Presentation Overview

I. Introduction & Background
II. Government Core Master Plan
III. Design
IV. Schedule and Process
I. Introduction & Background
Introduction & Background

• Project Organization
  – Users
    – Sixth Judicial Circuit Court
    – Montgomery County Sheriff’s Office
    – Montgomery County State’s Attorney’s Office
    – Clerk of the Court
  – Planning Design and Construction Management
    – Montgomery County Department of General Services, Office of Planning & Development
      – Executive Manager – Hamid Omidvar, AIA
      – Project Manager – Randall Hawkins, RA, LEED
  – Design Team
    – Project Manager - Paula Williams, AIA, AECOM Design Inc.
    – Lead Designer - Rick Macia, AIA, LEED, AECOM Design Inc.
    – Landscape Architect – Steve Kelly, RLA, Mahan Rykeil Inc.
    – Civil Engineer – Shawn Benjaminson, PE, LEED, ADTEK Inc.

• Design Competition
II. Government Core Master Plan
Goals

• Respond to Short Term and Long Term County Growth Needs from 2015-2025 and Beyond

• Creation of a Suitable Government Complex
  – County is a model of open and democratic government
  – Enhance pedestrian activities, experience and safety
  – Enhance green spaces and incorporate them as part of pedestrian activities

• Cost Effectiveness
  – Consolidate leased space
  – Efficient design
Montgomery County Government Center 1987
Analysis of Central Core Blocks – Potential Uses

Core Block “A”
Judicial Center & Executive Office Building

Alternate 2
Judicial Center Growth

Alternate 3
Judicial Center & Executive Office Building Growth, Separate Buildings

Alternate 4
Judicial Center & Executive Office Building Growth, Combined Building

Alternate 5
Judicial Center & Executive Office Building Growth, Bank relocated

Alternate 6
Judicial Center & Executive Office Building Growth, New Parking Garage

Alternate 7
Maximum Site Buildout - Judicial Center & Executive Office Building Growth

Core Block “B”
Council Office Building

Alternate 2
New Jefferson Ave Building

Alternate 3
New Maryland Ave Building, Expanded Jefferson St Parking

Alternate 4
New Jefferson St Building, Expanded Maryland Ave Parking

Alternate 5
New Maryland Ave & Jefferson St Building

Alternate 6
New Corner Building, Expanded Parking

Alternate 7
Maximum Buildout, Above & underground parking

Alternate 8
Maximum Buildout, Underground Parking
Master Site Plan

- Gateways
- Green Spaces
- Public Spaces
- Pedestrian Access
- Connectivity
- Phasing
- Lease Consolidation
- Parking
- Building Reuse
- Cost Effective
III. Design
Project Scope

- **The Judicial Center Renovation**
  - 17 Courtrooms to Remain
  - Alterations to vacated spaces
  - Upgrades of public spaces
  - HVAC Upgrades

- **The Judicial Center Annex**
  - Use: Family Court and Court Support Functions
    - 10 New Courtrooms and Chambers (3 are shell space)
  - Size: 200,000 GSF plus parking
  - Height: 100 ft
  - 6 Floors plus Penthouse
    - Includes Optional Additional Floor
  - Access
    - 1 Level of below grade restricted parking accessed from existing Judicial Center.
    - Loading accessed from existing Judicial Center
  - LEED Silver Certified
Existing Context

Legend:
- P: Parking/Impervious
- Green Areas/Parks
- Public Plazas
- 1/4 Mile Walking Radius
- Metro Rail Line
- Primary Roads
- Secondary Roads
- Metro Rail
- Gateway Element
- Green Pedestrian Connectors
Site Photos – Buildings on Site
Existing Site Conditions

- 6 story tower
- 3 story base including atrium
Existing Site Attributes

• Site size is approximately 5.0 acres. It encompasses the Judicial Center and the Executive Office Building.

