

+ *Mixed-Use / Residential*



Dream. Think. Do. Together.

We are Svigals + Partners, an award-winning architecture and art integration firm imagining a better future. We share with our clients a commitment to improving lives in education, science-tech, healthcare, and community-building. At the heart of our practice is the seamless blending of architecture, art, and storytelling designed to create experiences that nourish life. Our most successful projects emerge from close collaboration, and we hold dearly the belief all of us are smarter than any one of us.



OUR VISION:

A compassionate world inspired to create a better future together.

OUR MISSION:

To design artful solutions with passion and purpose, enriched by meaningful collaboration.

“Our Svigals project is our **Crown Jewel**”

2023 **Fast Company Innovation by Design Award** Finalist | Learning Category
2022 **CREW CT Social Impact Award**



2021 **Chicago Athenaeum American Architecture Award**
2021 **Interior Design Magazine Best of Year Award**
2021 **AIA CT Design Award** ... *to name just a few*

1983 ESTABLISHED
85% REPEAT CLIENTS
75+ INDUSTRY AWARDS

03 LOCATIONS
CT, DC, FL
LICENSED IN
12 STATES

**WORLD'S TOP 10
MOST INNOVATIVE
COMPANIES IN ARCHITECTURE
AS NAMED BY FAST COMPANY**

CONNECTICUT CERTIFIED
SMALL BUSINESS ENTERPRISE

2021 Recipient of the Greater
New Haven Chamber of Commerce
**Equity & Inclusive
Opportunity Award**

PARTNERS

Jay Brotman, AIA
Bob Skolozdra, AIA, LEED AP
Chris Bockstael, AIA
Doug Lovegren, AIA

28 STAFF MEMBERS

12 LICENSED ARCHITECTS

03 LEED AP CERTIFIED

02 WELL AP CERTIFIED

03 NCIDQ CERTIFIED
INTERIOR DESIGNERS

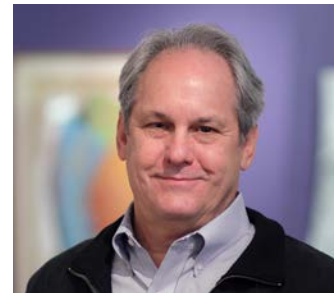
Civic-Cultural + Education + Healthcare
+ Mixed-Use/Residential + Science-Technology + Workplace

Our Team

Svigals + Partners nurtures a creative, collaborative spirit. We believe in multi-functional teams working together to support shared knowledge, problem solving, learning, and risk taking. Ours is an open environment where people feel valued, heard, and connected to a larger purpose -- resulting in greater creativity and innovation.

We believe this team culture works in harmony with individuals developing chosen areas of expertise. As such, we have committed leaders for sustainability, technology, quality control, graphic design, and equity/diversity, among other disciplines.

Together, we form a whole. We practice gratitude and respect. We value asking over telling. Wondering over knowing. Let us share our experience with you creating the community to which we all aspire.



Jay Brotman, AIA | Managing Partner

With nearly 40 years of professional experience, Jay is one of Connecticut's leading authorities on planning and design. His thought-provoking approach to architecture has been described as "human-first," inspiring all to expect more from architecture. He has led efforts for a broad spectrum of projects resulting in innovative research facilities, campus transformations, and the retrofit of high-performance buildings for prominent institutions and corporations. Jay's commitment to design excellence combined with his ability to orchestrate a collaborative design process balances functional needs with human needs.



Chris Bockstael, AIA | Partner

With more than twenty years experience, Chris has championed a wide array of project types for a diverse range of clients, including PepsiCo, ESPN, and Yale University. Known for his discerning eye, Chris is valued for his mastery as a lead designer and project architect. He approaches each project uniquely, and believes the highest level of design and professional service go hand-in-hand. Chris approaches creativity through the holistic integration of sustainability, client vision, culture, and program to develop lasting and meaningful environments.



