



*Howard Hughes*  
THE HOWARD HUGHES CORPORATION

**Gensler** LSG LANDSCAPE ARCHITECTURE

# TWO MERRIWEATHER

 **INTRODUCTIONS**

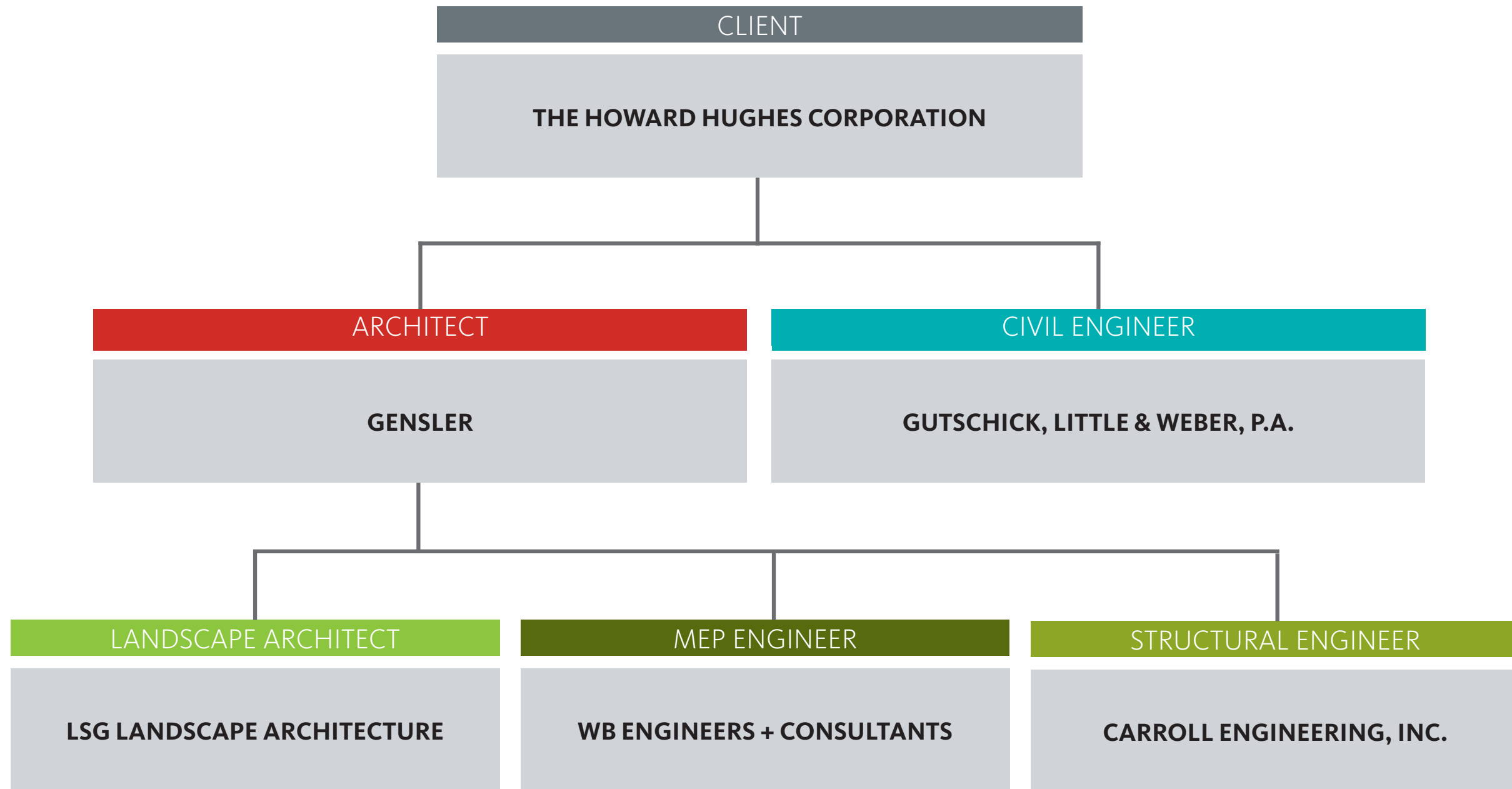
 CONTEXT

 VISION

 BUILDING

 STRATEGY

 SITE



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THE MALL IN COLUMBIA

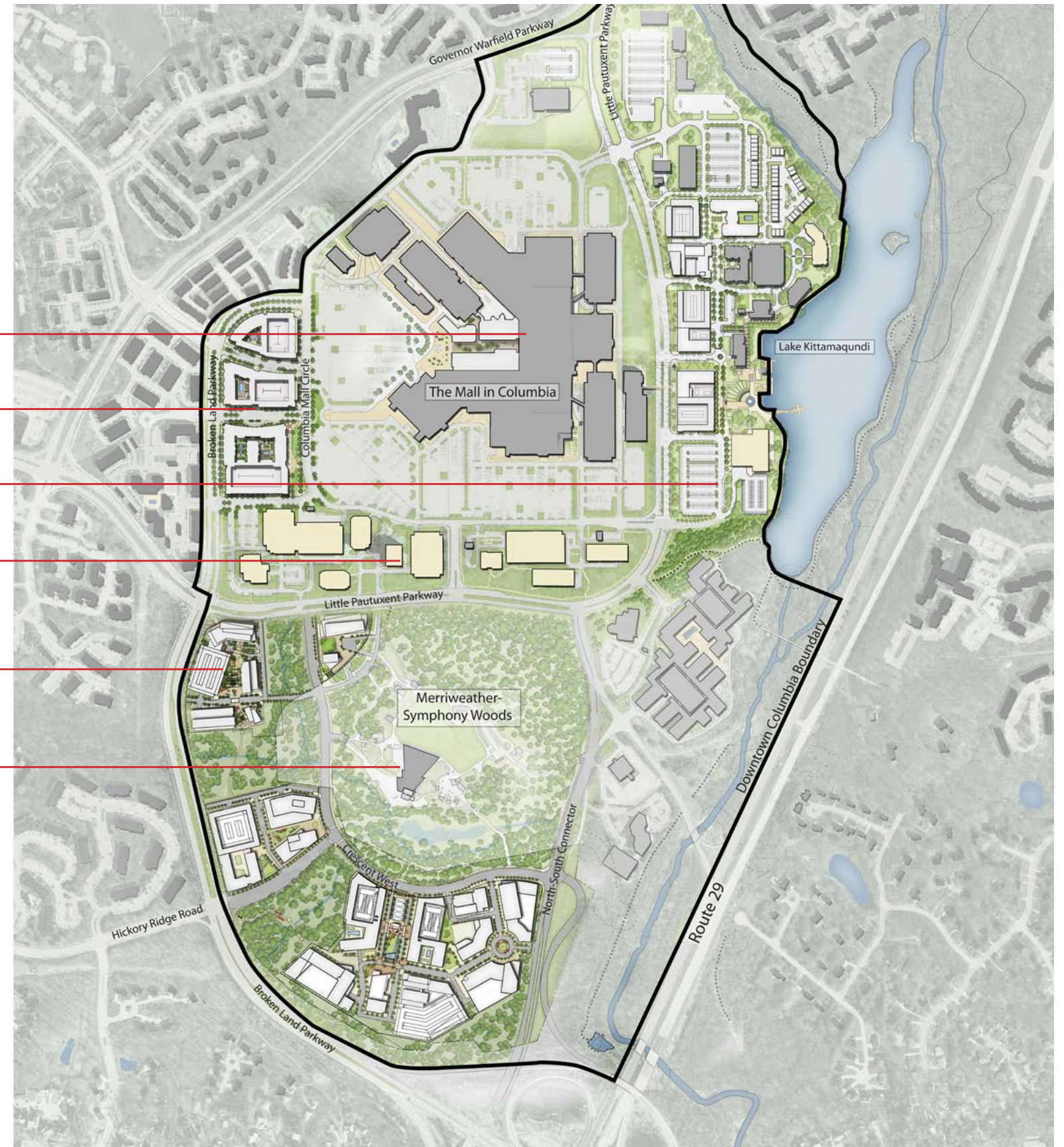
WARFIELD NEIGHBORHOOD

LAKEFRONT NEIGHBORHOOD

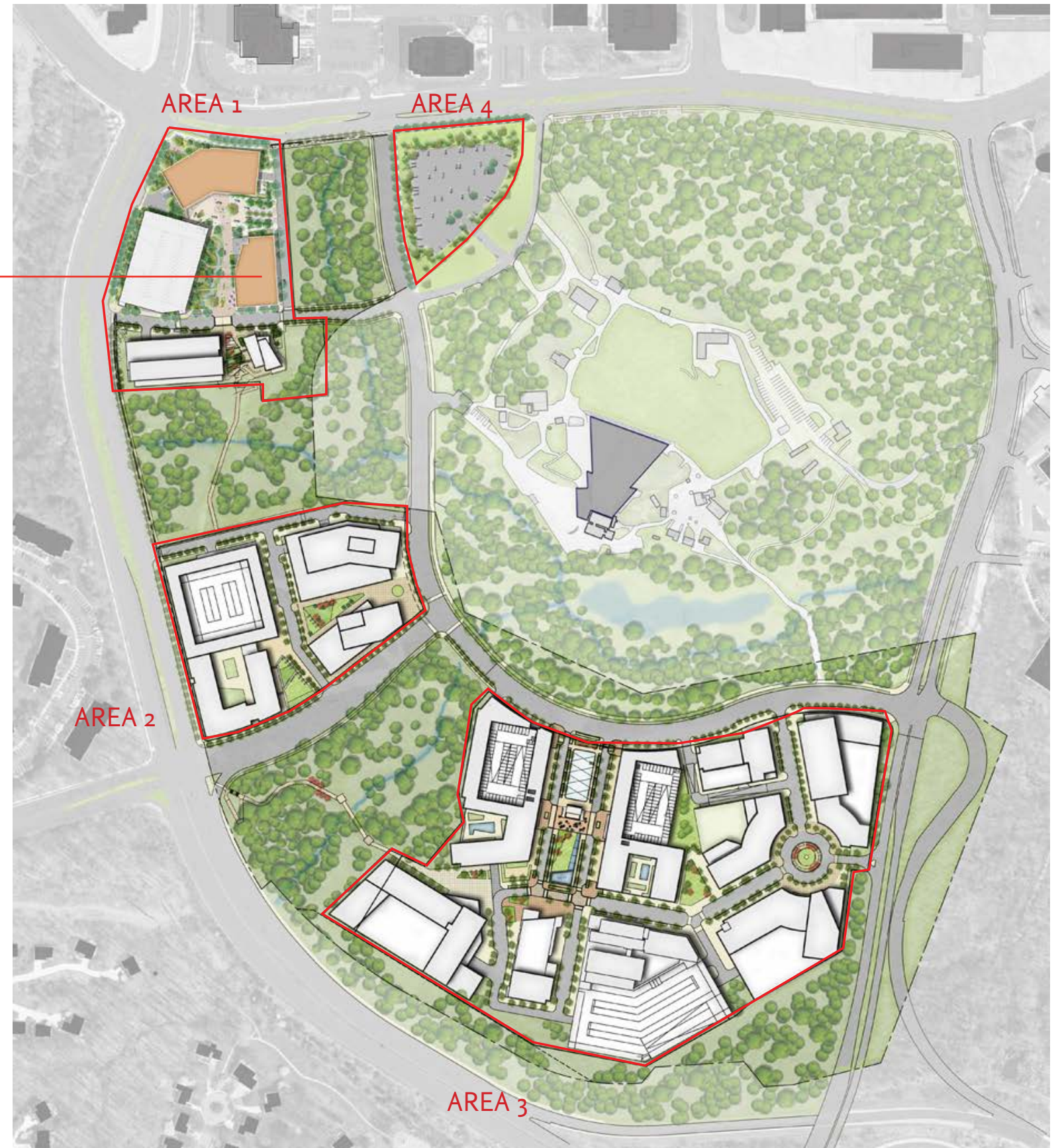
SYMPHONY OVERLOOK NEIGHBORHOOD

CRESCENT NEIGHBORHOOD

MERRIWEATHER POST PAVILLION



TWO MERRIWEATHER  
10960 GRANTCHESTER WAY  
COLUMBIA, MD

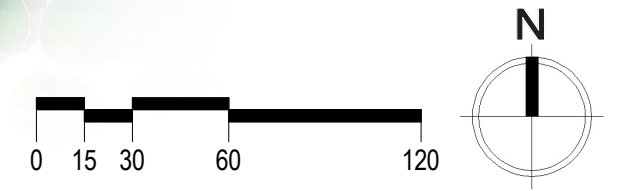


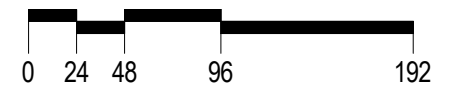
NATURE PRESERVE

MAIN BUILDING ENTRANCE

SERVICE ENTRANCE

RETAIL ENTRANCE





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## Trends: Creating Destinations

*Those that develop, own, and lease mixed use look for market power—destinations that excite people and pull them in, designed to maximize ROI.*

Source: Gensler Design Forecast 2015





# 18-25-YEAR-OLDS VIEW THE OFFICE AS AN EXTENSION OF THEIR HOME LIFE

SOURCE: Johnson Controls, "Digital Natives: Born 2B Connected," Global Workplace Innovation Report, 2012

## Authenticity

Contemporary companies recognize that human capital is their most valuable asset. A new energetic workforce, along with Gen-Xers, who are now moving into upper and middle management, are looking toward workplaces that shed the image of the large corporate monolith. In place of a generic working environment, ***the new workforce is looking for spaces that are authentic and personal.***

Workers and companies are now seeking spaces capable of serving and fostering communities of creative problem solvers.

