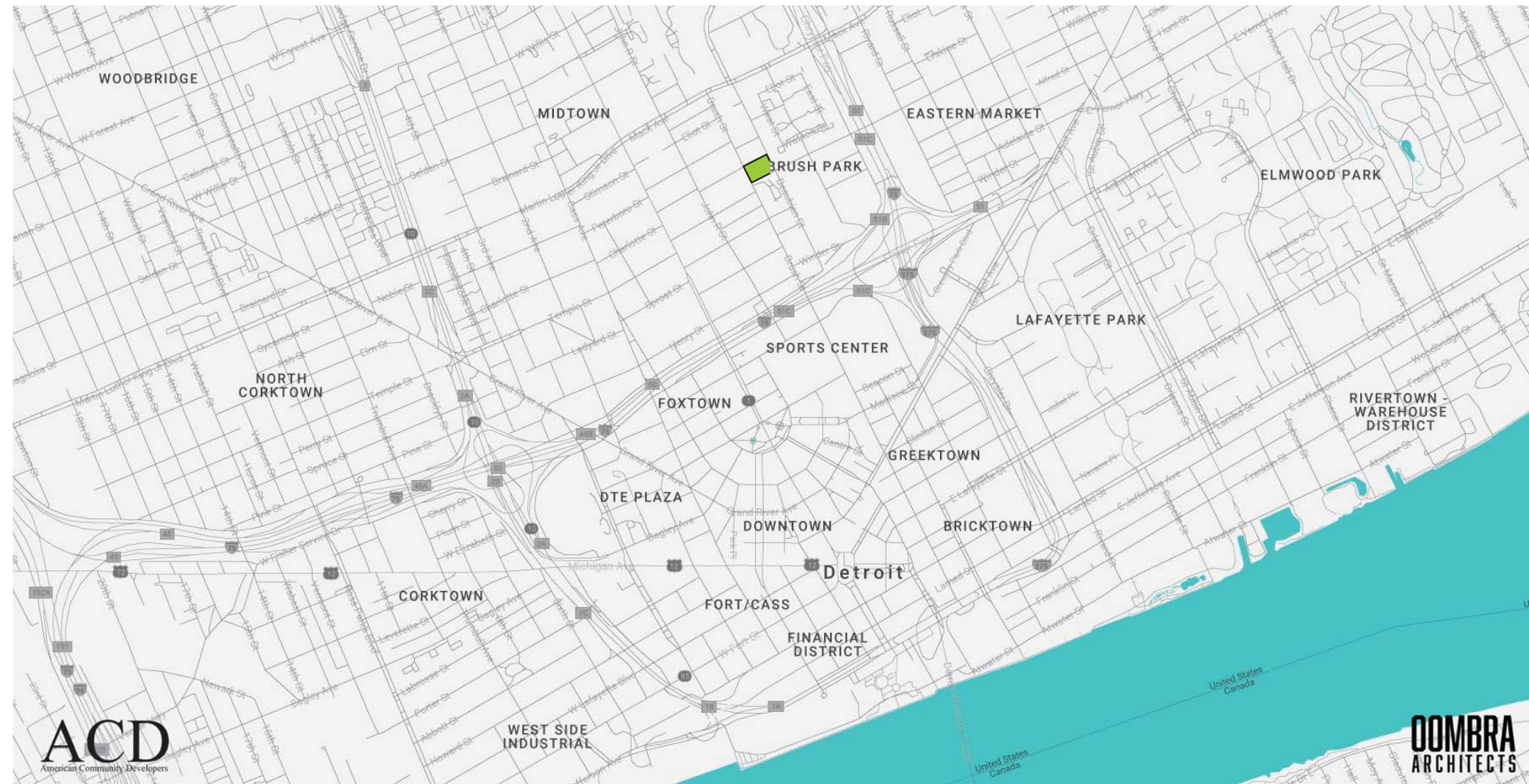




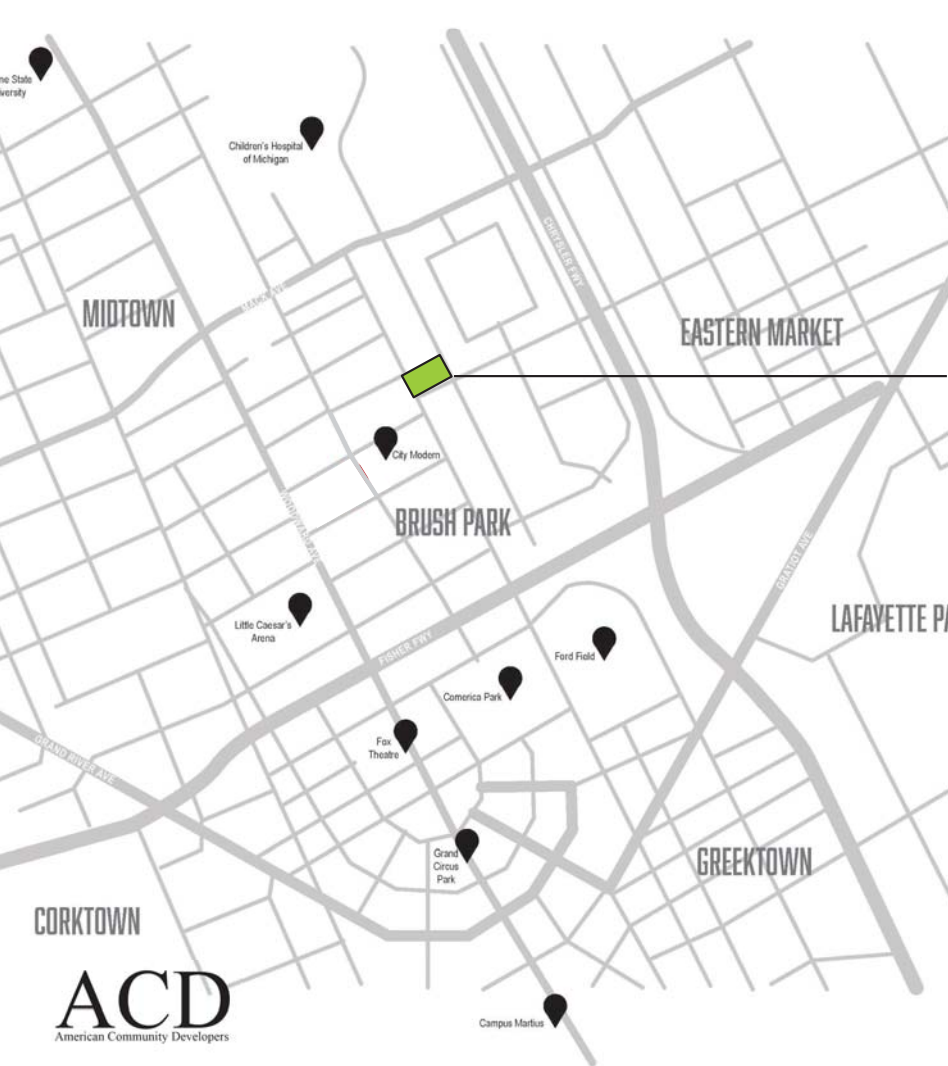
BRUSH PARK CDC:

COMMUNITY MEETING
BRUSH AND WATSON
20180911



BETWEEN **BRUSH STREET** AND **BEAUBIEN STREET** & BETWEEN **WATSON STREET** AND **WILKINS STREET**

SITE LOCATION





5

BREWSTER
HOMES

VILLAGE BRUSH
PARK MANOR

DOWNTOWN

FUTURE
CITY MODERN

PROJECT SITE

BEAUBIEN STREET

WATSON STREET

BRUSH STREET

312 WATSON

FUTURE
BRUSH HOUSE &
BRUSH 8



WATSON STREET HOMES



EDMUND PLACE HOMES



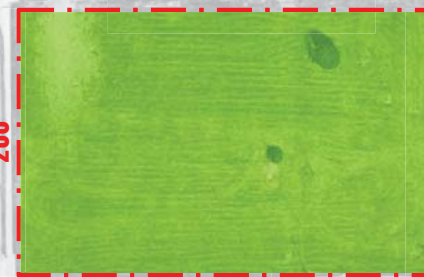
CITY MODERN



WATSON STREET CHURCH



WATSON STREET



WILKINS STREET

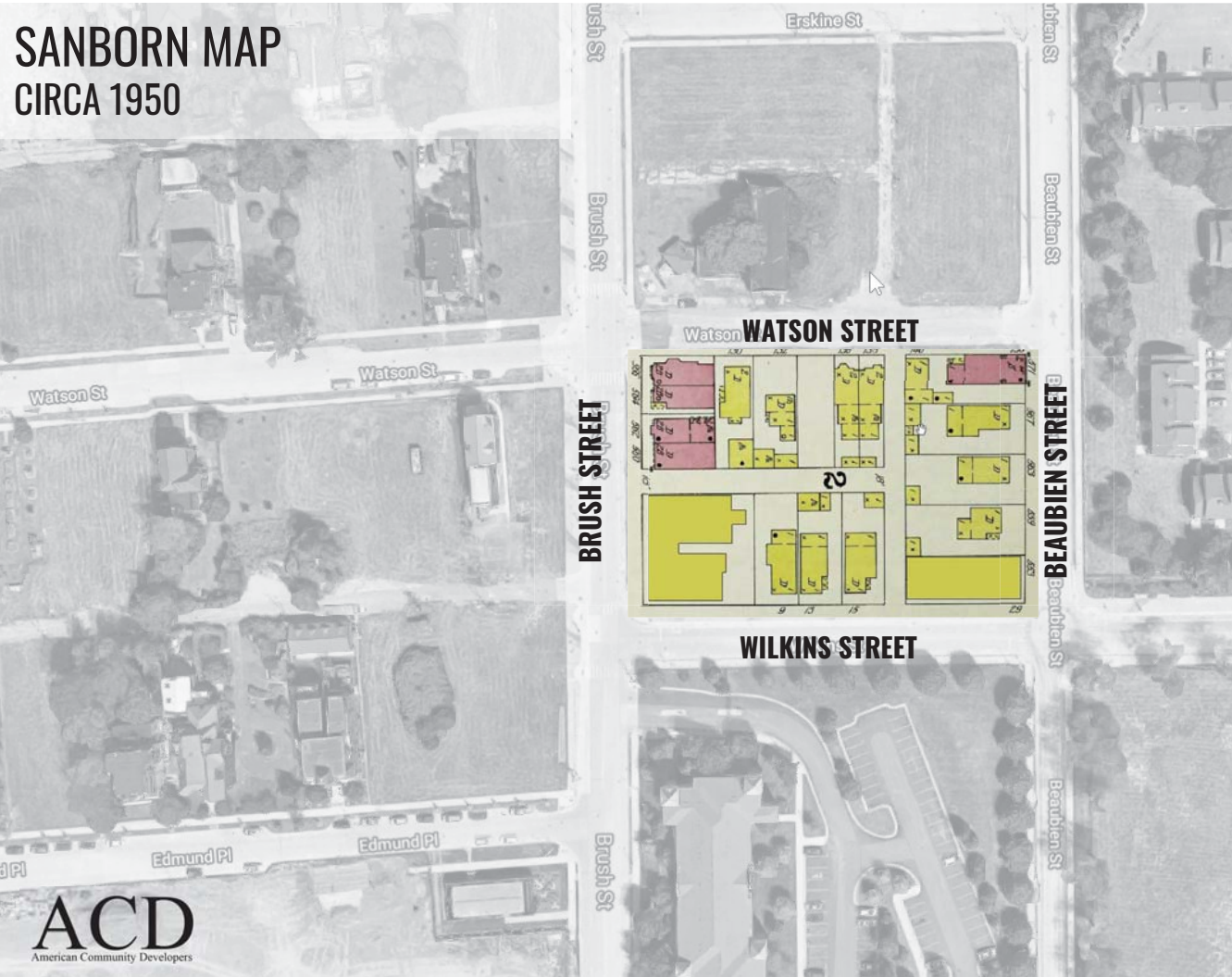
VILLAGE BRUSH PARK MANOR



BREWSTER HOMES



SANBORN MAP CIRCA 1950



SANBORN MAP
