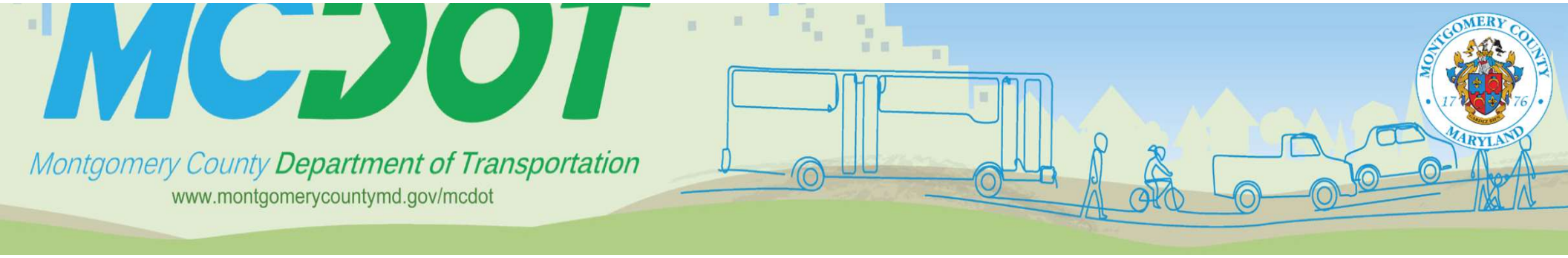


MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF TRANSPORTATION

July 17, 2019

Wheaton Revitalization Presentation to Using Agencies

Agenda

- Master schedule
- Building metrics
- Town Plaza
- Tenants occupying the building
- Update on retail space
- Current construction activities
- Building IT system
- Building security
- Furniture procurement & installation
- Move
- Parking
- Q&A

Rendering of Wheaton Office Building

Rendering Wheaton Town Plaza

Substantial Completion & Milestone Status

• Substantial Completion (Base Building)	May 31, 2020
• Building top-out	July 2019
• Permanent Power	August 2019
• Temporary Weather Tight	October 2019
• Building Envelop	December 2019
• Install Furniture (start)	February 2020
• Data Room & IT	December 2019
• Site Work & Town Plaza	May 2020
• Furniture installation	July 31, 2020
• Move-in	Mid-June to late-August 2020

Wheaton Office Building Metrics

- Class “A” Office Building
- LEED Platinum
- 14-Floors
- 308,000 SF
- Building energy system assisted by Geothermal Field
- Solar Powered (2nd floor rooftop and tower rooftop)
- Green Roofs (2nd floor and tower rooftop)
- Green/living wall (main lobby)
- Destination Elevators
- 4-Level underground parking garage with 397-spaces

Town Plaza

- Substantial Completion - May 31, 2020
- Managed by the Wheaton Regional Services Center / Urban District
- Event planning by RSC
- Town Plaza contiguous with Wheaton Office Bld. Plaza
- Town Plaza to be dedicated to “Mariam Fryer”, lifelong Wheaton activist
- Event stage with Tensile Canopy Cover
- Amphitheater seating
- Artwork
- Elevated walkways to/from Georgia Avenue and WMATA Garage
- Lighting
- Wi-Fi
- Security Cameras
- Emergency Call Stations

Rendering View from Georgia Avenue

Rendering View from Metro

Wheaton Office Building Tenants

- Maryland National Capital Parks and Planning Commission (M-NCPPC)
- Department of Permitting Services (DPS)
- Department of Environmental Protection (DEP)
- Department of Recreation (REC)
- Community Use of Public Facilities (CUPFP)
- Wheaton Regional Services Center (RSC) and Wheaton Urban District
- Health & Human Services (HHS)

Update on Retail Space

- Retail space located on the ground level along Triangle lane
- 12,000 sf of available retail space (currently envisioned as 3-locations)
- Retail coordinated by DGS
- DGS is coordinating with JLL in development of a retail marketing plan
- Target for retail occupation is summer 2020