# Trends: Interactive Third Spaces

Placemaking attracts tenants.  
Creating interesting Third Spaces provides social interaction within and between tenants.



Collaborative Space

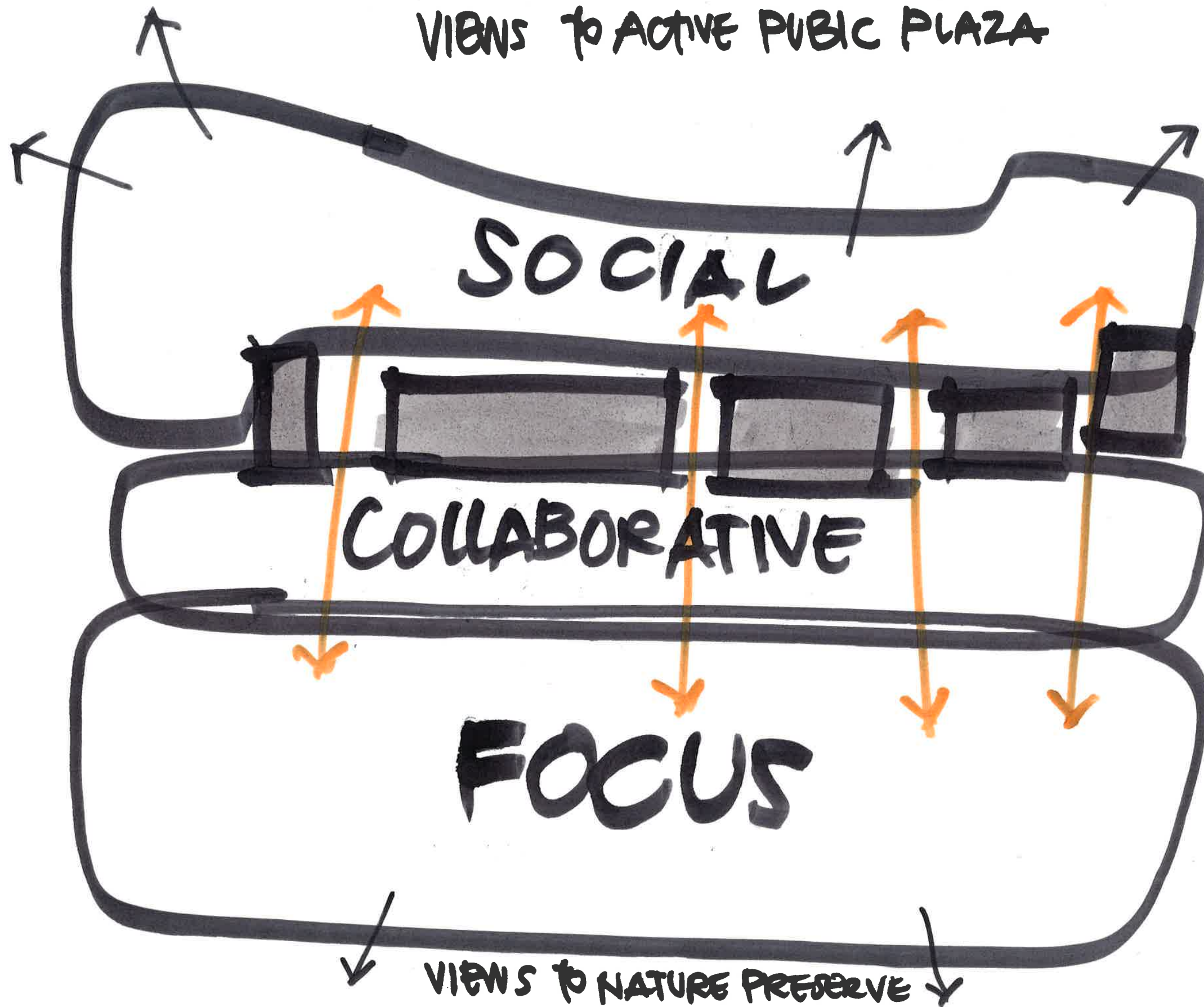


Shared Amenities

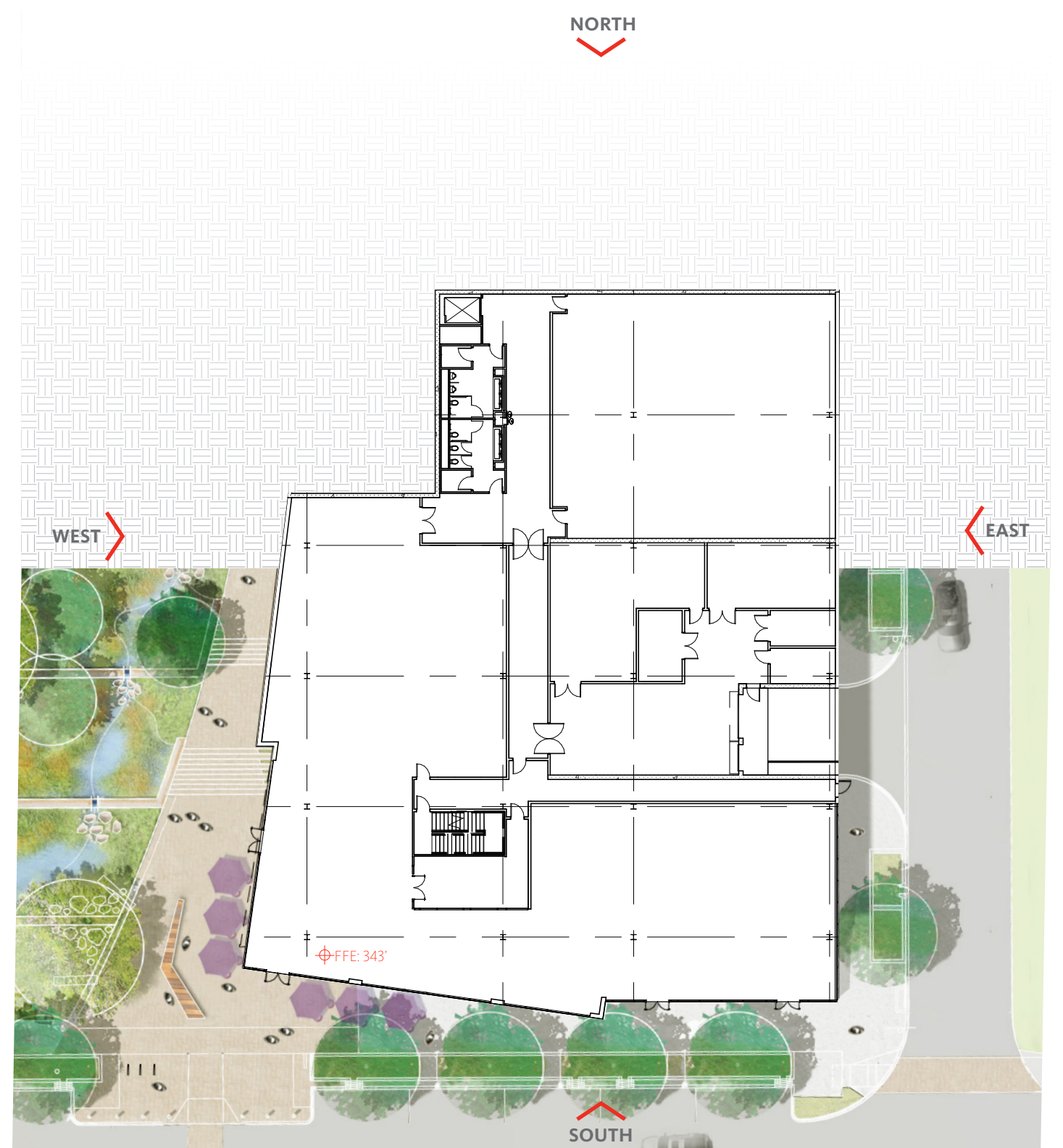
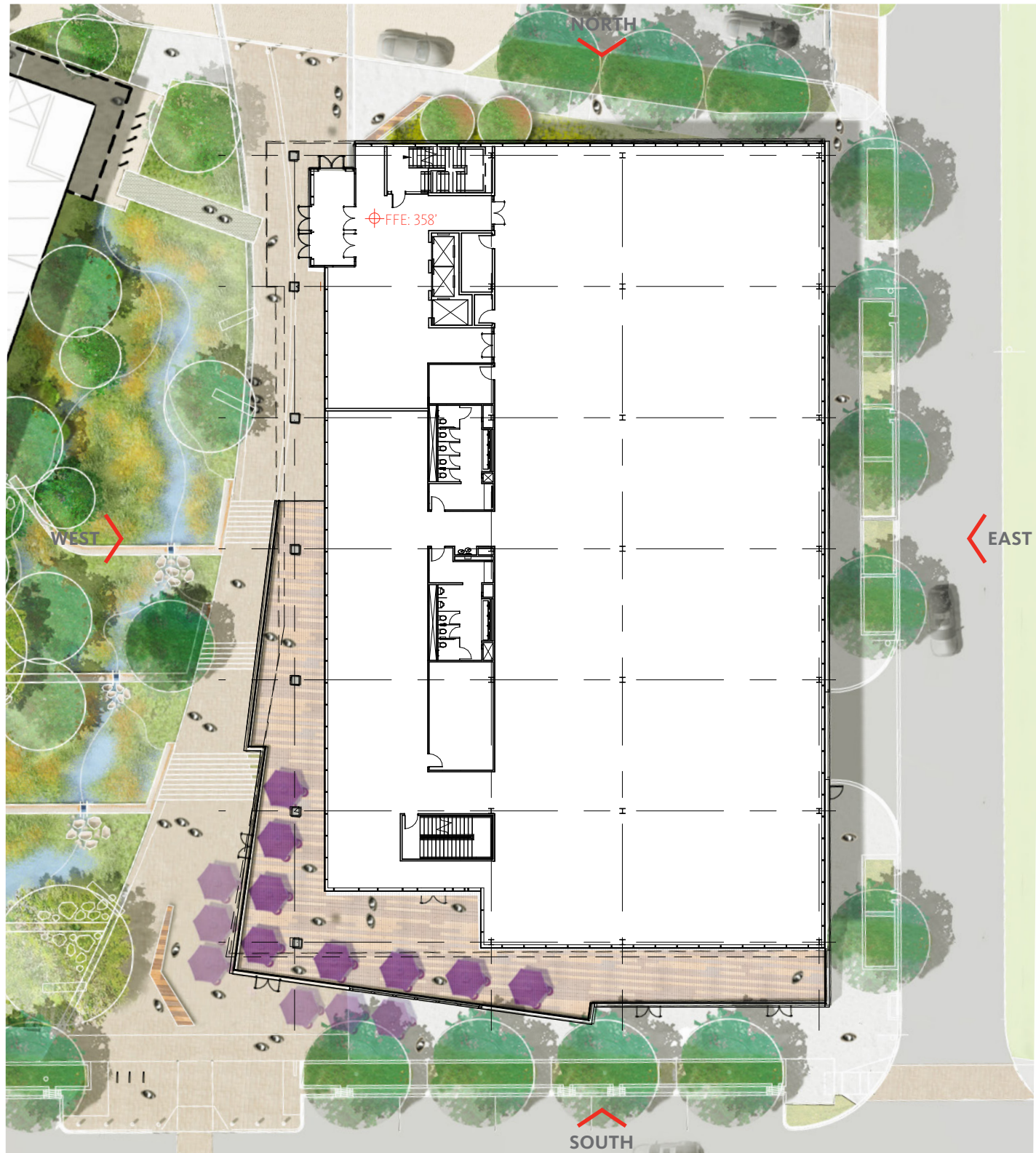


