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Town Center Gateway

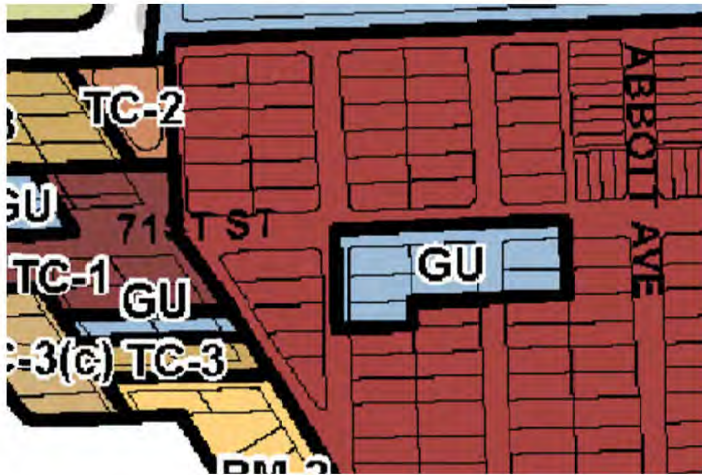
71 st Street & Indian Creek Drive
DRB 20-0505 FINAL Submittal

Due Date March 09, 2020



NoBe Creek LLC

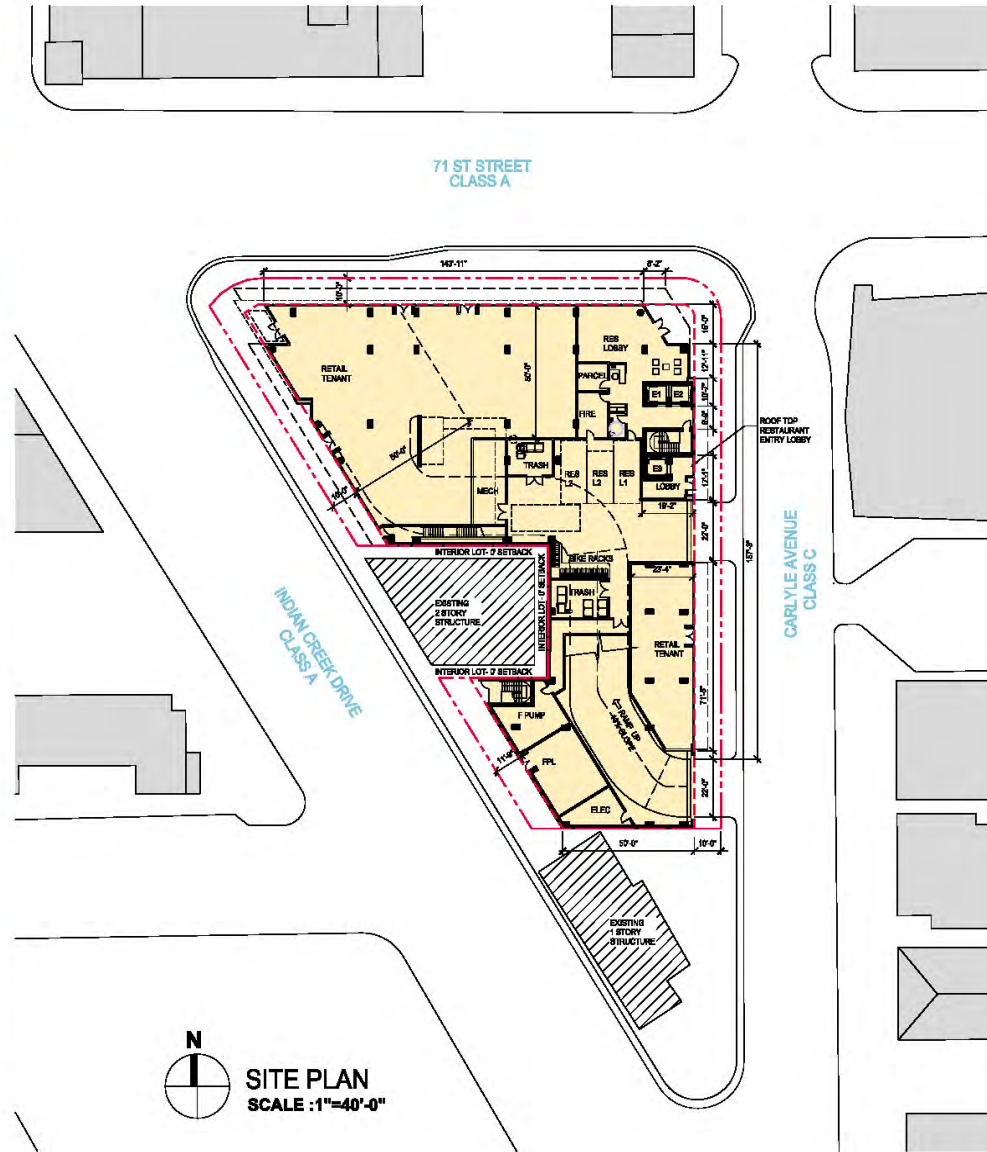
BUILT FORM
ARCHITECTURE



ZONING MAP

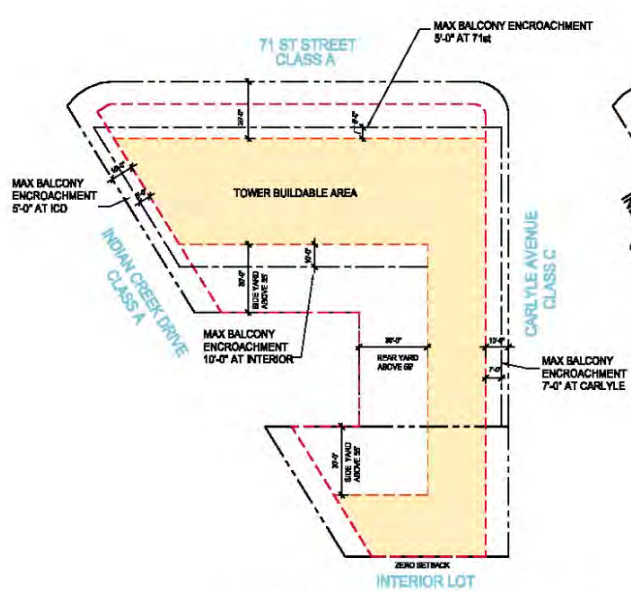


AERIAL MAP

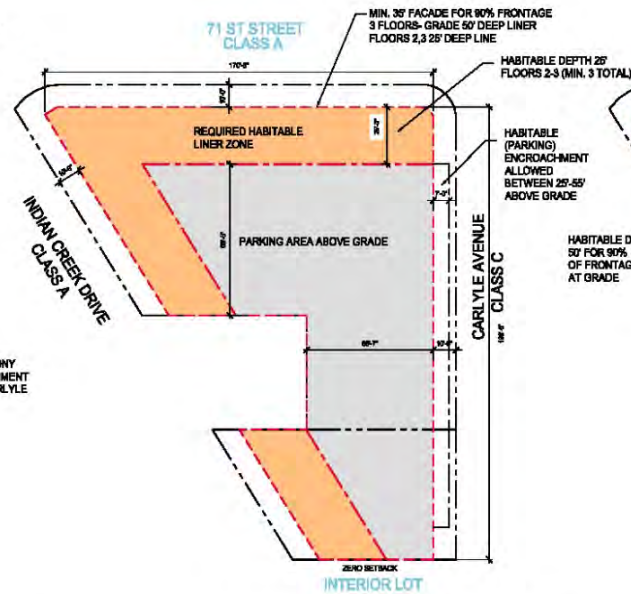


71st Street and Indian Creek Drive

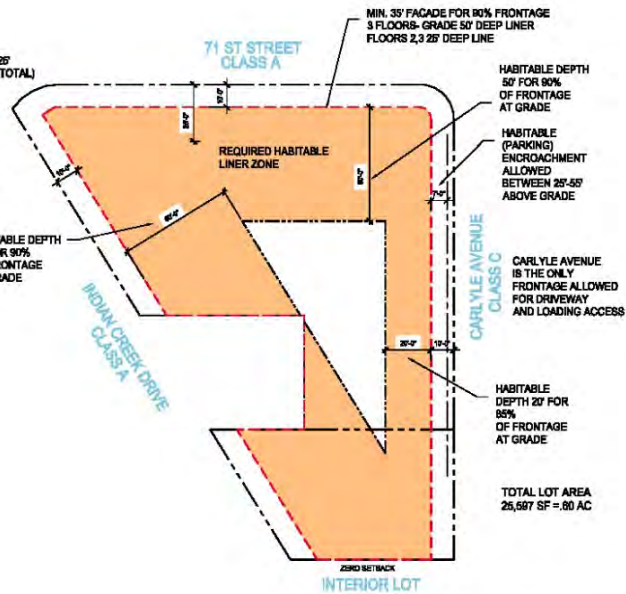
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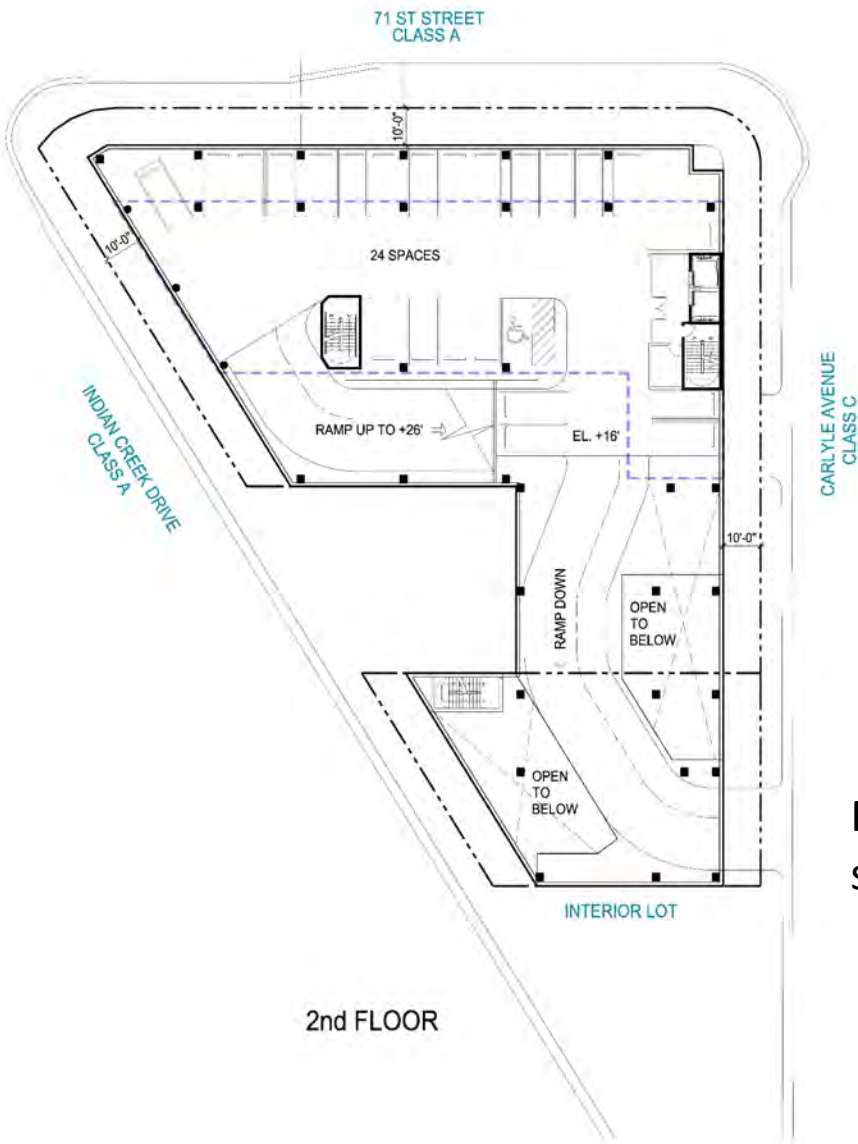
TOWER LEVELS ZONING CRITERIA
55' UP TO 125' (165' WITH PUBLIC BENEFIT)