CIRCA 1950



ACD
American Community Developers

CONTEXT



SANBORN MAP CIRCA 1950

CONTEXT

FORMAL CUES FROM THE PAST

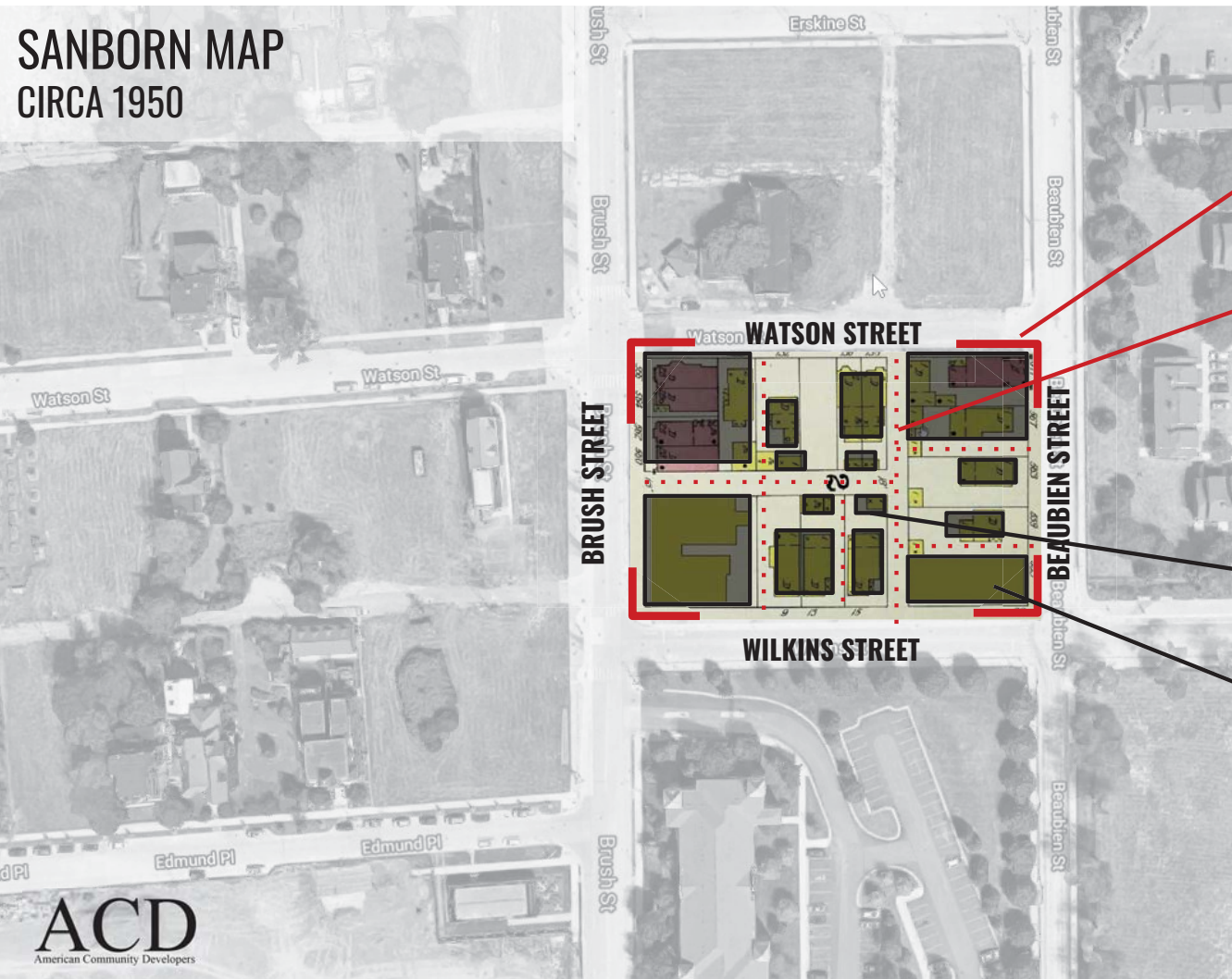
URBAN CORNERS - STREET/SIDEWALK ACTIVITY

URBAN ALLEYS - ACTIVITY WITHIN THE BLOCK

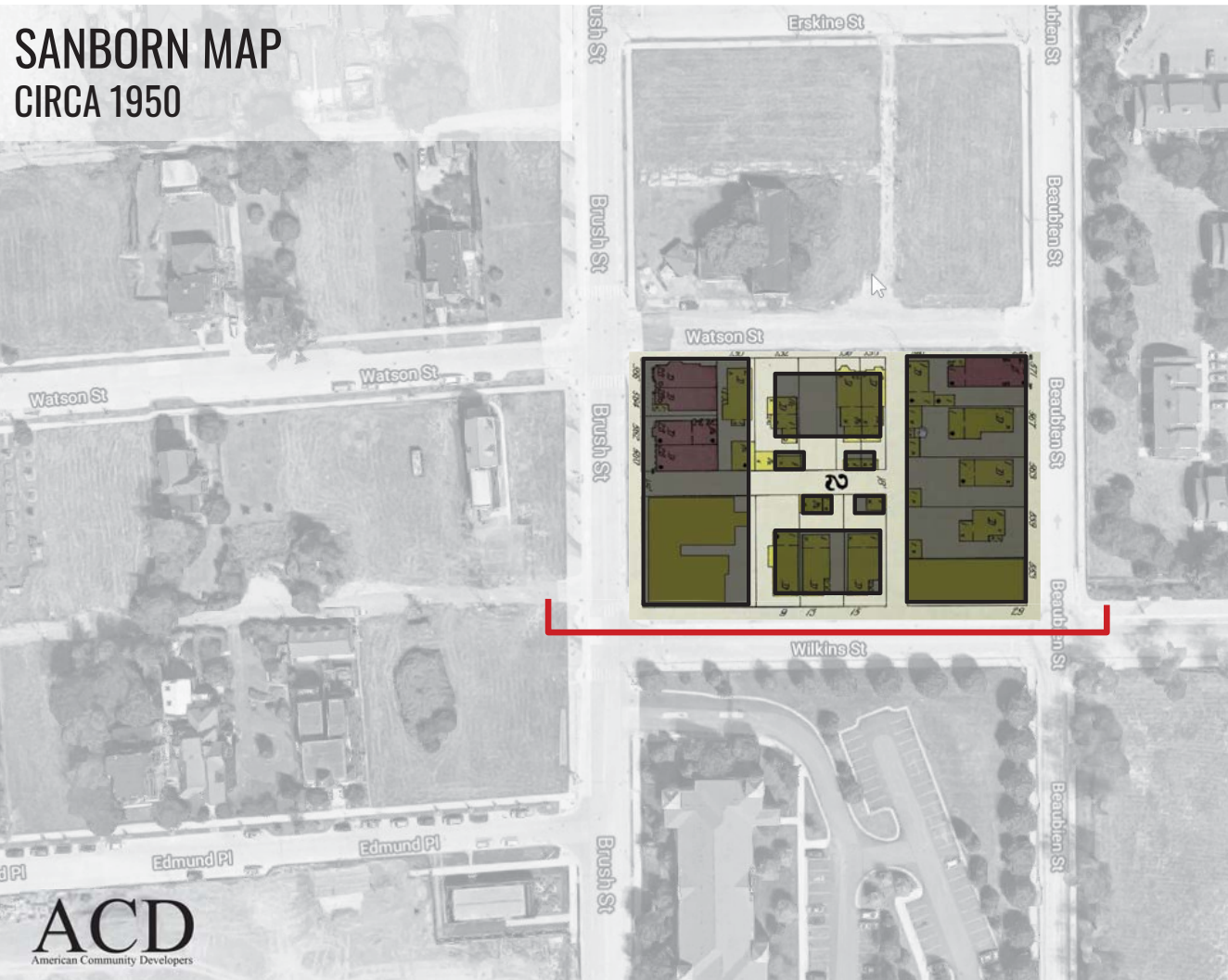
**SMALLER SCALE BUILDINGS MID-BLOCK -
FRACTURED MASSING ALLOWS FOR PASSAGE**

**LARGER SCALE BUILDINGS AT INTERSECTIONS -
FULLER MASSING CREATES STREET WALL**

**OOMBRA
ARCHITECTS**

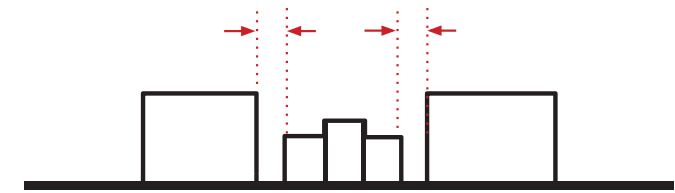


SANBORN MAP CIRCA 1950



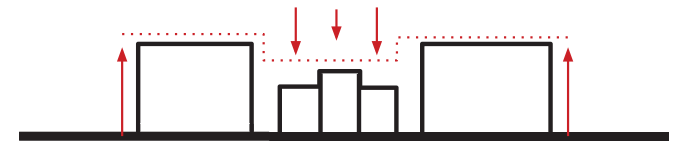
ACD
American Community Developers

CONTEXT *FORMAL CUES FROM THE PAST*