Indoor / Outdoor



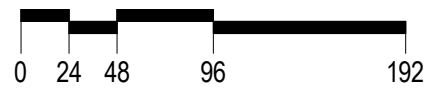


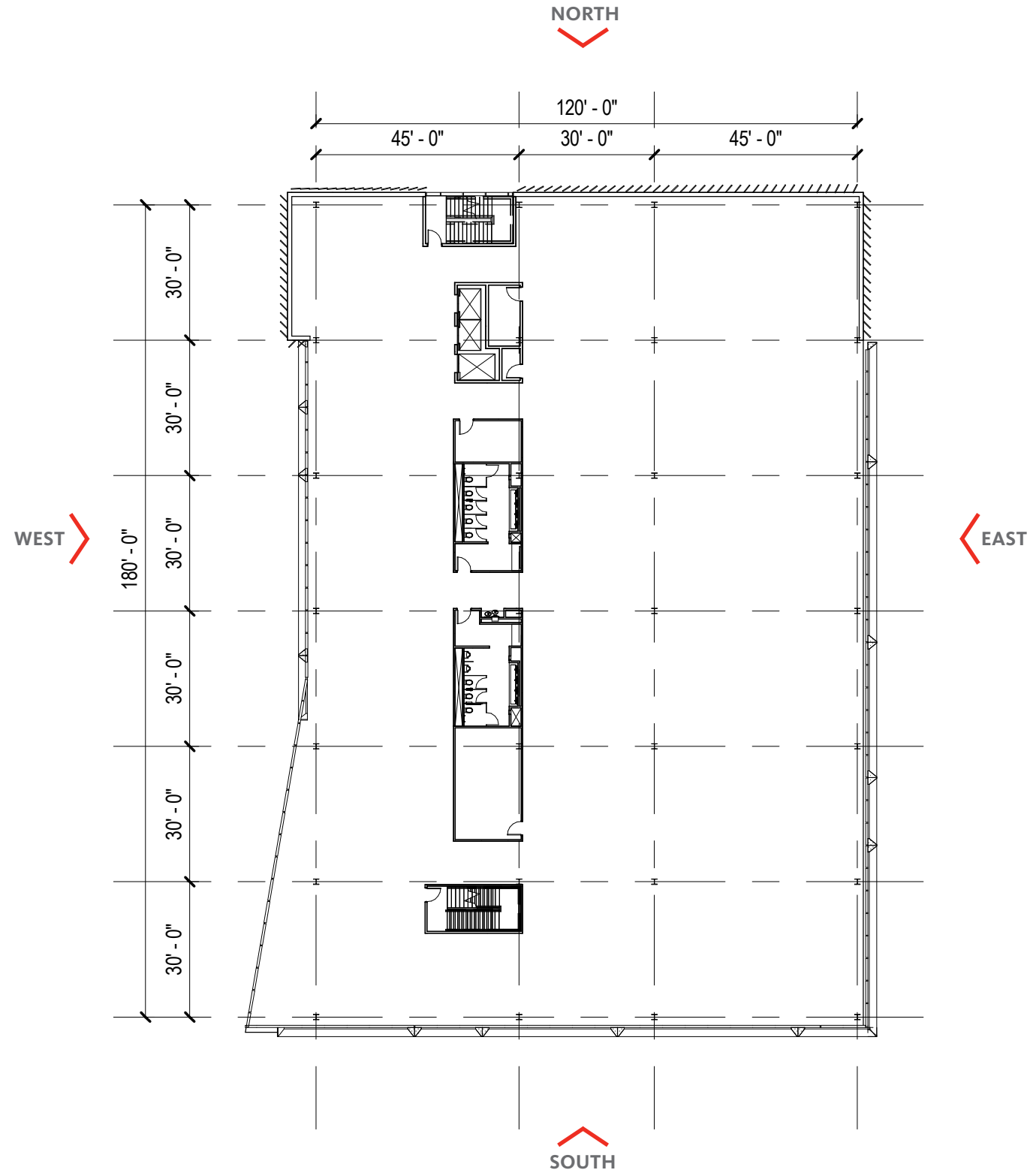
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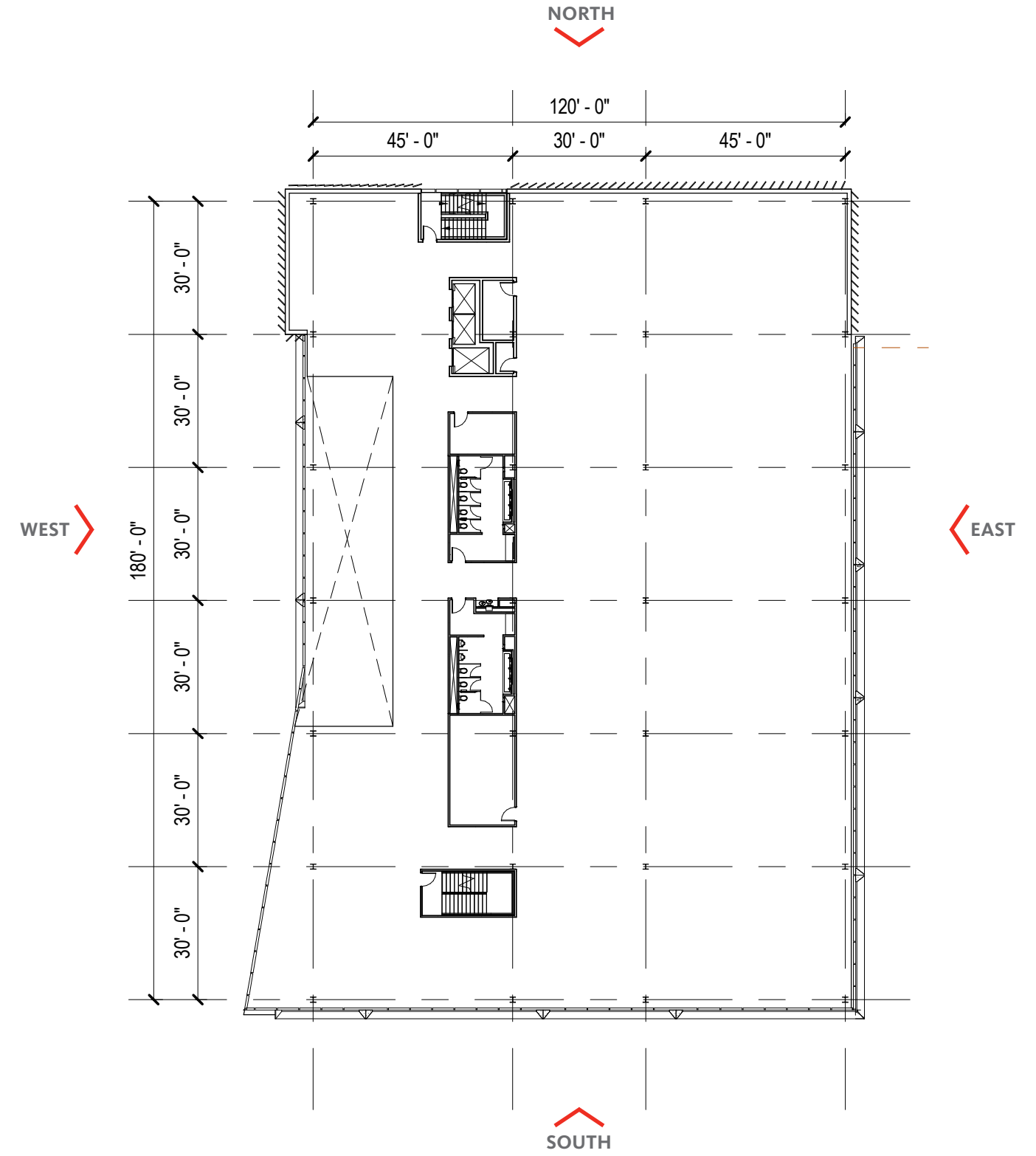
FIRST FLOOR PLAN  
20,094 GSF

