



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Date: 12/4/2008
Agenda Item # 5

DATE: November 26, 2008
TO: Montgomery County Planning Board
VIA: Michael F. Riley, Deputy Director of Parks *MR*
FROM: Daniel Hertz, SilverPlace Project Manager
Department of Parks *DH*
SUBJECT: SilverPlace
A. Approval of Development Process
B. Approval of Major Program Elements

A) STAFF RECOMMENDATIONS:

- A. Approval of the SilverPlace development process outlined in the development schedule attached as Exhibit A.
- B. Approval of a development program which will include (1) approximately 150,400 gross square feet of office and public space, and area for daycare facilities, and (2) additional area for a limited number of parking spaces.

B) BACKGROUND:

Development Process

On October 23, 2008, the Planning Board directed staff to cease negotiations with SilverPlace, LLC and to proceed with the SilverPlace project as: (1) a public works project with respect to the Planning Commission headquarters building; and (2) a sale of excess property with respect to the residential portion of the site. The Planning Board emphasized that the future development of the SilverPlace site must be accomplished in accordance with the plan developed through the SilverPlace charrette process (Charrette Plan).

Pursuant to the Planning Board's direction, staff formulated the development process outlined in Exhibit A and is seeking the Board's approval of this process. A more detailed explanation of the proposed development process may be found in Section C, "Development Plan Description."

Development Program

On July 31, 2008, the Planning Board approved the Charrette Plan to serve as the basis for (1) the Construction Appropriation request to the Montgomery County Council and (2) the initiation of the Montgomery County land use regulatory process. The basic development program for the new Montgomery Regional Office (MRO) consists of a 7-story wing (the Tower) connected by an atrium to a 3-story wing (the Public Space). This program approved by the Planning Board consisted of 139,700 gross square feet based on an extensive study of existing and prospective space needs conducted in 2007. The program was later refined to approximately 137,400 gross square feet.

The Tower will be constructed in the open area between the existing MRO and Planning Place and the Public Space is to be constructed on the site of the existing MRO. Because the existing MRO will have to be demolished, a construction must be phased:

- The first phase will be the construction of the Tower.
- Once the Tower is complete, staff will be moved into the Tower from the existing MRO and most of the other facilities to be consolidated into the new facility. The Tower may be the temporary location of the hearing room, or alternatively, the Planning Board could lease space at another location until the Public Space phase is ready for occupancy.
- After the existing MRO has been vacated and any necessary environmental remediation has been conducted, this building will be demolished.
- The Public Space phase will then be built and occupied.
- Finally (if required), part of the Tower phase will be retrofitted.

Two programmatic issues, the inclusion of parking and/or daycare, remain unresolved, and staff is requesting the Planning Board's direction with respect to these matters. Section D of this memo, "Development Program Issues," describes these matters in more detail.

The programmatic matters discussed in this memorandum must be resolved in order to complete the estimate of the building's development cost and prepare an appropriation request. Staff is in the process of completing cost estimates for the various program options presented in this memorandum and will be prepared to discuss them at the Planning Board meeting scheduled for December 8, 2008.

C) DEVELOPMENT PLAN DESCRIPTION:

The development plan process is shown in summary form on the Gantt chart attached as Exhibit A (page no. Circle 9). Each of the tasks shown in the Gantt chart has numerous subtasks. The following provides an expanded description of the elements comprised in the summary tasks displayed in Exhibit A:

- LLC Negotiations Conclusion (October – December 2008)
 - Advise SilverPlace, LLC and the public of the decision to cease negotiations
 - Conduct a public meeting to convey the Commission's commitment to the Charrette Plan
 - Obtain all "due diligence" material
 - Pay outstanding invoices

- Development Process Approval (October – December 2008)
 - Formulate a development process in accordance with the Planning Board’s direction
 - Present the proposed development process to the Planning Board and obtain concurrence
- Program, Budget & Appropriation Package Approval (October – December 2008)
 - Complete program and budget options and present to the Planning Board for approval
 - Prepare and obtain the Planning Board’s approval of a Project Description Form (PDF) consistent with the approved program options and budget
- Architectural & Engineering Support (November – December 2008)
 - Arrange for the continuance of core architectural and engineering services to support the Construction Appropriation request
- County Council Funding Authorization (November 2008 – January 2009)
 - Coordinate the submission and review of the Construction Appropriation request with County Council and County Executive staff
 - Submit the Construction Appropriation request to County Council and County Executive (December 2008)
 - Conduct County Council public hearings (January 2009)
 - Obtain final approval (January 2009)
- Development Manager Selection & Engagement (November 2008 – February 2009)
 - Prepare the Development Manager Request for Proposals and the selection criteria
 - Advertise
 - Obtain and evaluate proposals; recommend a Development Manager to Planning Board
 - Obtain the Planning Board’s approval of the Development Manager selection and engage the Development Manager
- Financing (November 2008 – November 2009)
 - Review financing alternatives with Montgomery County staff and bond advisors
 - Determine affordability limit and operating budget impact
 - Obtain short-term funding upon the County Council’s approval of the Construction Appropriation
 - Obtain construction and permanent funding upon completion of Design Development documents (November 2009, as described below)
- Design (December 2008 – September 2010)
 - Form Design Review Team prior to initiation of Schematic Design (December 2008)
 - Prior to the County Council’s Construction Appropriation approval, prepare concept plan clarifications as needed (January 2009)
 - Upon engagement of the Development Manager, select and engage additional architectural and engineering support (February 2009)
 - Produce Schematic Design documents and obtain the Planning Board’s approval (February – July 2009)
 - Produce Design Development documents and obtain the Planning Board’s approval (July – November 2009)
 - Produce Construction Documents and obtain the Planning Board’s approval (November 2009 – September 2010)

- Development Approval (December 2008 – January 2010)
 - Conduct public meetings throughout the Development Approval process
 - Prepare and submit the Project Plan application material for the entire site (March 2009)
 - Obtain Project Plan approval (June 2009)
 - Prepare and submit the Preliminary Plan of Subdivision and Site Plan application material (August 2009)
 - Preliminary Plan of Subdivision application for the entire site
 - Site Plan application for the headquarters parcel
 - Obtain Preliminary Plan of Subdivision and Site Plan approvals (December 2009)
 - Obtain Certified Site Plan approval for the headquarters site (December 2009)
 - Obtain Record Plat approval for the headquarters site (January 2010)
- Building Permits (May 2009 – December 2010)
 - Conduct preliminary reviews with utility companies, Montgomery County Department of Transportation, and State Highway Administration
 - Upon completion of the 80% Construction Documents, file for building permit review
 - Obtain building permits
- Construction (July 2010 – March 2014)
 - *Note: Construction periods are preliminary and will be revised according to input from the Development Manager*
 - Prior to the beginning of the construction period, obtain bids based on 80% Construction Documents (July – August 2010)
 - Obtain bids, select the General Contractor, negotiate the construction contract, and obtain approval (August – October 2010)
 - Upon approval of the building permits, conduct construction mobilization and sitework phases (December 2010 – April 2011)
 - Construct the Tower phase (April 2011 – August 2012)
 - Upon vacating the existing MRO, demolish the building and conduct environmental remediation as required (October – November 2012)
 - Construct the Public Space phase (December 2012 – November 2013)
 - Retrofit part of the Tower phase, if required (December 2013 – March 2014)
- Occupancy
 - Move staff into the Tower phase (August – October 2012)
 - Move staff into the Public Space phase (December 2013)
 - Move staff into the retrofitted part of Tower phase, if required (March – April 2014)

D) DEVELOPMENT PROGRAM ISSUES:

The new MRO will be designed in accordance with the Charrette Plan and will be constructed in three sections. The Tower, a 7-story building, will house most of the MRO office functions with service areas and some public space located on the lower two floors. The Public Space wing will include the Planning Board's hearing room and related functions, other public space, and some office space. An atrium containing a lobby and reception area will link the Tower and Public Space.

The site slopes generally downward from Georgia Avenue, causing some part of the lowest level, the P1 level, to be below grade. The Tower will have seven stories above grade at the

intersection of Planning Place and Georgia Avenue and eight stories above grade at its corner farthest away from Georgia Avenue.

The building will be constructed as a Class A office building and will be designed to meet Leadership in Energy and Environmental Design (LEED) Gold standards.

Construction of the MRO will be staged so as to minimize staff moves. The Tower will be built during the first stage of construction. When this phase is ready to be occupied, staff will move from the existing MRO, additional staff may be relocated from the Dedrick Annex, the Spring Street Annex, or Parkside, and a temporary hearing room will be built in the Tower. Alternatively, the need for temporary hearing room space may be satisfied by securing space at an off-site location.

Once the existing MRO has been vacated, it will be demolished, any environmental remediation will be done, and the Public Space wing and atrium will be constructed.

Four programmatic options for the new MRO are shown in Exhibit B, "SilverPlace Concept Plans" (page no. Circle 10). Each option accommodates the present and prospective space needs for staff and public uses and a limited amount of parking. Two of the options provide space that may be programmed as a daycare facility. One option provides additional parking in a sub-level.

Option 1 represents the basic program without additional parking or daycare facilities. Option 2 incorporates room for a daycare facility. Option 3 represents an increased number of parking spaces without excavating another sub-level, but no daycare facility. Option 4 includes room for a daycare facility and increased parking in another underground level.

Daycare

Daycare facilities would serve M-NCPPC employees and, space permitting, the general public. According to data included in the General Services Administration "Child Care Center Design Guide," the 12,000 gross square foot floor area allocated to a daycare facility in the Options 2 and 4 would accommodate approximately 100 children. In comparison, the minimum requirements to support a commercial daycare operation (estimated in the same publication to be 74 children) would translate into approximately 8,700 gross square feet of floor area.

Parking

None of the options provides employee parking. Employees will be encouraged to use public transportation or park in Montgomery County Garage 2 adjacent to the MRO site. Three of the four options provide seven to 13 parking spaces on the P1 level. One option provides 50 parking spaces in a P2 level below the P1 level under the Public Space wing. The other three options do not have a P2 level. Indoor parking spaces could be used for fleet vehicles, carpools, or assigned parking.

Each of these options is discussed in more detail below.

Option 1 – No Daycare, Minimum Parking at Level P1

This option, shown in a sectional view on Sheet 1.1 (page no. Circle 11), is consistent with the Commission's needs as expressed in the Program of Requirements. It provides 140,951 gross square feet of programmable area, i.e., the gross amount of building area less rooftop mechanical rooms and indoor parking. The gross floor area of Option 1 is 3,534 square feet, or 2.5 percent, greater than the 137,417 gross square feet called for in the Program of Requirements. The slight

excess in floor area permits the architects to use standard column spacing in the building's design and will provide for more interior design flexibility.

As displayed on Sheet 1.2 (page no. Circle 12), the portion of the P1 level under the Tower will incorporate an employee entrance, service facilities (e.g., a loading dock and file storage), seven parking spaces, and a parking entrance from Planning Place. The part of the P1 level under the atrium and the Public Space wing will be open to the park between the new MRO and the residential parcel. This space will provide a public entrance to the building and approximately 12,000 gross square feet of office space.

The first floor that is completely above grade, Level 1 as shown on Sheet 1.3 (page no. Circle 13), includes the majority of the building's public uses such as, reception and public information desks, a lobby, the hearing room, a pre-function room, public meeting rooms, a park permits office, a resource library, a lunch room, a copy center, a credit union office, a security desk, and workrooms. The Public Space wing does not extend above Level 1. This is one floor less than the Public Space wing height shown in the Charrette Plan.

Sheets 1.4 and 1.5 (page nos. Circle 14 – 15) illustrate the remaining above-grade floors.

Option 2 – Daycare, Minimum Parking at Level P1

At the Board's direction, the Concept Plans have been modified to include an optional area to accommodate a daycare center as displayed on Sheets 2.1 through 2.6 (page nos. Circle 16 – 21). In this option, the 12,000 gross square foot daycare center has been placed on the P1 level in the Public Space wing, opening onto the park. All but 2,569 gross square feet of the P1 level office space shown in Option 1 has been displaced to a new floor over the hearing room in the Public Space wing, thereby reducing the excess amount of floor area from 3,534 square feet to 965 square feet. The atrium height has been increased by one floor, and the seven P1 level interior parking spaces remain. The additional floor on the Public Space wing conforms to the building height shown in the Charrette Plan.

Option 3 – No Daycare, Maximum Parking at Level P1

Option 3 contemplates a desire for more than seven parking spaces coupled with a desire to minimize the building's cost by avoiding additional excavation expense. Sheets 3.1 through 3.5 (page nos. Circle 22 – 26) illustrate one way this might be accomplished.

A comparison of Options 3 and 1 shows an increase of six parking spaces resulting from an extension of the parking area under the Tower. The total of 13 parking spaces has been achieved by displacing file and storage areas from their location under the Tower to a new location under the atrium. This reconfiguration reduces the excess floor area to 1,034 gross square feet. The upper floors remain the same.

