

LORD  
AECK  
SARGENT

# HOUSING & MIXED-USE



The background image shows a modern, multi-story building with a courtyard. In the foreground, a woman is sitting at a table in the courtyard, looking towards the building. In the middle ground, a man and a woman are standing near a glass entrance. The building has a mix of concrete, glass, and metal elements, with a prominent overhang above the entrance. The overall atmosphere is bright and modern.

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# HOUSING & MIXED-USE PRACTICE AREA

Lord Aeck Sargent's Housing & Mixed-Use practice area provides creative solutions for new and innovative mixed-use communities.

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Our focus is on urban-infill projects of varying sizes that have a direct impact on the urban environment. We have been involved in projects at the master planning and urban design levels, including assistance with planning for neighborhood development, projects that encompass multi-acre sites, single-family residential neighborhood planning in undeveloped urban core areas and large mixed-use developments. Our services include extensive planning and zoning work, from initial site analysis through the neighborhood and jurisdictional review process. Our projects are complex and often involve a mix of new construction, adaptive reuse, historic preservation and mixed-use programs.



“Lord Aeck Sargent  
Architecture did  
a fantastic job  
executing the design  
for a difficult site and  
complex project. They  
provided a highly  
qualified team that  
designed a remarkable  
project and addressed  
all issues during  
construction.”

02

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William N. Bollwerk  
Alliance Residential Company



# MULTIFAMILY & MIXED-USE

Our experience includes market-rate housing for rent and for sale, as well as affordable housing, public housing, senior housing and student housing. Our areas of expertise are in the design and planning of multifamily buildings and vertically integrated mixed-use residential developments targeted to a variety of demographic groups. We are experienced in the technical aspects of residential and mixed-use construction—from low-rise to high-rise



# N. HIGHLAND STEEL LOFTS

Perennial Properties, Inc  
Atlanta, GA

Units: 239 rent; 24 condos  
Residential: 310,000 sf  
Retail: 32,000 sf



Lord Aeck Sargent master planned and designed the multi-building, mixed-use project located at 240-248 N. Highland Avenue in the Inman Park Historic District and connected to Atlanta's proposed Beltline.

Grinnell Lofts, N. Highland Steel Lofts and The Shops at N. Highland Steel comprise high-end condominiums, apartments, street-level retail and restaurant space. Amenities include a pool, fitness center and covered parking.

The development consists of five adjoining brick buildings that create a new street network fitting within the existing neighborhood context. The remaining building, believed to be one of Atlanta's oldest standing office structures, is designed as a restaurant space. It will be adapted from its original function as the offices for the General Pipe and Foundry Co.





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# CRESCENT TERMINUS

Crescent Communities  
Atlanta, GA

Units: 355  
Residential: 380,000 sf  
Retail: 2,000 sf



Crescent Terminus is a 350 unit luxury apartment community at Peachtree Road and Piedmont Road in the Buckhead district of Atlanta. The project is composed of 5 residential levels over 3 parking levels accommodating 450 cars. The community contains a leasing office and feature a roof terrace with skyline views and a club room and fitness center overlooking a courtyard pool and gardens.





# MID CITY LOFTS

Kim King & Associates  
Atlanta, GA

Units: 133  
Residential: 365,000 gsf  
Retail: 5,000 sf



MidCity Lofts is a 10-story residential condominium located on a small block between the historic Biltmore Hotel and a new "high tech office campus" in the Midtown district of Atlanta. The residential units are designed to have the qualities of space, light and material associated with a "loft". The concrete frame is largely exposed, but the electrical and mechanical systems are carefully concealed.

A lounge and fitness center are located on the roof with 360-degree views. The pool is set in an outdoor room, half a level below the lounge, surrounded on three sides, but completely open on one side to the South to take advantage of the downtown view and to get the most sun. The façade integrates traditional, as well as modern materials, and highlights the skyline views.



This new mixed-use development, currently under construction, will serve as the connection between Midtown Atlanta and the Buckhead retail and entertainment area. The project includes 300 one- and two-bedroom luxury apartment units and 50,000 sf of street-fronting retail space on Piedmont Road. The parking structure was designed to accommodate 700 cars and address the parking needs for both the retail and residential units, while an amenity terrace and on-grade pool would serve the residents.