Marissa Mead, AIA, LEED AP | Associate Principal Director of Art Integration

Marissa has contributed as an artist and architect to more than 100 projects at Svigals + Partners. Among the first in the industry to hold the title of Director of Art Integration, Marissa consistently unites architecture, sculpture, and story-telling to create meaningful places. In 2019, two of her project designs received national recognition: New Britain's sculptural Beehive Bridge, and her pro-bono design for New Haven's Botanical Garden of Healing. In 2022, Marissa was honored with the Women in Architecture Award from the Connecticut chapter of the American Institute of Architects.



Katherine Berger, NCIDQ, WELL AP | Associate Principal Director of Interior Design

Katherine sees potential where others do not. It is this discerning eye and expertise that enables her to reimagine spaces and optimize well-being and productivity. Her diverse portfolio spans the healthcare, education, and corporate sectors. Most recently, she led our bi-coastal workplace efforts for Technolutions and Biohaven, and she has worked on numerous projects for Yale University. Intrigued by human behavior, Katherine was drawn to interior design for its ability to improve the human condition through the built environment. Her ambition is to bring wellness and beauty into the daily lives of her clients.

Our Process

Svigals + Partners was founded to create environments where life is nourished by the experience of the architecture.

Our process aims to cultivate a collective sense of purpose. We begin by asking animating questions to understand your vision, mission, and experience -- from which priorities emerge. Sometimes this engagement process is a small, select group. Sometimes it's expansive, including a wide array of stakeholders. Our process is adaptable and customized to your uniqueness.

Immersed in what we've heard and seen, we begin to design. Always through the lens of opportunity, we look for sharp edges that need smoothing and solutions that need more thinking. We repeatedly ask ourselves how can the design better serve the person, the organization, and the world? Led by aims and aspirations, we pursue a meaningful contribution to the unique nature of each place and each community.

Unique to our process is the integration of architecture, art, and storytelling. Art has always been an essential part of human culture, and experiencing art calls us to the humanity we share. By incorporating art into architecture, we create a resonance that binds community together, inspiring all to be their best selves.



Our Impact

Our clients are passionate about improving lives.

They are educators training tomorrow's leaders, biotech firms seeking cures, healthcare providers caring for old and young, and civic, cultural, corporate, and non-profit organizations serving communities.

Our client's mission is our mission, and we strive every day to create a better future together.





The Beam Apartments

Designed to revitalize New London, Conn.'s waterfront neighborhood, The Beam multifamily rental community reimagines underutilized acreage with 170,000 SF of new, fully accessible and vibrant housing for young professionals and families while stimulating retail, restaurant, and business development.

The two-phase design of the five-story, wood-framed building presents a northward orientation to downtown New London and an east-facing perspective of Fort Trumbull Park and the Thames River, offering expansive waterfront views and easy park access. In all, the complex's 203 apartments feature modern finishes and conveniences, including studio, one- and two-bedroom units, some with balconies and expansive water views.

Beyond strengthening the community with needed housing, The Beam also offers comprehensive amenities, encompassing a large parking lot, a fifth-floor outdoor terrace, fitness center, club room with kitchenette, business enclave for remote work, fire-pit lounge and outdoor grilling area, dog park, and walking path.

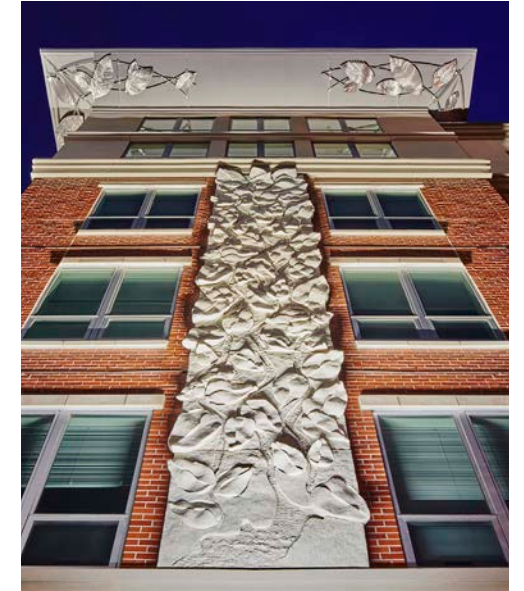




College & Crown Apartments

Svigals + Partners was retained by Centerplan Development Company to design a mixed-use residential center located at the nexus of New Haven's primary business district, Yale University, and New Haven's major retail corridor. The project's location and amenities make it one of New Haven's enduringly desirable, luxury apartment developments.

