

10480 Wateridge Circle

BioMed Realty Trust Inc

WORK SESSION NO. 2

05.25.12

INTRODUCTION

VISION

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ANALYSIS

DESIGN EXPLORATIONS

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INTRODUCTION

BioMed Realty Trust Inc, a leader in biotech real estate development, seeks to reposition the existing 10-year old 30,000 SF building at 10480 Wateridge Circle located in the Sorran Valley, San Diego, CA. The repositioning evaluation shall consider image, tenant flexibility, performance, and campus opportunities.

The existing building is a two story concrete tilt-up structure with side service yard and part of a three building complex.



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BioMed Realty Trust looks to increase its real estate brand recognition with higher quality products to compete in the biotech development marketplace. With the successful repositioning of the 10480 Wateridge Circle building the desire is to reposition additional two buildings on the campus.

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DESIGN GOALS

- *Create a new brand image for the existing building considering:*
 - *Site Improvement: Signage, Landscape, Site Lighting*
 - *Exterior Skin/ Façade*
 - *Building Public Space*
 - *Tenant Spaces*
 - *Building Systems: MEP, Lighting*
- *Reposition to compete for high-end lease tenants*
- *Evaluate performance of existing systems to support multi-tenant strategy*
- *Consider building amenities for prospective tenants*
- *Cost Effective Solutions, both first cost and life-cycle cost*

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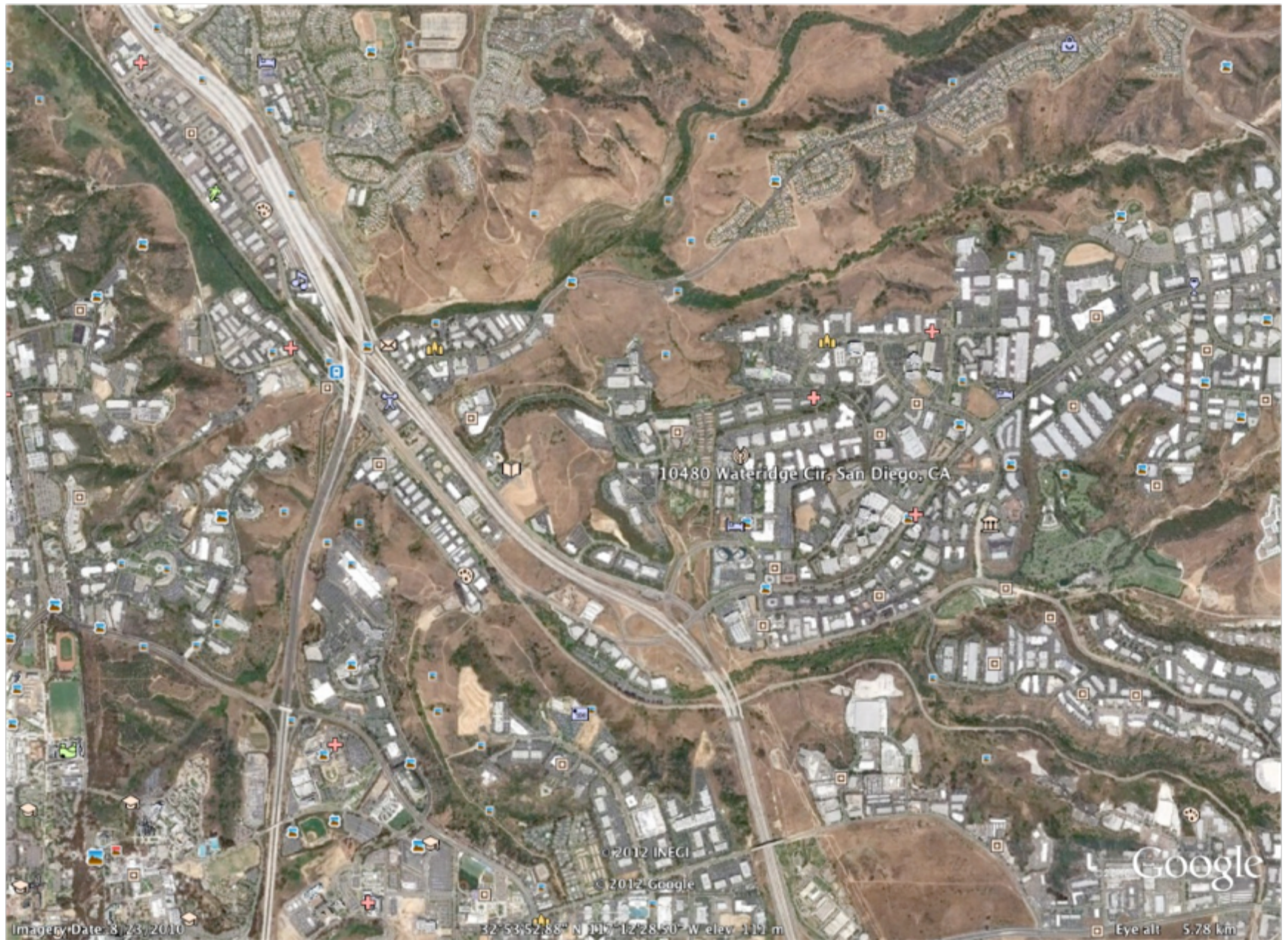
SITE DESIGN CONSIDERATIONS

- *Site Orientation*
- *Site Context & Visibility*
 - *Building Entry Image*
 - *Overall Building Massing & Materiality*
 - *Address, Orientation, Urban View of Buildings, Public vs. Semi-Private*
 - *Signage & Architectural Lighting*
- *Connectivity & Landscape Integration*

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10480 Wateridge Cir, San Diego, CA

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Imagery Date: 8/25/2010

32°53'52.99" N 117°12'30.01" W elev 115 m

Eye alt 276 m



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LAB SUITE DESIGN CONSIDERATIONS

- *Maximum Flexibility on Each Floor Level*
- *Optimize Floor-plate Depth, Column Grid, and Core Layout*
- *Healthy Building Features*
- *Access to Natural Light, but no LEED Certification Goals*
- *Solar Heat Gain Control on South and West Exposures*
- *Public Access + Wayfinding*
- *Minimize or Mitigate Long Double Loaded Pedestrian Corridor*

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SUSTAINABLE DESIGN CONSIDERATIONS

- *Natural Lighting for Public Spaces + Users*
- *Solar Control ~ South and West Façade*
- *Building Systems + Materials*
- *Energy Saving Strategies*
- *Water retention + reuse*
- *Maintenance*
- *Interior Environment Quality*

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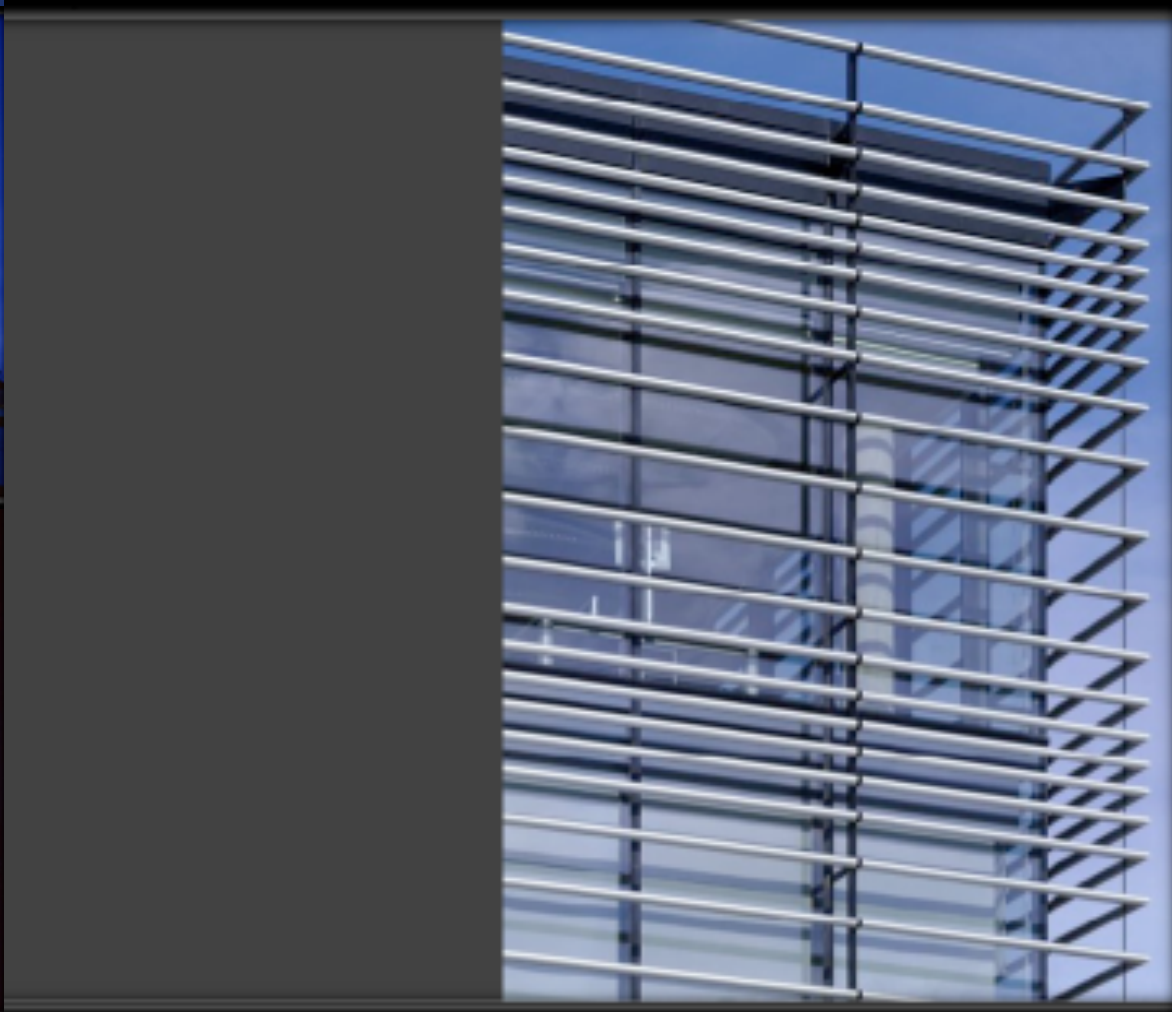


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What high-impact solution can provide a new building image while being cost effective, low maintenance, and provide energy savings?

PRECEDENT DESIGN CONSIDERATIONS

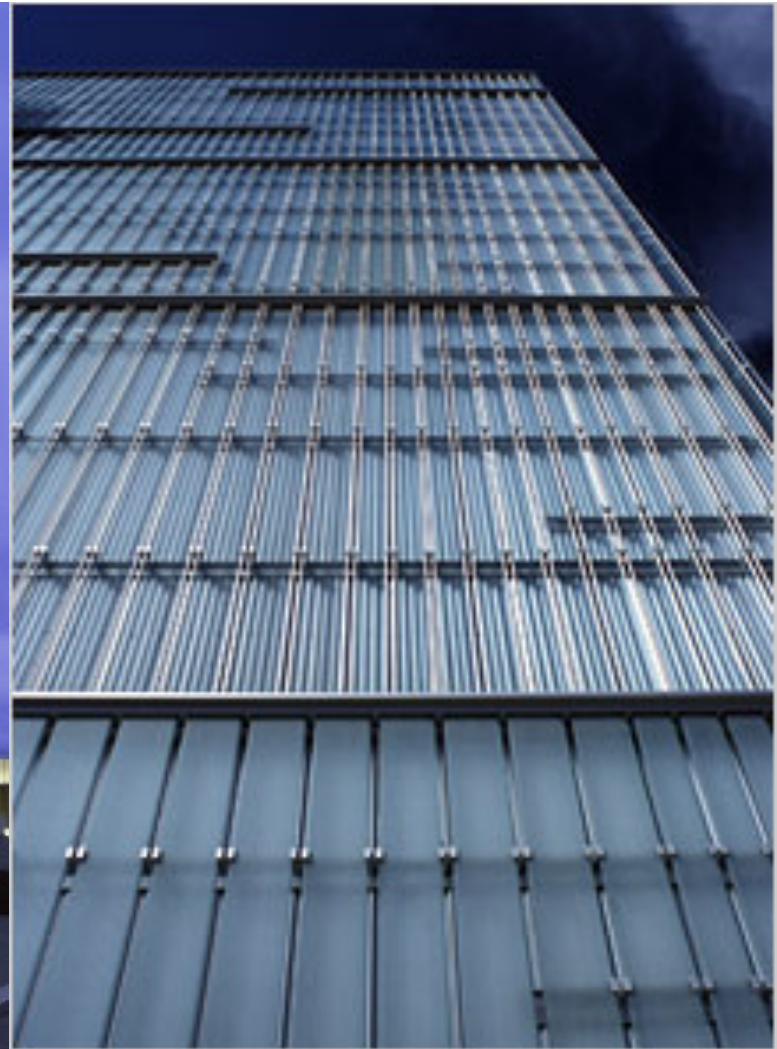


PRECEDENT DESIGN CONSIDERATIONS



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PRECEDENT DESIGN CONSIDERATIONS



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PRECEDENT DESIGN CONSIDERATIONS



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What new building features can help create a dynamic but sophisticated new image or new experiences?

PRECEDENT DESIGN CONSIDERATIONS

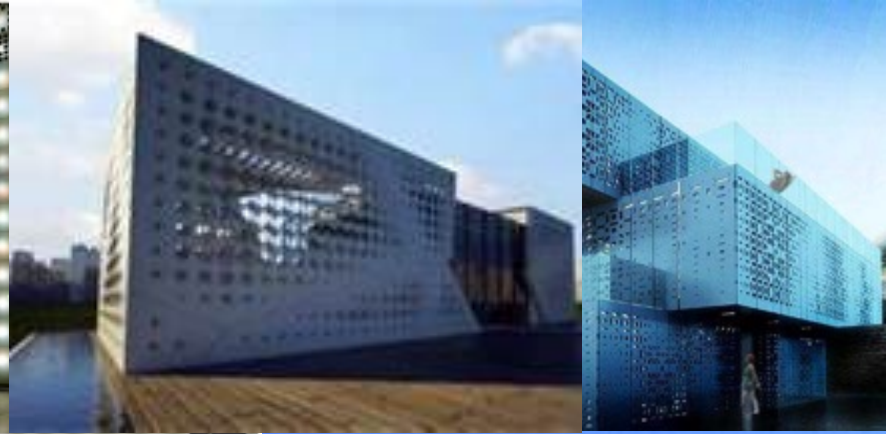


timothy swope



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PRECEDENT DESIGN CONSIDERATIONS



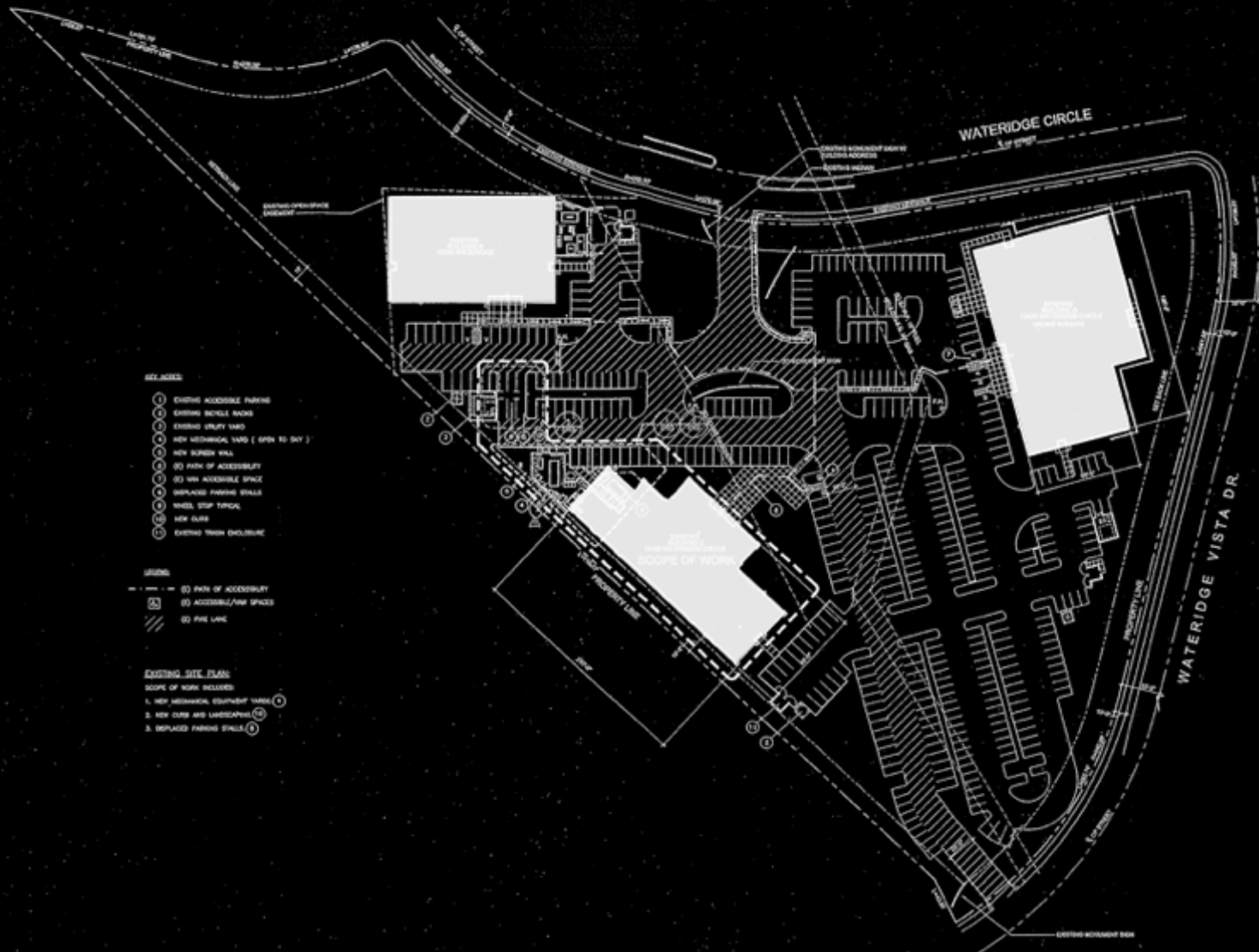
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PRESEDENT DESIGN CONSIDERATIONS



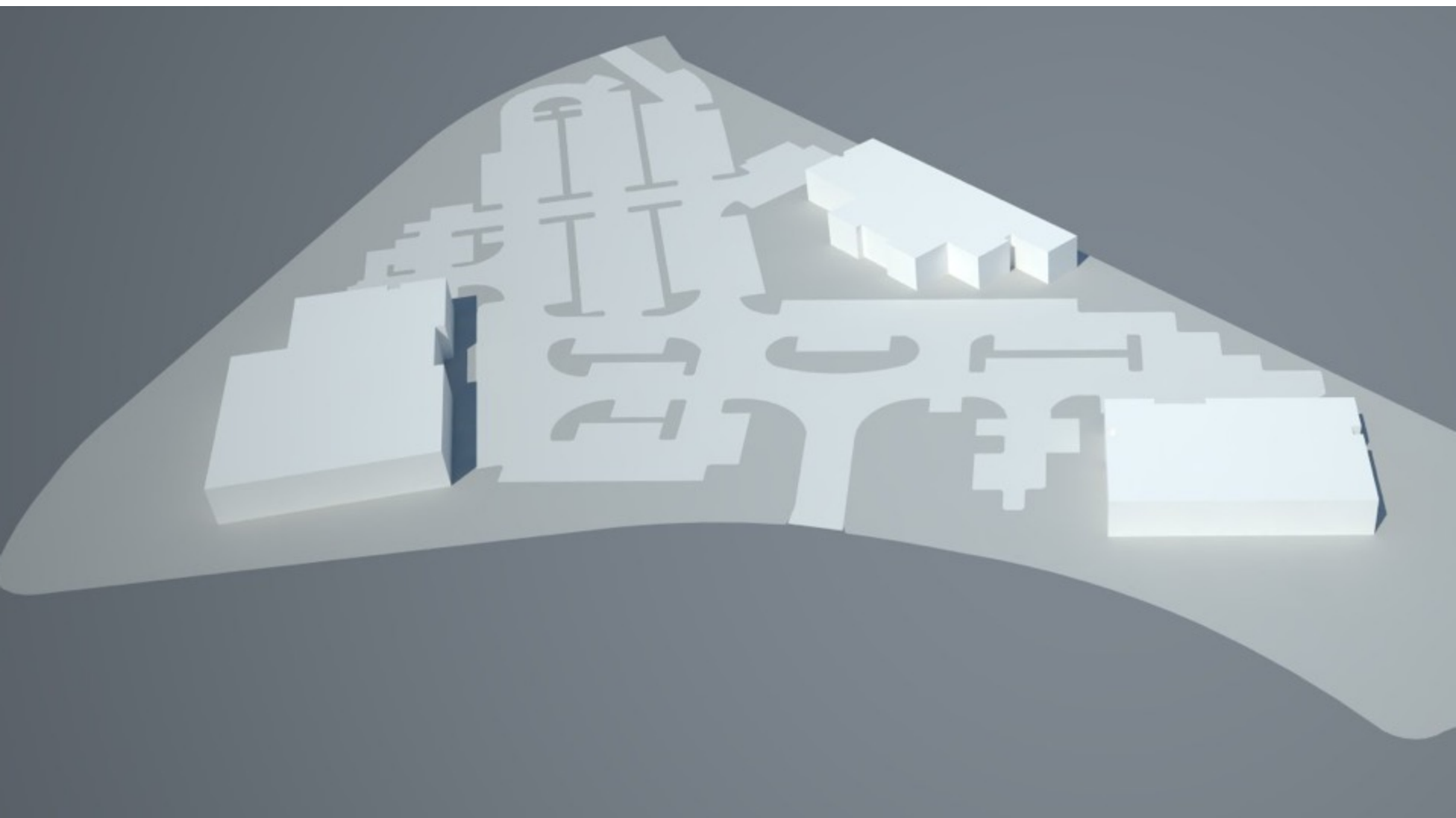
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What site improvements can transform the property into a cohesive campus with shared amenities?

