

# BUILDING 13

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WOODWARD PLACE - BRUSH PARK II

JANUARY 15, 2019

HamiltonAnderson

# PRESENTATION OVERVIEW

BUILDING 13

- Existing Circumstance



- Design Elements

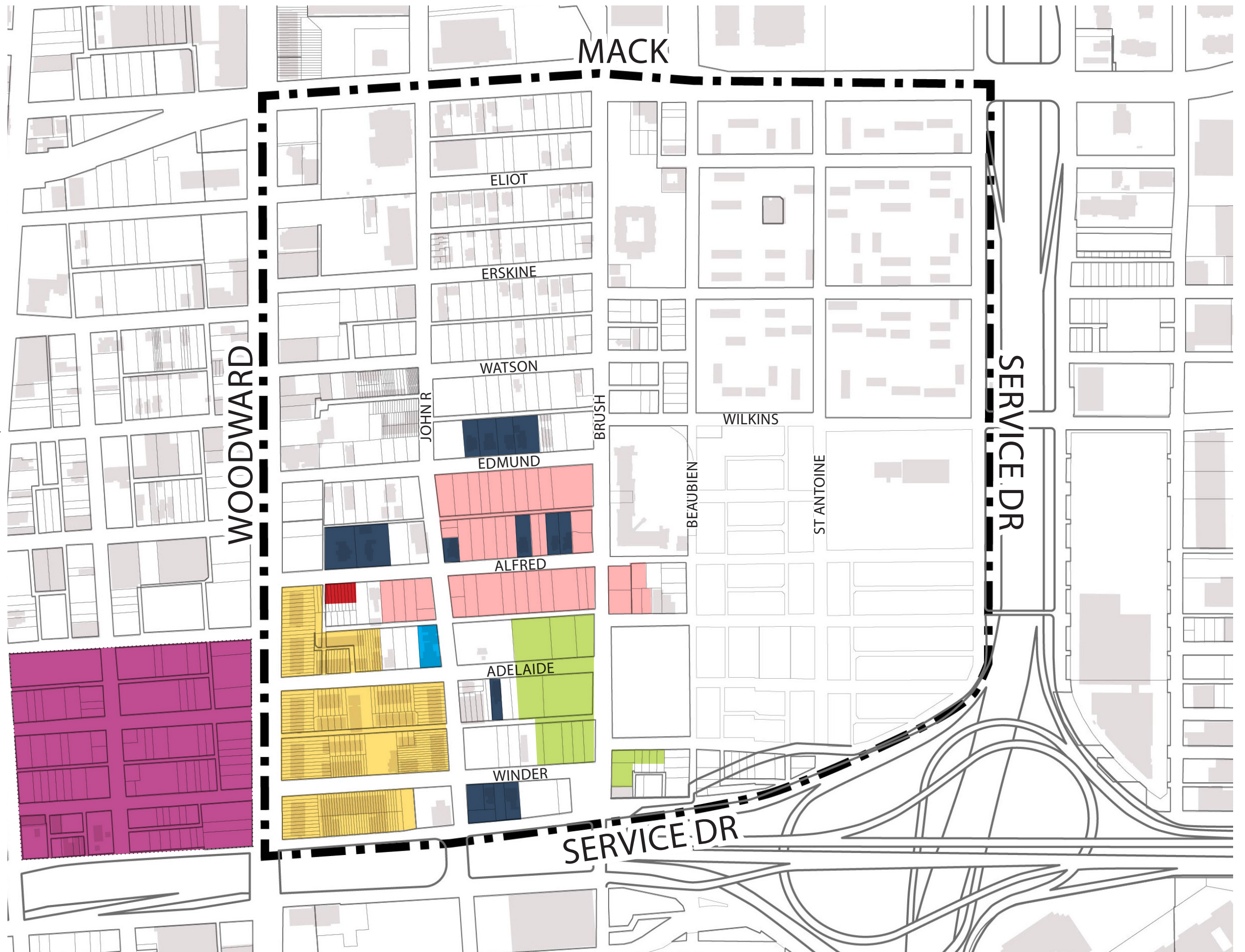


- Site/Floor Plans

# EXISTING CIRCUMSTANCE

- Site Location, Building 13
- Brush Park Neighborhood Limits
- Extent of Crosswinds Development
- Historic Homes
- Historic Apartment Buildings
- CityModern Development
- Little Caesar's Arena
- Residential Development

The design of Woodward Place, ahead of its time in the mid 1990s, was a thoughtful response to the market conditions, urban design thinking, and existing context of the time. The new development aims to replicate the existing townhomes in order to complete the last parcel of the original Woodward Place - Brush Park II development.



