



# War Horse



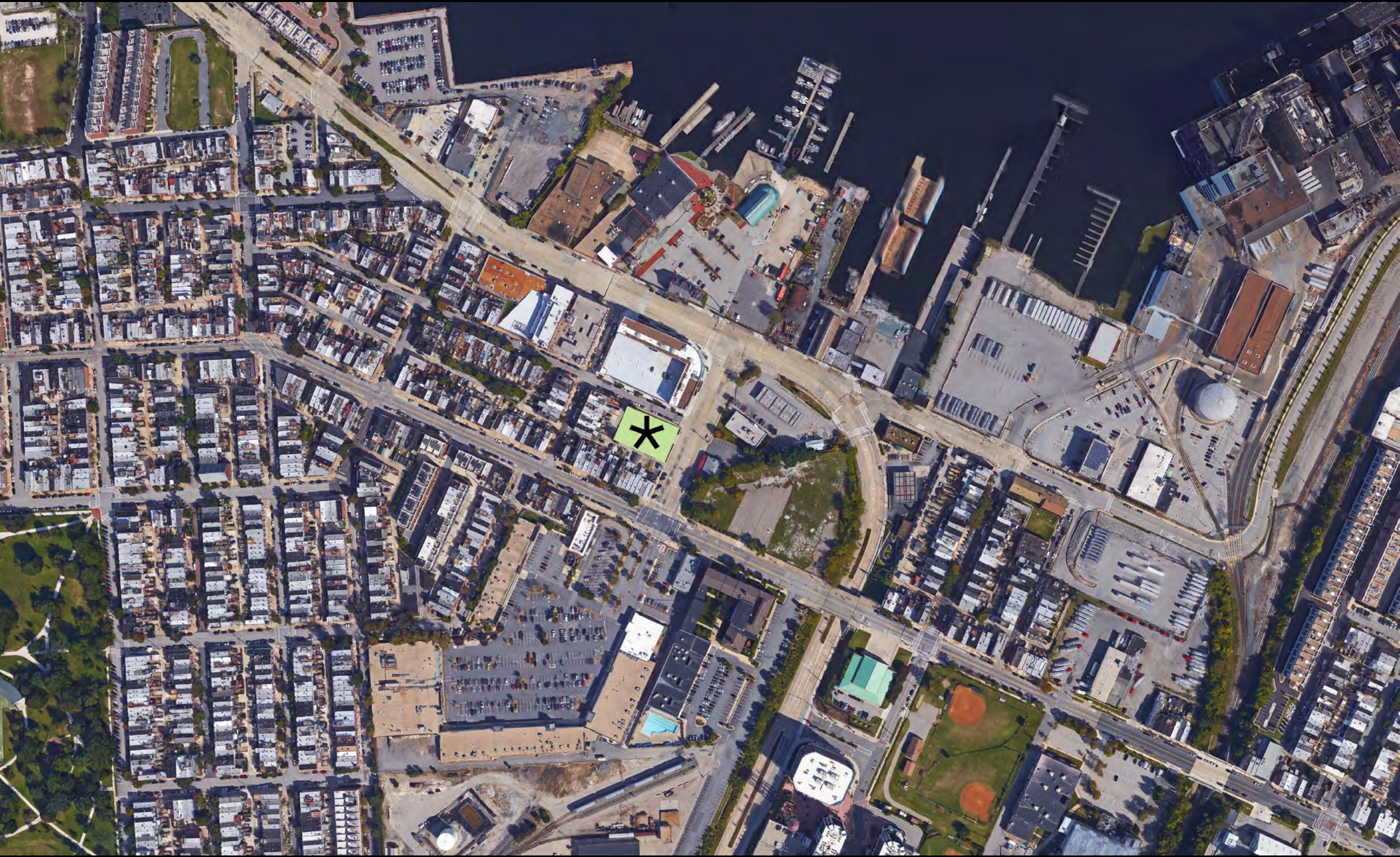
maurice **walters** | architect

MAHAN RYKIEL  
ASSOCIATES INC

David Baker Architects

Anthem II UDARP 2016.03.03





\* Anthem II Site



HARVEY STREET

Parking Entry

Anthem II

Alley

Entry

LAWRENCE STREET

Parking Lobby

Anthem I

Alley

Future Renovation

GREEN ROOF  
5000 SQ FT

EAST FORT AVENUE





A.23  
1  
156' - 7"