College & Crown includes 160 apartments ranging from studios to two-bedroom units. All units have top-of-the-line finishes, including nine-foot ceilings, granite counter tops, stainless steel appliances, custom cabinets, hardwood floors in the living areas, and upgraded bathrooms. On-site amenities include a fitness center, two roof-top courtyards, attended front desk with concierge services, a clubhouse, on-site storage, bike storage, at-grade and below-grade parking, and a hotel-quality lobby. In addition, College & Crown includes approximately 20,000 square feet of retail space on the ground floor designed to accommodate white-tablecloth restaurants, fashion boutiques, and neighborhood uses.





University Commons Master Plan

A joint effort with the University of New Haven and the local community, University Commons marks the birth of a college town. Strategically designed to meet the needs of a growing resident student population, the mixed-use/residential development creates a walkable community between the campus, existing businesses, and new retail and restaurant establishments while enlivening the entrance to West Haven.





The Atwood at University Commons

The first development in the ambitious University Commons Master Plan is the Atwood -- a mixed-use/residential complex serving as a catalyst to transforming West Haven's Allingtown section.

Close collaboration between the developer, the City, and Svigals set the stage for refreshing this historically central urban zone. The Atwood enhances the existing village appeal by offering generous sidewalks, outdoor seating, and room for people to congregate and socialize.

The new building's rhythmic, colorful massing finished in brick and fiber-cement board siding suggestive of multiple brick buildings imbues the feeling of a traditional American village center.





Park View at University Commons

Park View is the second development in the University Commons Master Plan -- a mixed-use/residential complex serving as a catalyst to transforming West Haven's Allingtown section.

Similar to the Atwood project, this development required significant collaboration between the developer, the City, and the Svigals team.

Also similar is the new building's rhythmic and colorful massing, finished in brick and fiber-cement board siding, and suggestive of multiple brick buildings --resembling a traditional American village center.

Park View will serve as a hub for residents and will act as a complement to the nearby residential buildings by attracting more traffic through its variety of retail shops.





Hole in the Wall Gang Camp

Founded by Paul Newman, The Hole in the Wall Gang Camp is a nonprofit organization dedicated to serving children with cancer and other serious illnesses. Each year, nearly 900 children, aged 7 to 17, come free of charge to find camaraderie, enjoy nature, and experience camp activities. Programs continue year-round for the campers and their families.

The Camp looked to Svigals + Partners to design a new lodge and bunkhouses to house older teenage campers along with the camp's young adult counselors-in-training. The new buildings uplift a formerly non-descript enclave of the property, providing a reimagined camp experience that still connects with the camp's mission and identity. The lodge, with a central hearth, meeting hall, and den, is a welcoming gathering place for campers and their families as well as staff and administration. Thoughtfully designed bunkhouses provide for a variety of accessible and customizable accommodations, while deep porches, a terrace, and courtyard offer additional programmatic area in the transition from inside to out. In keeping with the camp's high standard of design, carefully selected materials provide a durable backdrop for camp life and elevate the traditional character of The Hole in The Wall Gang experience.



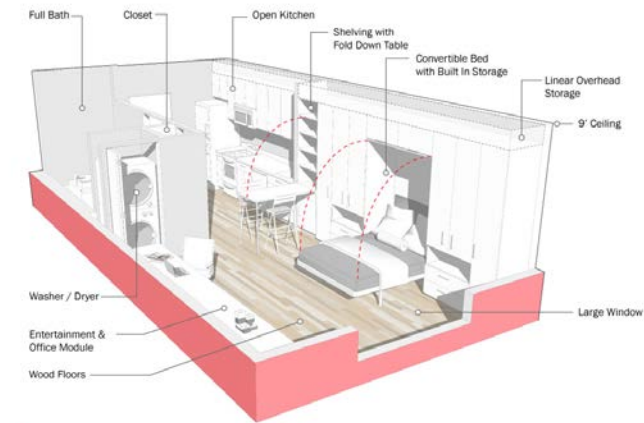


High & George Short Term Rental Complex

This innovative residential complex solves a long-existing need for fully-furnished, short-term space for researchers, international students, visiting professors and more who desire a residence close to the University / Hospital and transportation lines.