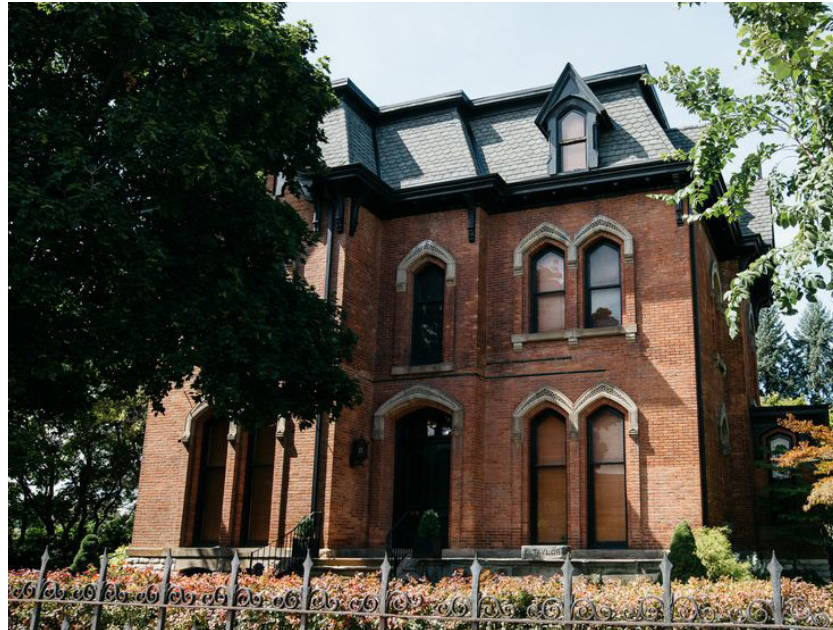
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# EXISTING CIRCUMSTANCE

## BUILDING 13

Preserved historic Brush Park homes are located directly across the street from the proposed site.

These homes and other similar homes and apartment buildings in the neighborhood, influenced the architecture of Woodward Place and will be an influencing factor in the design of the new development.

