Agenda

1. SPRC #1 Updates
2. Site Design
3. Building Architecture
   • Residential/Retail Building
   • Mall Renovations
   • Macy’s Air Rights
4. Q & A
Team

**Owner:** Forest City Enterprises  
**Residential Architect:** RTKL Associates DC  
**Retail Design Architect:** RTKL Associates Dallas  
**Retail Architect:** Cooper Carry  
**Land Use Counsel:** Walsh, Colucci, Lubeley, & Walsh, PC  
**Landscape Architect:** LAB  
**Civil Engineering:** VIKA  
**Traffic:** Wells & Associates  
**Owner - Macy’s Air Rights Office:** Ballston Air Rights Acquisition Group, LLC  
**Macy’s Air Rights Architect:** Gensler
SPRC 1 Follow-Up:
  • Wilson Street Bridge Update
  • Unit Mix Adjustments if Market Changes
Proposed - Bridge Alignment

To Vertical Circulation Hub

BALLSTON QUARTER

Bridge Alignment

To METRO

MACY'S

STAFFORD PLACE 1
Proposed Bridge Alignment

Existing Bridge Alignment

Proposed Bridge Alignment

Wilson Blvd

East Plaza

Buch Site

West Plaza

Mews

Vertical Circulation Hub

Glebe Road

Theater

Existing County Parking Garage

RESIDENTIAL UNITS

RESIDENTIAL AMENITY

OFFICE

RETAIL

RETAIL CIRCULATION / SVC

BUILDING CIRCULATION

30 JULY 2015 SPRC #2

Proposed – Bridge Alignment
ILLUSTRATIVE VIEW TO SHOW ALIGNMENT ONLY – ACTUAL DESIGN OF BRIDGE IS PENDING
ILLUSTRATIVE VIEW TO SHOW ALIGNMENT ONLY – ACTUAL DESIGN OF BRIDGE IS PENDING
Apartments can be combined to respond to a changed market:

- No structural changes
- No exterior changes
- Interior partitions only

Two studio apts combine into one 2 BR apt

Two 1BR apts combine into one 2 BR apt

Two 1BR apts combine into one 2 BR apt
Residential/Retail Building

- 22 Story Building
- 2 Retail Levels, 51,860 SF
- 20 Residential Levels, 405 Units
- 4 Underground Parking Levels, 282 Spaces
- LEED Silver
- Fully Handicap Accessible
Proposed - Third Level & Typical Level Plans

30 JULY 2015 SPRC #2

Pg 14
Proposed - Roof Level Plan

UNITS

Outdoor Residential Amenity

Pool

Wilson Blvd

N Randolph St

Key

30 JULY 2015 SPRC #2

Pg 15
Proposed - Parking Level Plans

N Randolph St

Wilson Blvd

Residential Service

Retail Service

Residential Parking

P1

P2, P3 & P4

Parking & Service

Key

30 JULY 2015 SPRC #2

Pg 16
PROPOSED:
22 Story Residential Building
PROPOSED:
22 Story Residential Building

WEST Elevation

SOUTH Elevation

30 JULY 2015 SPRC #2
Frameless glass system
Windowwall or curtainwall glazing system
Aluminum punched window system
Composite aluminum panel color #1
Composite aluminum panel color #2
Materials Palette

- Laminated wall panel system
- Frameless glass system
- Windowwall or curtainwall glazing system
- Aluminum punched window system
- Composite aluminum panel color #1
- Composite aluminum panel color #2

30 JULY 2015 SPRC #2
Renderings

30 JULY 2015 SPRC #2
Proposed - Lower Level Retail, Service and Residential Parking Plan

30 JULY 2015 SPRC #2
Pg 25
Mall Renovation

- 3 Retail Levels, 325,955 SF of Shopping, Entertainment and Dining
- Open air Pedestrian Shopping and Cafes
- Community Amenities Plazas
- Fully Handicap Accessible
PROPOSED: Wilson Facade Looking SE / Street Level

30 JULY 2015 SPRC #2
Proposed – Wilson Facade
PROPOSED: Enclosed Concourse Looking West / Level 2

30 JULY 2015 SPRC #2
PROPOSED:
Mews Looking West / Level 1

30 JULY 2015 SPRC #2
PROPOSED:
'Blade' View at roof
PROPOSED:
‘Blade’ Looking West / Level 2

30 JULY 2015 SPRC #2
Remove skylight, façade, and vestibule

Plaza Section / Existing

Plaza Section / Proposed
PROPOSED:
West Plaza Looking SE / Street Level
PROPOSED:
West Plaza Looking South / Street Level
PROPOSED:
West Plaza Looking South / Concourse Level