Option 4 – Daycare, Parking at Level P2

Option 4, as shown on Sheet 4.1 (page no. Circle 27), incorporates the daycare and office space locations in the Public Space wing as in Option 2, and adds a new underground level, the P2 level, to be used for parking. The P2 level, shown on Sheet 4.2 (page no. Circle 28), accommodates 50 parking spaces in 23,900 gross square feet of space which would accommodate only 50 parking spaces – an average of 478 square feet per space. Sheet 4.3 (page no. Circle 29) illustrates that most of the P1 level parking area of Option 1 has been converted to a ramp leading to the P2 level. This reconfiguration reduces the excess floor area to 1,765 gross

square feet. The construction premium for the 50-space sublevel has been estimated at \$3.3 million, or approximately \$65,000 per underground parking space.

Summary

The four options presented above may be summarized as:

Summary of SilverPlace Program Options				
Program Item	Option 1	Option 2	Option 3	Option 4
Office & Public Area	140,951 gsf	138,382 gsf	138,451 gsf	139,182 gsf
Area per POR	137,417 gsf	137,417 gsf	137,417 gsf	137,417 gsf
Excess	3,534 gsf	965 gsf	1,034 gsf	1,765 gsf
Daycare	-0-	12,000 gsf	-0-	12,000 gsf
Parking	7 spaces	7 spaces	13 spaces	50 spaces
Tot. Program Area	140,951 gsf	150,382 gsf	138,451 gsf	151,182 gsf
Gross Building Area*	149,451 gsf	158,882 gsf	149,451 gsf	182,782 gsf

* Includes parking and rooftop mechanical areas

Conclusion

Options 1 and 3 require the smallest amount of gross building area, and presumably cost less than the other options. However, they do not provide the ability to include daycare facilities in the new MRO. Option 4 involves the costly excavation of a 23,900 square foot sublevel. Option 2 provides the ability to reserve space for a daycare facility, but does not offer a great deal of extra space for design flexibility.

It appears that some of the features of Options 2 and 3 could be combined to achieve a desirable outcome. Under such a combination, the Public Space wing would house a daycare facility and have a floor of offices above the hearing room similar to Option 2. The parking area on the P1 level under the Tower could be expanded to include some or all of the spaces shown in Option 3, reserving some space for design flexibility. Under such a combination, the total program area should be approximately 150,400 square feet including the daycare facility. It appears that the size of the daycare facility could be reduced and still fall within the parameters of the area needed to operate feasibly, thereby leaving additional area for design flexibility. This is a matter that should be investigated during the Schematic Design phase. The cost of the building should be approximately that of the cost of Option 2.

Preliminary cost estimates have been obtained from two well-experienced independent sources and staff is in the process of refining them to meet the program options described above. Pending program decisions, staff will be able to report more fully on development costs on December 8, 2008 and present the documentation required to transmit the Construction Appropriation request to the Montgomery County Council.

E) RECOMMENDATION

Staff recommends that the Board approve of a development program which will include (1) approximately 150,400 gross square feet of office space, public space, and daycare facilities and a limited number of parking spaces, and (2) additional area for a limited number of parking spaces.

ATTACHMENTS

Exhibit A – SilverPlace Development Schedule

Exhibit B – SilverPlace Concept Plans

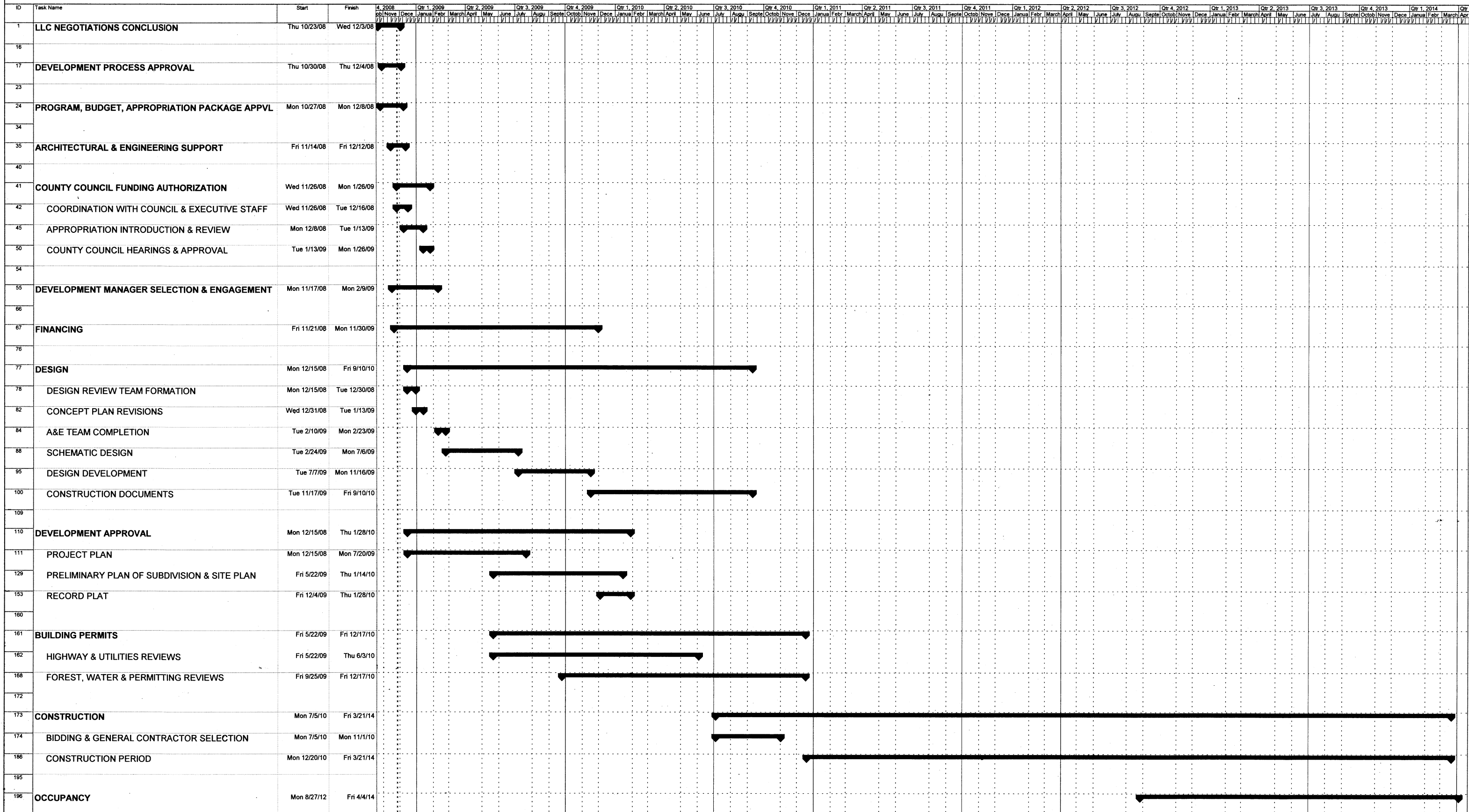


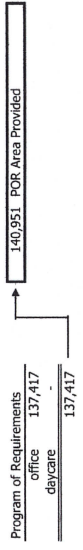
Exhibit B

SilverPlace Concept Plans

OPTION 1 - NO DAYCARE WITH MINIMUM PARKING AT P1

Overall Height	Finish Floor Elevation	Floor to Floor Height No.	No. 7' Risers	Tower	Area	
					Wing	Total
108.02	448.0	0.00	PHR	-	-	-
89.52	429.5	18.50	R	5,000	-	5,000
	416.1	13.42	7	14,585	-	14,585
	404.4	11.67	6	15,300	-	15,300
	392.8	11.67	5	14,585	-	14,585
	381.1	11.67	4	15,300	-	15,300
	369.4	11.67	3	14,585	-	14,585
	357.8	11.67	2	15,300	392	15,692
	342.0	15.75	1	14,062	13,200	27,262
Grade	331.5	10.50	P1	14,060	13,082	27,142
				Service / Office / Parking		149,451
				Program of Requirements		140,951
				office		137,417
				daycare		137,417