WILKINS ELEVATION

SPACE BETWEEN BUILDINGS BUILDINGS



WILKINS ELEVATION

LARGER BUILDINGS ON BRUSH & BEAUBIEN
SMALLER BUILDINGS ON WATSON AND WILKINS

OOMBRA
ARCHITECTS



BRUSH AND BEAUBIEN

WILKINS

WATSON

TABLE 406 (a) Permitted Building Types

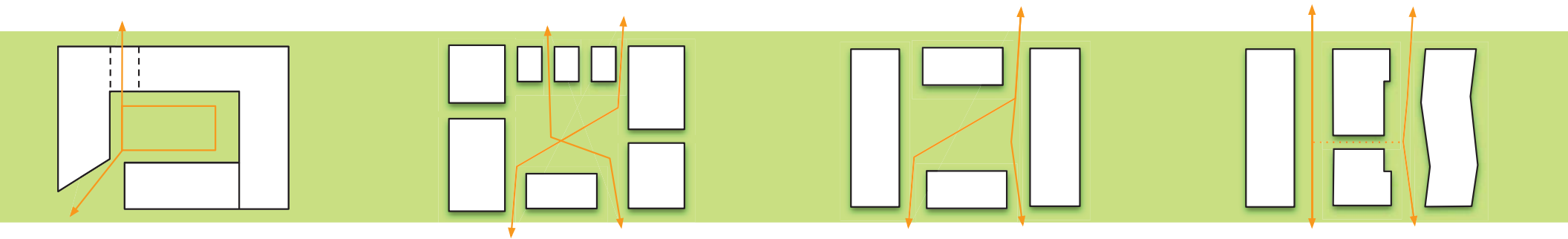
	A Street	B Street	C Street	Type Specific Standards
Principal Buildings				
Historic House	n/a	n/a	n/a	Sec. 61-11-407 (c)
Multiplex	N	P	P	Sec. 61-11-407 (d)
Townhouses	P	P	P	Sec. 61-11-407 (e)
Mid-Rise Flats	P	P	N	Sec. 61-11-407 (f)
Rear Buildings				
Carriage House	P	P	P	Sec. 61-11-407 (g)
Mews Building	P	P	P	Sec. 61-11-407 (h)