1  
A.30



A.22  
1

2  
A.30

1  
A.20

1  
A.21



# Be Neighborly



BUILDING DIVIDED INTO THREE BLOCKS WITH CHANGES IN MATERIAL AND COLOR TO TRANSITION TO NEIGHBORHOOD SCALE



1

GROUND FLOOR & UPPER FLOOR SETBACKS



2

UNIT PATIOS AT UPPER FLOOR SETBACKS



3

GREEN EDGES AT SIDEWALKS & SETBACKS

SETBACKS AT ALLEY PROVIDE GREATER PRIVACY FOR TOWNHOUSE NEIGHBORS

BUILDING STEPS BACK AT UPPER FLOOR FOR TRANSITION TO TOWNHOUSES

GREEN BUFFER AT ALLEY



Anthem II

Design Principles

21512

scale:

date: 2016.02.29

G.10



# Activate the Edges

CHANGES IN BUILDING SIZE,  
SCALE AND MATERIALS CURATE  
TRANSITION FROM ANTHEM I TO  
TOWNHOUSES



1

FLEXIBLE OPEN SPACES ON THE GROUND FLOOR



2

ROOF DECK ALLOWS VIEWS TO THE WATER



Anthem II

Design Principles

21512  
scale:  
date: 2016.02.29

G.11



# Activate the Edges



PEDESTRIAN FRIENDLY CURB EXTENSIONS, SEATING AND SIDEWALK PLANTING

GROUND FLOOR APARTMENT

BUILDING ENTRY ON LAWRENCE STREET

1



PUBLIC STOOP ON LAWRENCE STREET FOR PEOPLE WATCHING

2



ACTIVE LOBBY WITH TALL CEILINGS AND VISUAL CONNECTION TO SIDEWALKS



**Anthem II**

Design Principles

scale: 21512  
date: 2016.02.29

**G.12**



# Activate the Edges



GREEN STREET  
PEDESTRIAN  
FRIENDLY ALLEY

E. Fort Ave.

Harvey St.

Lawrence St.

