



## Experience District Center – The Evolution of an Icon in Washington D.C.

### Fast Facts about 555

- Located in Washington's historic downtown, the property is surrounded by notable landmarks including the White House, National Portrait Gallery, Ford's Theater and Smithsonian American Art Museum.
- Distech Controls and Smart Building Technologies, LLC presented the JLL Smart Building team with the "Unified Project of the Year" award for its work transforming District Center.
- The building is also one of the city's most sustainable, boasting a LEED Gold certification and Energy Star Score in the high-80s. 
- MetLife Investment Management is the holding corporation and JLL is the commercial real estate management company, and their Smart Buildings group oversaw project delivery.

District Center, a commercial office building located at 555 12th St. NW in the heart of Washington D.C.'s historic downtown, was completed in 1998. Now 20 years later, the infrastructure needed an update to meet the demands of today's new business tenants.

System integrator, SmartBT, completed the retrofit of the nearly 820,000-square foot property using Connected Building solutions from Acuity Brands®: building management solutions from Distech Controls™, lighting controls from nLight®, and smart lighting systems (from Mark Architectural Lighting™, Lithonia Lighting® and Juno®). The resulting IP-based infrastructure from Distech Controls as well as other connected technologies from Acuity Brands has taken the building beyond a simple space – it can now take the occupant (visitors and tenants) experience to an entirely new level.

The building owner, MetLife Investment Management, assessed the current building and business opportunity with the existing infrastructure and determined that the space could be upgraded and updated to enhance the occupant experience. The end result, through collaboration with JLL's Smart Buildings group, is a center that can fulfill a modern experience, readily demanded by today's occupants and tenants.

Below is a sneak peek of this center's future experience.

### A Vision for Experience: What's Changed

#### Visitors

In the near future, visitors of the District Center will experience a new streamlined digital registry, badge access and information look-up processes via a mobile app.

#### Occupants

Imagine setting the room temperature, lowering the blinds or even booking a meeting room from your mobile app or wall-mounted display. Perhaps you even want to prepare the room for a presentation from a remote location. That's the future experience for occupants at the District Center.

#### Building Owners

Building owners such as MetLife Investment Management understand guests and tenants are looking for a better experience inside building spaces. Today's installed technology has the power to simplify control over occupied spaces in way that is radically different than the past. Cost reductions and energy savings are only the starting point when equipping a building with unified technology. Beyond these savings, using open protocol standards enables building owners to choose service providers with the most competitive prices. Although we cannot predict future building needs for tenants, we can enable a facility with technology to support them.

**A SmartBT Project**



In addition to cost savings from updating wiring, SmartBT streamlined labor costs across the project. The ECLYPSE BACnet/IP, Wi-Fi enabled controllers simplified commissioning of multiple devices, which reduced the amount of man hours, commissioning, start-up, etc. Through Wi-Fi connectivity, SmartBT implemented tenant retrofits efficiently, which allowed for 555 tenant spaces to fill up quickly.

**Future-Ready Technology**

We're just beginning to unlock the real value of Connected Building technologies as Acuity Brands and its solutions from Distech Controls, nLight and Atrius™ allow for additional features such as digital signage, asset tracking, space utilization, tenant experience applications, customized scene control, conference room booking, and much more. This is the perfect solution to allow for future features to be implemented with little to no hardware upgrades or modifications.



“The ECLYPSE™ solution from Distech Controls is not only unified, but scaled across the large and complex building structure. SmartBT was able to supply various operational and informational requirements as specified by JLL.”

- Paul Meng, Principal at SmartBT

**Connected Building Technology by Acuity Brands**

- Connected luminaires from Mark Architectural Lighting, Lithonia Lighting and Juno
- Lighting controls (wired and wireless) with nLight
- Atrius solutions to help tenants with location-based interactions and property management to best understand their space utilization

**Distech Controls**

- Over 1,000 ECLYPSE BACnet/IP connected controllers

**Optigo Networks**

- Networking IT solutions by Optigo Networks



**ECLYPSE Connected Controller Series**

Providing powerful connectivity, and advanced control, monitoring and analysis, for an Internet of Things building like the District Center. Utilizing BACnet/IP and IT standards, the ECLYPSE Connected Controller Series delivers empowered IP connectivity and open integration with building management systems and features built-in RESTful API.



**my PERSONIFY**

Tenants of the District Center can leverage a mobile app to manage their comfort parameters from lights, temperature and blinds, as well as customizing scenes directly from their smartphone