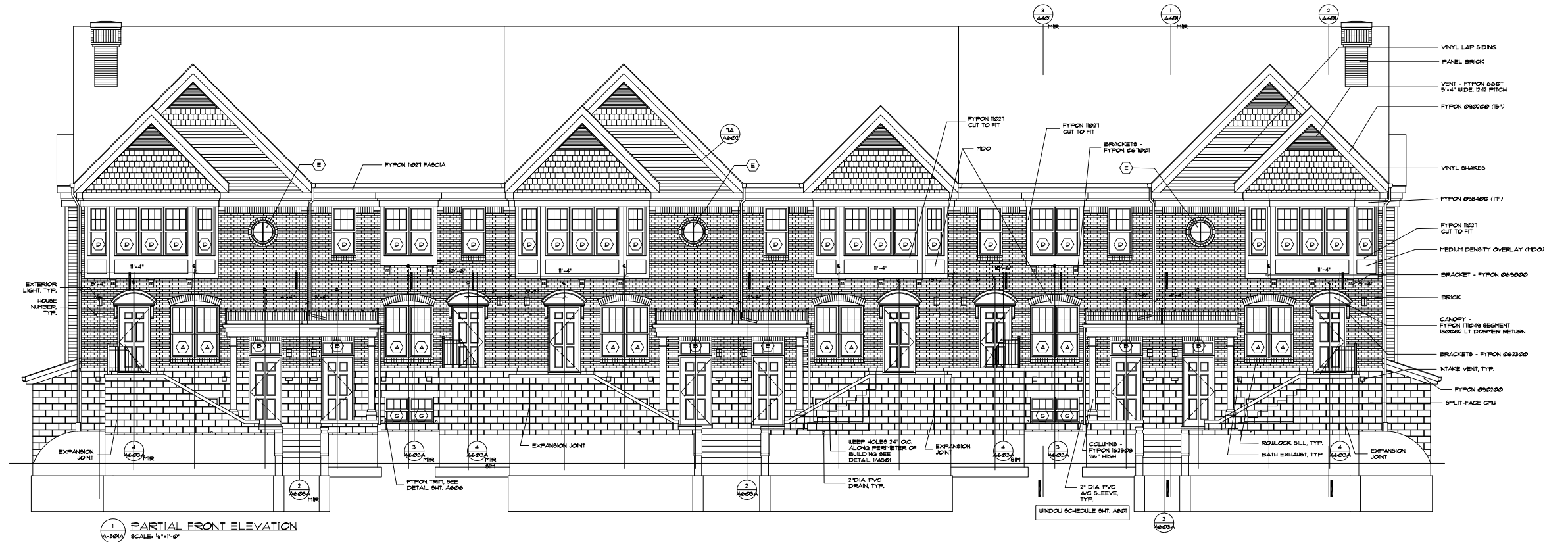


# EXISTING CIRCUMSTANCE

## BUILDING 13

The existing Town-Homes will be the primary architectural influence of the proposed development.

As part of the historic Brush Park neighborhood, the Woodward Place Town-Homes were designed to be historically responsive. Composed of simple iconic forms articulated with repetitive elements, an engaging contextual street facade was realized.