FUTURE CAFE AND TOWNHOUSE  
RENOVATIONS AT CORNER



1

LOBBY AND POCKET PLAZA CURATE INDOOR /OUTDOOR CONNECTION



2

GREEN ALLEY WITH SEATING AND PLANTING



Anthem II

Design Principles

21512  
scale:  
date: 2016.02.29

G.13





Lawrence Street Aerial





East Lawrence Street Elevation





East Lawrence Street Vignette





Lawrence Street Animation





Lawrence Street Sidewalk Animation





Lawrence Street Entry Vignette





Alley Aerial





South Alley Elevation





South Alley Vignette





West Alley Elevation





Alley Animation





North Harvey Street Elevation





Harvey Street Vignette









Harvey Street Aerial









**Anthem II**

Perspective Design Vision

21512  
scale:  
date: 2016.02.29

**G.00**





**Anthem II**

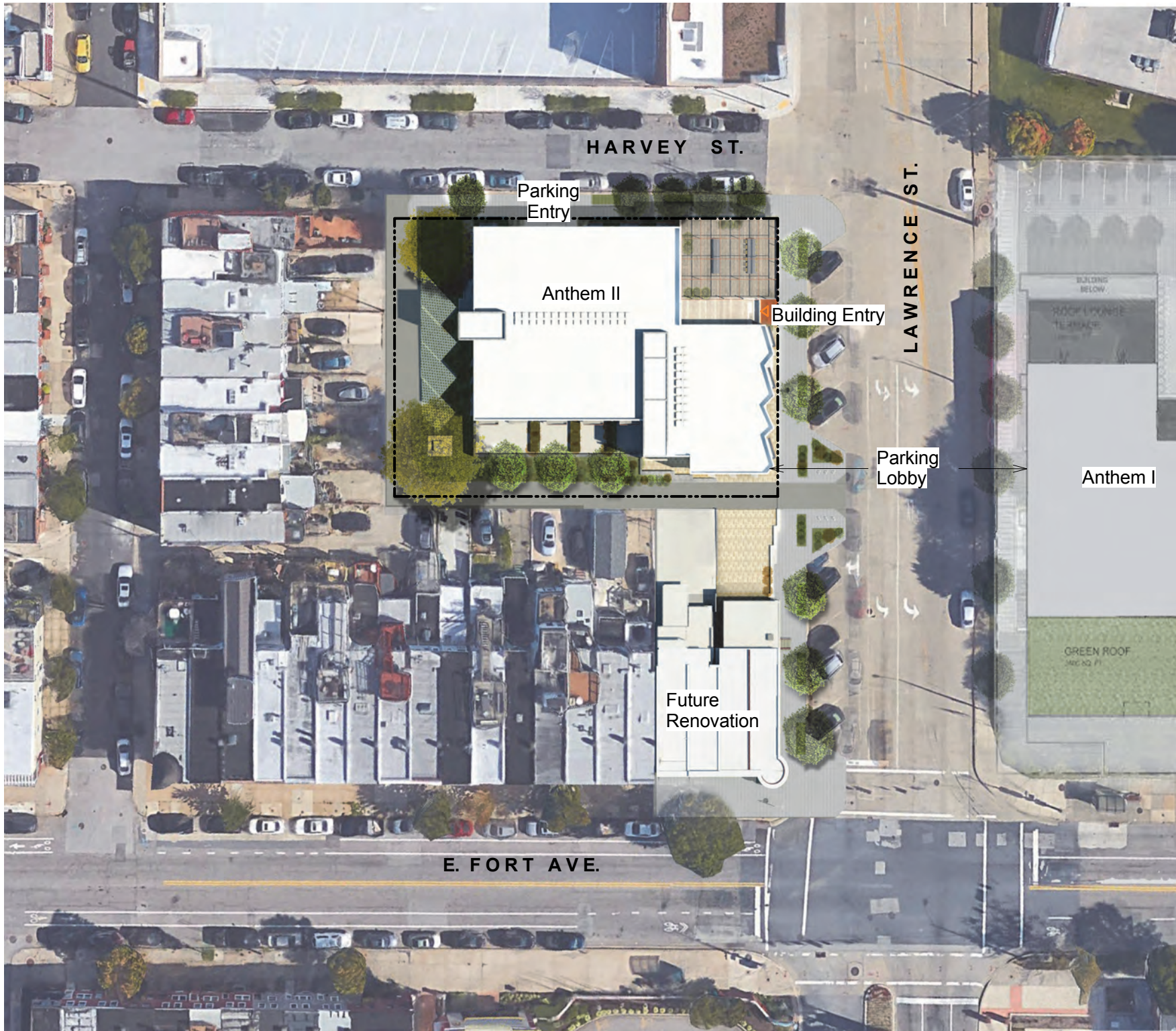
**Site Context Plan**

21512  
scale:  
date: 2016.02.29



**A.00**





SOLSTICE  
partners  
BOZZUTO

MAHAN RYKIEL  
ASSOCIATES INC.  
War Horse

Anthem II

Site Plan

21512  
scale: 1" = 40'  
date: 2016.02.29

A.01





Area Schedule	
Circulation	5108 SF
Garage	5397 SF
Lobby	2210 SF
Maker	900 SF
Residential	28829 SF
Service	900 SF
Vertical Circulation	2760 SF
<b>Grand total</b>	<b>46105 SF</b>

