

Andrew M. Byrne

Architect - MA #51099

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I practice a client-centric approach to architecture by providing high-quality, value-driven design solutions. I believe in empowerment through engagement and seek to create projects that have a positive impact for each stakeholder and the communities they serve.

Andrew brings 20 years of experience across a diverse range of project types, including mixed-use, retail, corporate, residential, & master planning. He enjoys collaborating with clients and teammates, creating beautiful and rational solutions to complicated design problems.

Work Experience

Moody Nolan Architects - Boston, MA

Project Architect - March 2022 - Present
Design - Technical - Documentation - CA - Mentorship
Hospitality - Multi-Family Residential - Master Planning - Sports - Lab Building Envelope

Embarc Studio - Boston, MA

Project Architect - June 2020 - September 2021
Design - Documentation - Master Planning
Multi-Family - Retail - Mixed Use - Master Planning

Shepley Bulfinch - Boston, MA

Architect - April 2019 - February 2020
Documentation - Project Management - CA
Healthcare - Office

Elkus Manfredi Architects - Boston, MA

Architect - February 2013 - April 2019
Design - Documentation - Planning - Visualization - Mentorship
Mixed Use - Retail - Master Planning - Urban Design - Sports
Multi-Family Residential

Gorman Richardson Lewis - Hopkinton, MA

Job Captain / Designer - 2007 - 2008 / 2010 - 2013
Documentation - Planning - Visualization - Marketing
Mixed Use - Retail - Civic - Office - Envelope Science
Multi-Family Residential - Single Family Residential

William J. Masiello, Architect - Boylston, MA

Job Captain / Drafter - March 2009 - February 2010

Allevato Architects - Franklin, MA

Architectural Intern - March 2007 - February 2007

Education

Boston Architectural College

Master of Architecture - 2014
Thesis Commends Nominee
Glassman Practice Award

New England Institute of Technology

BS Architectural Building & Engineering Tech. - 2006
AS Architectural Building & Engineering Tech. - 2004
Faculty Design Award Nominee - Thesis
Faculty Design Award Nominee - High-Rise Studio



Key Project Experience

Progressive Field Renovations

Moody Nolan Architects
Cleveland, Ohio - Construction Ongoing
Senior Project Architect

Home of MLB's Cleveland Guardians, the ballpark is re-imagined to improve the fan experience & extend the life of the facilities.

Technical lead. Envelope & interface details. Existing conditions analysis. Produced construction documents. Construction administration. Consultant coordination.

Harvard Enterprise Research Campus (ERC)

Moody Nolan Architects
Boston, Massachusetts - Construction Ongoing
Project Architect

900,000 square foot mixed-use development comprised of residential, office/lab, hotel, conference, retail and food & beverage uses alongside 2-acres of open space.

Developed exterior facade details for the hotel & assisted with the development of facade detailing for the residential towers. Consultant coordination. Client reviews & meetings.

Miami Worldcenter

Elkus Manfredi Architects
Miami, Florida - Ongoing
Project Architect

27-acre urban redevelopment. World-class destination blending entertainment, retail, residential & commercial spaces amidst a pedestrian friendly environment and green spaces.

Contributed to master planning and conceptual designs. Developed presentations & graphic studies for city and client approvals. Created digital & 3D printed models. Schematic design documentation.

Union Point

Elkus Manfredi Architects
Weymouth, Massachusetts
Project Architect

1500-acre redevelopment imagined as a new city featuring public transportation, entertainment and sports venues, arts & culture with integrated communications and smart living technologies.

Developed conceptual designs for master plan. PA from concept through CD's for a sports complex including a new restaurant, fitness center renovations & a comfort station.

Skills

Software: REVIT, SketchUp, AutoCAD, InDesign, Photoshop, Illustrator, Maxwell, V-Ray, Rhino, Bluebeam

Other: Master Planning, Site Planning, Space Planning, 3d Printing

Project Experience

Moody Nolan Architects - Boston, Massachusetts

Project Architect - Designer - March 2022 - Present

Progressive Field Renovations

Cleveland, Ohio Sports / Existing Conditions

Stadium renovations at Progressive Field, home of MLB's Cleveland Guardians. The ballpark is being re-imagined to improve the fan experience and extend the life of the facilities.

Technical lead. Envelope and interface details. Existing conditions analysis and coordination. Produced construction documents. Construction administration. Consultant coordination.

Faneuil Gardens

Boston, Massachusetts Existing Conditions

Feasibility study and analysis of an existing affordable housing community.

Verified and documented existing conditions. Created and managed analysis report & conclusions. Reviewed and interpreted aspects of building code and envelope analysis as required.

Meta - RDU

Durham, North Carolina Office / Existing Conditions

Two-story tenant fit-out. Phased team relocation.

Developed construction documents. Managed and coordinated with consultant team. Led junior staff in production efforts.