# EXISTING CIRCUMSTANCE

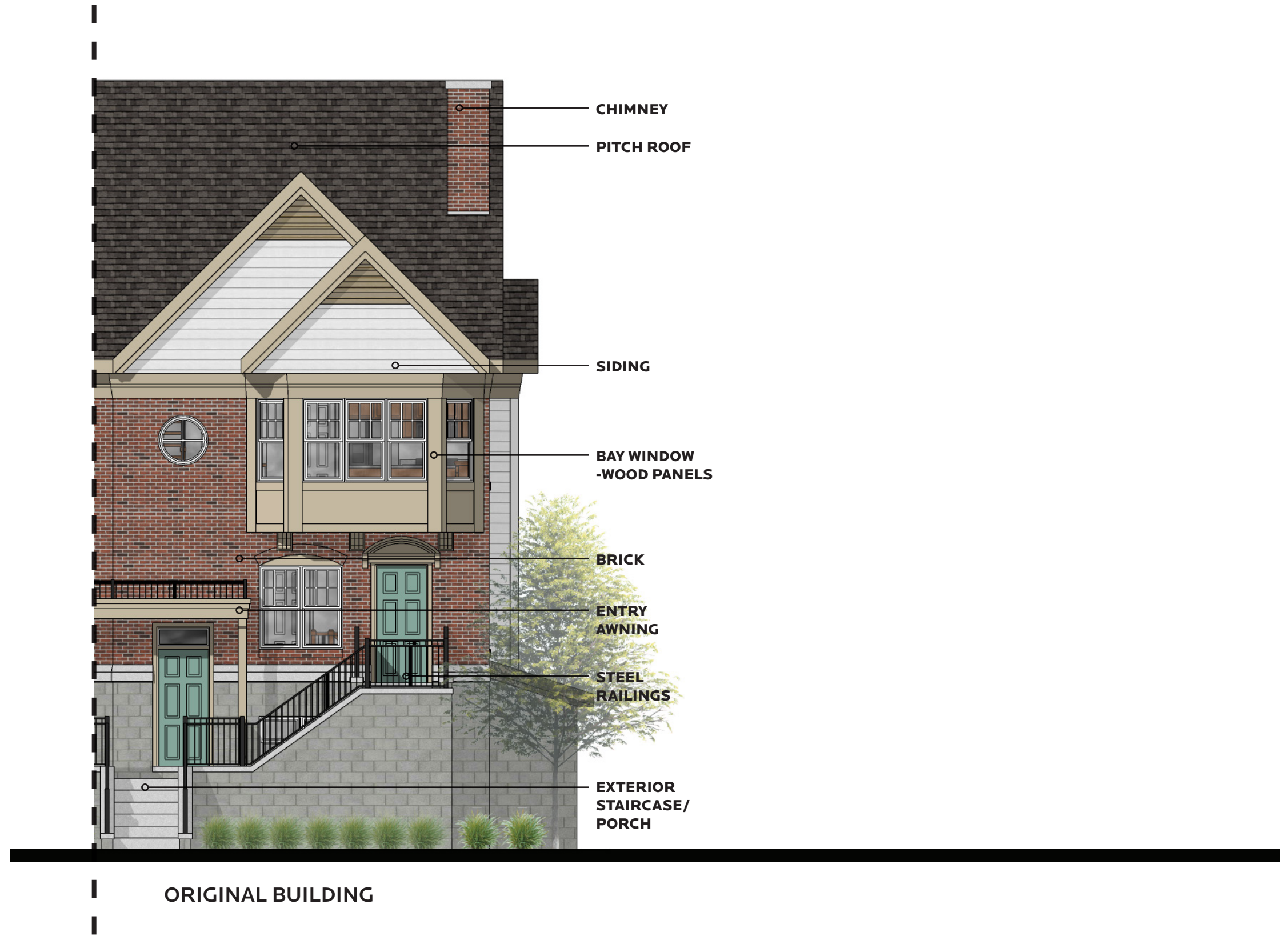


# DESIGN ELEMENTS

BUILDING 13

Facades of the original development are characterized by key elements including pitched roofs, bay windows, chimneys, awnings, and entry stairways composed with balance and a playful push-pull along the primary facade.

Materials used include brick, concrete masonry, steel, wood panels, and siding.



# DESIGN ELEMENTS

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The proposed development shares the exact same footprint, volume, and materials as the existing buildings.



ORIGINAL/PROPOSED BUILDING



BRUSH ST.

JOHN R.

