

Fact Sheet

15 November 2021

Types of use:	Residential and commercial
Investment volume:	98.918.305 EUR
Residential units:	135
High-rise (H)	114
Satellites (S)	5
Linear building G	2
Linear building C	14
Commercial units:	12
Underground parking:	144 spaces (incl. 48 parklift spaces)
Bicycle stands:	288
Floors:	15 floors, 1-3 floors respectively
Plot size:	7.761 m ²
Gross floor area:	27.513 m ²
Residential area:	9.980 m ²
Commercial area:	1.649 m ²
Cubature:	116.318 m ³
Construction period:	2022-2025
Address:	Thomas-Jefferson-Straße 34-40a, George-Washington-Straße 229-233 68309 Mannheim, Germany

Architectural highlights:

- NFC Orbit is one of four architectural landmarks that will give FRANKLIN a unique skyline and make it visible well beyond the borders of Mannheim city. Taking the form of the four letters H, O, M and E, these four landmarks embody FRANKLIN's ambition and serve as prominent points of orientation for its inhabitants.
- The special symbolism of the H-O-M-E skyline fashions one coherent narrative from FRANKLIN's the past, present and future: It is reminiscent of the area's military past and its US-American cultural imprint while highlighting FRANKLIN's desire to provide a modern, inclusive home for its future inhabitants.
- The exceptional architecture of NFC Orbit has been created by Winy Maas, founding partner of MVRDV, which an internationally renowned architectural practice based in Rotterdam. NFC Orbit not only consists of the high-rise 'O' (H) but unites a cluster of four 1-2 storey satellite buildings (S), two 3-storey linear buildings (G and C) as well as jointly used underground parking on three building sites.
- A huge stairway accesses the public terrace on the 4th floor, right at the centre of the O. This terrace acts as an urban living room for FRANKLIN-Mitte, offering views over the neighbourhood and providing a grand entrance to the bar located inside the building. Residents can use the stairway to access NFC Orbit's base zone, which is publicly accessible and predominantly dedicated to commercial use.
- On all sides, the O is surrounded by plazas which, providing greenery and seating areas, open up collective spaces for encounter and exchange. The distinctive shapes of these plazas are created by Germany's regulations on 'Abstandsflächen' or 'clearance areas' between two buildings. In a playful approach, these regulations are applied as directly as possible, folding down the high-rise's facades so as to create a projection of the O on all four sides. In this fashion, the O-shape becomes visible in the layout of the plazas, while cutting into the buildings surrounding the high-rise. Connecting the high-rise with its four satellites and two linear buildings, these plazas quite literally create the O's orbit.

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- The O's clearance areas define the outlines of the buildings orbiting around it. Projected onto the plazas around the high-rise, the O's elevations cut right into the satellite buildings. Cutting edges also characterise both linear buildings. They are cut across not only by the O's public stairway but also by the 'Europa-Achse', which takes the form of a straight footpath right through the neighbourhood. The appearance of NFC Orbit's two linear buildings is reminiscent of the former military barracks and acts as a counterweight to the modern architecture of the high-rise.
- The O is characterised by a façade grid, which is mainly created by the large, symmetrical windows whose deep embrasures create a pattern reminiscent of Belgian waffles. The grid's architectural rigidity is broken up by the facade's blue clinker bricks as well as the multi-coloured balconies of different shapes and sizes. A recurring hallmark of MVRDV's work, these colourful balconies serve the purposes of recognition and identity formation.
- The high-rise's large, quadratic windows are level with the interior walls and feature coloured frames. They create painting-like impressions of their surroundings – they are, in the words of Winy Maas, 'an ode to the landscape'.

Features and furnishings:

- Intelligent floor plans with open-plan kitchens; fitted kitchens (in most apartments)
- Modern bathroom designs with high-quality fittings and level-access showers or bathtubs
- High-quality hardwood floors; underfloor heating
- Triple-glazed windows with thermal insulation in all buildings
- Electrical vertical blinds on the exterior (high-rise O); electrical roller blinds (satellites and linear buildings)
- Fibreglass wiring for telephone and internet; KONE Residential Flow (smart access- and reception system)
- Fresh water stations
- Washing machine connections in all apartments; laundry rooms available in the basement
- All apartments have corresponding storage compartments in the basement; there are also storerooms for bicycles, perambulators and walking frames
- Waste disposal predominantly via underfloor systems
- Four barrier-free elevators access all floors including the high-rise's underground parking; two barrier-free elevators in each of the two linear buildings grant access to the ground floor, 1st and 2nd floors as well as to the underground parking

Architect:

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