Note: P1 parking area = 3,500 sf

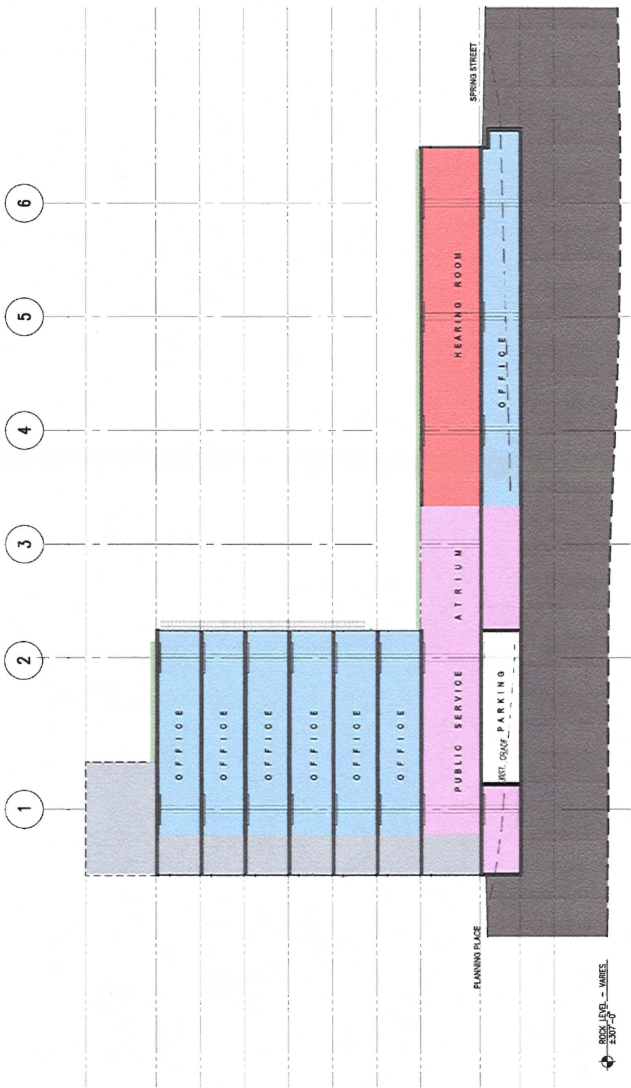


- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF

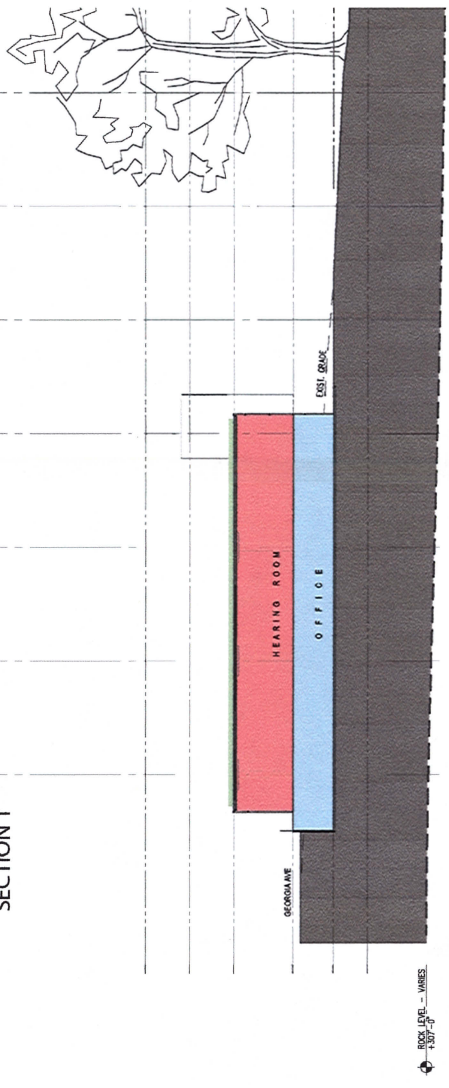


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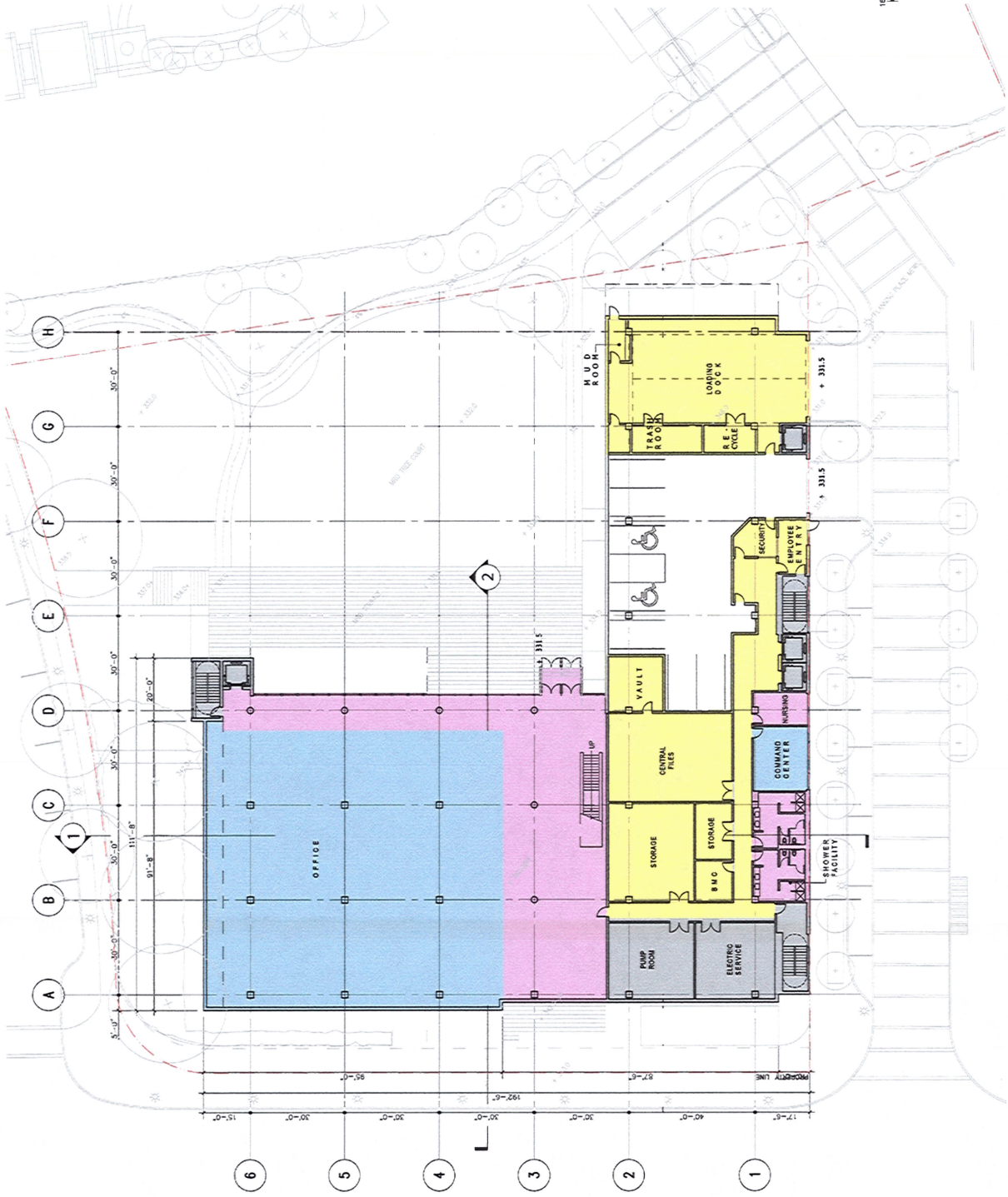


SECTION 1



SECTION 2

CONCEPTUAL BUILDING SECTIONS
OPTION 1



- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF

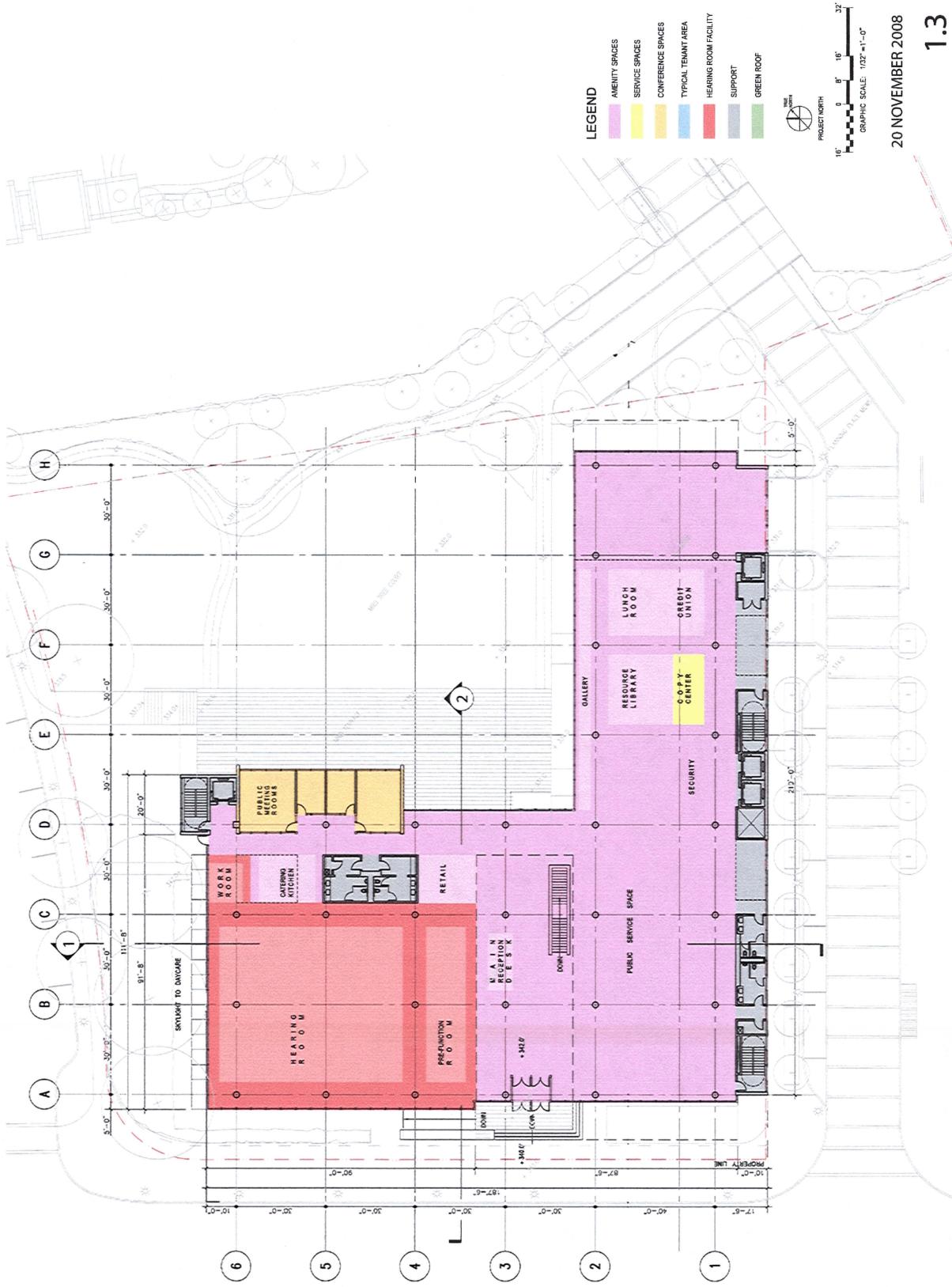
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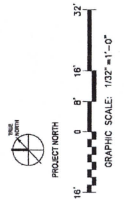
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CONCEPTUAL P1 LEVEL PLAN
 OPTION 1





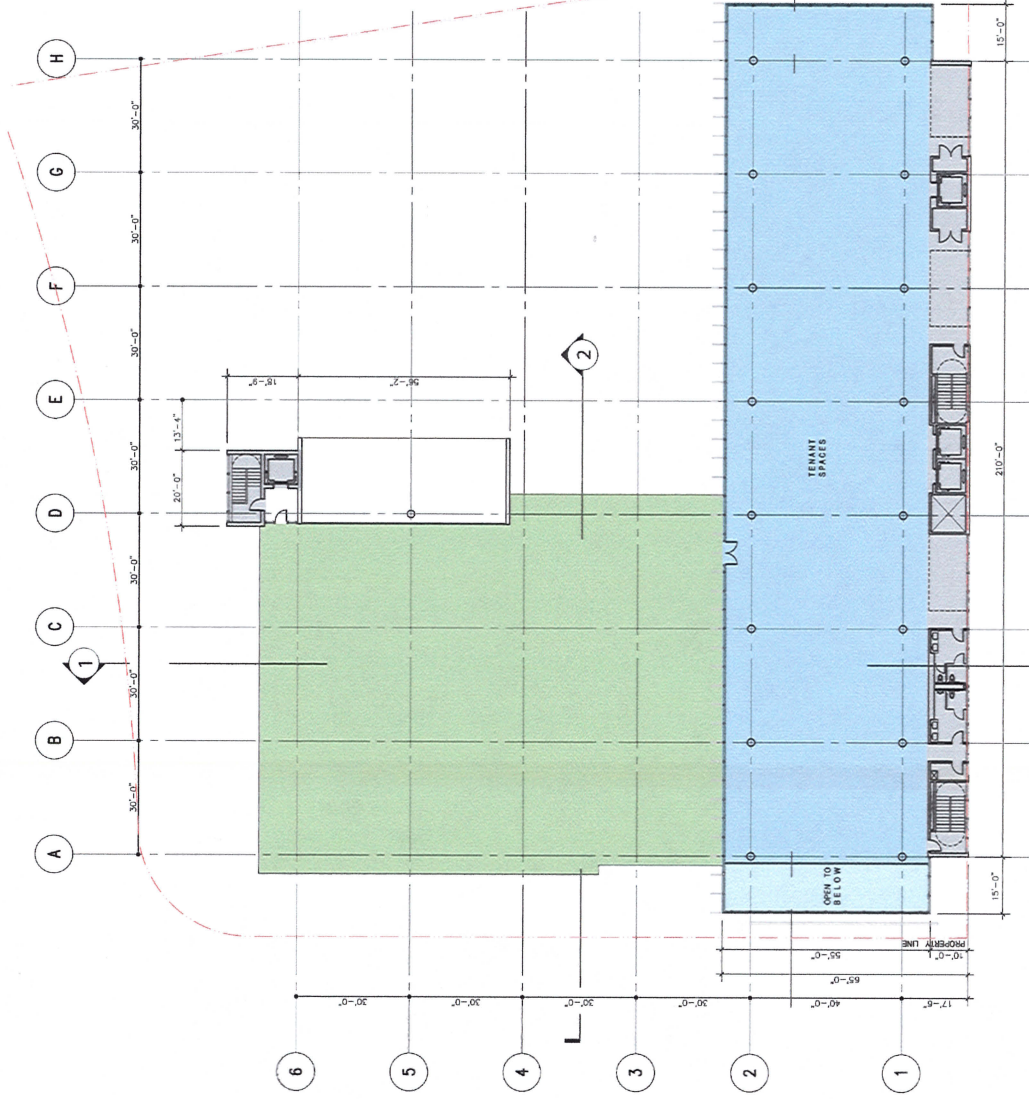
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- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



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1.3

CONCEPTUAL FIRST FLOOR PLAN
OPTION 1

13



LEGEND

- AMENITY SPACES
- SERVICE SPACES
- CONFERENCE SPACES
- TYPICAL TENANT AREA
- HEARING ROOM FACILITY
- SUPPORT
- GREEN ROOF

PROJECT NORTH

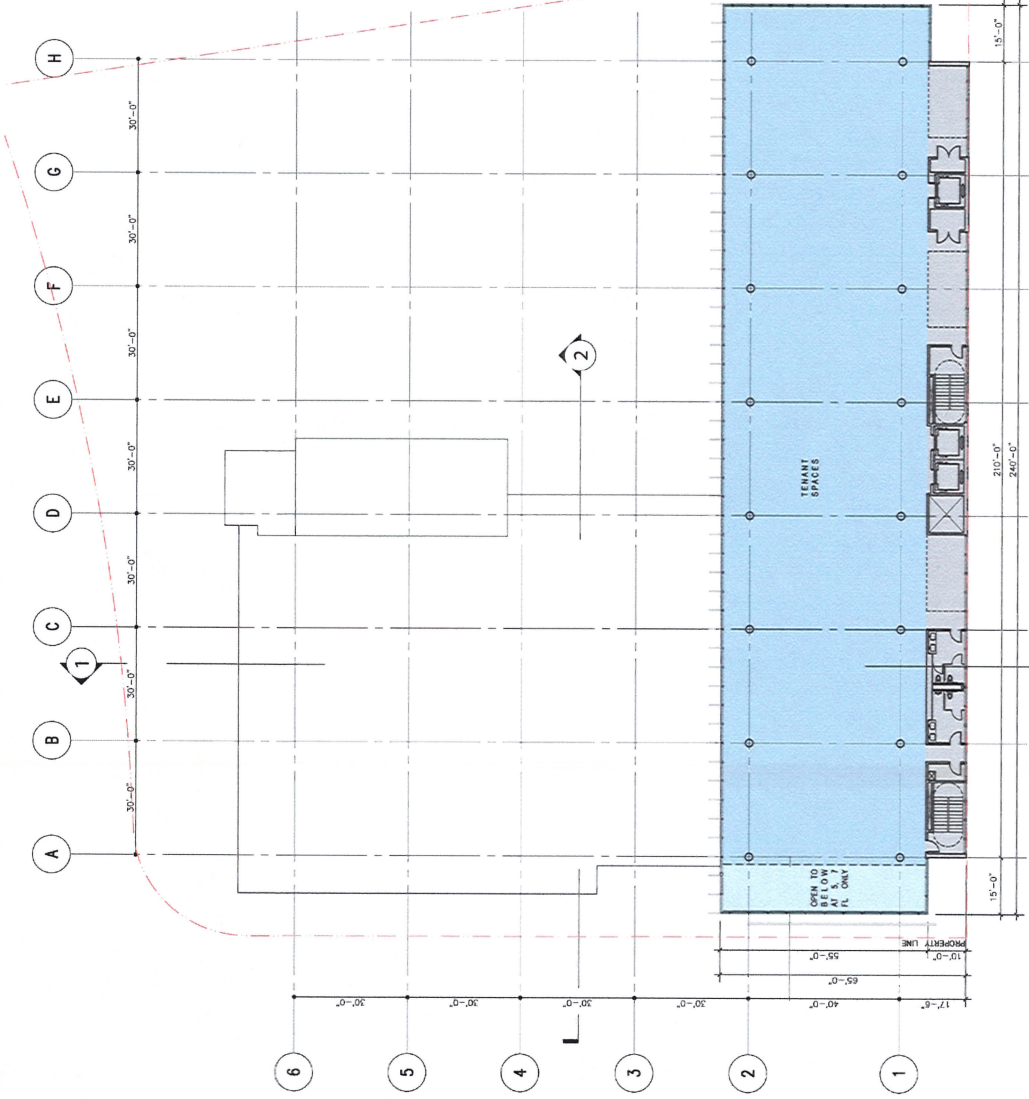
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0 8' 16' 32'

