



Greencourt Innovation Center

Rockville MD 2017

Submitted for LEED Silver

The Greencourt Innovation Center is intended to be a catalyst in the redevelopment of an existing warehouse district in Rockville Maryland, guided by Montgomery County's Twinbrook Sector Plan, which identifies the area as a new technology hub for the County.

Three existing warehouses built sequentially in the 1960's have been modified and added to, creating an environment for innovation in technology.

The site is a through-block parcel, fronting on two streets, and drops in elevation across the site by one full story, from a courtyard and lobby on the east side

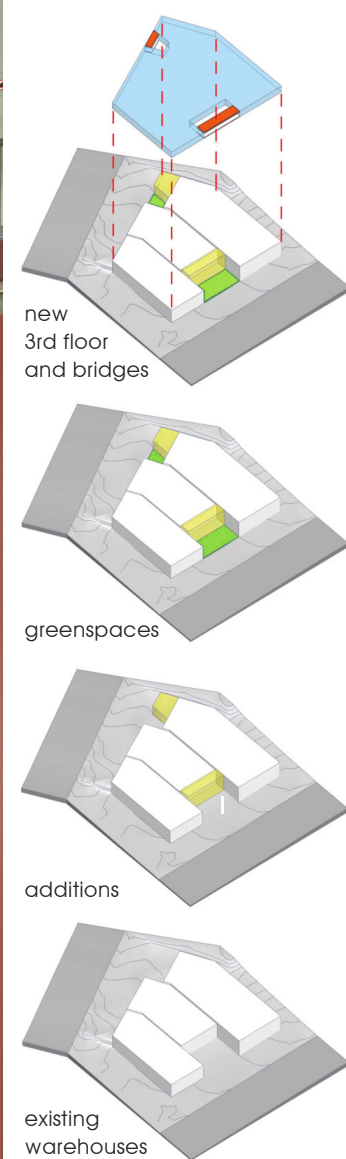
to the larger court and lobby on the west side. A slot through the building connects both lobbies, and open vertical circulation further supports interaction among the building's tenants.

The existing masonry and precast concrete structures have been retained, revealed and highlighted, and supplemented with a new exposed steel-framed third floor.

Within the larger lobby, the elevator, a major stair and two suspended conference rooms energize the space with visible activity.

The project has been submitted for LEED for Core & Shell v2009 Silver certification and is under review. Key sustainable features include the significant reuse of existing structures, the walkability to nearby metro and alternate transportation measures, optimized energy performance, and a 20,000 sq ft vegetated roof.

In its role as a catalyst for the redeveloping neighborhood, the building strikes a balance between recalling the past of the warehouse district and looking forward to a new future of technology and innovation.





