



Metro Plaza at Wheaton Square
 Washington, DC
 450,000 square feet

Mixed-Use
Sustainable Design
Underground Parking

Located at the southwest corner of Georgia Avenue and Reedie Drive in Wheaton, Maryland, this 450,000 square foot mixed-use project is strategically positioned within the burgeoning area surrounding the Wheaton Metro. The project is comprised of an 11-story, 300,000 square foot commercial tower, a 10-story, 130,000 square foot residential building, 10,000 square feet of ground floor retail along Georgia Avenue, and 5 levels of above-grade structured parking. An elevated residential plaza, and at-grade public plaza and landscaped park along the north and south edges of the site contribute to the project's amenities. The project is ideally located above a Metro bus drop-off facility, and maintains direct access to the METRO tunnel under Georgia Avenue at the north side of the site, and to a Metro pedestrian bridge at the west side of the site. The project's massing responds to the scale of its surroundings, while a setback of the commercial tower at the corner of Georgia Avenue and Reedie Drive helps to soften the impact of at the corner. Along Georgia Avenue, a low masonry bar connects the commercial tower to the residential building, while a metal fin wall celebrates the commercial entry, and the separation between the commercial and residential components marks its vehicular entry.