Embarc Studio - Boston, Massachusetts

Project Architect - Designer - June 2020 - September 2021

Youth Enrichment Services - YES

Boston, Massachusetts Youth / Multi-Family

New sports -based youth development facility adjacent to the proposed multi-family housing project.

Developed original designs for both buildings in conjunction with a firm principal. Created design presentations and imagery for internal and city review.

Native Sun Cannabis Dispensary

North Attleboro, Massachusetts Retail / Existing Conditions

Complete renovation to an existing metal structure and insulated panel building.

Coordinated design alongside firm principal. Developed working documents and presentations to support approvals and construction. Coordinated with consultant team and client.

Cochecho Waterfront Development

Dover, New Hampshire Master Plan / Mixed-Use

Downtown urban expansion featuring six new mixed-use buildings and cluster style town homes.

Created conceptual designs and architectural vocabularies for each of the project areas.

17 Bradston Street

Boston, Massachusetts Life Science / Lab

275,000 sf Life Sciences hub located at Newmarket.

Participated in design efforts. Created 3d models and associated renderings.

Harvard Enterprise Research Campus (ERC)

Boston, Massachusetts Hospitality / Multi-Family

900,000 square foot mixed-use development comprised of residential, office/lab, hotel, conference, retail, and food & beverage uses alongside 2-acres of open space.

Developed exterior façade details. Coordinated with consultants as required. Participated and led client meetings associated with envelope work.

Grove Hall

Boston, Massachusetts Master Plan / Mixed-Use

Planning study for the redevelopment of an existing retail-oriented community center in Roxbury, Massachusetts.

Created comprehensive plan and conceptual designs. Led team developing presentations & graphics. Participated in community outreach meetings on site, involving local authorities.

Seaport Circle

Boston, Massachusetts Life Science / Lab

650,000 sf innovative Life Science hub containing lab and office space located in the seaport.

Tenant fit-out planning studies.

471 Hanover Street

Boston, Massachusetts Condo / Existing Conditions

Interior and facade renovations to an existing 5-story brick residential building located in Boston's North End.

Developed original design and design options. Created project presentations and documentation from conceptual design through construction documents.

25 Mulberry Street

Worcester, Massachusetts Multi-Family

New five story, 370-unit apartment development including parking garage and pedestrian bridge.

Developed original conceptual exterior design. Created renderings and imagery to support conceptual development and external project reviews.

330 C Street

Boston, Massachusetts Multi-Family

46-unit condominium complex located behind the Boston Convention and Exhibition Center.

Developed conceptual design. Created 3D models and associated graphics for presentation.

Shepley Bulfinch Architects - Boston, Massachusetts

Project Architect - Project Manager - April 2019 - February 2020

Boston Children's Hospital

Boston, Massachusetts Hospital / Existing Conditions

Program and planning updates to maximize efficiency in existing hospital support spaces.

Construction documents for simultaneous interior renovations, including office fit-outs and outpatient hospital uses. Collaborated with client and end users. Managed CA.

Mayo Clinic - East Expansion

Phoenix, Arizona Hospital

330,000 sf campus expansion adding new patient rooms, facilities, and amenities.

Developed and coordinated details and documents associated with the new flat-roof and adjacent parapet assemblies.

Elkus Manfredi Architects - Boston, Massachusetts

Project Architect - Architect - Job Captain - February 2013 - April 2019

Miami Worldcenter

Miami, Florida Master Plan / Mixed-Use

27-acre urban redevelopment. World-class destination blending entertainment, retail, residential and commercial spaces amidst a pedestrian friendly environment and green spaces. Tenant leasing.

Participated in master planning design efforts and zoning approvals processes. Designed and developed portions of the retail facade. Created various presentations and graphic studies for city and client approvals. Developed digital and 3D printed models.

Bunker Hill Mall Redevelopment

Charlestown, Massachusetts Master Plan / Multi-Family

Proposed redevelopment of an existing urban shopping center. Initial project phases focused on improving the site by revamping its Main Street image, creating a new pocket park, and building a new 7-story, 240-unit residential building.

Created original designs and presentation packages to support Main Street improvements. Created schematic design documentation for the proposed residential building. Developed overall master planning studies for future site development.

White Flint Mall Redevelopment

Bethesda, Maryland Master Plan

Demolition of an existing mall to permit the creation of a new district featuring four office buildings, a 300-room hotel, 1 million sf of retail and F&B space, and twelve apartment buildings.

Participated in master planning efforts. Created conceptual imagery for marketing and city approvals.

Union Point

Weymouth, Massachusetts Master Plan / F&B / Sports

1500-acre redevelopment imagined as a new city featuring public transportation, entertainment and sports venues, arts and culture with integrated communications and smart living technologies.

Project architect from concept through CDs for neighborhood sports complex, including new restaurant, renovations to a fitness center and playing field comfort station. Developed potential designs and aesthetics for different districts of the project.