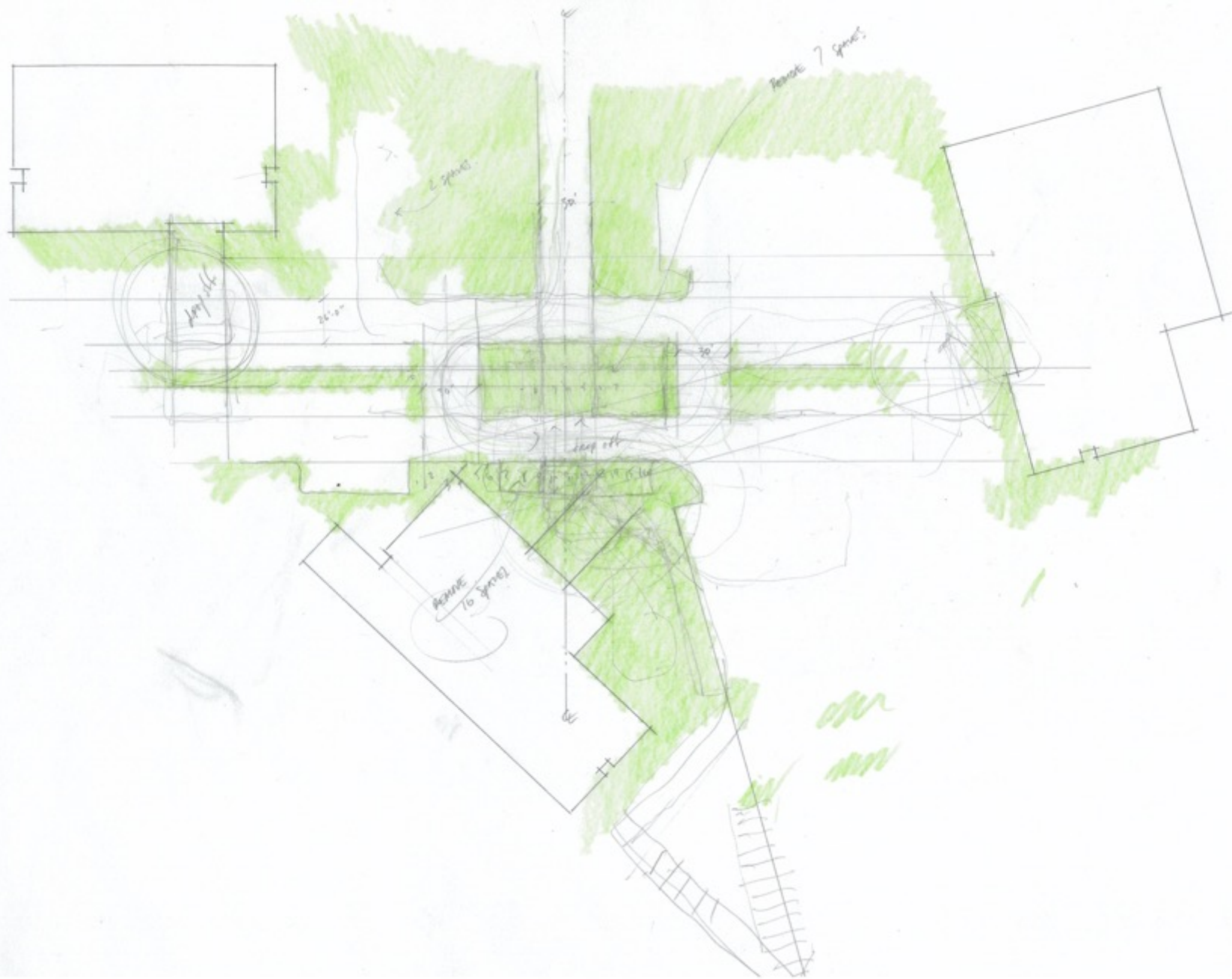


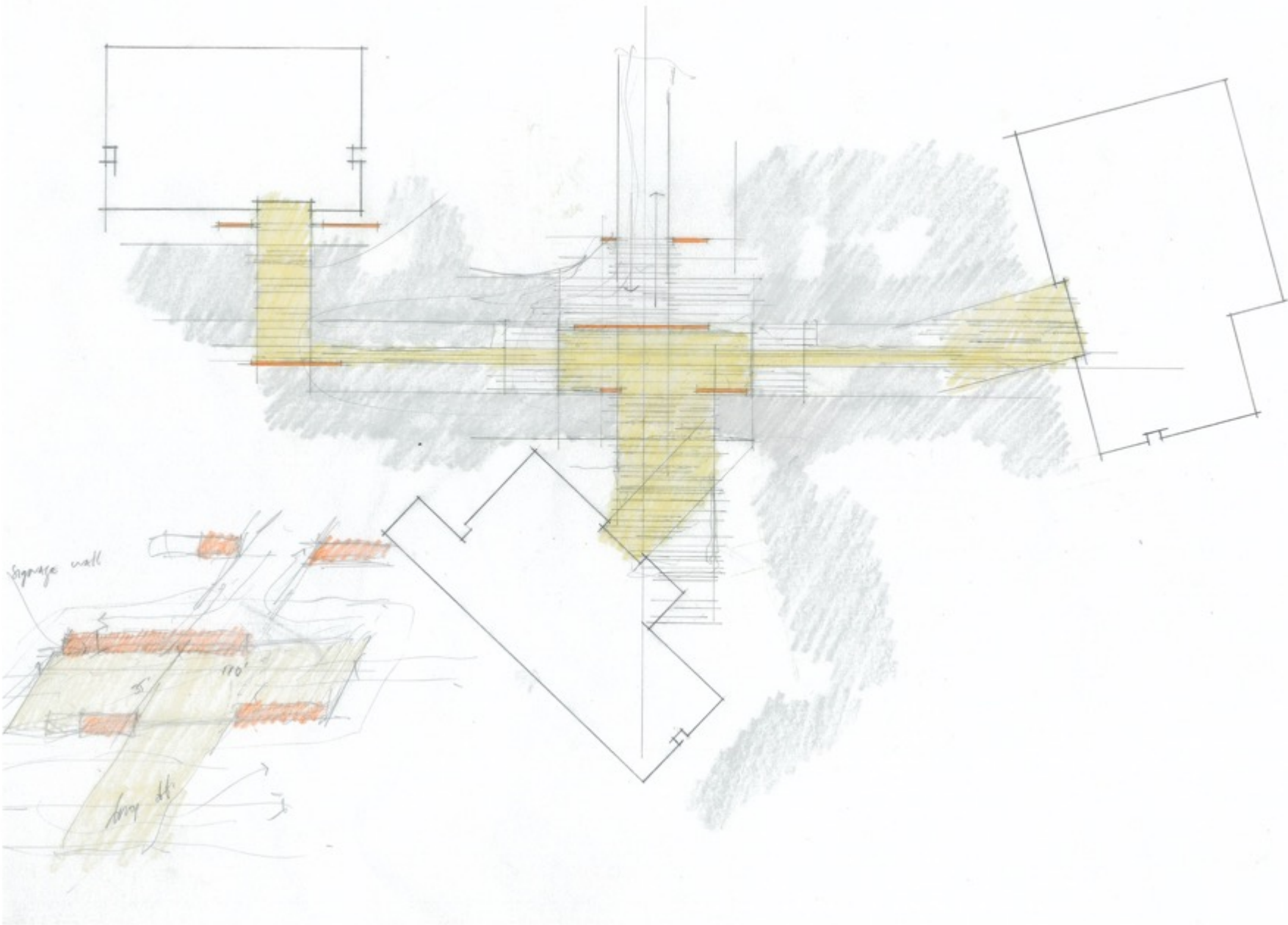
1 OVERALL SITE PLAN
1" = 40'-0"

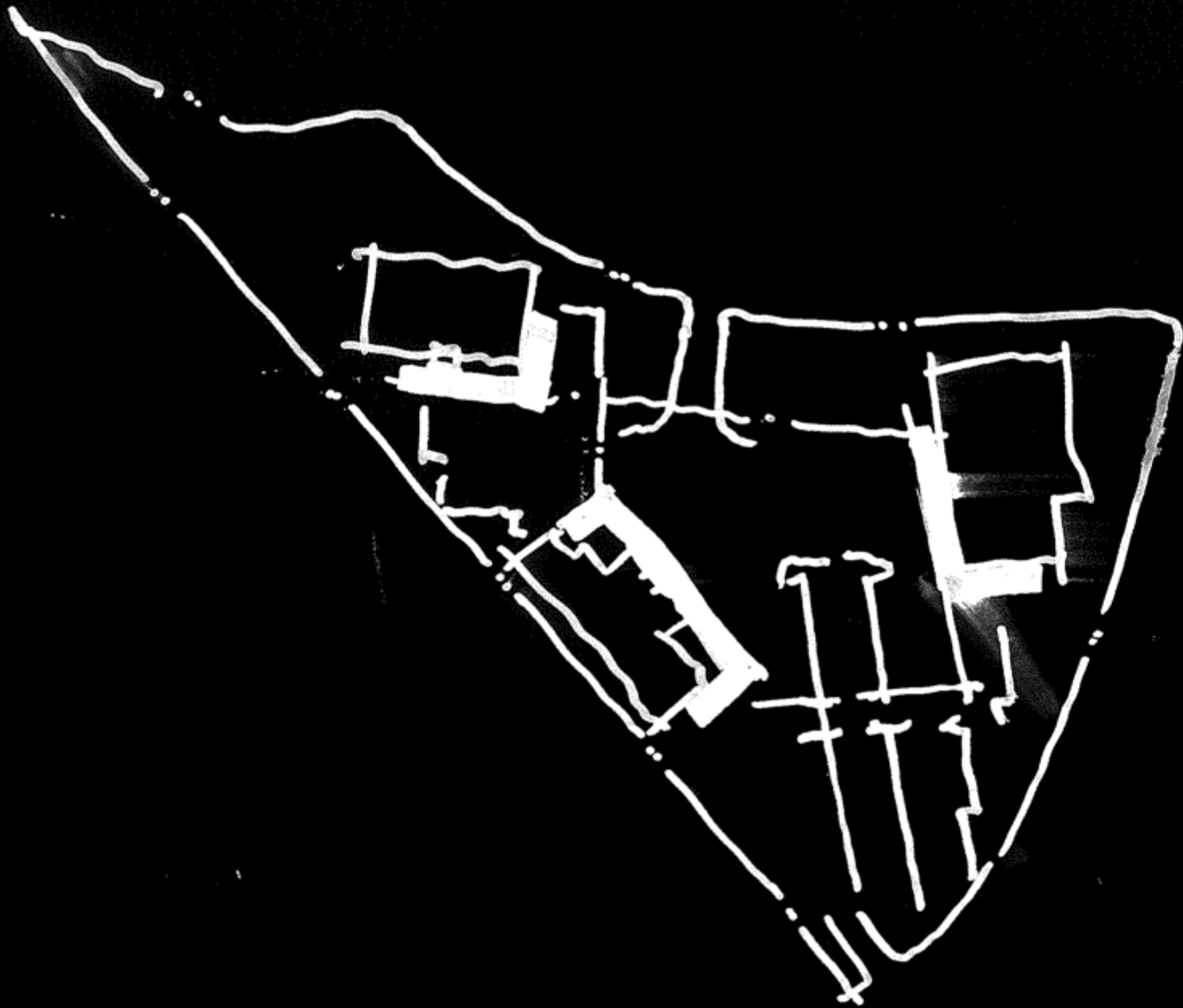




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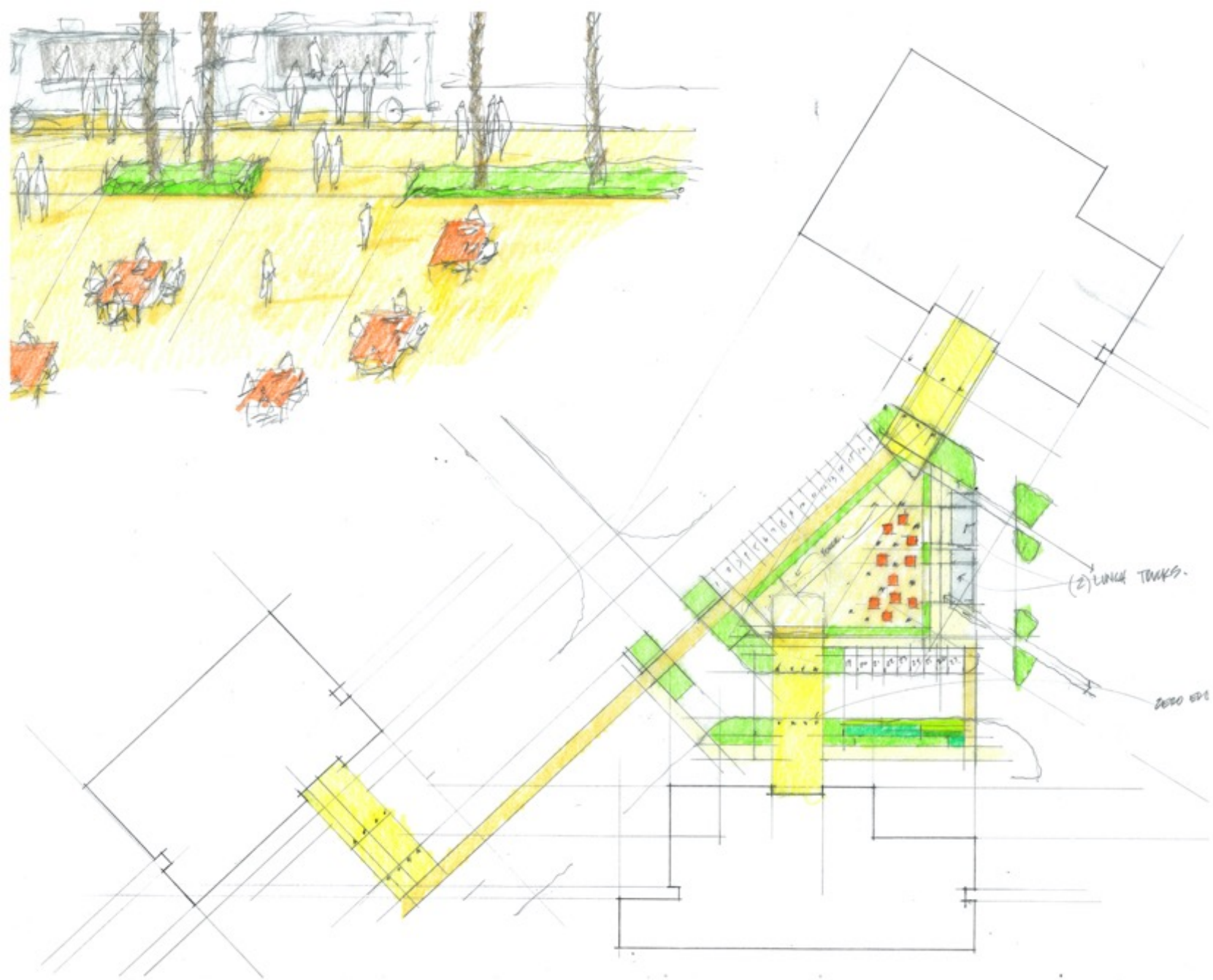








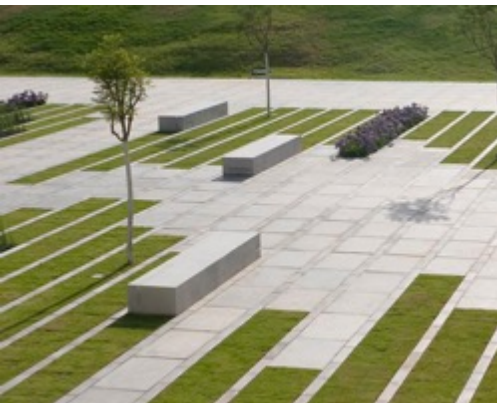




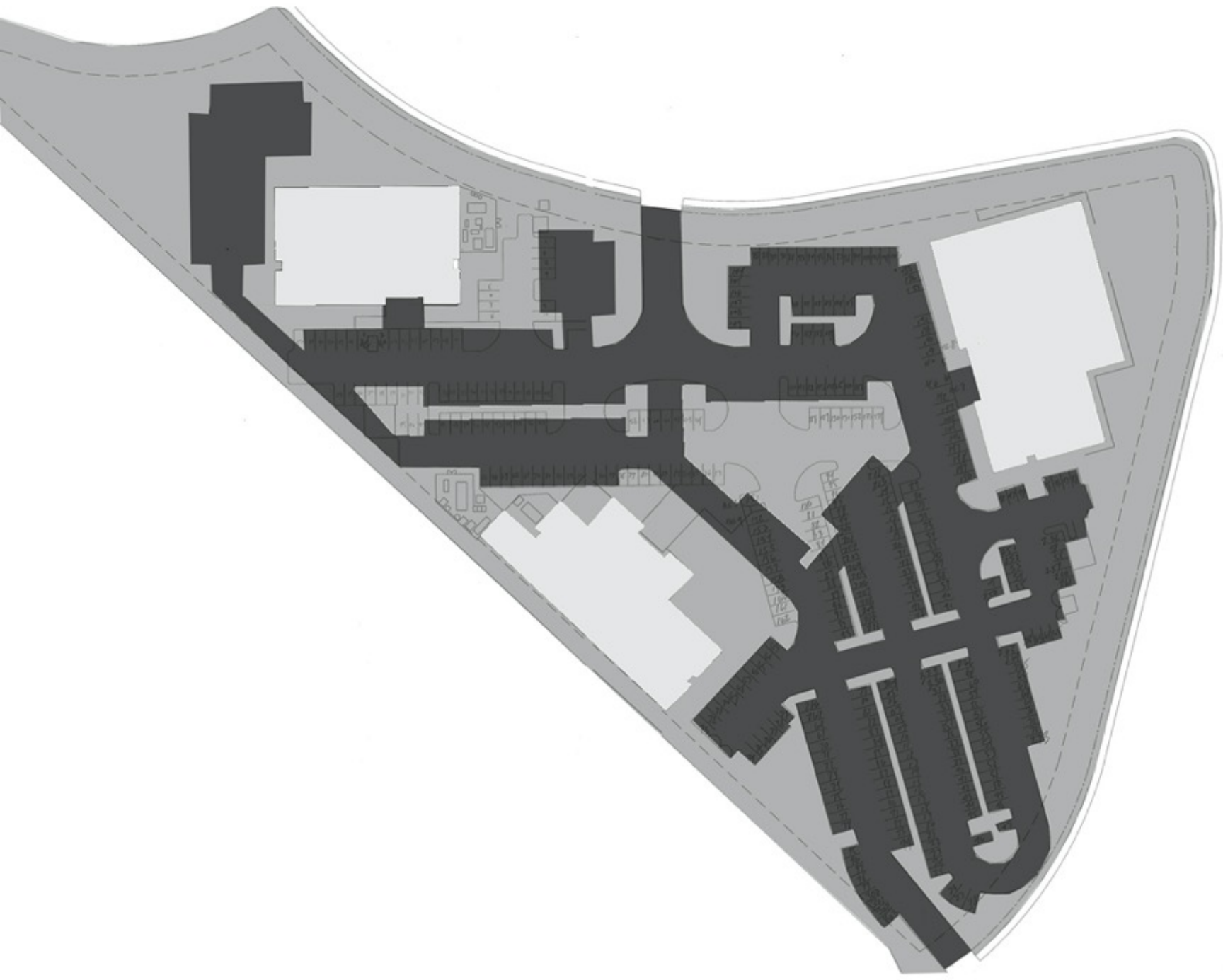


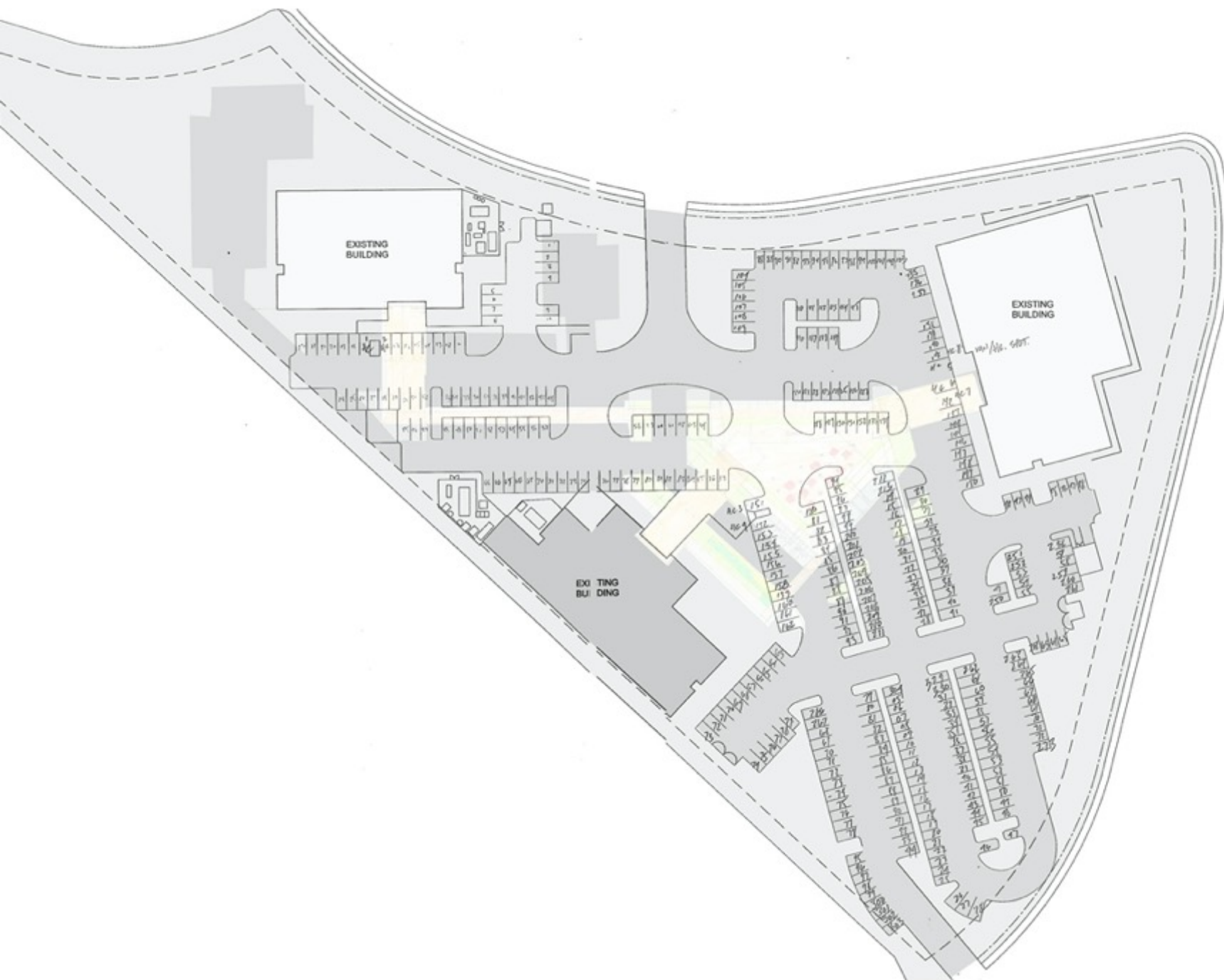








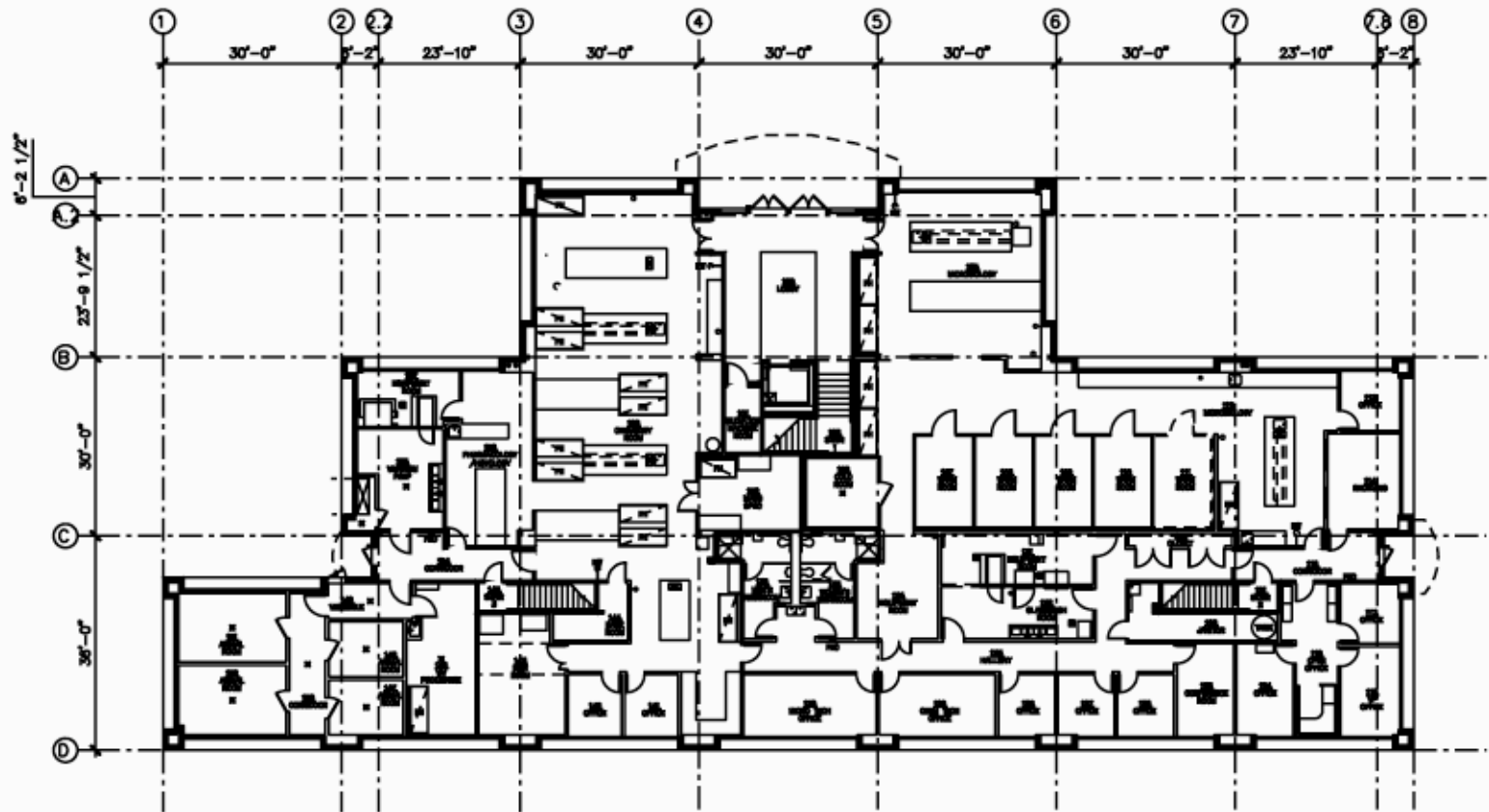




*What floor-plate modifications can enhance the lease-ability,
and building performance?*