Unit Count	
Studio	37 (71%)
2 Bedroom	15 (29%)
<b>Total</b>	<b>52</b>

# OF BEDS 67

Parking Count	
ADA	1
Standard	15
Alley	4
Anthem I (Offsite)	12

Total 32





**SOLSTICE**  
partners  
**BOZZUTO**

**MAHAN RYKIEL**  
ASSOCIATES INC.  
**War Horse**

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Typical Floor Plan

21512  
scale: 1" = 20'  
date: 2016.02.29

**A.11**







**Anthem II**

East Elevation

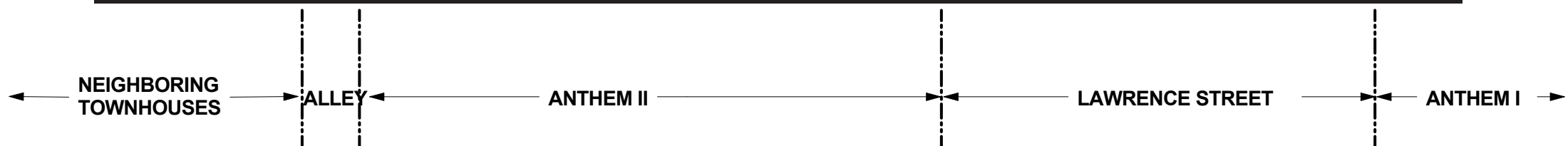
21512  
scale: 1" = 30'-0"  
date: 2016.02.29

**A.20**





- Weathered Steel Balcony Railing
- Textured Concrete
- Cement Fiber Siding
- Wood Slat Screen
- Glass Storefront
- Cement Fiber Rainscreen



