PROJECT PRESENTATION
NOBE II
14 JULY 2014
Buildings frame the public realm. They establish destinations and points of interest, and create a skyline that can give a place a unique identity. Buildings are the vertical extension of the street edge. They provide substance in mass and bulk, and enliven the vertical plane with windows, doors, and variations in height. Buildings in urban settings combine horizontal elements—the podiums—and vertical elements—the towers—to provide variation, interest, and rhythm along the streetscape.

The maximum building height in the White Flint Sector Plan is 300 feet nearest the Metro station. Elsewhere in the Sector Plan area, recommended building heights range from 50 to 250 feet (Map 8). Building heights should reflect existing conditions where existing building heights may be 40 feet or lower. Buildings should be sited and designed with sensitivity for their effect on light, shadows, and air circulation for the occupants and those of neighboring buildings. At the edges of the Sector Plan area, building heights must be compatible with surrounding residential neighborhoods. Building heights and distinctive architecture should accentuate important intersections along Rockville Pike. Within each district, signature buildings near the maximum height are allowed and desirable to create gateways or focal points.
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Compatibility
White Flint Park, Garrett Park Estates, Crest of Wickford, Old Georgetown Village and Fallstone are single-family and townhouse communities that immediately surround the Sector Plan area. These neighborhoods have differing densities and scales. New development at the edges must be compatible with these neighborhoods in building height and scale and should accommodate pedestrian and bicycle access from existing neighborhoods. Landscaped buffers, compatible uses, and buildings of appropriate bulk and height should be located adjacent to existing communities.

Development in accordance with this Plan should add value and enhance the quality of life that surrounds the area by providing increased services, better facilities, employment opportunities and greater housing opportunities. The proposed density and height map (Map 10) indicates the areas where heights and density transition to the surrounding neighborhoods.
June 10, 2014

JBG - NOBE II

CERTIFIED SITE PLAN AERIAL RENDERING

NEW COMMERCIAL
281,268 SF
EXISTING COMMERCIAL
67,260 SF
TOTAL COMMERCIAL
348,528 SF

TOTAL RESIDENTIAL
348,528 SF
346 UNITS

TOTAL DEVELOPMENT
740,528 SF
720 CARS
VISION

SENSE OF PLACE
DESIGN EXCELLENCE
PEDESTRIAN FOCUSED
CONNECTION TO NOBE I
INTEGRATION OF USES
PLAZA
JBG - NOBE II
June 10, 2014

SIGNATURE PLACES

URBAN STREETS WITH CURB

MULTI USE PLAZA WITH FLUSH CURB

WATER FEATURE IN PAVING

CAFE / SEATING

ENTRY TO THEATER?

CONNECTION TO FIRST FLOOR RESTAURANT?
June 14, 2011
JBG - NOBE II
strEEt plaza

SIGNATURE PLACES

comcast center, philadelphia, pa
westlake, seattle, wa
16th street transitway mall, denver, co

director park, portland, or

June 10, 2014

STREET PLAZA
JBG - NOBE II

Comcast Center, Philadelphia, PA
Westlake, Seattle, WA
Director Park, Portland, OR
16th Street Transitway Mall, Denver, CO
Comcast Center, Philadelphia

West Indian Club, Cayman Islands

Plaza del Torico, Spain

Court Square Press Courtyard, Boston
ENTRY / ACCESS / CONNECTIONS

GRAND STAIRS
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June 16, 2014

Spanish Steps, Rome
RETAIL ROOF AMENITY - LOOKING NORTHWEST

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June 10, 2014
PUBLIC BENEFIT

TRANSIT PROXIMITY
* LEVEL 1 TRANSIT PROXIMITY

CONNECTIVITY AND MOBILITY
* NEIGHBORHOOD SERVICES
* MINIMUM PARKING
* THROUGH-BLOCK CONNECTION
* PUBLIC PARKING

DESIGN QUALITY
* STRUCTURED PARKING
* EXCEPTIONAL DESIGN
* PUBLIC ART
* TOWER SETBACK
* STREETSCAPE, OFF SITE

NATURAL ENVIRONMENTAL PROTECTION & ENHANCEMENT
* BUILDING LOT TERMINATIONS
* TREE CANOPY
* VEGETATED ROOF
UPDATE SUMMARY

RETAIN PLAZA IN PHASE 1 AND OVERALL LANDSCAPE VISION

RETAIN RESIDENTIAL TOWER DESIGN VISION

CONSTRUCT SITE IN PHASES

ADD RESIDENTIAL BUILDING SOUTH OF PLAZA (WITH AN ALTERNATE NOT TO ADD THIS RESIDENTIAL BUILDING)

ADD TO TOTAL UNIT / MPDU COUNTS

ADD TO EXISTING OFFICE WHEN MARKET IMPROVES
QUESTIONS?