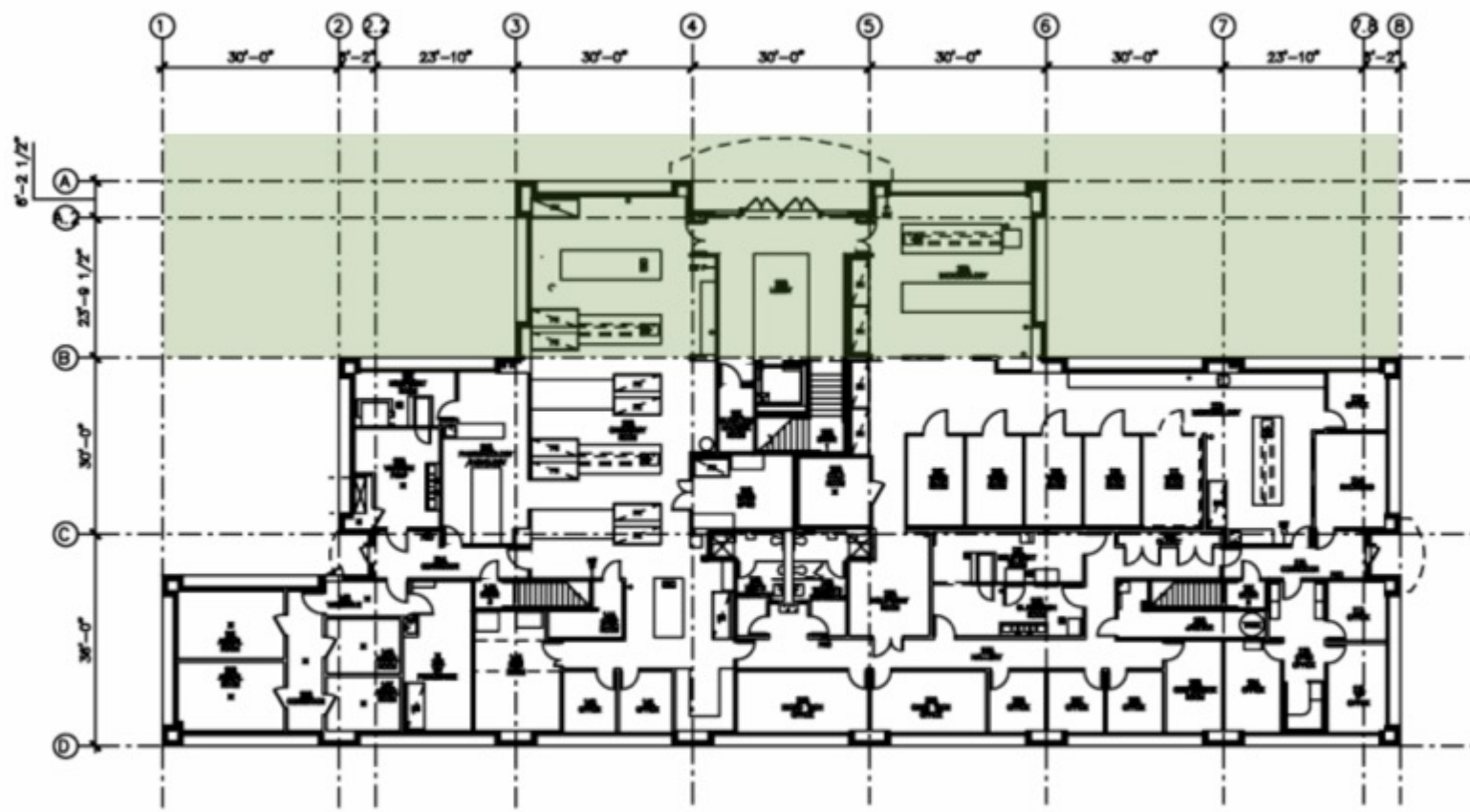


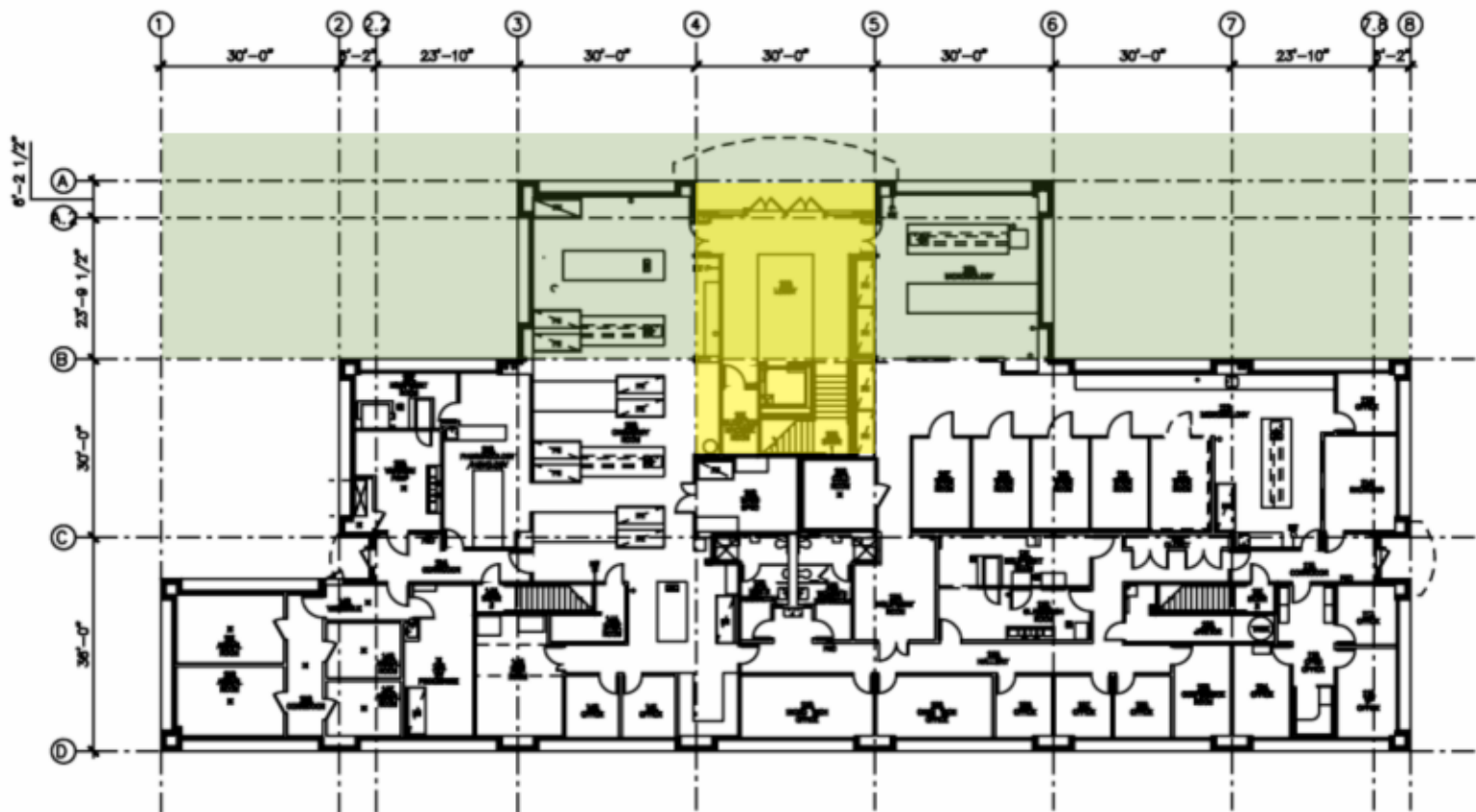
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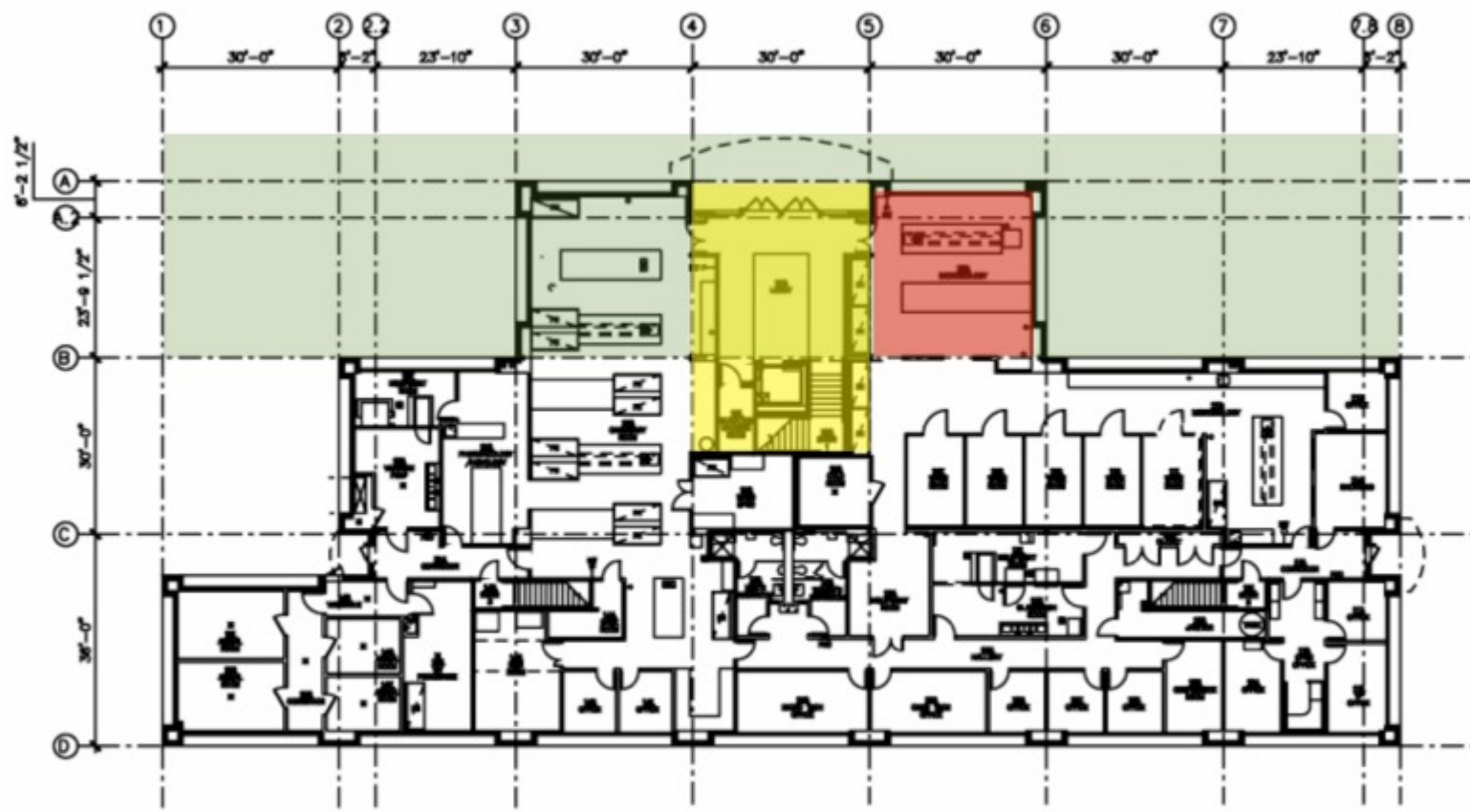
bldg enhancement ZONE