**Anthem II**

South Elevation

21512  
 scale: 1" = 30'-0"  
 date: 2016.02.29

**A.21**





**Anthem II**

West Elevation

21512  
 scale: 1" = 30'-0"  
 date: 2016.02.29

**A.22**



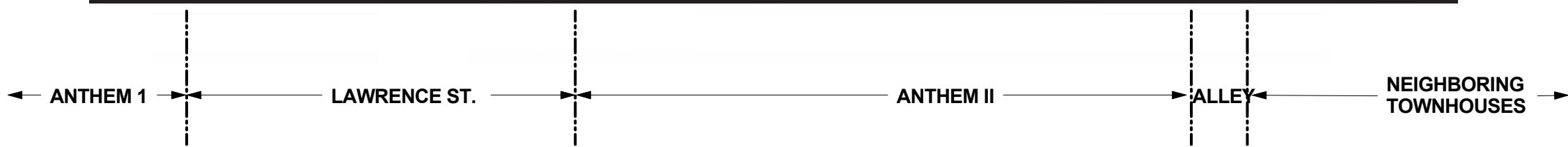


Weathered Steel Panels

Textured Concrete

Cement Fiber Siding

Weathered Steel  
Balcony Railing



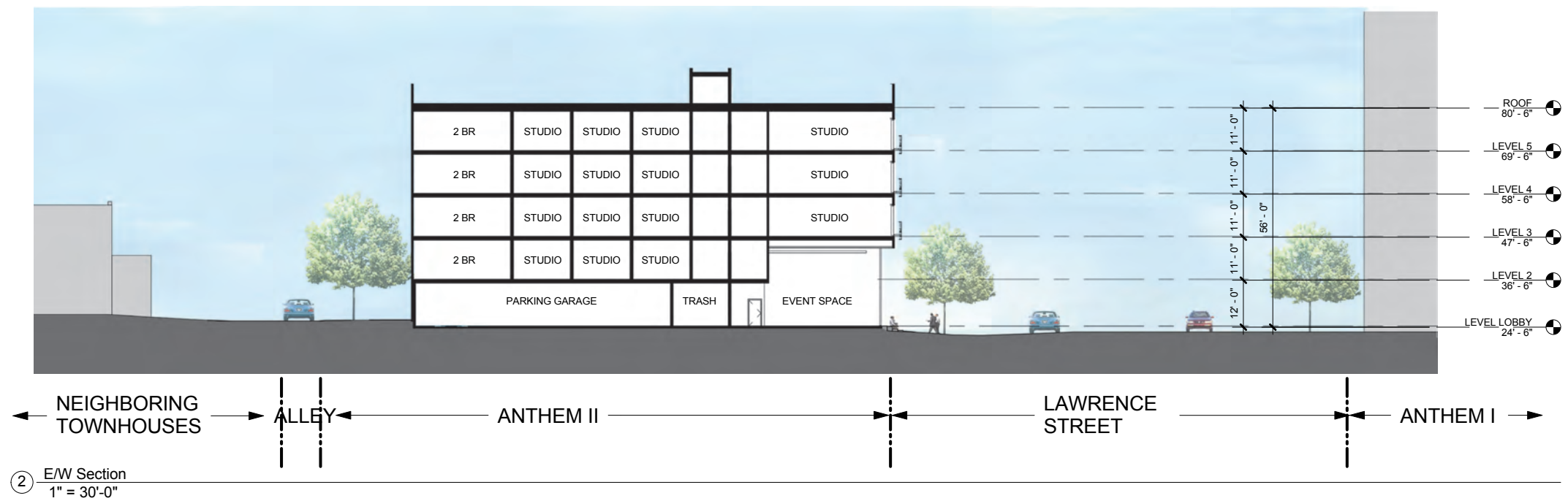
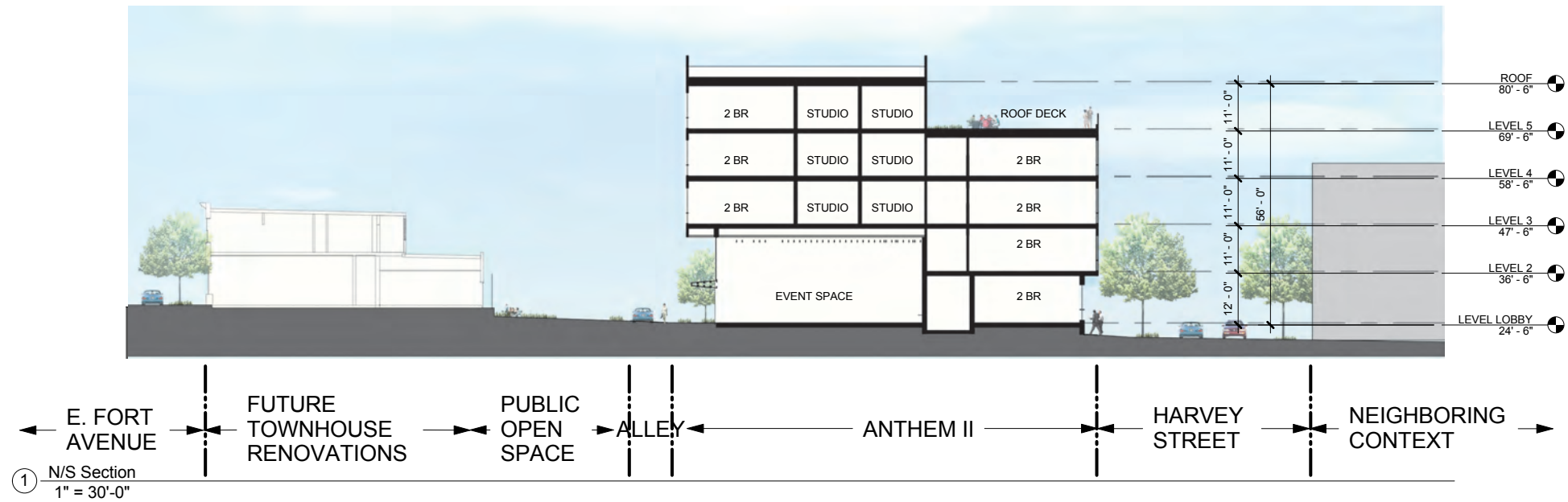
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North Elevation

21512  
scale: 1" = 30'-0"  
date: 2016.02.29

**A.23**





Anthem II

Sections

21512  
scale: 1" = 30'-0"  
date: 2016.02.29

A.30



Thanks!

