

# Exelon

## Baltimore Headquarters

BALTIMORE, MARYLAND



One of last undeveloped parcels on Baltimore's waterfront is the site of Exelon Corporation's 440,000-sf headquarters, housing the firm's wholesale, retail and renewable energy operations, plus its Baltimore-based administrative offices. Exelon's commitment marked the city's largest construction project in more than a decade, revitalizing a long-dormant portion of Baltimore's Inner Harbor. The company was eager for its new headquarters to reflect Baltimore and its people, as well as support Exelon's culture of encouraging innovation and the power of ideas.

A workplace of approximately 1,700 employees, the headquarters is a showcase of technology and sustainability. The aesthetic reflects the harbor and local community, with local artists and furnishings manufacturers featured throughout the headquarters. Generous amounts of reclaimed wood reference the harbor's docks and timbers

from abandoned Baltimore row houses create a striking focal point on the columns in the 600-seat central trading floor and typical elevator lobbies. The interior spaces are designed in a modular fashion for flexibility and expansion using raised-access floors, modular ceiling elements and demountable partitions. "Energy Zones" (team rooms) are centrally located on each floor to create neighborhoods within the space while also creating a sense of energy and movement through the use of architectural elements, light fixtures, carpet and wood.

It was important for Exelon to show employees and clients the importance of energy savings and efficiency at all costs, therefore, the Exelon Baltimore Headquarters is the fourth largest LEED CI Platinum space in the U.S. and the largest in the Mid-Atlantic region.