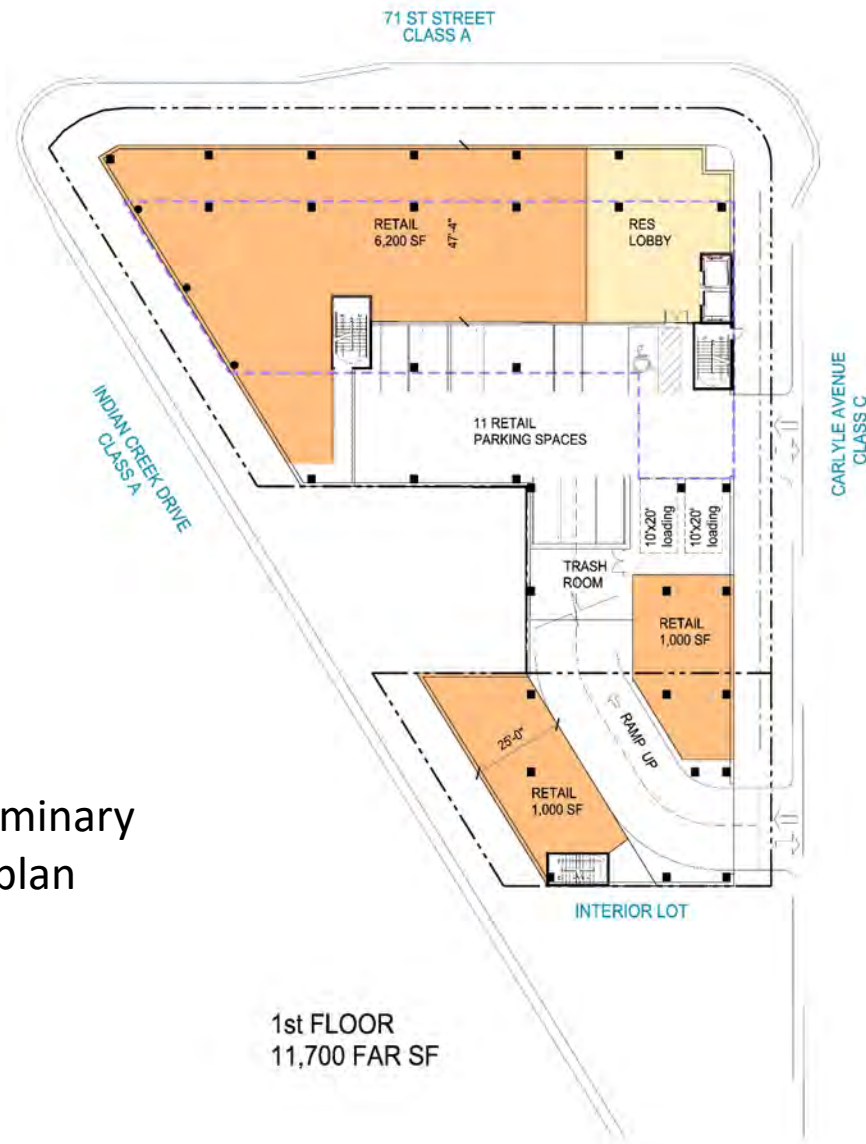
PODIUM LEVEL ZONING CRITERIA
35' MIN, 3 FLOORS ON 71ST AND ICD

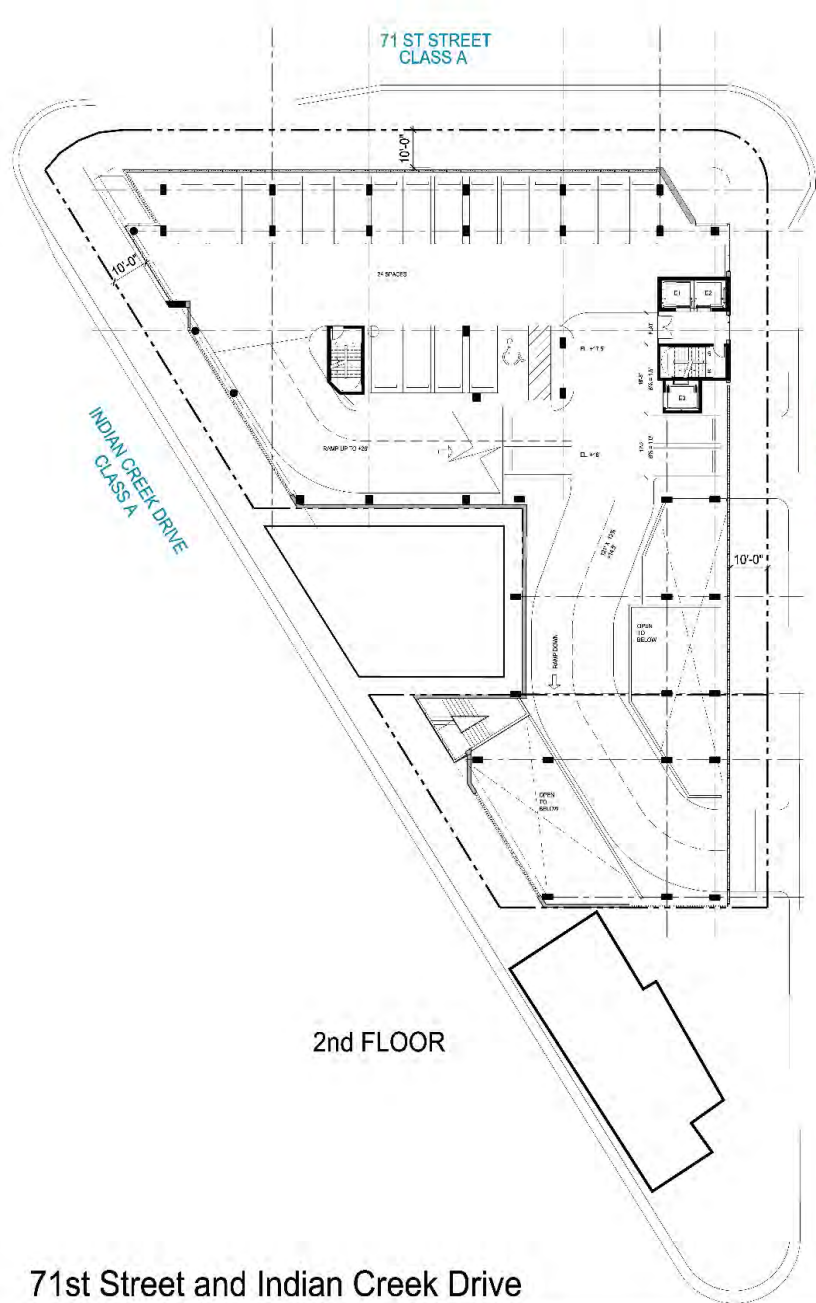


GRADE LEVEL ZONING CRITERIA

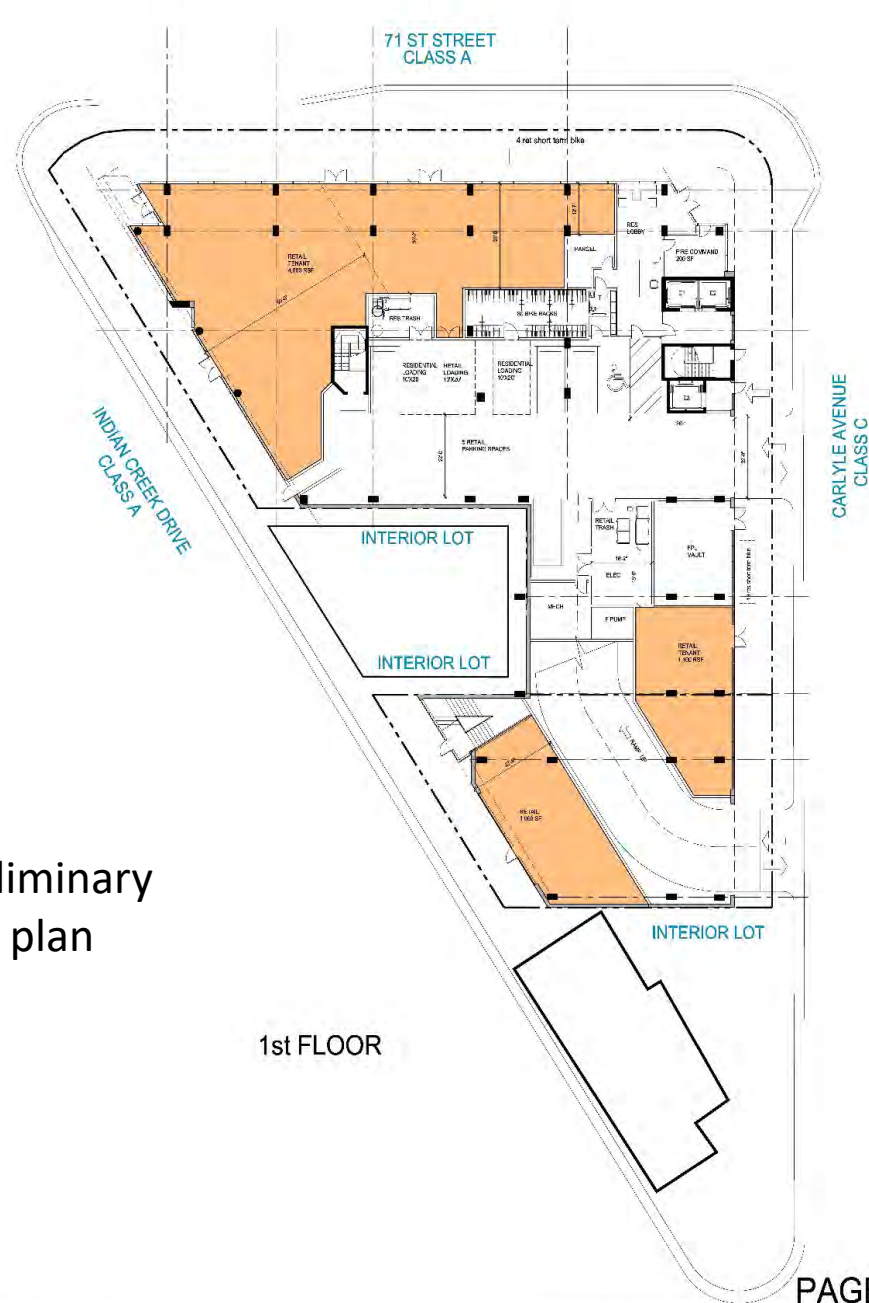


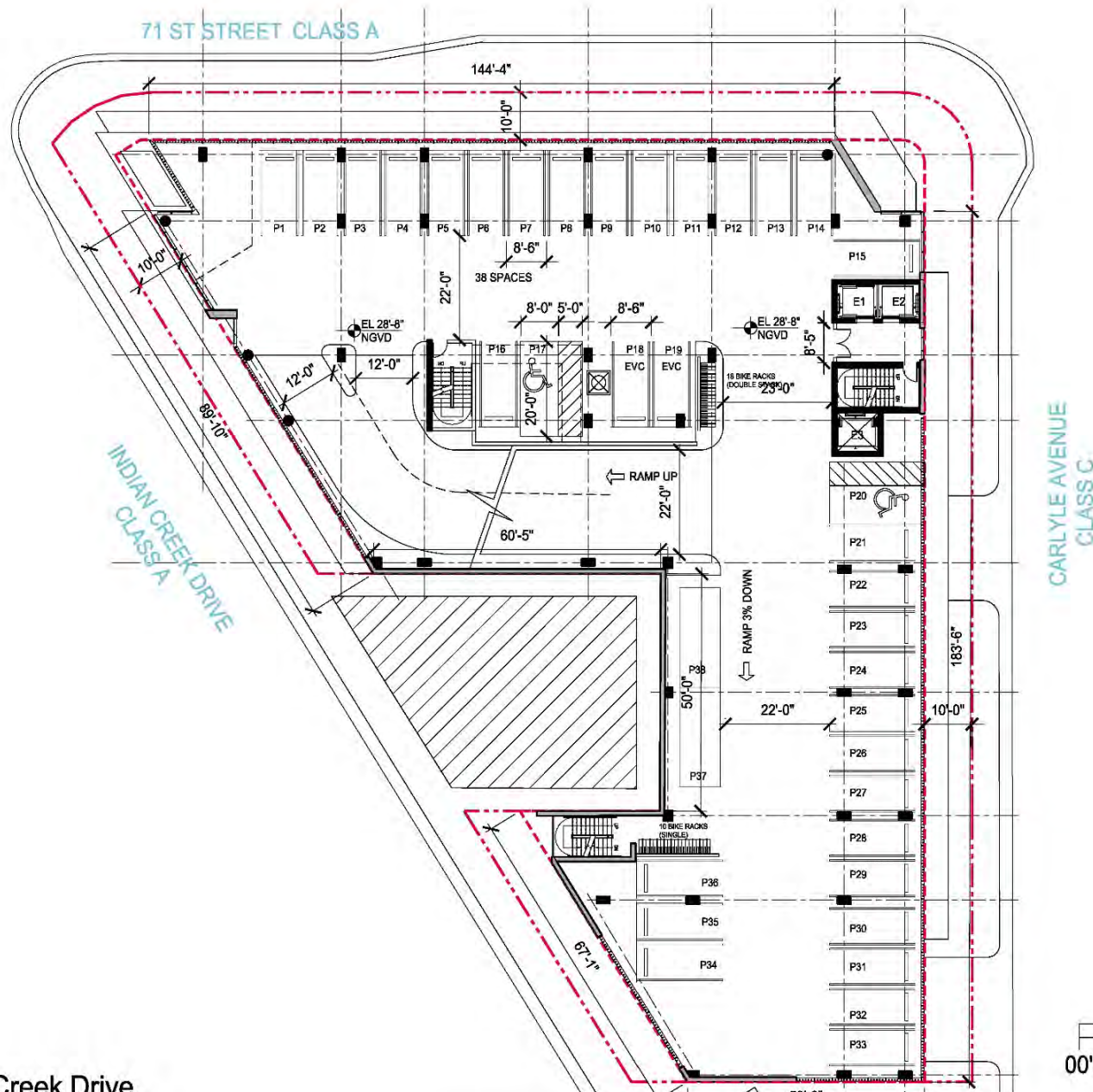
Preliminary
site plan





Preliminary
site plan

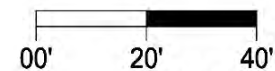




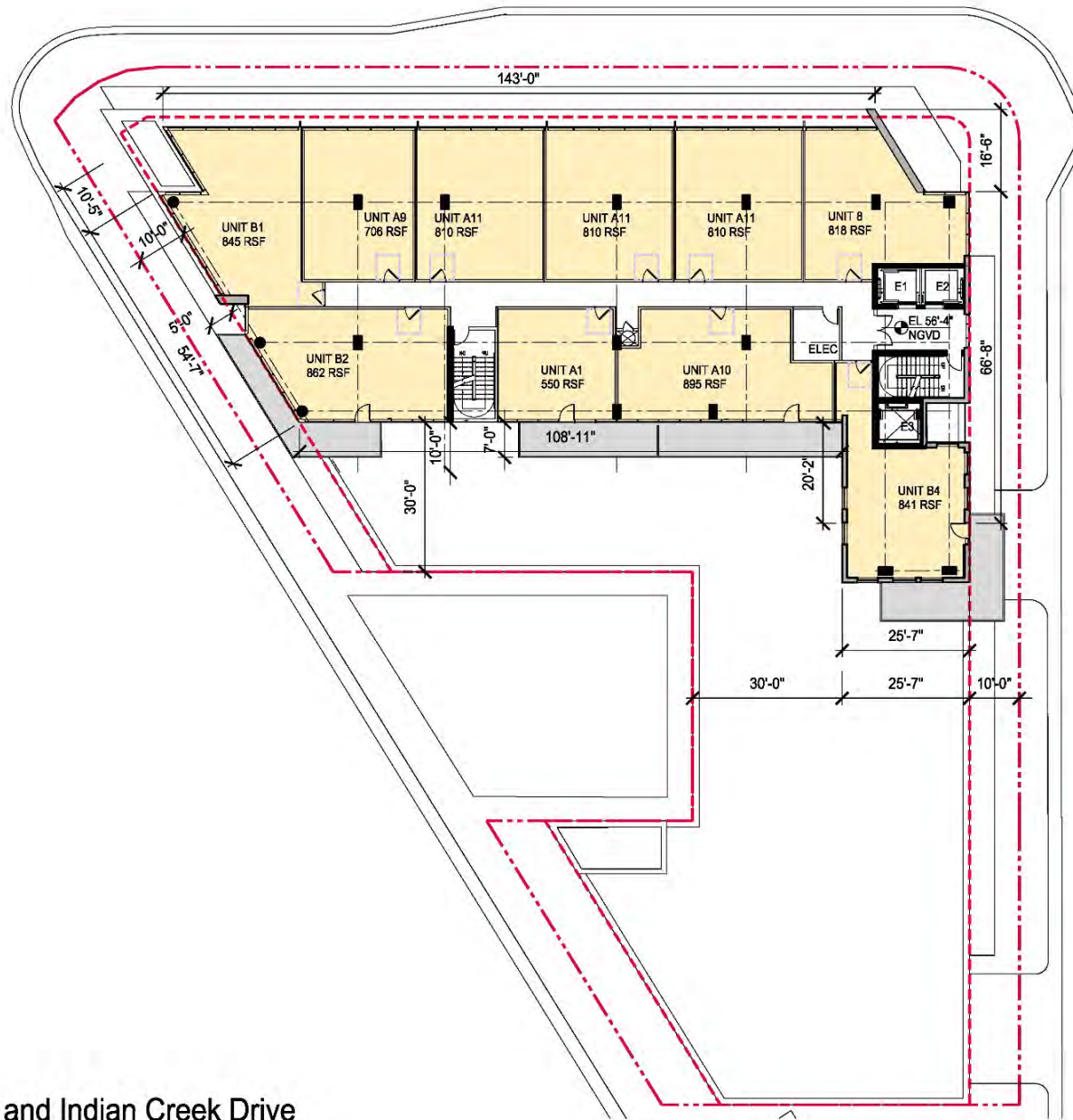