Developed to accommodate the rising transient community of New Haven that serves Yale University, the Hospital and more, this short-term rental complex features five stories of fully furnished micro-units.

The 78,700 SF building rises five stories and will hold approximately one hundred, 400 SF living units over a podium that will feature commercial space. Every floor has its own amenity program, such as: fitness center, library, lounge / game room, business center and an executive kitchen that leads out to a roof deck.



+ 400 SF GATEWAY UNIT



The Curb at Grist Mill Village Master Planning

The Curb was designed to provide current and future residents of Fairfield County with a true urban living environment that cultivates and sustains community.

Ranging from studios to two-bedrooms, 1,500 units will offer residents affordable living space, workspace, and convenient access to the Merritt 7 train station. The three complexes provide an opportunity to thrive in a blossoming ecosystem and community living with modern amenities, such as a sundeck with pool, grills, outdoor games and firepits, a dog park, running and walking trails, and a clubhouse with fitness center.

Like all of Svigals master planning projects, The Curb was developed collaboratively with the lofty goal of achieving more than the objectives. From the onset, our design team went beyond the program requirements, flipped the accepted paradigm, and created a more accessible master plan with expanded possibilities for future phasing. Creativity and collaboration allowed us to deliver a master plan that solved a complex problem under-budget and created a more sensitive environment for future tenants.