# MODERA MORNINGSIDE

Mill Creek Residential Trust  
Atlanta, GA

Units: 300  
Grocery: 27,500 sf  
Retail: 4,500 sf  
Café: 1,500 sf  
Restaurant: 3,000 sf





# HAYNES HOUSE

Alliance Residential  
Atlanta, GA

Units: 186  
182,000 gsf

Haynes House is a 6-story luxury apartment project located in the exclusive Buckhead neighborhood. Five residential levels sit atop a podium with lobby, leasing, amenities and underground parking below. The "E" shaped design provides two intimate south-facing courtyards for the residents, which are elevated above grade for privacy. An existing 1920's era home on the property has been converted to the pool house maintaining the existing scale along adjacent residential street. The small, urban site required that the parking be located below the main structure. The project's design and scale compliments the surrounding historic residential neighborhood while addressing its urban Peachtree Street presence.





7<sup>th</sup> Midtown, currently under construction, is a mixed-use project on a prominent corner in Midtown Atlanta. The design includes luxury residential units over retail space intended for signature Starbucks and Teavana concepts.

The program includes 21 residential units with 48,000 square feet of net residential space. The typical residential floor will have three different unit types, with two unique penthouse units at the top three floors.

The gross area is 68,000 square feet with additional areas including lobby, private roof terraces for the top three floors, connection to the Viewpoint building, and the necessary modifications to the Viewpoint building for access.

## 7<sup>TH</sup> MIDTOWN

Loudermilk|Bell  
Atlanta, GA

Condos: 20  
Residential: 48,000 sf  
Retail: 6,000 sf







# CRESCENT CENTRAL STATION

Crescent Communities  
Orlando, FL

Units: 279  
Residential: 314,000 gsf  
Retail: 12,000 sf

Crescent Central Station, currently under construction, is a mixed-use development in downtown Orlando. Sited between a multi-modal transit station and the Orange County Courthouse Complex, Central Station will create a link between these important Civic destinations using green space and ground-level retail. The project will include 279 luxury apartments, a pool courtyard, club room, roof terrace, fitness center, pet grooming salon and bike repair shop. Rounding out the community is a parking deck with 400 spaces and 13,000 sf of street-level restaurant and retail space.





# GLENWOOD EAST

Alliance Residential  
Atlanta, GA

Units: 236  
290,000 gsf



Glenwood East Apartments is a sustainable neighborhood connected to Southeast Atlanta's Glenwood Park project and within close proximity to the East Atlanta neighborhood. The development includes three residential buildings with 236 total units and a pre-cast, four-level parking deck providing 337 on-site spaces.

The community is organized around a new "main street" which is integrated into the existing fabric of the surrounding

neighborhood. Each residential building is four and five levels of wood frame construction and features apartments with green features, innovative amenities such as "gear closets" and view of the Atlanta skyline.

Amenities include a top-floor clubroom with a spectacular view of Downtown, on-site laundry, pool and fitness center.







# THE METROPOLITAN

Bomasada Group, Inc.  
Oklahoma City, OK

Units: 330  
353,000 gsf

The Metropolitan, currently under construction, will house 330 apartment units in a wood frame building with great views of downtown. The site is located within walking distance to such popular business, intown housing and entertainment areas as the Bricktown Entertainment District, Automobile Alley and Midtown.

The project is the largest single housing development ever announced for downtown Oklahoma City. LAS is working with the Downtown Design District planning authority in Oklahoma City to design urban streetscape details.







# CRESCENT MUSIC ROW

Crescent Communities  
Nashville, TN

Units: 296  
Residential: 282,000 gsf  
Retail: 7,600 sf

The project site is located along Division Street in Music Row. The property overlooks Interstate 40 and offers dramatic views to all of downtown Nashville. The building design includes multifamily, retail area, residential amenities, and associated parking. Five levels of multifamily woodframe construction sit atop a structured podium at street level.

The Division Street streetscape will be activated with retail area, some residential amenities, and a small outdoor piazza at the heart of the composition. The project is currently under construction.