71st Street and Indian Creek Drive



71st Street and Indian Creek Drive



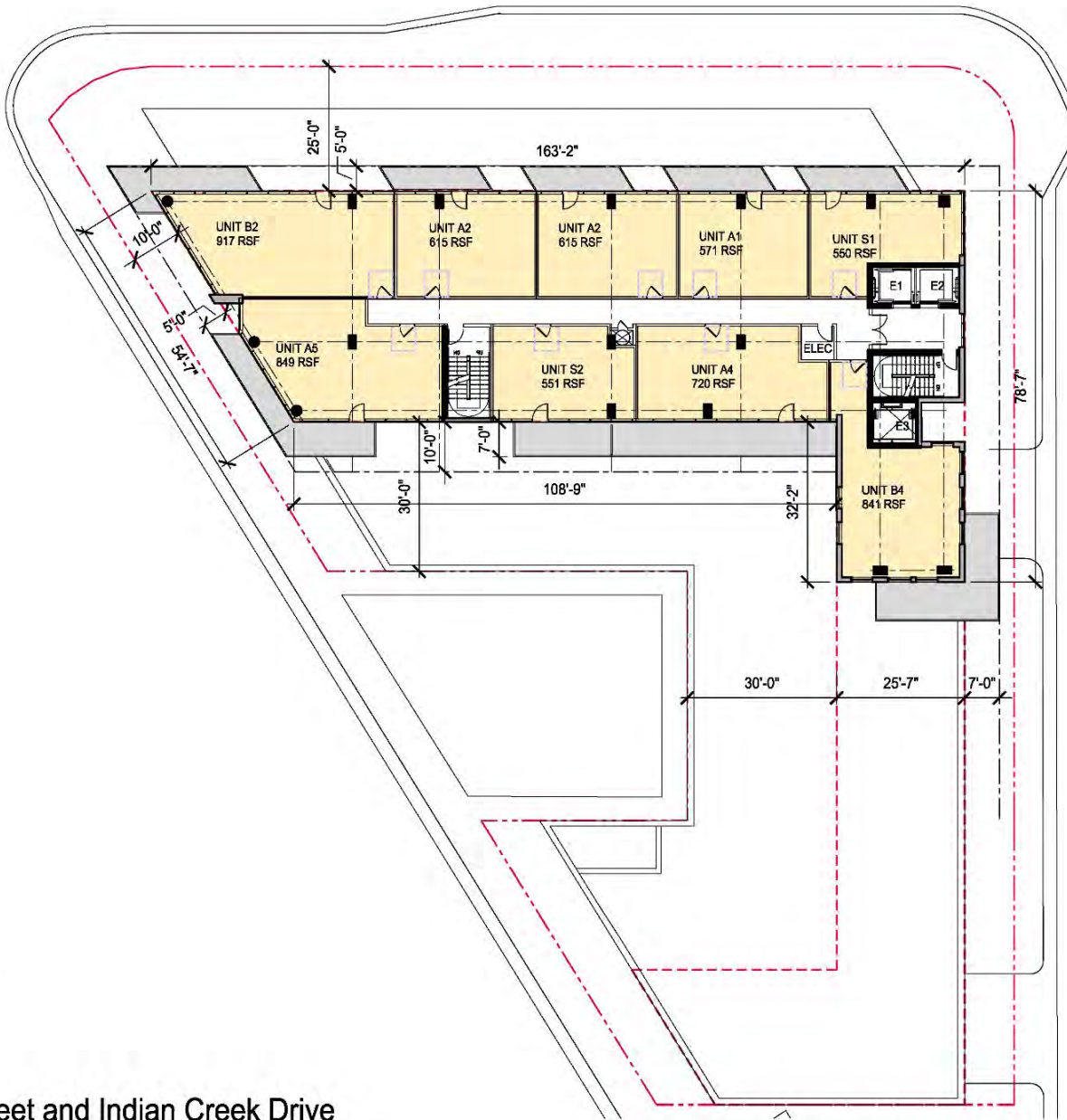
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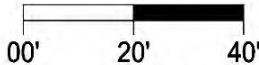
71st Street and Indian Creek Drive



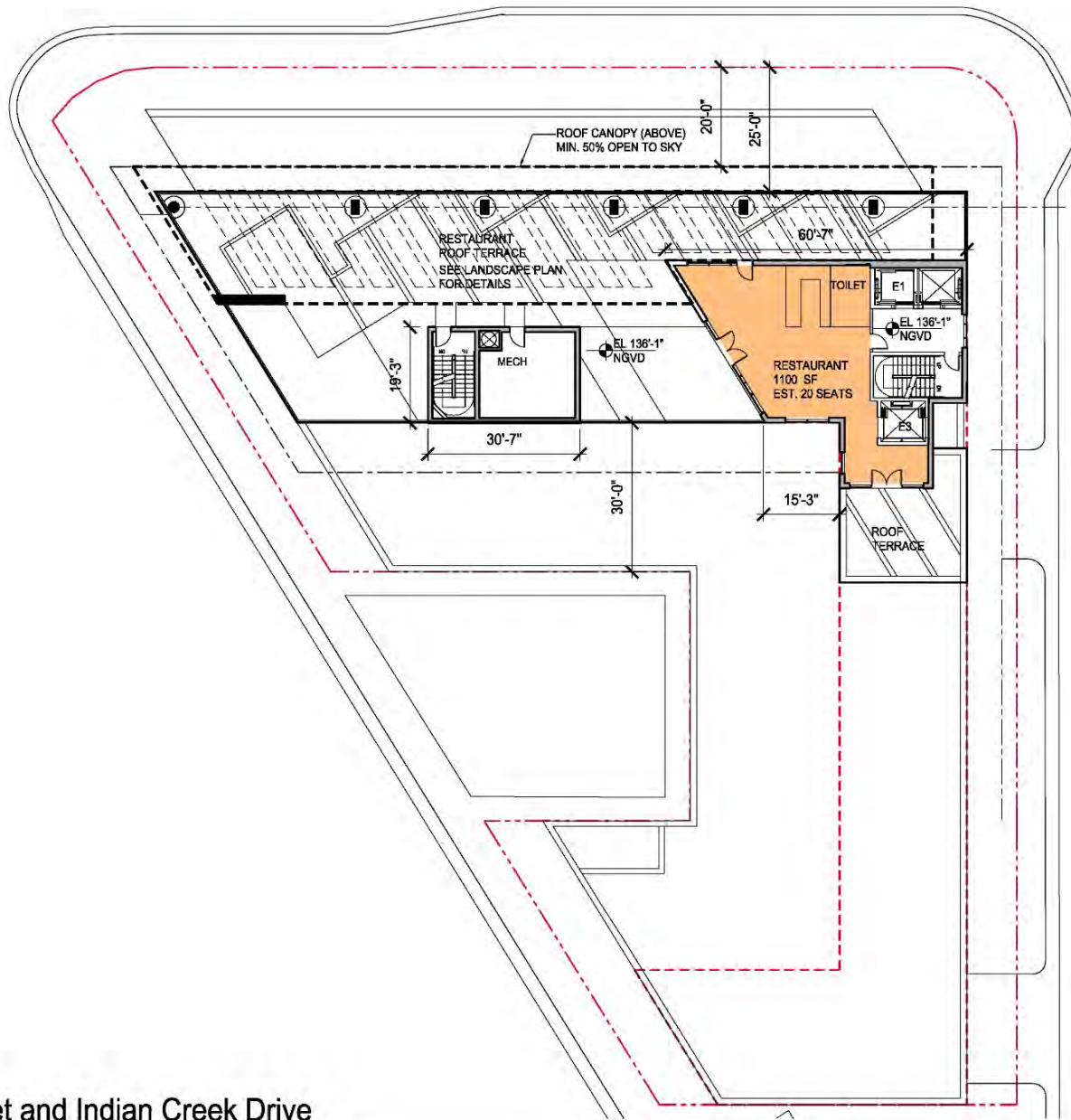
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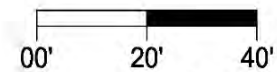
71st Street and Indian Creek Drive



