Woods Bagot is a People Architecture company. We place human experience at the center of our design process in order to deliver engaging, future-oriented projects that respond to the way people actually use space.

We do this as a global design and consulting studio with a team of over 1000 experts working across 16 studios in North America, Australia, China, Europe, the Middle East, and Southeast Asia.

Our Global Studio model allows us to work collaboratively across time zones and borders, using the latest technology to share design intelligence and strengthen our knowledge base around the world.
Our Residential sector brings together a wide spectrum of experience by designing distinctive experiential destinations which reflect the needs of modern living and local culture.
Inside / Out

Our residential buildings are designed from within. We seek to challenge the standard design approach to create unique places.
RESIDENTIAL PROCESS

Authenticity

Our design process seeks to create buildings, spaces and places that are inspired by the neighborhoods in which they reside.
75 Park Lane

LOCATION
75 Park Lane
Jersey City, NJ

CLIENT
Strategic Capital

SIZE
500,000 sf

COMPLETION
2019

SCOPE
Architecture
Interior Design

SUMMARY

75 Park Lane, as well as 2 Shore Lane, Residences are located along Newport Green Park in Jersey City, NJ. The area was once a major transportation hub of west bound trains from New York with access to waterfront shipping piers. Today the area has been recast as a residential community with spectacular views of New York City along the banks of the Hudson River. The two new buildings are reimagined iterations of the previously proposed brick-clad rental apartment buildings that were characteristic of the original Newport Development’s Master Plan.

Both buildings have been constructed as luxury condominiums with a contemporary appearance, and with a much larger presentation of indoor and outdoor residential amenities. The new buildings’ design reinterprets the 19th century industrial warehouse building model that characterized this area. Further, 75 Park is articulated into three distinct stacked, horizontal zones with a base or podium that maintains the pedestrian street frontages, a middle with typical residential floors and a crown of setback penthouse units and mechanical space. The warm natural tones of the buildings’ exterior materials and interior finishes are intended to visually connect to the adjacent Newport Green Park, and to respect the context of traditional red masonry buildings.
2 Shore Lane is a 7-story low rise condominium for 71 residences. There are six levels of residences above ground level retail space. The recessed ground level lobby and entrance terrace has been raised 3' to provide flood protection. There is an exercise room on the second level and a large landscaped terrace amenity on the roof level with lounge seating areas with a bar and bbq. Views from the roof terrace face Newport Green Park and have northeast views of the Hudson River and Manhattan. Homeowners at 2 Shore can also share the amenities provided at 75 Park Residences that WB designed nearby.

2 Shore Lane is intended to correspond with 75 Park but not imitate. The façade is comprised of recessed full height windows framed by staggered light warm gray metal frames and recessed dark warm gray brick frames of varying widths that create an unexpected articulation of vertical stacked residential units. Similar to 75 Park the warm natural tones of the buildings’ exterior materials and interior finishes are intended to visually connect to the adjacent Newport Green Park, and to respect the context of traditional red masonry buildings. The building massing relates to 75 Park’s podium height and the metal colors visually relate to the terra cotta panels.
The Amberly

LOCATION
120 Nassau Street
Brooklyn, NY

CLIENT
AmTrust Realty Group

SIZE
355,000 sf

COMPLETION
2019

SCOPE
Architecture

SELECT AWARDS
2018, DrivenxDesign
2018, International Property Awards, Americas Category

SUMMARY
This large-scale, mixed-use development resides at the intersection of some of Brooklyn's fastest growing neighborhoods: Brooklyn Heights, DUMBO, and Downtown Brooklyn. The building is comprised of 270 rental units varying from studios, one-, two-, and three-bedroom units; offices; and retail.

The residential units were stacked so that each tenant has access to the best possible view of the surrounding skyline. Some of the apartments have private terraces—a luxury for such a dense city—and rooftop access.

The pattern of the warm terracotta façade was established by the building's uses: opaque panels cover the bathrooms, while the living and dining areas have floor-to-ceiling windows. Instead of keeping the valuable upper floor for a private penthouse, Woods Bagot created a lounge and expansive terrace where all the residents can enjoy the unparalleled views of the city skyline.