Cambridgeside 2.0

Cambridge, Massachusetts Master Plan / Mixed-Use

Redevelopment and expansion of the Cambridgeside shopping complex. Project features 2 million sf. across six interconnected buildings comprised of retail, F&B, office, life-sciences, and residential uses.

Created original designs for life science access points. Developed aesthetics for office conversion to existing mall's third floor. Produced 3d models and supporting visualization. Developed schematic design documents for assorted portions of project scope.

Dunstan East

Newton, Massachusetts Master Plan / Mixed-Use

Creation of a mixed-use urban boulevard featuring new housing, an active ground floor, and pedestrian friendly environment.

Created conceptual designs. Assisted in the creation of the district comprehensive plan. Produced graphic presentations and renderings.

William J. Masiello Architect - Boylston, Massachusetts

Job Captain - Drafter - March 2009 - February 2010

Pat's Peak Ski Area

Henniker, New Hampshire Hospitality

New post and beam entrance pavilion comprised of a clock tower, waiting spaces, and warming hut.

Created conceptual design options, schematic design documents and digital 3d models with supporting graphics.

Various Single-Family Residences

Massachusetts Single-Family Residential

New residences featuring traditionally inspired design inspired by the Shingle and Cape Cod styles. Renovations to existing residences.

Project documentation, from concept through construction.

Gorman Richardson Lewis Architects - Hopkinton, Massachusetts

Job Captain - Designer - Drafter - Marketing - February 2007 - January 2009 & February 2010 - January 2013

EcoTarium Science Center

Worcester, Massachusetts Museum / Cultural

Modernization and upgrades to the existing third floor of the museum originally designed by Edward Durell Stone.

Project lead from design development through substantial completion. Developed construction documents and supporting contracts. Managed CA procedures.

Building Envelope Sciences

Various Locations Science & Technology

Provides investigative, testing, as well as design and construction support focused on evaluating where things go wrong relative to the movement of water, water vapor, air, heat across the building envelope.

Project documentation. Product research and coordination with vendors and manufacturers. Forensic detail analysis Existing conditions studies.

Subaru of New England Headquarters

Norwood, Massachusetts Office

165,000 sf. corporate headquarters comprised of offices, training facilities and distribution centers.

Existing conditions. Developed conceptual plans and 3d models in conjunction with the design principal. Created photo realistic renderings. Documented various exterior details. Created interior design presentations.

Blanchard Woods

Burlington, Massachusetts Office / Existing Conditions

200,000 sf. office campus including a new 120,000 sf. signature building as well as 80,000 sf. of core/shell renovations to existing office spaces.

Created conceptual site plans, building models and 3d visualization working alongside the design principal.

Hopkinton Center For The Arts

Hopkinton, Massachusetts Civic

Adaptive re-use of 1870s farm house to establish a community arts center with theater, music rooms, classrooms, offices, and a kitchen.

Developed schematic and design development documents. Created 3d models and supporting visualizations.

Westridge & Red Mill Village

Hudson & Norton, Massachusetts Single-Family Residential

55+ housing developments featuring traditional neighborhood design elements.

Developed construction documents for attached and detached single family residences.

Chestnut Hill Center

Chestnut Hill, Massachusetts Religious / Residential

Renovations and addition to an existing monastic residence featuring isolated circulation paths, living facilities and a new oratory.

Created 3d models and associated visualization. Detailed elements of oratory. Developed portions of construction documents.

18-20 Franklin Street

Worcester, Massachusetts Mixed-Use / Existing Conditions

Mixed-use adaptive reuse of a building formerly occupied by the Worcester Telegram and Gazette. Project created a new black box theater, office tenant spaces and a new facility for Quinsigamond Community College's Healthcare & Workforce Development Center.

Field verification and documentation of existing conditions. Researched the existing building/s history. Developed working drawing sets and packages for marketing. Created 3d models and visualization.

Hopkinton Gazebo

Hopkinton, Massachusetts Park

Gazebo located steps from the marathon starting line.

Created construction documents, 3d model, visualization and supporting presentations.

Hopkinton Square

Hopkinton, Massachusetts Mixed-Use

100,000 sf mixed-use development with retail, F&B and office spaces.

Construction documents. Created 3d models and supporting visualizations.

Allevato Architects (HFA) - Franklin, Massachusetts

Architectural Intern - March 2006 - February 2007

Ferrari & Maserati of New England

Norwood, Massachusetts Retail

Renovations and upgrades to an existing 50,000 sf. building focused on creating high-end design.

Developed conceptual 3d models and imagery. Verified and reviewed existing conditions.

Milford Marketplace

Milford Connecticut Retail

112,000 sf retail center anchored by grocery store featuring main street style architecture and a pedestrian-friendly environment.

Created and coordinated sections and exterior details Generated conceptual imagery and renderings to support marketing efforts in tenant acquisition.