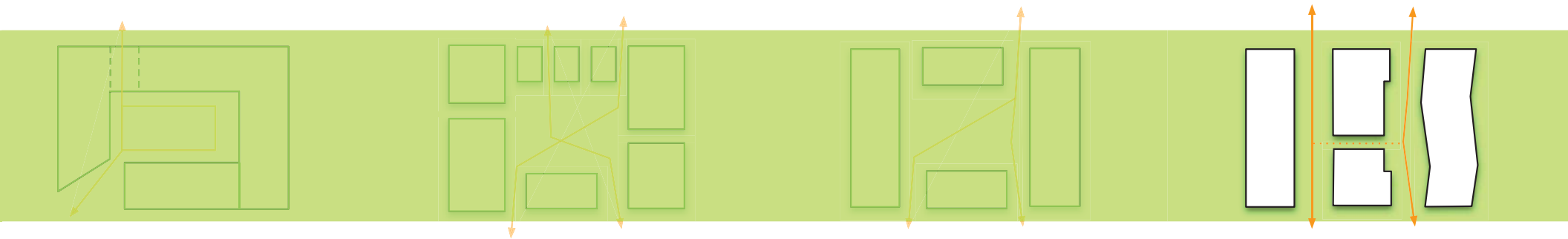
P - Permitted

N - Not Permitted

DESIGN APPROACH

BRUSH AND WATSON

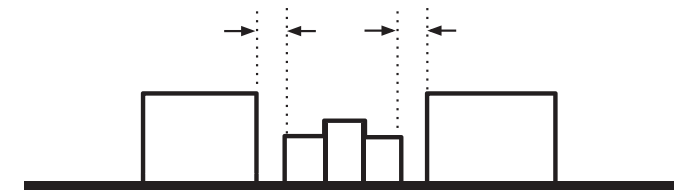




PROPOSED DEVELOPMENT

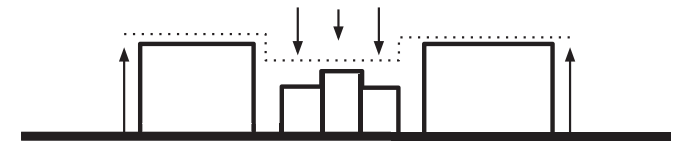


CONTEXT FORMAL CUES FROM THE PAST



WILKINS ELEVATION

SPACE BETWEEN BUILDINGS BUILDINGS



WILKINS ELEVATION

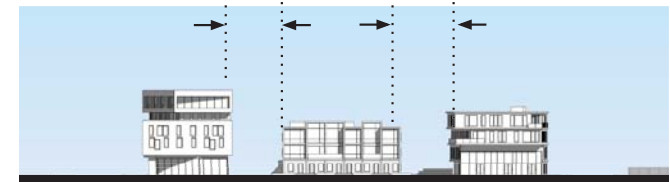
LARGER BUILDINGS ON BRUSH & BEAUBIEN
SMALLER BUILDINGS ON WATSON AND WILKINS