CONCOURSE FLOOR PLAN  
19,183 GSF

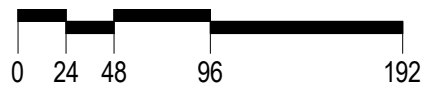


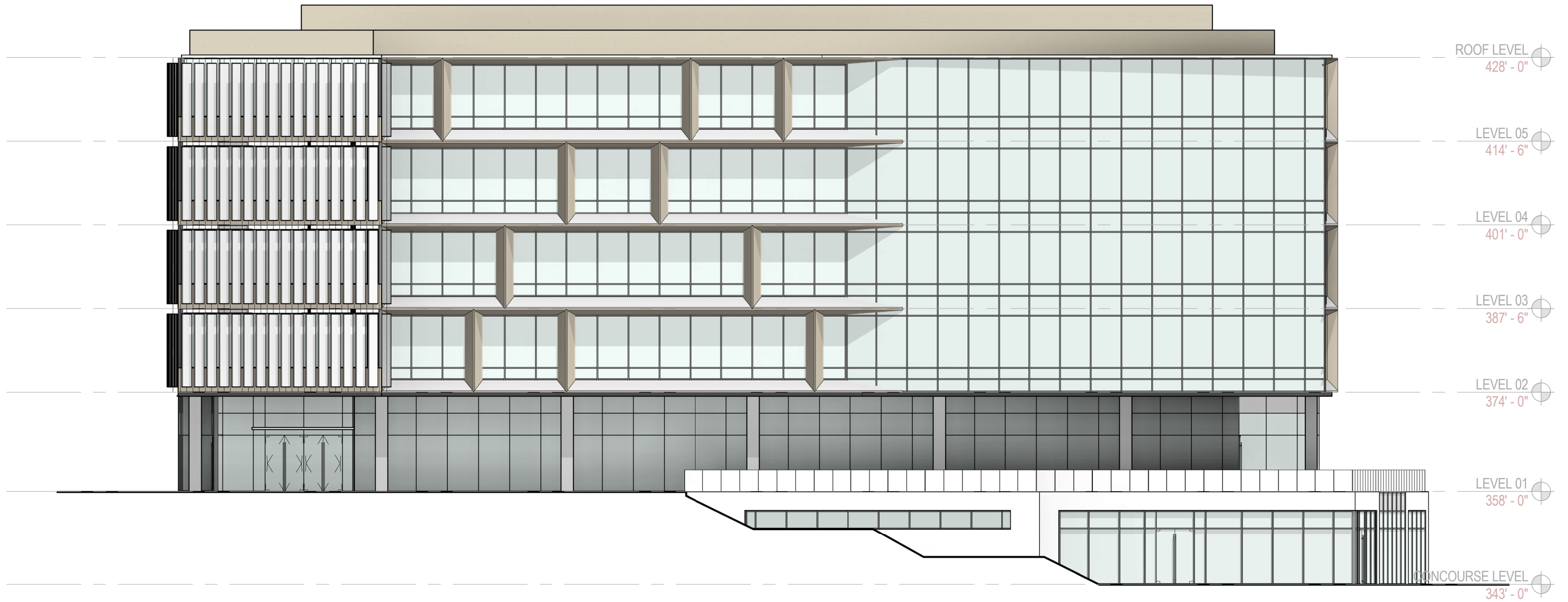


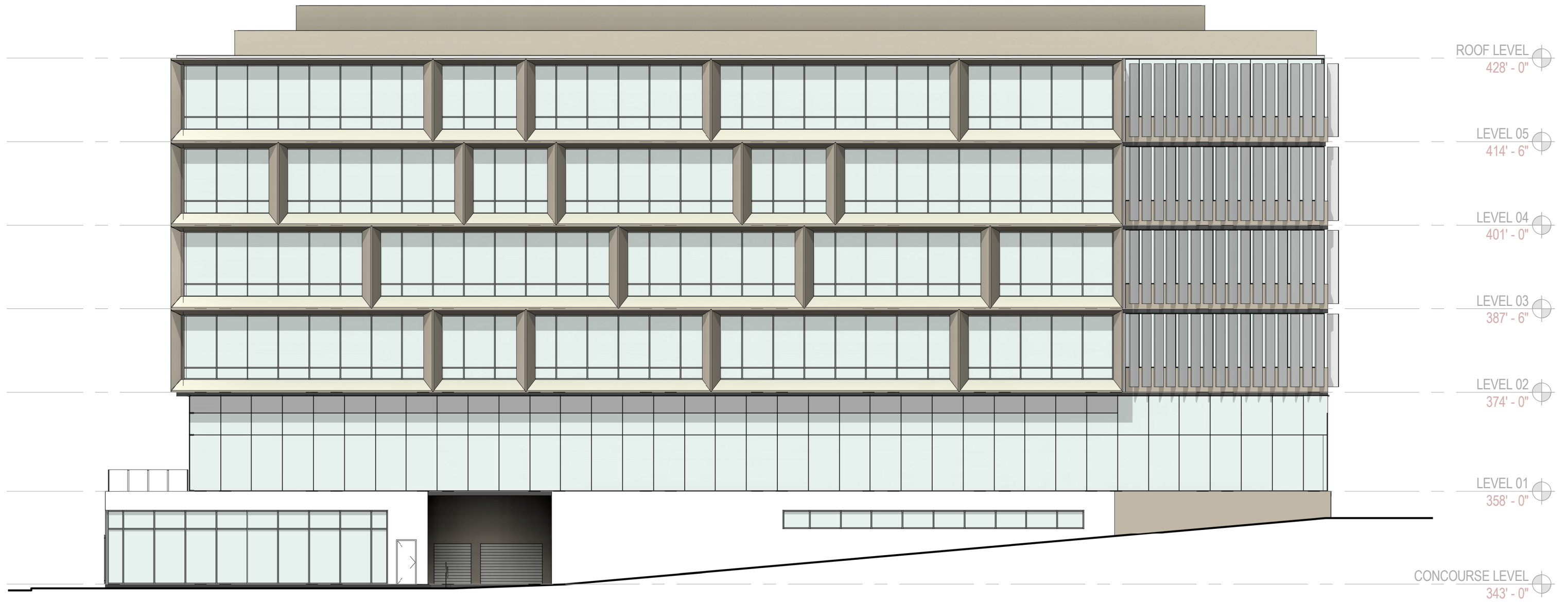
TYPICAL, SECOND & FOURTH FLOOR PLAN  
23,328 GSF



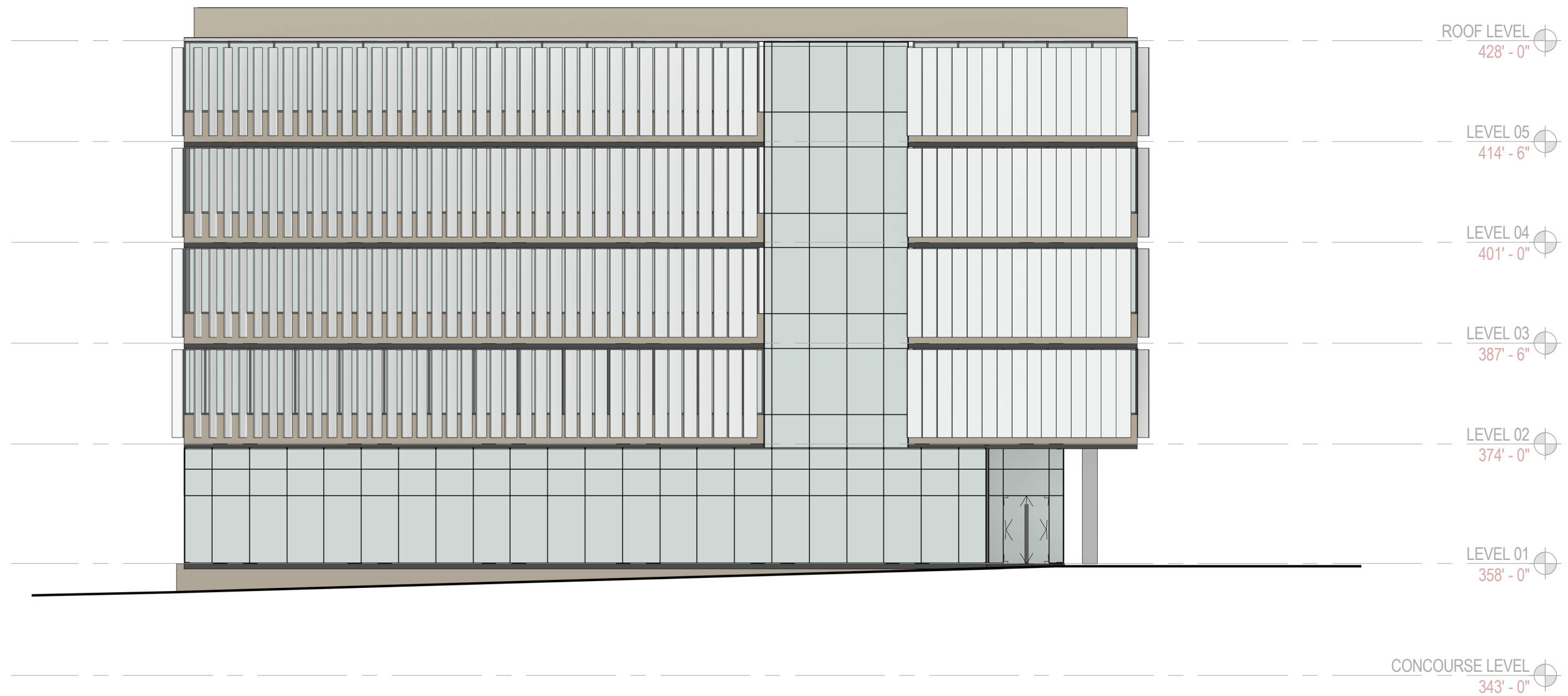
TYPICAL, THIRD & FIFTH FLOOR PLAN  
23,328 GSF









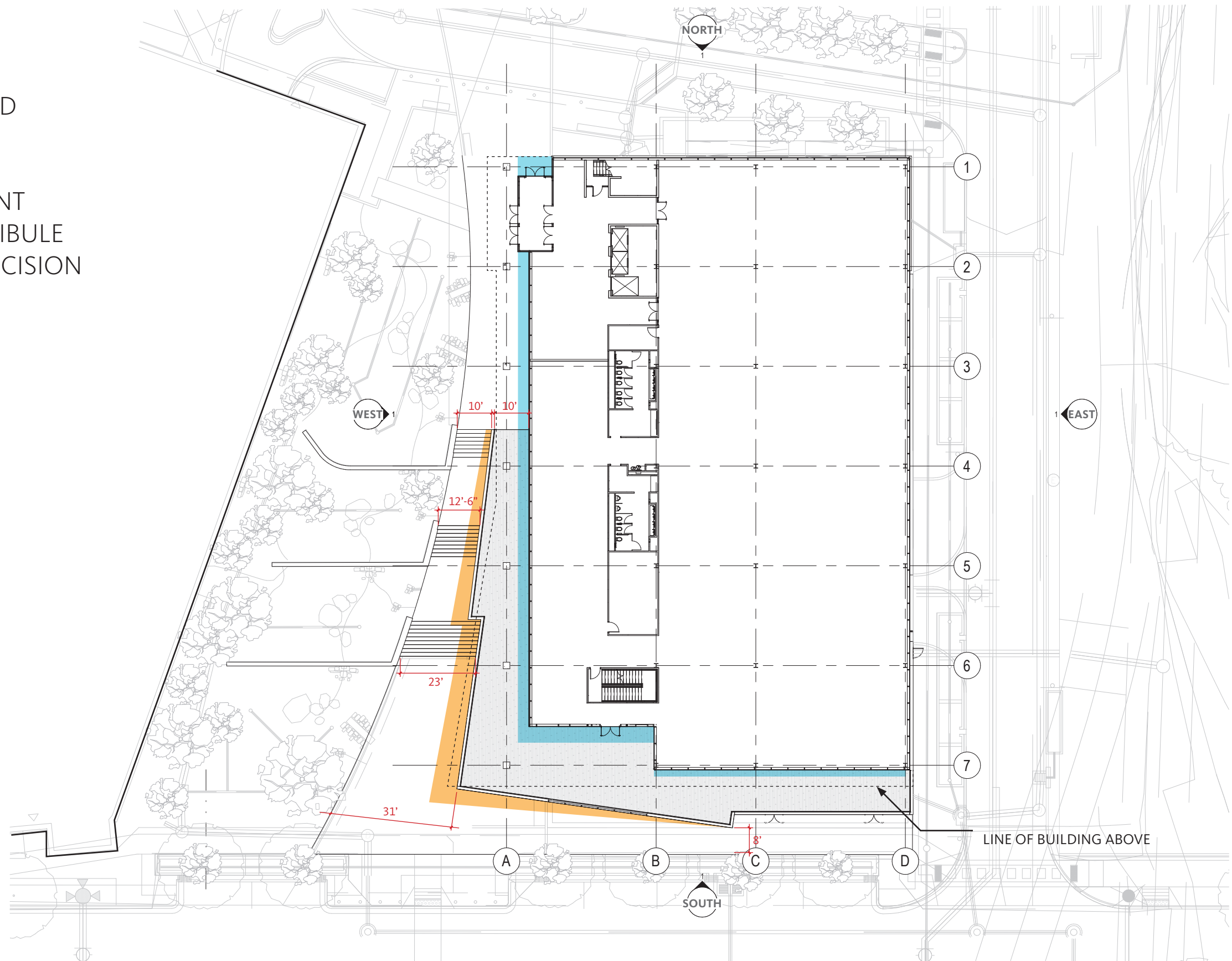






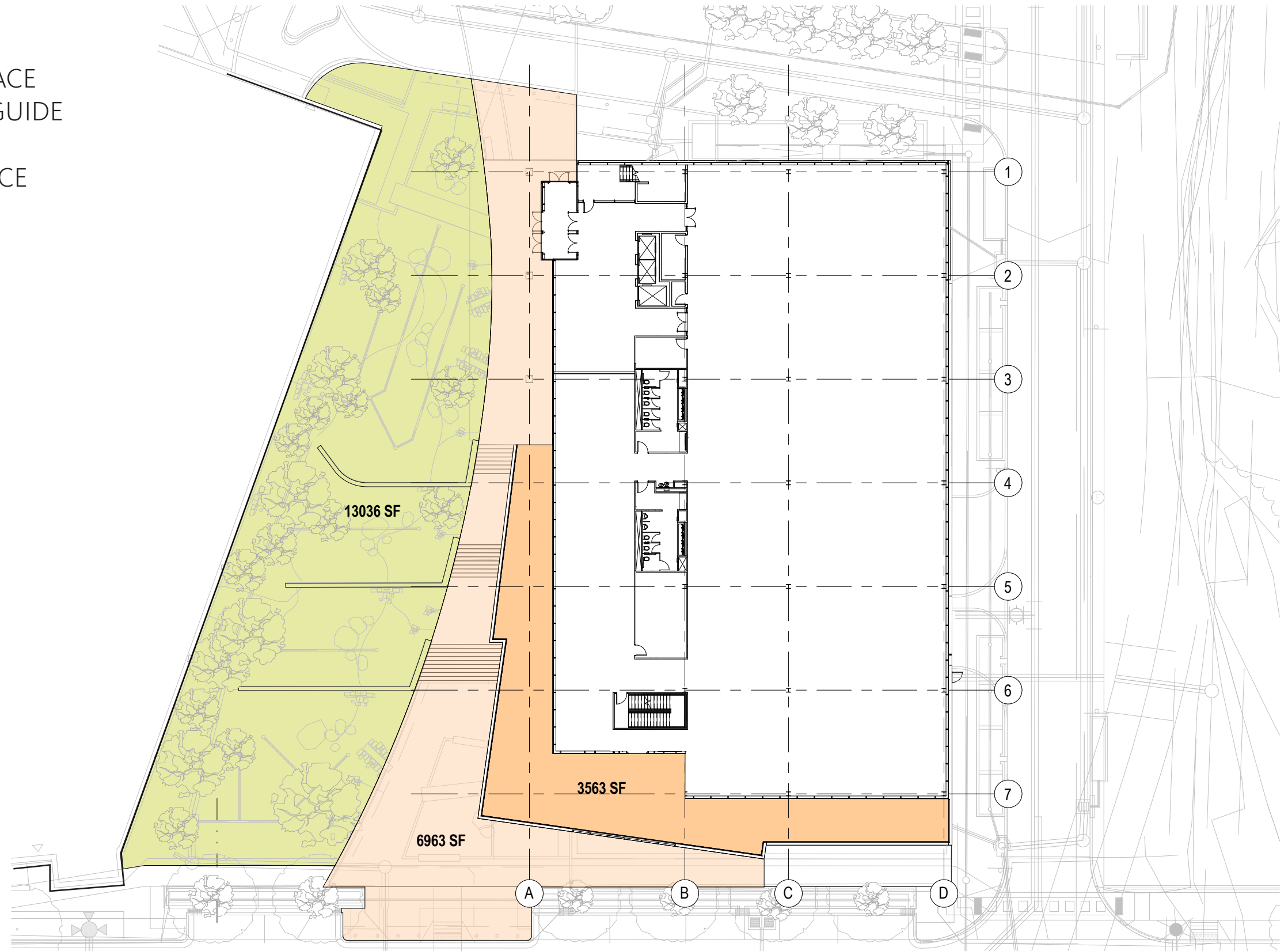
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- REDUCED RETAIL FROM HOWARD COUNTY PREVIEW
- INCREASED PLAZA
- SETBACK LOBBY LEVEL FOOTPRINT
- NORTH DOORS ADDED TO VESTIBULE
- 21' WIDE PLAZA AT POINT OF DECISION