• Natural Resources
  – There are no wetlands on-site.
  – There are no State or County Champion Trees on-site.
  – There are no known rare, threatened or endangered species on-site.
  – The site is outside of the 100-year Floodplain.
Existing Context – Green Space

Legend:
- P: Parking/Impervious
- Green Areas/Parks
- Public Plazas
- ¼ Mile Walking Radius
- M = Metro Rail

Map showing areas of interest with annotations for Jefferson St, Maryland Ave, and Monroe St.
Proposed Context – Green Space
Proposed Site Diagram

- Pedestrian Streetscape Enhancements
- Link to other green spaces
- Outdoor Civic Zone
  - Focal Feature
- Gateways are Community Identifiers
- Future Pedestrian Bridge
- Entrance Points
Proposed Site Plan
Conceptual Ideas
Elevation – Judicial Chamber Side
Elevation – Jefferson Street
Elevation – Plaza Side
Elevation
Annex Roof Plan
Level 5 (Adult Courtrooms)
Parking Level G1

GARAGE 1 FLOOR PLAN

LEGEND
1.2 - JUDICIARY CHAMBERS
1.3 - JUDICIARY JUVENILE COURT
1.4 - JUDICIARY TRIAL COURT
1.4 - RETIRED JUDGES
2.0 - COURT ADMINISTRATION
3.0 - MASTERS
3.2 - FAMILY SERVICES
5.3 - JUVENILE DIVISION
5.4 - JUVENILE DRUG TREATMENT
4.0 - CLERK'S OFFICE
4.0 - CLERK'S FAMILY DEPARTMENT
4.0 - CLERKS JUVENILE DIVISION
4.0 - STATE'S ATTORNEY
4.0 - SHERIFF'S OFFICE
6.2 - PRISONER HOLDING
7.2 - COURTHOUSE SUPPORT
6.2 - COURI SUPPORT
10.0 - BUILDING SUPPORT
PUBLIC CIRCULATION / CORE
PUBLIC VERTICAL CIRCULATION
PRISONER VERTICAL CIRCULATION
JUDICIAL VERTICAL CIRCULATION
MECH. / ELEC. / PARKING
Section – Public Circulation

NORTH/SOUTH SECTION

LEGEND
1.2 - JUDICIARY CHAMBERS
1.7 - JUDICIARY JUVENILE COURT
3.2 - JUDICIARY TRIAL COURT
1.4 - RETIRED JUDGES
2.3 - COURT ADMINISTRATION
2.4A - MASTER
3.1B - FAMILY SERVICES
3.3 - JUVENILE DIVISION
3.4 - JUVENILE DRUG TREATMENT
4.8 - CLERK'S OFFICE
4.9 - CLERK'S FAMILY SERVICE
4.9 - CLERK'S JUVENILE DIVISION
4.9 - CLERK'S ATTORNEY
5.9 - SHERIFF'S OFFICE
5.2 - PRISONER HOLDING
8.1 - CONDITIONAL SUPPORT
8.2 - CORRECTIONAL UNIT
7.0 - BUILDING SUPPORT
PUBLIC CIRCULATION / CORE
PUBLIC VERTICAL CIRCULATION
PRISONER VERTICAL CIRCULATION
JUDICIAL VERTICAL CIRCULATION
MECH / ELEC / PARKING
Section
IV. Schedule and Process
Overall Schedule

- **DEC '09**
  - DESIGN THRU DESIGN DEVELOPMENT (DD)

- **JULY '10**
  - CONSTRUCTION DOCUMENTS
  - BIDDING

- **NOV '10**
  - ANNEX CONSTRUCTION

- **FEB '13**
  - RENOVATION CONSTRUCTION

- **FEB '14**
  - HVAC UPGRADES OF EXISTING JUDICIAL CENTER

- **DEC '10**
Planning Approval Process

Pre-Application Area Meeting  
8/18/2009

Site Plan Application  
9/4/2009

Post-Application Area Meeting  
10/20/2009 (Tentative)

DRC Meeting  
10/8/2009 (Tentative)

Planning Commission Hearing  
12/2/2009 (Tentative)

Final Approval by City  
1/2010 (Tentative)

Area Meeting presentation materials will be posted on the Montgomery County DGS website.
http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/DIR/OPD.asp
Thank you