PROPOSED DEVELOPMENT



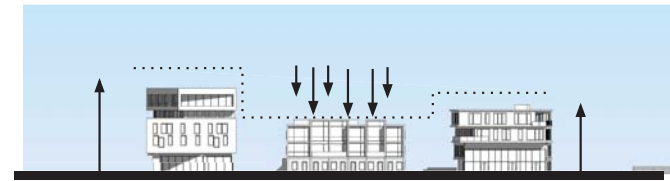
CONTEXT

FORMAL CUES FROM THE PAST



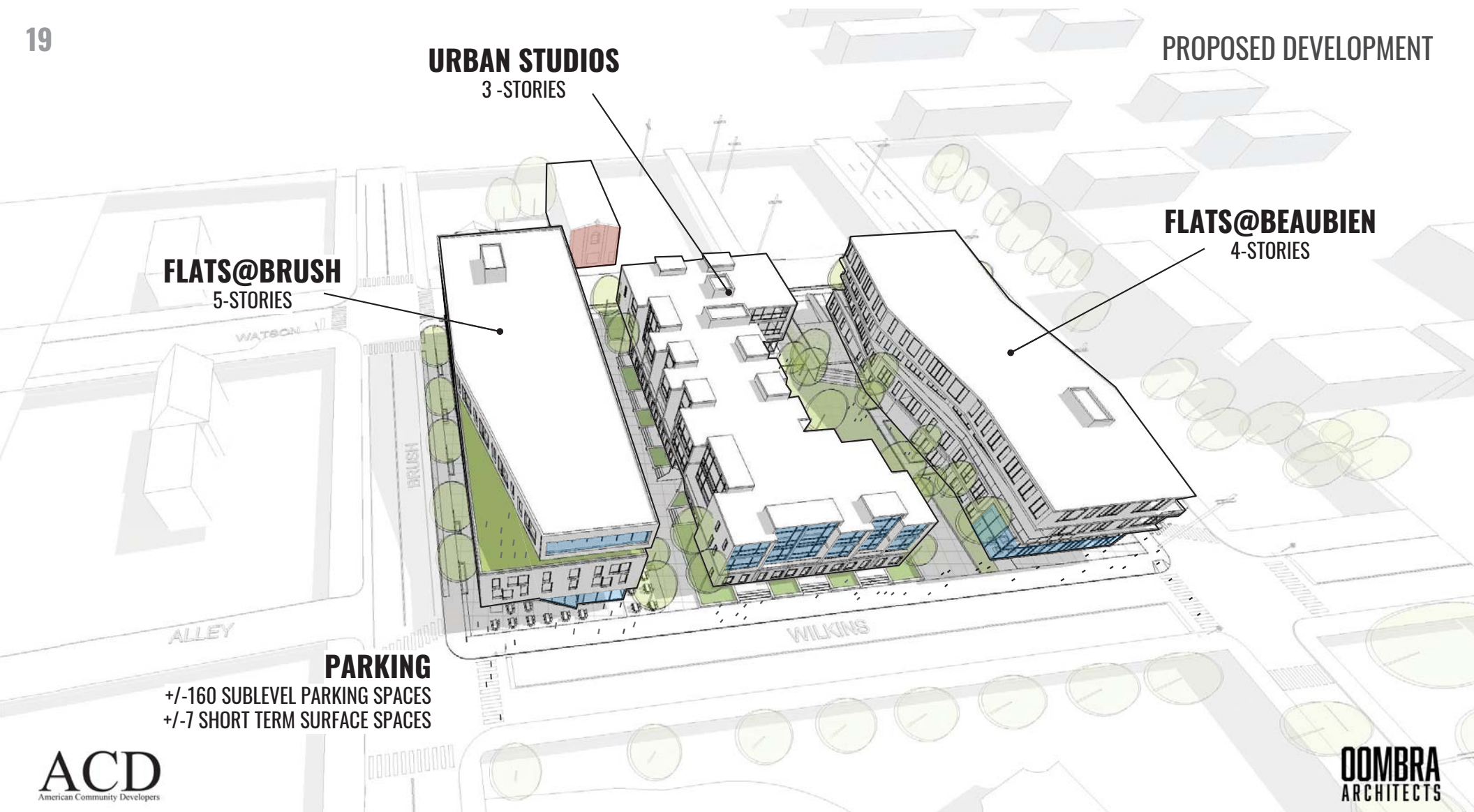
WILKINS ELEVATION

SPACE BETWEEN BUILDINGS BUILDINGS



WILKINS ELEVATION

LARGER BUILDINGS ON BRUSH & BEAUBIEN
SMALLER BUILDINGS ON WATSON AND WILKINS

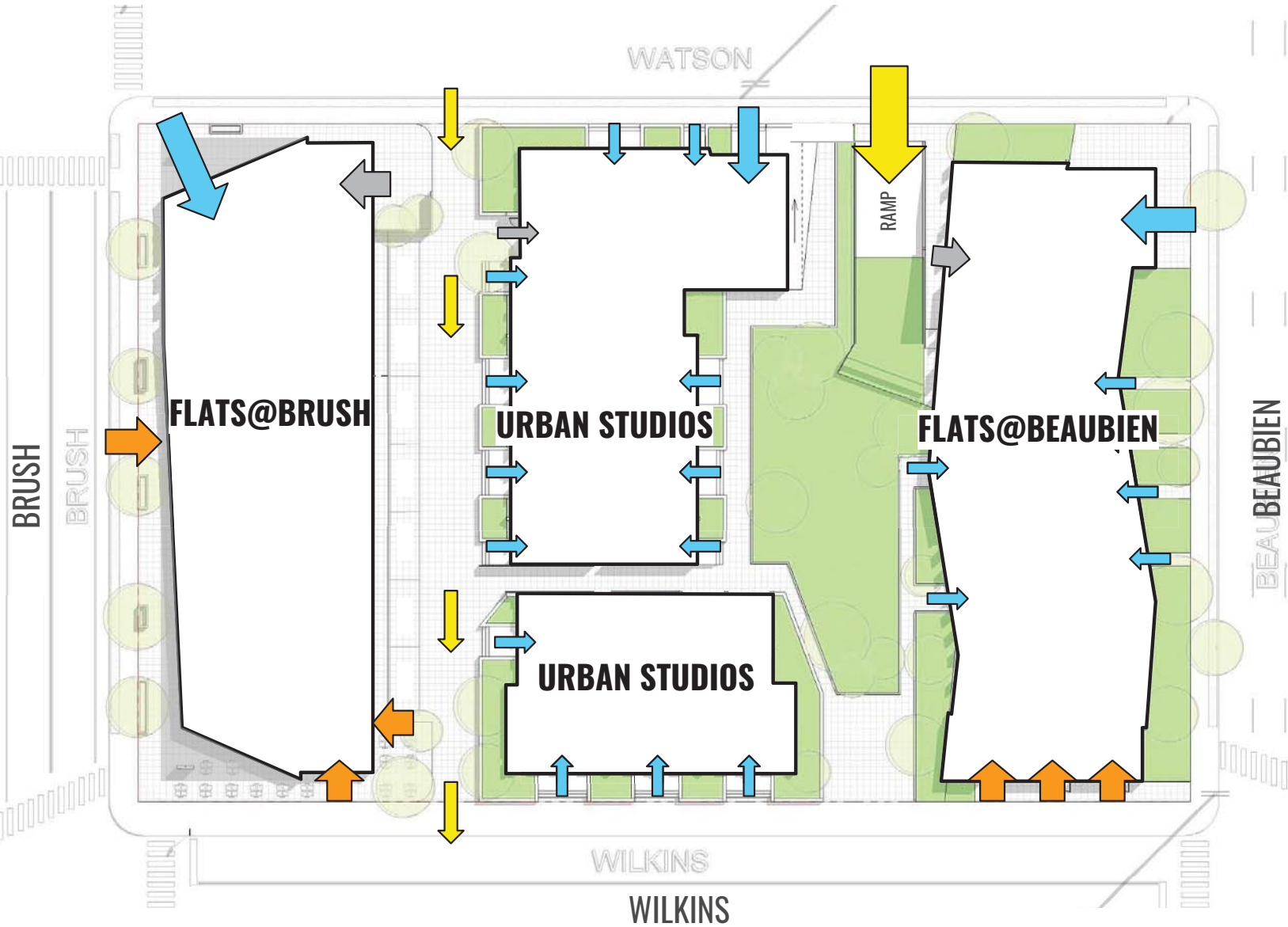


20

KEY:



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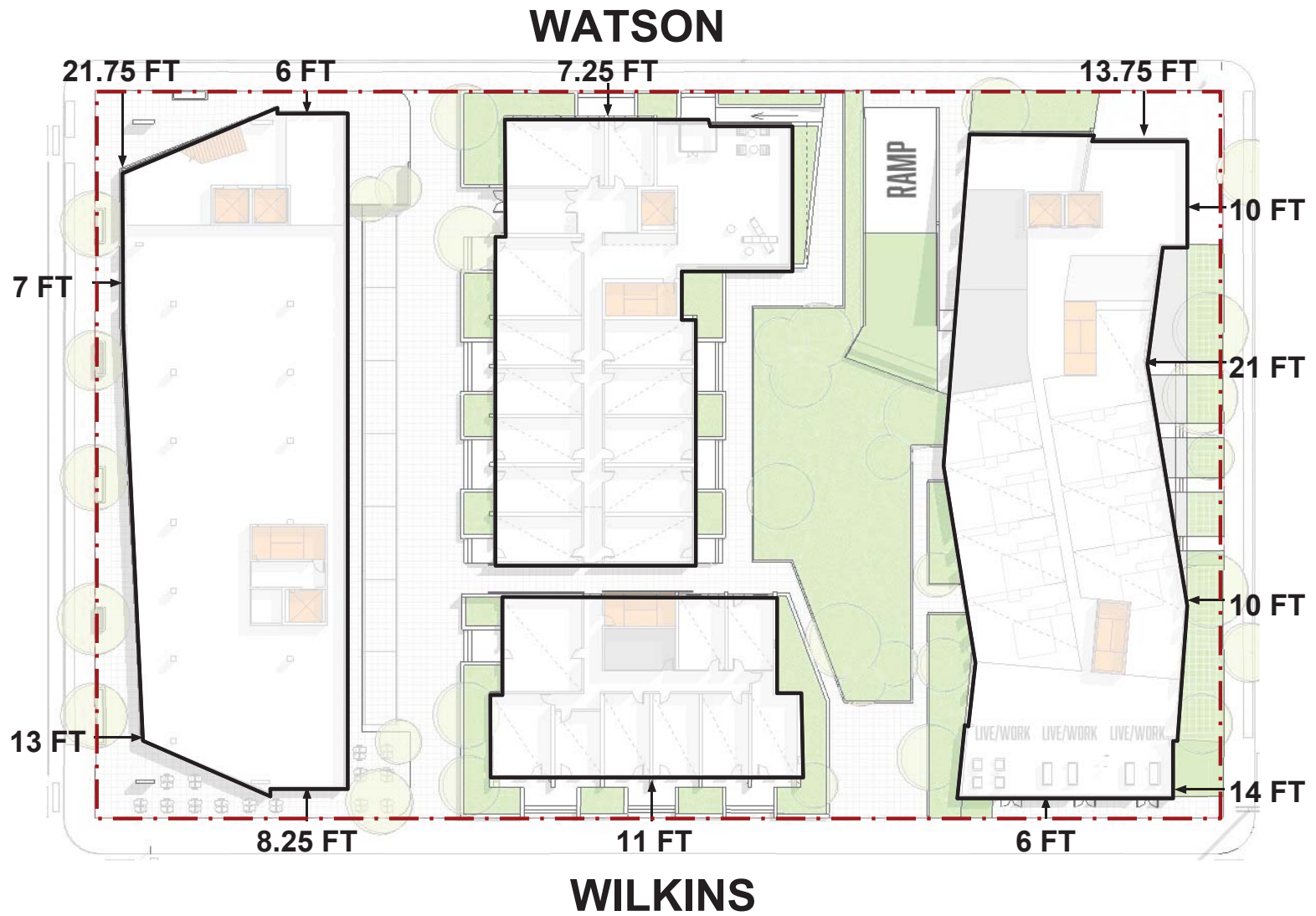
SITE PLAN

