

Town Center Gateway

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

Due Date June 4, 2020

DESIGN REVIEW BOARD

JUNE 02, 2020 DISCUSSION

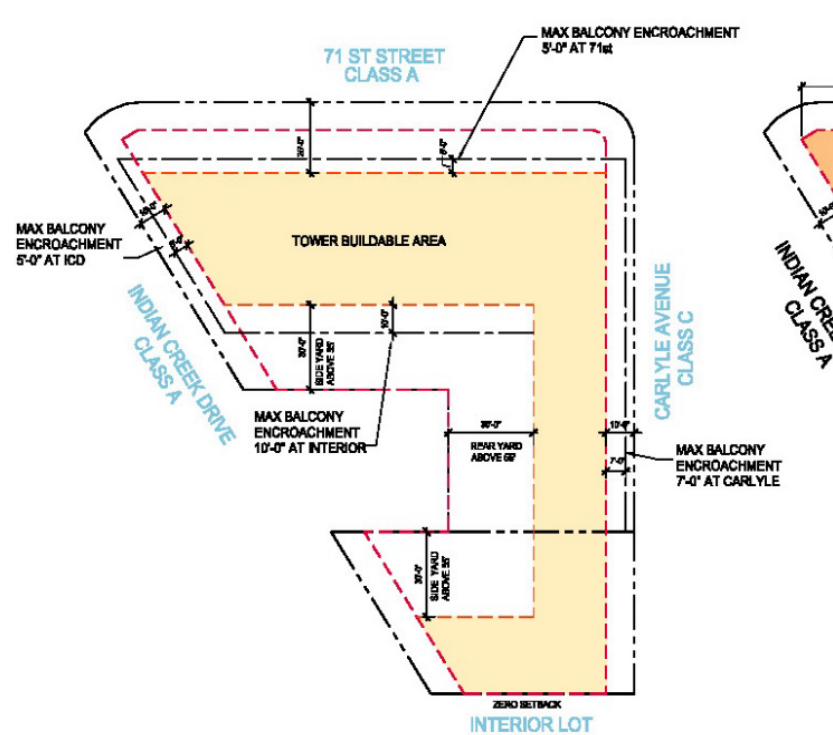
Items from May 5, 2020 DRB

1. Consider reducing the angular elements which appear too intense.
2. Consider simplifying some of the façades (too many things going on)
3. Consider more texture on the 71st podium façade by adding Juliette balconies
4. Consider addressing the southern podium differently than the other podium facades