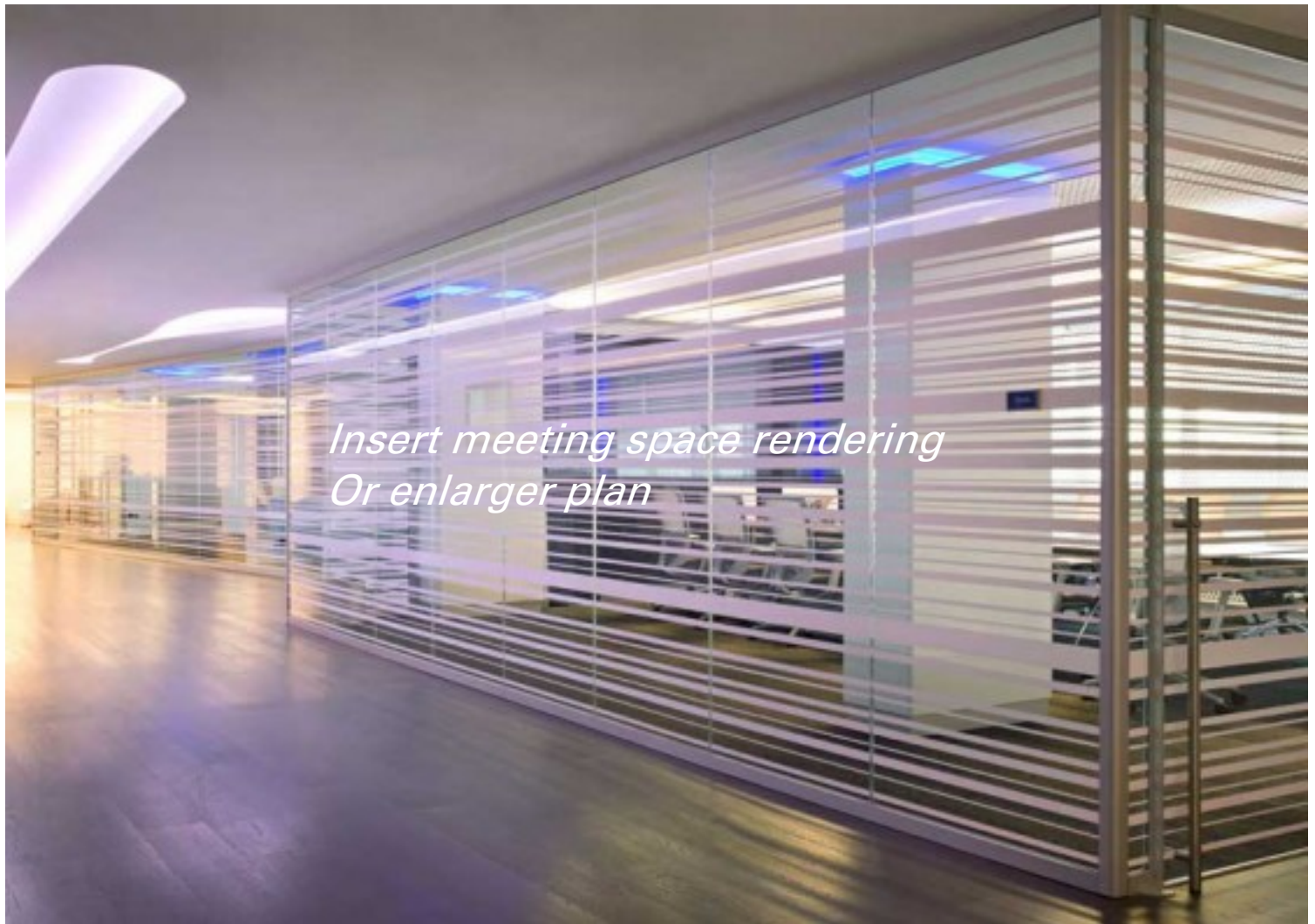




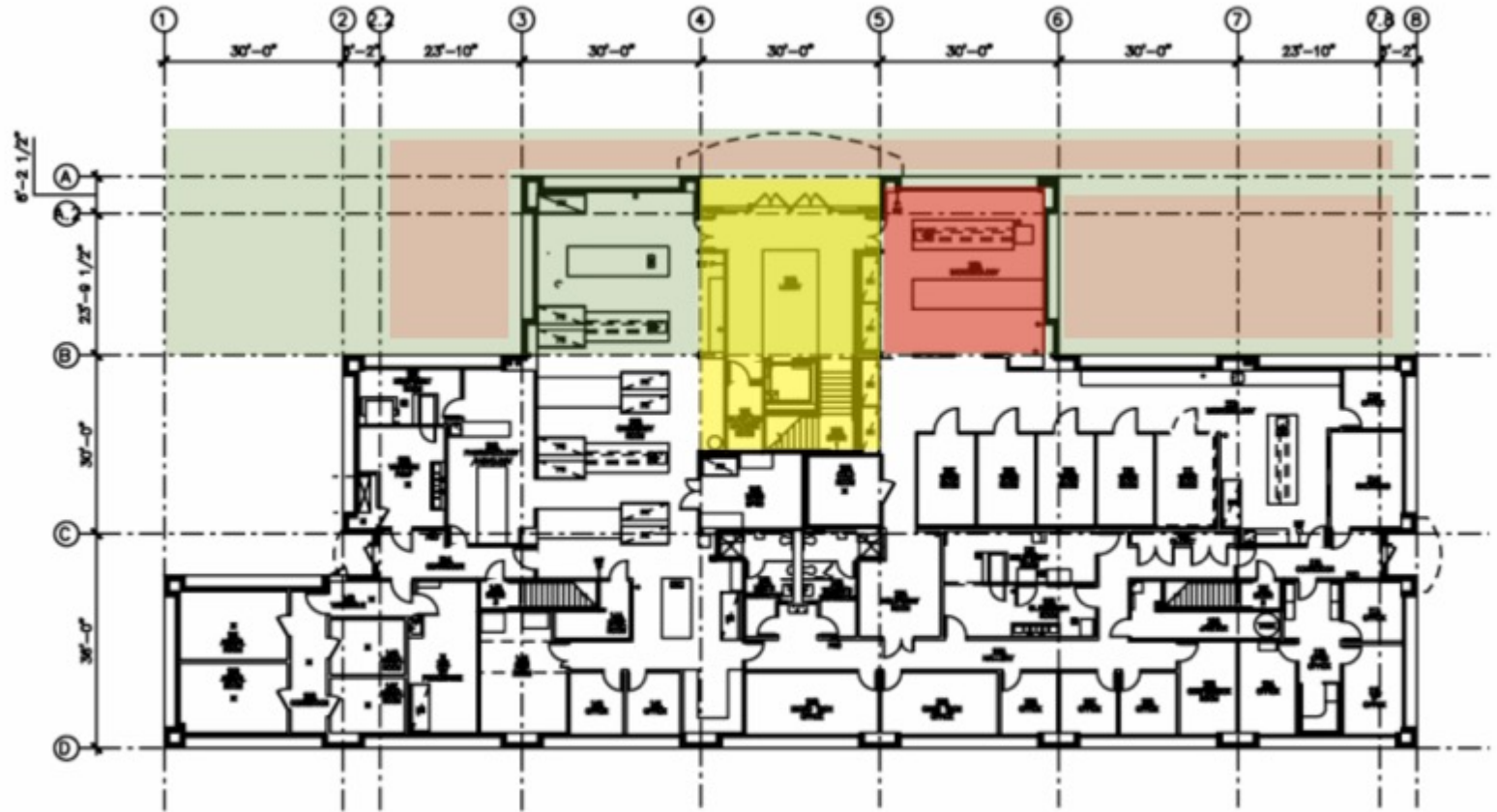


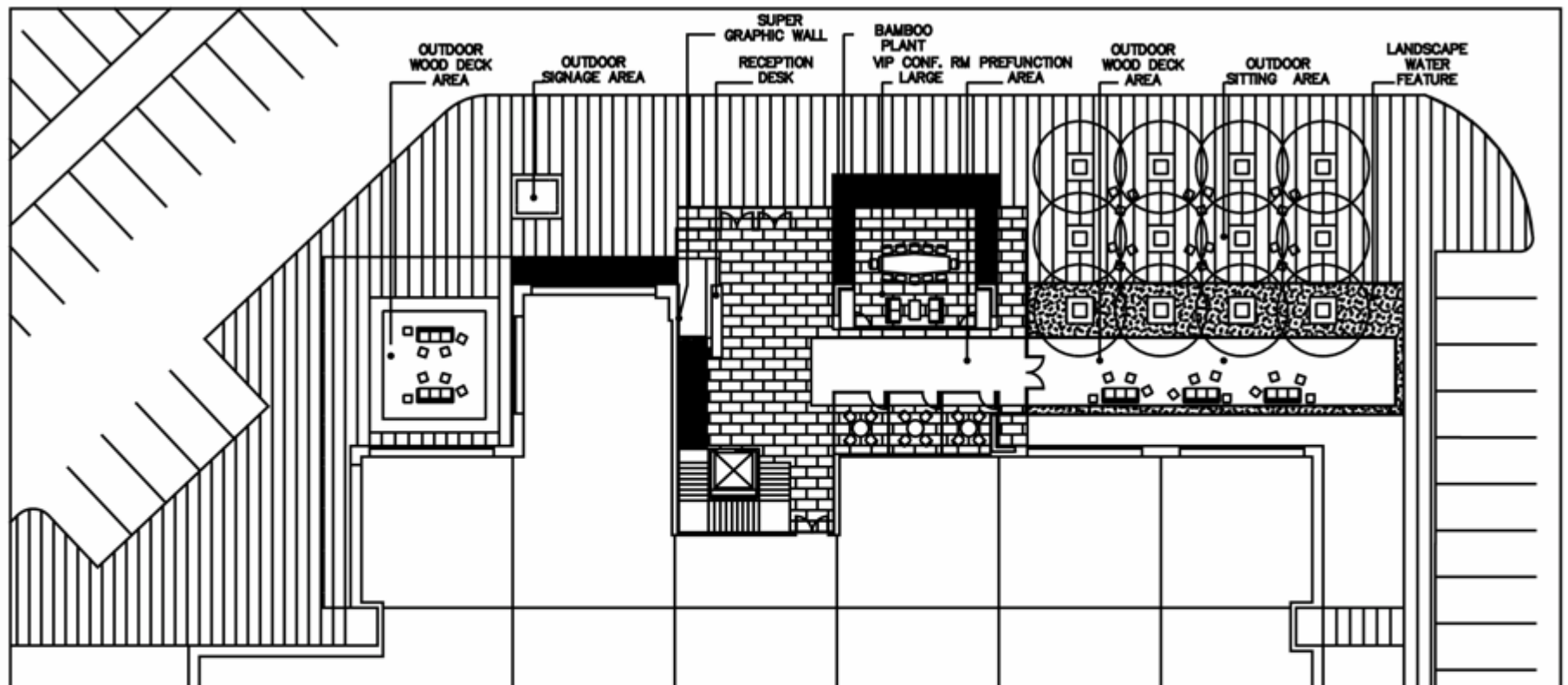
Insert lobby rendering



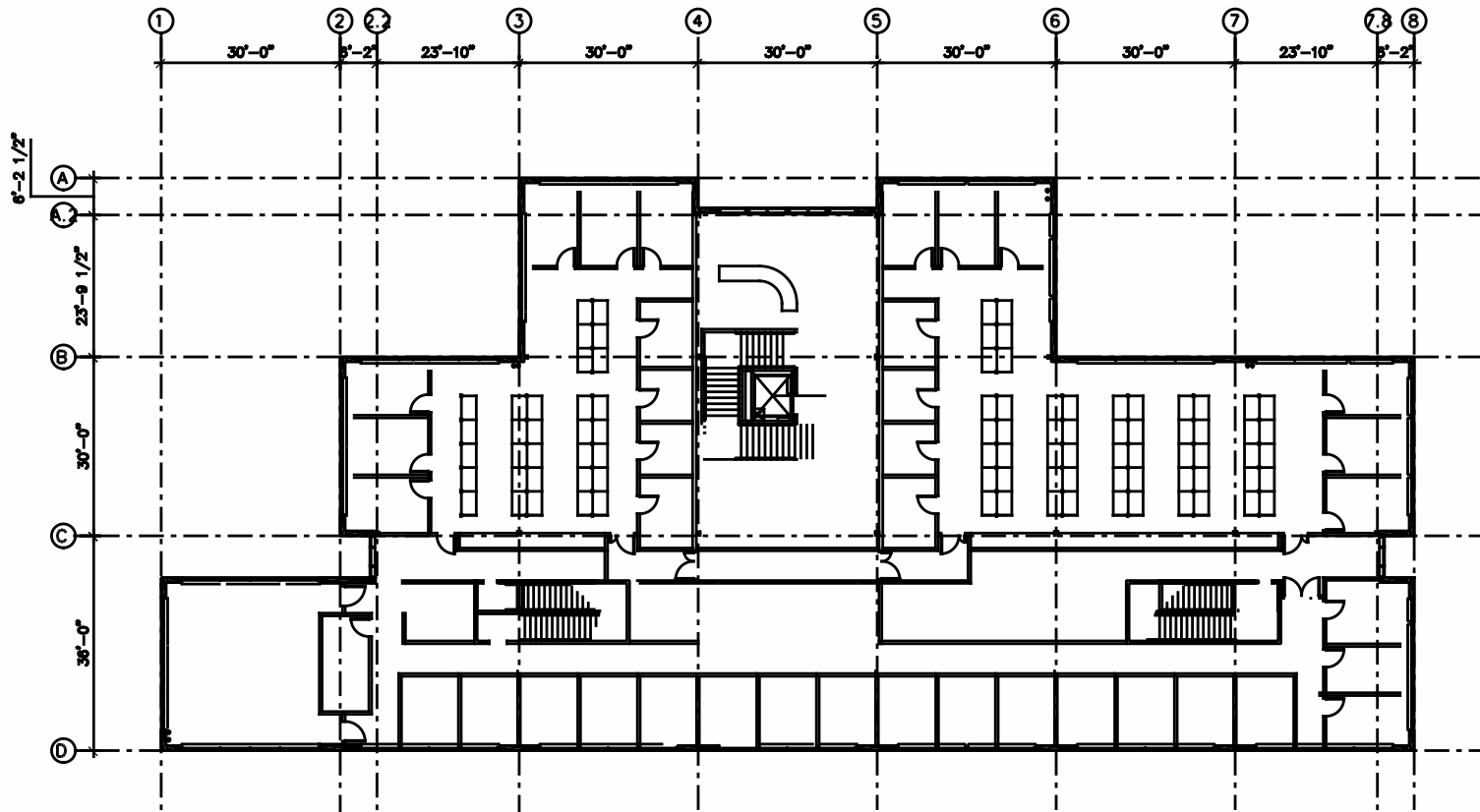


*Insert meeting space rendering
Or enlarger plan*

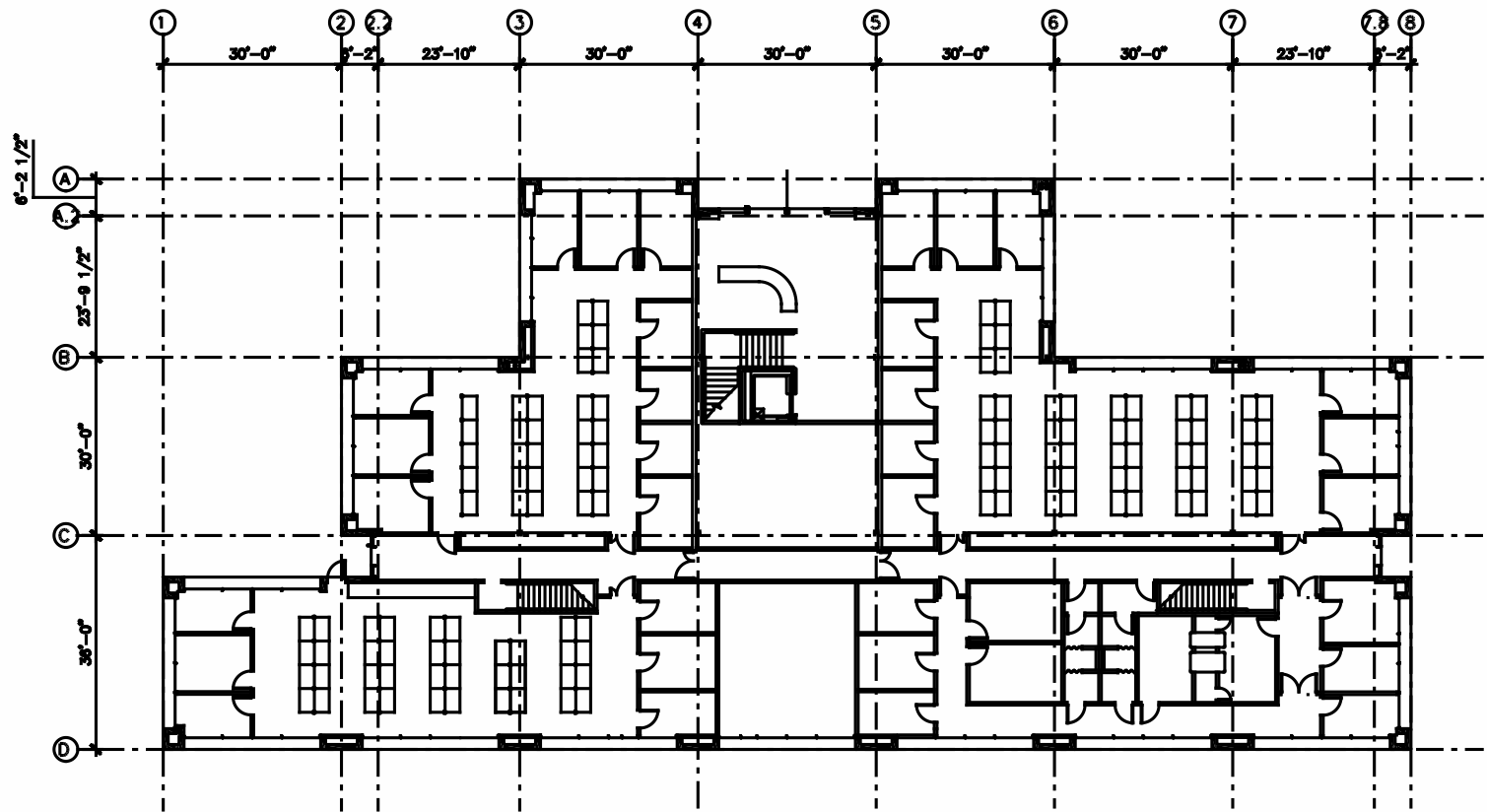




LAB PLANNING enhancement



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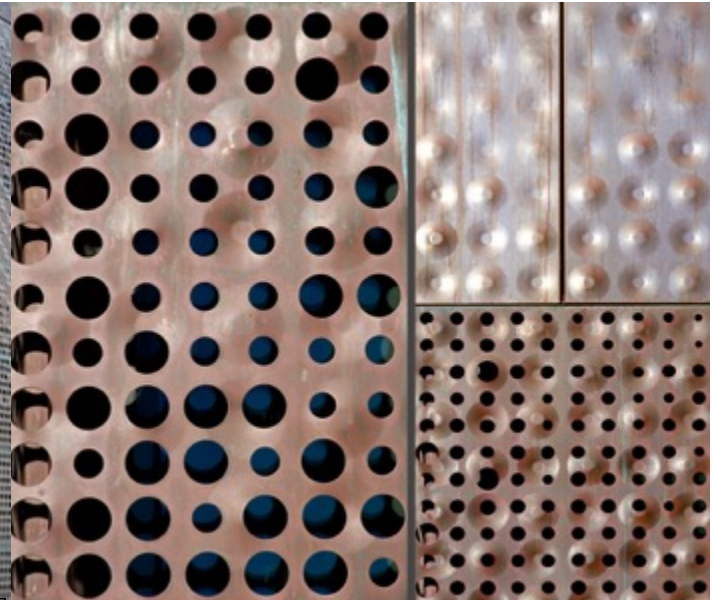
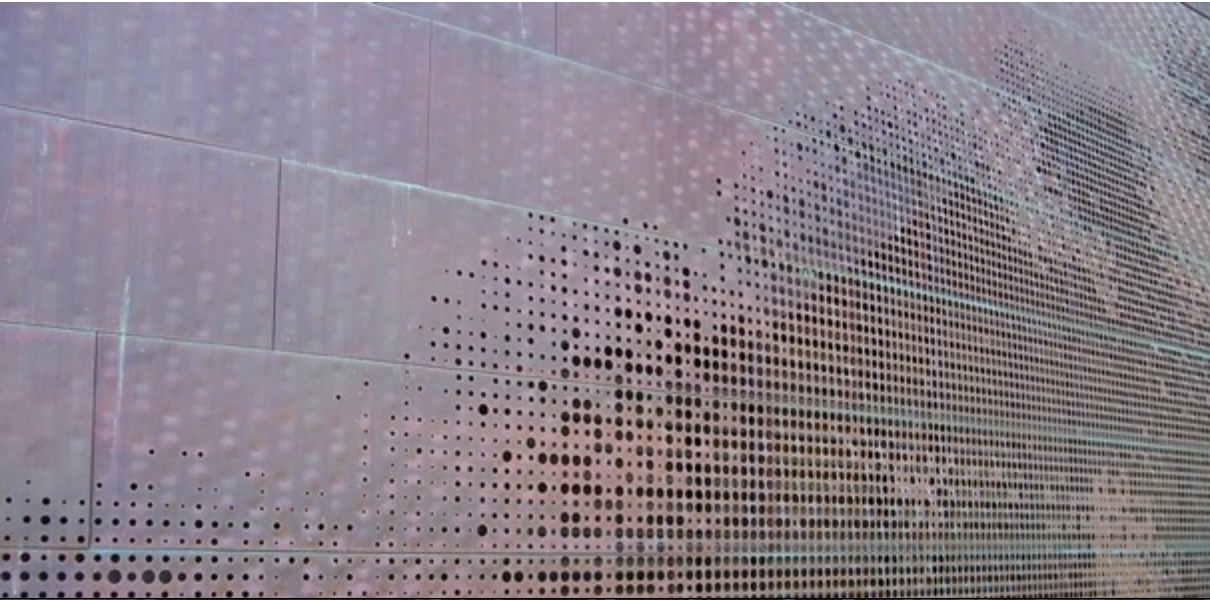
TECH - WRAP

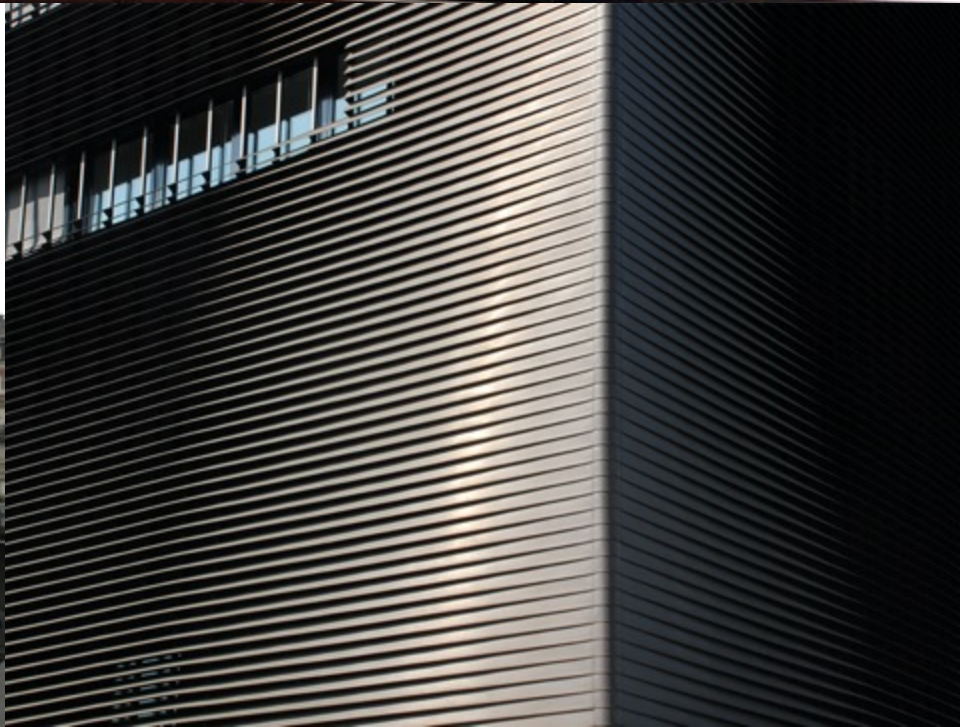
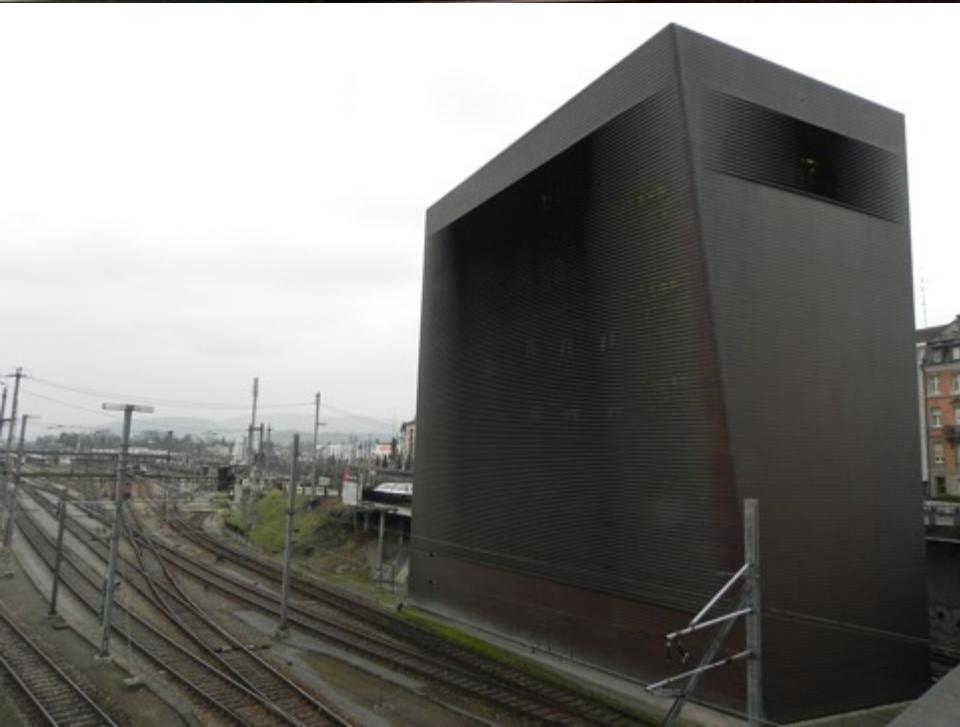
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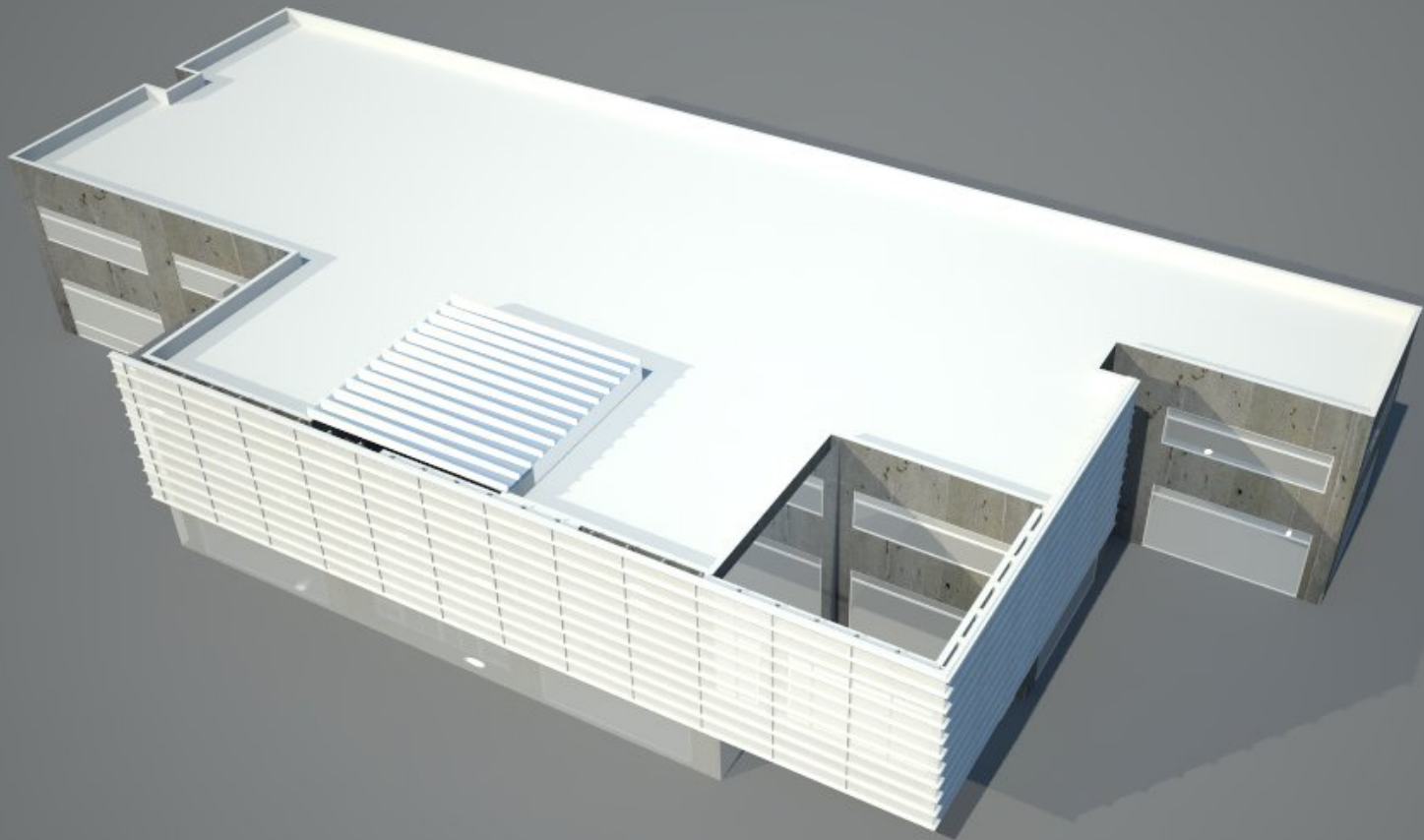
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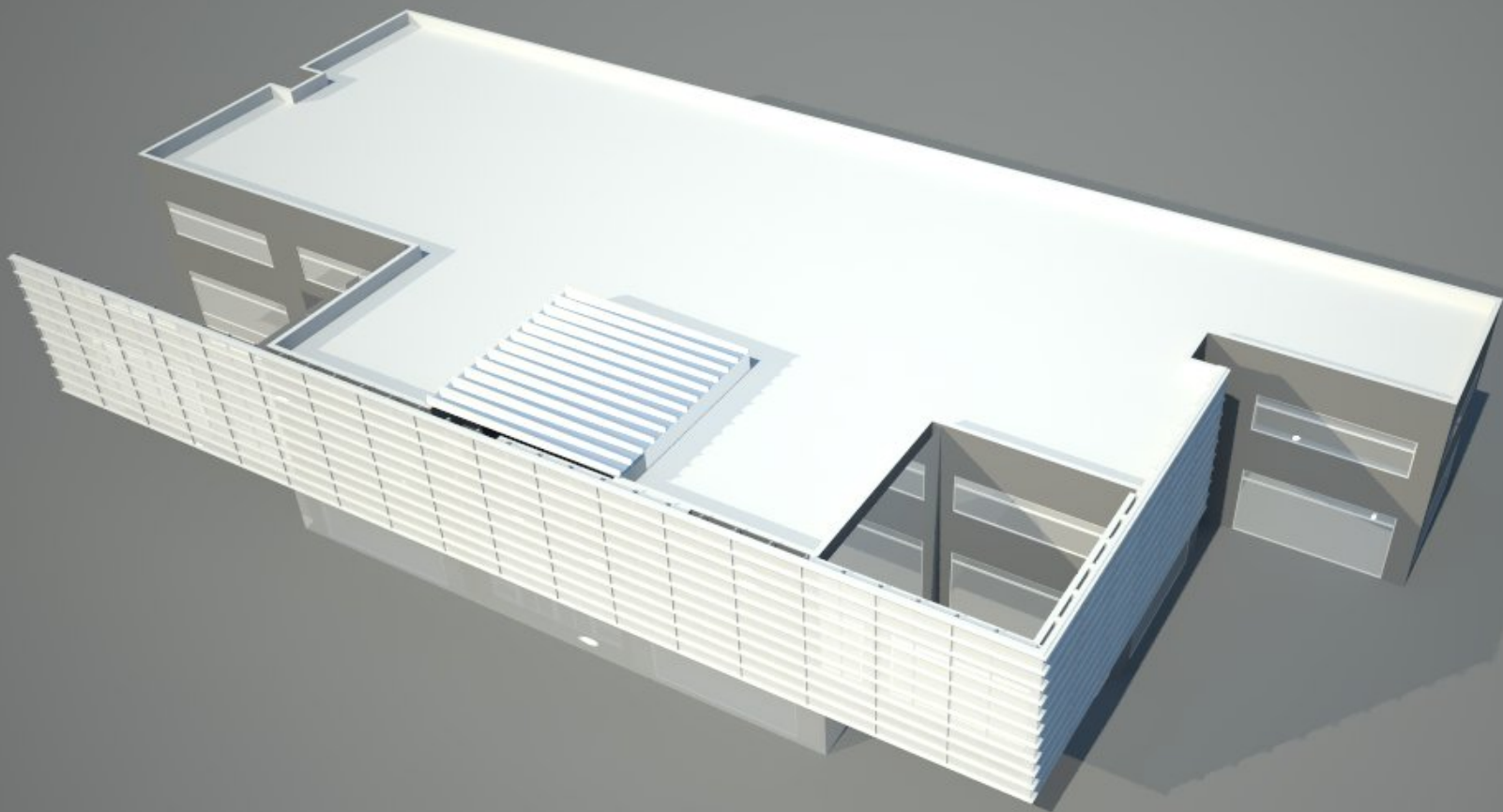