Current Construction Activities

- 67-percent complete
- Building topped-out July 2019
- Exterior Sheathing installation to 11th floor
- Window installation to 9th floor
- Mechanical, electrical, piping underway to 7th floor
- Sprinkler system underway to 5th floor
- Interior wall framing floors 2-6
- Foundations and underground utilities at Town Plaza
- Utility undergrounding
- Garage lighting and piping well-underway

View from Camera atop Safeway

www.wheatonproject.com

View from Reedie Drive

Rooftop of Penthouse

Forming for the Cooling Tower

View of the Wheaton “Triangle” from Building

Interior Wall Framing started floors 2-6

Building IT

- Designed, managed, and coordinated by DTS
- Installing a Passive Optical Network (PON)
- PON will carry:
  - All computer data traffic
  - Building Automation System
  - Security Cameras
  - Access Control System
  - Internet
  - Telephony
  - Cable TV
  - Building and Plaza Wide Wi-Fi
- Distributed Antenna System (DAS) for cell service
- Distributed Antenna System (DAS) for Emergency signal (800MHz)

Building Security

- Building owned, operated, and secured by M-NCPPC
- Lobby
  - Visitor Management System (VMS) planned by M-NCPPC
  - Lobby will include a Kiosk with Concierge for visitor assistance
  - Observed and recorded 24/7 by security cameras
  - Destination Elevator controlled access
- County offices
  - Security coordinated with Using Agencies reviewed by County Security
  - Office building incudes 160-strategically located security cameras
  - Door Access Controls System coordinated with Using Agencies to manage and control public access
  - Building includes >50 Panic Buttons per Using Agency request
- PLD Garage
  - Patrolled and secured by Parking Lot District (PLD) Security
  - 62- Cameras observing and recorded 24/7
  - Access Control System

Furniture
Design, Procurement & Installation

- Design, procurement, and installation by project Developer
- Includes systems furniture, task chairs, loose furniture, and ancillary furniture
- Coordinated with Using Agencies
- Contract awards following “best-value” determination(s)
- Installation of systems furniture to begin February 2020
- Systems furniture to be coordinated with Use & Occupancy permit
- All furniture installed by July 31, 2020 and coordinated with move-in schedule

Move-in

- JK Office Movers currently under contract to County
- Wheaton PM coordination with JK underway
- JK currently test-fitting existing office furniture to new offices
- Move will commence mid-June 2020 and extend to late-August 2020
- Furniture to moved has been inventoried, measured, and test fitted
- Coordination with Using Agencies underway
- Need to meet next with DPS, HHS, REC, RSC/UD
- First draft of move-schedule under development
- Using Agency “Continuity of Operations” will be highest-priority
- Most moves on weekends
- Move will generally follow floor-by-floor U&O