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71st Street and Indian Creek Drive



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Town Center Gateway

Parking Screen Concepts

2.3.2020



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solidity

bright

shadow and contrast

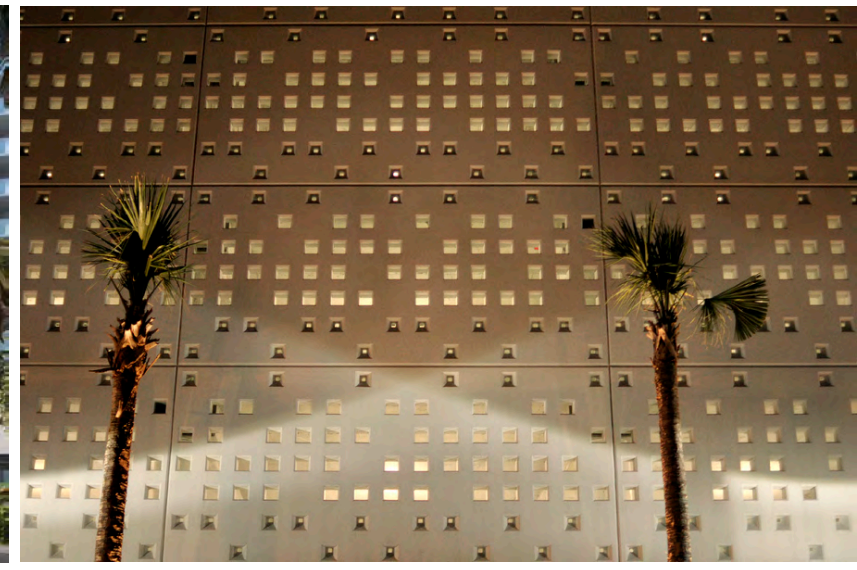
geometrical patterns

relief

folding plates

density

textures



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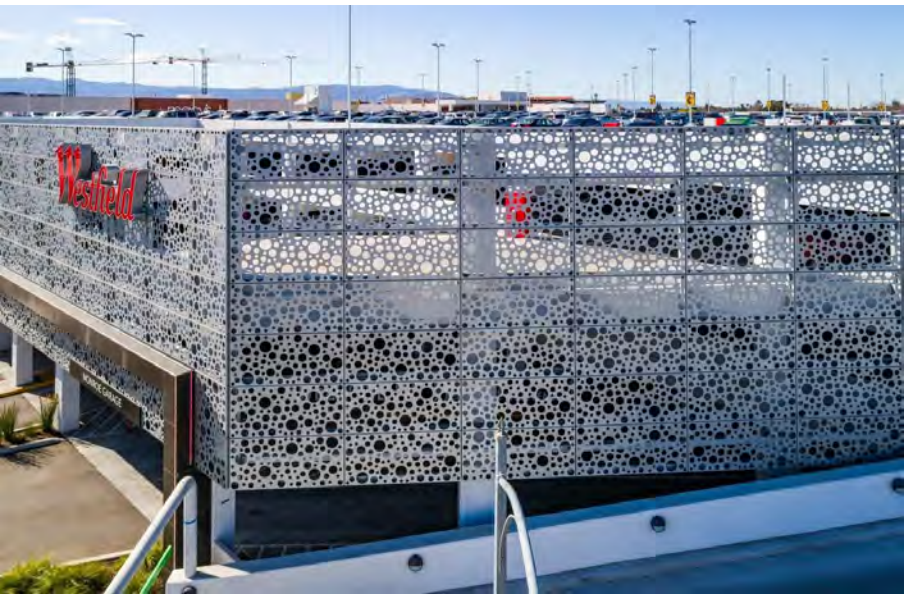
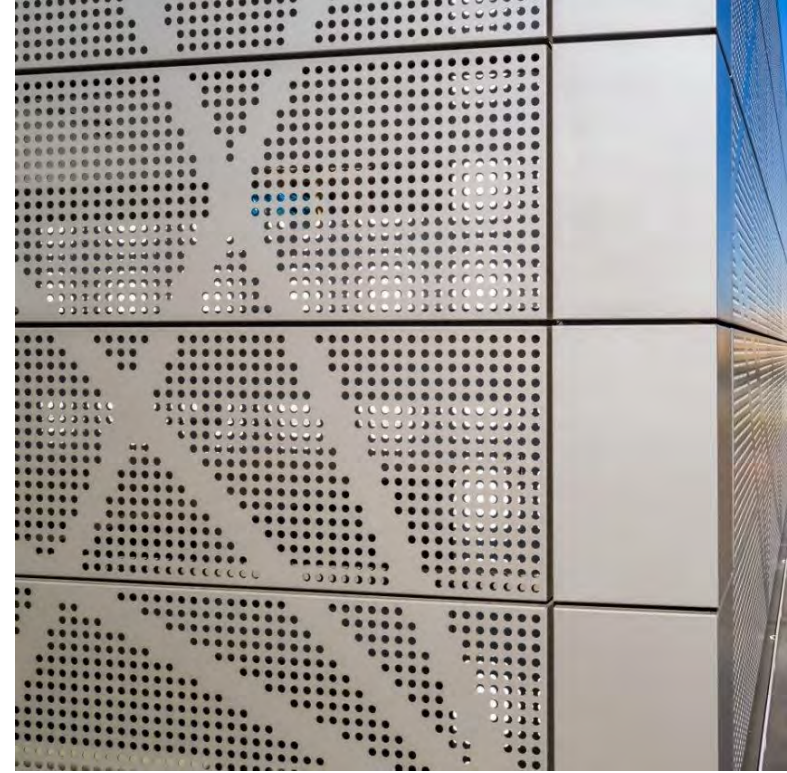
Playful

contrast

protection

delicate

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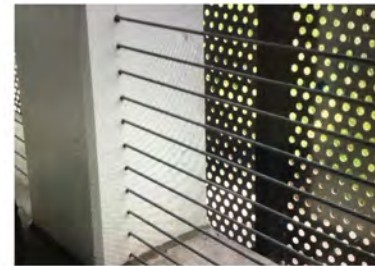
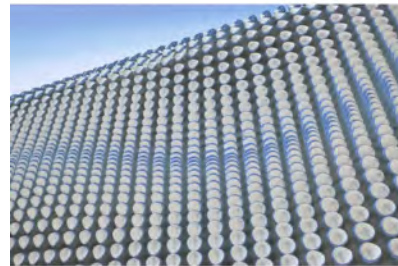
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texture
technology

diaphanous porosity
mechanical futuristic

transparency layers

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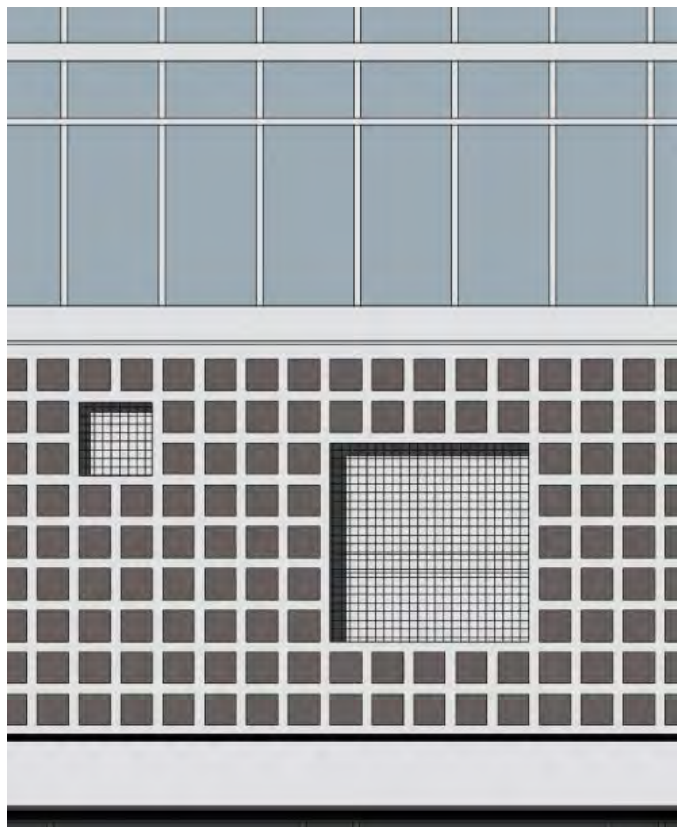
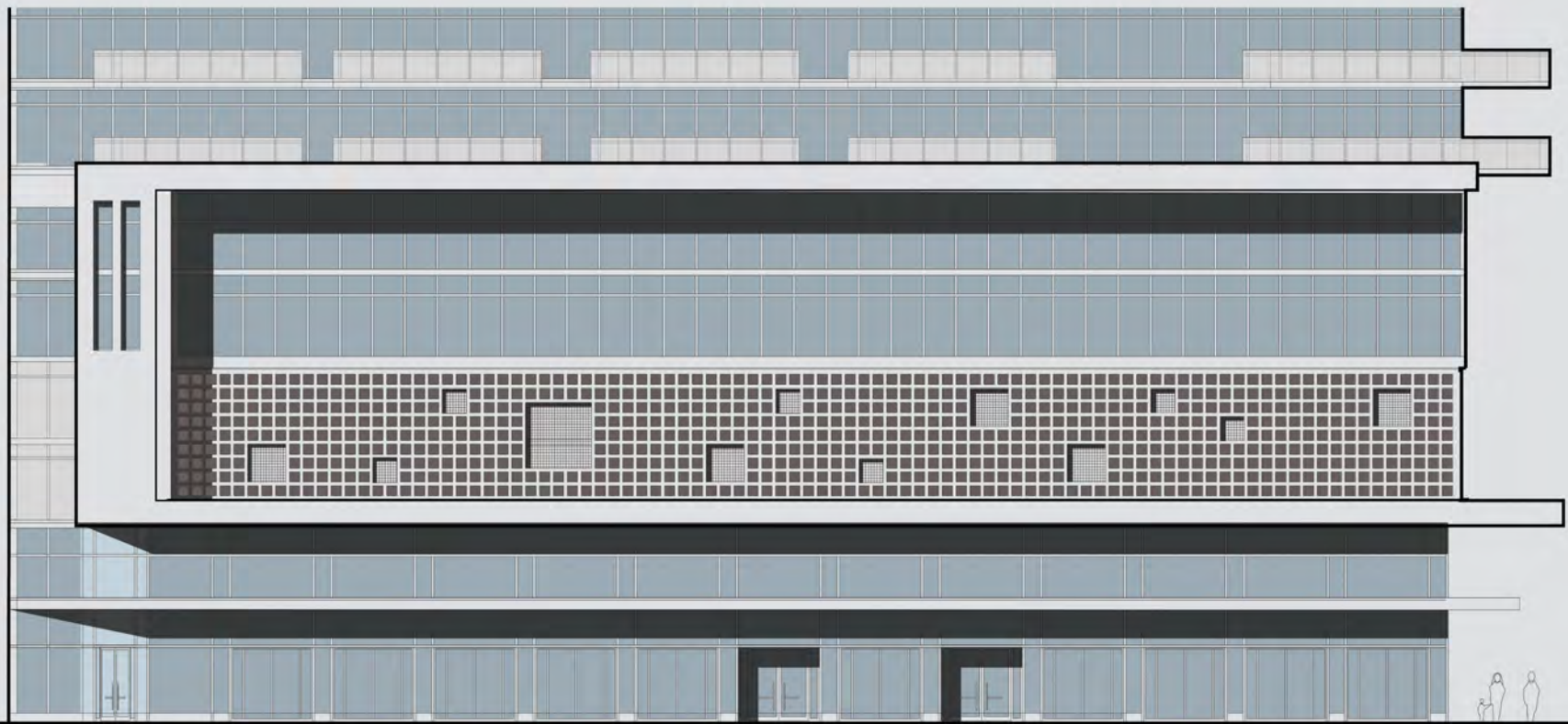
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graphic