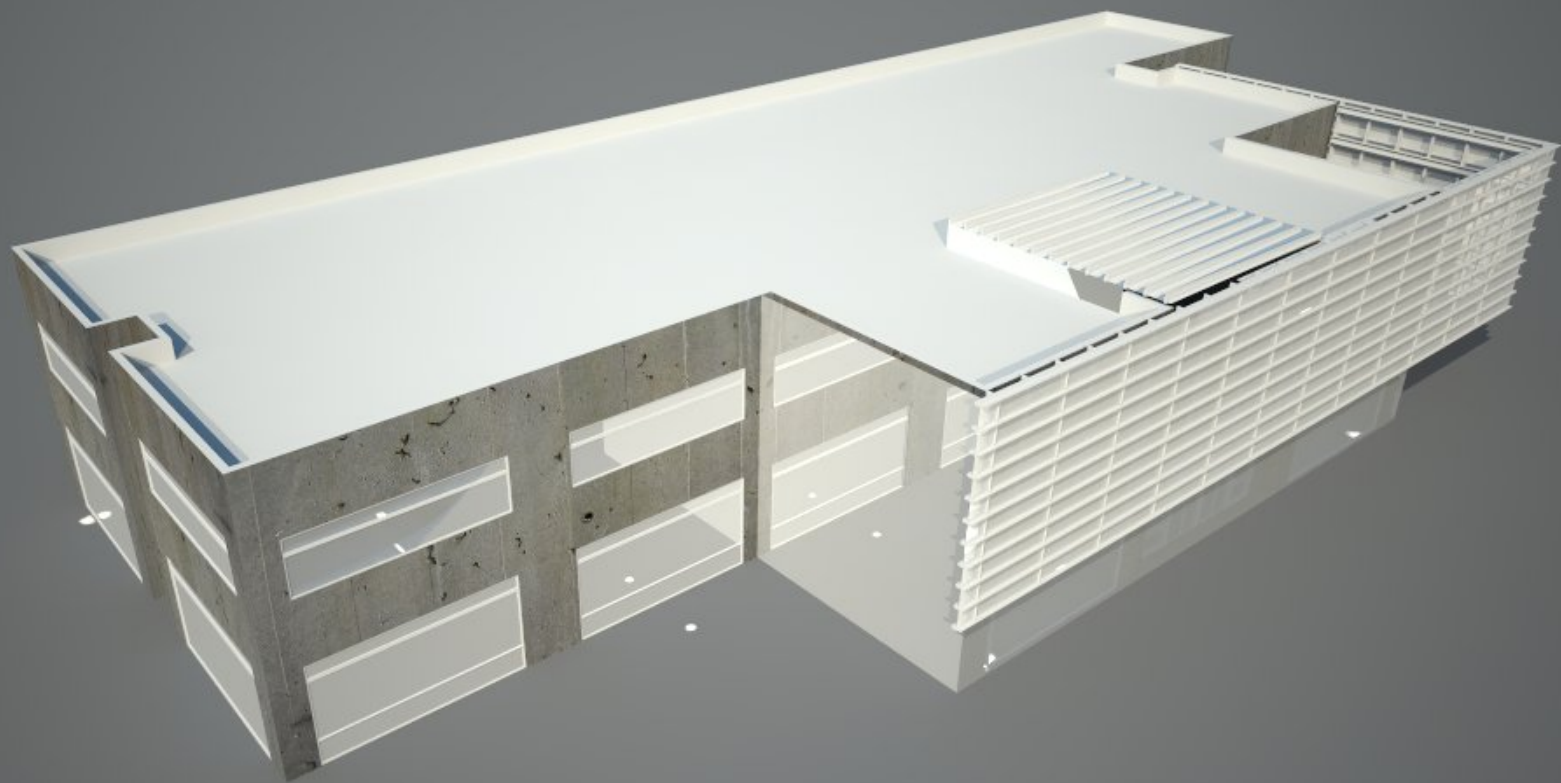




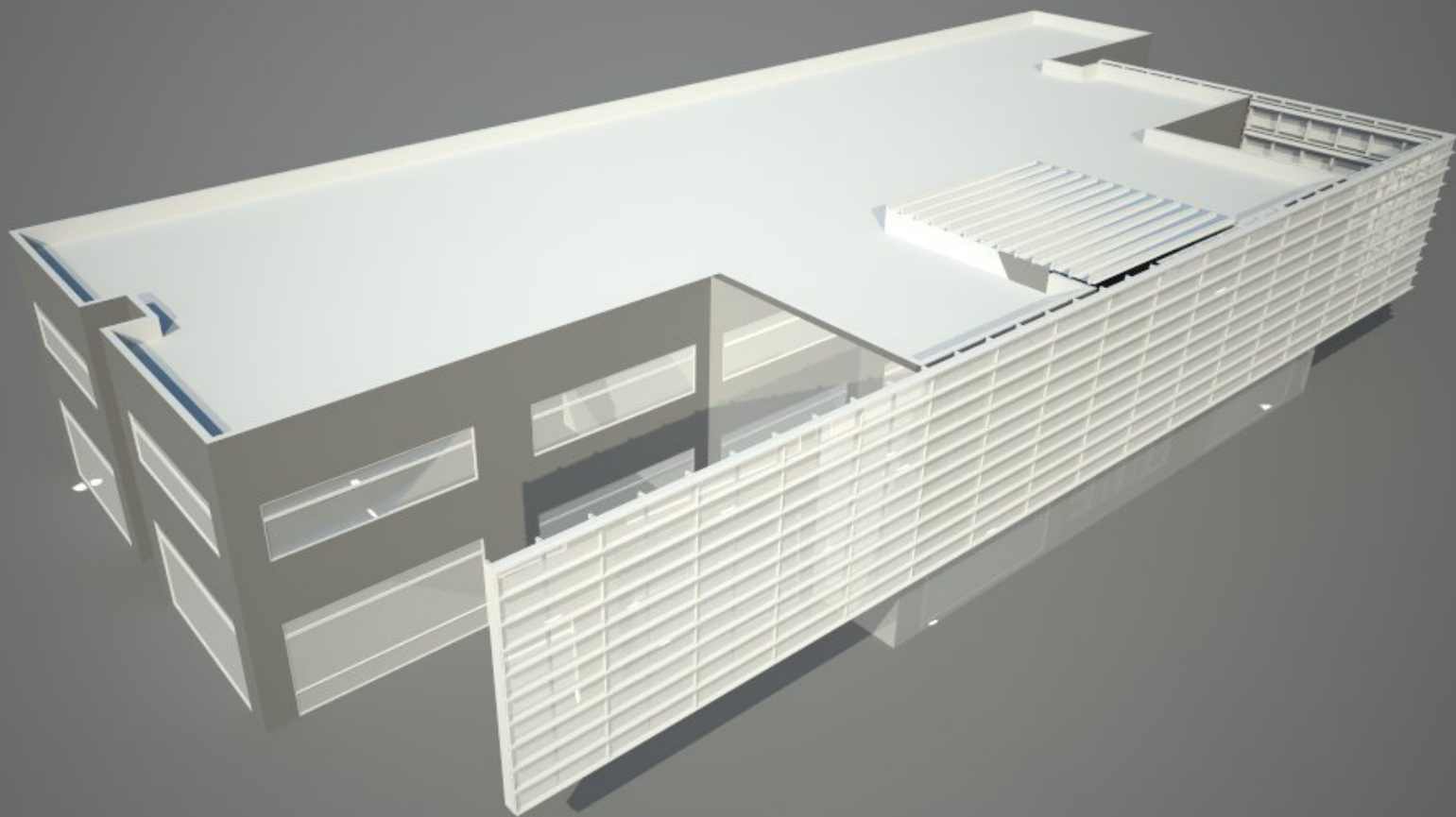


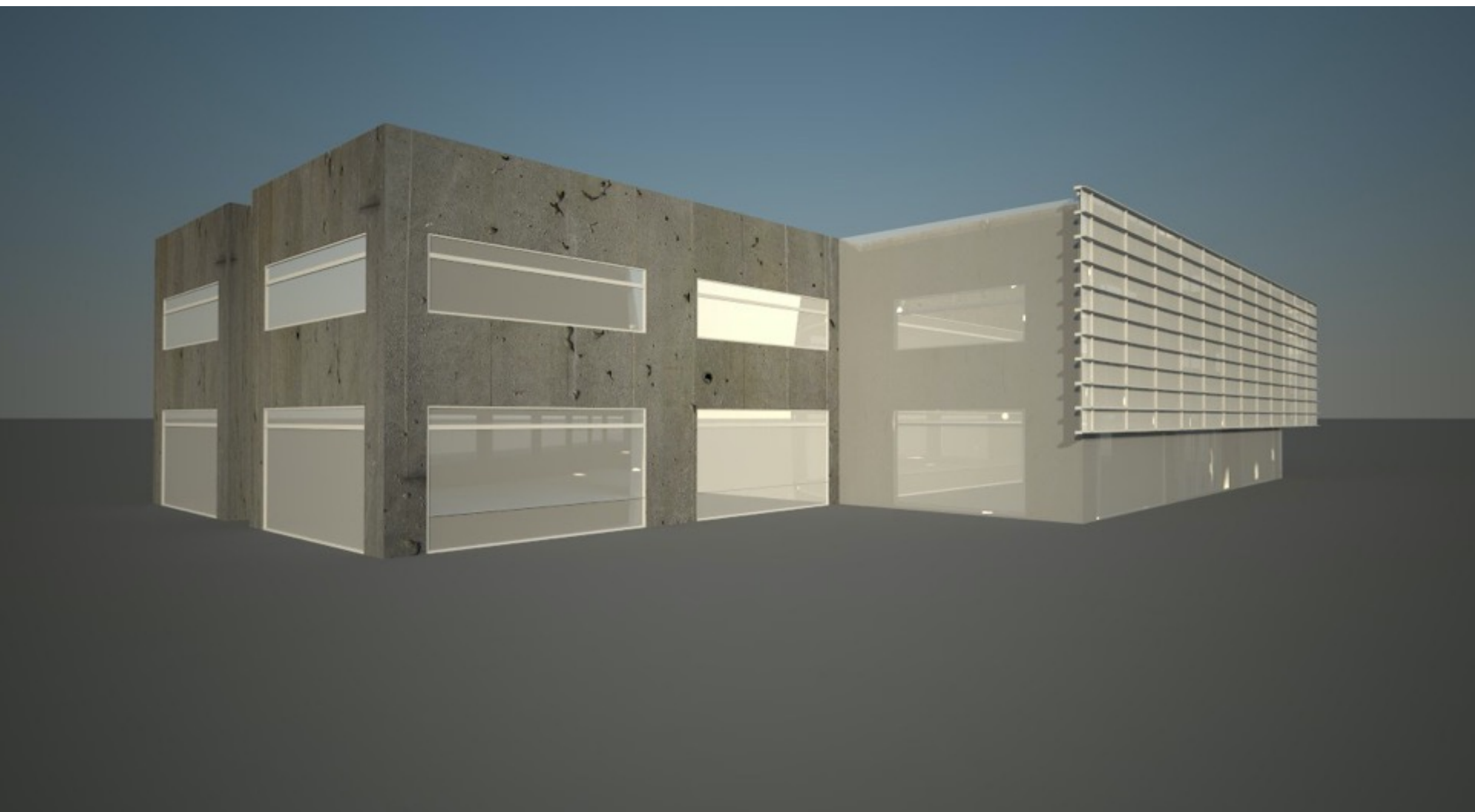
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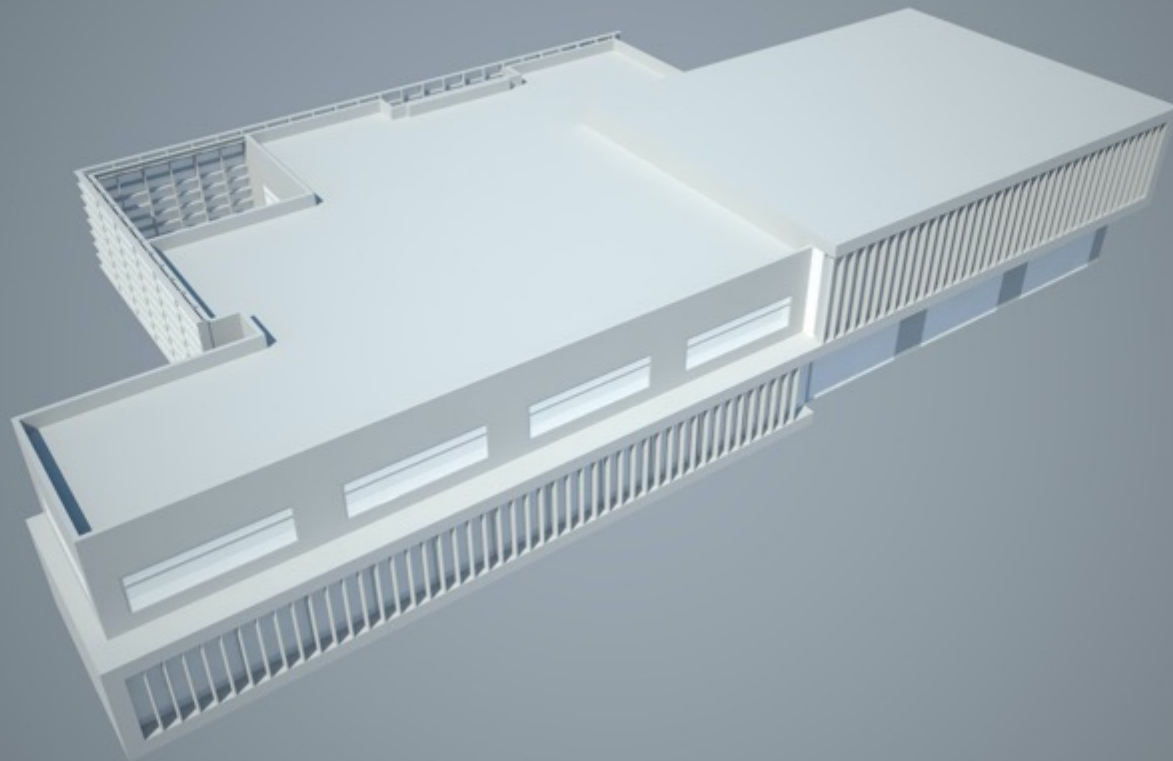
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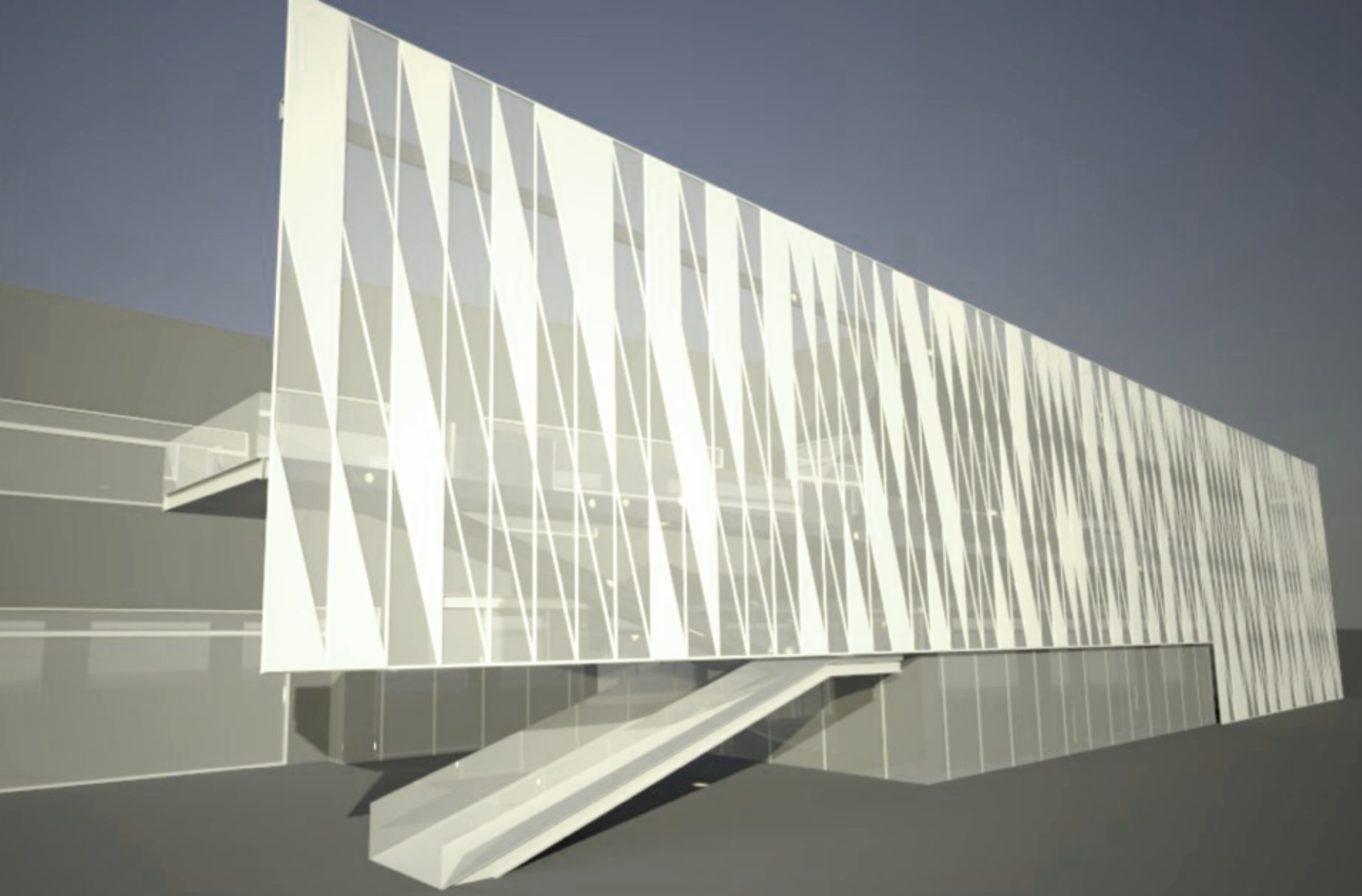
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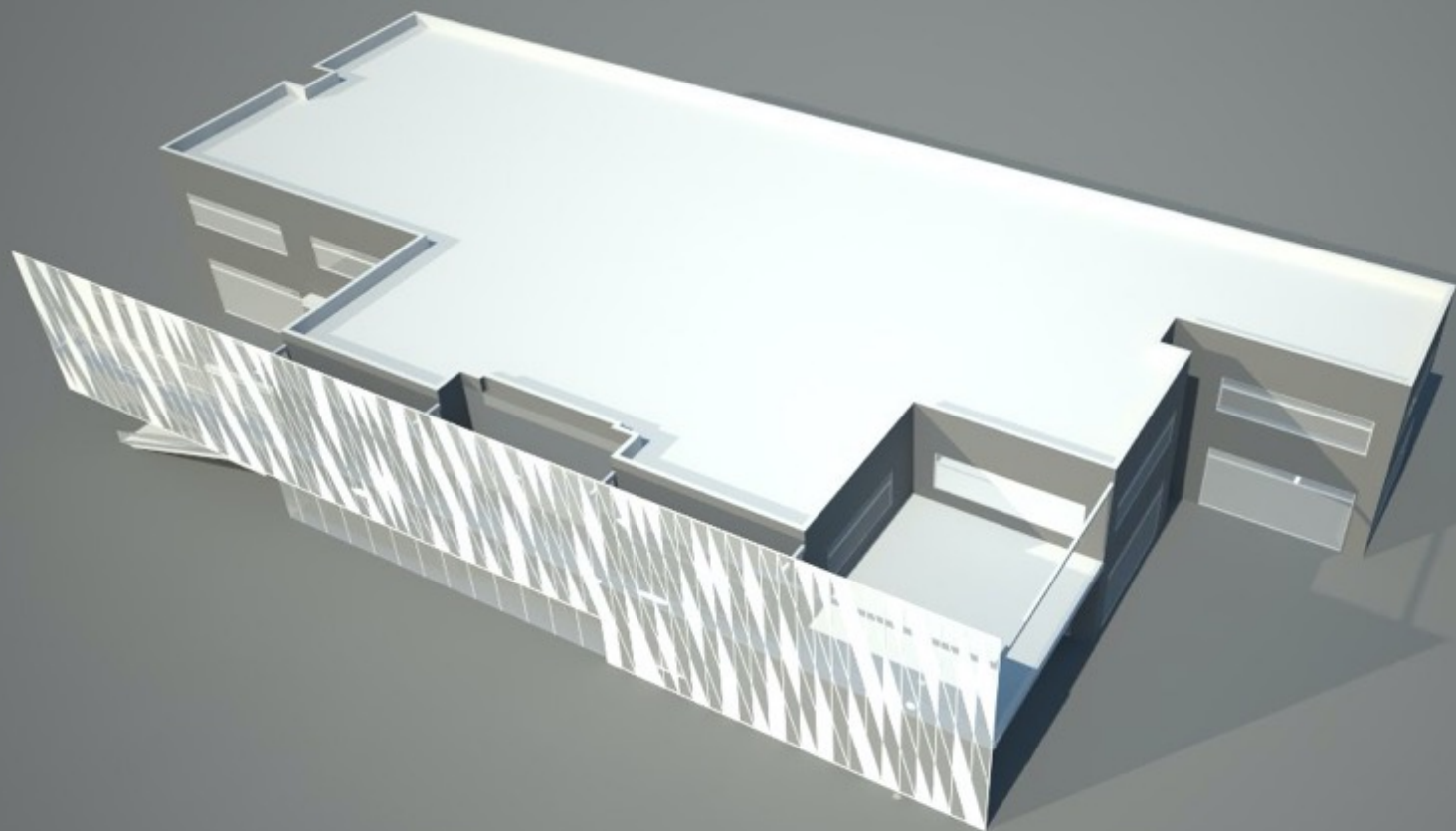




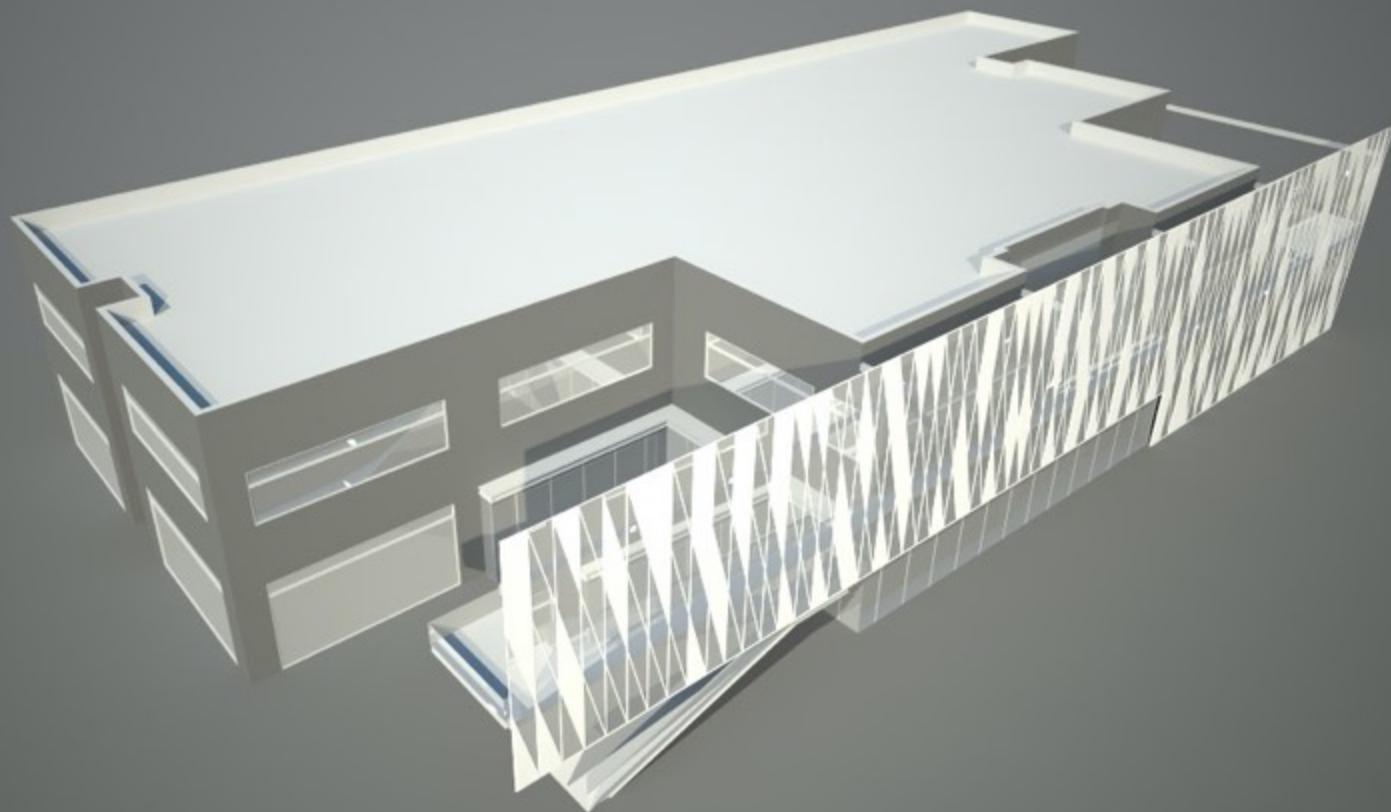
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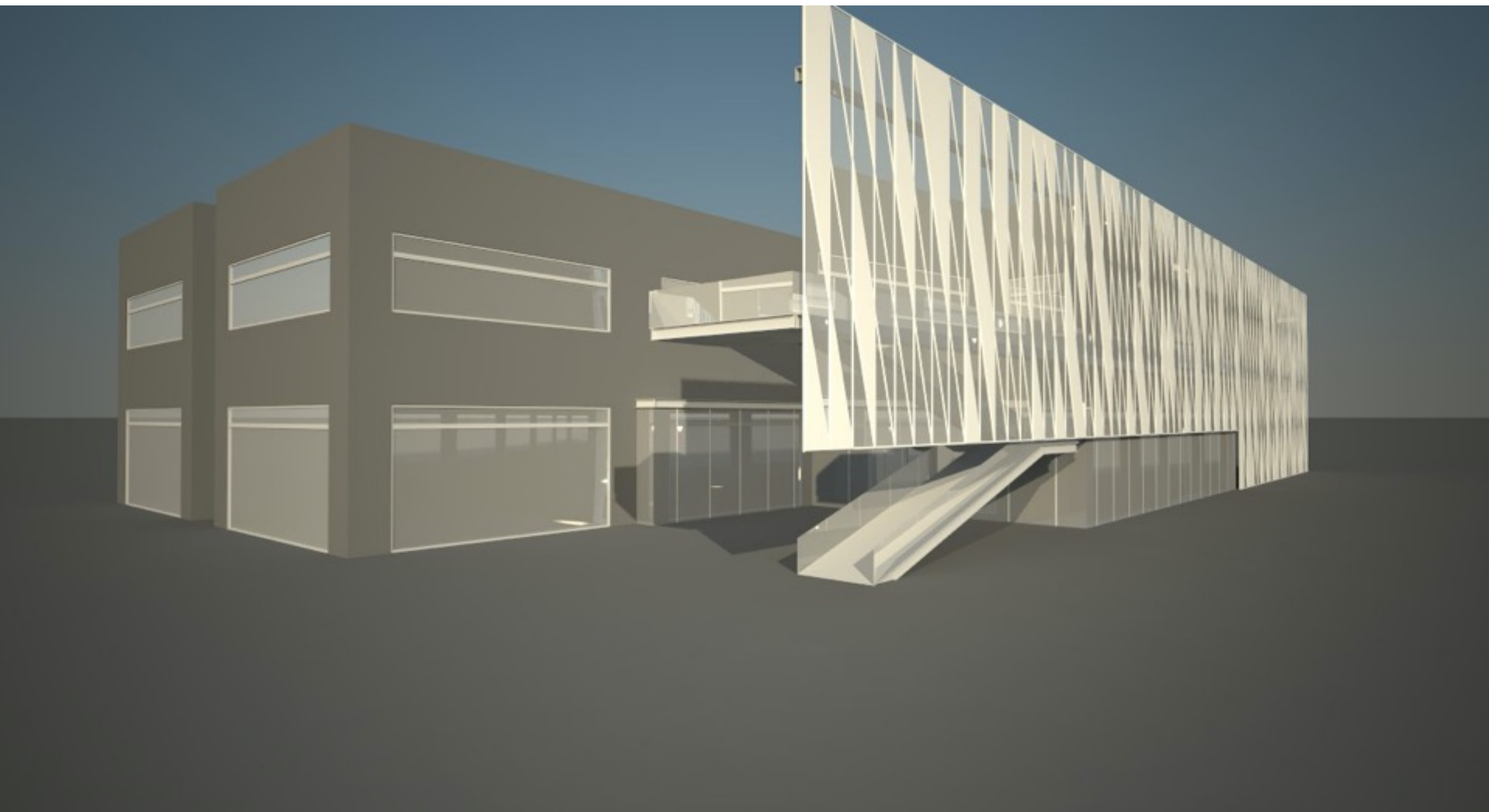
DYNAMIC FAÇADE ALTERNATIVE