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1.4

CONCEPTUAL SECOND FLOOR PLAN
OPTION 1

14



LEGEND

- AMENITY SPACES
- SERVICE SPACES
- CONFERENCE SPACES
- TYPICAL TENANT AREA
- HEARING ROOM FACILITY
- SUPPORT
- GREEN ROOF

GRAPHIC SCALE: 1/32" = 1'-0"

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1.5

CONCEPTUAL TYPICAL FLOOR PLAN [3-7]
 OPTION 1



15

OPTION 2- DAYCARE WITH MINIMUM PARKING AT P1

MRO

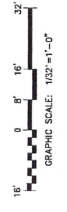
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108.02	448.0	0.00	PHR				
89.52	429.5	18.50	R	23.0	5,000	-	5,000
	416.1	13.42	7	20.0	14,585	-	14,585
	404.4	11.67	6	20.0	15,300	-	15,300
	392.8	11.67	5	20.0	14,585	-	14,585
	381.1	11.67	4	20.0	15,300	-	15,300
	369.4	11.67	3	20.0	14,585	392	14,977
	357.8	11.67	2	20.0	15,300	9,431	24,731
	346.0	11.67	1	27.0	14,062	13,200	27,262
Grade	340.0						
	331.5	10.50	P1	18.0	14,060	13,082	27,142
							158,882
							Gross Building Area

Program of Requirements	
office	137,417
daycare	32,000
	149,417

Note: P1 parking area = 3,500 sf

LEGEND

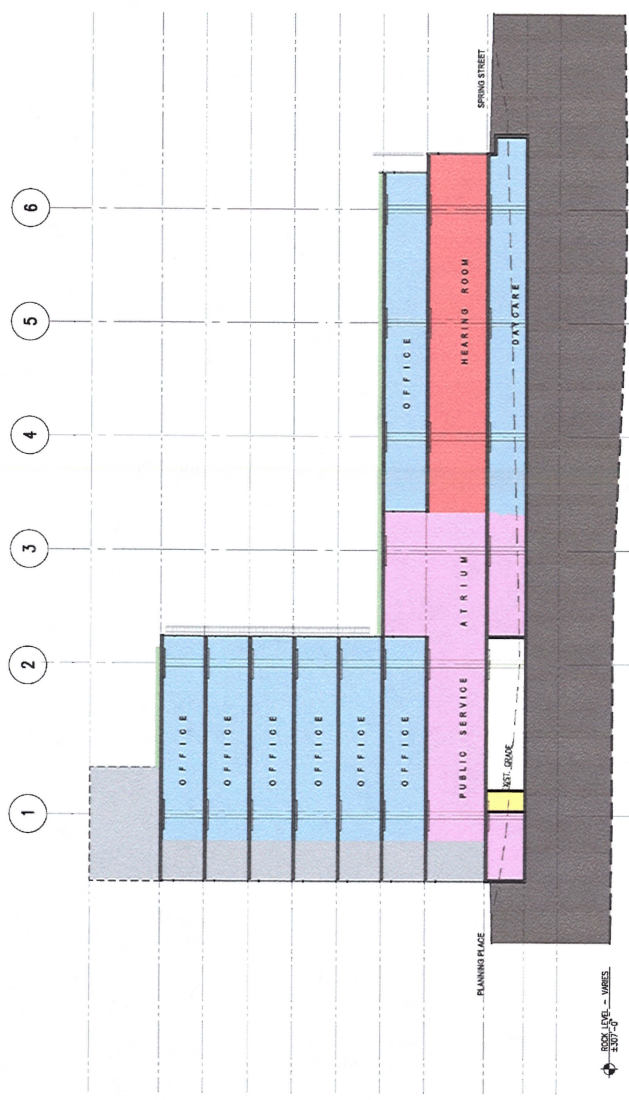
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- SERVICE SPACES
- CONFERENCE SPACES
- TYPICAL TENANT AREA
- HEARING ROOM FACILITY
- SUPPORT
- GREEN ROOF



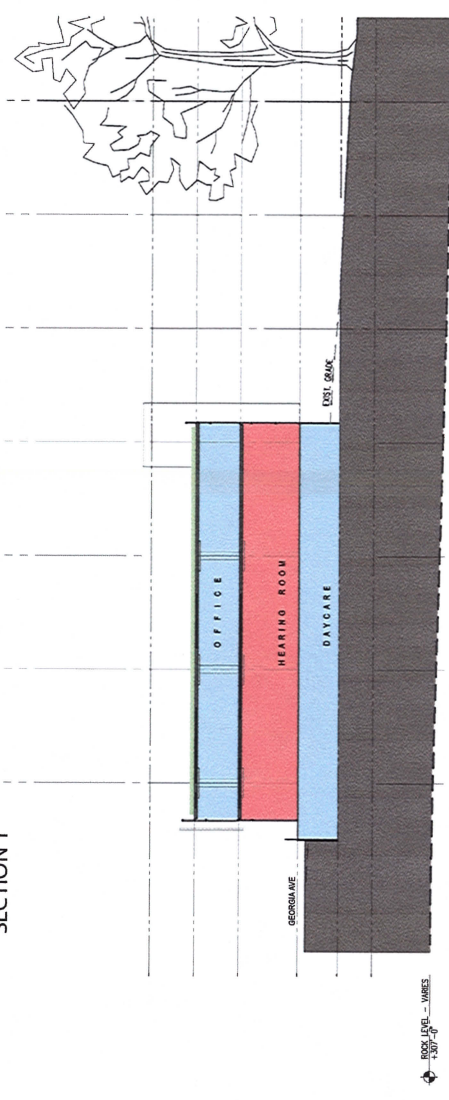
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16



SECTION 1



SECTION 2

CONCEPTUAL BUILDING SECTIONS
OPTION 2



LEGEND

- AMENITY SPACES
- SERVICE SPACES
- CONFERENCE SPACES
- TYPICAL TENANT AREA
- HEARING ROOM FACILITY
- SUPPORT
- GREEN ROOF

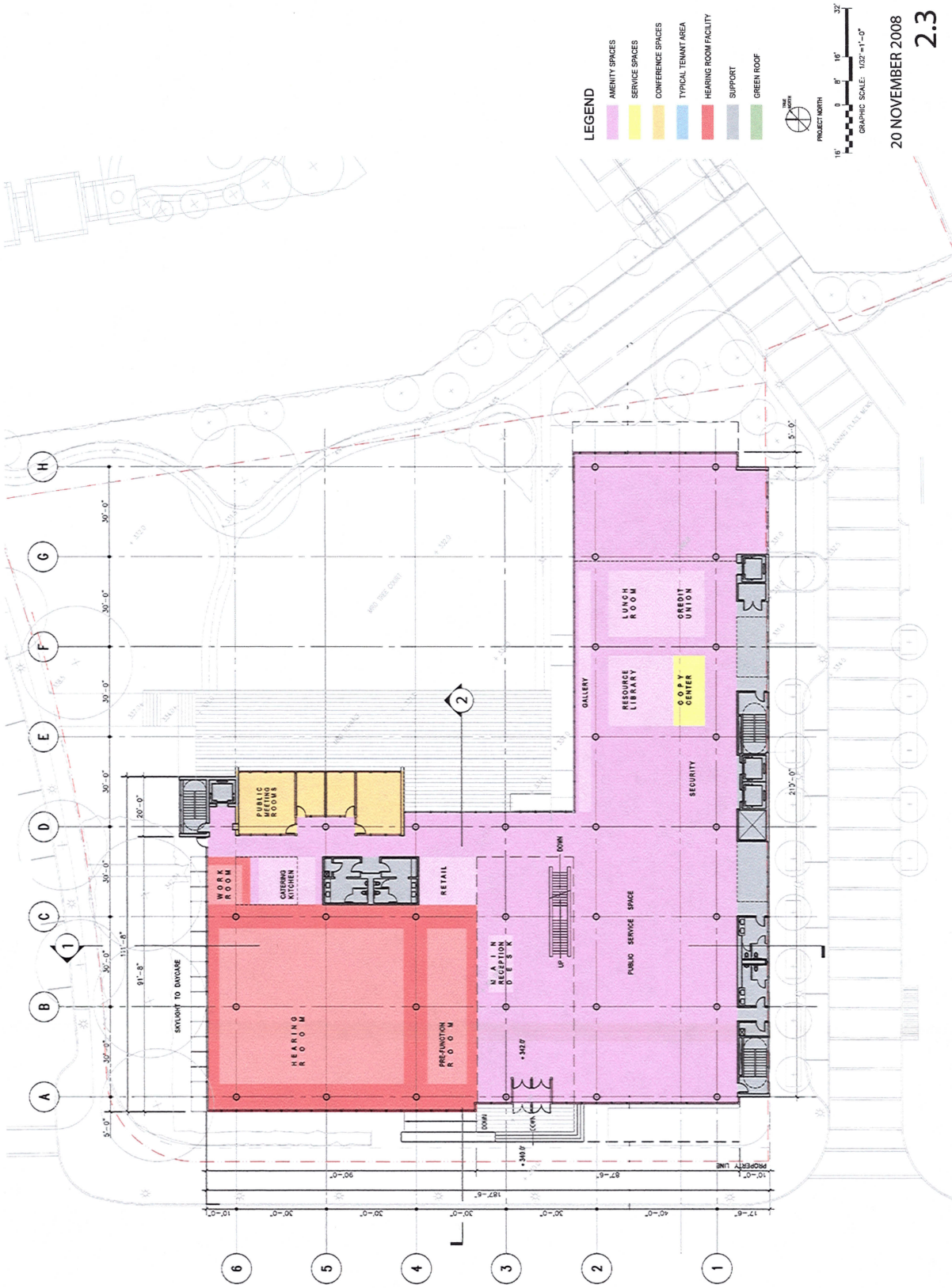
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2.2

CONCEPTUAL P1 LEVEL PLAN
OPTION 2



LEGEND

- AMENITY SPACES
- SERVICE SPACES
- CONFERENCE SPACES
- TYPICAL TENNIS AREA
- HEARING ROOM FACILITY
- SUPPORT
- GREEN ROOF

PROJECT NORTH

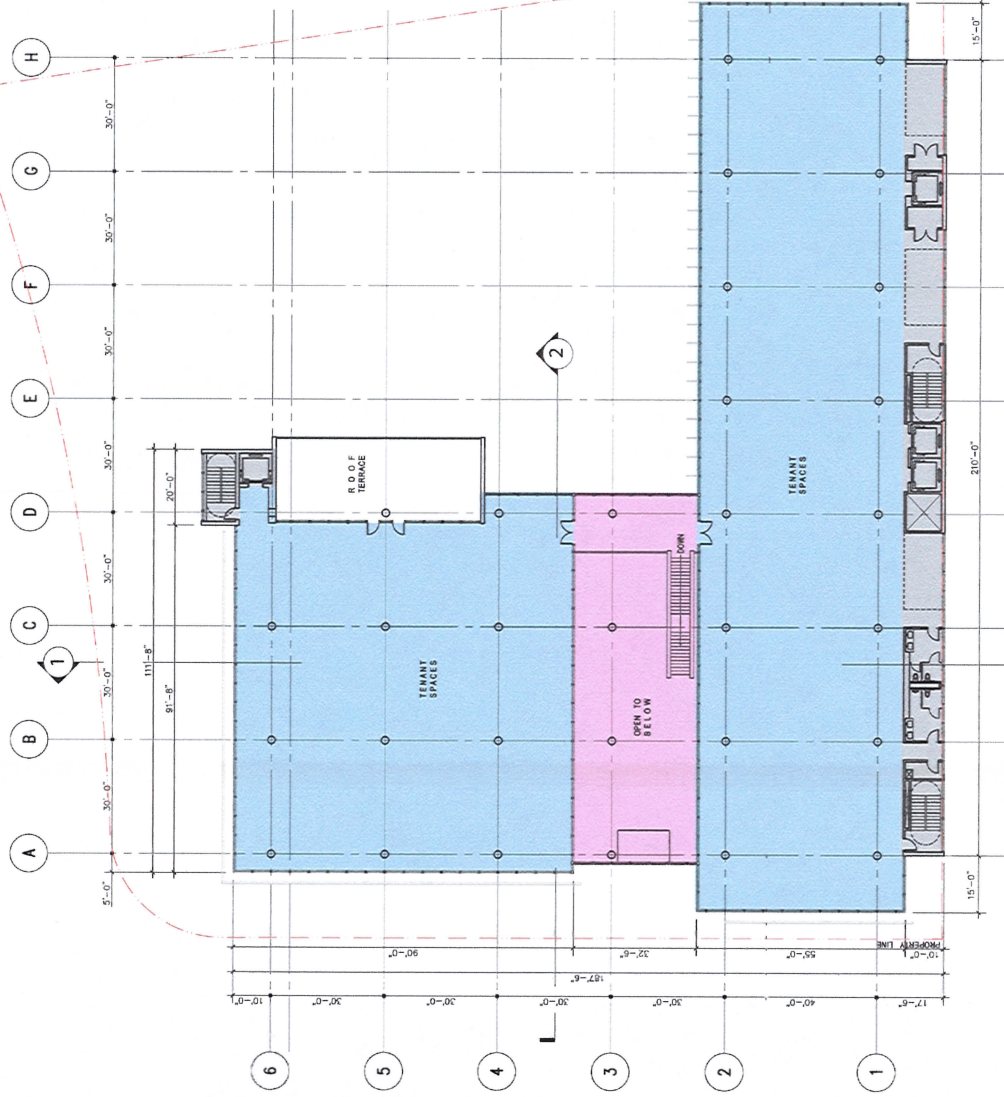
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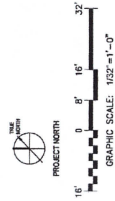
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2.3