Wilkins Avenue elevation

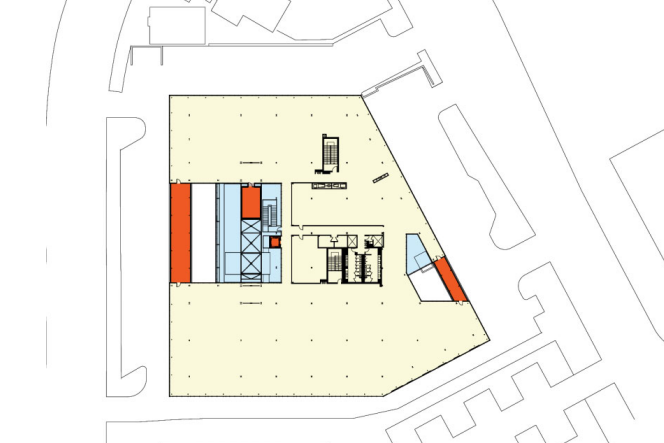


before

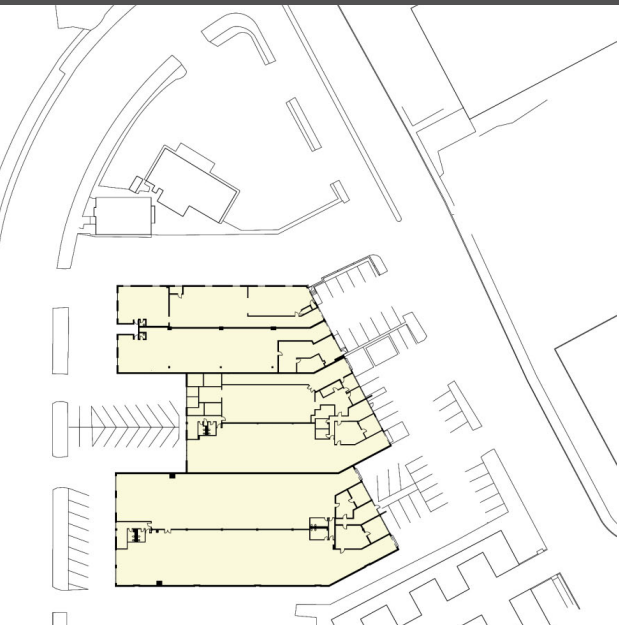




context



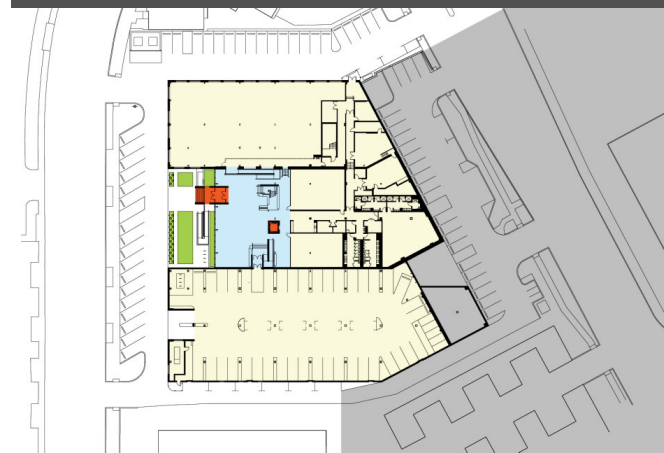
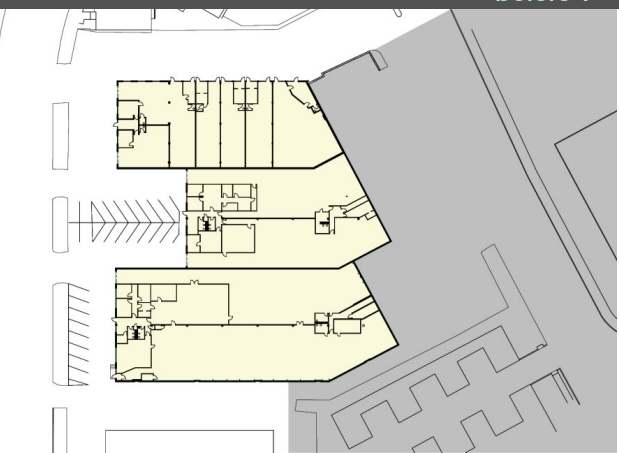
after 3

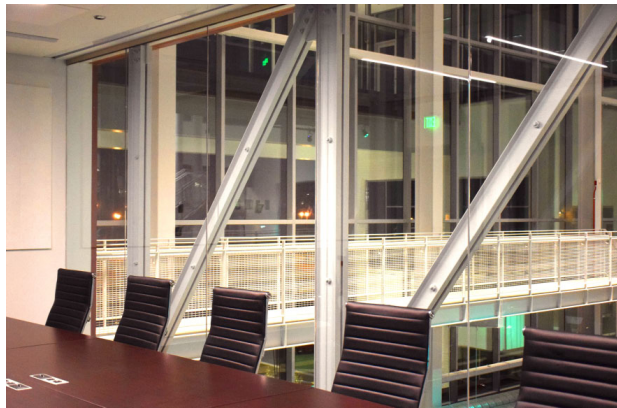
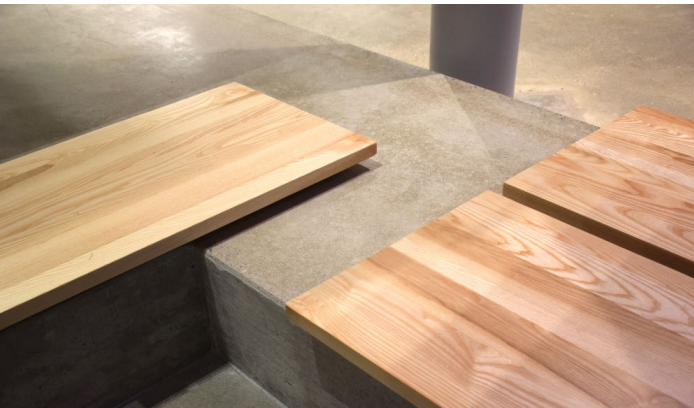


