



# nerej

## **Winstanley Enterprises selects Elkus Manfredi Architects to design 600,000 s/f life sciences center**

May 19, 2023 - Connecticut



101 College Street - New Haven, CT

New Haven, CT Elkus Manfredi Architects was selected by Winstanley Enterprises to design a new multi-tenant life sciences center located at 101 College St. Construction is in progress, and the building will welcome its first tenants in September 2023.

Winstanley engaged Elkus Manfredi again following the design firm's completion of 100 College St., which is recognized as the first project in the city's Downtown Crossing. Directly across the street, 101 College St. will welcome Yale University, Arvinas Pharmaceuticals, and BioLabs as tenants.

101 College St. will provide the city with an additional 600,000 s/f of life sciences research space to support the growing research and commercial activity in the city. The 10-story building also features a variety of street-level amenities including a large comfortable lobby, an internal promenade anchored by a 440-seat conference center, and a café.

Designed for LEED Silver certification, 101 College St.'s sustainability features include a high-performance building envelope, energy-efficient mechanical systems, and a large stormwater retention system under the parking podium supporting the plaza.

"We are thrilled to once again be working with Elkus Manfredi Architects. Following on the

successful 100 College St. project, 101 College St. represents Phase II of New Haven's Downtown Crossing project and an important next step in reconnecting the city's Oak St. neighborhood and Yale School of Medicine with the downtown core. The 100 College St. team worked extremely well together and we felt it was important to maintain continuity with the second phase to ensure the high level execution of the initial vision," said Carter Winstanley, principal at Winstanley Enterprises.

When completed, 101 College St. will join 100 College St. as important elements in the city's Downtown Crossing project, reconnecting parts of the city by transforming the former Rte. 34 highway corridor into a system of urban boulevards designed for pedestrian and bicycle use, as well as use by low-speed motor vehicle traffic. Located atop a service road that provides loading dock access to Yale New Haven Hospital, 100 College St. and the new building, 101 College St. will improve the public realm by creating vital pedestrian connectivity along the city's urban grid and delivering a generous public plaza to the east.

"Our urban design intention for 101 College St., is to close the separation left by the former Rte. 34 connector running through the Oak St. neighborhood," said John Martin, the principal at Elkus Manfredi overseeing the project. "Its planning and architecture are fully aligned with New Haven's Downtown Crossing project and work together to enhance the public realm, inviting walkability and elevating the pedestrian experience. In addition, by co-locating commercial research and academic research – using hospitality design techniques to increase the interface between the two – 101 College St. will increase collaboration and the pace of scientific discovery," said Martin.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540