The south side of the building includes a public plaza that provides retail activation for the neighborhood. Residents can access the building from a dedicated drop off on the north side of the building, and have access to underground parking.
2177 Third Street

LOCATION
2177 Third Street
San Francisco, CA

CLIENT
Align Real Estate

SIZE
154,000 sf

COMPLETION
2020

SCOPE
Architecture
Interior Design

SUMMARY

Light, air and transparency drove Woods Bagot’s design of this residential and retail building in the emerging Dogpatch neighborhood of San Francisco. Sited between a formerly industrial waterfront and busy Third Street, 2177 Third Street offers floor to ceiling windows, views through the building to the water, and a spectacular green wall that’s fast becoming a local landmark.

The building is designed to a human scale, balancing privacy and views — in spite of its 114 apartments and 4,000 square feet of retail. At midblock, a deep setback, framed by the five-storey living wall, introduces breathing space into the building’s bulk. From the sidewalk, passers-by can see through the buildings to the Bay beyond. The dark bronze of the façade takes its cues from the area’s industrial history: once the home of European immigrants, the Dogpatch was originally called “Dutchman’s Flat.”
Gramercy Square

LOCATION
215 East 19th Street
New York, NY

CLIENT
CabGram Developers LLC

SIZE
400,000 sf

COMPLETION
2019

SCOPE
Architecture
Interior Design

SUMMARY
The Gramercy Redevelopment project is a renovation and rehabilitation of the existing Cabrini Medical Center located within the Gramercy District of New York City. Founded in 1892 as the Columbus Hospital, the Cabrini Medical Center served the local community of the Gramercy Park, Murray Hill, Peter Cooper Village/Stuyvesant Town, and the East Village until 2008 when it was closed due to financial difficulties – the complex had remained underutilized since. With approximately 395,000 square feet of area above grade (460,000 total GSF including below grade) spread across a cluster of 5 interconnected buildings and characterized by an institutional identity, the new Gramercy Re-development has been reimagined as a precinct of 4 buildings (Three renovated, and rehabilitated, one newly designed) with the same gross square footage but re-branded as a vibrant residential community that is a welcome addition to the neighborhood.

The goals of the development team to optimize the natural light, views, and modern living at the highest standards to provide amenities, green spaces, outdoor courtyards and roof gardens for the tenants, and to create new connections to the existing urban fabric and neighborhood has been incredibly successful.
The development restores a prominent Tribeca corner through a contemporary reinterpretation of the local architecture. The façade maintains the rhythm of the deep mass and large windows of neighboring buildings through a series of interlocking metal frames. These weathered structures offer a nod to the industrial aesthetic of Tribeca and are positioned to optimize views while maintaining privacy for residents.

Inside, the industrial yet elegant spaces continue with a loft-like openness and natural stone and wood.

The six lower residences are full floor with direct elevator access, and the top two floors make up a duplex penthouse. The penthouse residence has a rooftop terrace with views of the Financial District skyline.
The Hero, Long Island City

LOCATION
24-16 Queens Plaza
Queens, NY

CLIENT
Silverback Development

SIZE
100,000 sf

COMPLETION
2019

SCOPE
Architecture
Interior Design

SUMMARY
This new residential development is located in a rapidly changing area of Queens. Given its adjacency to elevated subway lines and bridge roadways and views to Manhattan, it provides a site of high-visibility and unique opportunities for relating to the city fabric. Utilizing an existing 5 story base building, the development combines the existing factory aesthetic of Long Island City with a new modern 17 story above.

This striking apartment building is Long Island City’s first Art-Moderne skyscraper. It marries a century-old masonry building with a sinuous new addition. Retaining the old building gave the project a character and identity as it serves well as a base for a tower rising above it.

Commuters will experience the building in transit, from the window of a train or automobile. This kinetic energy is translated in the horizontal blurred lines of the sculptural facade.
Nestled deep in lower Manhattan’s NoHo district, this mid-19th century industrial building retrofit uses salvaged and raw building materials to anchor the project to its light-industrial heritage while reimagining it as a homey residential retreat. The adaptation of cobblestone alleyway as the building’s entrance reinforces the experience of new meeting old. The alley’s deep view from the street is terminated by an unexpected Corten steel framed vertical garden wall – the largest exterior vertical garden wall in NYC. It is used as a shared and unifying landscape design device that blends the ground level arrival space and a 2nd floor common roof terrace. The vertical garden wall softens and partially masks the presence of its gritty industrial building context. Recycled water cascades through a tiered wall fountain that empties onto the alley’s floor – infusing the natural world’s visual and audible elements as a multi-sensory experience. These distinctive design characteristics further elevate this residential conversion’s unique offerings to distinguish itself as one of the most sought after downtown residential properties.