CONCEPTUAL FIRST FLOOR PLAN
OPTION 2





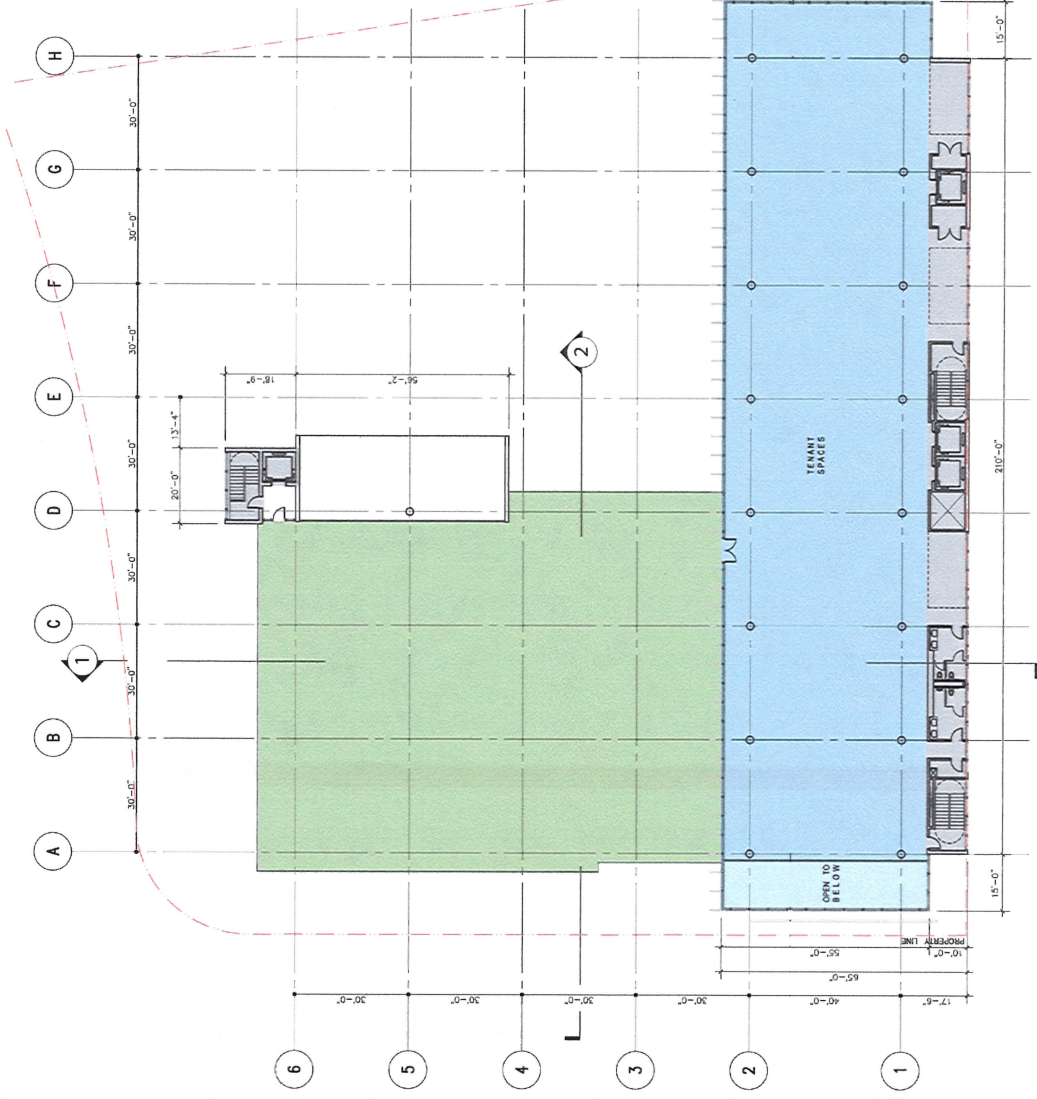
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 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



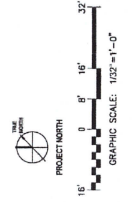
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2.4

CONCEPTUAL SECOND FLOOR PLAN
OPTION 2



- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF

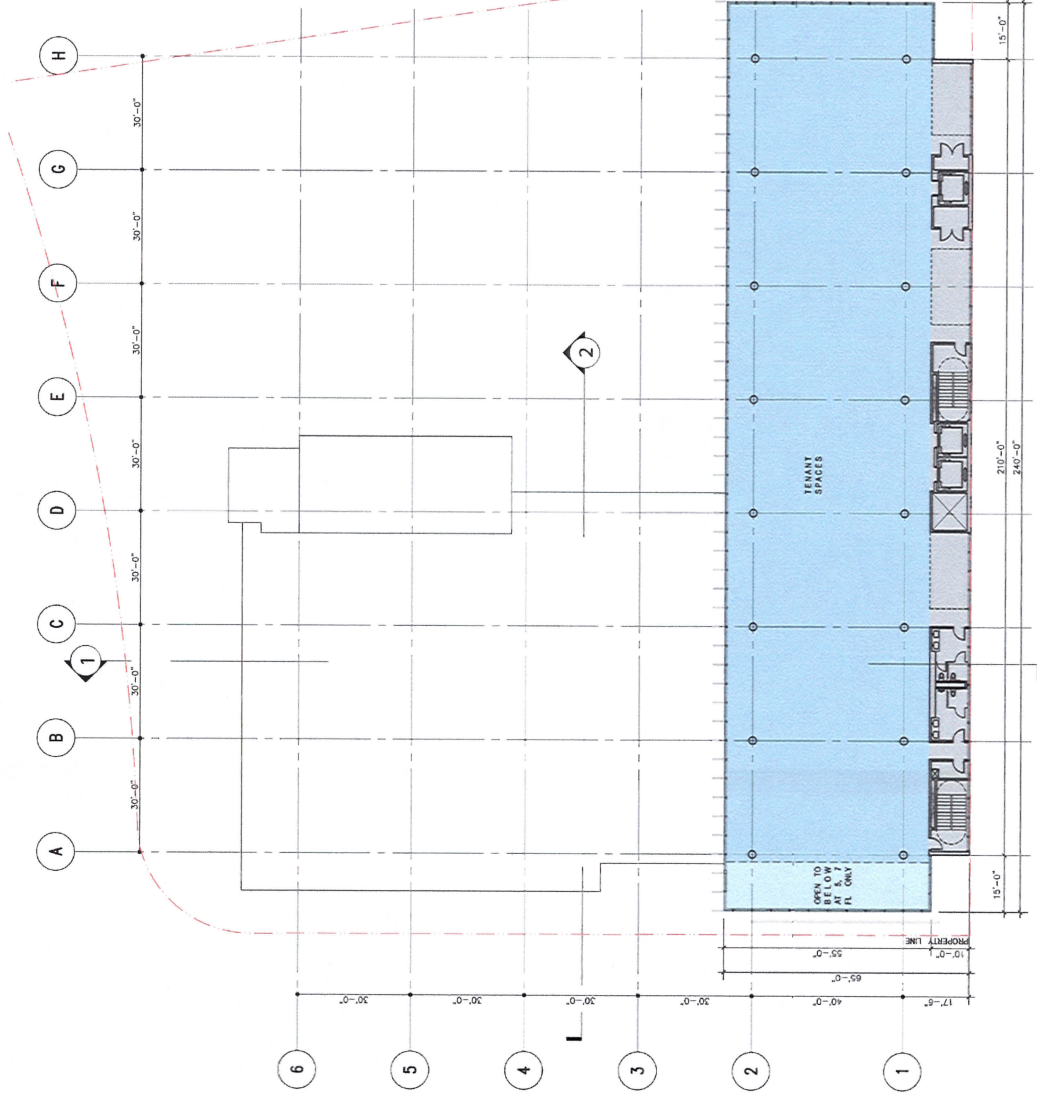


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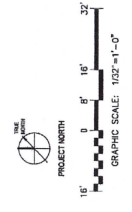


CONCEPTUAL THIRD FLOOR PLAN
OPTION 2

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- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



20 NOVEMBER 2008
2.6

CONCEPTUAL TYPICAL FLOOR PLAN [4-7]
OPTION 2



21

OPTION 3 - NO DAYCARE WITH MAXIMUM PARKING AT P1

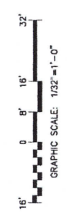
Overall Height	Finish Floor Elevation	Floor to Floor Height No.	Floor No.	No. 7 th Risers	Tower	Area Wing	Total
108.02	448.0	0.00					
89.52	429.5	18.50	PHR		5,000		5,000
	416.1	13.42	R	23.0	14,585		14,585
	404.4	11.67	6	20.0	15,300		15,300
	392.8	11.67	5	20.0	14,585		14,585
	381.1	11.67	4	20.0	15,300		15,300
	369.4	11.67	3	20.0	14,585		14,585
	357.8	11.67	2	20.0	15,300		15,300
	342.0	13.75	1	27.0	14,062	392	15,692
Grade	340.0					13,200	27,282
	331.5	10.50	P1	18.0	14,060	13,082	27,142
							Service / Office / Parking
							149,451
							Gross Building Area

Program of Requirements
 office 137,417
 daycare 137,417
 138,451 POB Area Provided

Note: P1 parking area = 6,000 sf

LEGEND

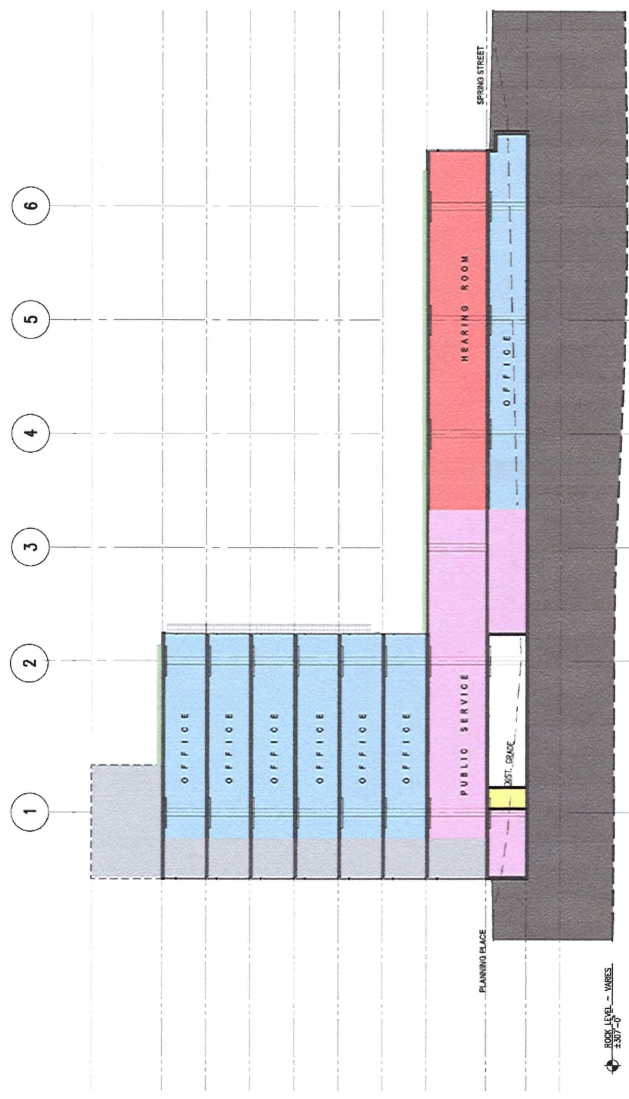
- AMENITY SPACES
- SERVICE SPACES
- CONFERENCE SPACES
- TYPICAL TENANT AREA
- HEARING ROOM FACILITY
- SUPPORT
- GREEN ROOF