before 2
before 1



after 2
after 1

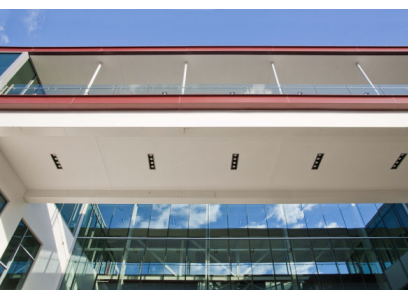
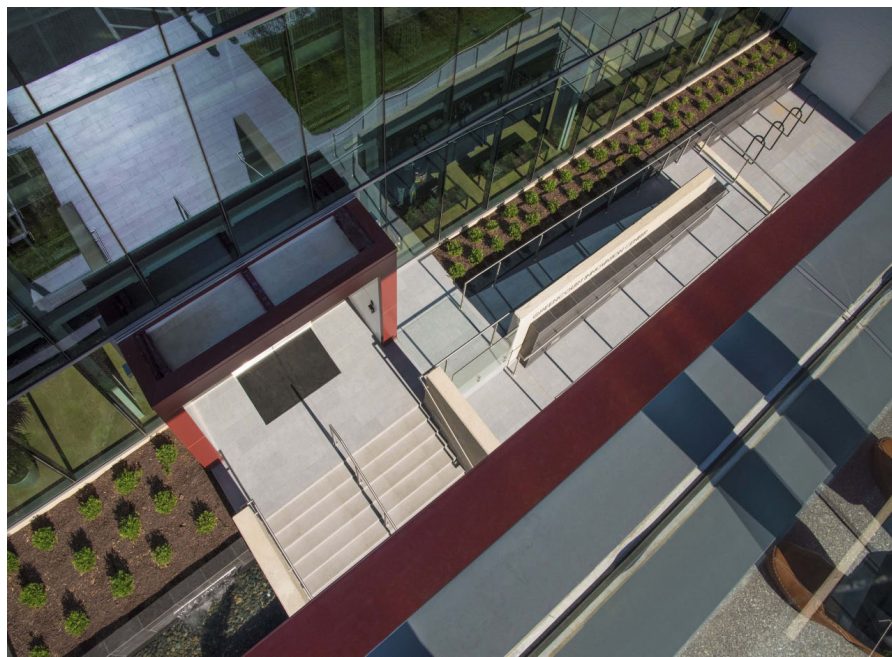


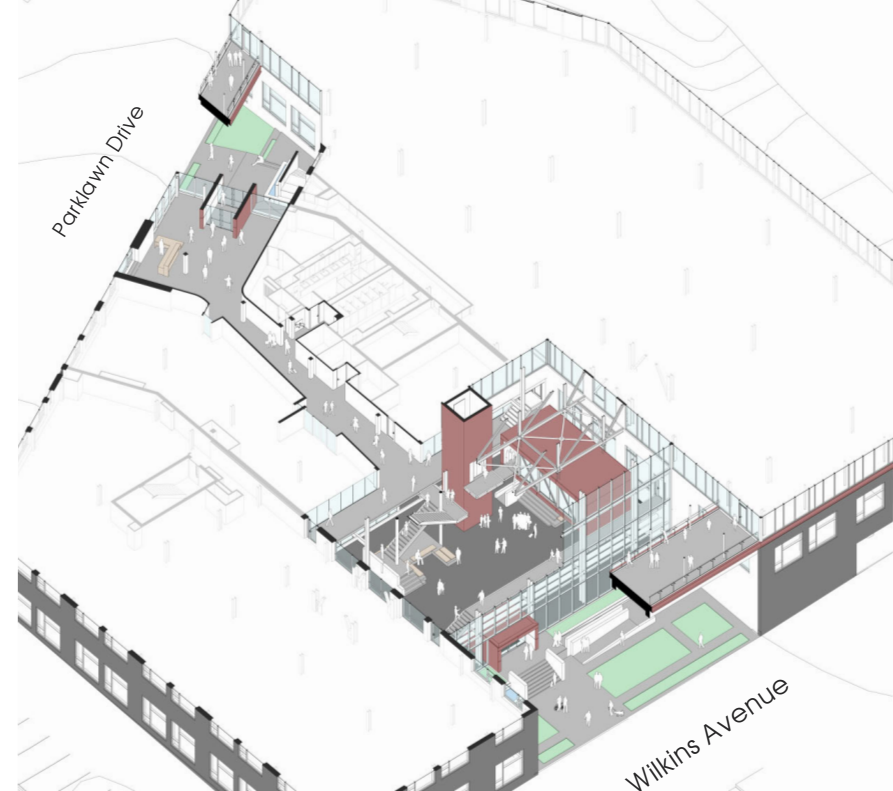




On this new top floor level, bridges over both courtyards facilitate circulation around the entire perimeter.

The larger of the two bridges creates an ample exterior porch to accommodate receptions and events.







Link connects lobbies





Parklawn Drive elevation



before