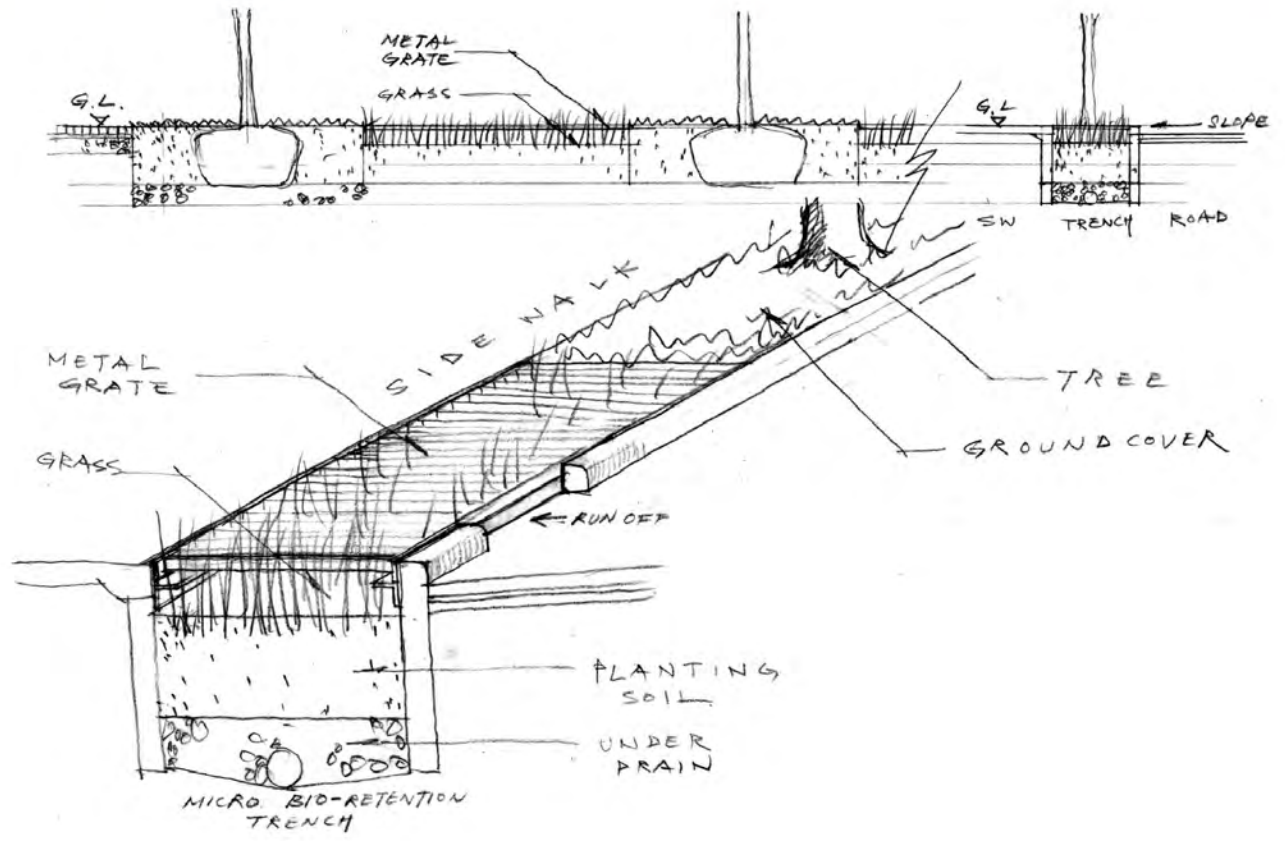






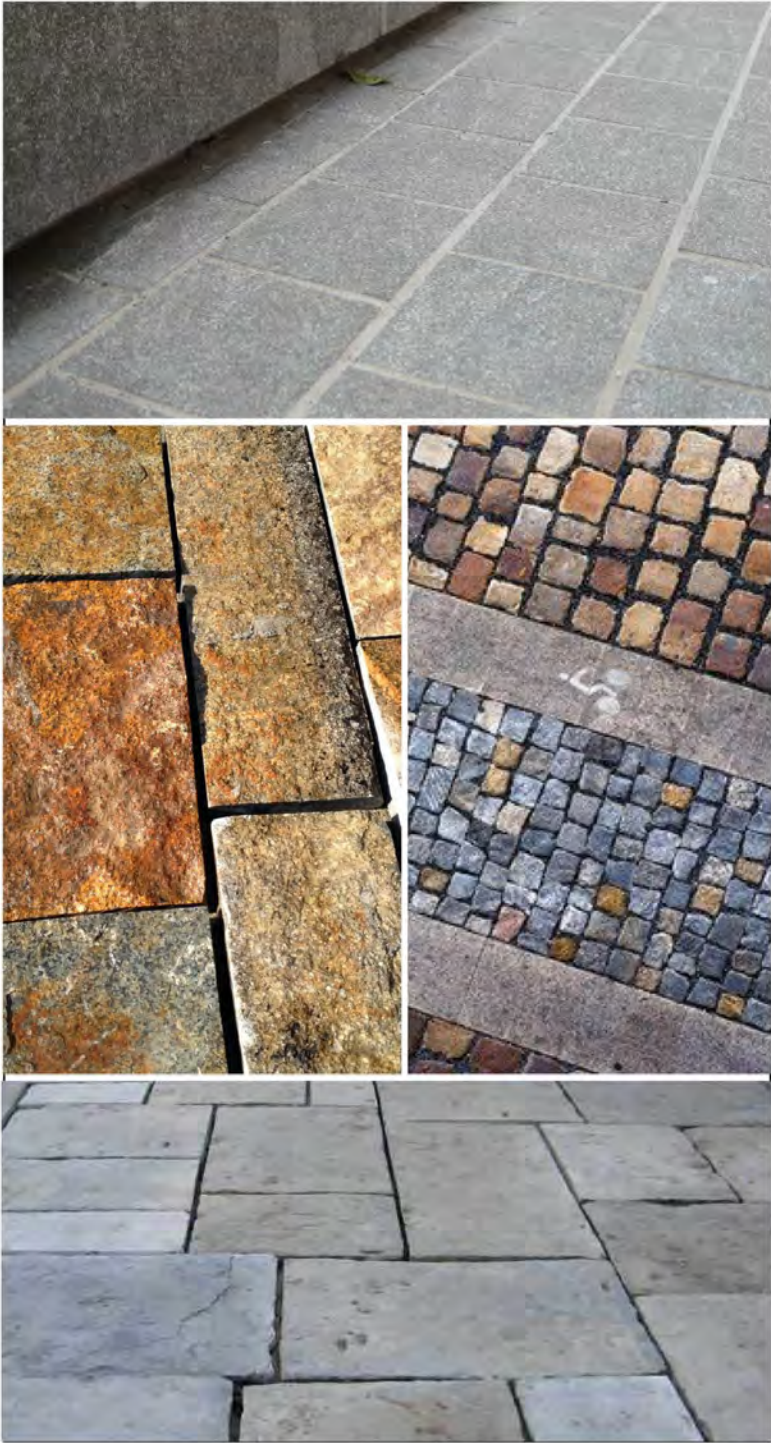


Green Street - Stormwater Planters





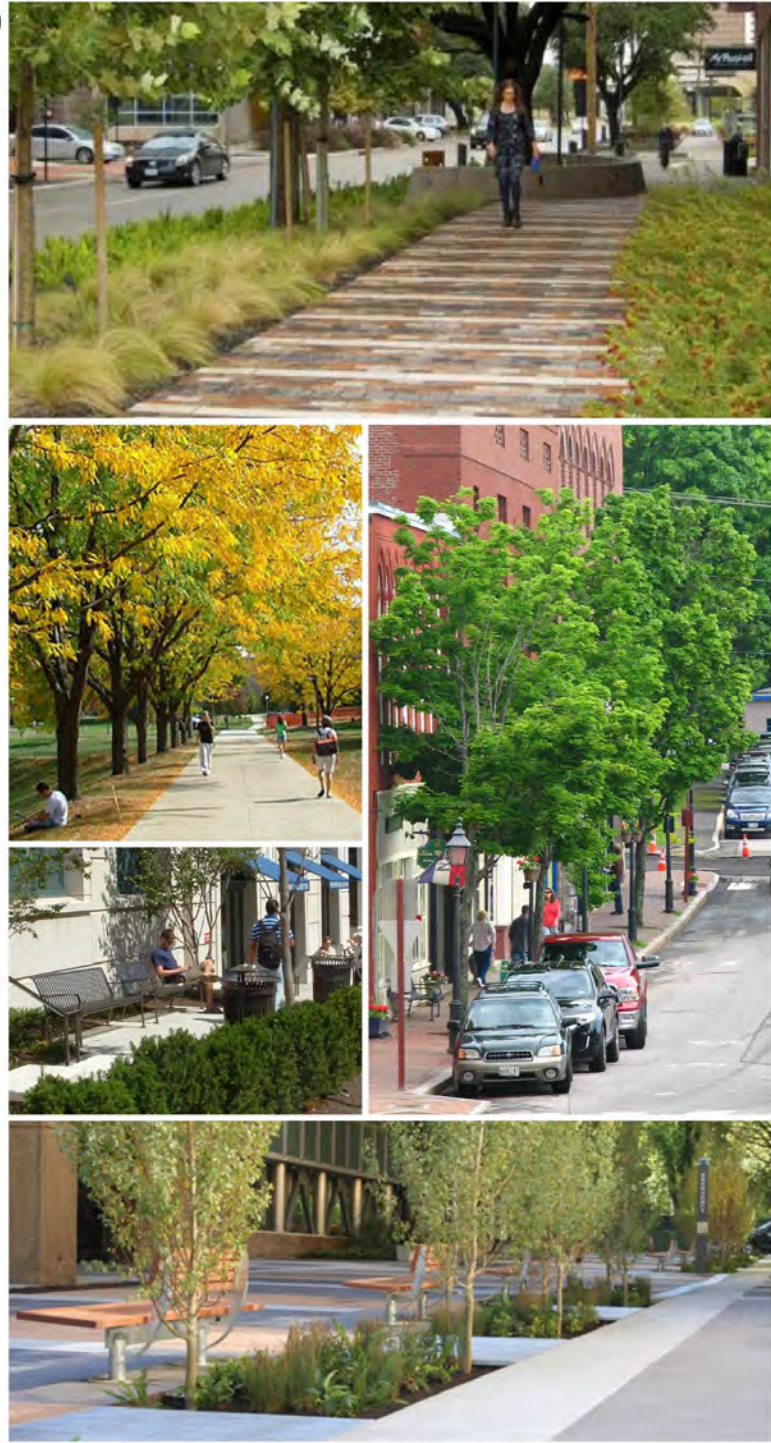
Paving



Furnishings



Planting



I nanks!







# DBA

David Baker Architects



UDARP 2016.03.03



architecture





A photograph of a modern building with a colorful, reflective facade. The building's exterior is composed of various colored panels in shades of blue, green, and brown. A solar panel is mounted on the roof. In the foreground, there is a rooftop garden with a staircase and a concrete wall. The word "architecture" is overlaid in white text across the center of the image.

architecture



# interiors





# interiors





A photograph of a wood fabrication workshop. The room is bright, with sunlight streaming in from a large window on the left. In the center, a blue SawStop table saw sits on a wooden cabinet. To the right, a green jointer is visible. In the foreground, a large wooden workbench with several holes is prominent. The background shows a spiral staircase and a wall with various tools hanging on it. The word "fabrication" is overlaid in large white letters across the center of the image.

fabrication



# fabrication







# urban design

district identity:  
urban agriculture  
and food.

civilized streets  
reduce car use

new park at the  
Trinity River

“X” of greenways  
connects existing  
and new open  
spaces

CBD

Convention  
Center

City Hall

high speed rail/  
multi-modal  
transit station

greenways as  
framework for new  
development

ground floor  
retail  
at greenway

water capture and  
filtration system

new blocks for  
continuity over  
highways and rail  
lines

Farmers Market

City Park



# urban design



SOUTHSIDE AVENUE

SHORT COXE AVENUE

MCDOWELL STREET





**AIA 2030  
Commitment**



# פאנו



Thanks!

[www.dbarchitect.com](http://www.dbarchitect.com)