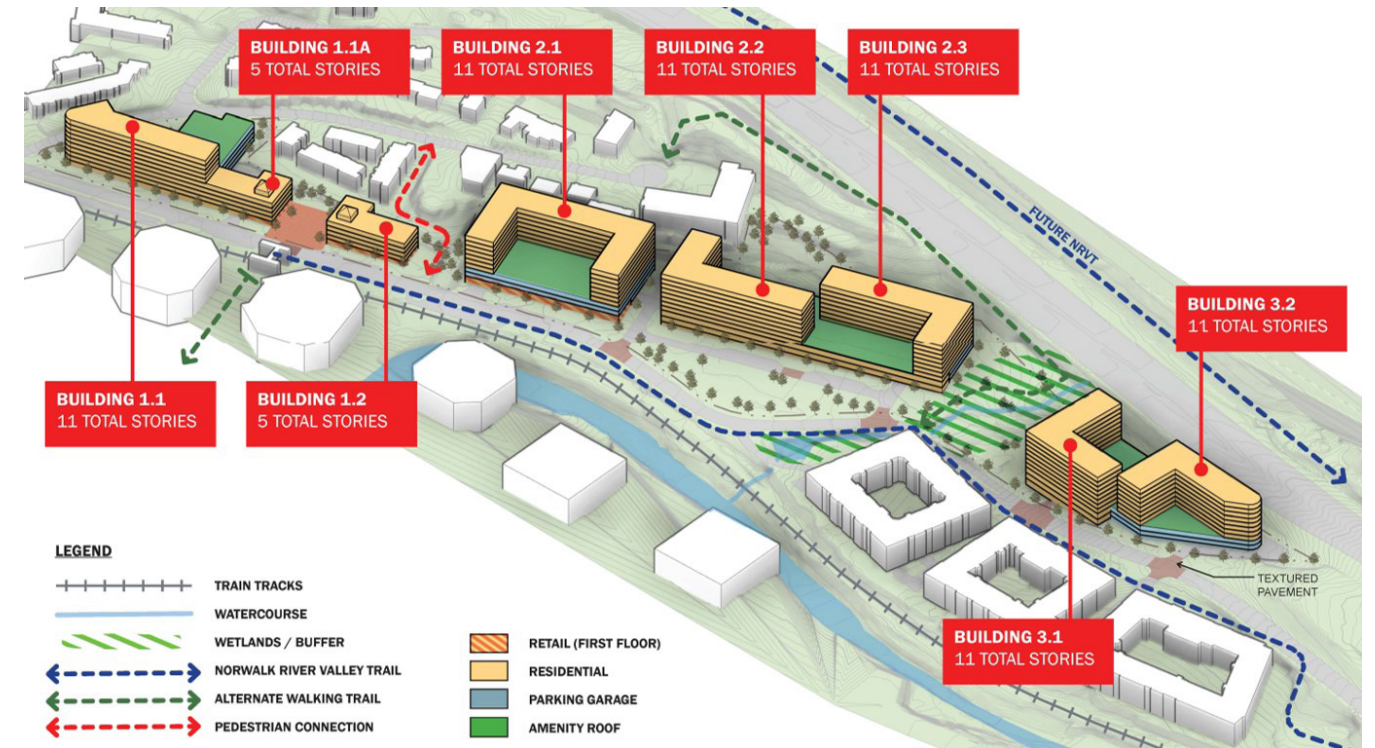


North 7 at Grist Mill Village Master Planning

Continuing their collaboration, S+P and their client are further developing the conceptual master plan for the second phase of the North 7 development located at the Northwest end of Glover Avenue in Norwalk, CT.

The North 7 development shall build on the style and form of successful Urban Design strategies which include diverse building types and a mix of commercial and residential uses in a compact, pedestrian-orientated development.

With their missions in alignment, the developer and S+P have the experience and passion required to transform this previously neglected swath of land into a dynamic live, work, play community.





Ronald McDonald House of Connecticut

Biophilic design informs the new home for families of children undergoing serious medical treatment. Providing an environment of comfort and repose across the street from Yale New Haven Children's Hospital, it creates a private, natural setting in an urban context.

Sculptural caryatids on the building come from an ancient tradition which offers a way for the human dimension to inhabit the architecture. In this way, the story of families being together is told through the architecture itself, integrated with the structure of the building, their story, their building, their home.

Families under great duress will have a home that in every detail aims to care for them as they wish to care for their children. The variety of places to be alone or with other family members is influenced by the warm and open presence of nature.





Fairfield University Residence Halls

Given growing enrollment demands and over-crowding, the University had the opportunity to build a new residence hall and renovate four existing halls to enhance student experiences, strengthen sense of place, and provide new, inviting lounge areas where students can congregate and interact.

The new residence hall provides a focal point for the freshman “neighborhood”. Like its sister buildings, it is a four-story brick-clad building with notable design departures: the student lounge becomes an architectural feature as a single-story protrusion. The mass of the building is further modulated with an upper story that shifts off the main floor supported by a column colonnade. At night, the three-story glass curtain wall will shine like a beacon across the campus.

The design for the renovated buildings called for an entry canopy at each hall open to the courtyard side to emphasize student interaction and give visual connection between buildings. The entries lead to renovated space inside, including lobbies, student lounges with windows overlooking the courtyard, staff offices and meeting rooms.





The Residences at Canal Place

Located at the corner of Canal and Henry Streets, The Residences at Canal Place will transform an abandoned lot into a four-story, wood-framed residential complex enhancing the Dixwell community and defining this section of the Farmington Canal Heritage Trail.

Activating the Henry and Canal Street corridor, these 150 apartments will rest atop one floor of structured parking. The features of the residential units will be high quality and will include stone countertops in the kitchens, stainless steel appliances, hardwood floors, in-unit washer/dryer, and other features typical of new-construction residential deliveries. The development will include a suite of amenities for use by the residential tenants, including a common club room, outdoor seating area/lounge, fitness center, and lobby.

Working with the city and addressing local community priorities, one-third of the total number of units proposed for this development will be affordable housing units. Overall, when completed, the project promises to deliver a high-quality Class-A residential development at the site.