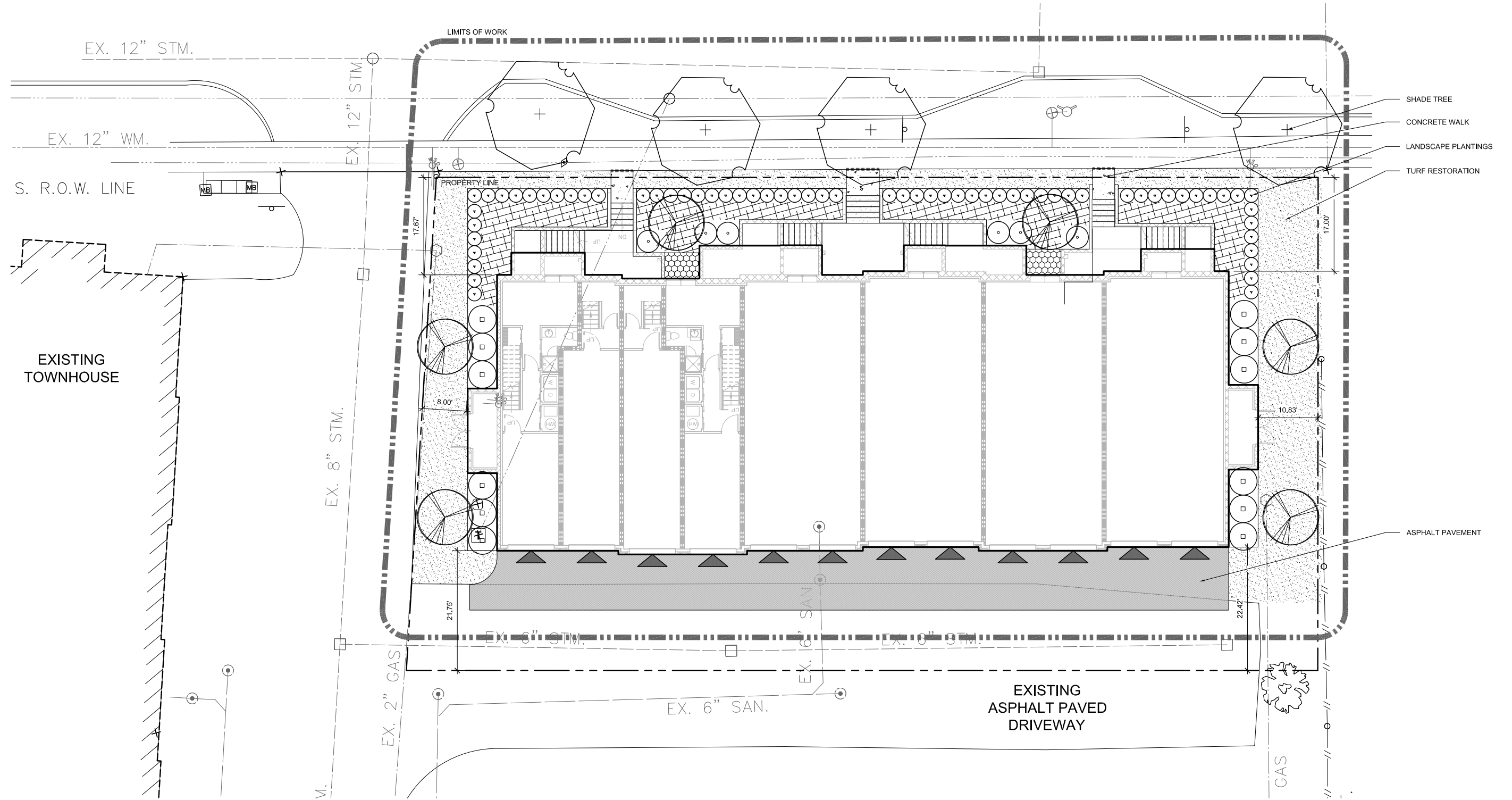
BUILDING 13

## ALFRED STREET ELEVATION



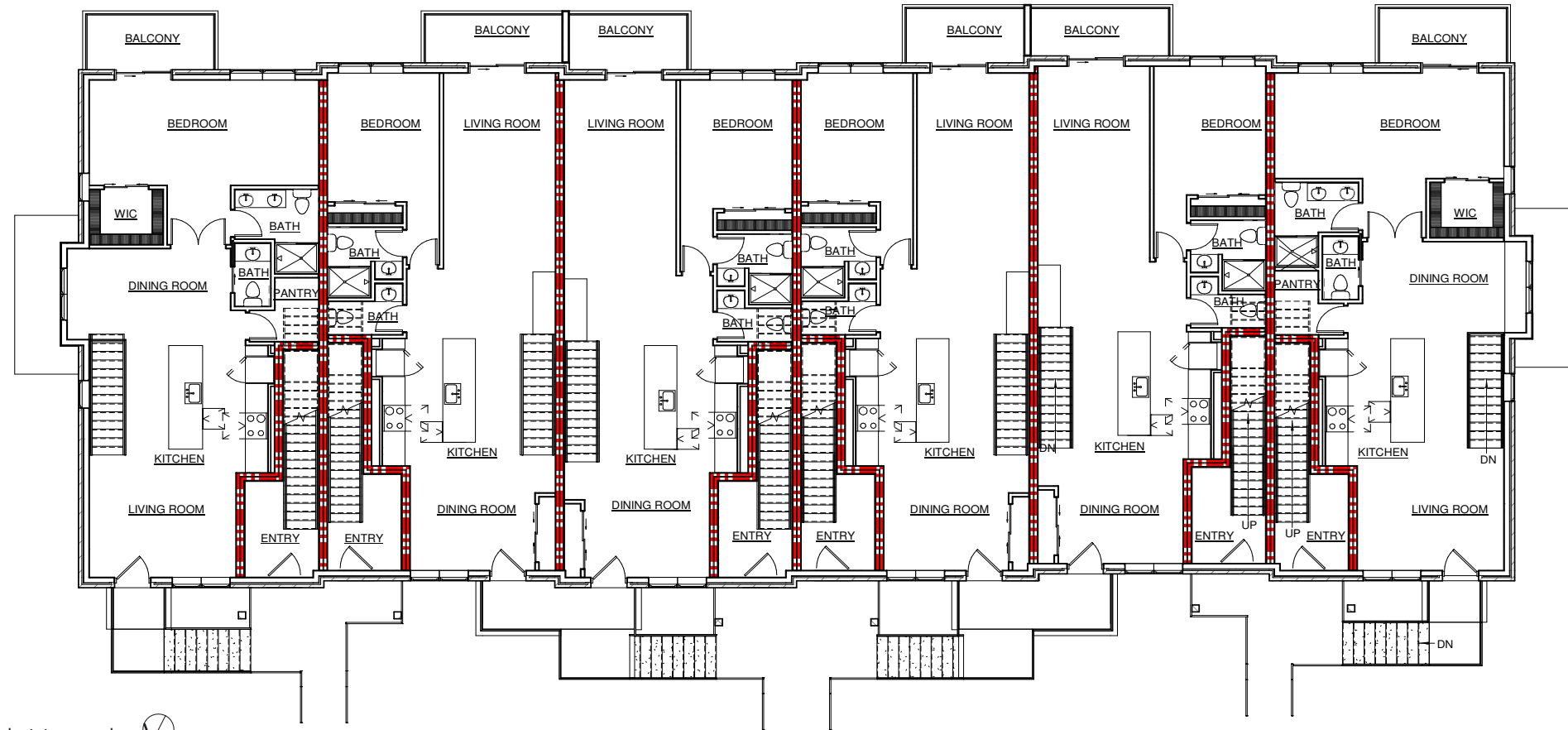
