



THE WILSON

Sustainability & Wellness



GREEN & WELLNESS BUILDING CERTIFICATIONS

- LEED® Gold in Building Design and Construction: Core and Shell by the U.S. Green Building Council expected late 2020.
- Fitwel® two-star certification for a Multi-Tenant Base Building expected late 2020.
- The building's transit scores highlight its prominent location in Bethesda and its abundance of transportation options: Walk Score (95), Bike Score (96).



ELECTRICAL VEHICLE & CHARGING STATIONS

- The building will have ten (10) standard charging stations and one (1) accessible EV charging station located throughout the levels of the parking garage.



ENERGY EFFICIENT TECHNOLOGIES

- Energy efficient LED light fixtures are installed throughout the common areas of the building, including all stairwells, restrooms, and parking garage levels.
- Motion sensors are installed throughout the parking garage levels, further contributing to the building's electricity savings.
- A highly efficient Distributed Outside Air System (DOAS) provides HVAC mechanical services to the building. When paired with an efficient backbone of services from the main mechanical penthouse, this type of system provides energy efficiency and environmental benefits that lead the market.



OTHER SUSTAINABLE INITIATIVES

- The building utilizes an on-demand energy monitoring and management platform that provides real-time visibility used to drive operational changes, improve energy metrics, reduce greenhouse gas emissions, raise awareness about energy conservation, and reduce energy use and expense.



SUSTAINABILITY & WELLNESS FEATURES

- Rising above the future Purple Line transit stop and expanded WMATA Red Line Station, The Wilson offers a seamless transition from the morning commute to the office in downtown Bethesda.
- The Wilson is situated on top of the Capitol Crescent Trail which offers a safe opportunity to bike to work. A bike room includes ample bike spaces, storage lockers, fix-it/air pump stations, and access to spa-quality showers.
- A state-of-the-art fitness center includes ample equipment to practice aerobic, anaerobic, and individual and group fitness classes.
- The average slab-to-slab height of the office floors is 12'-0" which offers remarkable views of the surrounding metropolitan area and access to natural light to all areas of the office floors.
- An on-site bioretention pond treats and stores storm water run-off and improves water quality for the surrounding areas.
- Biophilia will be planted and maintained throughout the common spaces improving air quality and individual moods.
- A wellness room provides for respite or any mothering needs.



AIR & WATER QUALITY

- The centralized Distributed Outside Air HVAC mechanical system utilized at The Wilson provides more benefits to the indoor office air environment than any other systems installed in the metropolitan region. The benefits include increased ventilation rates and more frequent and effective building-wide flushes of the indoor air. This equates to higher amounts of fresh outside air provided to office floors and building common areas – an above-market attribute.
- Enhanced filtration systems such as Ultraviolet Germicidal Irradiation (UVGI) light fixtures and air filters designed to capture airborne particles that carry bacteria and virus (MERV 13) are provided in the mechanical system. These items, including other operational protocols currently in place, contribute to the above-market indoor air quality (IAQ) provided at The Wilson.



COVID-19 RESPONSE

- The health, safety and wellness of our customers is our top priority. As we prepare to navigate the new workplace experience amidst the COVID-19 pandemic, Carr Properties has implemented a portfolio-wide program for our buildings. This program has been developed in accordance with evolving best practices, standards and protocols in conformance with the Centers for Disease Control and Prevention (CDC) guidelines, as well as federal government and state recommendations.
- Customers and visitors at The Wilson can navigate through the parking garage and lobby levels up through the office levels via a touchless entry sequence. This is accomplished by incorporating Wave technology and automatic door operators at the building's main entrances and common spaces, pairing turnstiles with the Destination Dispatch technology inherent in the elevator system, and providing sanitizing product stations at key points throughout the building.
- Carr Properties has implemented preventative measures, operational changes, and safety enhancements to better serve customers. A few of those changes include increased cleaning and sanitation, designated paths of travel to best observe social distancing, mandatory face masks, and a robust response plan for any COVID-19 related incidents.