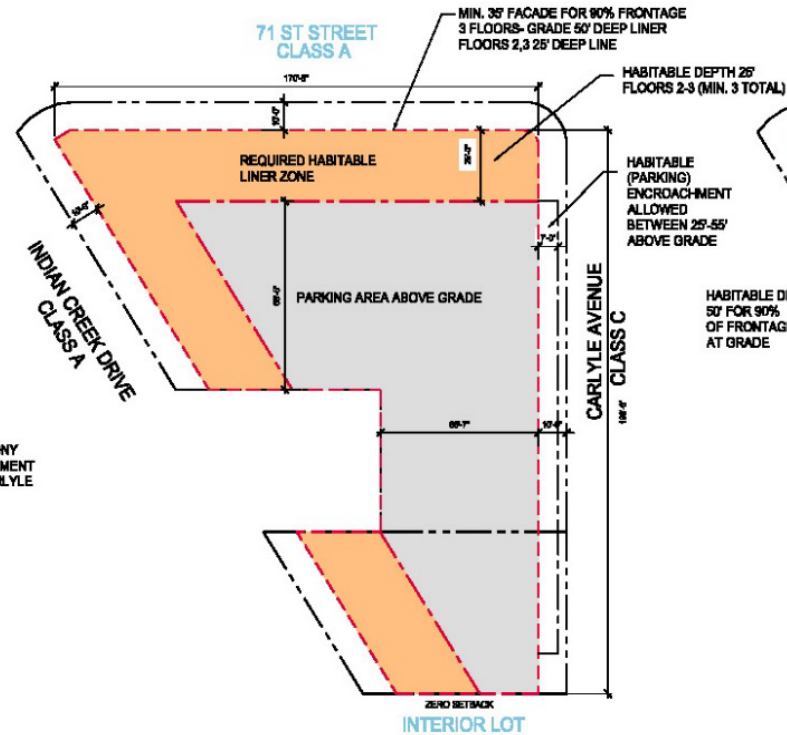


NoBe Creek LLC

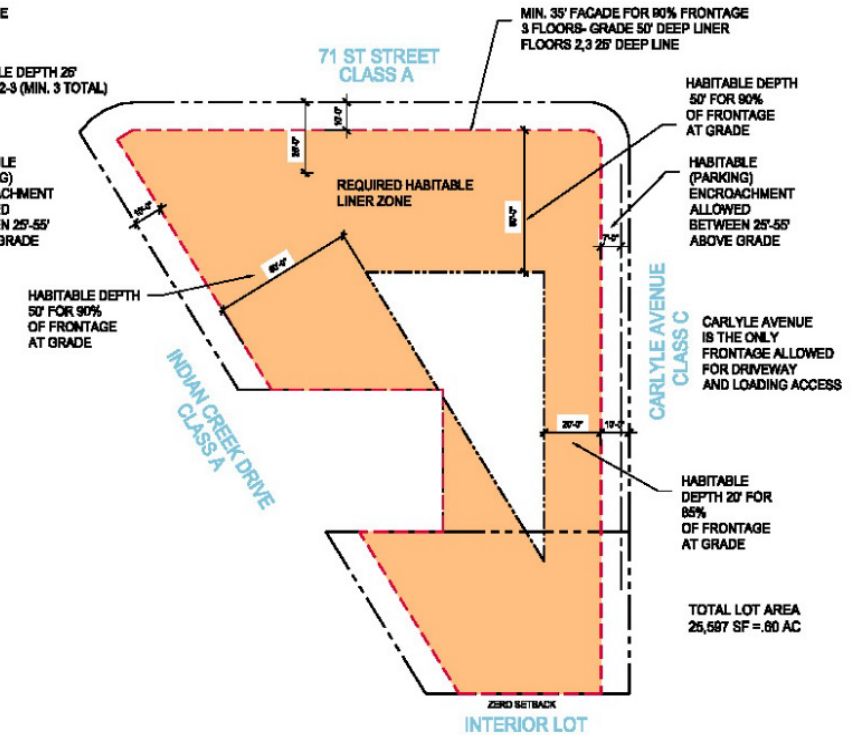
B U I L T F O R M
A R C H I T E C T U R E