artistic

light and reflection

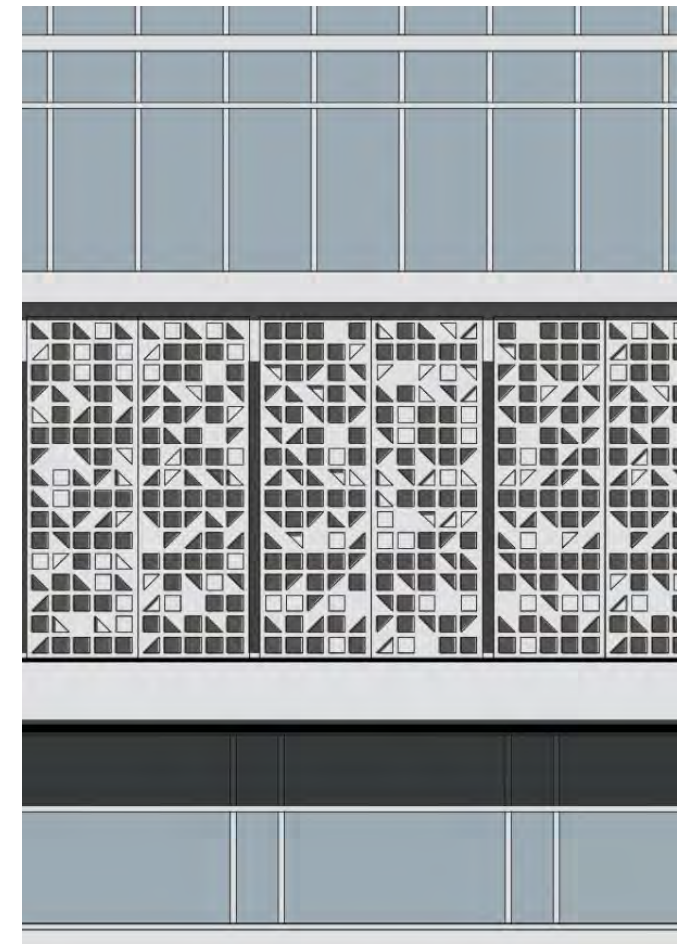
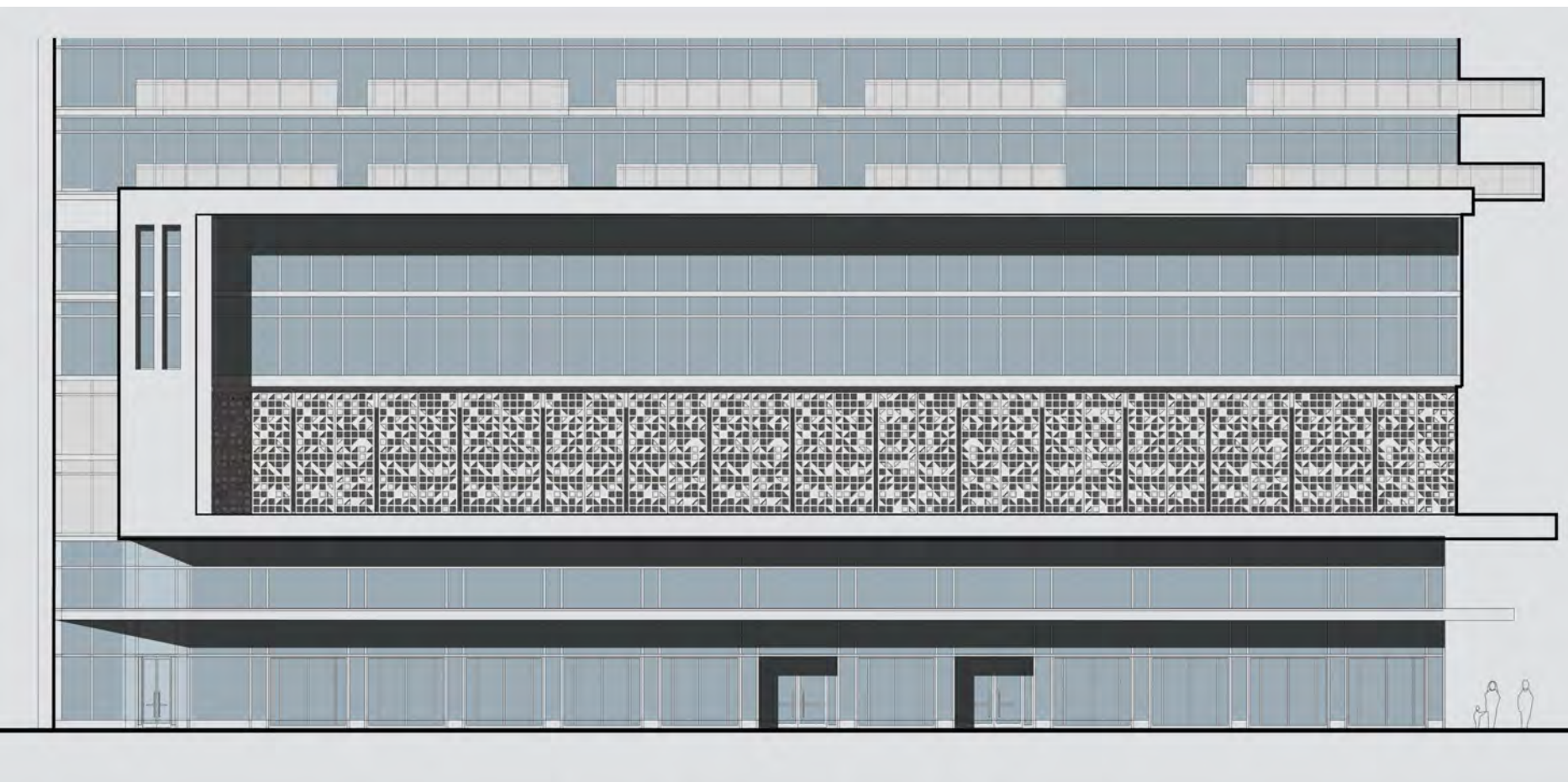
tectonic imagery



Simple orthogonal grid, deep crate section for visual obscurity, playful windows with metal infill - light color, more solid wall panel expression

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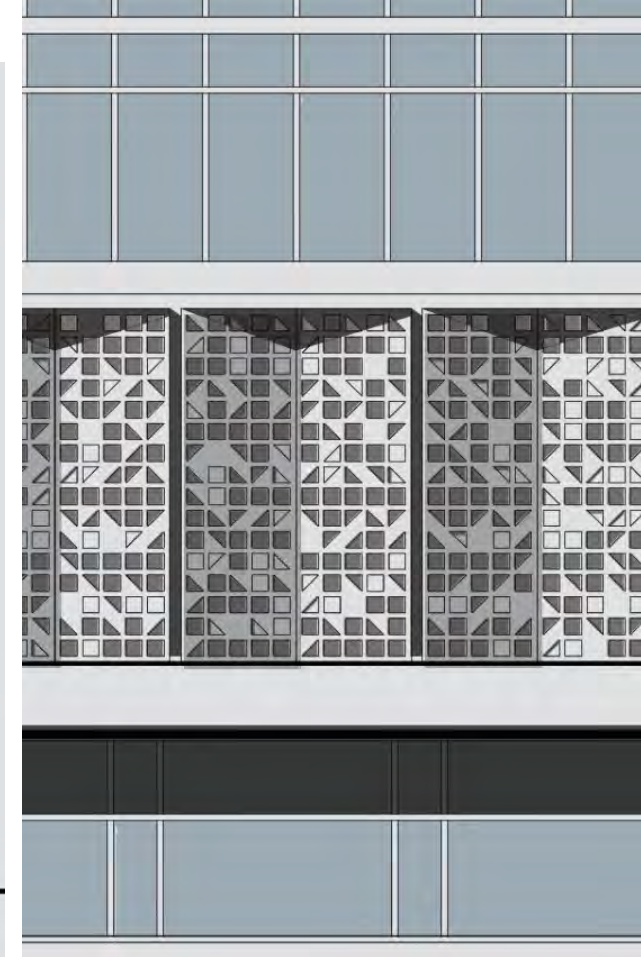
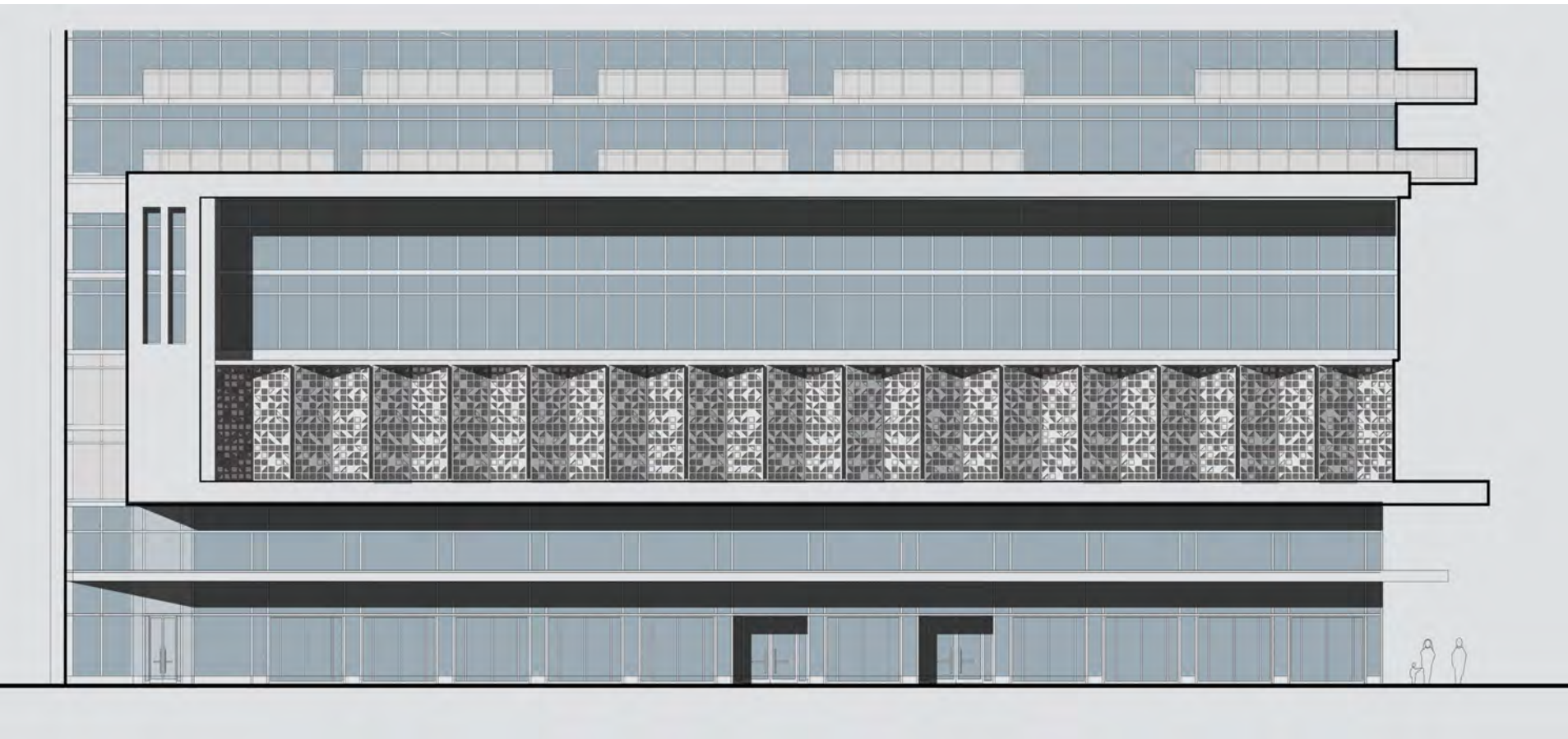
BUILT FORM
ARCHITECTURE