Parking Management Plan

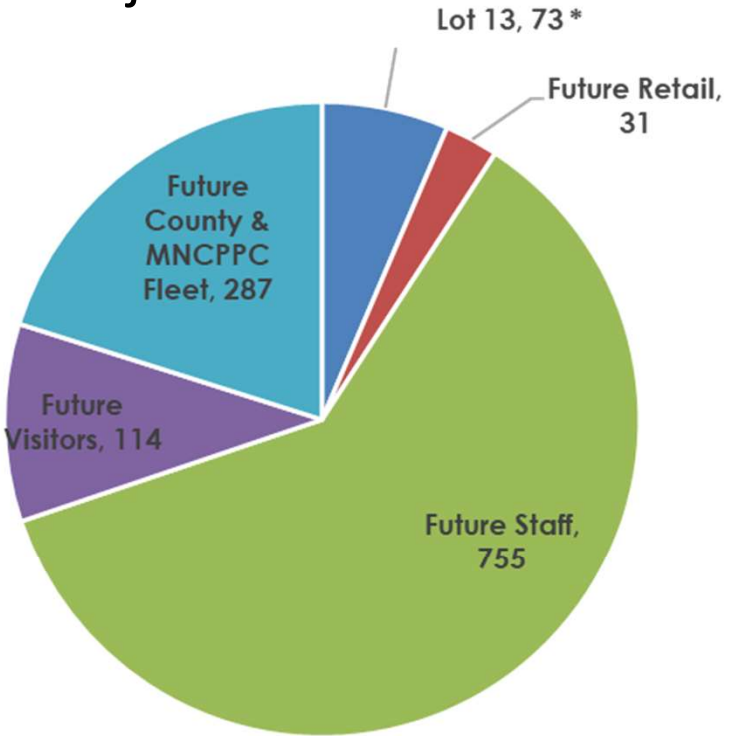
Parking Management Plan

- Parking Study was conducted in 2016
  - Factors that were used in study:
    - Existing parking demand (prior to Lot 13 closure)
    - Future parking demand generated by building
      - New Retail (12,000 s.f.)
      - New Employment (981 employees) - 621 County Employees
      - New Visitors (157,100 annual visitors)
      - New Fleet (287 vehicles) - 228 County Fleet

