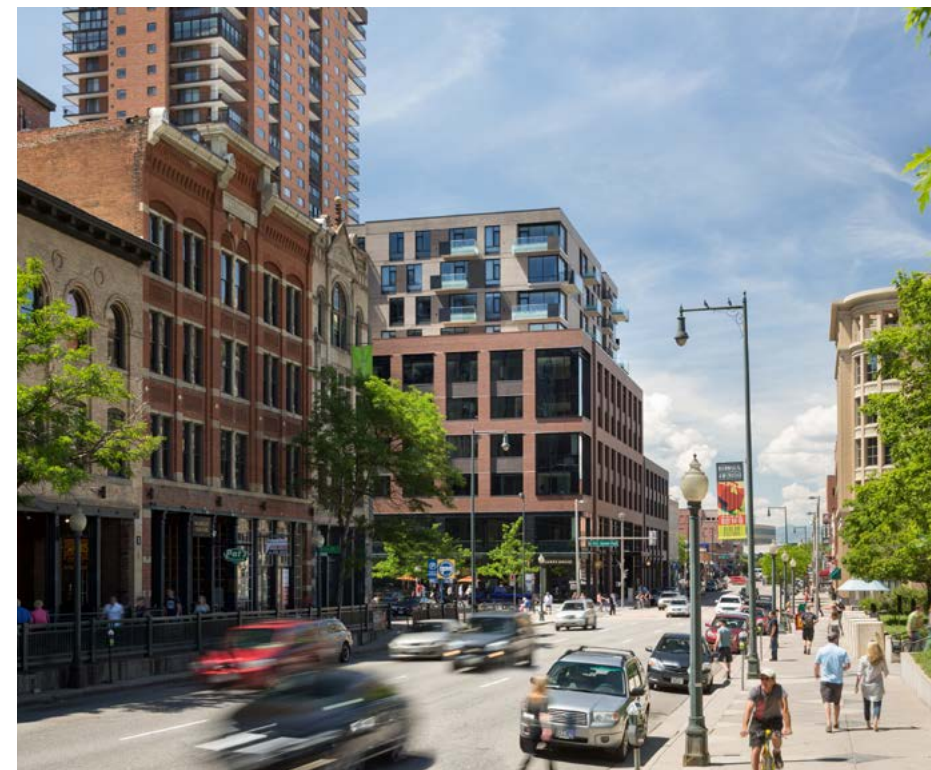
16M was looking to create a design that appeals to the new urban professional looking to enjoy all of the amenities and benefits of living downtown. The design of the top four levels subtly sets itself apart from the office below. It echoes the materiality of Lower Downtown, but also has a contemporary feel exhibited by the shifting fenestration and sculptural balconies. The interiors reflect this sentiment by including finishes that exhibit the LoDo feel mixed with clean, modern ideas that create a dynamic design relationship.

332,000 sq ft

Completed 2014

Services Provided
Architectural Design

LEED-NC Certified



Moto

Elevation Development Group

DENVER, CO

The goal of the design was to reflect and enhance the lifestyle of the area in a unified concept between architecture, interiors, branding, and graphics with an innovative and cost-effective solution.

MOTO is a mixed-use boutique apartment building that is located at 8th and Sherman at the convergence of the Capitol Hill, Golden Triangle and Governor’s Park neighborhoods in Denver, Colorado. This area is known for its rich cultural, artistic, and musical offerings. With Denver becoming a premiere destination for the future workforce, that population must be able to enjoy all Colorado living has to offer. Since living space is becoming more compact, shared amenities and moments of biophilia within the city become highly desired.

The design responds to the idea of constant change and impermanence through massing relationships, use of gracefully aging materials, and playful details that evoke movement and temporality. Even the name MOTO, meaning “Middle of Town,” implies a convergence and integration unique to this development.

MOTO’s lobby was designed to help foster a sense of community among the tenants and become a gathering place that would serve as more than a place to pass through. The communal table is a great place to meet up with friends, have a beer, play a game or as an alternate place to work from home.

To further the dialogue between the public and private, the pool deck was designed as an opportunity to link the lifestyle of the tenants with the architecture of the building. Instead of separating this space from the city, the strategy was to create a dynamic relationship with the units and the adjoining city while maintaining a degree of privacy.

To support the residents’ culture, the street level has two unique retail amenities: Black Eye Coffee and Proper Barber Shop. These small, but popular Denver-based businesses were sought out because they are a perfect fit for this location and tenants.

82,000 sq ft total
3,000 sq ft retail
52,000 sq ft residential (64 Units)
25,000 sq ft parking (61 internal stalls)

Completed 2015
Services Provided
Architectural Design
Interior Architectural Design
Environmental Graphic Design



Scape Boylston

Scape Living Student Accommodation

BOSTON, MA

A mix of residential unit types that aligns with the neighborhood’s diverse population and complements the local aesthetic.

Located in a vibrant Boston neighborhood and adjacent to mass transit, SCAPE on Boylston Street is designed as a new paradigm for purpose-built, multi-unit housing. From studios for young professionals to one- and two-bedroom apartments for new families and retirees, a mix of residential unit types aligns with the neighborhood’s diverse population.

Optimized layouts featuring custom millwork maximize livable space while enabling more units per square foot than typical market-rate apartments. Shared resident second-floor amenities, ground-floor retail, and an LGBTQ-focused black box theater contribute to a dynamic and uniquely affordable city living environment.

The building’s form and materiality is a modern response that embraces its urban surroundings, while its public program reflects Scape’s strong commitment to its community. A facade characterized by brick and copper blends effortlessly into new and old as does its stepped massing. Through carefully considered form, massing, and materiality—conceived with a nod to Boston’s iconic row houses—SCAPE Boylston will serve as both a contextual and distinctive feature of the surrounding urban landscape.

- 320,000 sq ft
- Estimated Completion 2023
- Services Provided
 - Architectural Design
 - Interior Architectural Design
- Targeting LEED Certification



- Abu Dhabi

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Austin

Baltimore

Bangalore

Bangkok

Beijing

Berlin

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Bogotá

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