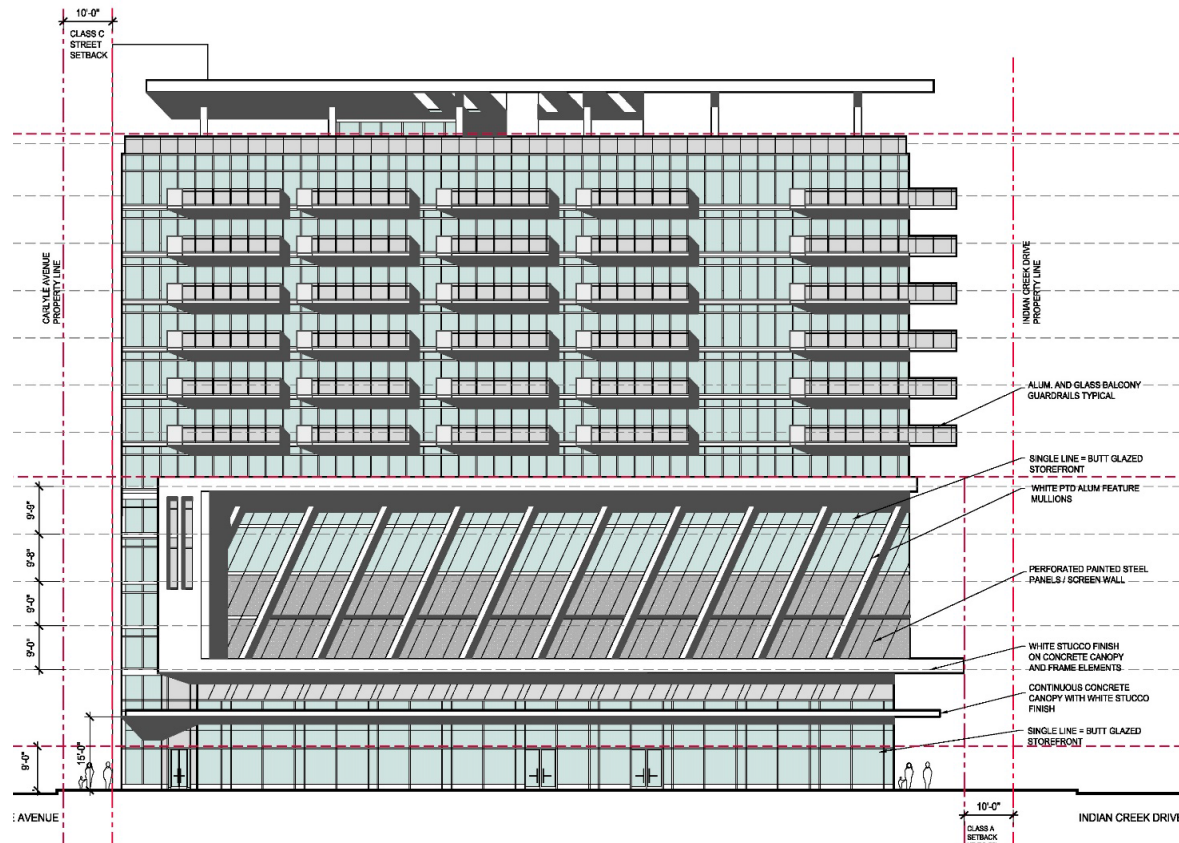
TOWER LEVELS ZONING CRITERIA
55' UP TO 125' (165' WITH PUBLIC BENEFIT)



