

From: Real Estate Bisnow (BOS) [newsletter@bisnow.com]
Sent: Thursday, February 24, 2011 5:01 PM
To: Alex Moore
Subject: Still At It



Subscribe for Free

If you don't see images, [click here to view Story Ideas](#) . [Events](#)

To ensure delivery, please add newsletter@bisnow.com to your address book, [learn how](#)

REAL ESTATE BISNOW



Sent Using iContact

BOSTON

National | Atlanta | Baltimore | Boston | Charlotte | Chicago | Dallas-Fort Worth | Houston | Los Angeles | New York | South Florida | Washington

February 24, 2011

Still At It

Prellwitz Chilinski is **staying put** and moving ahead. It's been in the same Inman Square office for nearly 30 years but is at the forefront of CRE design activity with an assortment of **new** retail, multifamily, and mixed-use projects.



Jason Cohen, Steve Allen, and Judith Osers are designing the adaptive re-use of the 120k SF **Ames Shovel Works** in Easton being developed by **Beacon Communities**. The plant, where most Civil War-era shovels were made, is being **converted** into a **118-unit rental** apartment complex with about **25%** of the units **affordable** for low- and moderate-income tenants. Jason says it's 12 old, brick buildings form a village-like atmosphere with mews, cut-throughs, outdoor courtyards, and walkways. Of course, having lots of irregular structures makes it a design challenge. Being a state and national **historic landmark** means no messing with the exterior but there was also the key factor in securing **\$9M** in **Community Preservation Funds**. Construction will start early '12.



Ana Campos, Dave Snell, Essa Ahmed, Justin Blinn, and Eric Brown (not pictured) are on the team that has given food purveyor **Market Basket** a sleek new look. PCA has designed **10 new stores** for the supermarket that is among the fastest-growing retailers in the region. The newest store, in **Londonderry, NH**, is under construction with an opening planned for this **spring**. The new Market Baskets have shed a tired, industrial look in favor of buildings that are taller and brighter with rear-lit clerestories and cafes in front. They incorporate the local design of their various locations, which in Londonderry means **clapboard siding** and **peaked roofs**.



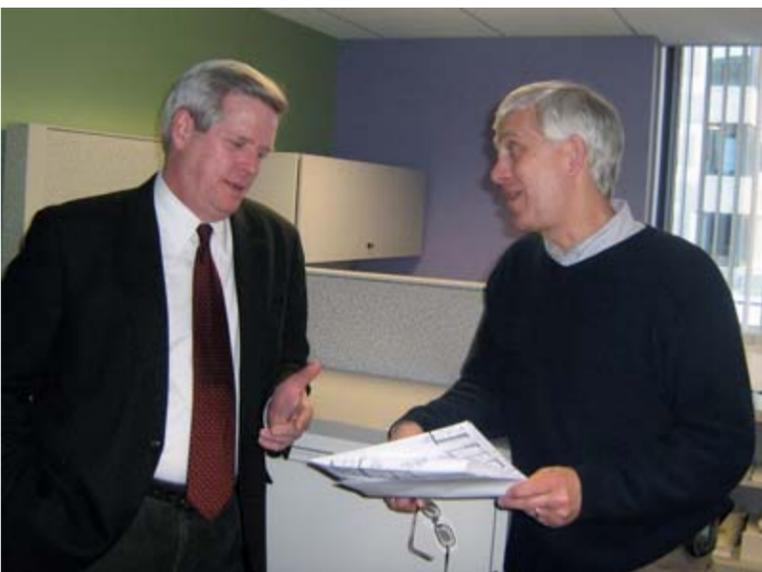
Wendy Prellwitz, Dan Molenkamp, and Laura Portney are in early design stages for a National Development and W/S Development retail mixed-use lifestyle center in Lynnfield. PCA **also** worked with this development team on the wildly successful **Legacy Place**, Dedham's new spot to shop and be seen. In Lynnfield, where the site is a large 200 acres, the 680k SF center design calls for a Main Street spine where cars can pull up to park at store entries. Still awaiting final local approvals, construction will start **after leasing** advances. Phase 1 calls for 275k SF of grocery-anchored retail and restaurant space. Phase 2 will be more retail, restaurants, offices, and rental apartments.

Architectural Billings Holding Steady



This morning we snapped work at the Cambridge Discovery Park site that Bulfinch has been developing for offices. Chances are slim that these machines will overpopulate the landscape, according to the January American Institute of Architects' Architectural **Billings Index**. It held steady last month **after two months of improvements**. The January score of 50.0 was down from 53.9 in December, indicating a steady demand for design services. The new project index of 56.5 was down sharply from 61.6 in December. A leading indicator of construction, architectural billings are usually nine to 12 months ahead of construction spending. For the January Index, the **Midwest led** with a score of 56.4, followed by the South with 51.5, the Northeast 50.4 and the West 47.3. Among asset types, **commercial/industrial led** with 54.6, then came multifamily, 53.7, institutional, 51.3 and mixed-use 48.7. Hopefully those aren't bringing back memories of your school grades.

Fox Planning MFS' Big Move



Fox is hip deep in planning one of Boston largest moves: MFS Investment's **relo into 290k SF** at 111 Huntington Ave. Here, Fox team leader for the job **Jim McCaffrey** reviews some preliminary

floor plans with colleague **Ed Rybak**, an ops guy. The job is unusual for its size. Also, as a **gut rehab**, it allows MFS and its architect for the project, **CBT**, to devise a cutting-edge space. Another Fox team member, **Katy Emmott** says construction is likely to start **early next year** with occupancy targeted for late in 2012.

Please send news of your big moves and hot deals to Susan Diesenhouse, susan@bisnow.com.



Subscribe for Free

CONTACT [EDITORIAL](#)

CONTACT [ADVERTISING](#)

CONTACT [GENERAL INFO](#)

This newsletter is a journalistic news source which accepts no payment for featured interviews. It is supported by conventional advertisers clearly identified in the right hand column. You have been selected to receive it either through prior contact or professional association. If you have received it in error, please accept our apologies and unsubscribe at bottom of the newsletter. © 2010, Bisnow on Business, Inc., 1817 M St., NW, Washington, DC 20036. All rights reserved.

[Subscribe](#)

This message was sent from Real Estate Bisnow (BOS) to amoore@prellchil.com. It was sent from: Bisnow Media, 1817 M Street, NW, Washington, DC 20036. You can modify/update your subscription via the link below.



[Unsubscribe](#) | [Forward To a Friend](#)