Parking Management Plan

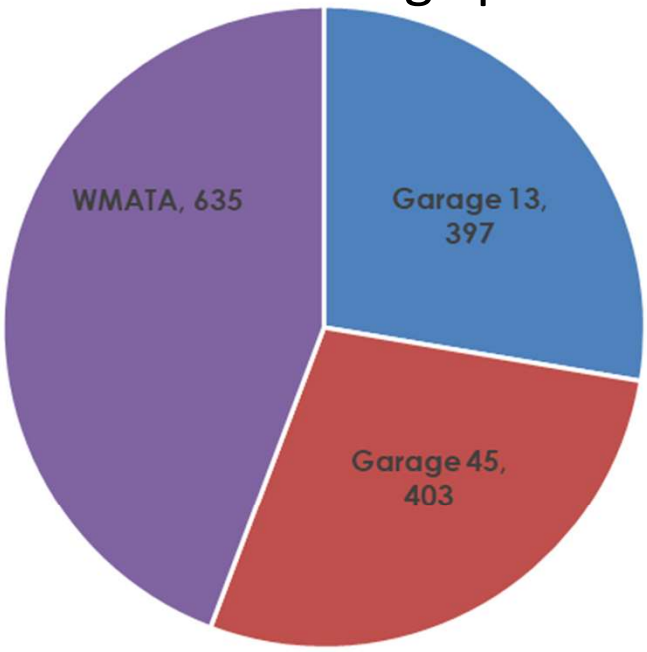
- Study Results

- Projected Peak Demand



Total spaces needed to meet Demand = 1,260

- Projected Number of Available Parking Spaces

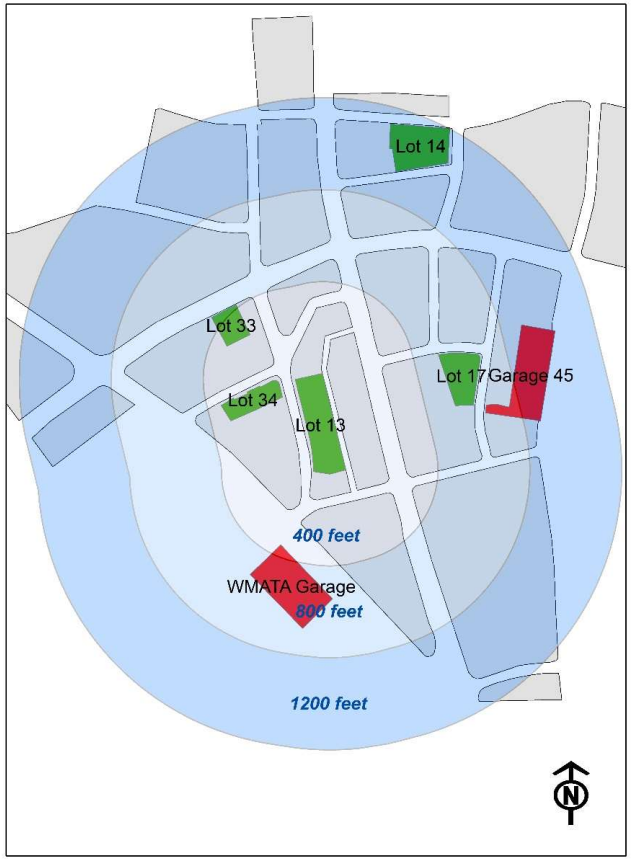


MCDOT Parking Availability = 800
WMATA Parking Availability = 635

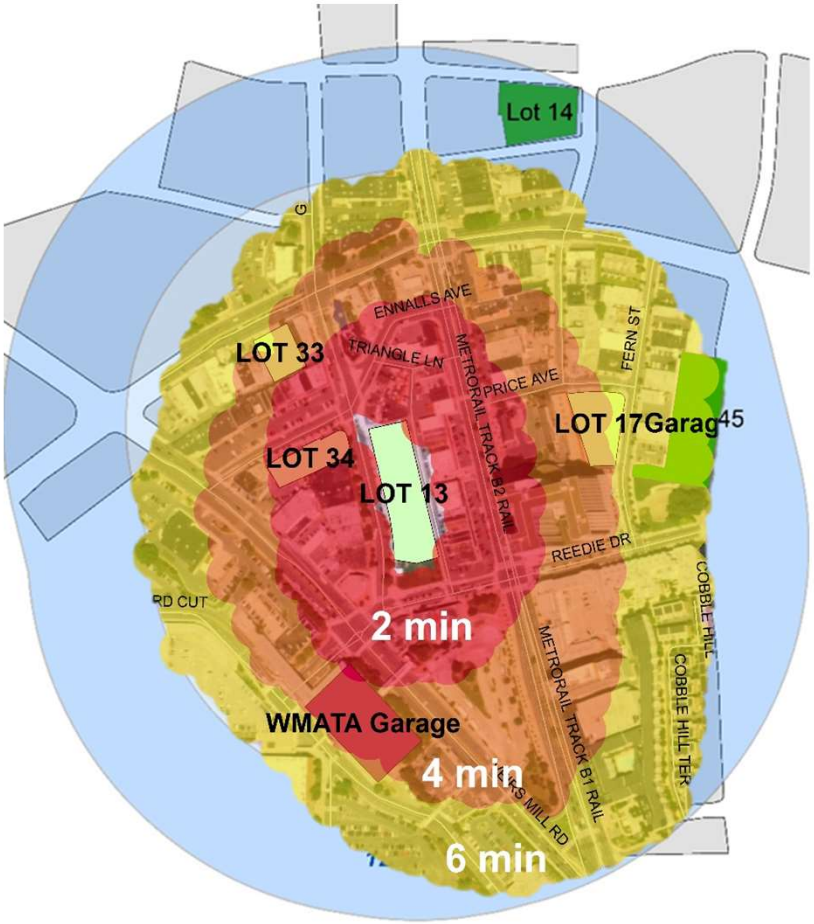
Total Parking Spaces Available = 1,435

Parking Management Plan

- Where is everyone going to Park?
  - New- 397 Space Public Parking Garage
    - 4 levels
    - 3 levels of public parking
    - 1 level of County employee parking
  - 610 space Amherst Ave Garage (Garage 45)
    - 7 levels
    - 2 ½ levels of public parking
    - 4 ½ levels of County employee parking
  - 977 space WMATA Garage