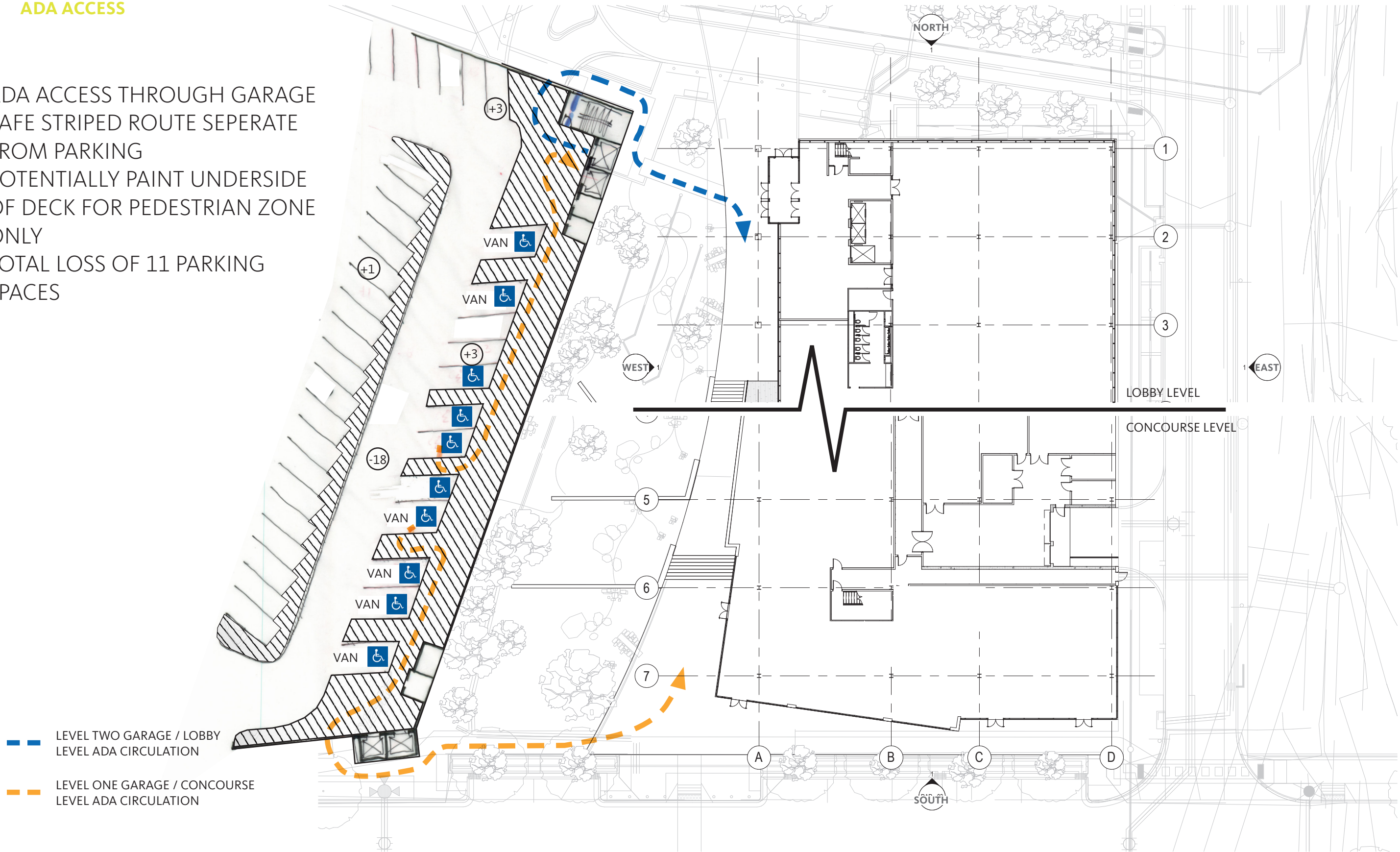
- INCREASED PLAZA / DECREASE RETAIL FOOTPRINT
- DECREASE / SETBACK GROUND LEVEL FOOTPRINT

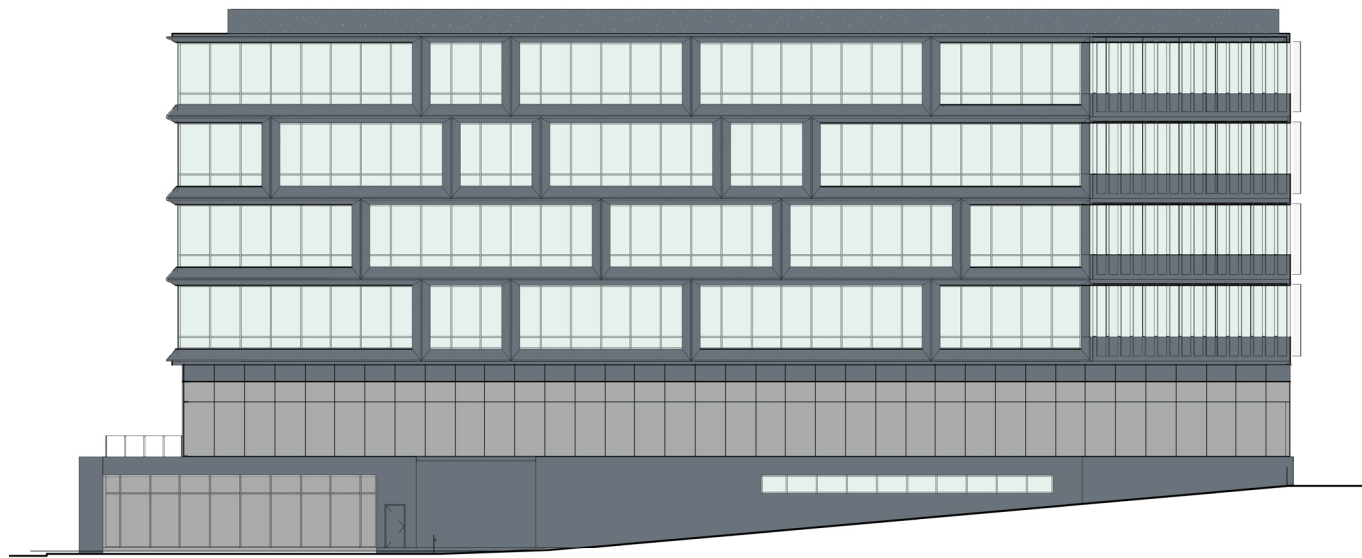
- POTENTIAL AREA 1 AMENITY SPACE PER NEIGHBORHOOD DESIGN GUIDE = 14,000 SF
- TOTAL PROPOSED AMENITY SPACE = 23,562 SF



- BIO-RETENTION / NATURAL FEATURE
- PLAZA / PUBLIC STAIR
- PUBLIC TERRACE

- ADA ACCESS THROUGH GARAGE
- SAFE STRIPED ROUTE SEPERATE FROM PARKING
- POTENTIALLY PAINT UNDERSIDE OF DECK FOR PEDESTRIAN ZONE ONLY
- TOTAL LOSS OF 11 PARKING SPACES

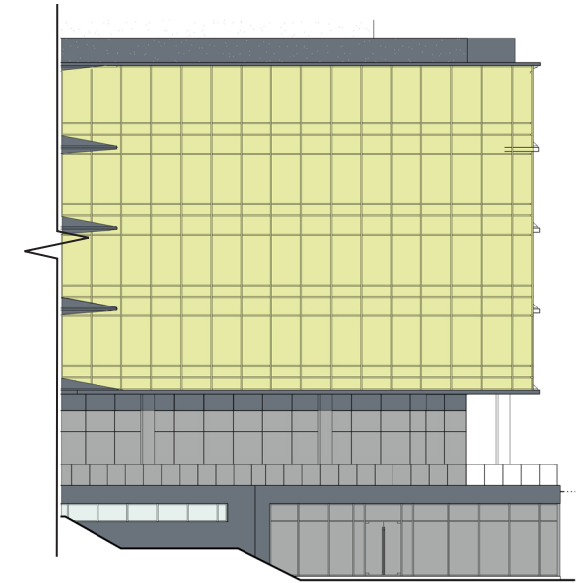




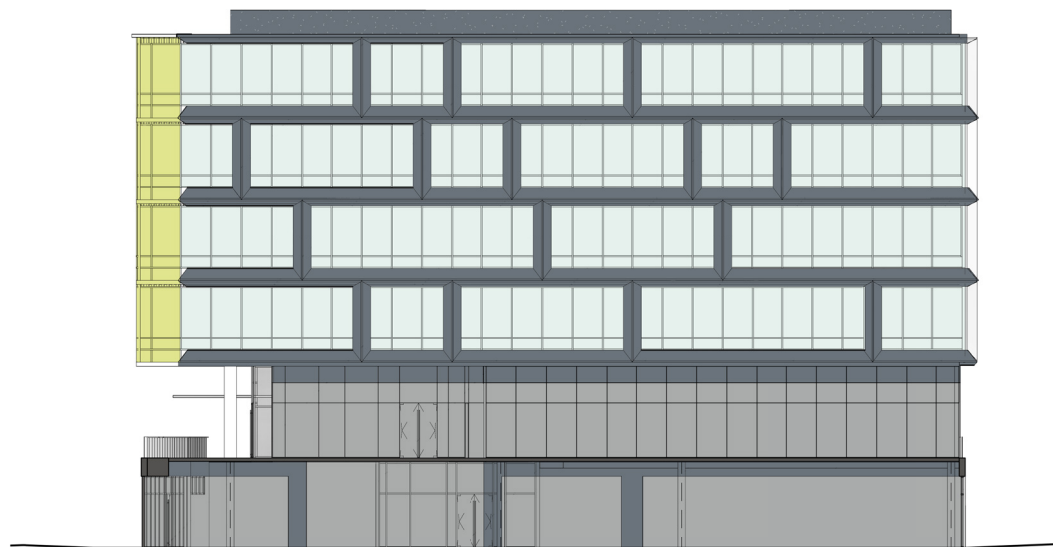
EAST ELEVATION  
**OPAQUE:** 6,248.96 SF  
**GLAZED:** 9,918.93 SF  
**63% | 37%**



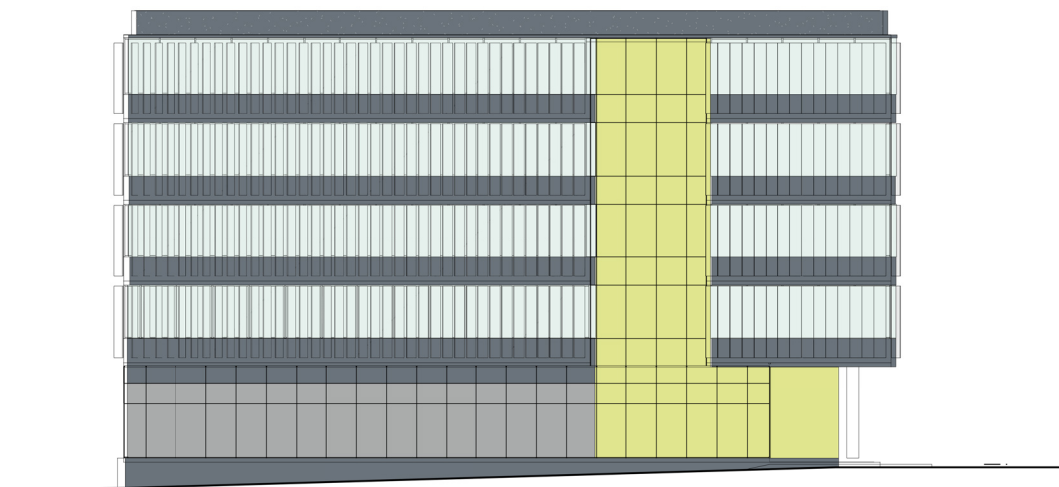
NORTH WEST ELEVATION  
**OPAQUE:** 2,762.67 SF  
**GLAZED:** 5,364.51 SF  
**51% | 49%**