**PROJECT FEATURES**
- Historic cobble alley adaptive re-use
- Largest NYC exterior Vertical Garden Wall
- Salvaging + reuse of granite pavers
- Multi-Level courtyard garden
- Common amenity roof garden sanctuary
- Private duplex roof garden
- Industrial raw materials for historic reference
- Water wall using building grey water
- Rain water harvesting
- Water conservation irrigation system

**COMPLETION**
2019

**COST**
Project: $37.5 M; Open Space: $3.75 M

**CLIENT**
Madison Realty

**DESIGN TEAM**
- Landscape Architect: HMWhite
- Architect: BKSK Architects
- MEP: OLA Consulting Engineers, PC
- Structural/Civil Engineer: Weidlinger Associates
4. Alley Arrival Court Garden. 5. Common garden terrace entrance / Private garden privacy Corten fence junction. 6/7 Vertical Garden Wall modules being tested + grown.
QUEENS PLAZA
Surrounded by 40 plus story buildings, HMWhite’s design for a central landscape commons and entry and retail plaza establishes an incomparable identity for this 1700 apartment community. As with a historic town green’s social and cultural functions, the commons serves as the residents’ social heart and community gathering center. Adjacent to the LIRR rail corridor and Queen’s elevated subway trestle, the landscape’s scale is expressed at a scale that erases any awareness of its transit and industrial context. A variety of recreation activity and social gathering places are organized around a central lawn that welcomes and orients both visitors and residents. A collection of distinct “outdoor rooms” that support specific uses are shaped within a cohesive landscape framework. Visual and functional clarity is achieved through a shared landscape character that establishes a spatial structure. Bold topographic forms with their repetitive plant communities provide a diverse sequence of landscape experiences that invite both movement, lounging and reflection.

The planting design anatomy has been inspired by the nearby East River watershed ecology couple with the landscape design’s references to the neighborhood’s industrial commercial heritage. Landscape elements have been designed to inspire both an environmental and cultural connection to Long Island City’s urban evolution.

**PROJECT FEATURES**

- .85 Acre landscape common
- Lobby entry and retail plaza
- Club lounge and hammock garden terraces
- Children play space
- Dog park and run
- Bocce court + Ping Pong activity terraces
- BBQ grilling stations
- Dining terrace
- Village “green”
- Multiple built-in seating and moveable furnishings
- Upland East River native plant communities
- Stormwater harvesting

**COMPLETION**

2018

**COST**

$575 M- $6.25 M open space

**CLIENT**

Tishman Speyer

**DESIGN TEAM**

- Landscape Architect: HMWhite
- Design Architect: MSME
- Executive Architect: GHWA
- Interior Designer: Clodagh
- Structural Engineer: WSP
- Civil Engineer: Philip Habib Associates
- Lighting Designer: SBLD
- Irrigation Engineer: WC3 Design
- Landscape Contractor: Kelco Landscaping
2. Dog Park
3. Commons Program Diagram
4. Plant Community Framework Diagram
5. Children’s Playspace
6. BBQ + Dining Terrace Overlook
7. Layered topography and plantings  
8. Amenity terrace + hammocks  
9. Garden path  
10. Oval Promenade
11. Tower 1 Entry Court  12. Aspen Hillock + Grove  13. Commons event terraces
Embedded within three commercial towers, this central podium roof terrace serves as an office community “Commons.” Universally visible and physically accessible, this shared landscape establishes a distinguished property identity by offering alternative workspace environments. Designed to build a sense of community, the Commons functions as a traditional town green. The pair of towers frame and emerge from the contiguous podium landscape. The idiom “tower-the-park” has been completely reimagined here. A complimentary range of program uses were explored and guided the landscape’s character and form.

Working with a diverse building demographic, places for peaceful retreats, group meetings, and flexibility for large events were integrated into a network of landscape spaces. Fluid organic landforms establish seamless flow between distinct social “nodes” which are spaced and oriented to offer privacy. The continuity of the landscape’s undulating landforms is in direct contrast to the rigidity of its architectural context. The Aspen copses’ density and height introduce a humanizing scale. Strategies to offset and protect occupants from discomforting winds and direct sun are integral to each design intervention.

1. Amenity terrace plan and context
9. Undulating planting layers create distinct social retreats  
10. FSC timber lounge bench as garden destination + retaining wall