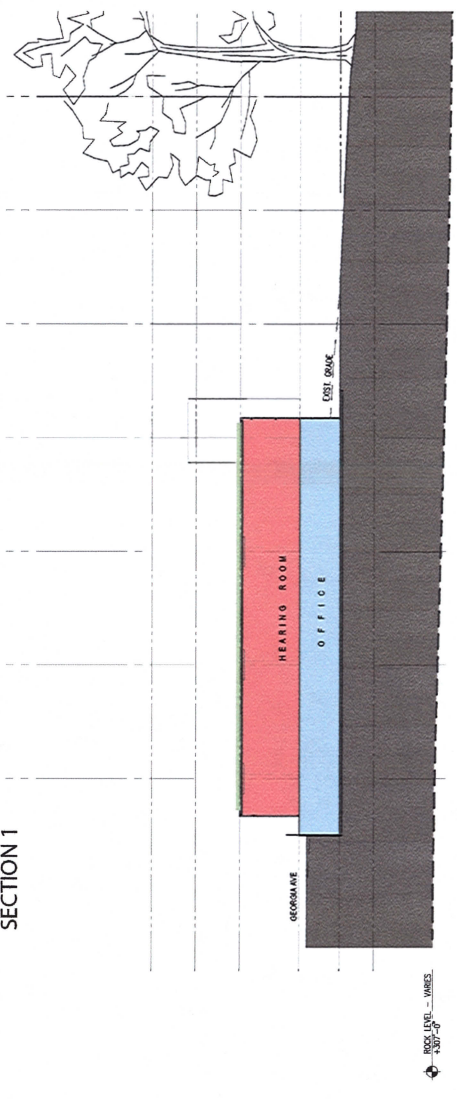
20 NOVEMBER 2008
 3.1



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SECTION 1



SECTION 2

CONCEPTUAL BUILDING SECTIONS
 OPTION 3

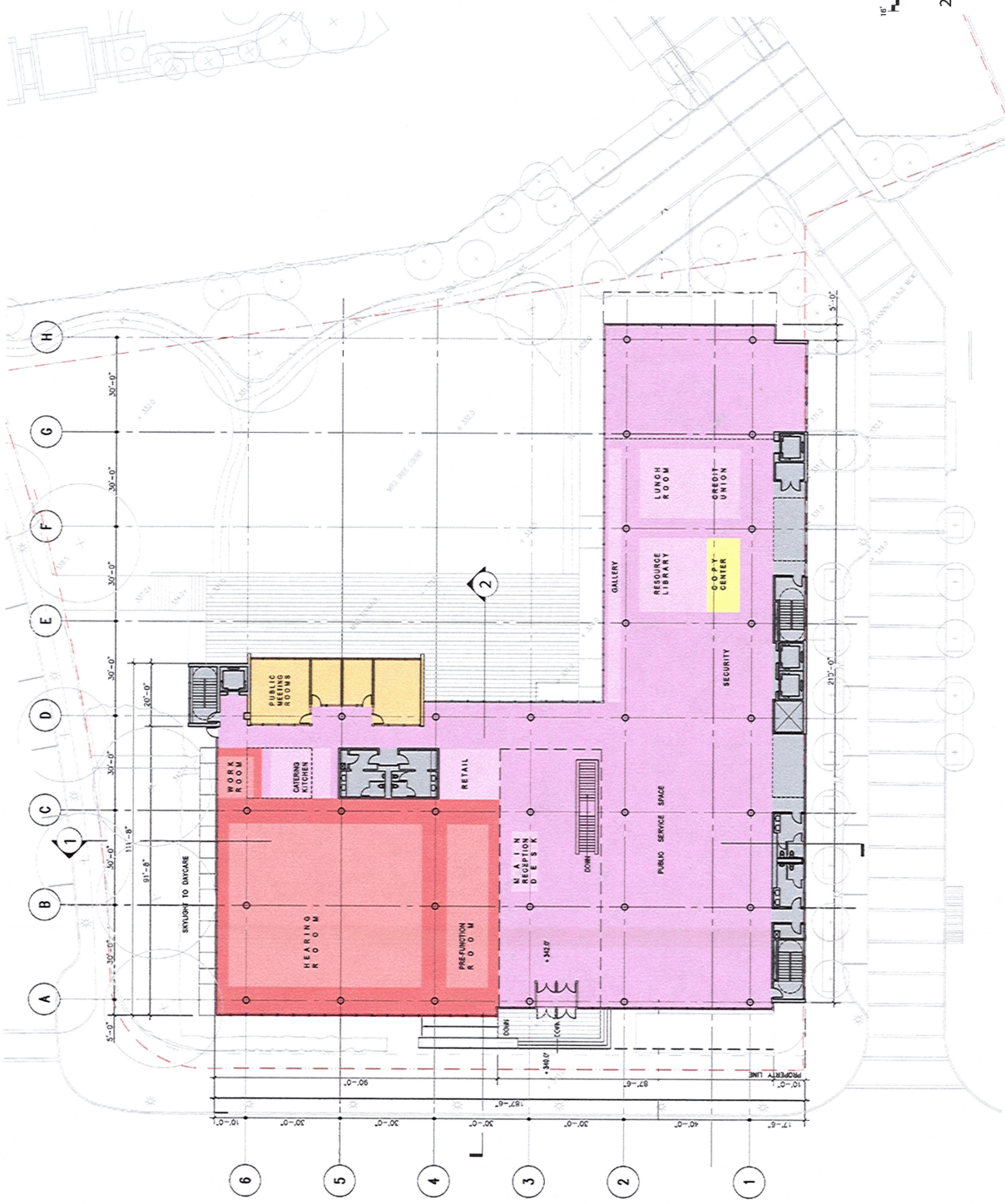


- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF

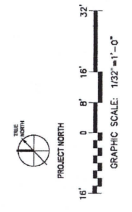
PROJECT NORTH
 16' 0' 16' 32'
 GRAPHIC SCALE: 1/32" = 1'-0"

20 NOVEMBER 2008
 3.2

CONCEPTUAL P1 LEVEL PLAN
 OPTION 3

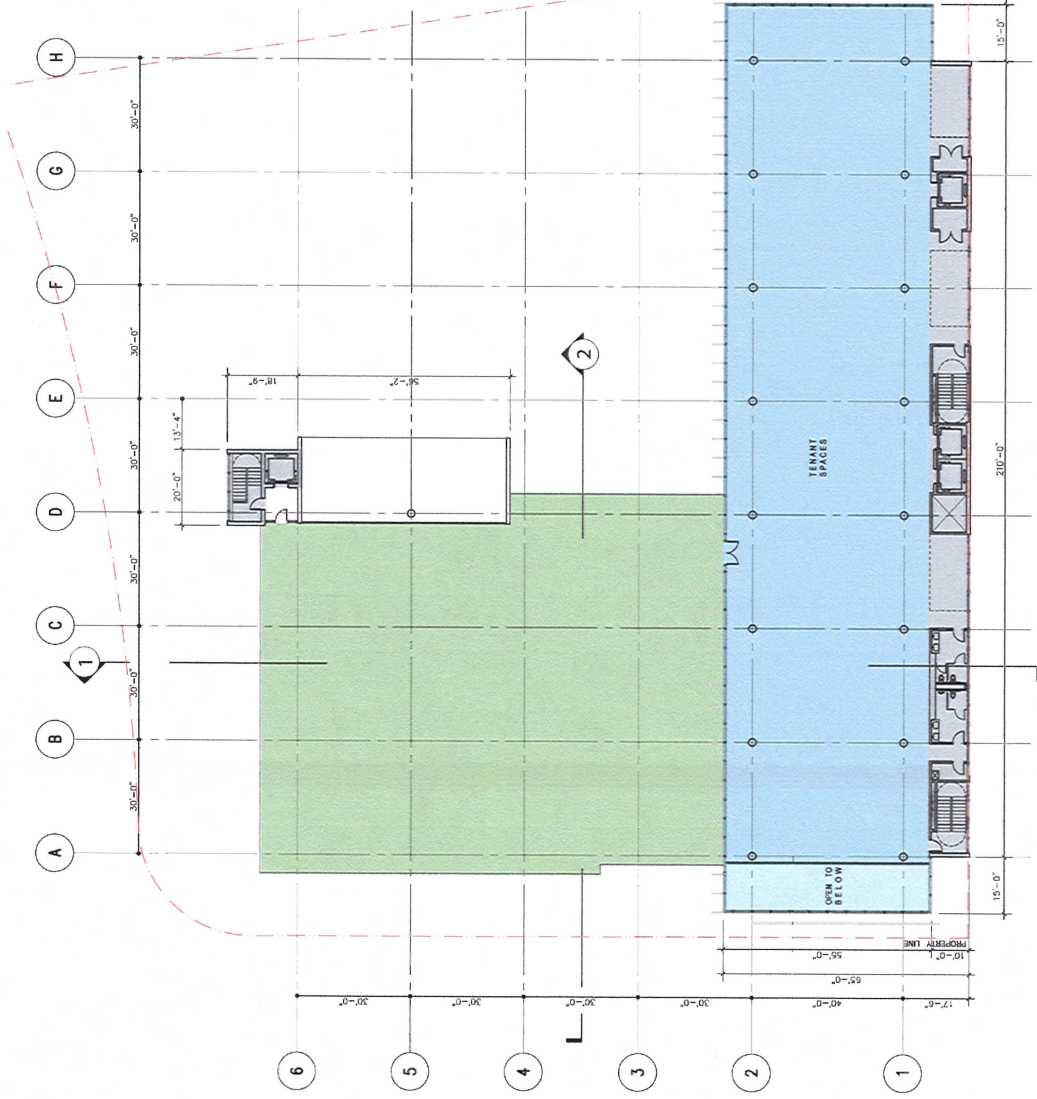


- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



20 NOVEMBER 2008
3.3

CONCEPTUAL FIRST FLOOR PLAN
OPTION 3



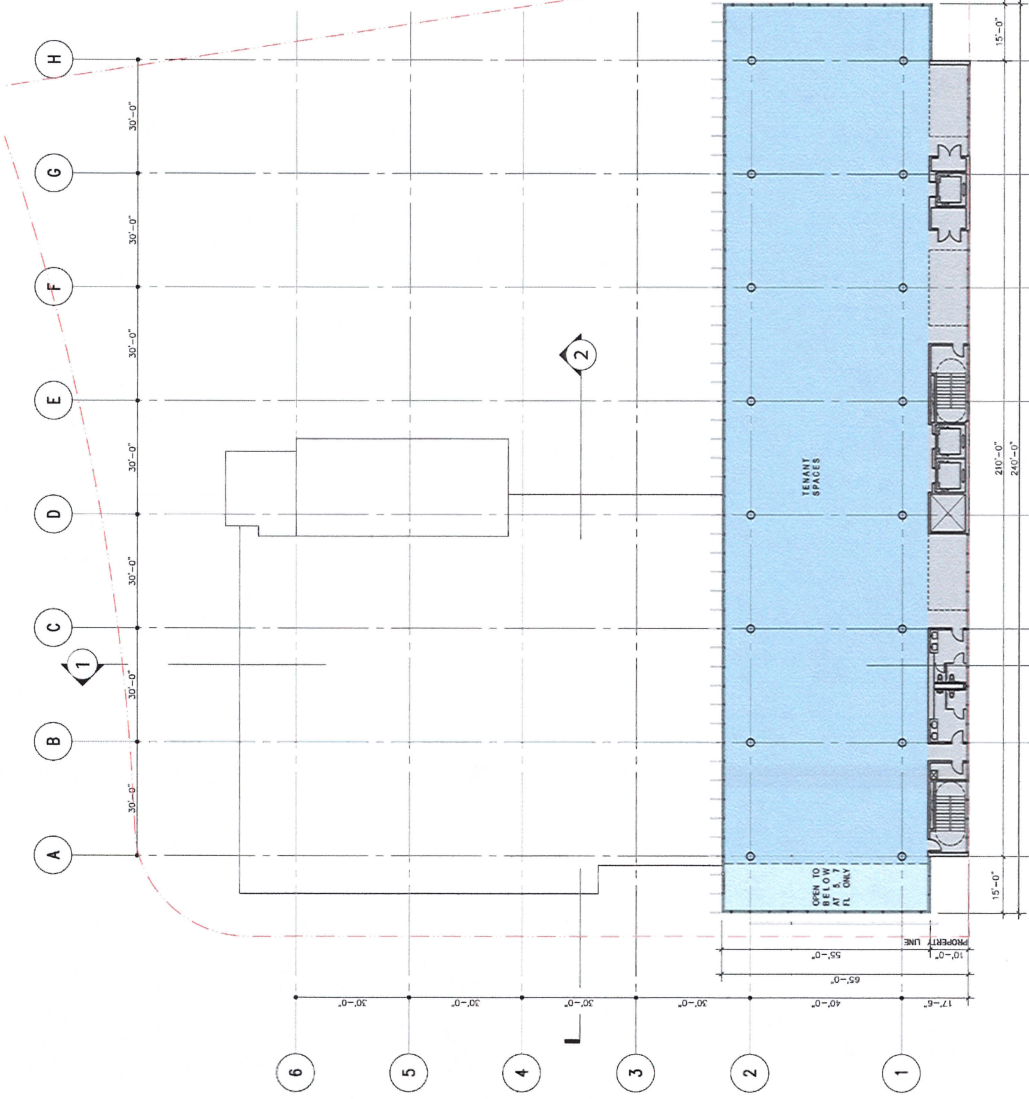
LEGEND

- AMENITY SPACES
- SERVICE SPACES
- CONFERENCE SPACES
- TYPICAL TENANT AREA
- HEARING ROOM FACILITY
- SUPPORT
- GREEN ROOF