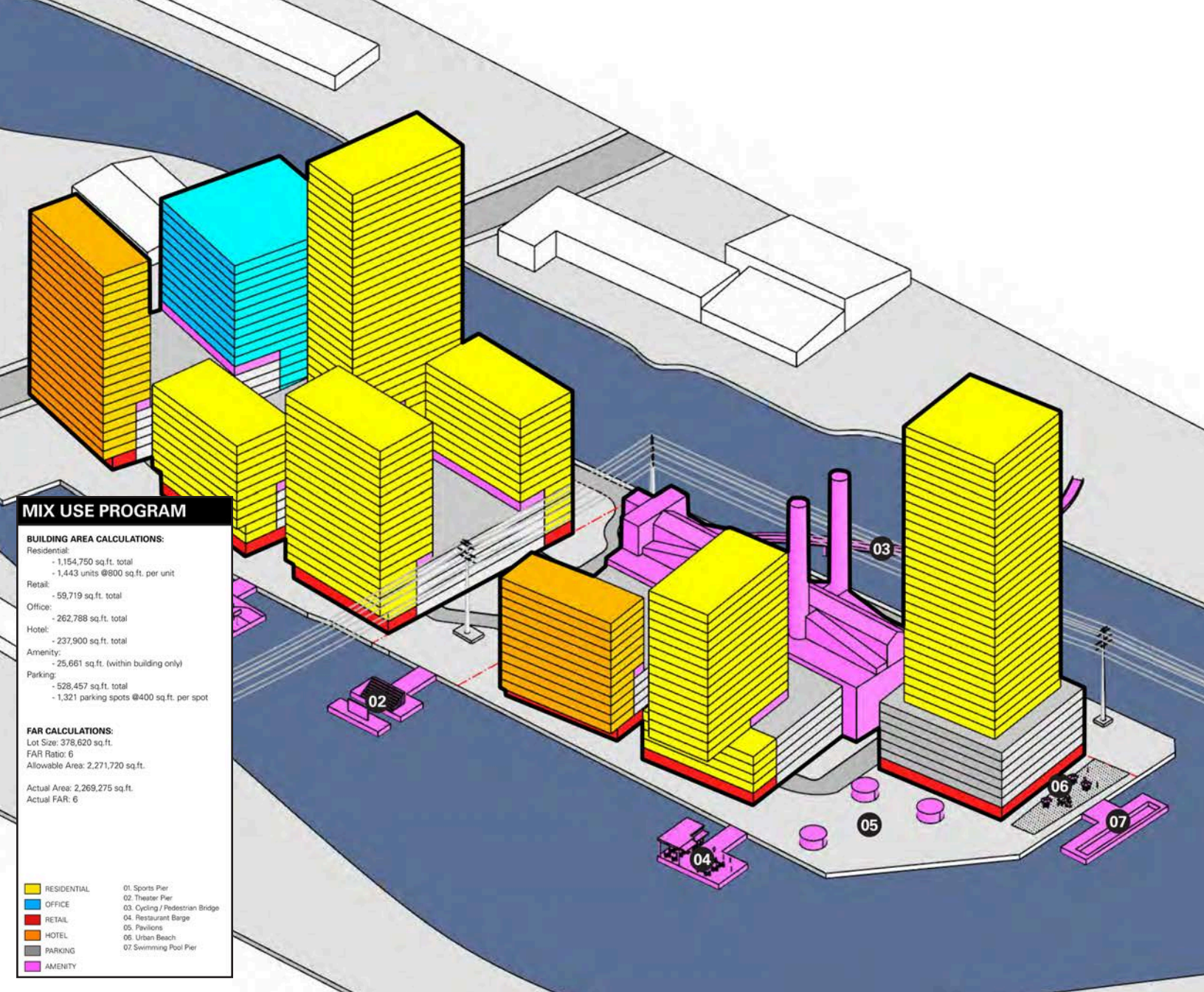
Route 34 Urban Recapture

In 2005, the City of New Haven evaluated opportunities and constraints associated with the Route 34 corridor to create a development plan for the site in accordance with the City's Comprehensive Plan for Development. The corridor, a 26-acre mixed-use site in downtown New Haven, is being developed by the City in conjunction with private developers.

Svigals + Partners participated in numerous neighborhood input meetings and was commissioned to provide master planning and architectural design services for the development of a 5.5 Acre site within the Route 34 Corridor. The proposed development will consist of mixed-office and retail facilities. The office program includes a new 3-story, 30,000 SF corporate headquarters building for Continuum Care. Additionally, a 30,000 SF medical office facility with ambulatory drop-off and an additional 30,000 medical office building will be adjacent to a 100,000 SF parking garage. The retail, pharmacy and restaurant portion will accommodate approximately 25,000-30,000 SF of the site.