# THE SAGE

Miles Development Partners  
St. Petersburg, FL

285,000 gsf



The Sage is a 13-story residential condominium in St. Petersburg sited at the terminus of I-175. The building consists of a 4- and 5-story “base” building with residential units adjacent to structured parking and a 9-story “tower” building. While the tower portion is intended to exhibit clean, simple lines and generous glazing, the base of the building utilizes stylistic elements.

The base building is comprised of two symmetrical wings bounding the main entry courtyard, with the 4-story west wing relating sensitively to the existing neighborhood to the west and the 5-story east wing providing emphasis at the corner of 4<sup>th</sup> Street and 4<sup>th</sup> Avenue. The 5<sup>th</sup> floor roof of the base building serves as the major private amenity terrace, including a club room, fitness center, swimming pool, and outdoor lounging area.







# VILLAGE GREEN

Northwest Georgia  
Housing Authority  
Rome, GA

Units: 10

10 sustainably designed two- and three- bedroom public housing apartments are located on Division Street in Rome, Georgia. The project was funded by a grant through the American Recovery and Reinvestment Act and has been certified by the Enterprise Green Communities Program.

The Enterprise Green Communities Program is the first national green building program focused entirely on affordable housing. Green Communities is a program designed to help developers, investors, builders and policymakers make the transition to a greener future for affordable housing. The program requires an integrated design process, including a charrette for all stakeholders prior to the beginning of design, and uses Energy Star for Homes as a criteria for energy efficiency. Sustainable features include a rainwater harvesting system, roof-mounted solar hot water panels and recycled clay tile roofing.



# LAFAYETTE SUSTAINABLE HOUSING

The LaFayette Housing Authority  
LaFayette, GA

Units: 30



30 sustainably designed two- and three- bedroom rental apartments are located in a single-story duplex format on two sites near the heart of the City of Lafayette, a small community in Northwest Georgia. One site was an abandoned lot that was once a school, the other housed obsolete stacked flat units. The units are owned and managed by the housing authority.

The sustainable strategies employed on the two sites include: pervious paving, innovative storm water management, recycled materials, advanced framing, spray-foam insulation, high-efficiency split systems, heat pump electric water heating, low-VOC paints and coatings, reflective roofing, WaterSense plumbing fixtures and an EnergyStar lighting package.







# ADAPTIVE RE-USE

We enjoy adapting older structures, often historic, for new uses in housing, office and retail.

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These projects often involve a mix of renovation and new construction. The end result is a project that brings the past into the present, which in addition to being a more sustainable form of redevelopment, always adds character to the streetscape.





# BOX FACTORY LOFTS

Miles Development Partners  
Tampa, FL

Lord Aeck Sargent creatively designed the adaptive use of a c. 1915 cigar box factory in the historic Ybor City section of Tampa for a 53-unit, two-story residential condominium. The project entailed carefully restoring the existing masonry walls and replacing deteriorated windows with long-lasting, insulated windows similar in appearance to the originals. To minimize visibility of structural changes, a second

floor addition is set back from the face of the building and structured parking is hidden within the complex.

Amenities include a landscaped courtyard and swimming pool with individual residence access.



# ENTERPRISE MILL

Boardman Petroleum, Inc.  
Augusta, GA



Enterprise Mill, a 19<sup>th</sup> century cotton mill complex, sits on the historic Augusta Canal, which still provides the power for the original 1920's GE turbines. The canal was used as the backbone for Augusta's redevelopment plan.

The Enterprise Mill was one of the first historic rehabilitation projects along the canal. It involved mixed-use development including restaurant, retail, commercial office and residential components.

The project also included the design of the Augusta Canal Interpretive Center, which is the main welcome center for the Augusta Canal National Heritage Area.





# STUDIOPLEX LOFTS

Historic District Development Corp.  
Atlanta, GA

Units: 133  
220,000 gsf



StudioPlex is an adaptive-use of the c. 1904 Southeastern Cotton Warehouse (listed as the oldest concrete building in Atlanta) for a mixed-use commercial, retail and residential development.

This 133-unit arts-based development was envisioned as the catalyst for the revival of the Martin Luther King Historic District. The master plan, including historic facilities survey, programming, preliminary construction pricing and

presentation/marketing package was provided. Documentation for historic tax credits, AHA grants, empowerment zone grants and Georgia Power community development grants also were provided.