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ARCHITECTURE

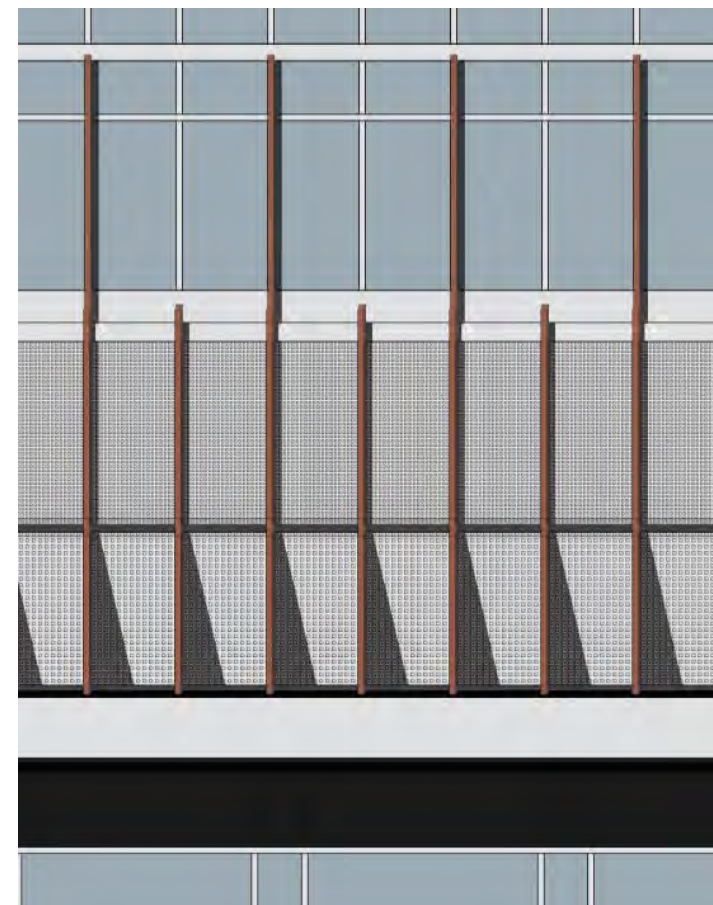
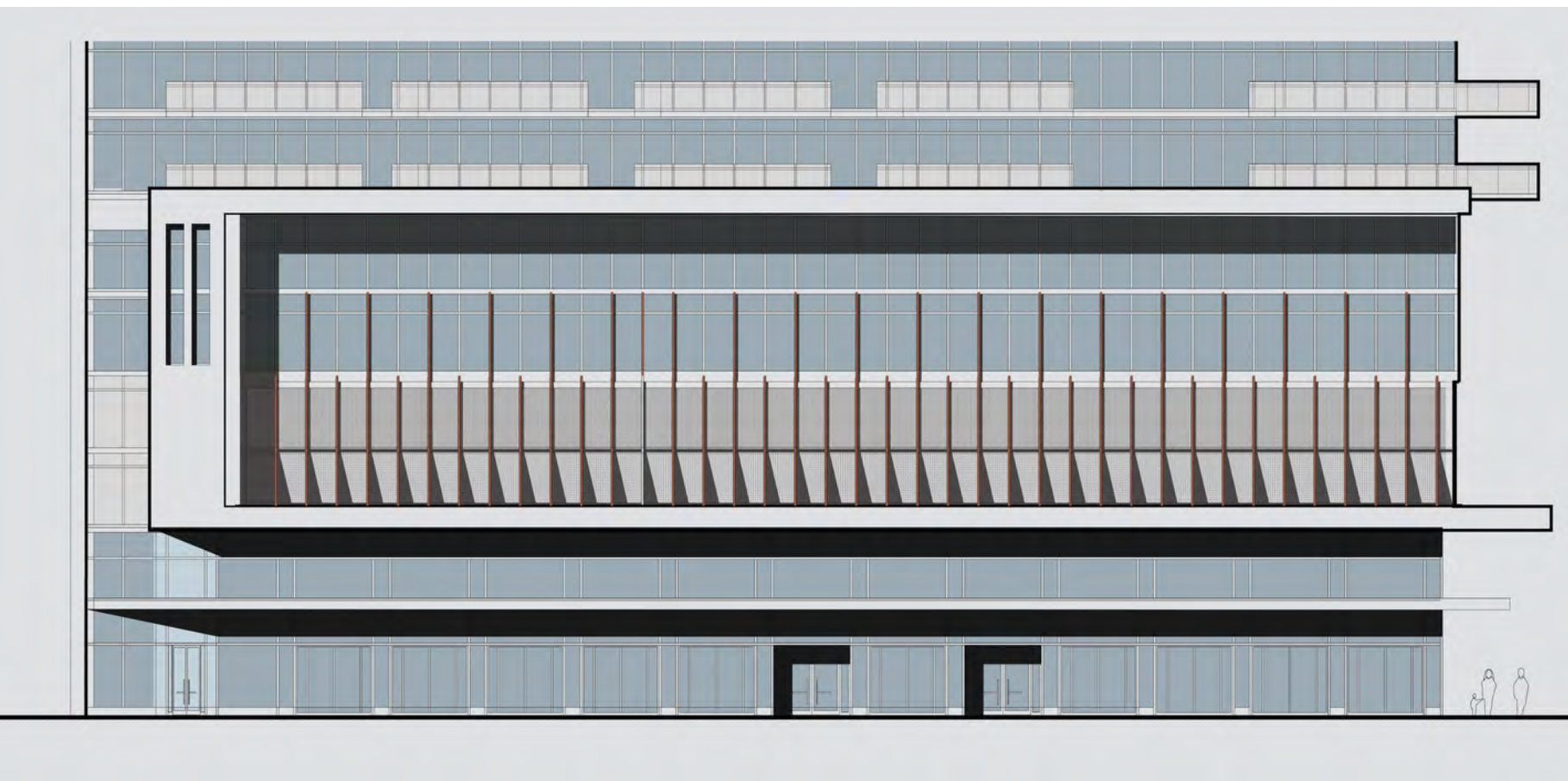
Random, abstract geometrical pattern with triangle and square openings and indentations. Rich mosaic quality



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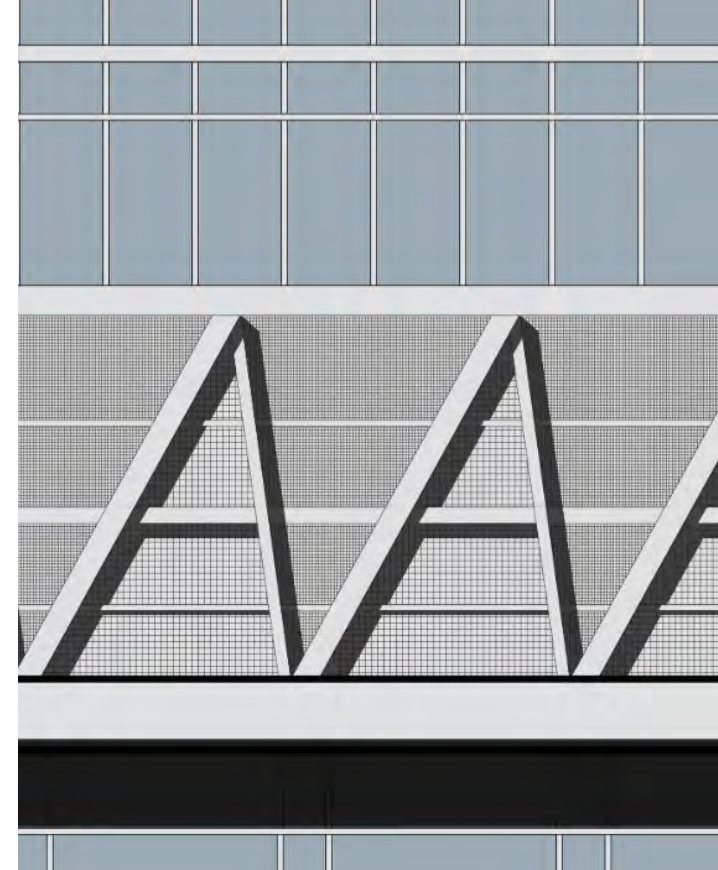
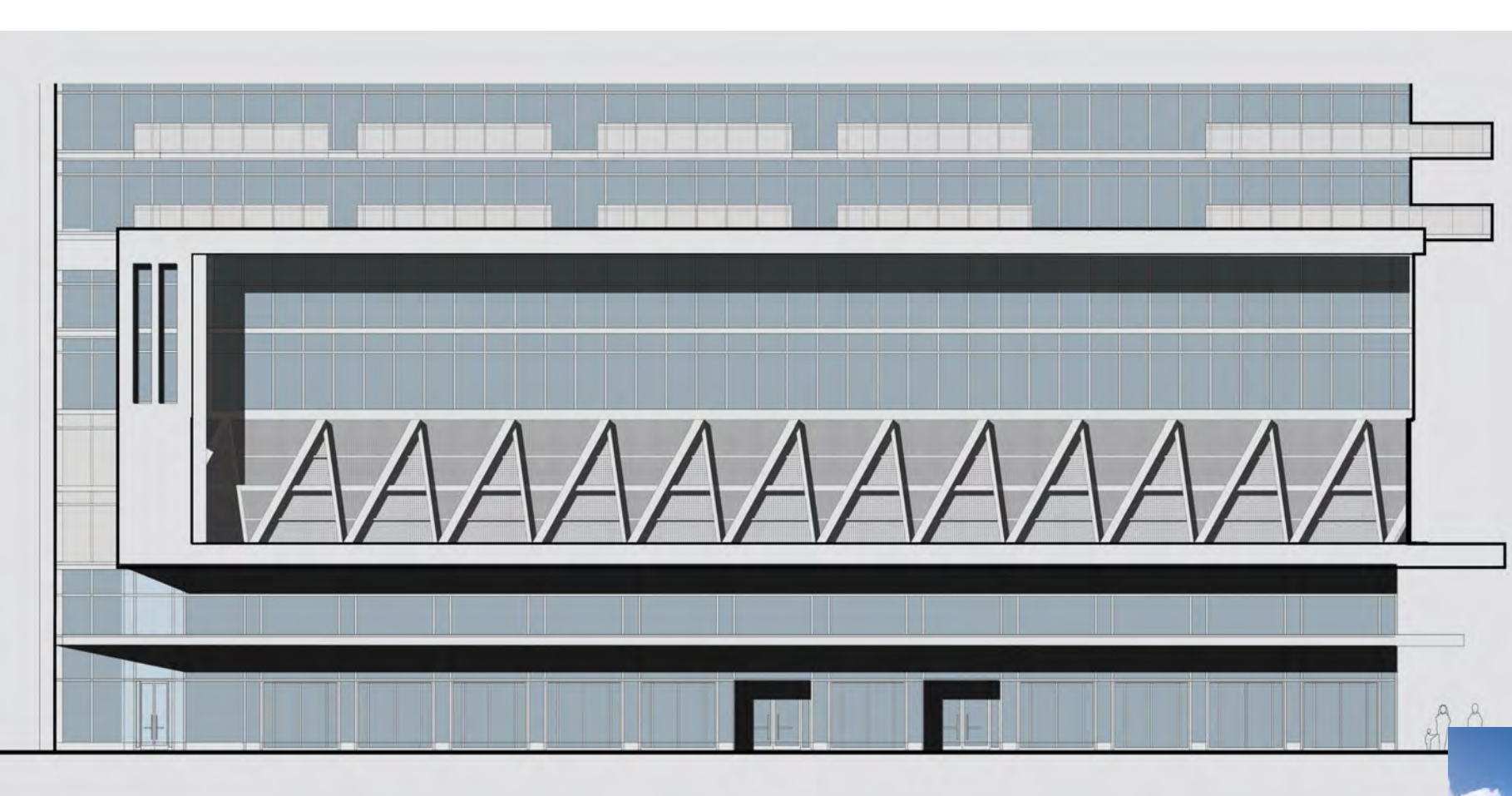
Random, abstract geometrical pattern with triangle and square openings and indentations. Rich mosaic quality – folding panels to create relief and shadow contrast