## High Tech and Tactile

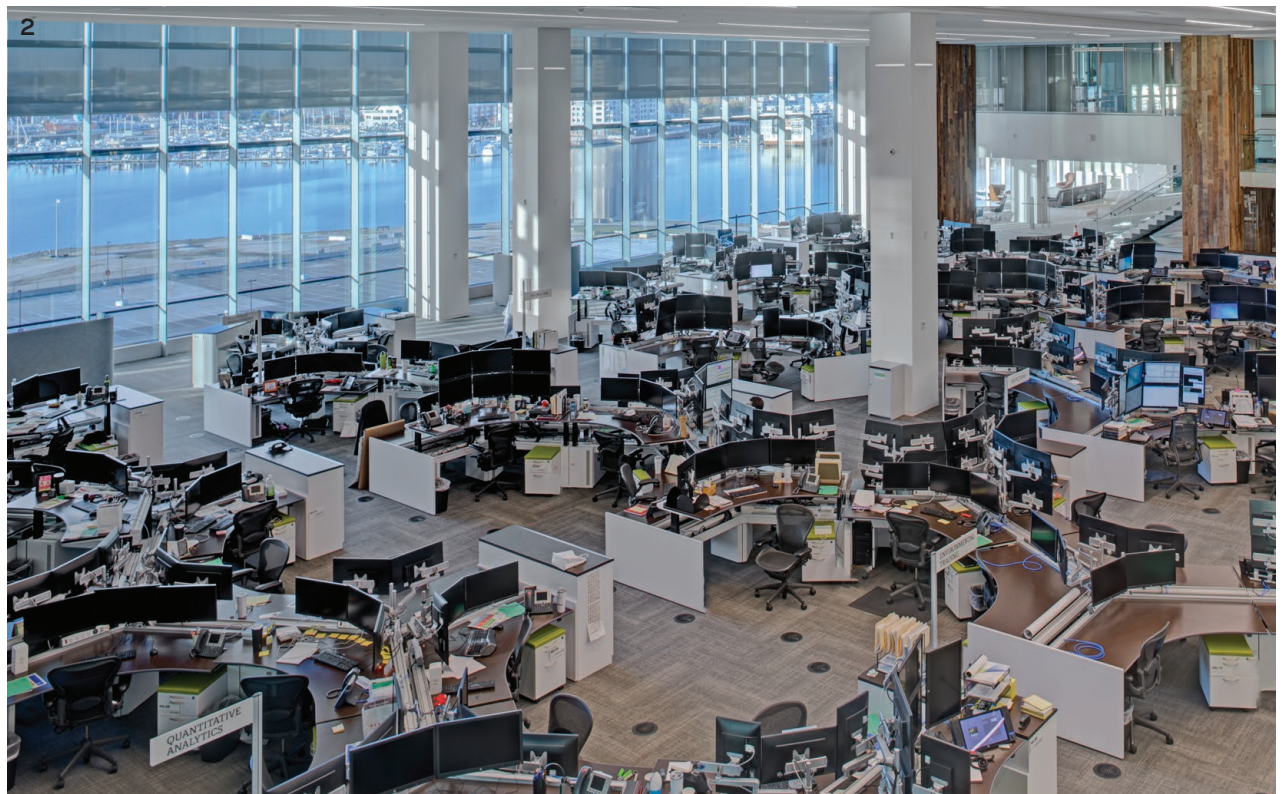
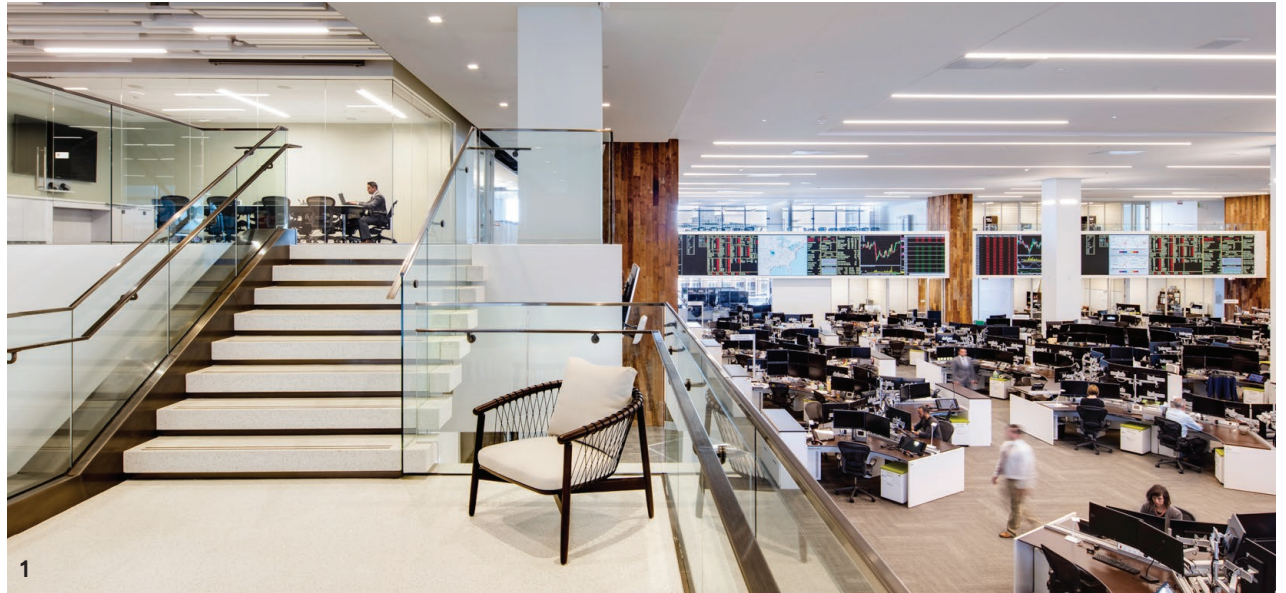


An internal stair connects the 2-story trading floor. Columns of locally reclaimed wood hide the ductwork feeding the 24" raised floor and provide a visual break from technology. A glass wall provides security while still affording visitors views into the trading floor.

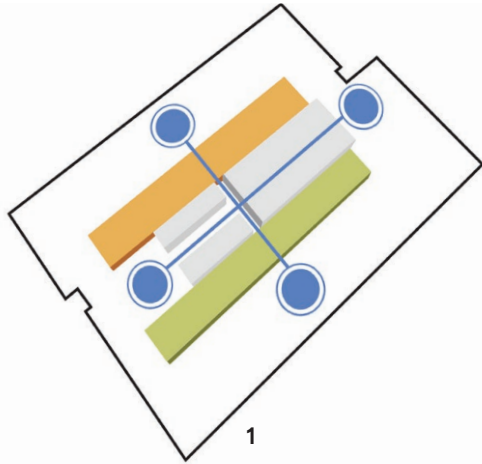
**1** A terrazzo landing located halfway up the stair serves as a customer viewing area for the trading floor. This space has a secondary purpose as a platform for speakers during all-hands meetings.