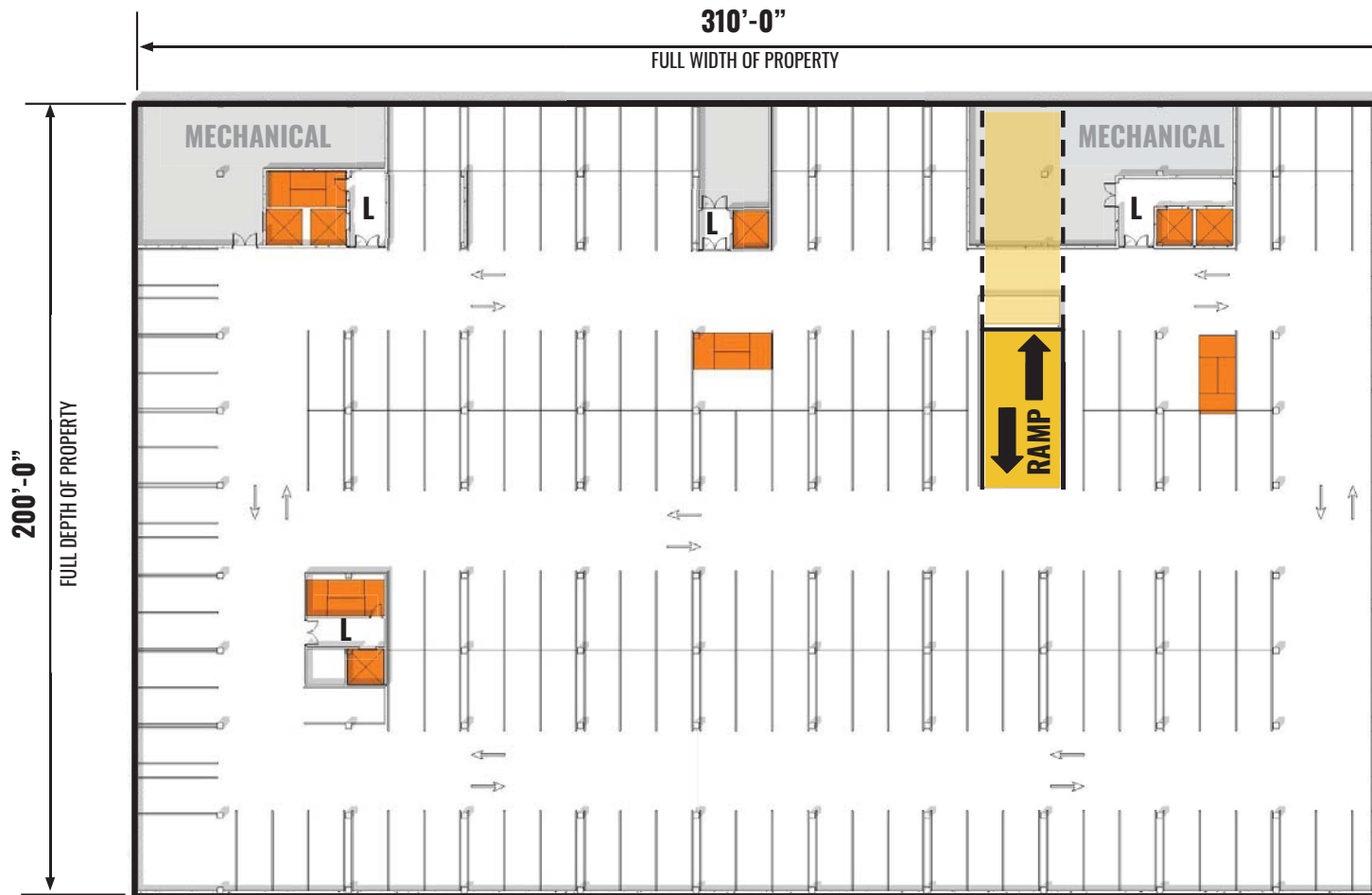
OOMBRA
ARCHITECTS



BRUSH

BEAUBIEN





PARKING PLAN
BELOW GRADE

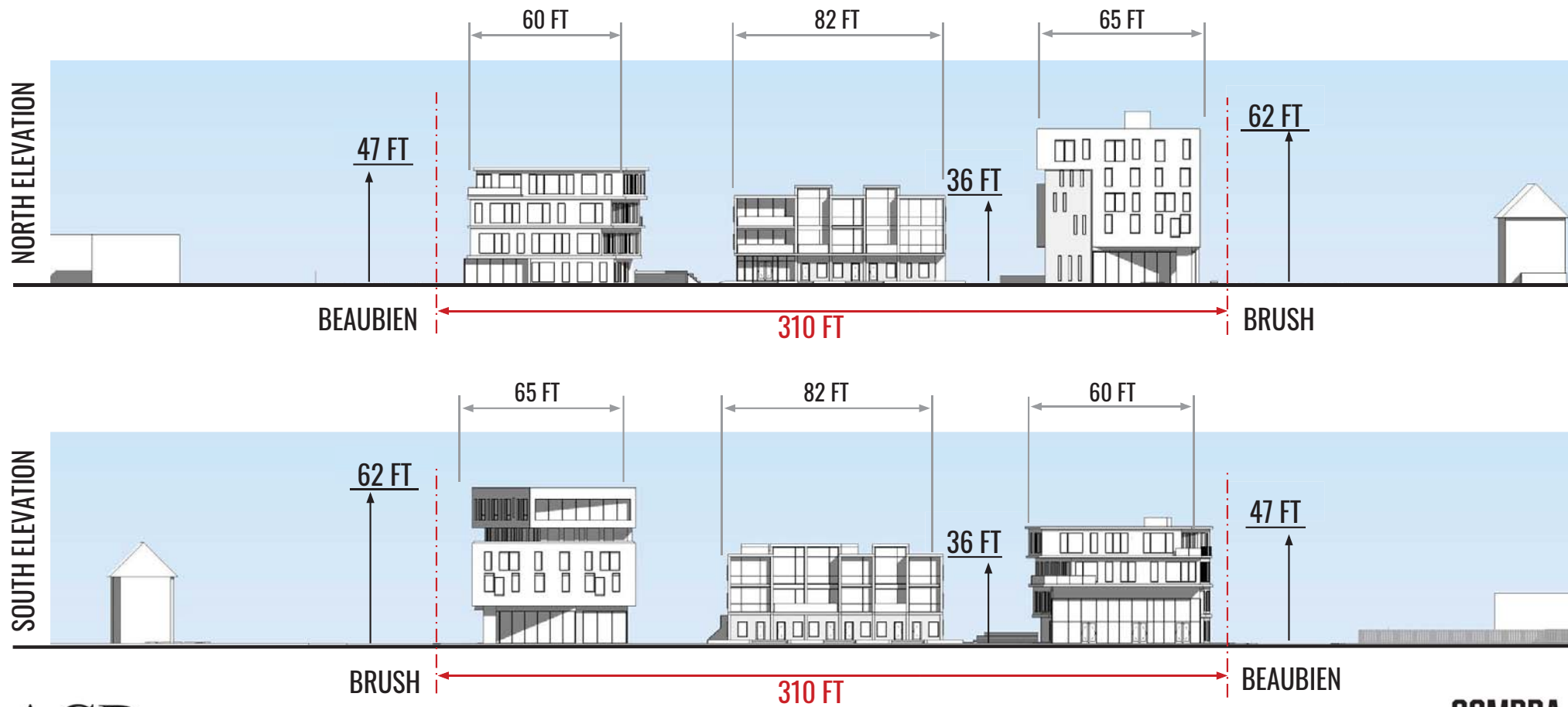
160 SPACES - 58,000 SF

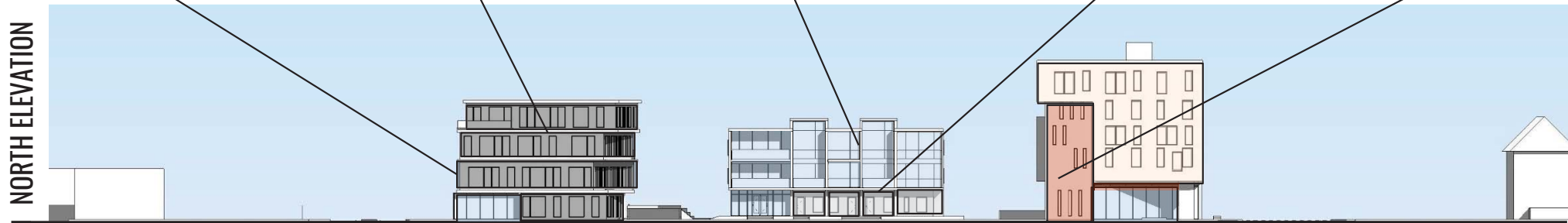
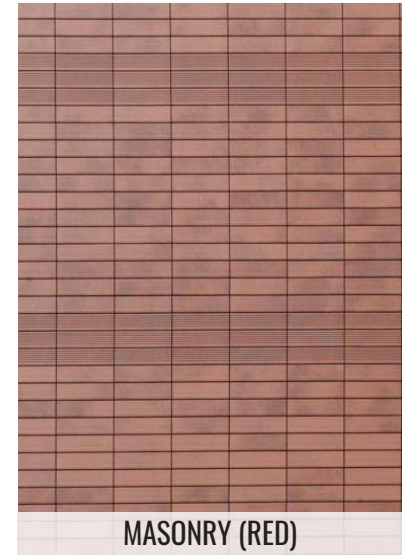
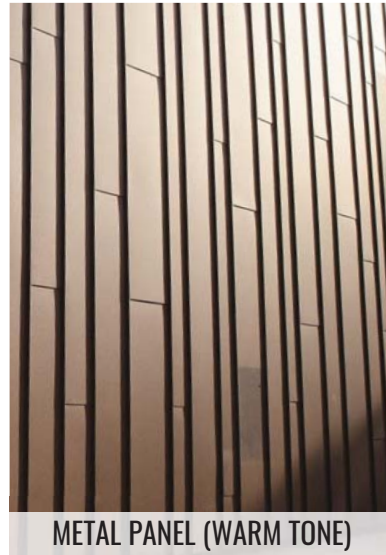
310'-0"
WIDTH OF PROPERTY

TYPICAL PLAN



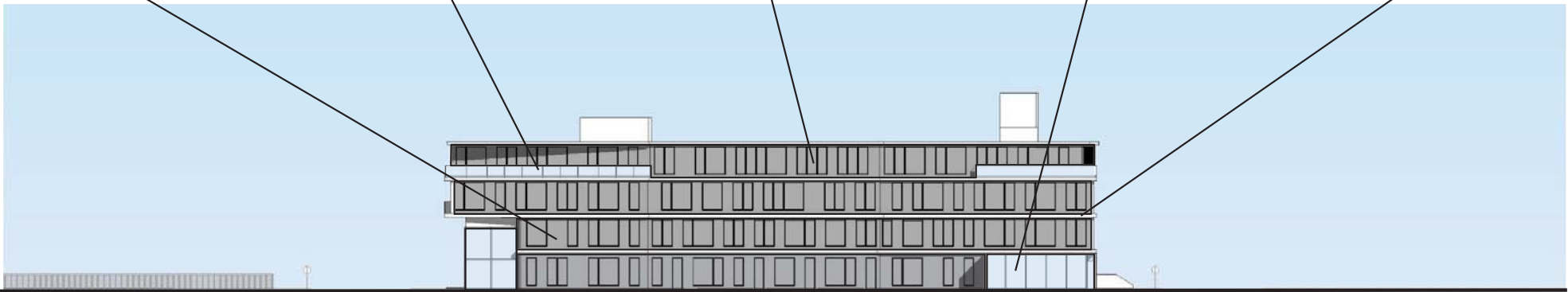
ELEVATIONS & DIMENSIONS

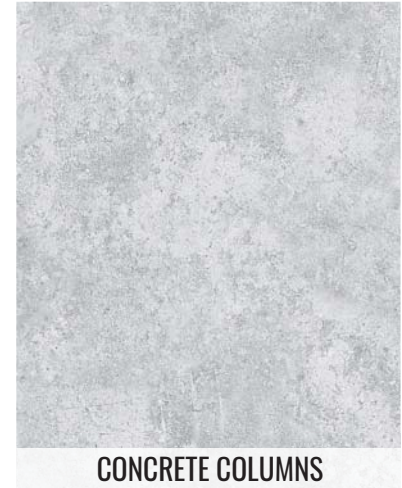