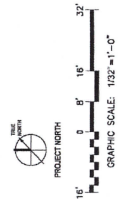
PROJECT NORTH
GRAPHIC SCALE: 1/32" = 1'-0"

20 NOVEMBER 2008
3.4

CONCEPTUAL SECOND FLOOR PLAN
OPTION 3



- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



20 NOVEMBER 2008
3.5

CONCEPTUAL TYPICAL FLOOR PLAN [3-7]
OPTION 3



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OPTION 4- DAYCARE AND P2 PARKING

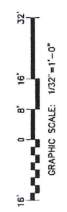
Overall Height	Finish Floor Elevation	Floor to Floor Height No.	No. 7' Risers	Area		Total
				Tower	Wing	
108.02	448.0	0.00	PHR	-	-	-
89.52	429.5	18.50	R	5,000	-	5,000
	416.1	13.42	7	14,585	-	14,585
	404.4	11.67	6	15,300	-	15,300
	392.8	11.67	5	14,585	-	14,585
	381.1	11.67	4	15,300	-	15,300
	369.4	11.67	3	14,585	392	14,977
	357.8	11.67	2	15,300	9,431	24,731
	346.0	15.75	1	14,060	13,200	27,262
Grade	331.5	10.50	P1	14,060	13,082	27,142
	322.2	9.33	P2	6,300	15,600	21,900
						182,782
						151,182