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ARCHITECTURE

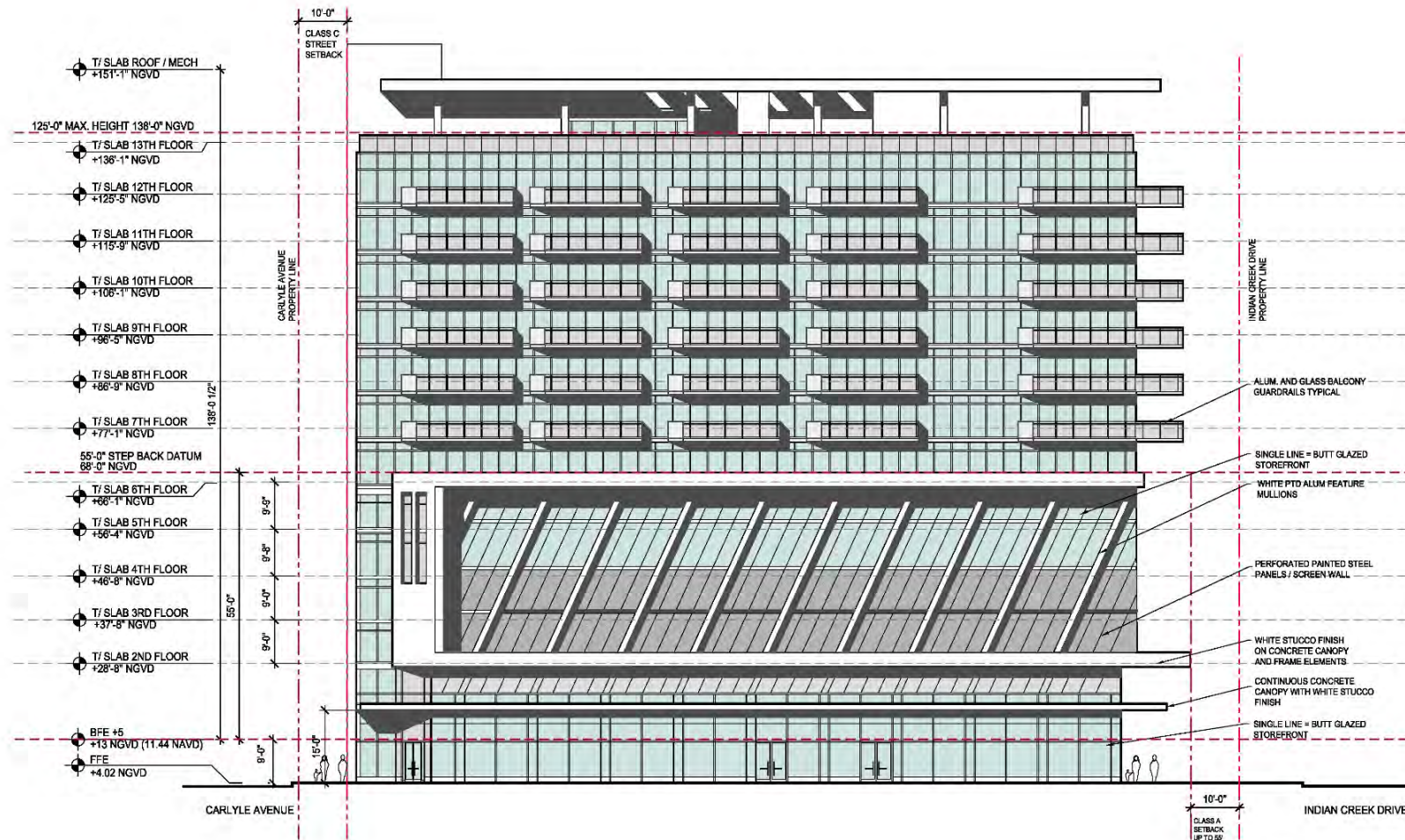
Metal fins to tie the parking to residential floors, tapered lower screens provide 3 dimensional relief



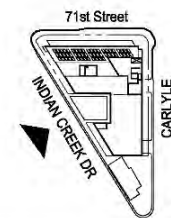
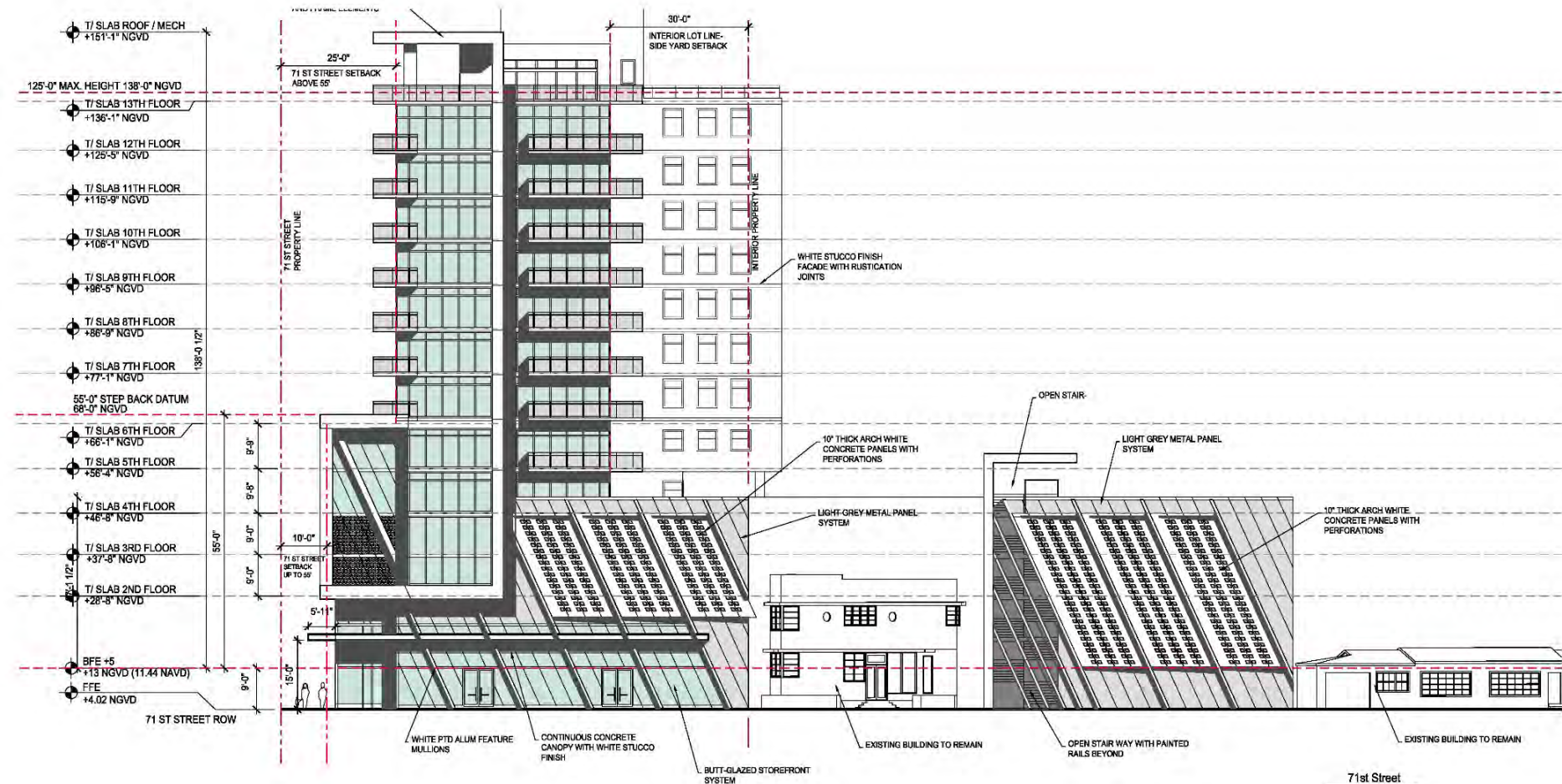
Steel frame accents for panel support. Varying density metal screen infill
Frame geometry supports angular building forms / site influences