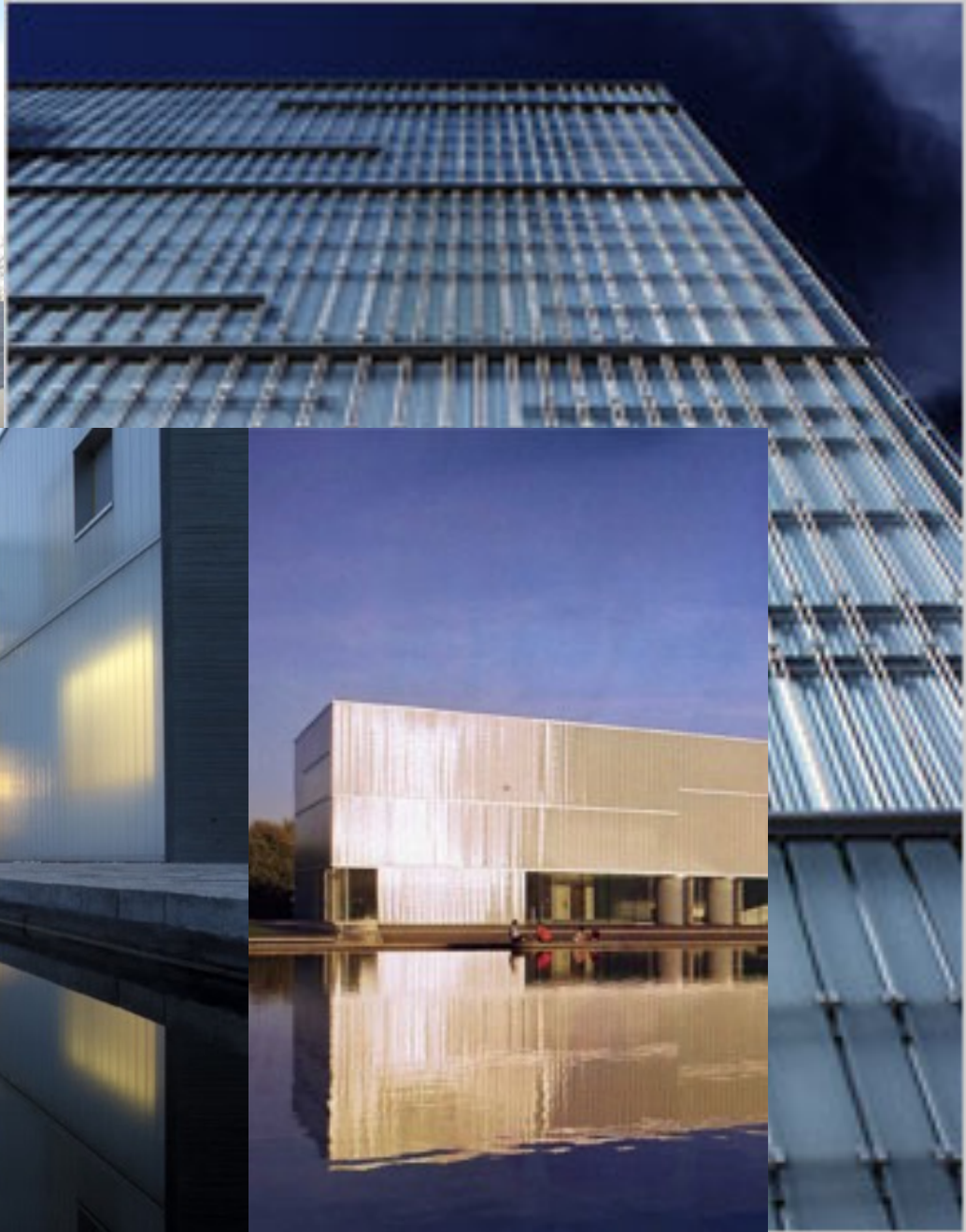




DESIGN EXPLORATION 2

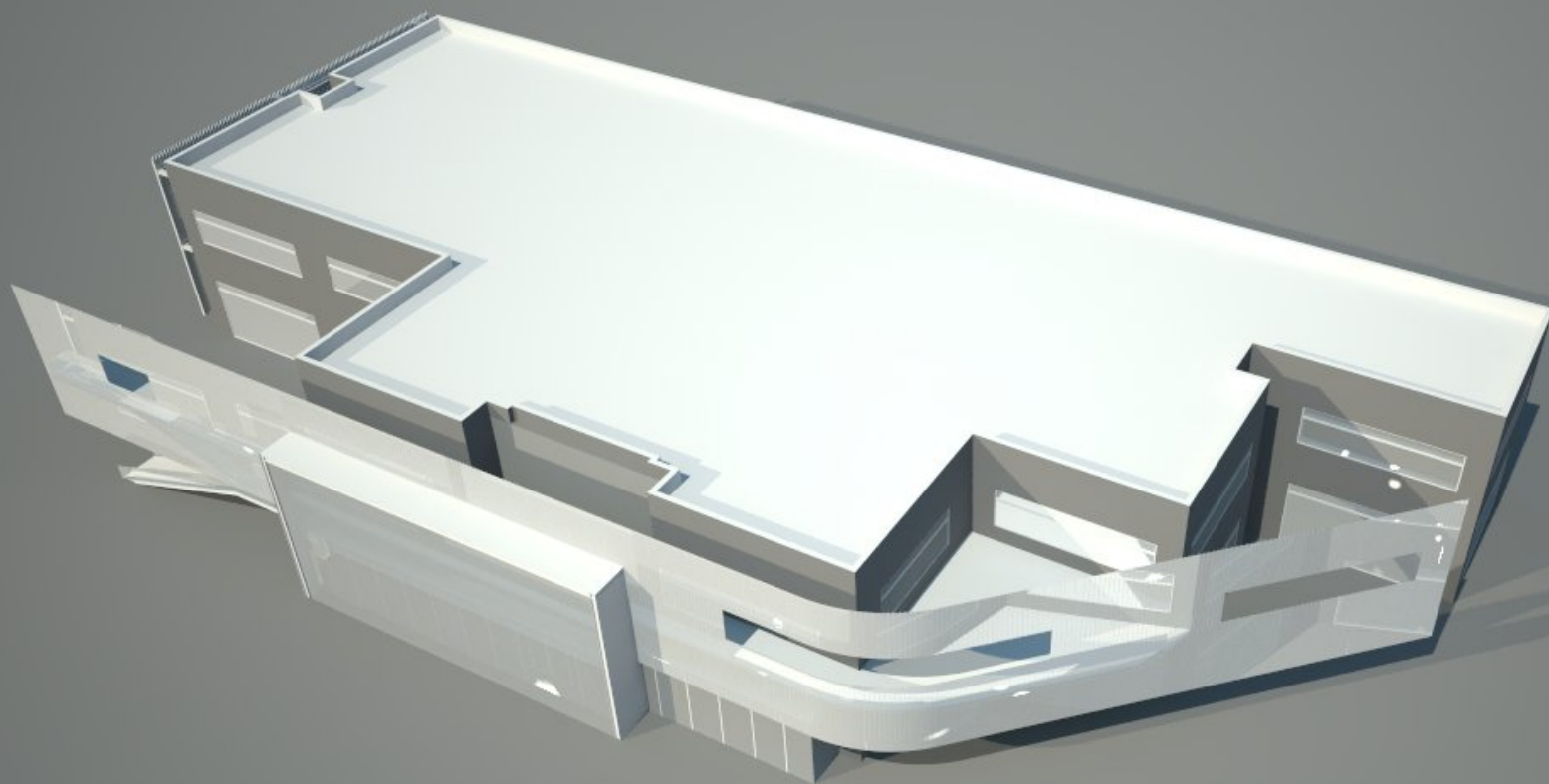
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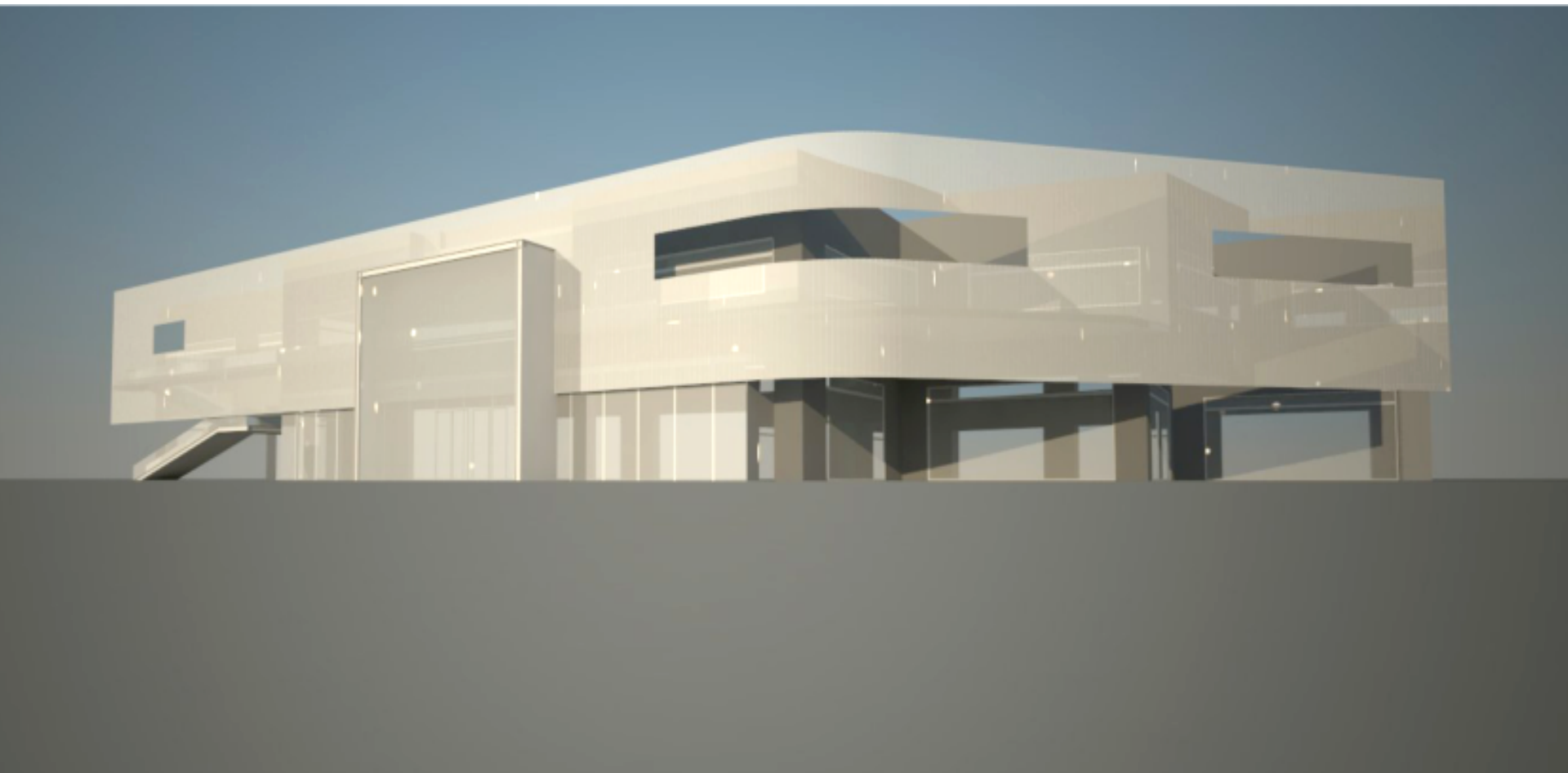


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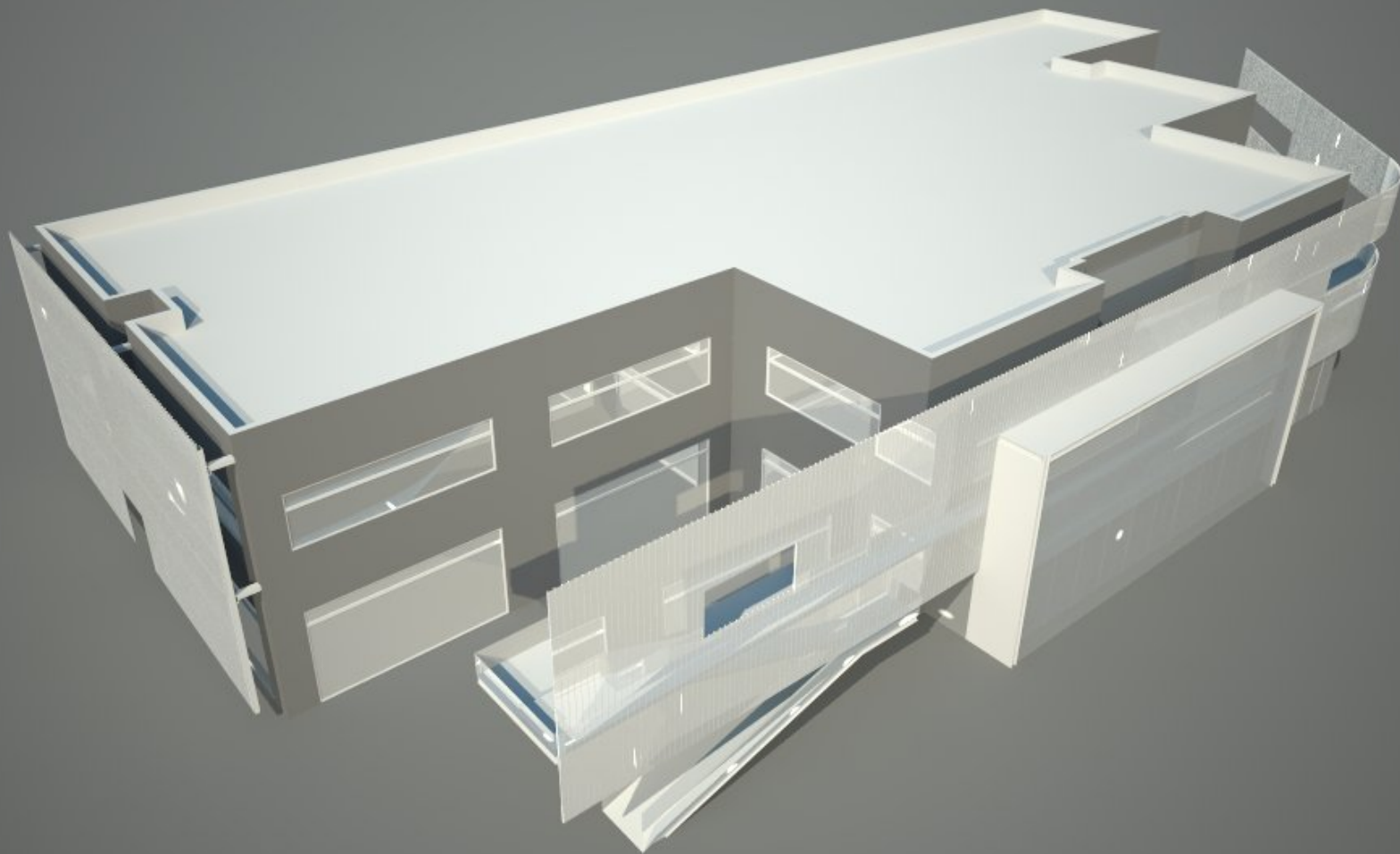




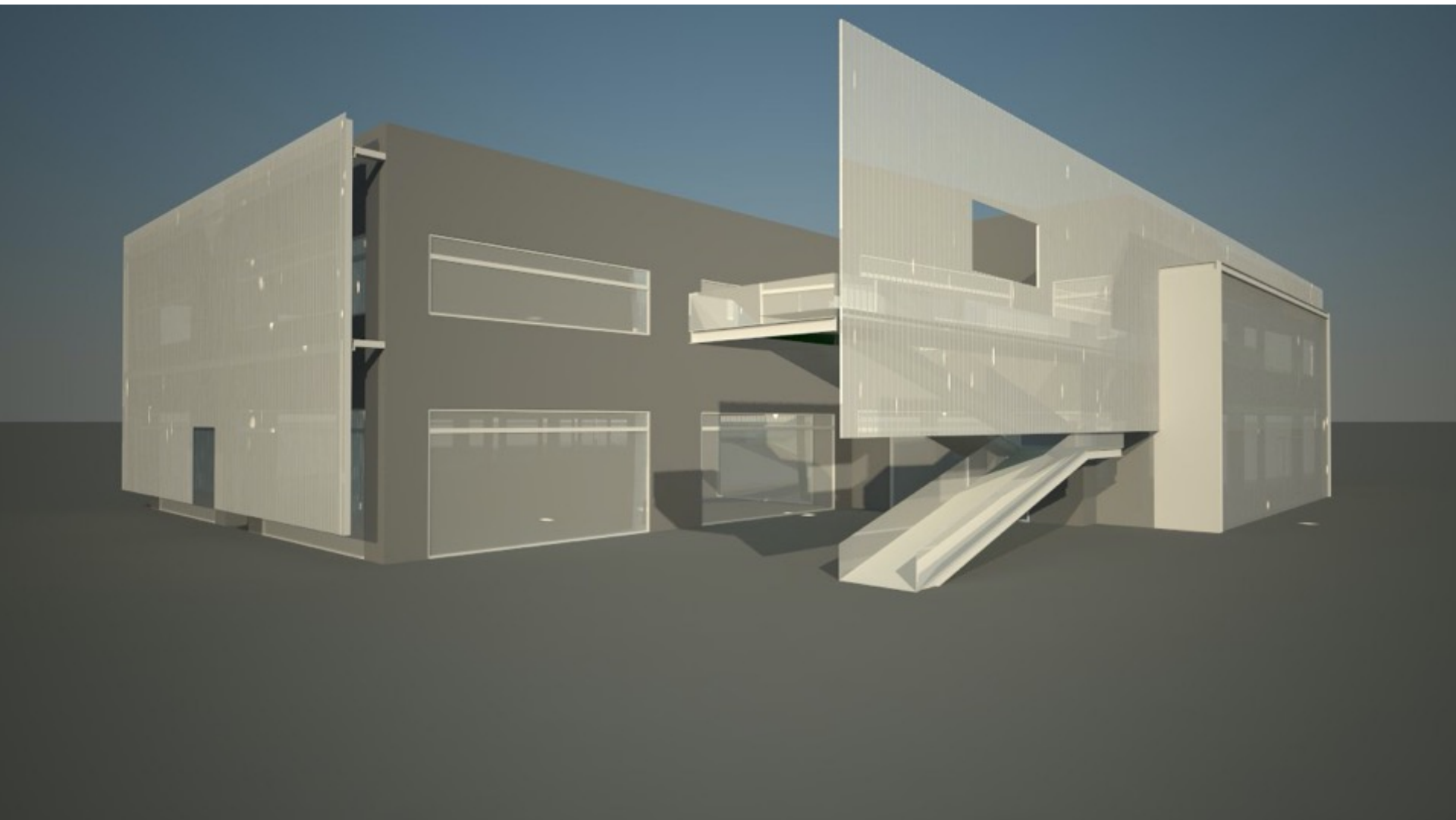
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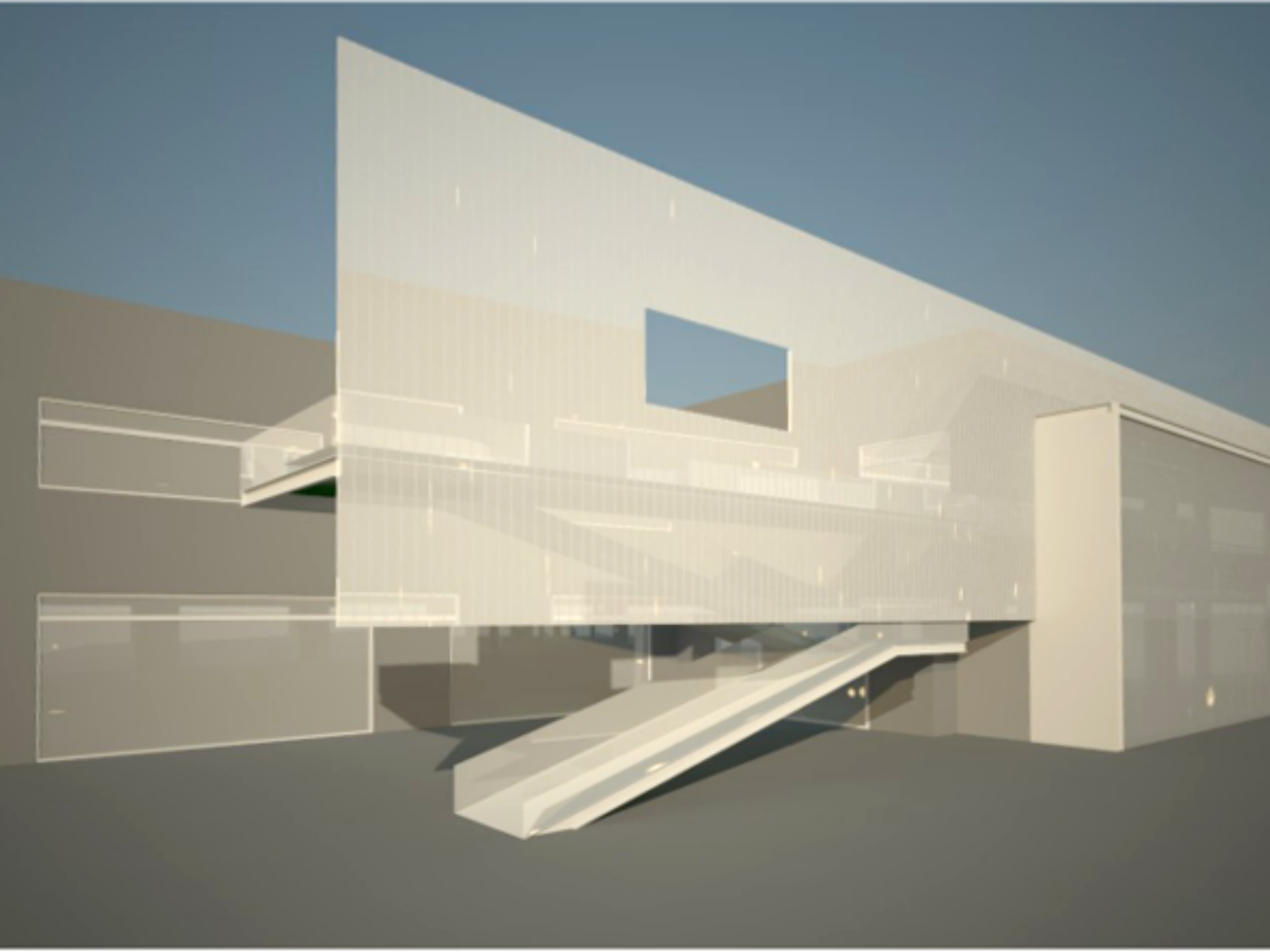


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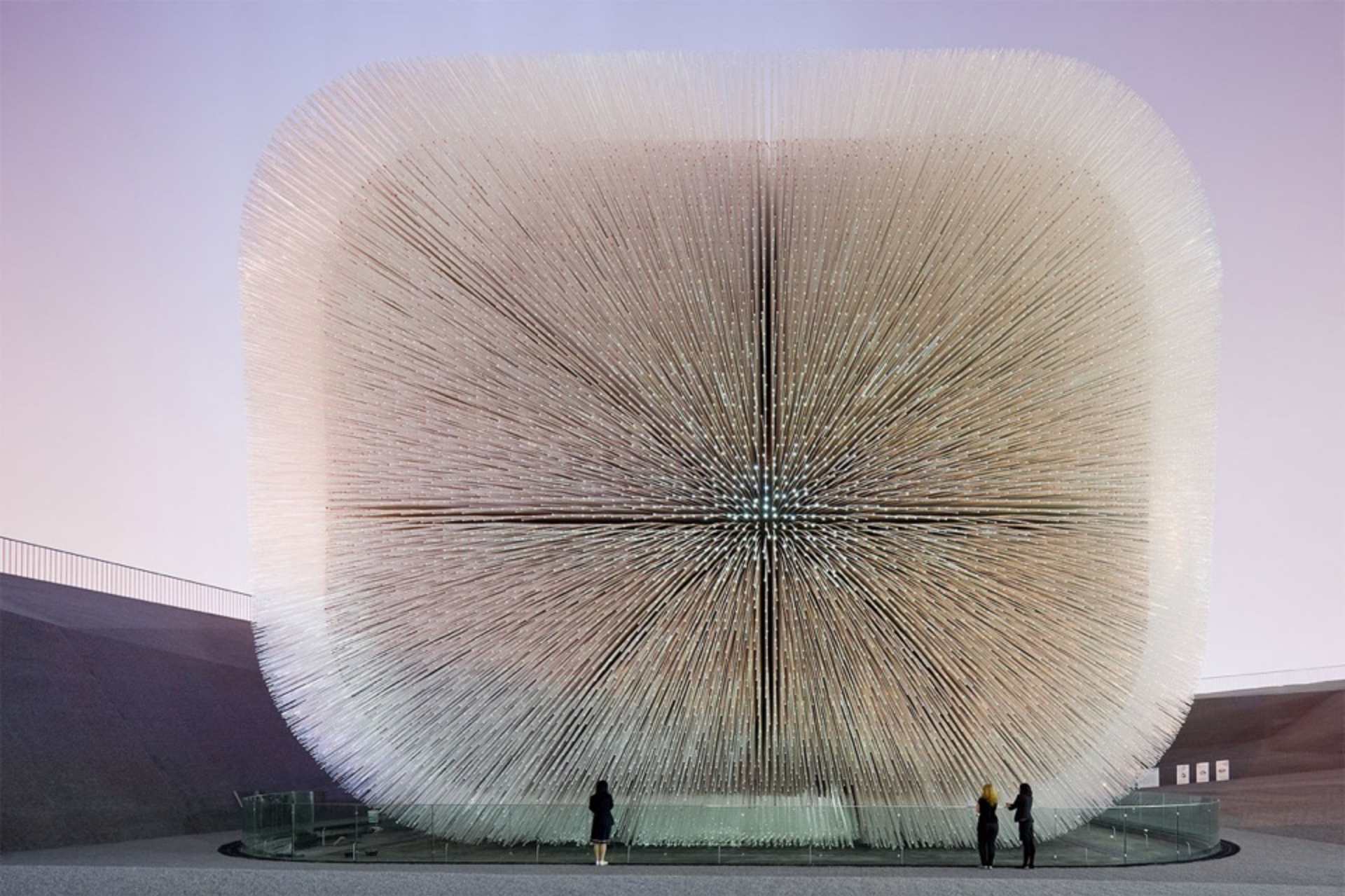
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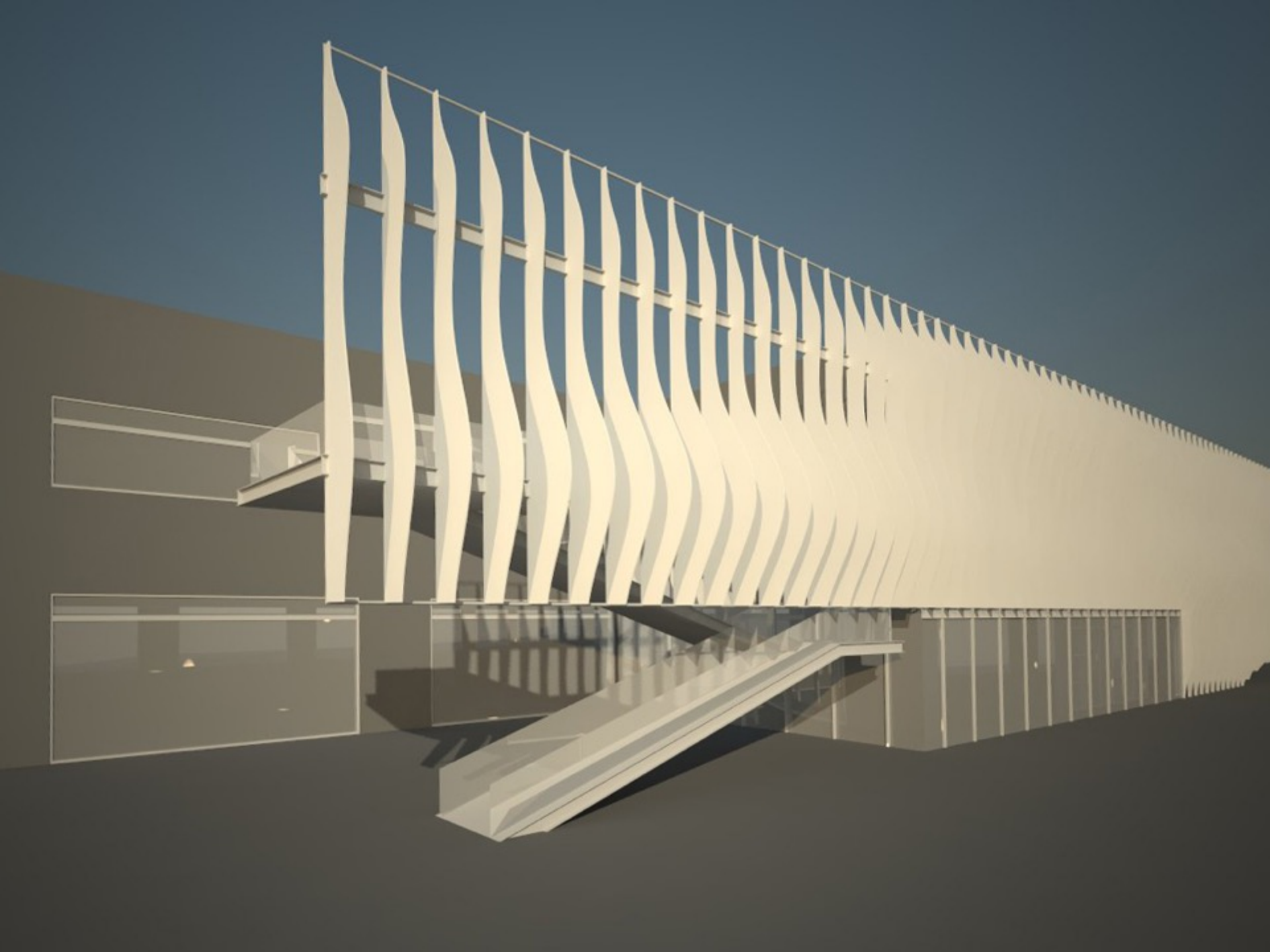