# SITE PLAN

ALFRED STREET

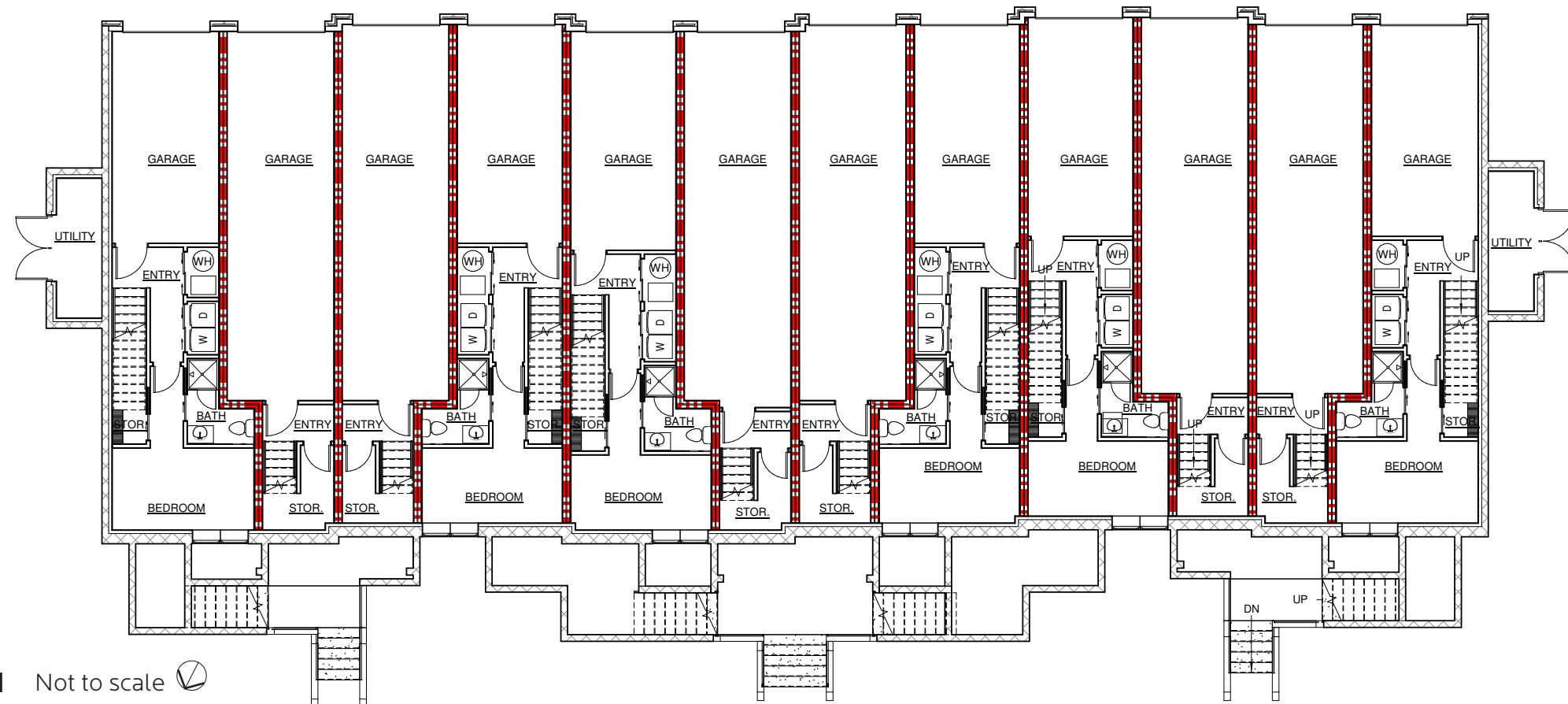


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# FLOOR PLANS