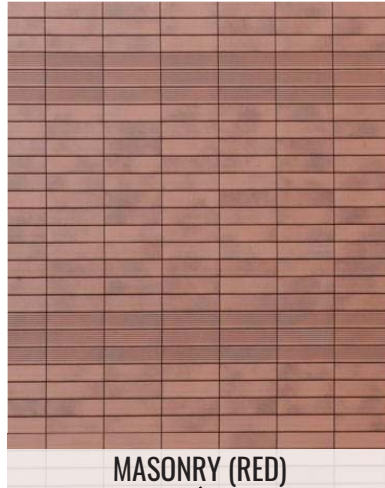




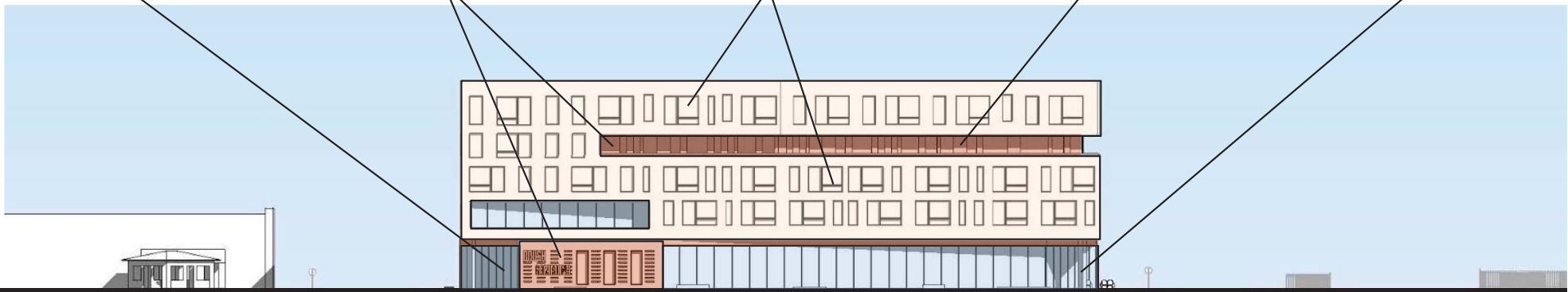


EAST ELEVATION





WEST ELEVATION



INTERSECTION OF BRUSH AND WILKINS
LOOKING NORTH-EAST



INTERSECTION OF BRUSH AND WATSON
LOOKING SOUTH-EAST



URBAN STUDIOS ON PROMENADE
LOOKING SOUTH



WILKINS STREET
LOOKING NORTH-WEST



INTERSECTION OF BEAUBIEN AND WILKINS
LOOKING NORTH-WEST



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