Program of Requirements

office	137,417
daycare	12,000
GSF	149,417

Note: P1 garage ramp area = 2,700 sf

- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF

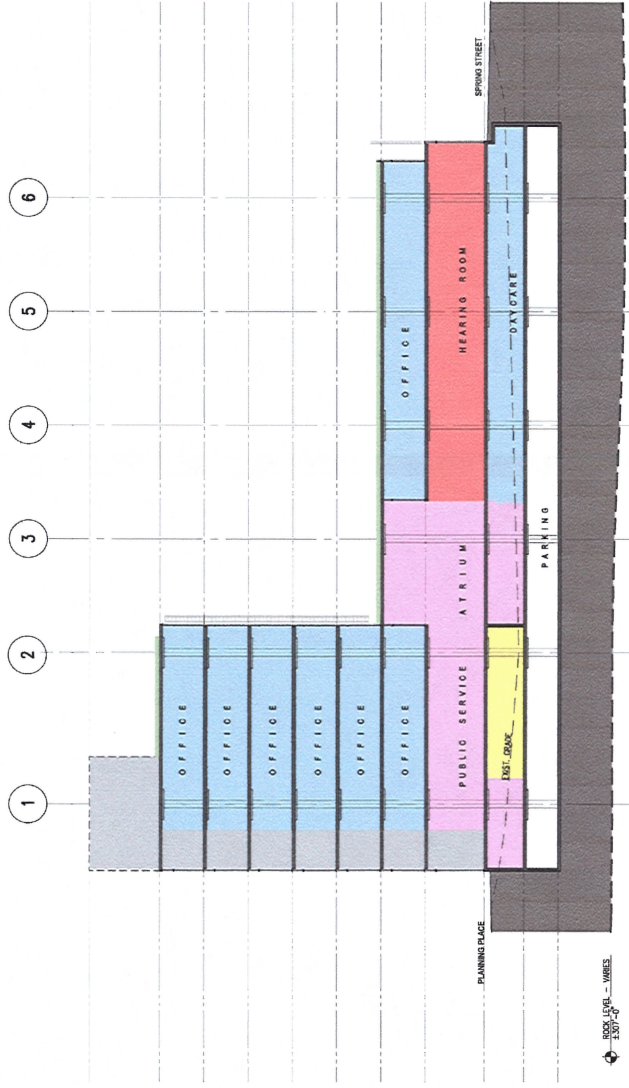


20 NOVEMBER 2008

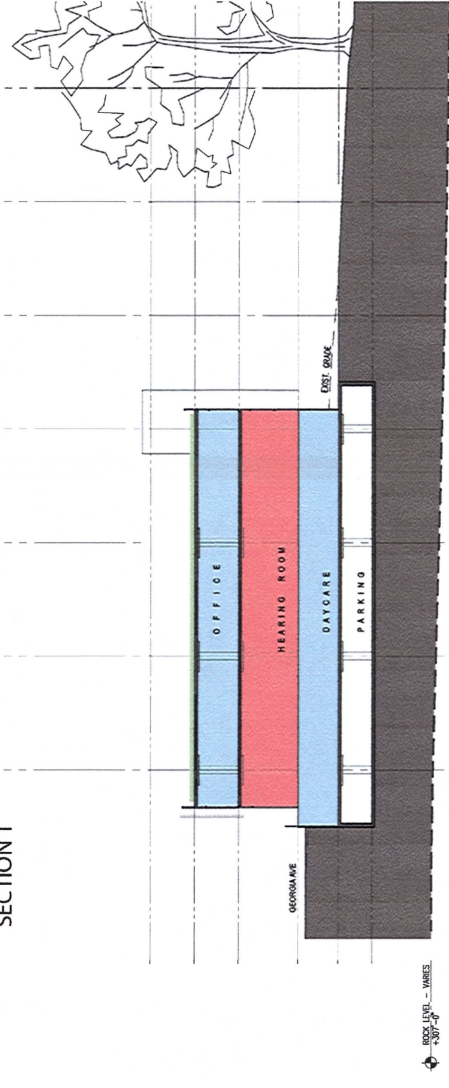
4.1



27

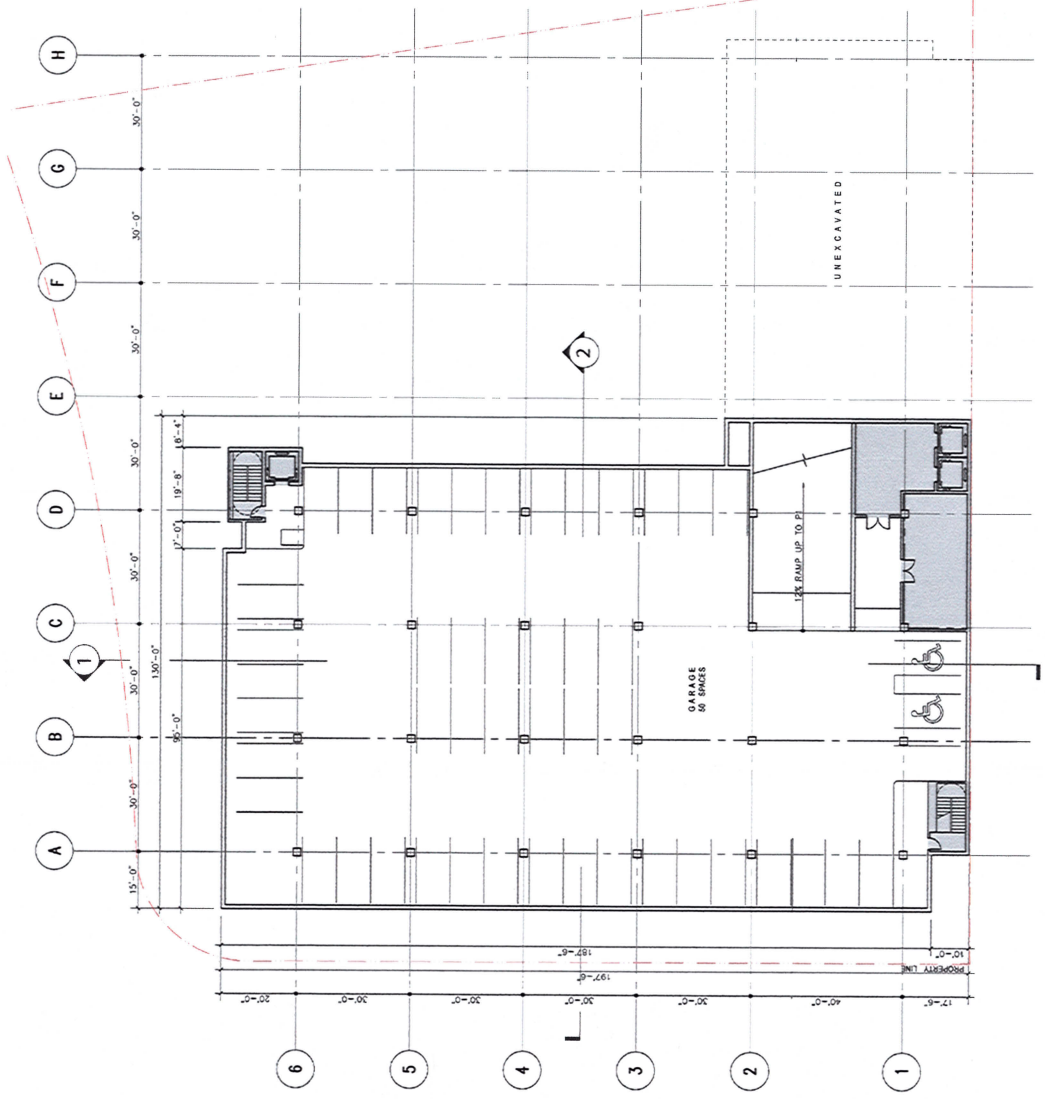


SECTION 1

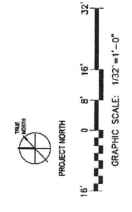


SECTION 2

CONCEPTUAL BUILDING SECTIONS OPTION 4



- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF

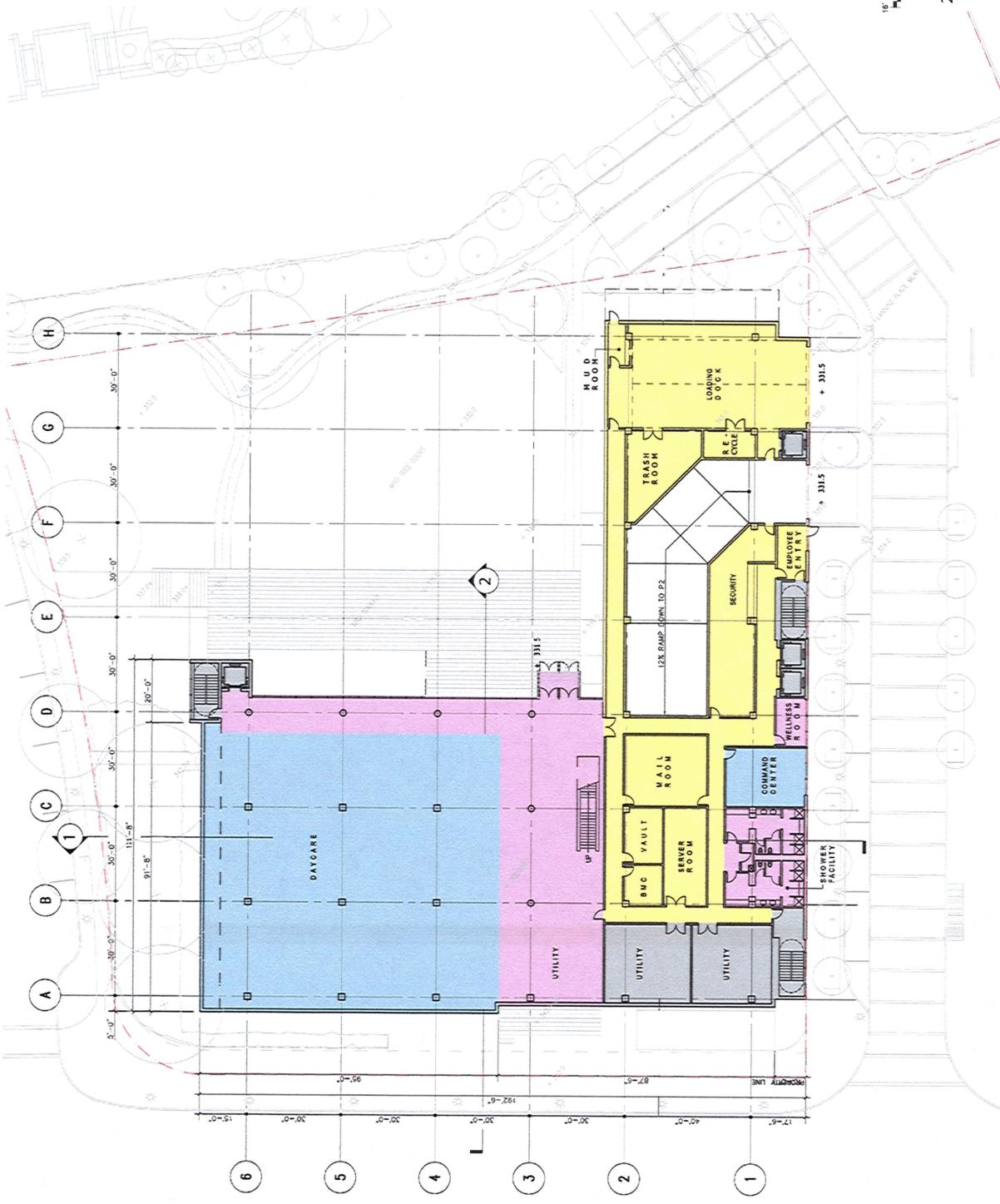


20 NOVEMBER 2008
4.2

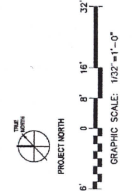
CONCEPTUAL P2 LEVEL PLAN
OPTION 4



28



- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



20 NOVEMBER 2008
 4.3

CONCEPTUAL P1 LEVEL PLAN
 OPTION 4



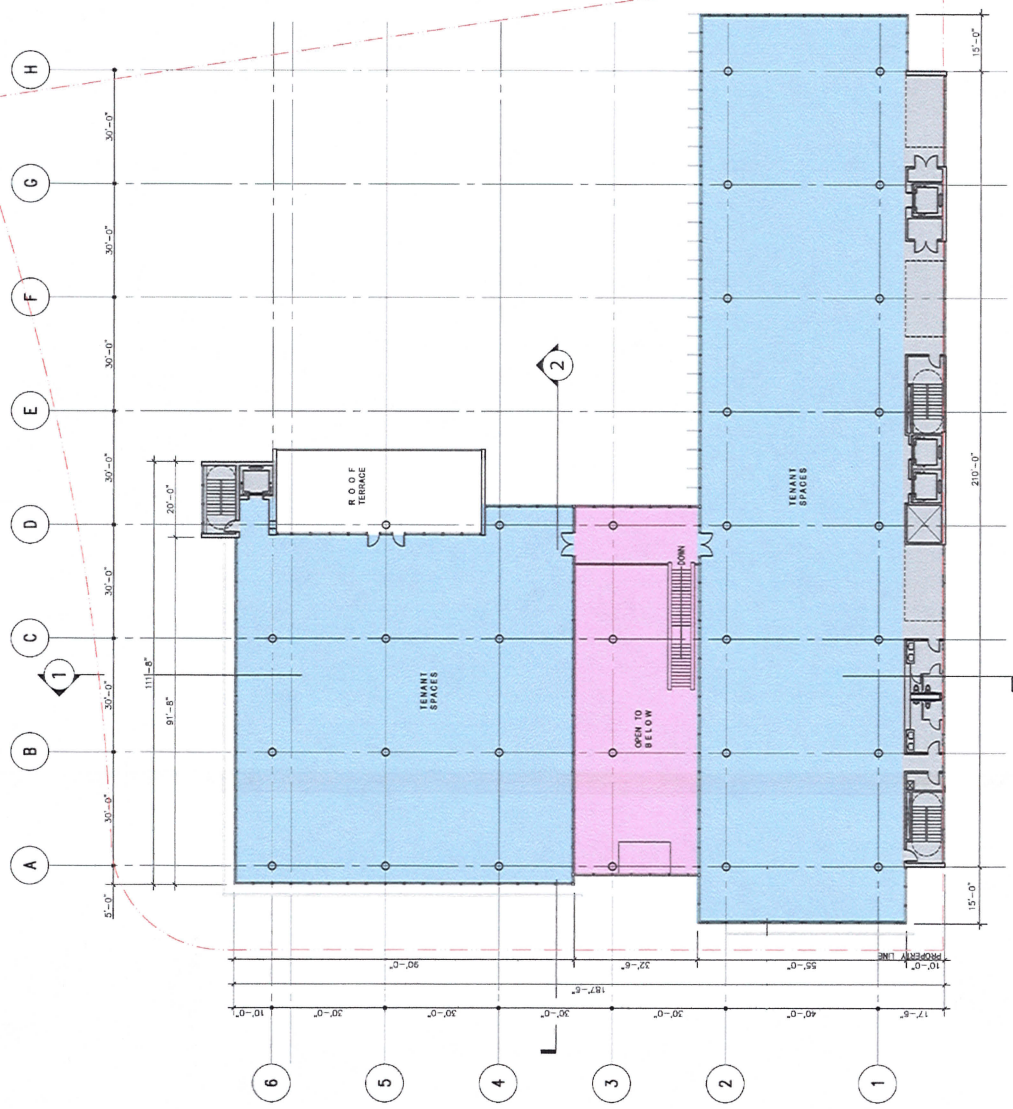


- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF

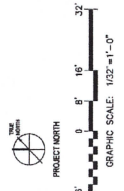
20 NOVEMBER 2008
4.4

CONCEPTUAL FIRST FLOOR PLAN
OPTION 4





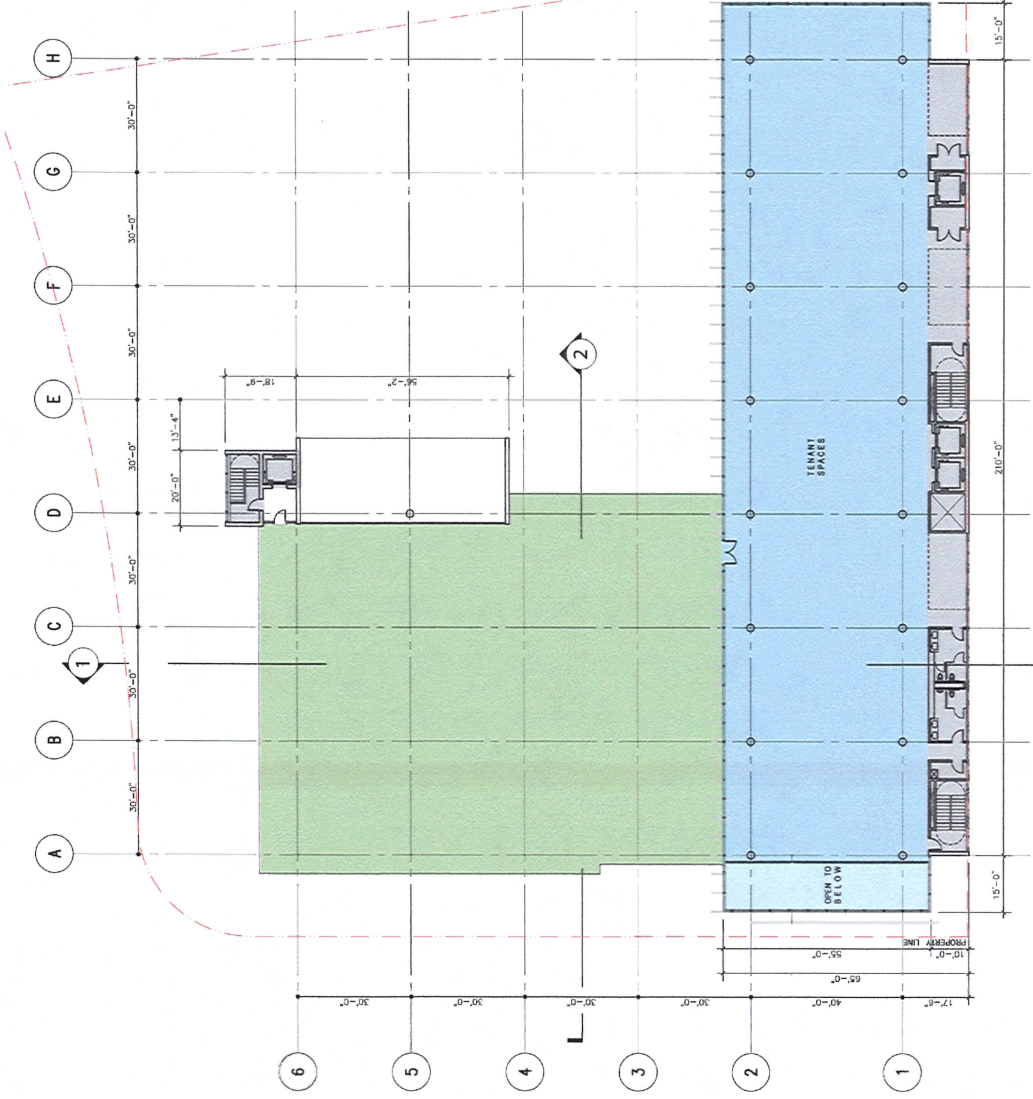
- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



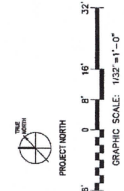
20 NOVEMBER 2008
4.5

CONCEPTUAL SECOND FLOOR PLAN
OPTION 4





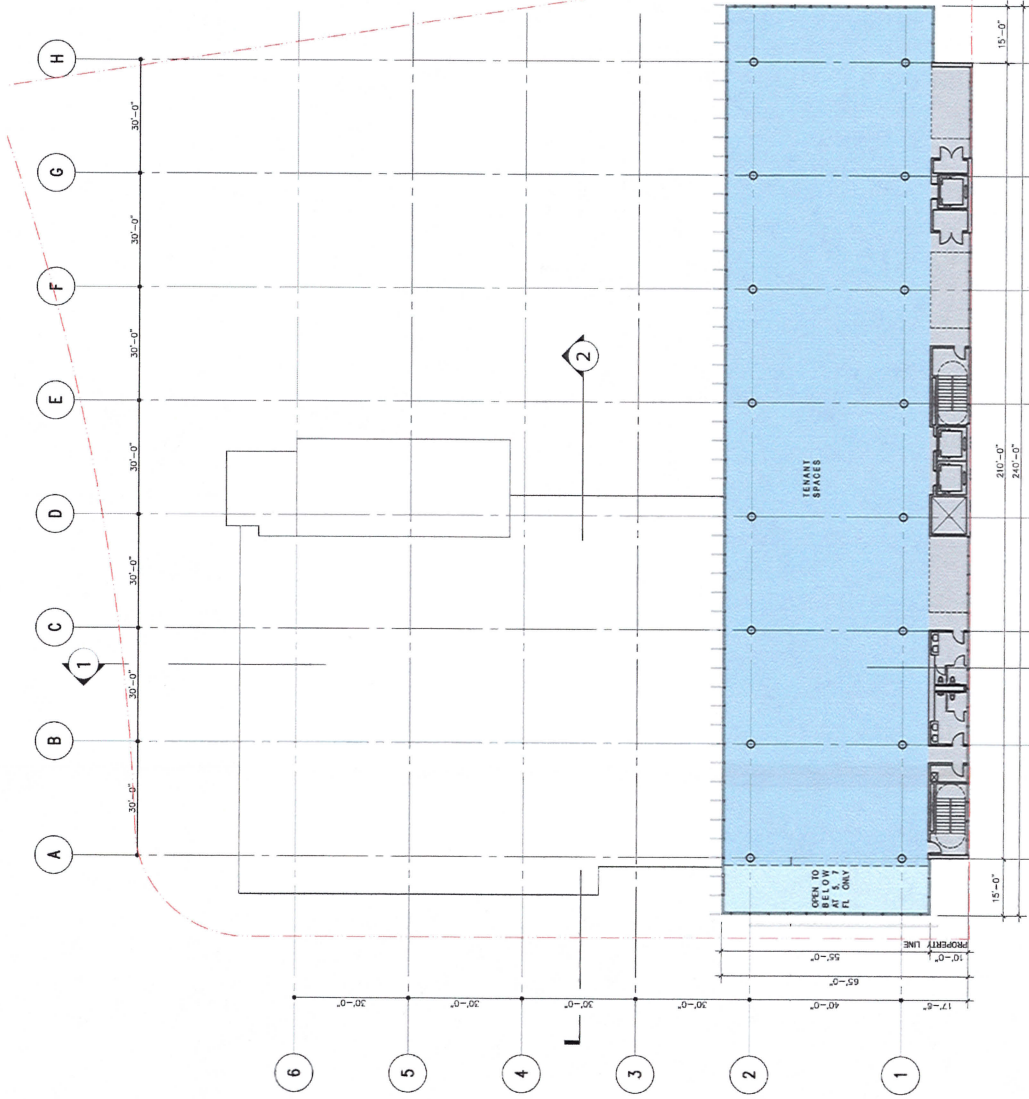
- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



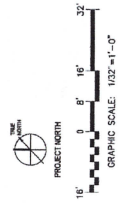
20 NOVEMBER 2008
4.6



CONCEPTUAL THIRD FLOOR PLAN
OPTION 4



- LEGEND**
- AMENITY SPACES
 - SERVICE SPACES
 - CONFERENCE SPACES
 - TYPICAL TENANT AREA
 - HEARING ROOM FACILITY
 - SUPPORT
 - GREEN ROOF



20 NOVEMBER 2008

4.7

CONCEPTUAL TYPICAL FLOOR PLAN [4-7]
OPTION 4