**2** An art installation in the reception area uses technology as its medium.

**3** Views of the harbor are available for all 600 traders through a 35' tall curtainwall, connecting the staff back to the city during their workday.



# Functional Resilience



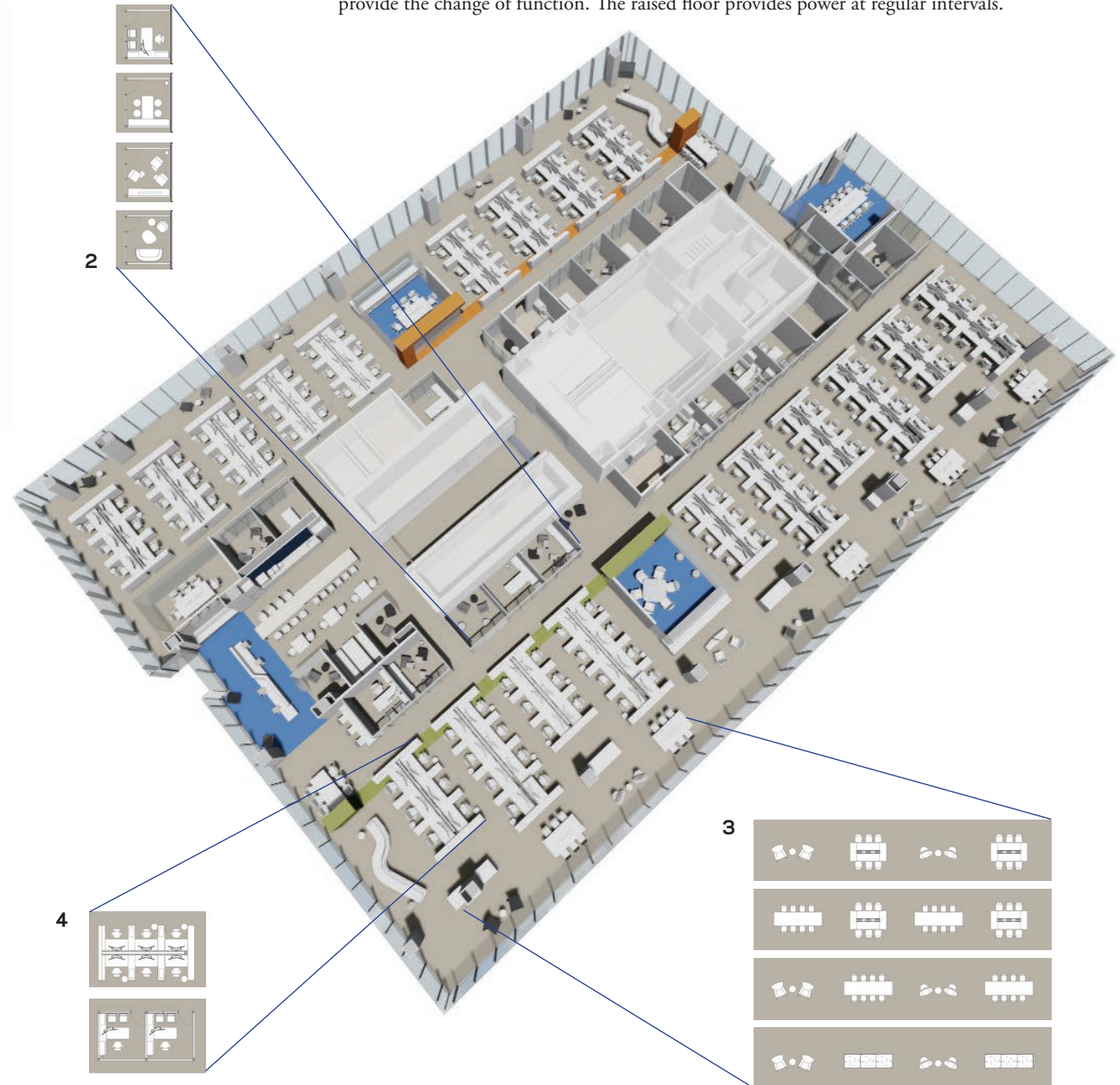
**1** The project parti became the wayfinding diagram with designated colors for the East and West sides of the floor plan. Large fixed gathering spaces (conference rooms, pantries, etc.) divide the space into four neighborhoods, reducing the scale of the large footprint.