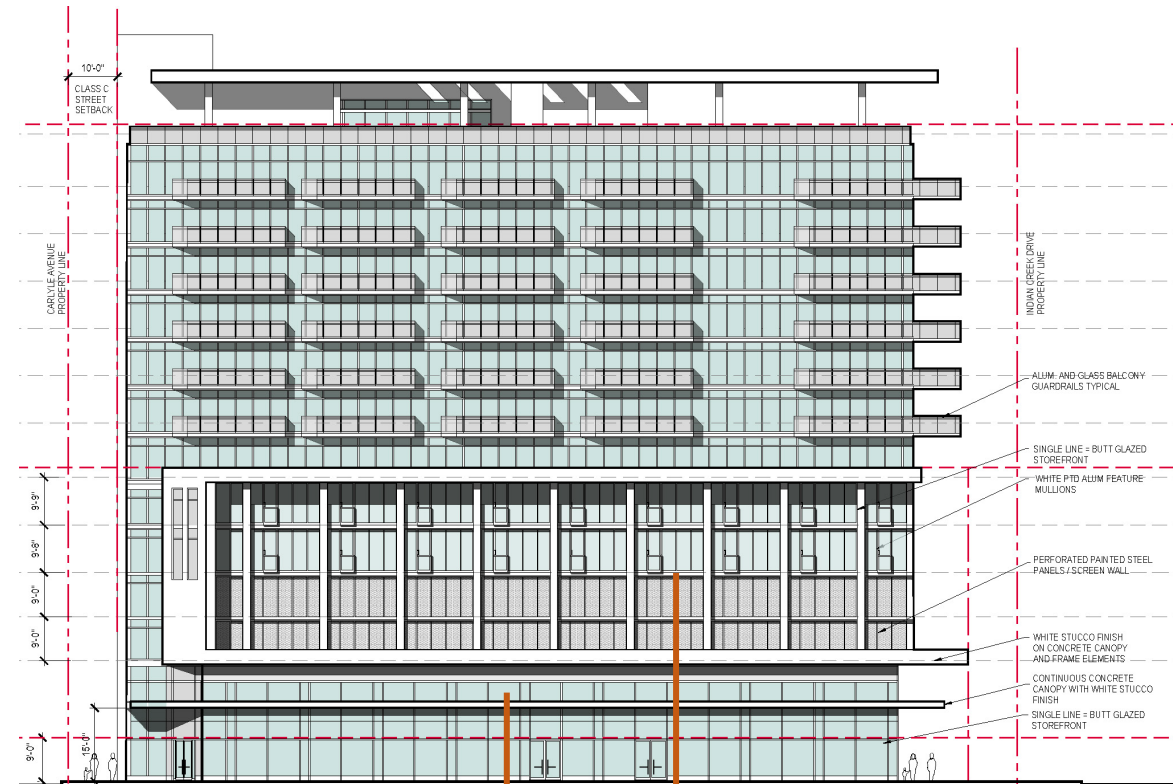
PODIUM LEVEL ZONING CRITERIA
35' MIN, 3 FLOORS ON 71ST AND ICD



GRADE LEVEL ZONING CRITERIA



05.05.2020



06.02.2020

Increased the storefront glazing height

Straightened the vertical accent fins and added texture with Juliette balconies



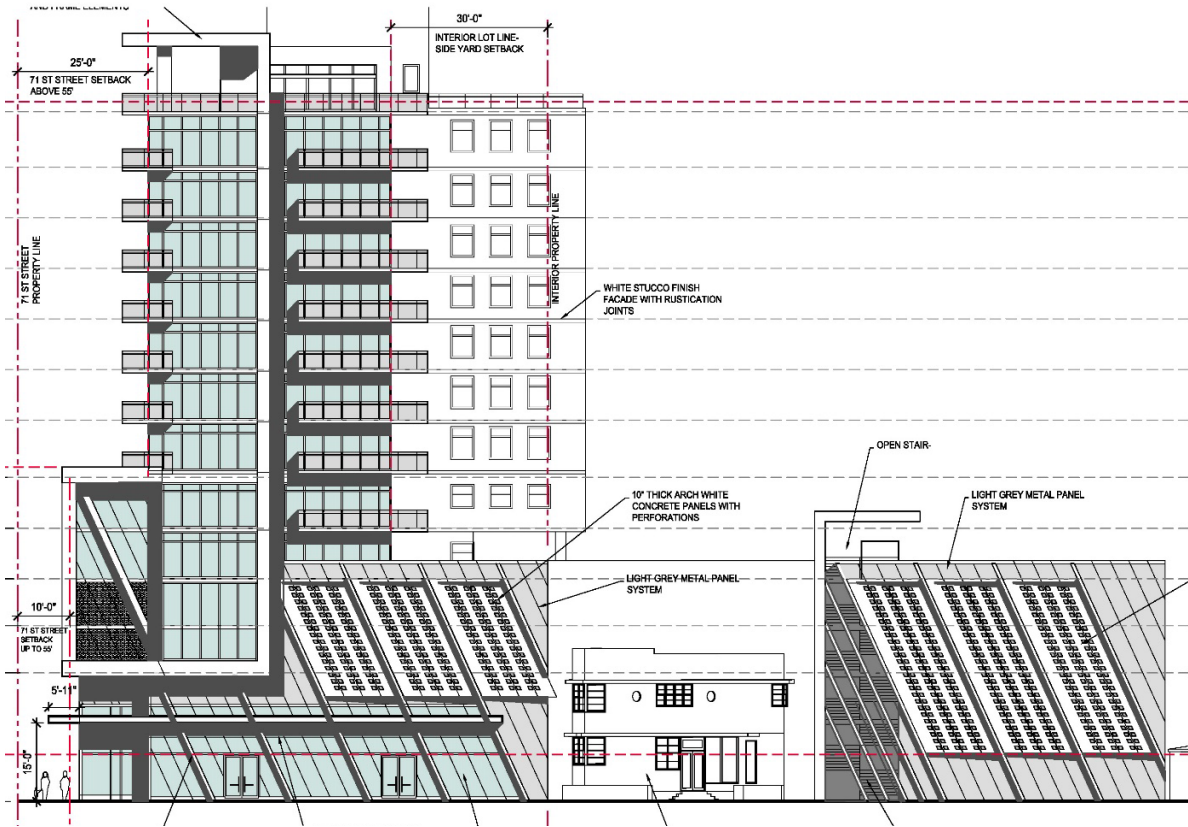
05.05.2020



06.02.2020

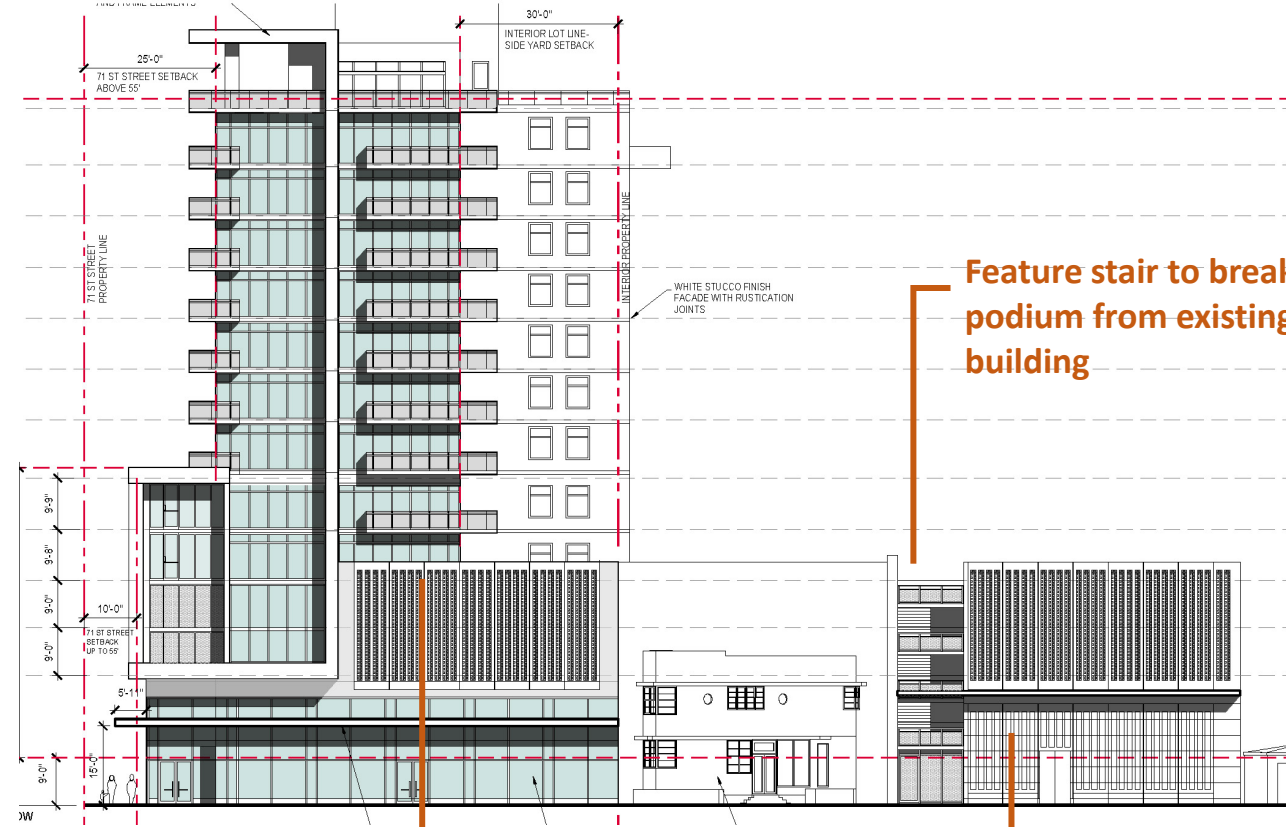