SOUTH WEST ELEVATION  
**OPAQUE:** 1,025.01 SF  
**GLAZED:** 5,602.24 SF  
**18% | 82%**



SOUTH ELEVATION  
**OPAQUE:** 3,463.82 SF  
**GLAZED:** 8,438.44 SF  
**41% | 59%**



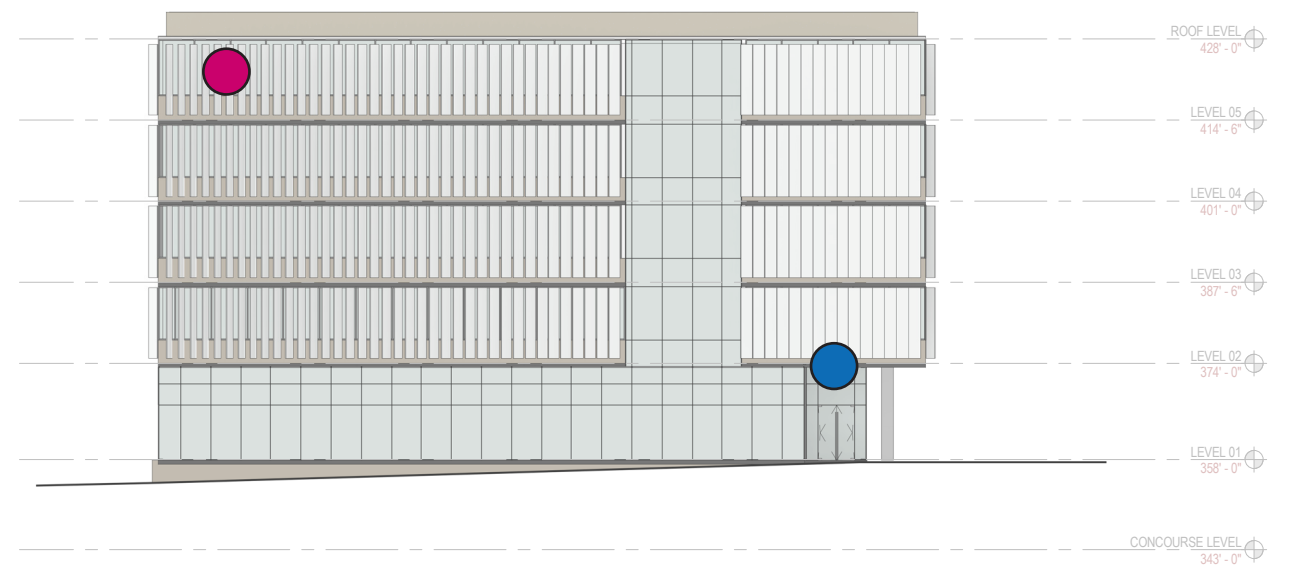
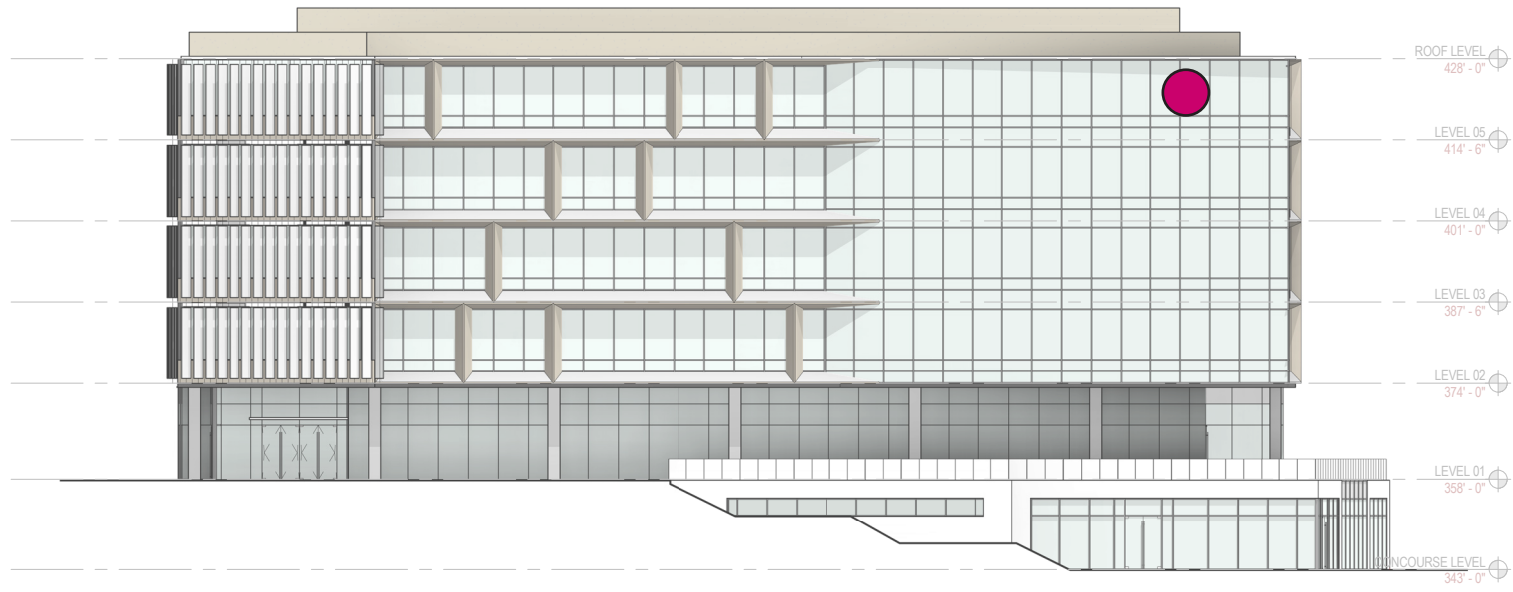
NORTH ELEVATION  
**OPAQUE:** 3,191.89 SF  
**GLAZED:** 6,543.02 SF  
**48% | 52%**

**TOTAL OPAQUE TO GLAZED FACADE RATIO**  
**44.2% | 55.8%**

**TOTAL CURTAINWALL:**  
**18%**

- STOREFRONT
- WINDOW WALL
- CURTAINWALL
- OPAQUE MATERIAL

- CANOPY MOUNTED BUILDING IDENTIFICATION SIGNAGE
- WALL MOUNTED TENANT SIGNAGE
- WALL MOUNTED RETAIL SIGNAGE



**PREVIOUSLY APPROVED:**

- CANOPY MOUNTED BUILDING IDENTIFICATION SIGNAGE
- DIRECTORY SIGNAGE
- PEDESTRIAN DIRECTIONAL SIGNAGE
- VEHICULAR DIRECTIONAL SIGNAGE

**PROPOSED:**

- CANOPY MOUNTED BUILDING IDENTIFICATION SIGNAGE
- PEDESTRIAN DIRECTIONAL SIGNAGE
- WALL MOUNTED TENANT SIGNAGE
- WALL MOUNTED RETAIL SIGNAGE