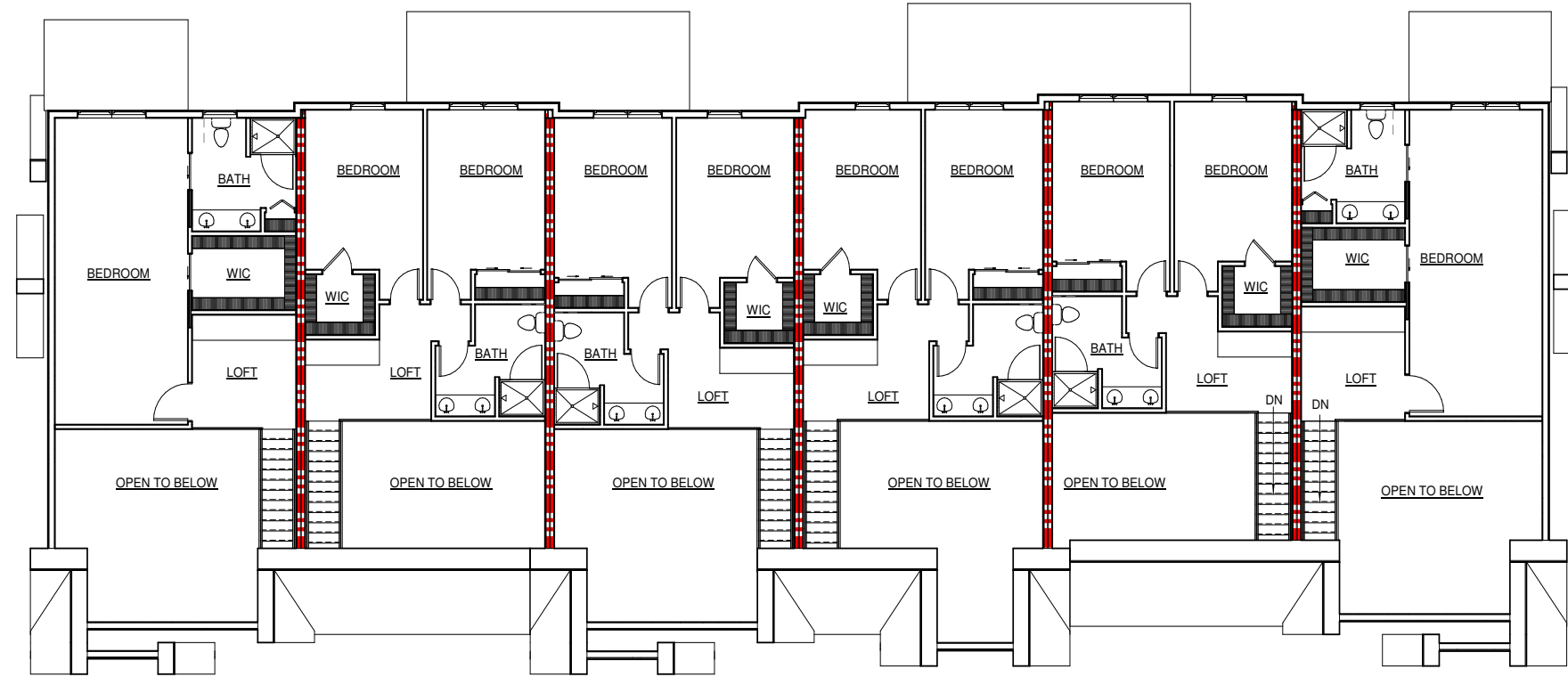


SECOND FLOOR PLAN Not to scale

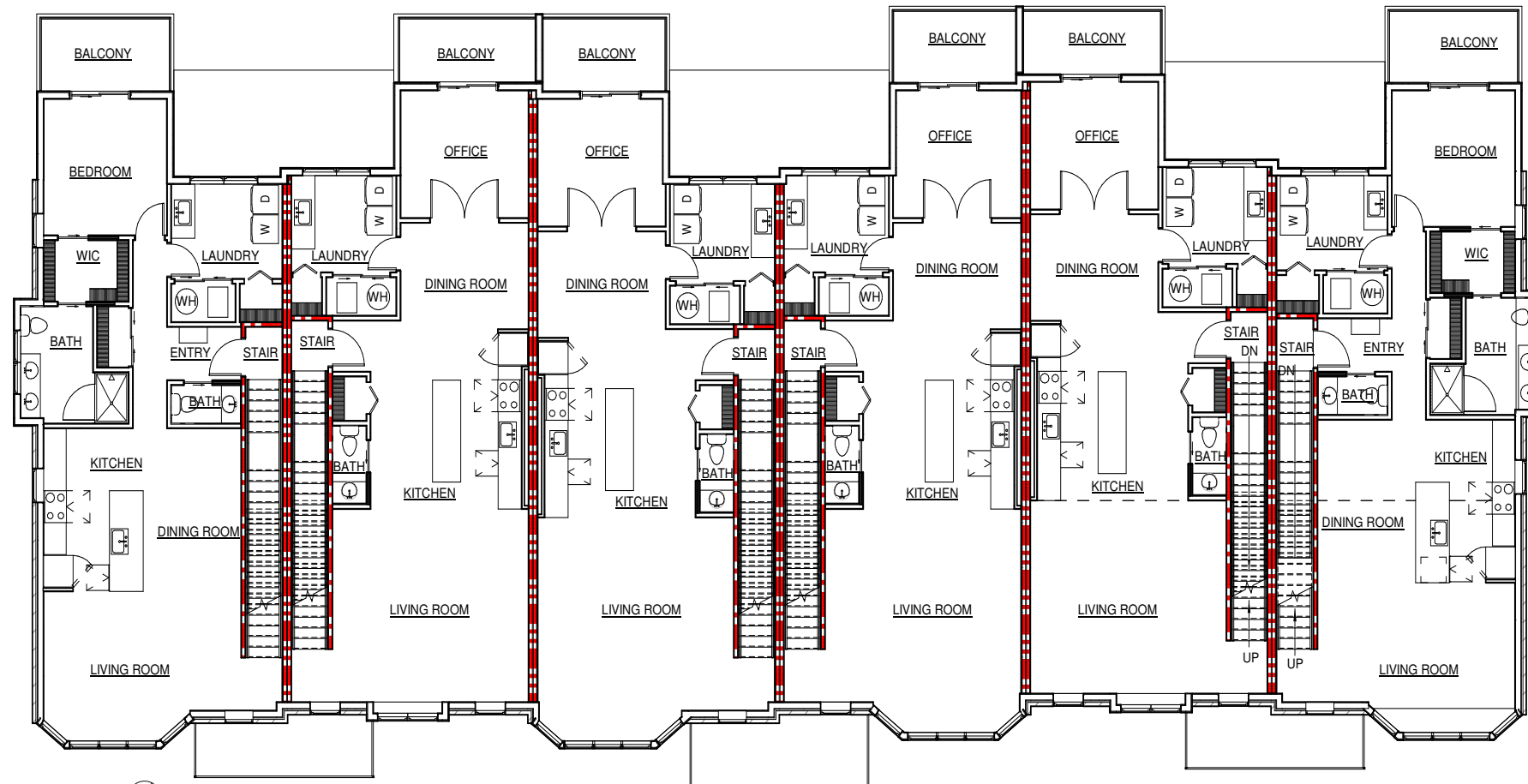


GROUND FLOOR PLAN Not to scale

# FLOOR PLANS



FOURTH FLOOR PLAN Not to scale



THIRD FLOOR PLAN Not to scale