Constructed in two phases, the Continuum building and retail will be completed during Phase I and the parking structure and balance of the medical office will follow as Phase II.





English Station

Along with its new owner, S+P explores options for turning a former power plant site into a waterfront jewel anchoring the city.

Despite remediation challenges, a developer, architects, designers, and the public push forward adhering to three components:

- The most desirable apartments that directly engage the waterfront on an elevated shoreline.
- A flexible and convenient marketplace and civic/cultural event space adjacent to Grand Avenue.
- Complete public waterfront access along island perimeter, anchored by an active community plaza along the river.





Fitch & Whalley

Westville has undergone exciting new growth in recent years. To accommodate the community's changing needs, Svigals + Partners is working with developers to deliver Westville's first 'Class A' apartment complex. will connect its residents to the West river in a meaningful way.

A blighted Westville commercial building will make way for 200+ luxury apartments comparable to New Haven's downtown offerings, bringing a fresh new look and setting the standard for future area improvements and construction. The planned development will include a pool, a full gym, roof-top recreational space, and access to the West River. Attractive and in-scale, the development aims to enhance awareness and enjoyment of the river, considered to be the area's most hidden asset.

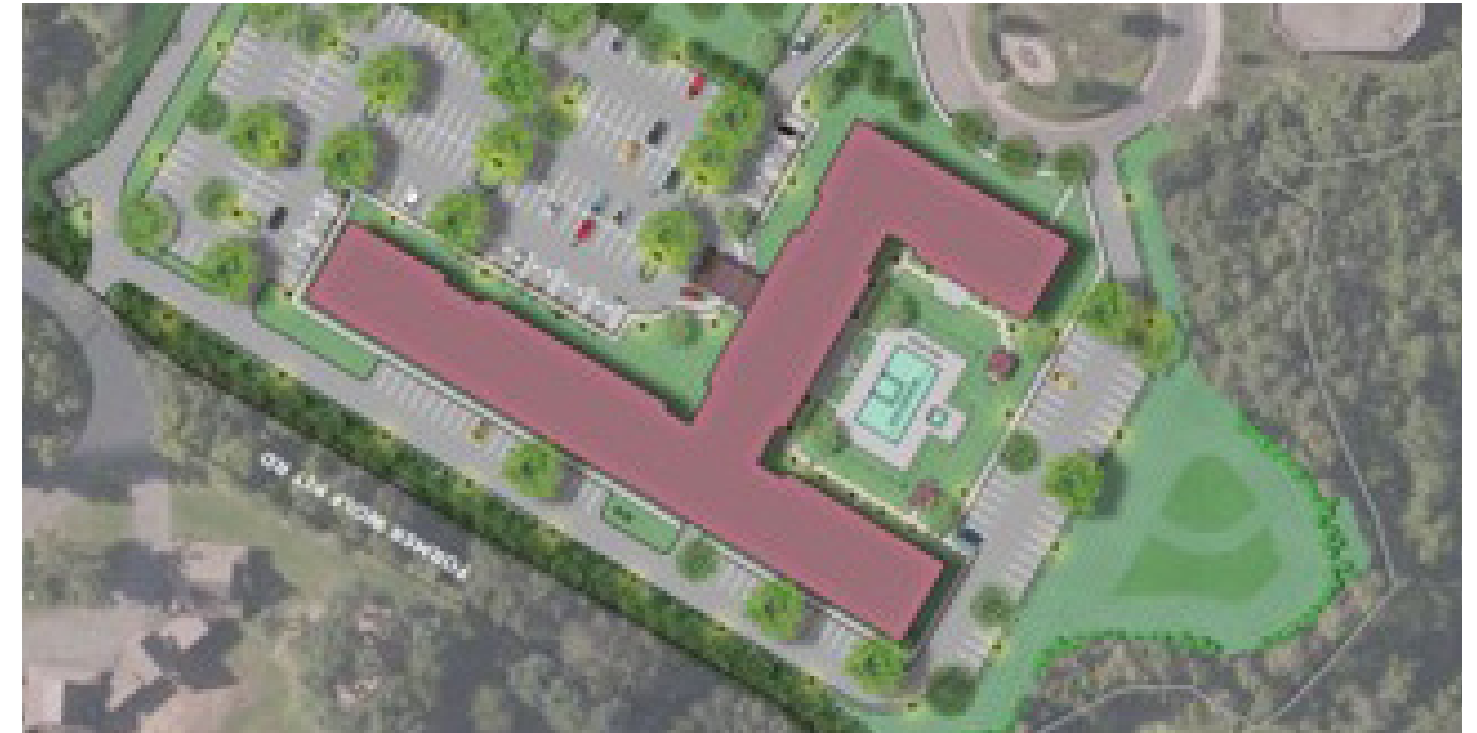




Pondview Residential Development

Located at the Pondview Corporate Campus, this undeveloped parcel has now been envisioned as Pondview's residential sister property that will transform the corporate park into a new "Live, Work, Play" environment.

This project will provide 200 residential units, a competitive amenity package, mixed-use retail, and easy access to Batterson Park, Batterson Park Pond, UCONN Health Center, Westfarms Shopping Mall, and a variety of golf courses.





10 Liberty New Haven

Located in the Hill neighborhood of New Haven, the development at 10 Liberty Street will be the catalyst for the resurgence of this community, providing living accommodations with unparalleled access to an extensive selection of businesses and city amenities.

On 1.75 acres walkable to major hospital and University resources, major modes of transportation, park access, and views of downtown and the harbor, a 150,000 SF multi-family residential project with 155 units will begin the transformation of this central urban neighborhood.