30 JULY 2015 SPRC #2
PROPOSED:
‘Blade’ Looking West / Level 2

Curtainwall glazing system
Wood ceiling panel system
Brick Masonry
Painted metal frame
Glass clad column
Glass rail
Composite aluminum panel
Tenant storefront glazing
Tile flooring
Stone paving
PROPOSED: Materials

- Cornice
- Brick Masonry
- Aluminum glazed storefront
- Frameless glass system
- Glass rail
- Metal Frame, Painted
- Composite aluminum panel
- Stone paving
Proposed – Glebe Road Façade Upgrades
Macy’s Air Rights

- Upgrade existing three office levels above Macy’s
- New office entry towers at Wilson and Glebe
- Interior courtyard for office users
- 3 Office Levels plus entry towers, 159,533 SF
Proposed – First, Fourth, and Fifth Floor Plans
EXISTING:
View from Wilson Boulevard
EXISTING:
View from Glebe Road

30 JULY 2015 SPRC #2
Overall Site Plan

Wilson Blvd

Glebe Road

N Randolph St

30 JULY 2015 SPRC #2
Proposed - Lower Level Retail, Service and Residential Parking Plan

Parking & Service Utilizing Existing Ramp

Retail/Residential Service

Residential Parking

RETAL
RETAL CIRCULATION / SVC
BUILDING CIRCULATION
Proposed – Second Level Plan

- Residential Units
- Residential Amenity
- Office
- Retail
- Retail Circulation / SVC
- Building Circulation
- Existing County Parking Garage
- Buch Site
- Mews
- Theater
- West Plaza
- East Plaza
- Wilson Blvd
- Glebe Road

Ballston Quarter

30 JULY 2015 SPRC #2

Pg 60
Proposed – Third Level Plan

- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- OFFICE
- RETAIL
- RETAIL CIRCULATION / SVC
- BUILDING CIRCULATION
- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- OFFICE

**Key Points**

- **Existing County Parking Garage**
- **East Plaza**
- **West Plaza**
- **Wilson Blvd**
- **Buch Site**
- **Theater**
- **Glebe Road**

**Legend**

- RETAIL
- RETAIL CIRCULATION / SVC
- BUILDING CIRCULATION
- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY
- OFFICE

**Date:** 30 JULY 2015 SPRC #2

**Scale:**

- N: North
- N Randolph St
- Outdoor Residential Amenity

**Notes:**

- Outdoor Residential Amenity
- Wilson Blvd
- West Plaza
- East Plaza
- Buch Site
- Theater
- Existing County Parking Garage
- Glebe Road

**Ballston Quarter**

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**Proposed – Third Level Plan**

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**Ballston Quarter**

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**30 JULY 2015 SPRC #2**

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Wilson Boulevard Curb Line

Existing Curb Line
Potential Curb line
Wilson Boulevard
Building Face

Key

30 JULY 2015 SPRC #2
Pg 64
RESIDENTIAL MOVE-IN

Proposed - Parking P1 Level Plan

Residential Elevators 3 & 4
(Stop at P1 through Roof)

Existing Mall Dock

Loading Bays

Wilson Blvd

N Randolph St
RESIDENTIAL TRASH & RECYCLING

Existing Mall Dock

Bins Wheeled to Dock

Bins Emptied into Larger Containers

Containers Trucked Away

Trash / Recycle Room (Chutes Terminate at Compactors)
GARAGE EXHAUST & INTAKE

Proposed - Parking P1 Level Plan

Intake Vent at Mall Roof
Intake Vent at Wall of Third Floor Terrace
Exhaust Vent at Third Floor Mech Well

30 JULY 2015 SPRC #2
PROPOSED:
22 Story Residential Building – Context Street Elevations

Wilson Blvd

Randolph Street

Key

Ballston Quarter

30 JULY 2015 SPRC #2
Pg 70
EXISTING CONDITIONS:
Corner Wilson and Randolph

30 JULY 2015 SPRC #2
REDEVELOPMENT VISION:
Proposed – Wilson Facade

30 JULY 2015 SPRC #2
Proposed – The ‘Blade’ plans

Mall level 3

Garage level 5

Bridge connection to office

Open

Garage lobby

Stair

Mews below

Blade level 6

Garage lobby

Iceplex level 8

Escalators

Elevators

Blade level 8

Mews below

Open

Garage lobby

30 JULY 2015 SPRC #2

Pg 78
Proposed – The ‘Blade’ section 1
Proposed – West Plaza

Office Tower

Iceplex

70'

Wilson

108'

Plaza / Exterior

Mall Interior

30 JULY 2015 SPRC #2
Pg 82
Proposed – West Plaza

Bridge connection
Mall level 3
Mall level 2
Wilson Entry
Mall level 1
Concourse

Mall Interior
Plaza / Exterior
Mall Interior

70'
54'

Exterior terrace
PROPOSED:
Accessible Routes

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