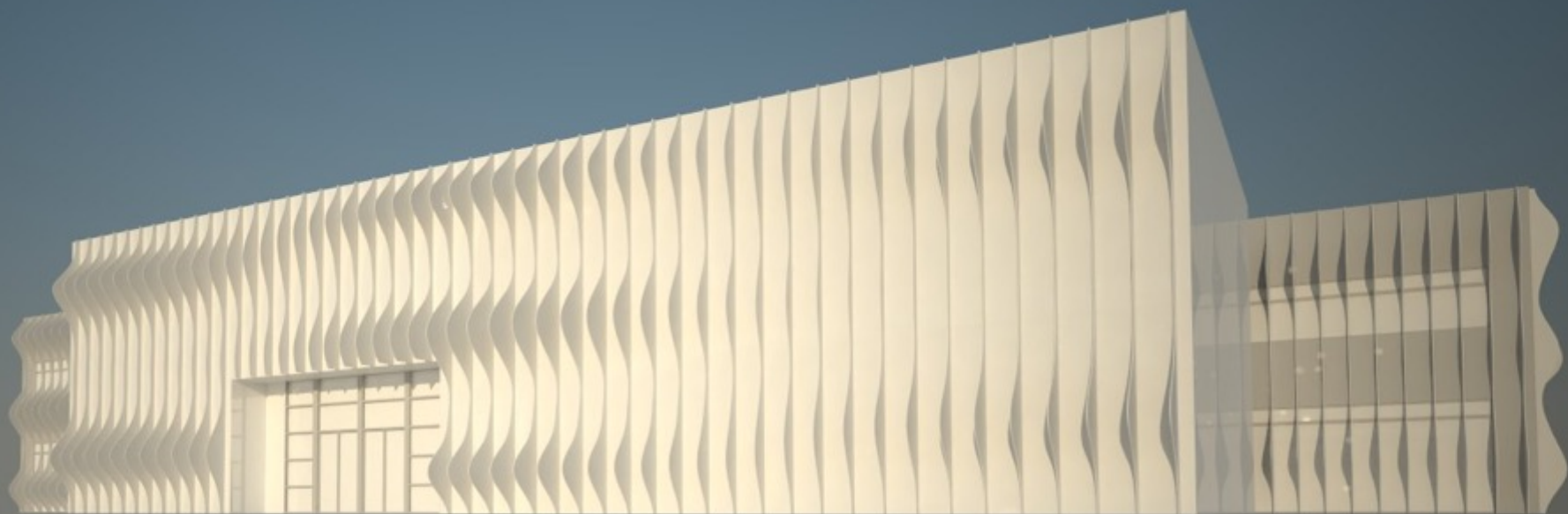
DESIGN EXPLORATION 3

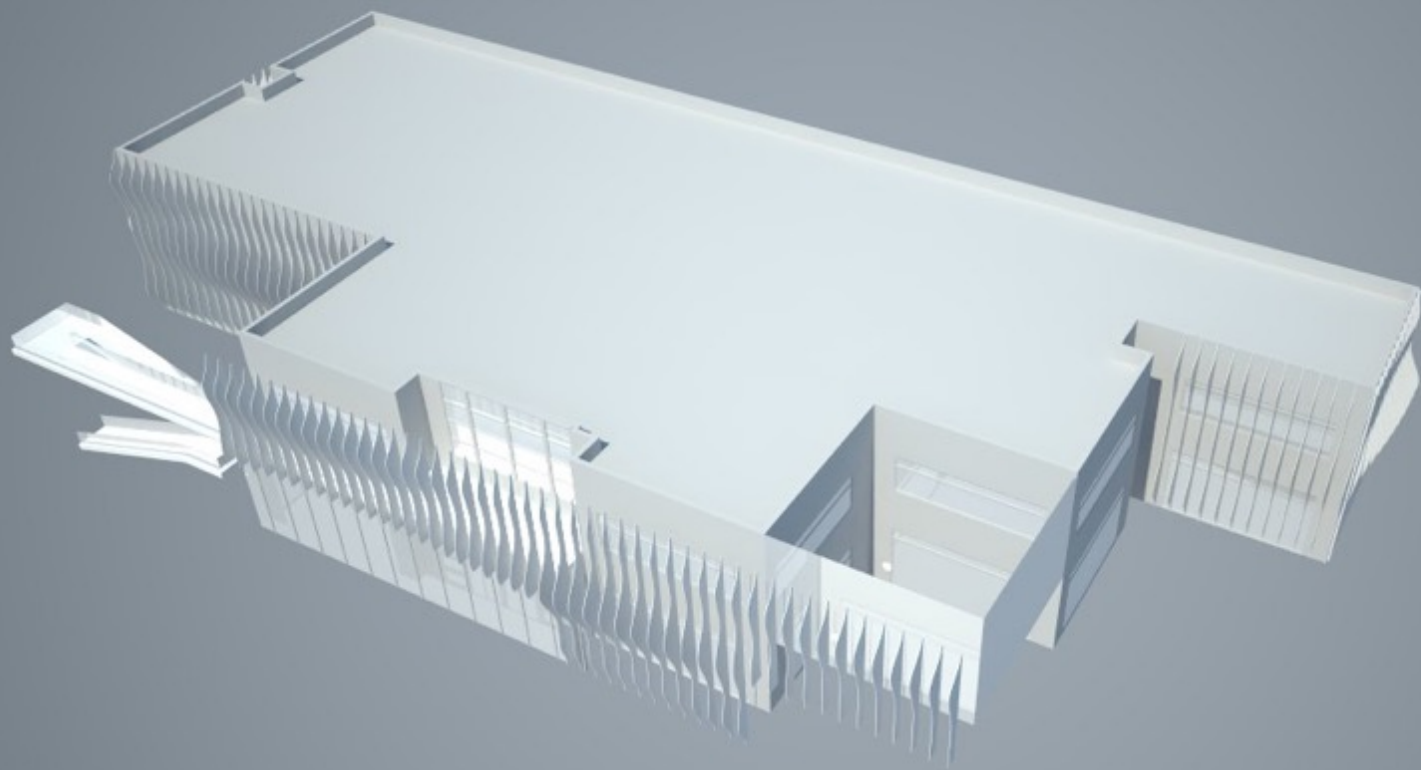
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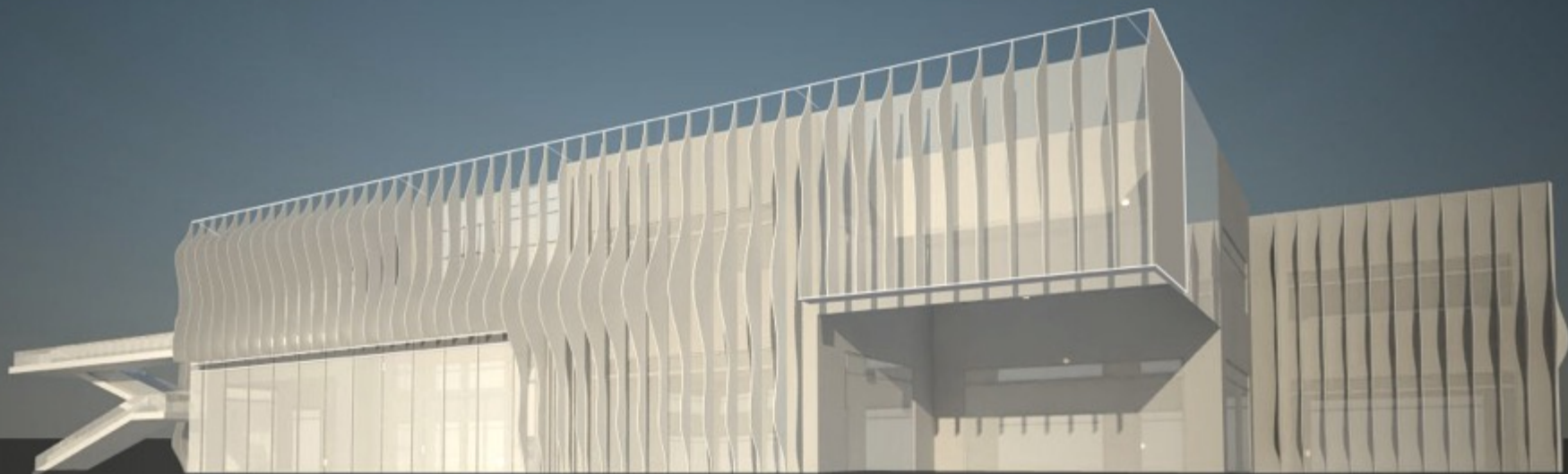


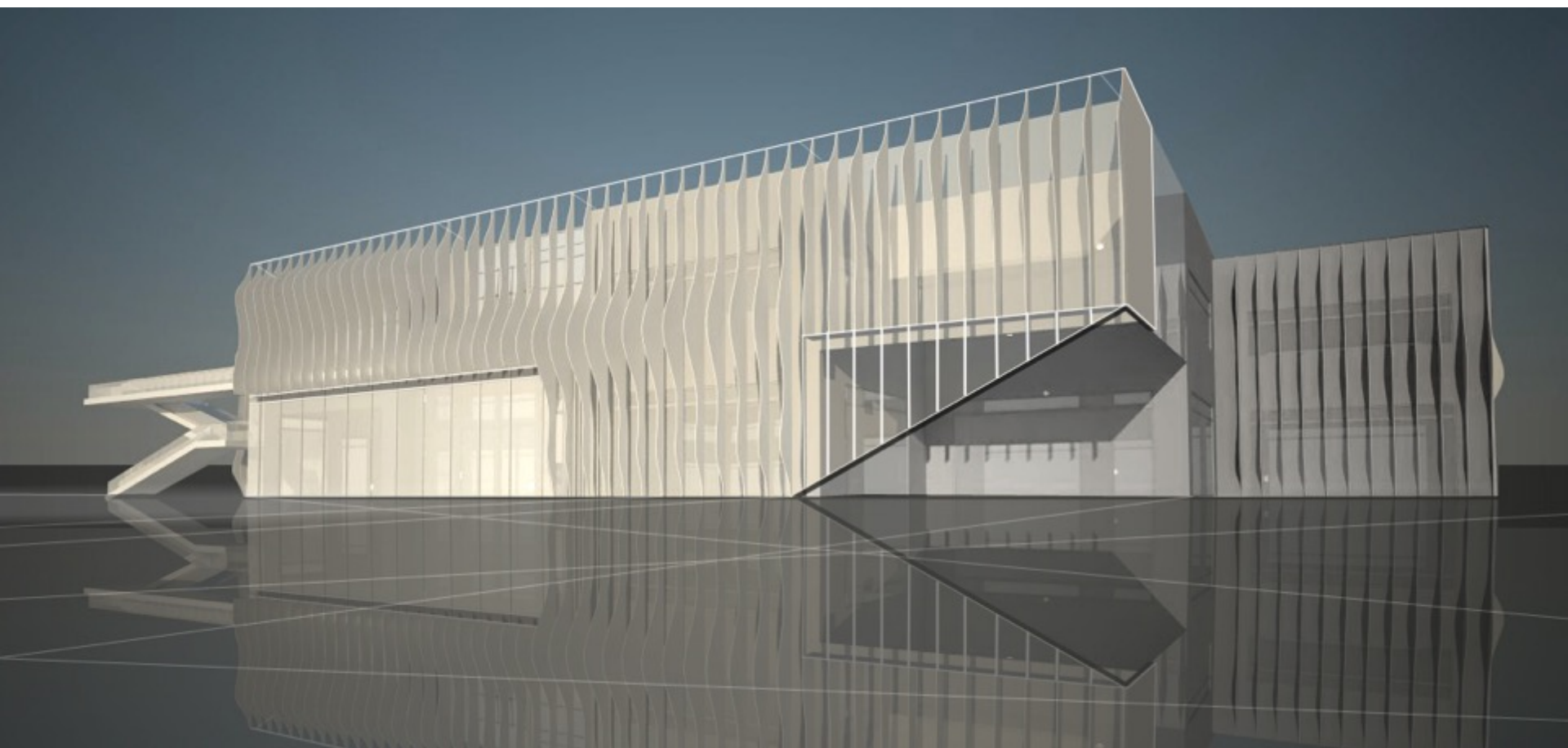
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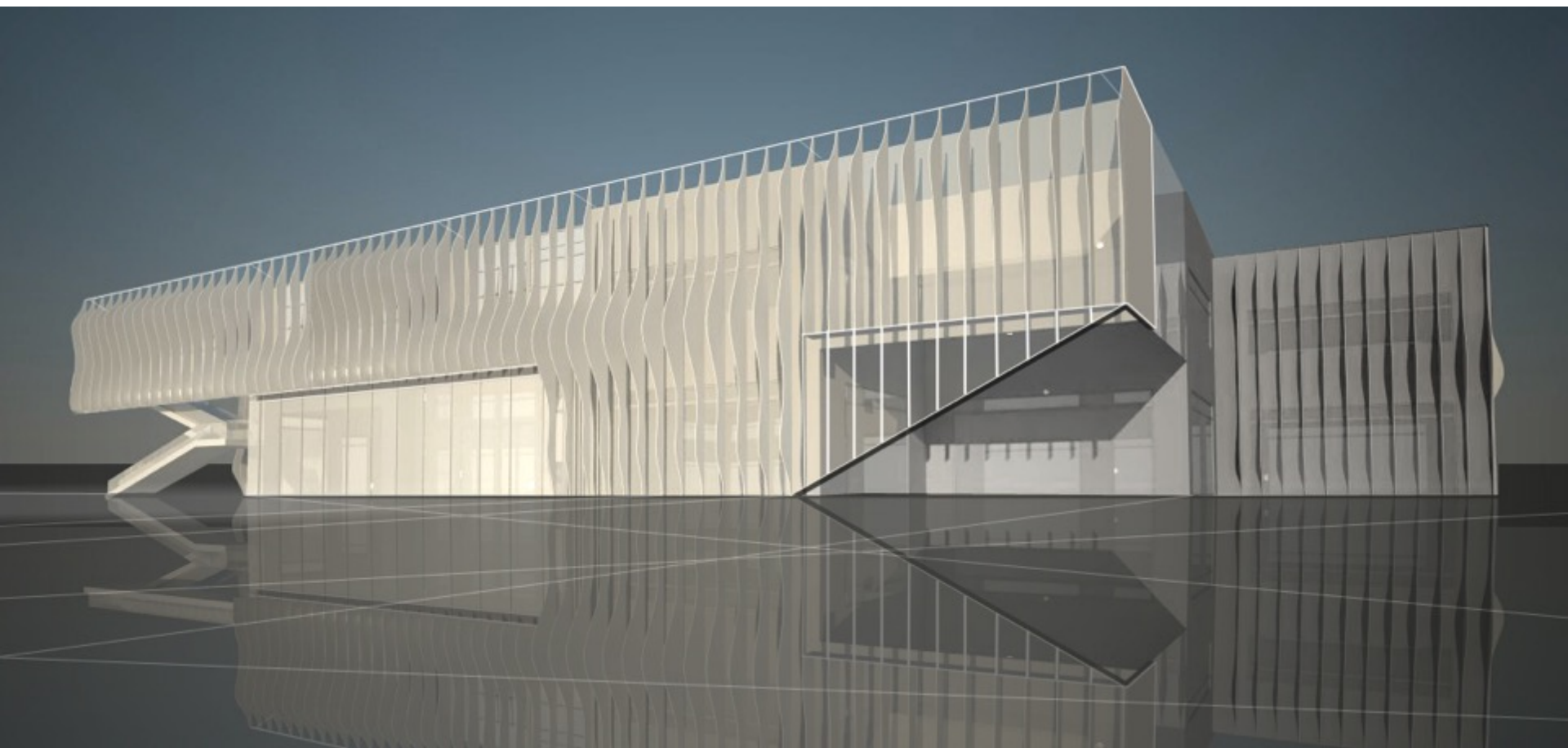