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BUILT FORM
ARCHITECTURE

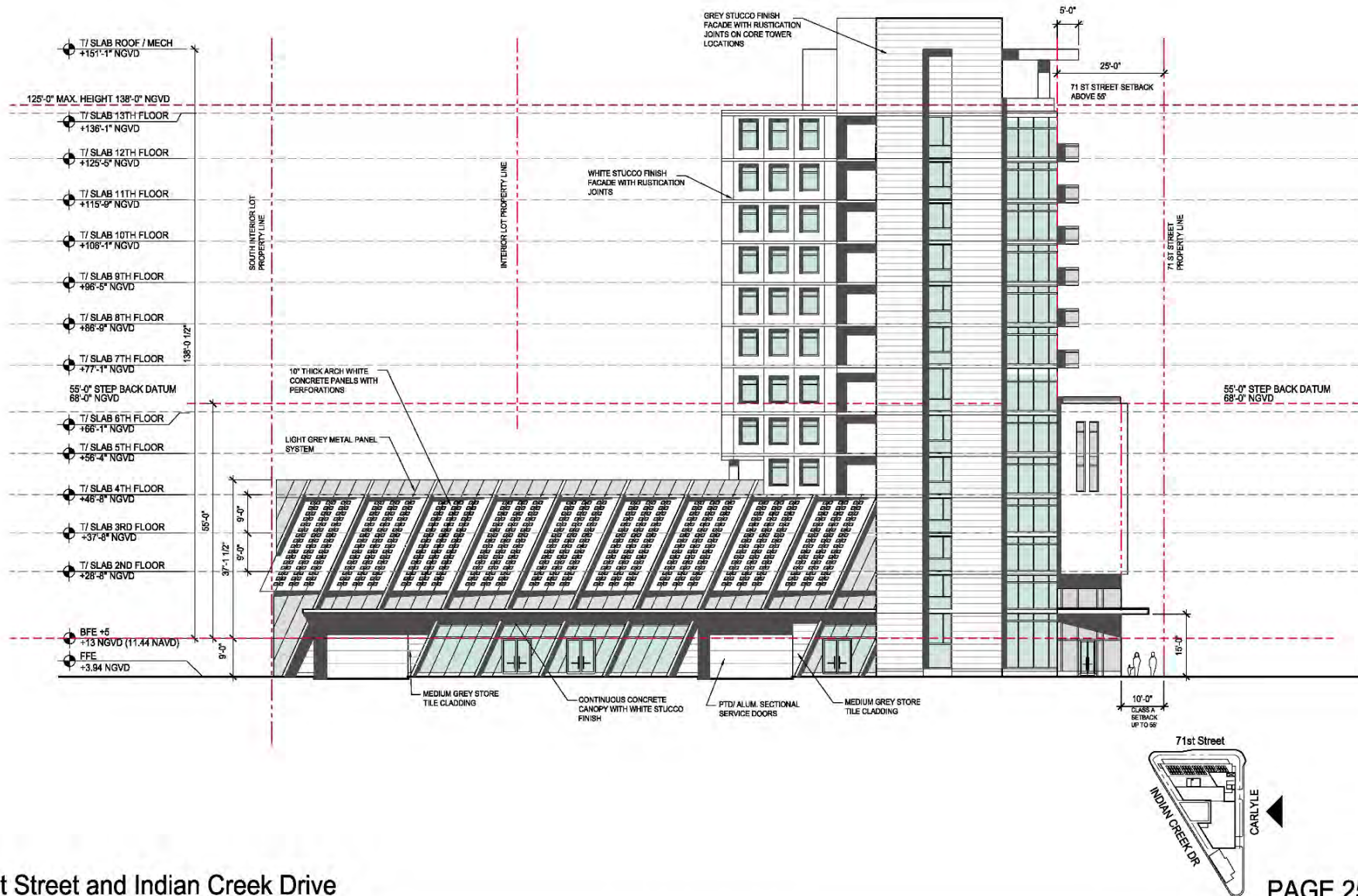


71st Street and Indian Creek Drive

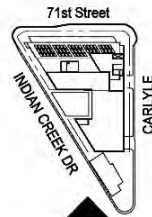
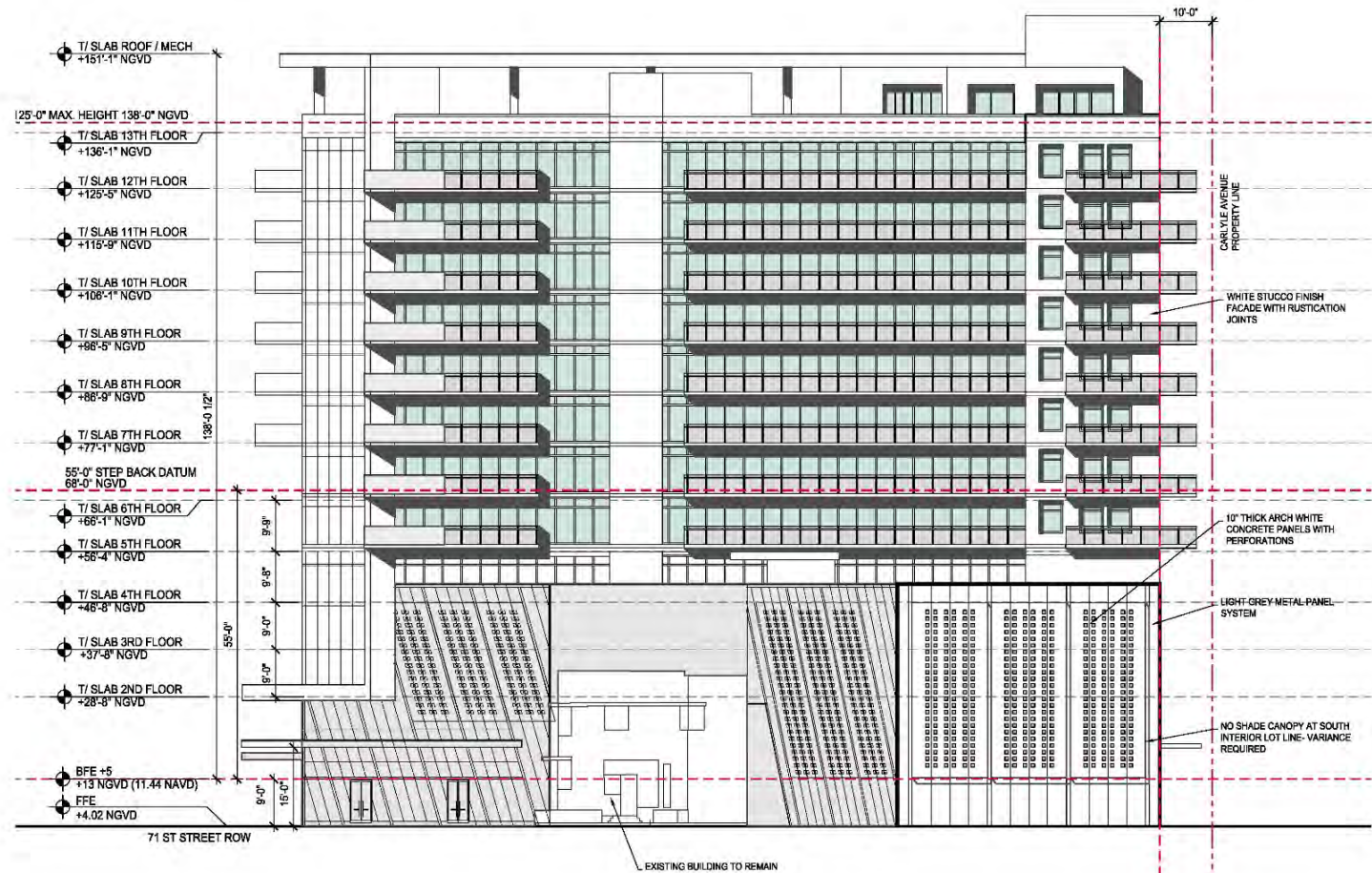


71st Street and Indian Creek Drive

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71st Street and Indian Creek Drive



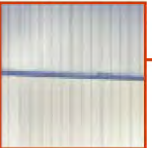
71st Street and Indian Creek Drive

PAGE 25.5

ANODIZED ALUM &
GLASS WINDOW-WALL
AND BALCONY RAILS



TRANSLUCENT GLASS
SCREEN WALL



STUCCO FINISHES
WHITE



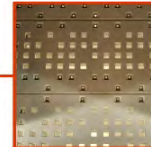
MEDIUM WARM GREY



METAL PANEL SYSTEM



PRECAST CONCRETE
SCREEN SYSTEM



AERIAL RENDERING LOOKING NORTH EAST

71st Street and Indian Creek Drive

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ANODIZED ALUM &
GLASS WINDOW-WALL
AND BALCONY RAILS



STUCCO FINISHES
WHITE



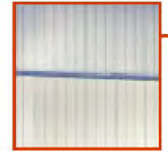
MEDIUM WARM GREY



PRECAST CONCRETE
SCREEN SYSTEM



TRANSLUCENT GLASS
SCREEN WALL



ANODIZED ALUMINUM
STOREFRONT SYSTEMS



RENDERING LOOKING
SOUTH EAST



71st Street and Indian Creek Drive

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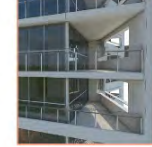
STUCCO FINISHES
WHITE



MEDIUM WARM GREY



ANODIZED ALUM &
GLASS WINDOW-WALL
AND BALCONY RAILS



STUCCO FINISHES
WHITE



RENDERING LOOKING
WEST

TRANSLUCENT GLASS
SCREEN WALL



ANODIZED ALUMINUM
STOREFRONT SYSTEMS



71st Street and Indian Creek Drive

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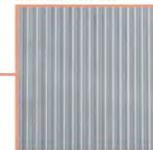
STUCCO FINISHES
WHITE



ANODIZED ALUM &
GLASS WINDOW-WALL
AND BALCONY RAILS



TRANSLUCENT GLASS
SCREEN WALL



ANODIZED ALUMINUM
STOREFRONT SYSTEMS



RENDERING OF NORTH PODIUM FACADE

71st Street and Indian Creek Drive

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CONCEPT RENDERING

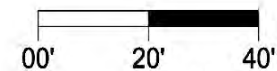
DRB FINAL SUBMITTAL
MARCH 09, 2020

PROPOSED PROGRAM REVISIONS



71st Street and Indian Creek Drive

NoBe Creek LLC
BUILT FORM
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PAGE 17

FOURTH FLOOR PLAN
SCALE :1"=20'-0"

REVISED DRB FINAL SUBMITTAL
May 1, 2020

PROPOSED PROGRAM REVISIONS

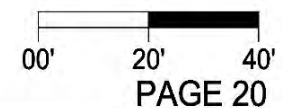
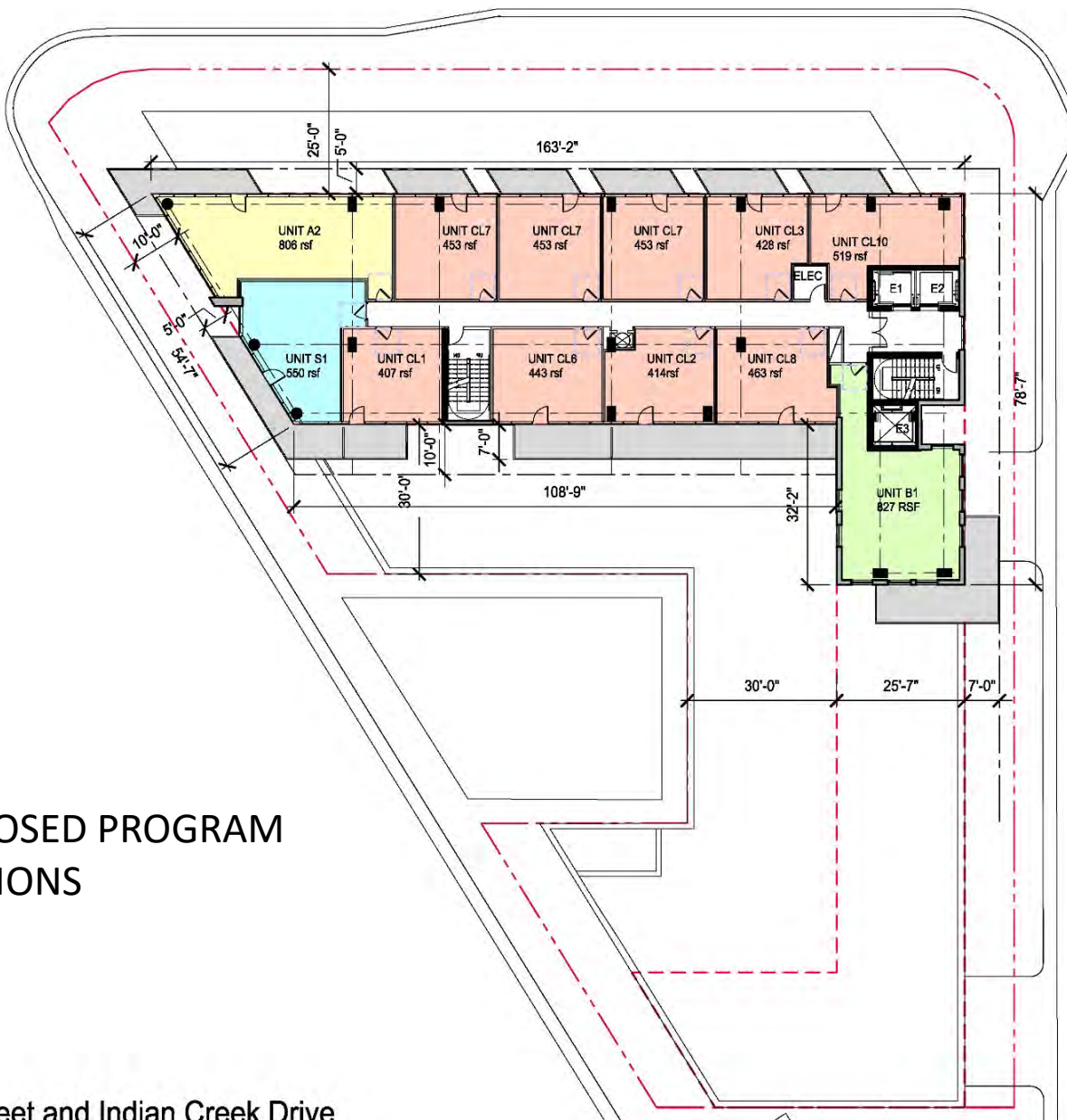


71st Street and Indian Creek Drive

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SEVENTH-TWELFTH FLOOR PLAN
SCALE :1"=20'-0"

REVISED DRB FINAL SUBMITTAL
May 1, 2020



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Unit Matrix Spreadsheet

Unit Type	RENTABLE	4TH FLOOR	5TH FLOOR	6-11 FLOORS	12TH FLOOR			# Units	% / floor	TOTAL RSF	Target	Target Unit count	Target GSF Unit Size	Target Unit Count Variance	Parking
		1	1	6	1	0	0								
CL1	407			1	1			7	6.36%	2,849					
CL2	414			1	1			7	6.36%	2,868					
CL3	428			1	1			7	6.36%	2,906					
CL4	429	1	1					2	1.82%	858					
CL5	440	1	1					2	1.82%	880					
CL6	443			1	1			7	6.36%	3,101					
CL7	453			3	3			21	19.09%	9,513					
CL8	483			1	1			7	6.36%	3,241					
CL9	489	6	6					12	10.91%	5,868					
CL10	519			1	1			7	6.36%	3,633					
CL11	541	1	1					2	1.82%	1,082					
Subtotal CL (COL-LIVING)								81	73.64%	36,919	70.00%	0		81	
S1	550			1	1			7	6.36%	3,850					3.50
S2	566		1					1	0.91%	566					0.50
S2	594	1	1					2	1.82%	1,188					
Subtotal A - STUDIOS - 1 BATH								10	9.09%	5,604	10.00%	11		-1	
A1	772	1	1					2	1.82%	1,544					1.00
A2	806			1	1			7	6.36%	5,642					3.50
Subtotal A -1 BED - 1 BATH								9	8.18%	7,186	15.00%	17		-8	
B1	827		1	1	1			8	7.27%	6,616					4.00
B2	861	1	1					2	1.82%	1,722					1.50
Subtotal B 2 BED								10	9.09%	8,338	5.00%	6		5	
TOTAL		12	14	12	12	0	0	110	25%	58,047	0	33		-4	14

AVERAGE UNIT SIZE = 527.7

TOTAL PARKING REQUIRED 38

 RETAIL 1400 18
 RESTAURANT 1/4 SEATS 6
18
6

38 34

PROPOSED
PROGRAM
REVISIONS

RESIDENTIAL UNIT MIX

71st Street and Indian Creek Drive

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