**2** All rooms lining the core are the same size. A quick reconfiguration of furniture allows the function of the rooms to change based on workplace needs.

**3** Open spaces at the perimeter of each neighborhood provide staff an opportunity to customize their collaborative spaces based on their needs.

**4** Through the modular plan, six workstations can be converted into two offices in two days without the need to relocate electrical, mechanical or lighting systems.

**TYPICAL FLOOR PLAN** The architect designed the space modularly so that the parts can be relocated as the needs of the occupants change over time and throughout the life of Exelon's 20-year lease. The lighting and mechanical systems are designed on a grid so furniture can provide the change of function. The raised floor provides power at regular intervals.





Bold colors help with wayfinding and highlight the entrances to neighborhoods. Fixed meeting rooms in the center of the plan reduce the scale of the large floor plate.

**1** The pantries, located on the southern end of each floor, feature a ceiling system that orients one to the harbor and sweeping views. Reclaimed wood clads the elevator lobby and pantry walls on each of the 12 office floors.

**2** All rooms have glass perpendicular to the perimeter, allowing views to the harbor from every seat, office and corridor.

**3** Multiple seating options are available in the pantry, with views both East and West through the open office areas.





Adjacent to the 10th floor conference center, a 4,000-sf outdoor terrace allows staff to work and take a break outside while overlooking the harbor.

## Baltimore Inspired



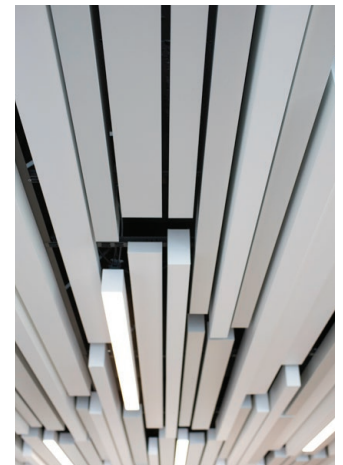
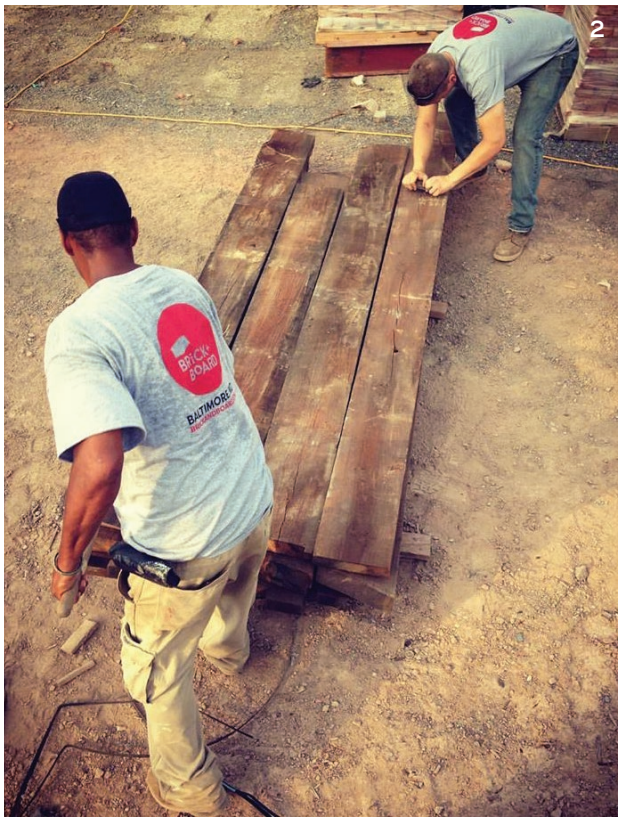
The palette and materials reference the harbor and Baltimore's history. Carpet is reminiscent of the cobblestone streets of the Fells Point neighborhood while the wood provides a more rustic than corporate feel. Photovoltaics can be seen from the 10th floor conference center and roof terrace promoting a sustainable mission.



**1** The executive reception area references the trading floor aesthetic 12 floors below.

**2** All 70,000 board feet of wood used on the project was salvaged by a Baltimore nonprofit from abandoned Baltimore row houses.

**3** The main gallery connecting the reception area to the board rooms provides a wide vista to the city beyond.





Multiple work areas both open and private, with and without technology are directly adjacent to the open office area.