

## Office Consolidation

Started in 2019, the Office of Real Estate and Parking commenced its execution of Metro's office consolidation strategy which includes the relocation of approximately 3,000 Metro employees and personnel from 10 locations into 3 LEED Gold administrative office buildings located throughout the region.

The strategy involves leveraging its public-private development tools and utilizes private developers to execute the design and construction of Metro's New Headquarters located at L'Enfant Plaza and two office buildings, Metro Building at New Carrollton and Metro Building at Eisenhower Avenue.

An assessment of existing office locations revealed unsafe conditions, overcrowding, inefficient use of spaces and employees working in spaces not meant for office functions (e.g., warehouses, trailers, basements). The goals of the office consolidation addresses long-standing employee life safety hazards in current administrative facilities, reduces operating expenses related to office space and achieves operational savings of \$130M over 20 years. The office consolidation prioritizes employee safety and wellness, and facilitates workplace transformation by providing a diversity of workspaces to support task-based work, collaboration, productivity. Ultimately, the goal is to create a great workplace that encourages retaining and attracting the best talent in transit.

With timeless architectural design, and locating Metro's administrative buildings throughout the region, the distributed workforces offers opportunities to bring administrative personnel closer to customers, while also serving as a catalyst for re-envisioning the development potential at New Carrollton metro station in Hyattsville, Maryland, contributing to a new mixed-use neighborhood, Carlyle Crossing, and developing underutilized WMATA property near the Eisenhower Avenue metro station in Alexandria, VA and creating an active streetscape and economic opportunities with new street level retail in a contemporary departure in the middle of the federal enclave at L'Enfant Plaza in Washington, D.C.

With the opening of Metro's Headquarters in the Spring of 2022, the Office reached a major milestone and step toward vacating its old headquarters, JGB, making it available for its future development with Stonebridge. The new Headquarters includes 10,000 square feet of ground level retail space and has leased 50,000 out of 60,000 square feet of office space to the District of Columbia Housing Authority.

Utilizing a GMP fast-track delivery method for all of the buildings, we achieved entitlements, design and construction and occupancy within 3 for Metro Headquarters and 4 years for the Metro Buildings at New Carrollton and Eisenhower, respectively.

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**METRO HEADQUARTERS AT L'ENFANT**



METRO ACQUIRED 300 7<sup>TH</sup> STREET IN 2018 AND SELECTED JAIR LYNCH REAL ESTATE TO MANAGE THE DEVELOPMENT AND MODERNIZATION OF 8-STORY CAST-IN-PLACE CONCRETE BUILDING INTO CLASS A COMMERCIAL BUILDING WITH ADDITION OF THREE STEEL FRAME FLOORS AND GROUND FLOOR PODIUM, TOTALING 290,00 SQUARE FEET.

DESIGN/BUILD TEAM: GILBANE CONSTRUCTION AND STUDIOS ARCHITECTURE

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**METRO BUILDING AT NEW CARROLLTON**



METRO SELECTED AN EXISTING PARKING LOT AND NCC2, A JOINT VENTURE BETWEEN URBAN ATLANTIC AND BOLTON DEVELOPMENT TO MANAGE THE DEVELOPMENT OF AN 11-STORY BUILDING TOTALING 329,000 SQUARE FEET. THE GROUND-LEVEL CONFERENCE CENTER AND FITNESS CENTER ARE PUBLIC-FACING TO BRING THE WORKPLACE TO THE STREET.

DESIGNER: GENSLER ARCHITECTURE  
CONTRACTOR: HITT CONSTRUCTION

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**METRO BUILDING AT EISENHOWER**



METRO SELECTED AN EXISTING PROPERTY AND JAIR LYNCH REAL ESTATE TO MANAGE THE DEVELOPMENT OF AN 14 STORY BUILDING TOTALING 425,000 SQUARE FEET. THE BUILDING FEATURES PRECAST CONCRETE AND INCLUDES MISSION CRITICAL INFRASTRUCTURE AND FUNCTIONS. THE GROUND FLOOR INCLUDES A SUSPENDED PUBLIC ART SCULPTURE AND A STREET-FACING INNOVATION CENTER, TO ANIMATE THE GROUND WITH WORKPLACE.

DESIGNER: GENSLER ARCHITECTURE

CONTRACTOR: HENSEL PHELPS CONSTRUCTION

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