# THE LUMBERYARD

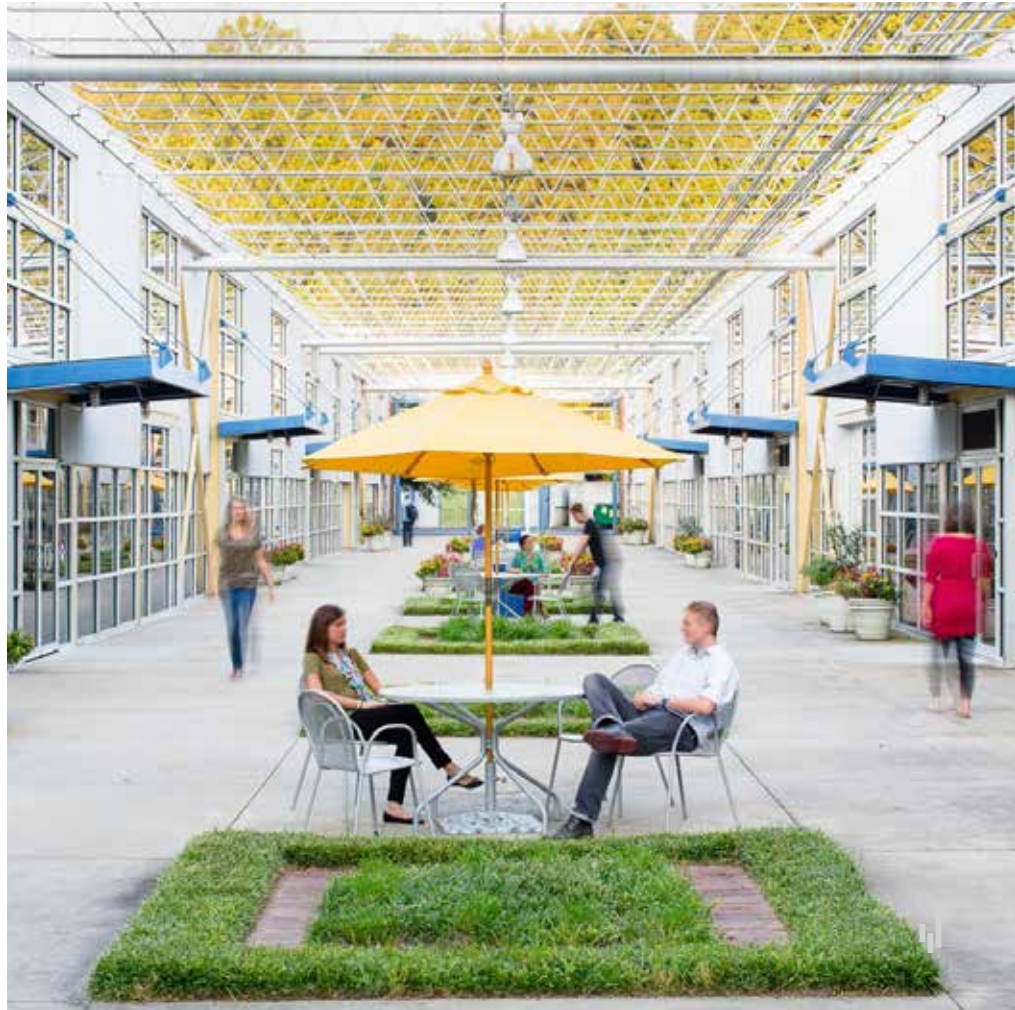
Wilco Real Estate, Inc..  
Atlanta, GA

80,000 gsf



Located in the Chattahoochee-Industrial area, this project is an adaptive use of an existing 1961 building supply and manufacturing warehouse for an office lofts development. New courtyards were sliced through the shell, creating three buildings that look onto open, planted courtyards.

The Georgia AIA design jury commended the project for its intent to "...create an internal circulation space with the scale and interest of an urban streetscape. The colorful yet restrained palette of light industrial materials used for new infill balances the straightforward, somewhat pedestrian character of the existing concrete floor and red brick perimeter wall."









“We’re thrilled with how sensitively the Lord Aeck Sargent team went in to adaptively reuse the building while staying as true as possible to its history. The project has been very well received in the community, and there’s a lot of respect for what’s been done.”