Parking Management Plan

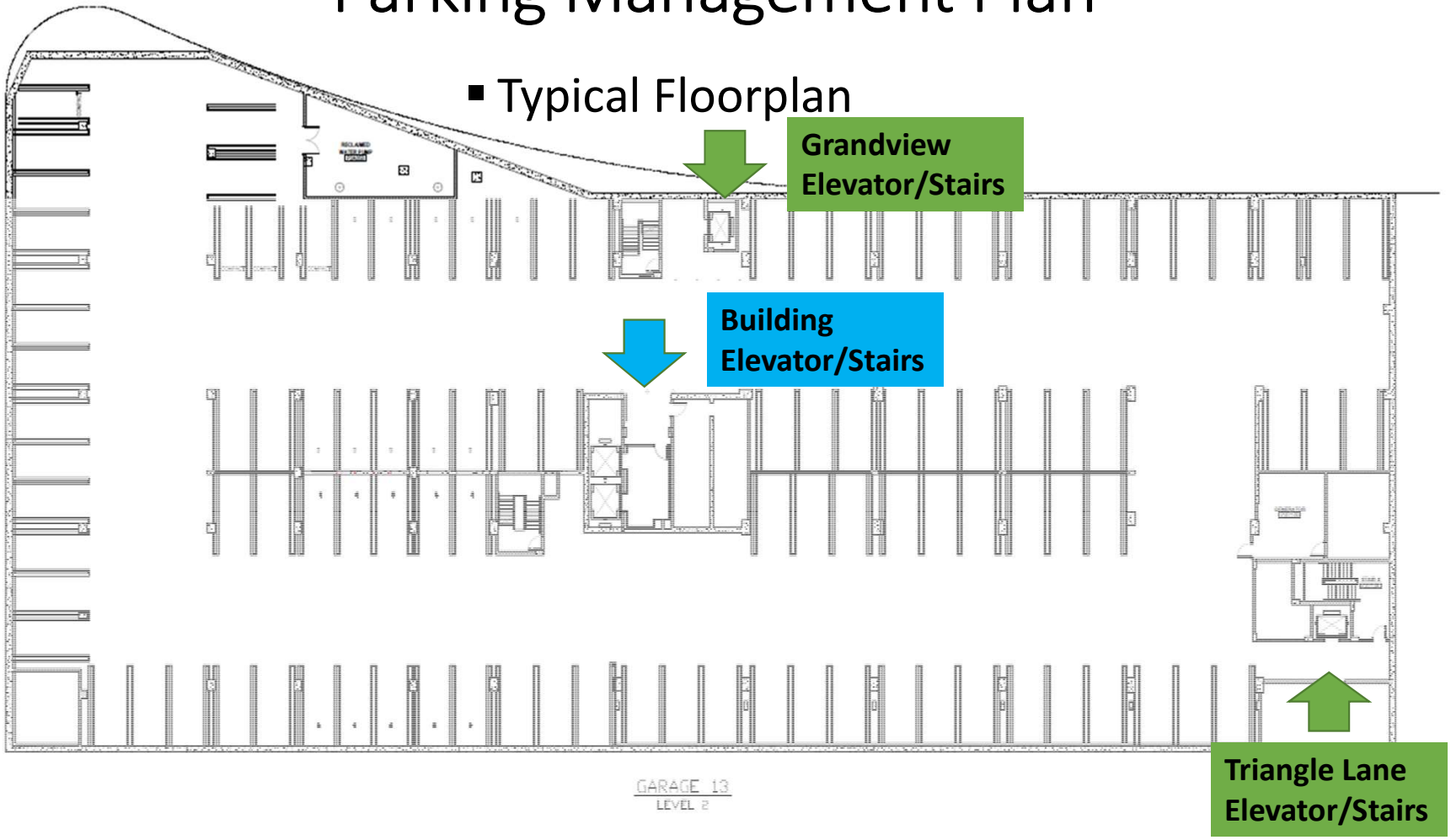


Parking Management Plan

- Parking Management
  - County Employees
    - Managed same way as “Rockville Core” program
    - Will be issued parking access based on grade and seniority
    - Will be assigned parking at Garage 13 or Amherst Garage (Garage 45)
  - County Fleet
    - County is finalizing a lease for 230 spaces in WMATA Garage

Parking Management Plan

- Typical Floorplan



Parking Security Plan

Parking Security Plan

- New- 397 Space Public Parking Garage
  - Security Cameras and Emergency Phones
  - PLD security patrols in vehicles and on foot
- 610 space Amherst Ave Garage (Garage 45)
  - Security Cameras
  - PLD security patrols in vehicles and on foot
- 977 space WMATA Garage
  - PLD has agreed to vehicle security patrol
  - WMATA is adding Security Cameras and Emergency Phones

Q&A