Increased the storefront glazing height

Straightened the vertical accent fins and
added texture with Juliette balconies



05.05.2020

Straightened the architectural
precast panels



06.02.2020

Living wall lattice at
utility areas

Feature stair to break
podium from existing
building



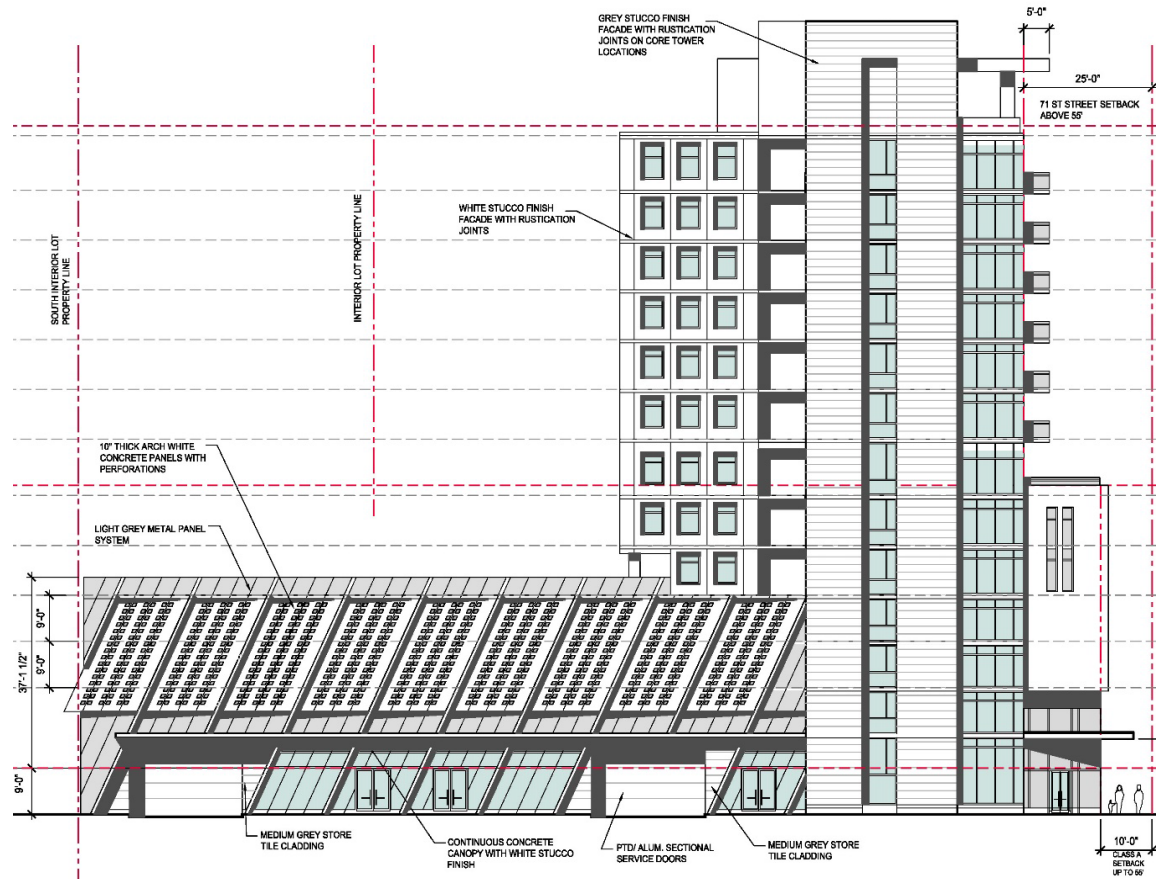
05.05.2020

Straightened the architectural
precast panels- simplify design