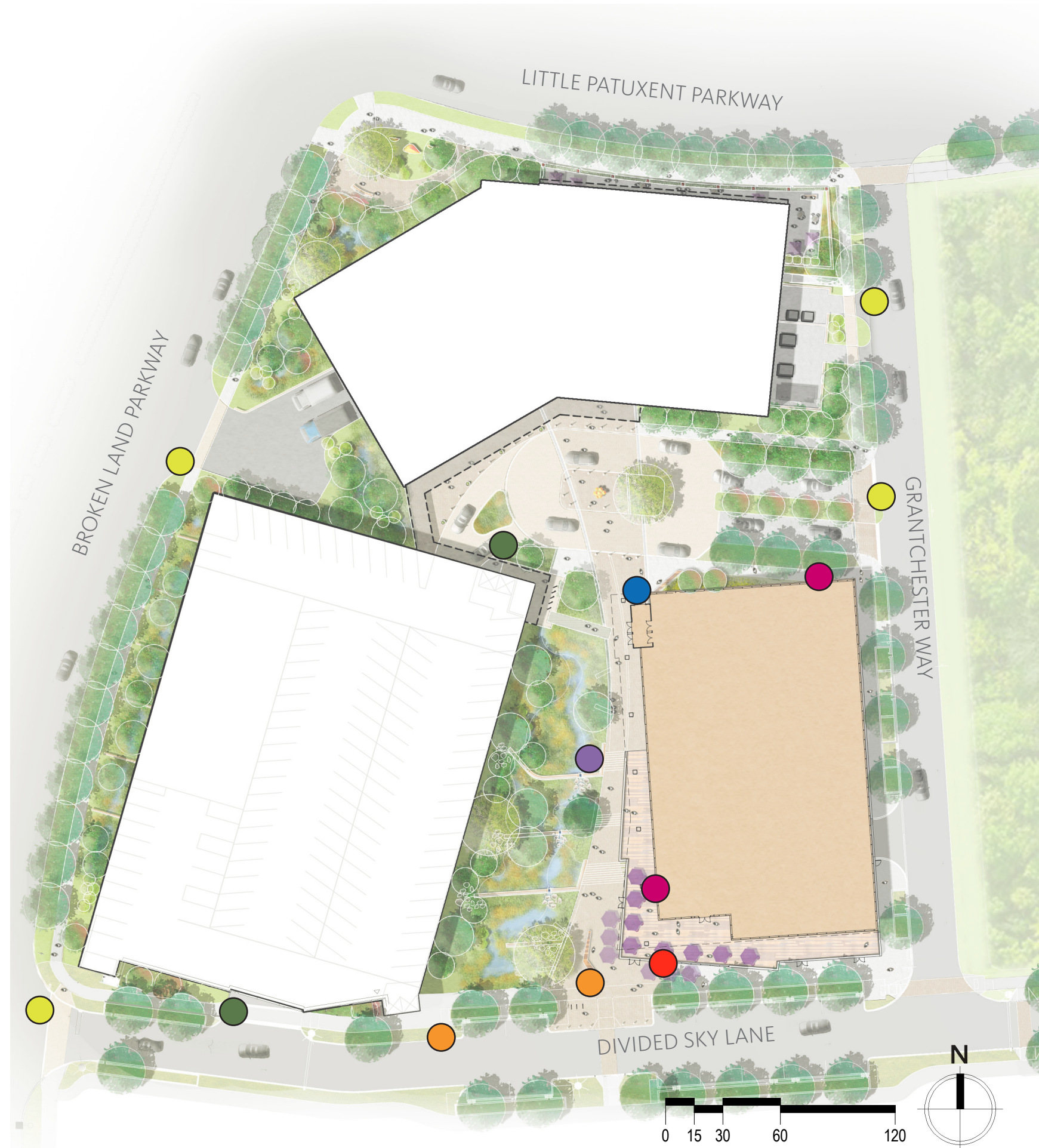


Vehicular Directional

Parking

Pedestrian Directional

Directory



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MICRO BIO-RETENTION

MICRO BIO-RETENTION  
ENTRANCE COURT

BIKE RACKS  
UPPER PLAZA  
MICRO BIO-RETENTION

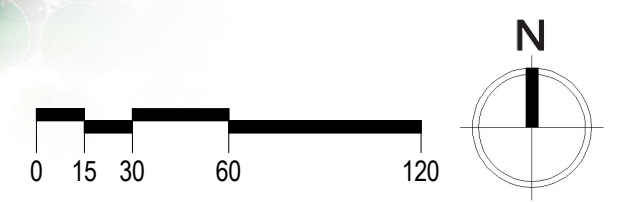
MICRO BIO-RETENTION

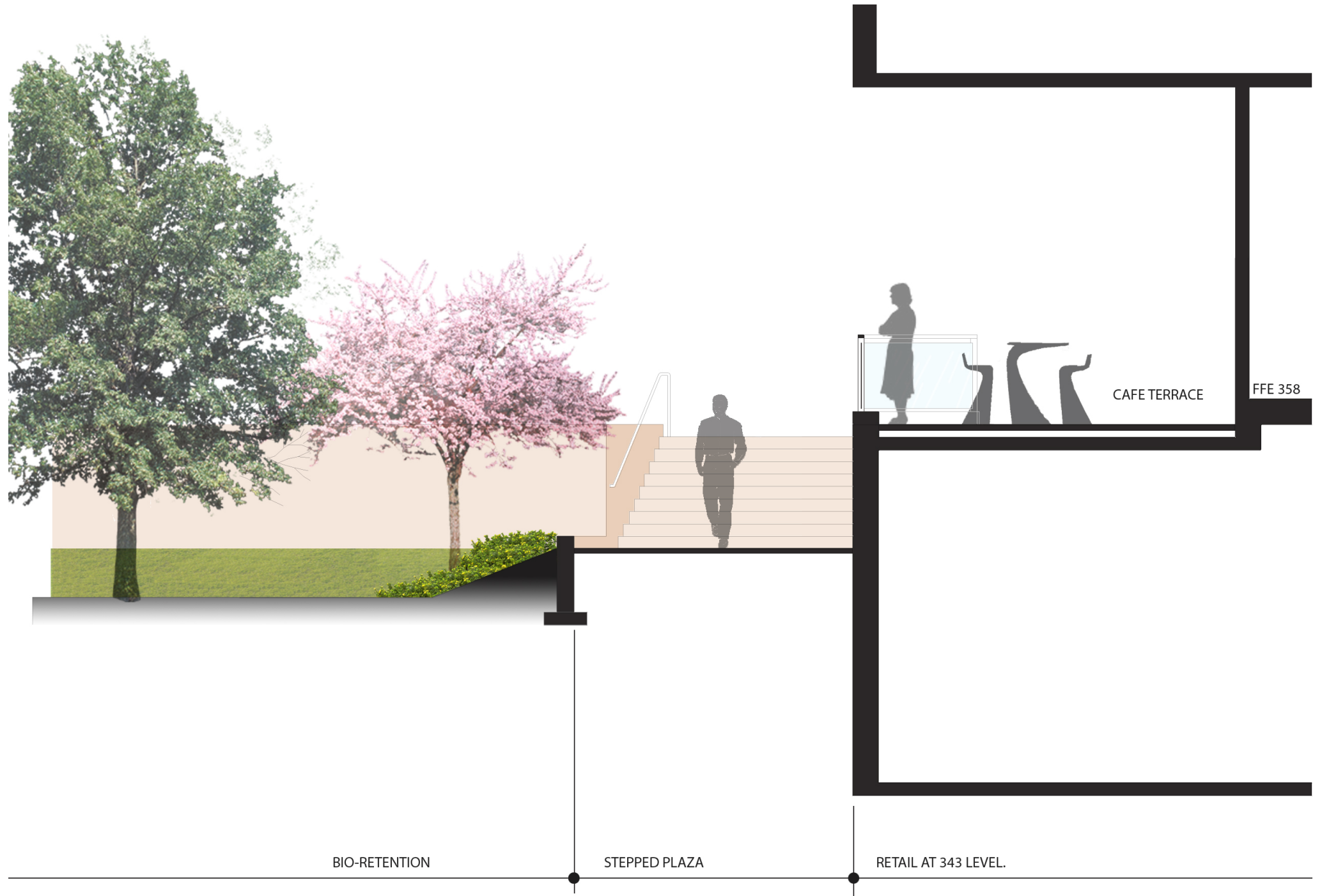
LOWER PLAZA  
SEAT / ART WALL  
BIKE RACKS

MICRO BIO-RETENTION

TERRACE

MICRO BIO-RETENTION





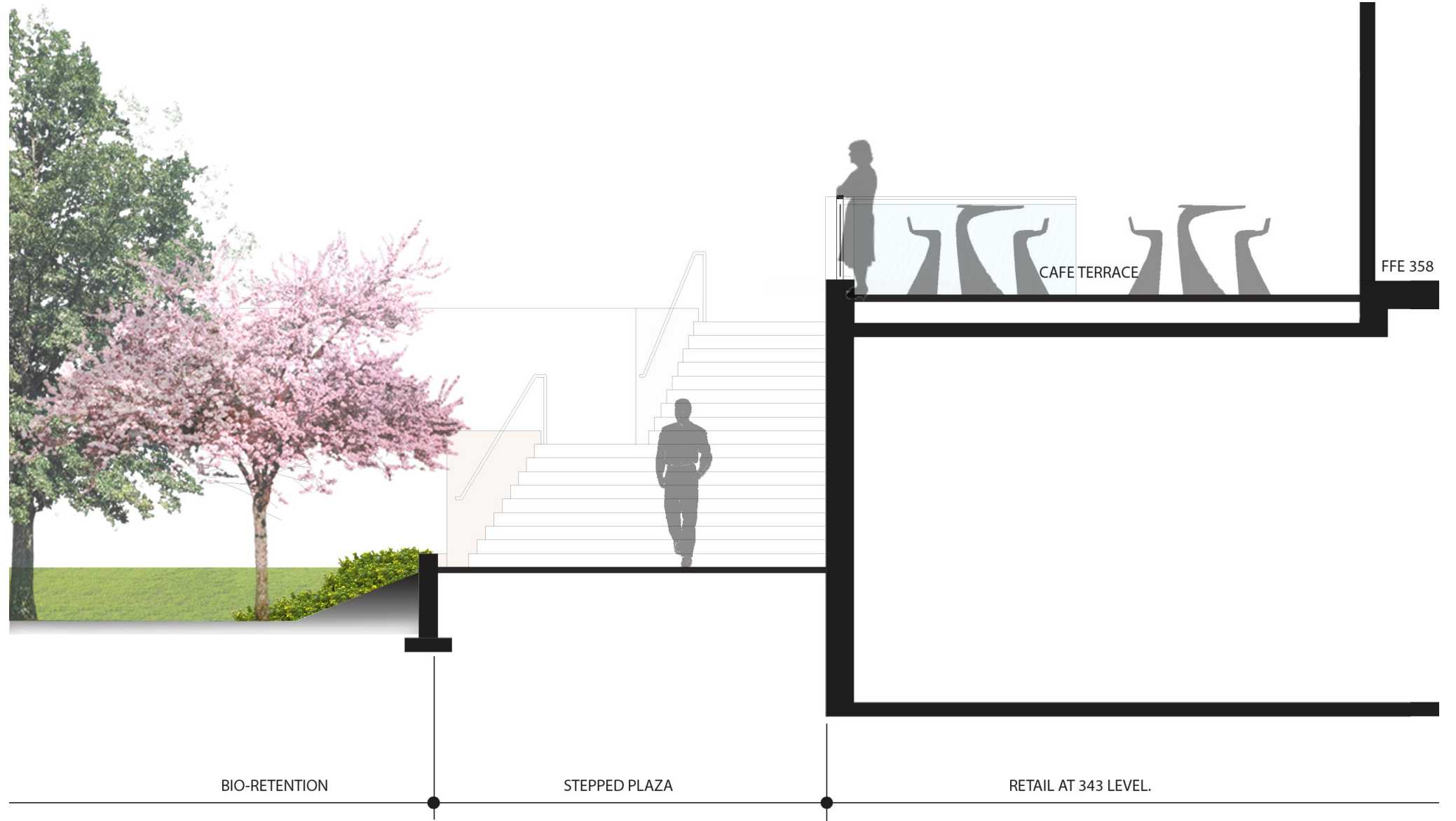
BIO-RETENTION

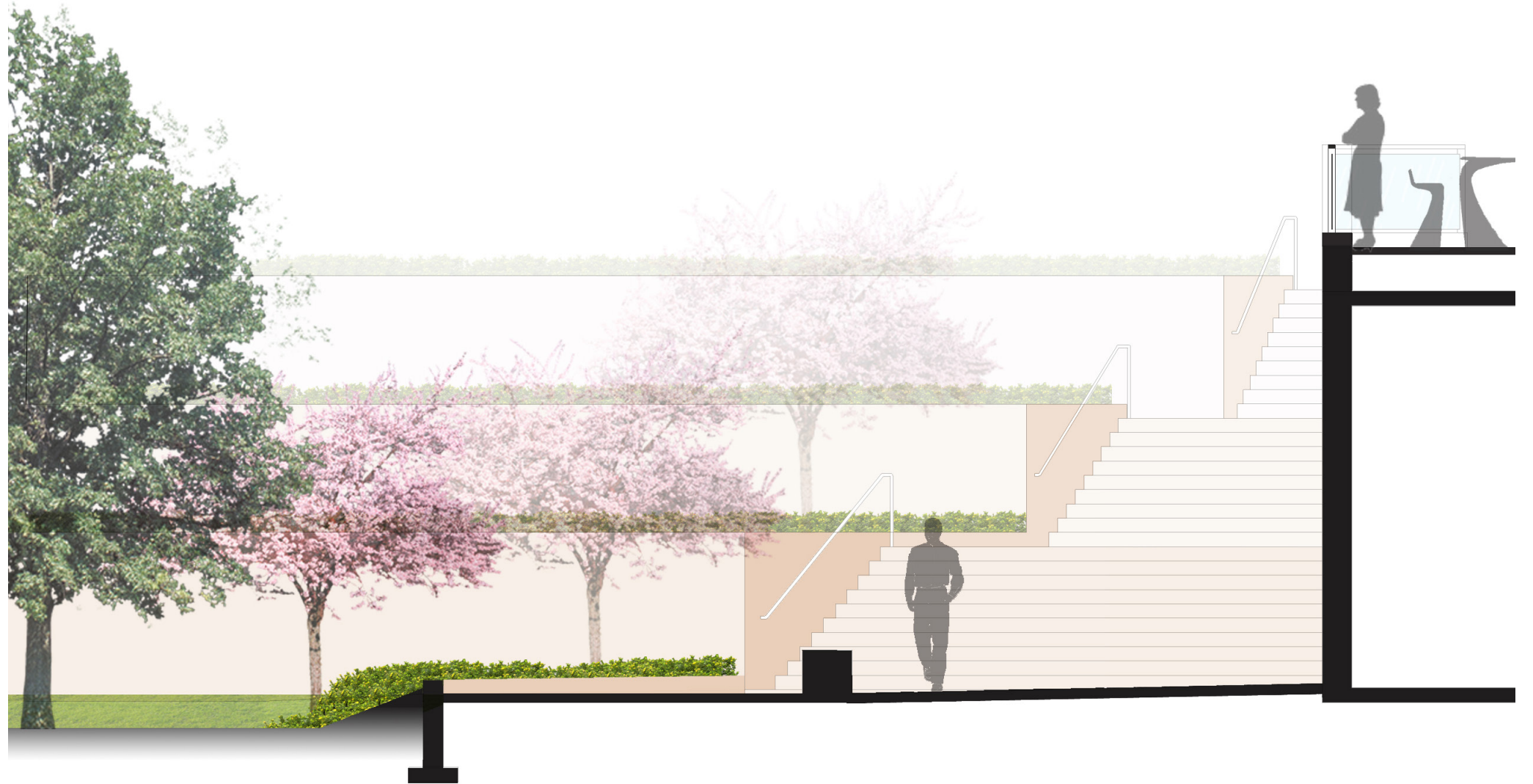
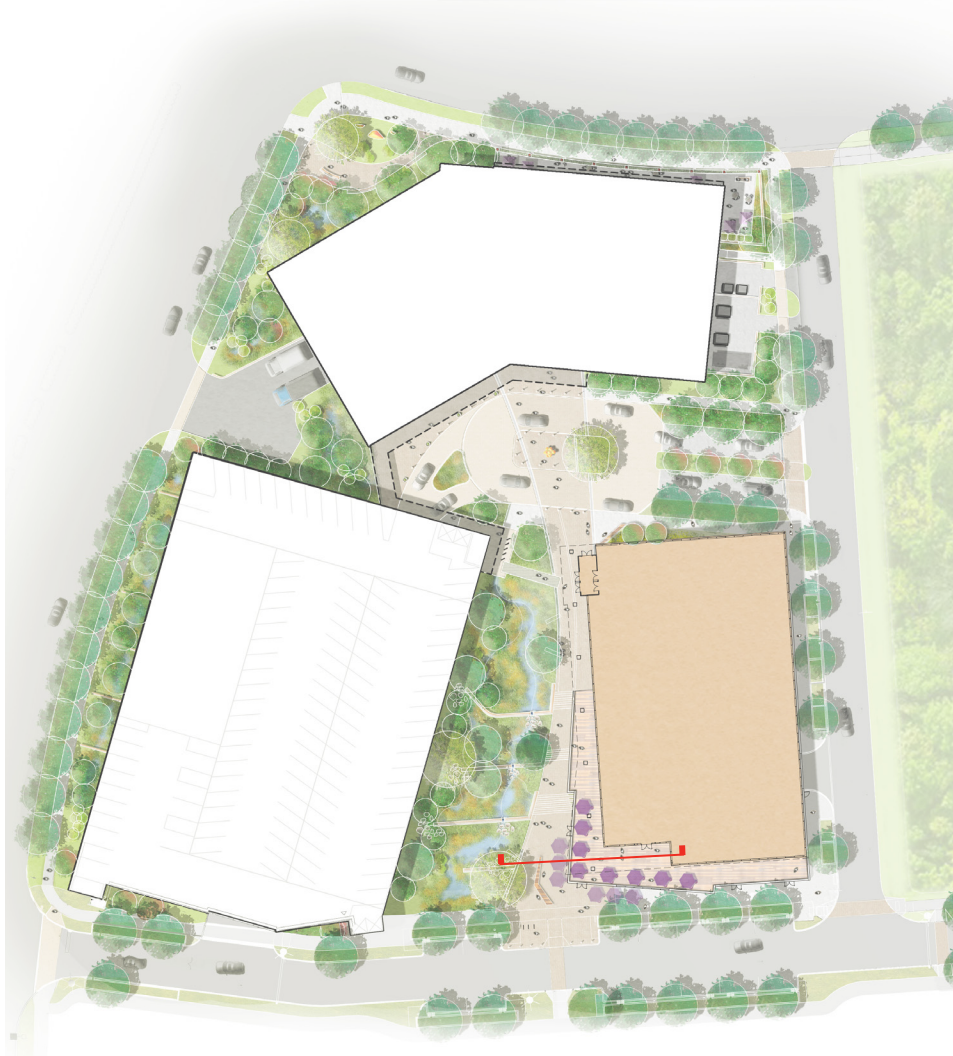
STEPPED PLAZA