04

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Bruce Wise  
Director of Design  
Miles Development Partners



# STUDENT HOUSING

Lord Aeck Sargent has worked on more than 130 campuses nationwide and we have become a national leader in designing sustainable, progressive student housing.

Our portfolio includes a full range of housing, from double-occupancy suites and “pod-style” housing specifically targeting freshman students to single-occupancy bedroom apartments and studios designed for upperclassmen and everything in between. Today’s students share a holistic view of campus activities and do not view work/study and play as necessarily separate activities.





# SPARTAN VILLAGE

University of North Carolina at Greensboro  
Greensboro, NC

The Village, located adjacent to UNCG's existing campus, includes 800 beds in a variety of apartment configurations as well as academic and social spaces that create a living/learning environment.

The project's goals were to provide more on-campus student housing while revitalizing the streetscape and neighborhood as part of the larger City of Greensboro Lee Street Corridor plan.





# UNIVERSITY LOFTS

Georgia State University  
Atlanta, GA

Located adjacent to the GSU Campus, between downtown Atlanta and the Martin Luther King Jr. historic district, the project provides year-round housing for 500 married, graduate and international students, and limited visiting faculty members. 230 units are designed as loft-style apartments arranged around an internal courtyard with views to downtown and midtown Atlanta. The building rises in graduated stories above the courtyard, culminating in a 14-story tower.

Conference, health and exercise facilities are provided, along with leaseable street-front retail space along Edgewood Avenue. The project also includes a parking deck serving the residents.





“This site-specific solution is a contemporary structure, rising up out of the ruinous masonry walls of the former Central of Georgia Up-Freight Warehouse.”

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Martin Smith, Executive Director  
Design and New Construction  
Savannah College of Art and Design



# URBAN DESIGN & PLANNING

These structures and properties form the building blocks and fabric of a community. We conduct programming, site planning, design guidelines and architectural design for numerous public and private sector clients, including developers, institutions and community groups.







This corporate campus Master Plan seeks to re-imagine the existing partially developed suburban office campus as more diverse urban "place" through the intervention of new open space, new multifamily housing and enhanced walkability features. The Master Plan serves as a template to guide the development of individual parcels over time in a way that ensures that each individual piece is serving to contribute to greater, consolidated vision.



## PERIMETER SUMMIT MASTER PLAN

Seven Oaks Development Company  
Atlanta, GA



# CRESCENT UPTOWN

Charlotte, NC

Crescent Uptown is a mixed use development including a national grocer, retail area, office area, 180 highrise residential units, 250 midrise apartments, and a 350 key hotel. The site is located at the city center of Uptown Charlotte along Stonewall Street (across from the NASCAR Hall of Fame museum) and South Boulevard connecting to the energetic South End neighborhood.

A strong development feature is the site's adjacency to Charlotte's LYNX light rail line at Stonewall Station. The location will allow for expansive food retail with outdoor seating immediately accessible to the light rail tracks