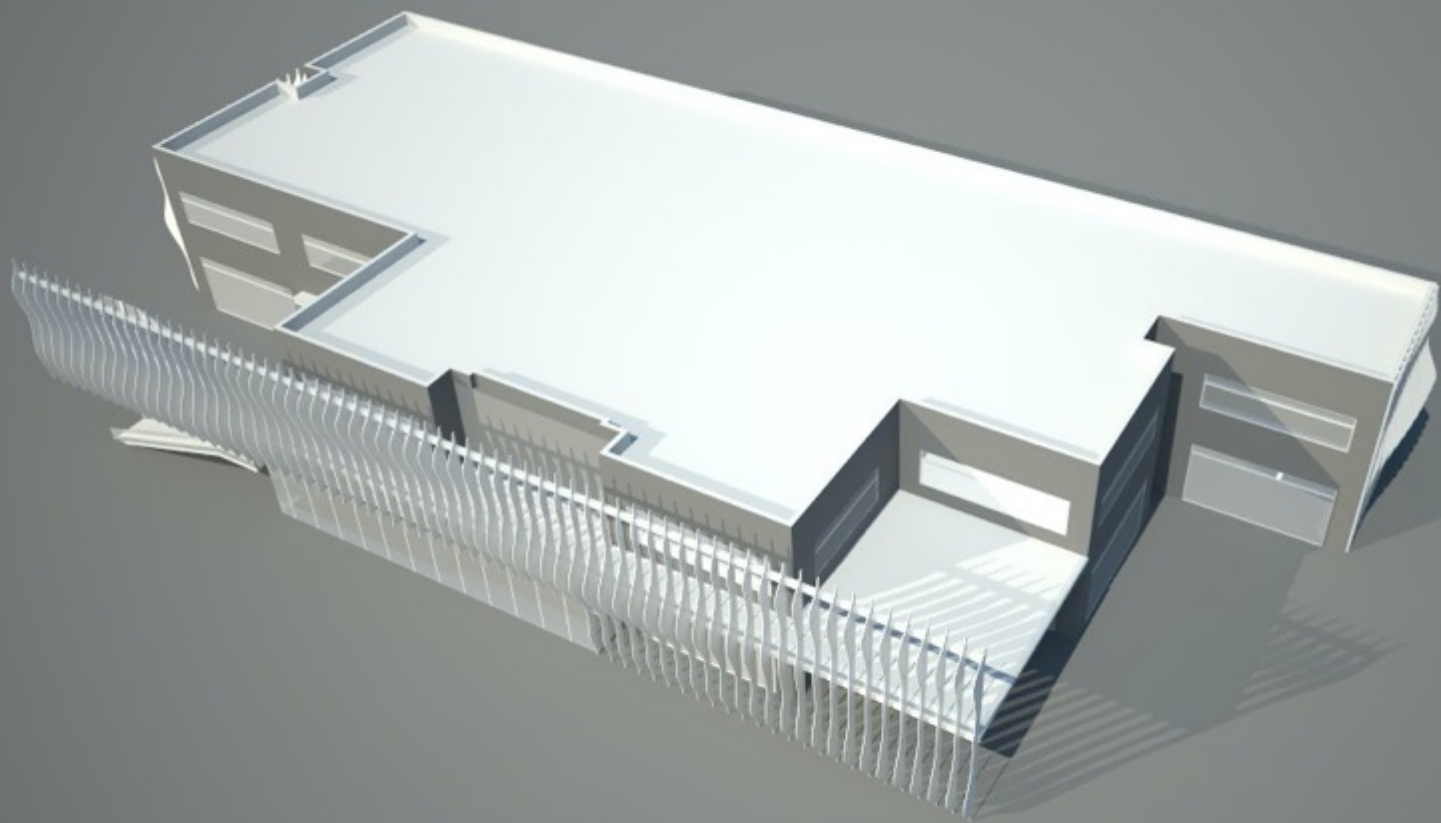


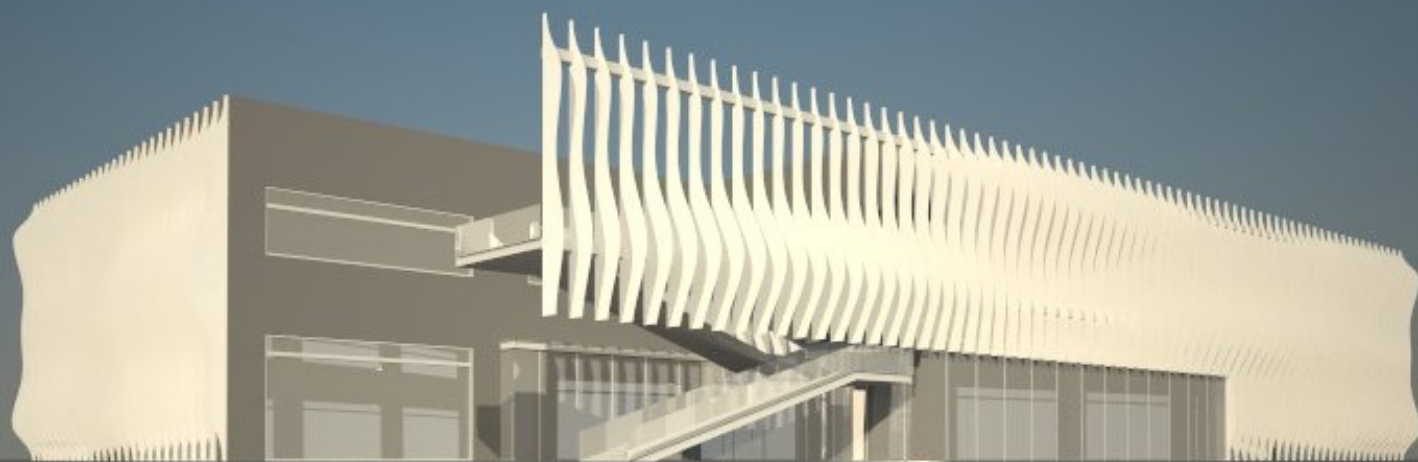


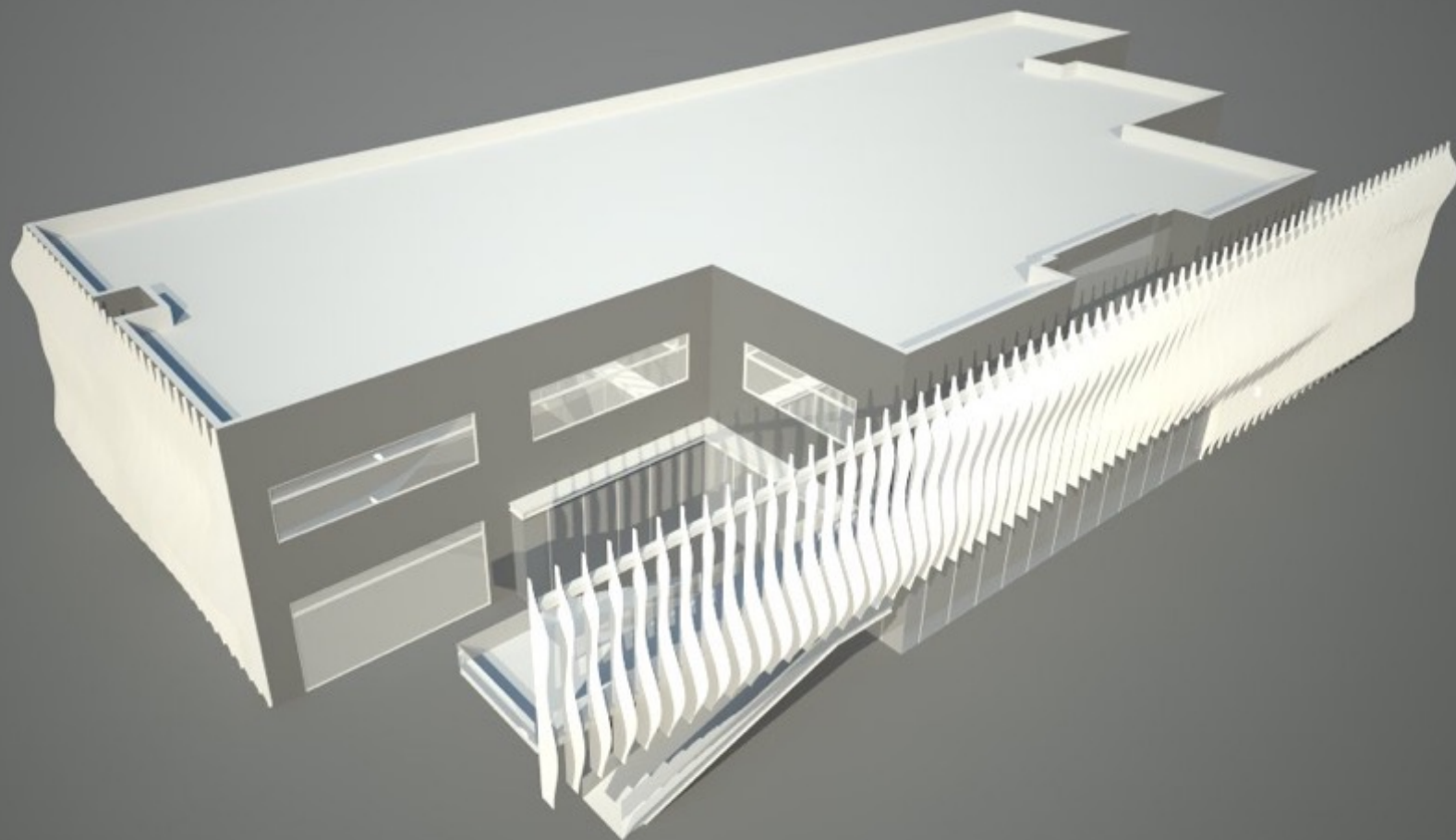


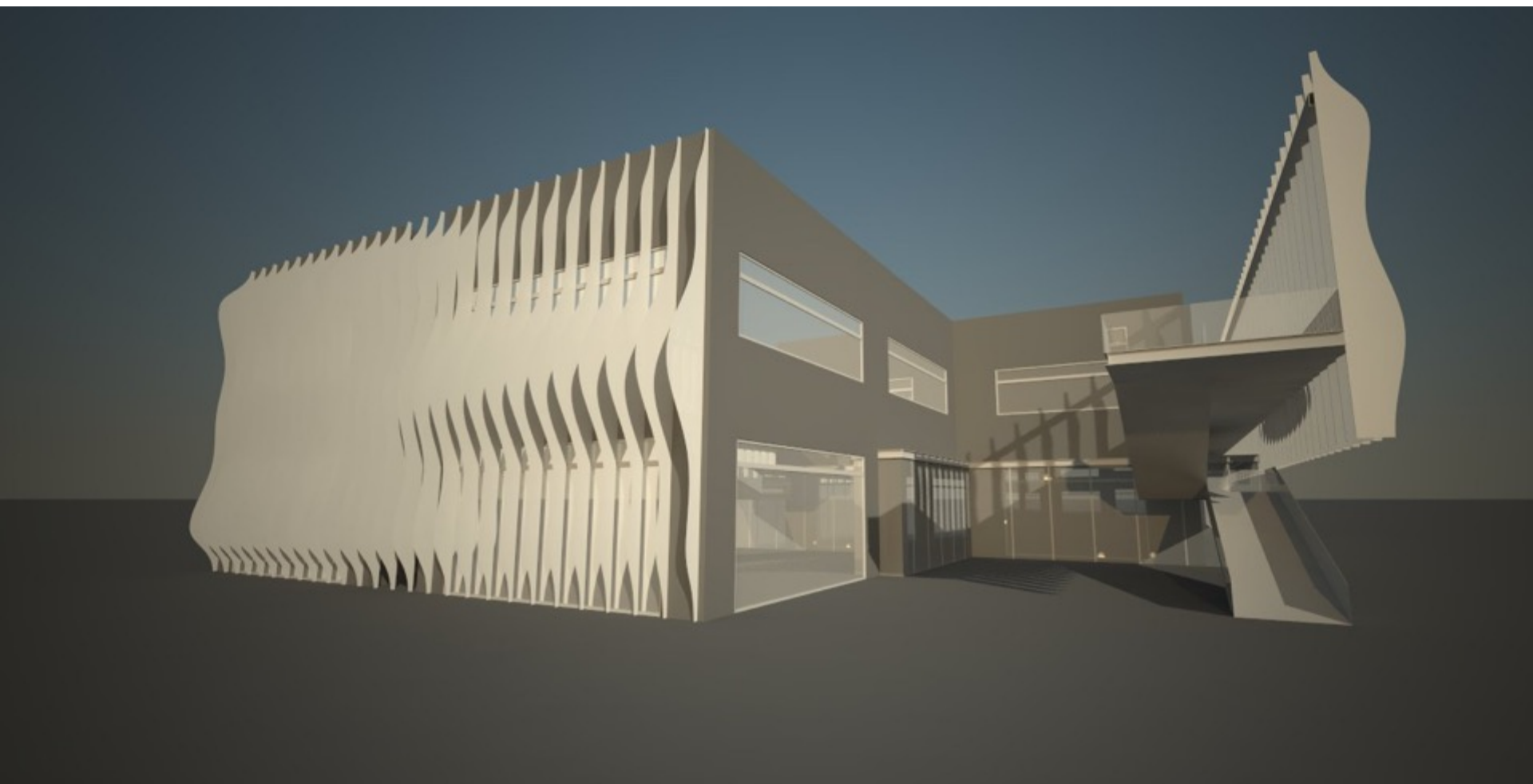


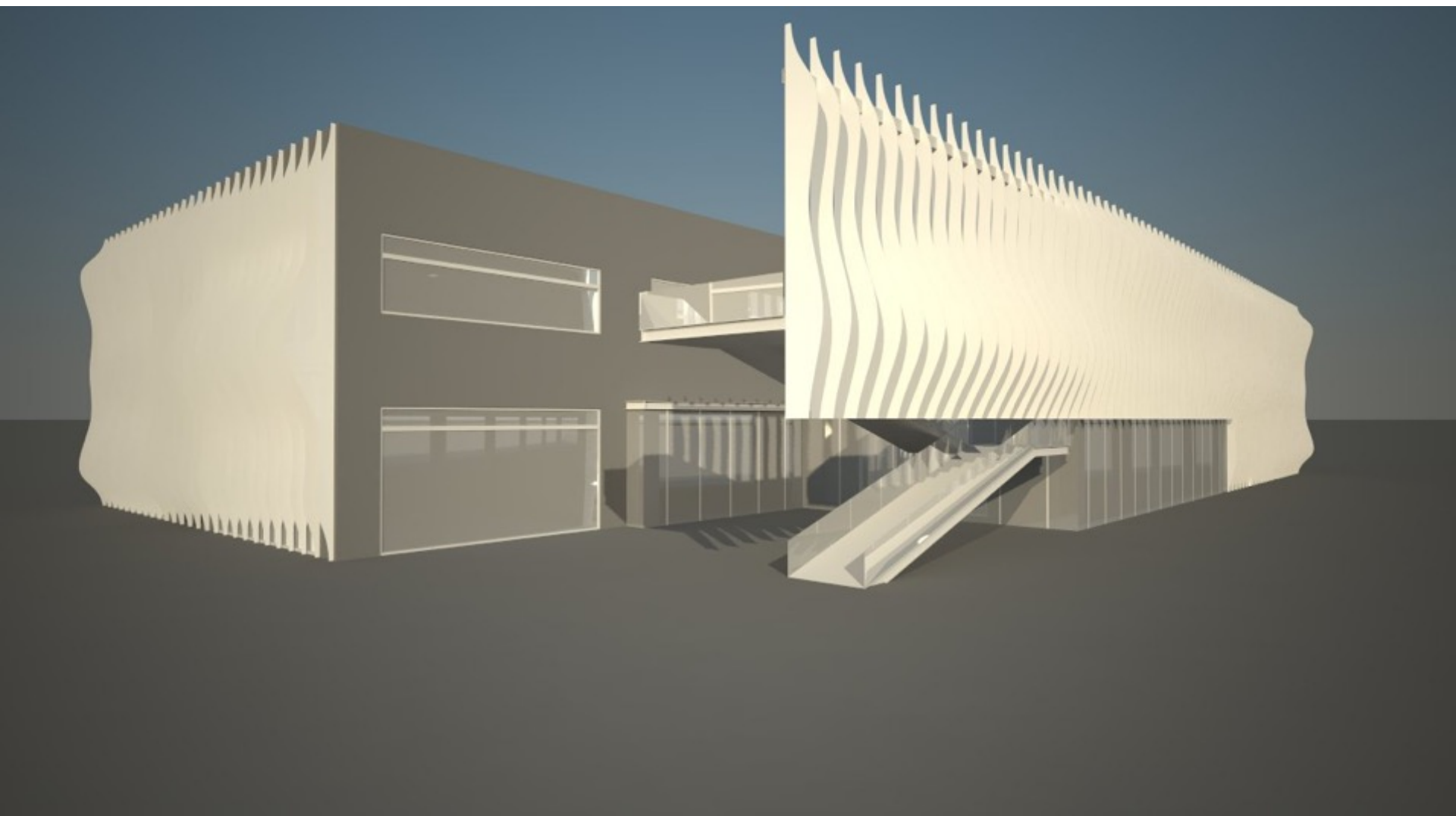




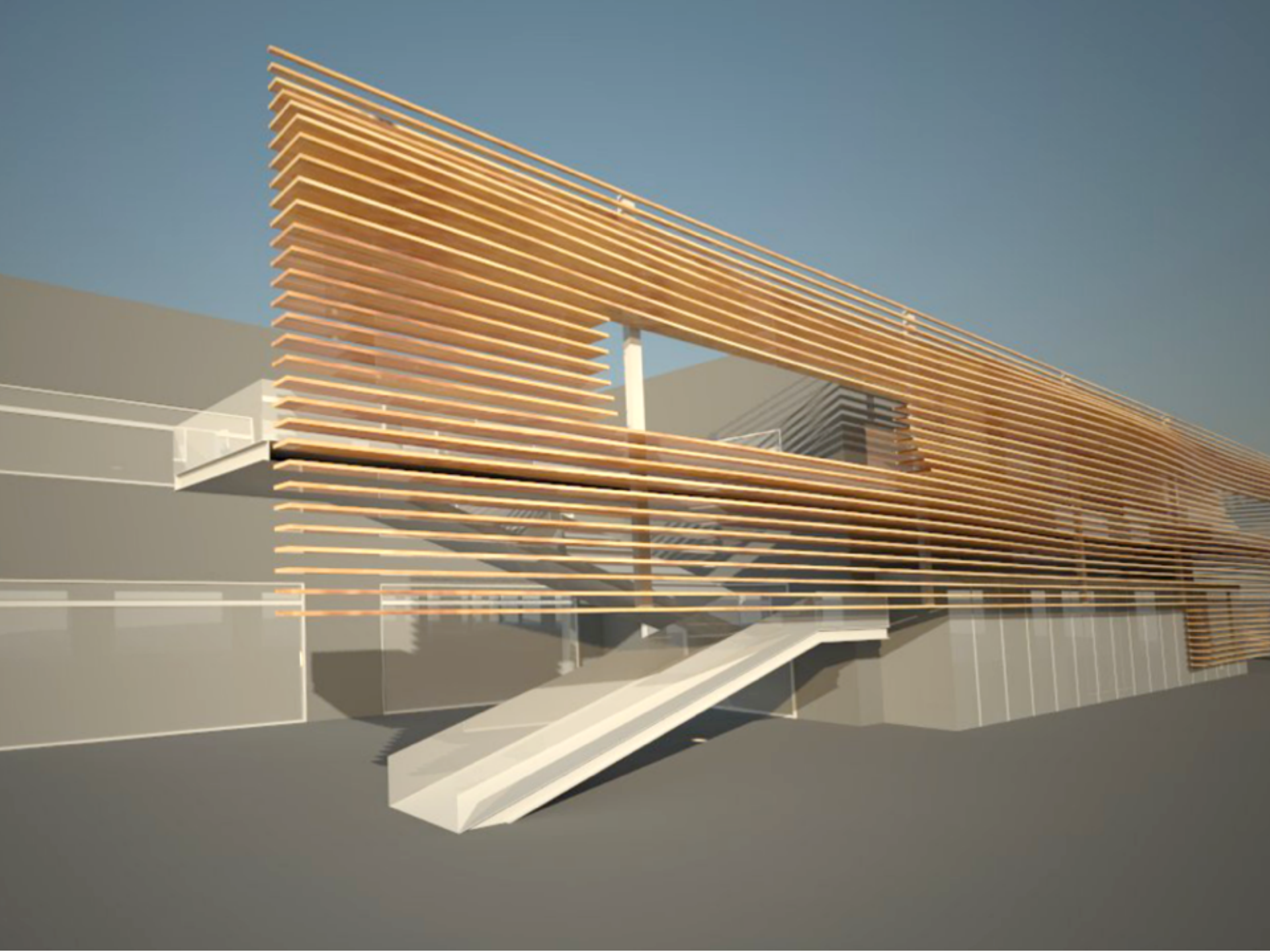


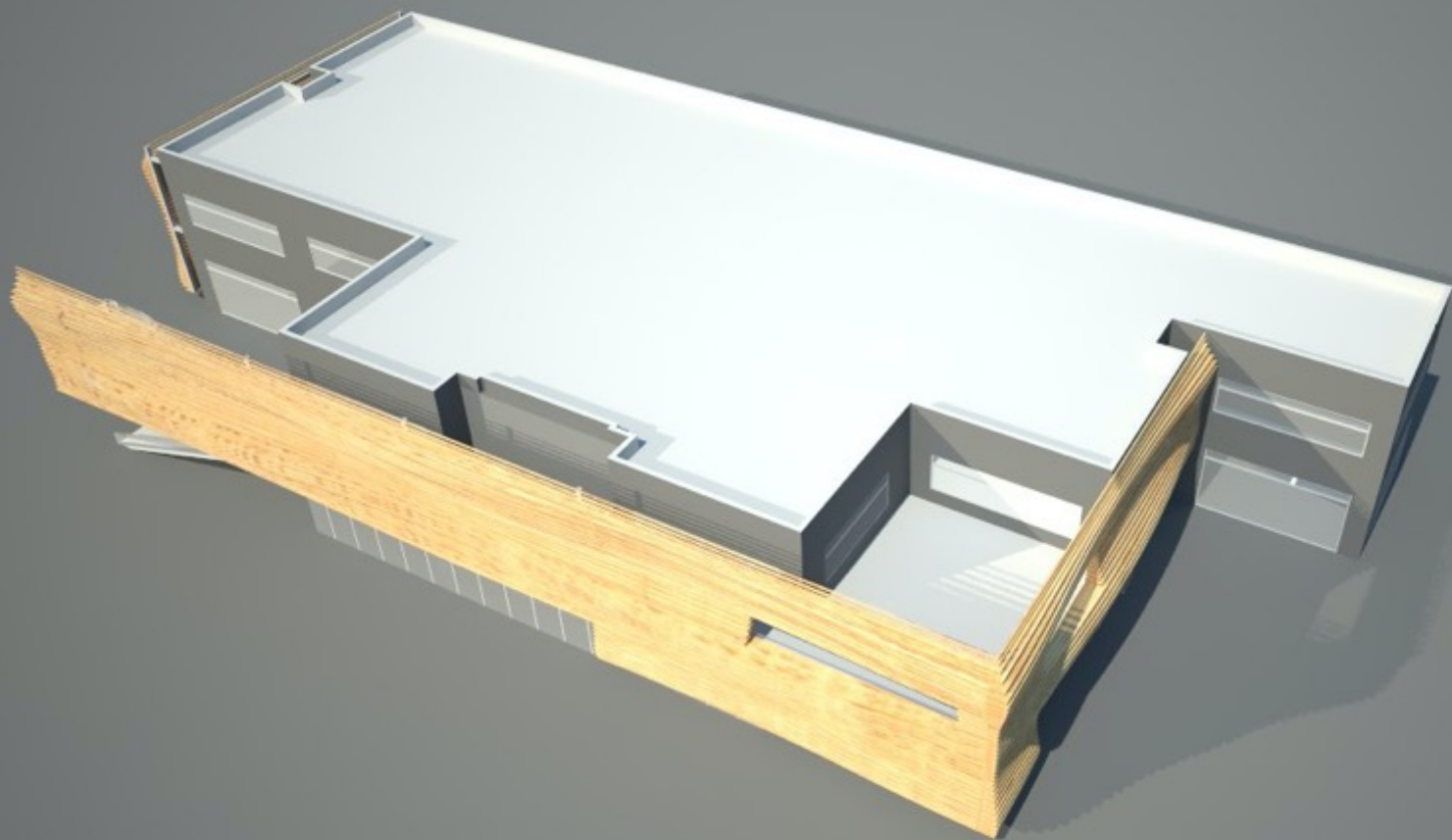




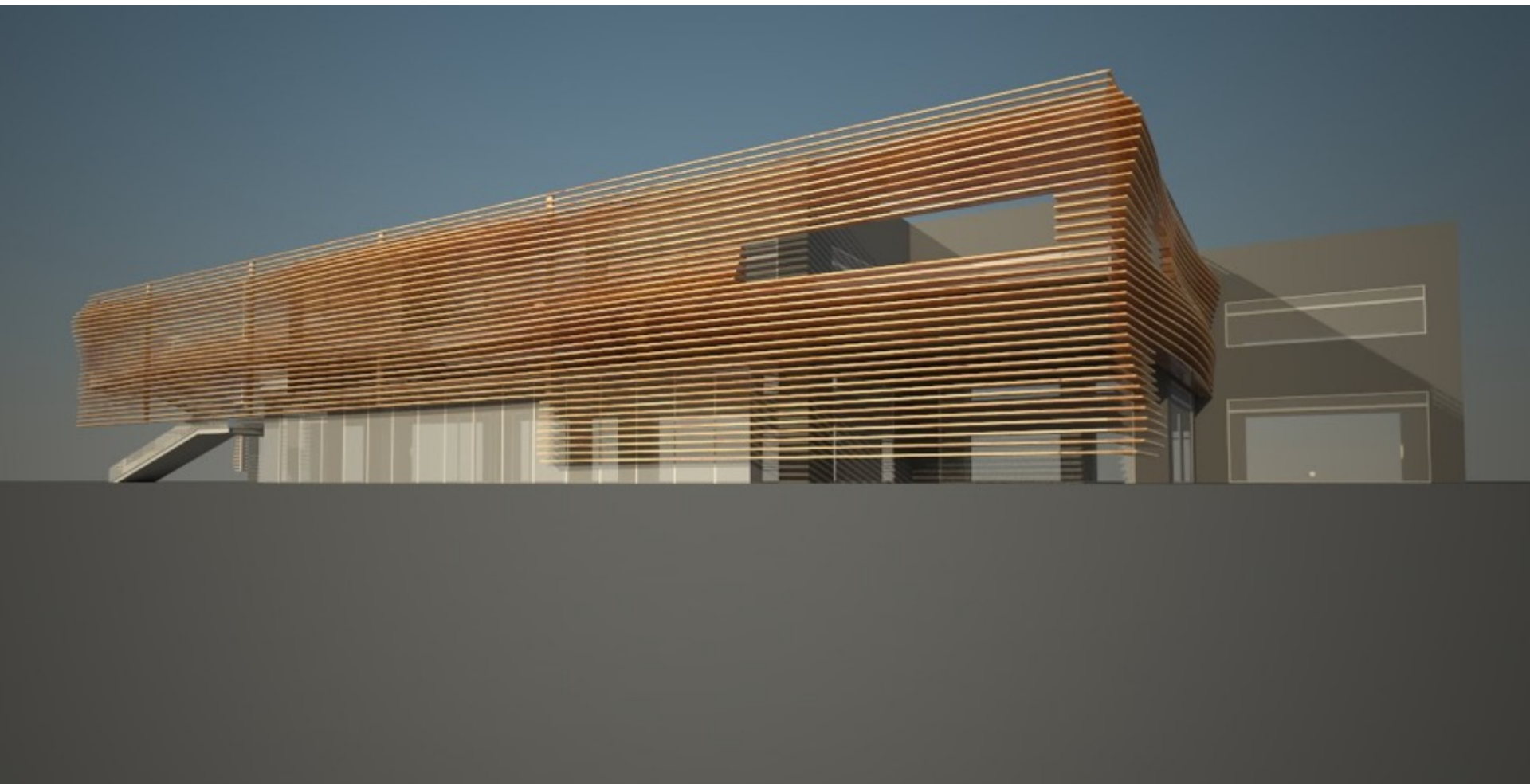


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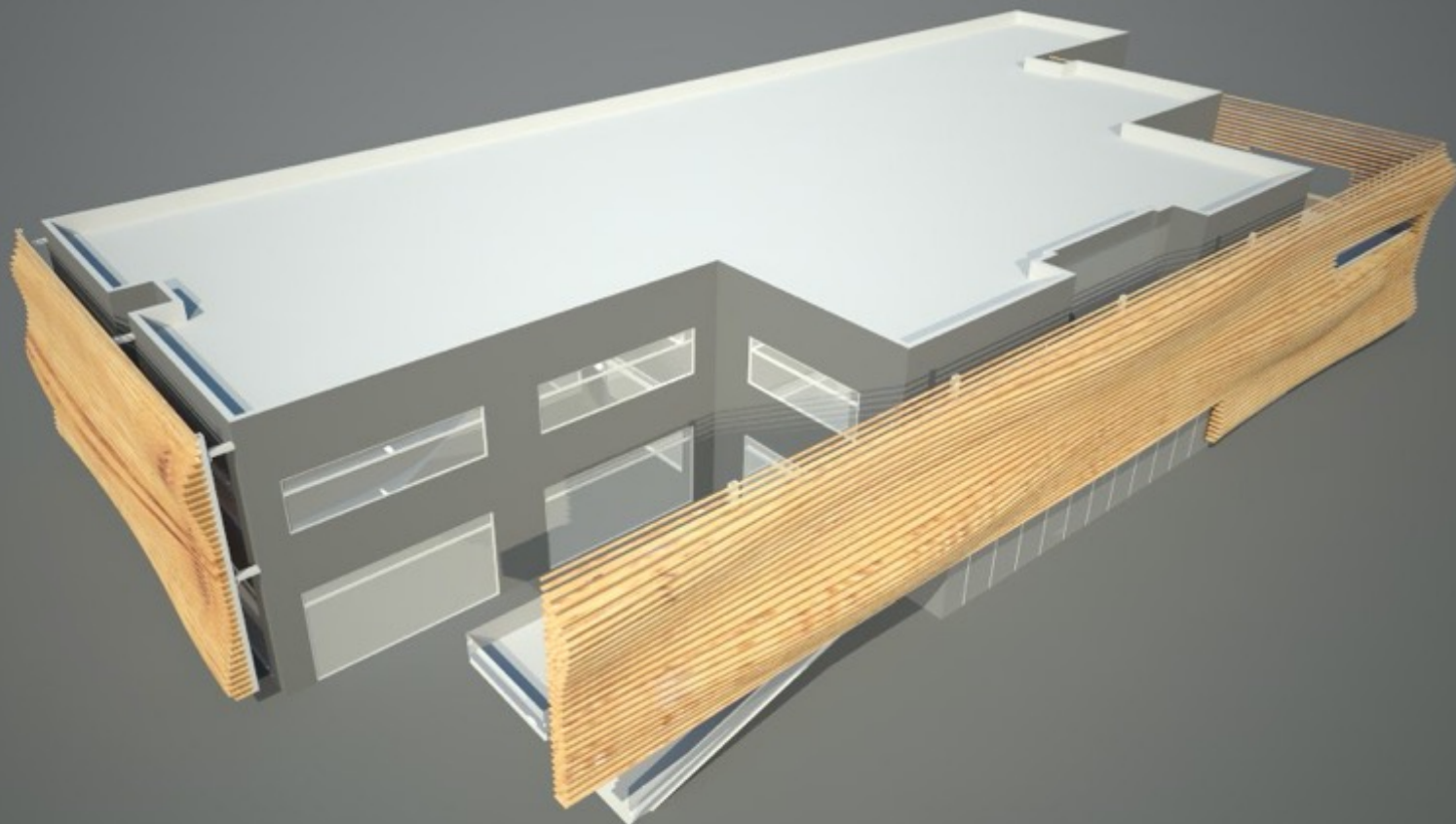




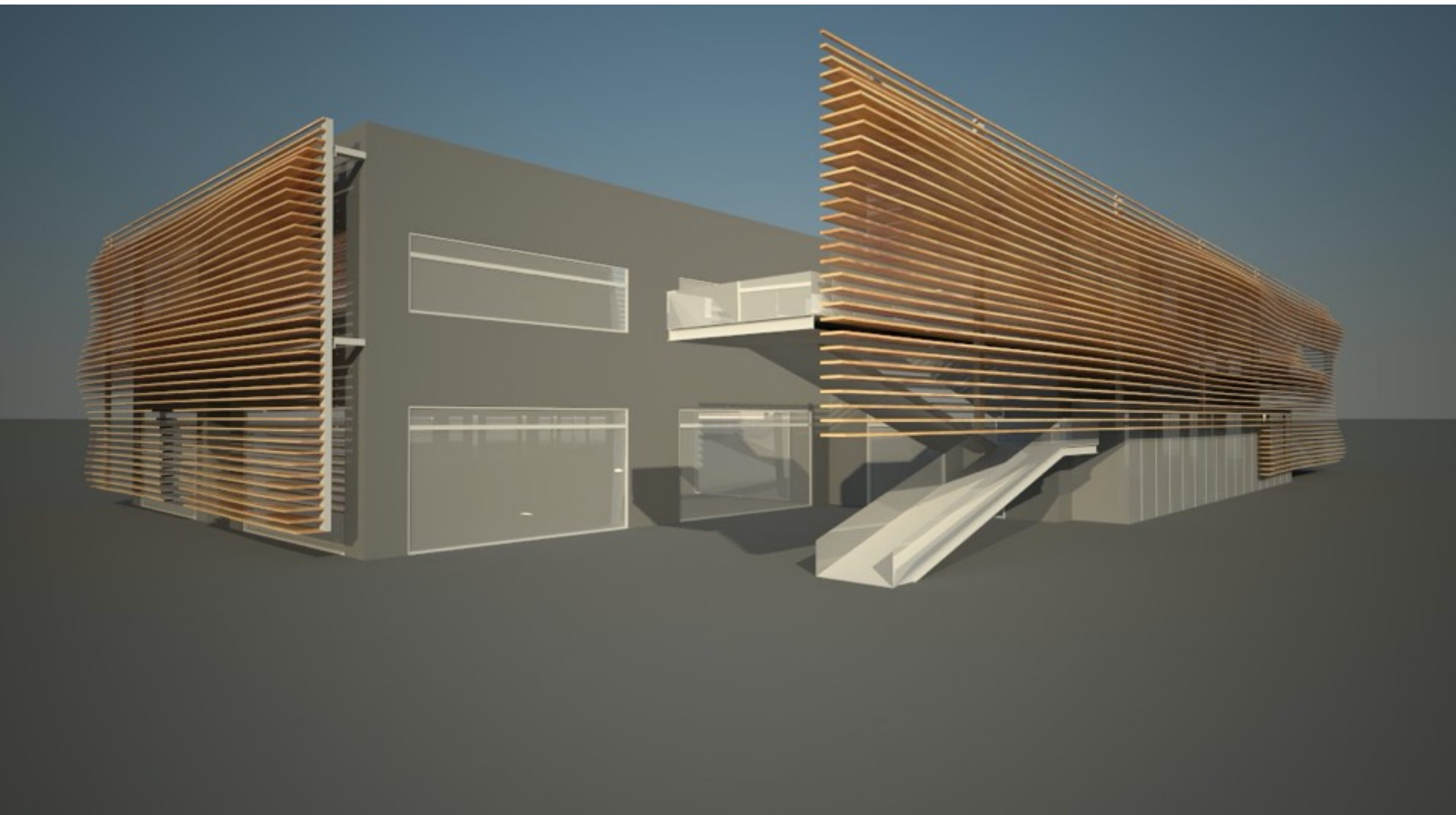
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