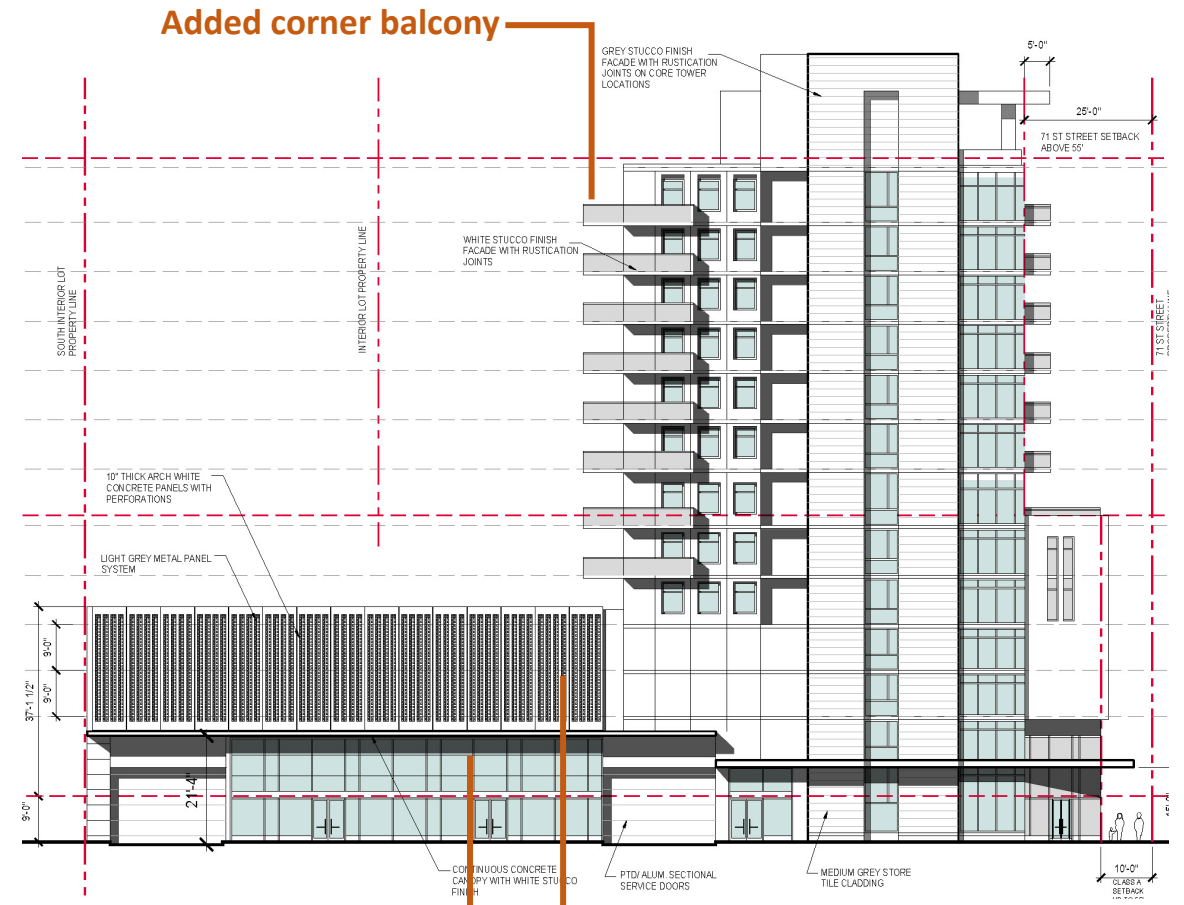


06.02.2020

Living wall lattice at
utility areas, separate
southern facade



05.05.2020



06.02.2020

Increased the storefront glazing height

Straightened the architectural precast panels



05.05.2020

Straightened the architectural
precast panels- simplify design



06.02.2020



05.05.2020

Straightened the architectural
precast panels- simplify design