Glendower Affordable Housing Competition

The Robert T. Wolfe apartments are in a prime location to become a nexus for serving the needs and desires of New Haven's active and transient community.

The site is a prime location for the redevelopment of the Union Station transit-oriented neighborhood. A significant renovation of the building will align with the changes coming throughout this urban center – new pedestrian, biking, and road connections; public safety upgrades; art installations; and market-rate housing developments that are already proliferating.





Webster Block Master Planning

At the epicenter of SoNo's historic district, a bold vision brings a dynamic mix of uses capitalizing on the energy and activity of this important gateway.

Mixed-income multi-family residential will be the market driver, complemented by strategically proportioned and curated retail and restaurants, a new full service grocery store, a flexible office building, and if supportable, a hotel. It is an ambitious project fitting for a site of such magnitude and strategic import to the City of Norwalk.



Relationships

We don't just build buildings; We build relationships. Thank you to all our Mixed-Use and Residential clients, including:

- Acorn Group Properties
- Building and Land Technology
- Centerplan Development
- City of New Haven
- Connecticut College
- Fairfield University
- GMP Real Estate Solutions
- Hole in the Wall Gang Camp Fund, Inc.
- Mary Wade Home
- MOD Equities
- RJ Development
- Ronald McDonald House
- Sovereign Partners
- SP Capital
- University of Connecticut
- Vesta Real Estate

Keep us in mind for your architecture + art needs, and let's see what we can build together.



Clients Are Saying

“**BEYOND** my expectations.”

“I’m **THRILLED** with the design.”

“Svigals has **NO COMPETITION**
in terms of *creativity and collaboration.*”

“The process of **COLLABORATION** was outstanding.”

“Our Svigals project is our crown jewel.”

“Svigals cares about the
project, the client, and
meeting client needs.
That shows.”

“Not your typical
architect. **NOTHING
COOKIE-CUTTER.**”

“**NO CLASHING**
which has
happened with other
architectural firms.”

“FANTASTIC IN REACHING CONSENSUS”

“Just the right amount of weird.”

“All architects think about the end-user first, but
Svigals **THINKS OF THE CLIENTS** too.”





SVIGALS + PARTNERS

84 Orange Street
New Haven, CT 06510

203.786.5110
svigals.com

4075 Wilson Boulevard, 8th Floor
Arlington, VA 22203

202.870.4550

100 SE 3rd Avenue, Suite 1000
Fort Lauderdale, FL 33394

954.498.3826