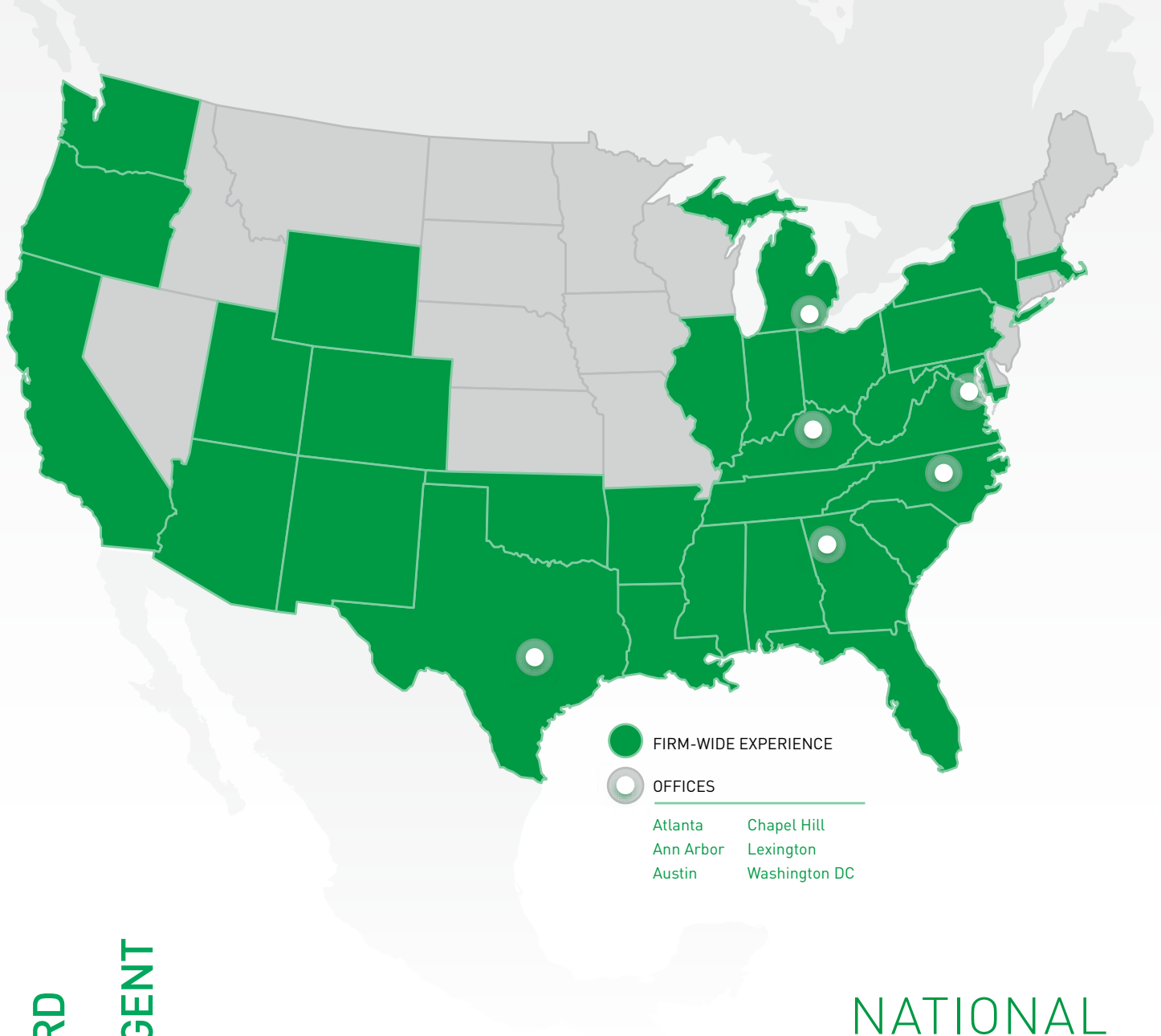
Street Level



Upper Level







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RESPONSIVE DESIGN

NATIONAL  
EXPERTISE

# 06

## FIRM PROFILE

### RESPONSIVE DESIGN

Lord Aeck Sargent is an architecture and design firm with a 70-year history of creating environments people want to use and preserve.

With offices in Atlanta GA, Austin TX, Ann Arbor MI, Chapel Hill NC, Lexington KY and Washington DC, our firm has seven practice areas: science & technology, higher education, arts & culture, historic preservation, housing & mixed-use and urban design & planning.

**We share a common mission** of providing responsive design, technological expertise and exceptional service in order to provide our clients with the best possible facilities that will serve them well into the future.



**We thrive in the midst of complex projects** that require depth of experience and cross-discipline collaboration. Responsive design has been our guiding philosophy for seventy years, and we deliver uniquely creative responses to each project's every detail. The result is thoughtful solutions that respond to the site, the context and the needs of its occupants.

**Our portfolio** includes museums, arts centers, government buildings, laboratories, corporate headquarters, education facilities and conference facilities. Our services range from master planning and programming to design, construction administration and facility management support.

**Our design staff** represents a broad range of experiences in design and construction. Our staff includes registered architects, urban designers, materials specialists, interior designers, land planners, cost estimators and zoning specialists.

140+

dedicated  
professionals

130+

college & university  
clients nationwide

50+

LEED-accredited  
professionals

50+

LEED-certified projects

2030

LAS was one of the first  
architecture firms in the country to  
adopt The 2030 Challenge











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