06.02.2020

PROPOSED PROGRAM REVISIONS



71st Street and Indian Creek Drive

NoBe Creek LLC
BUILT FORM
ARCHITECTURE



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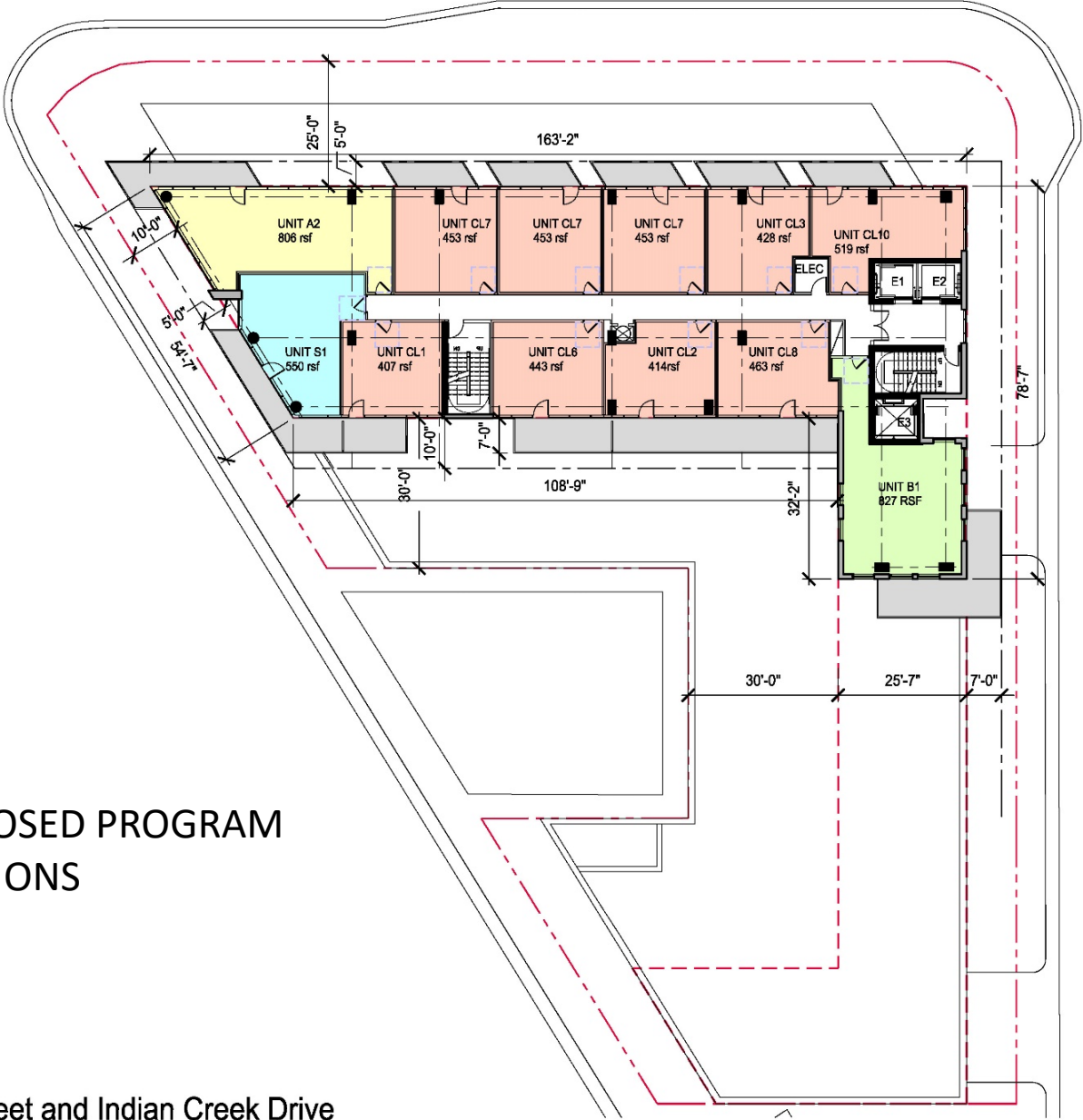
FOURTH FLOOR PLAN
SCALE :1"=20'-0"

REVISED DRB FINAL SUBMITTAL
May 1, 2020

PROPOSED PROGRAM
REVISIONS



71st Street and Indian Creek Drive



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%	2,898					
CL3	428			1	1			7	6.36%	2,996					
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	463			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	26%	58,047	0	33		-4	14

AVERAGE UNIT SIZE =

527.7

TOTAL PARKING REQUIRED

 18
6
34

PROPOSED
PROGRAM
REVISIONS

RESIDENTIAL UNIT MIX

71st Street and Indian Creek Drive

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