RETAIL AT 343 LEVEL.

CAFE TERRACE

FFE 358



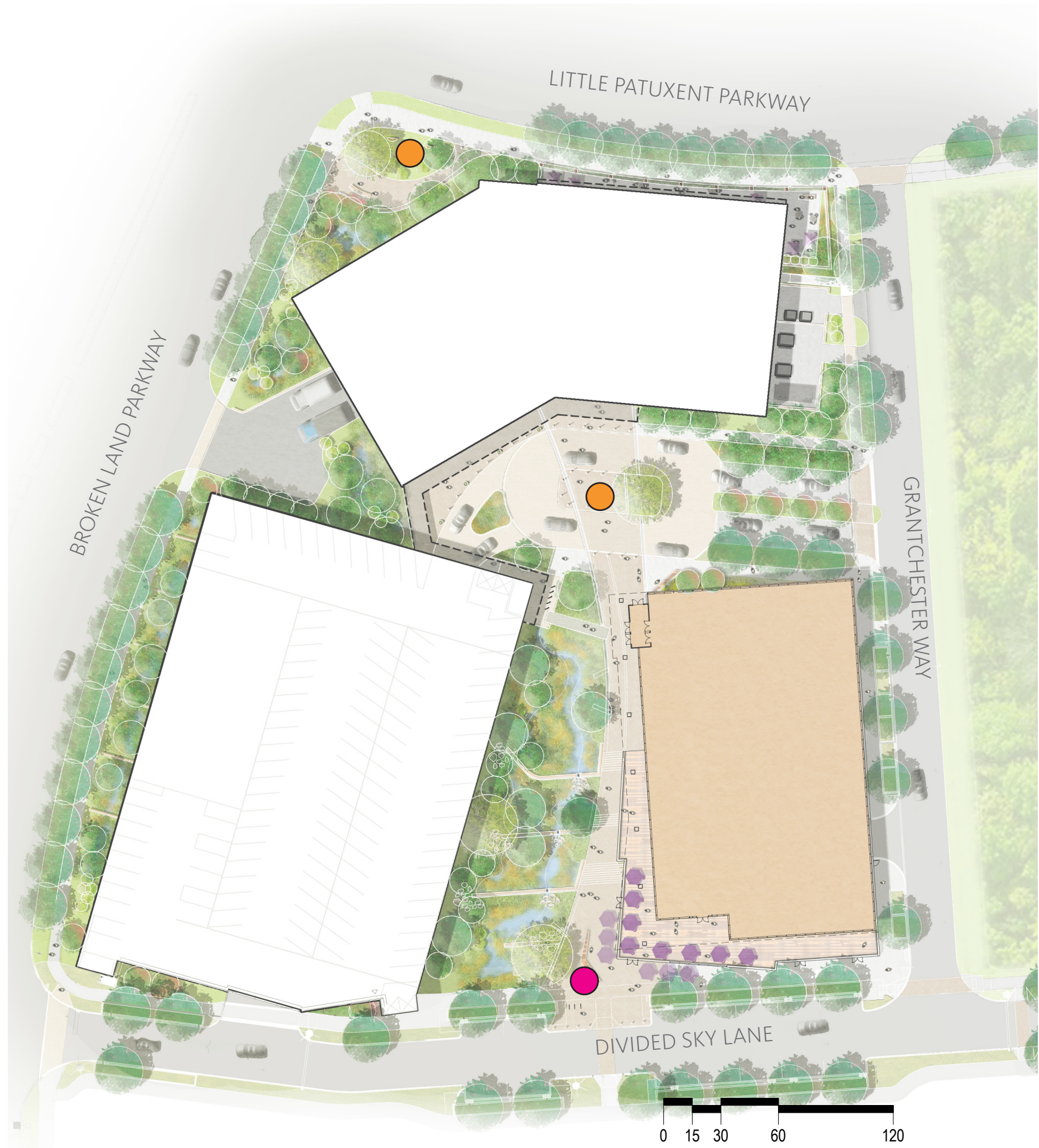


**PREVIOUSLY APPROVED:**

● PUBLIC ART LOCATIONS

**PROPOSED:**

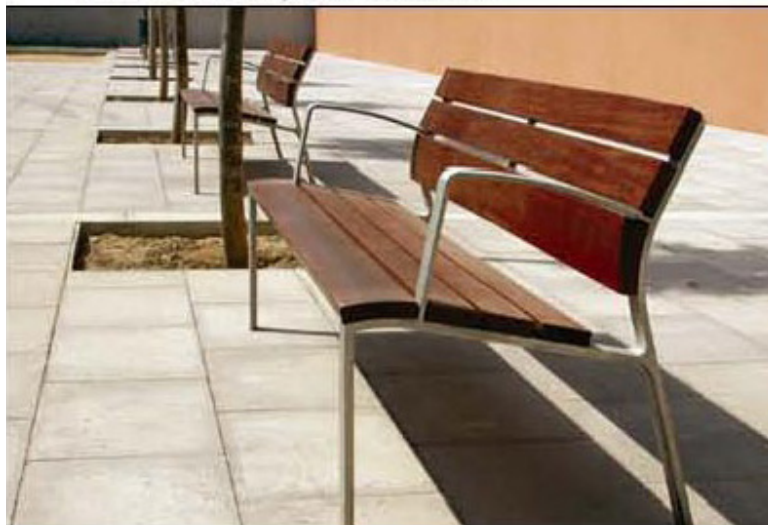
● POTENTIAL PUBLIC ART LOCATIONS





STREETSCAPE LIGHTING

landscapeforms®



1 2

neoliviano

STREETSCAPE SEATING

DISPATCH™ LITTER & RECYCLING RECEPTACLE

PRODUCT DATA

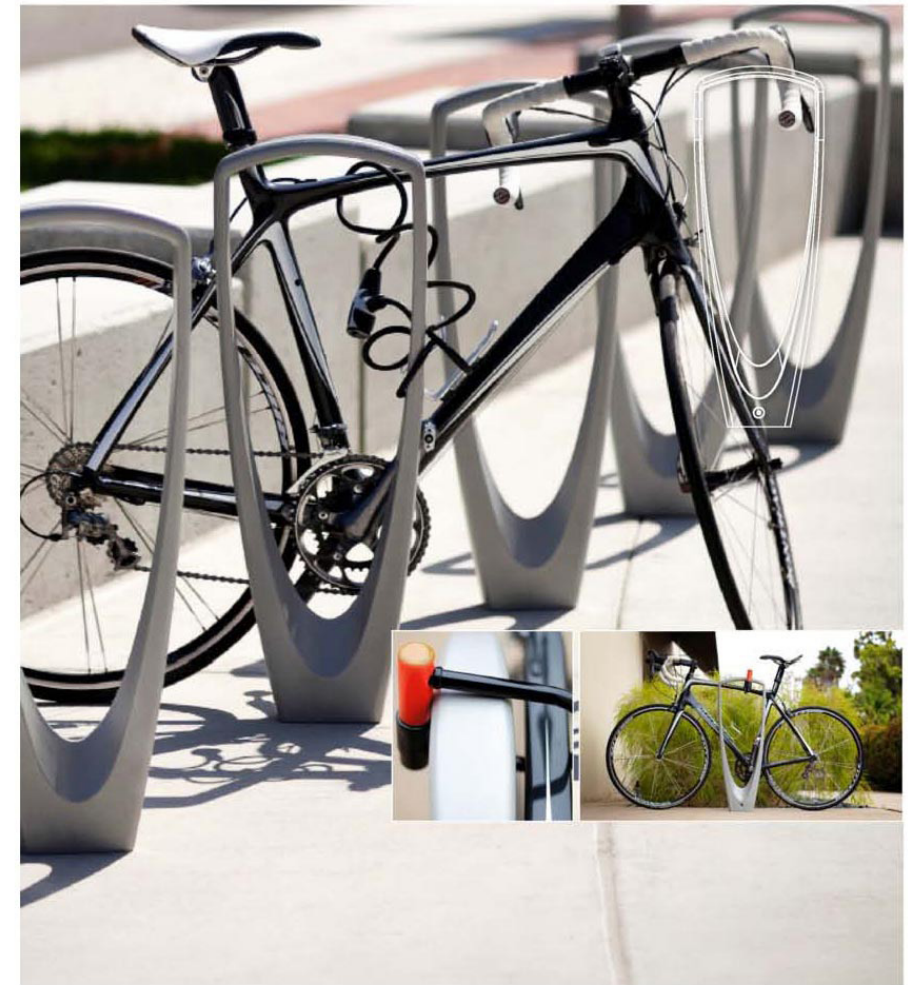


FORMS+SURFACES®

STREETSCAPE LITTER RECEPTACLE

TRIO™ BIKE RACK

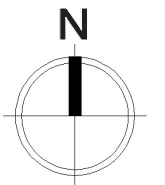
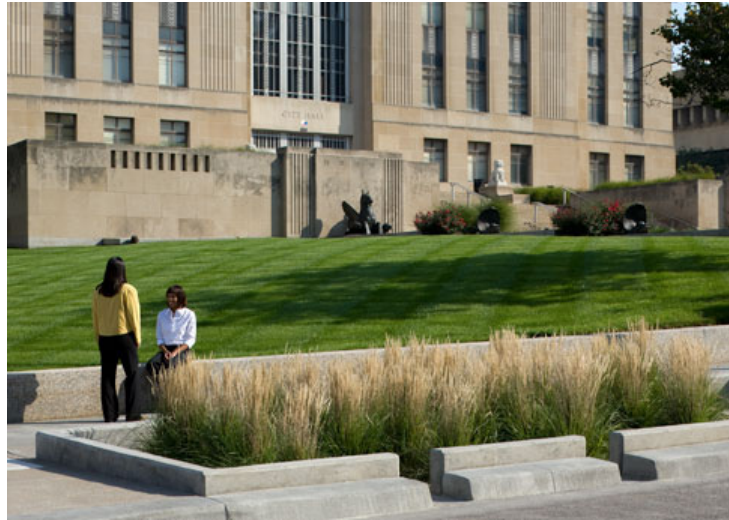
PRODUCT DATA



FORMS+SURFACES®

STREETSCAPE BIKE RACK

**SITE**  
STORMWATER & PLANTING FEATURES



NTS

THANK YOU