Agenda

1. Site Tour
2. Overview
3. Context
4. Redevelopment Vision
5. Project Design Summary
6. 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

**Macy’s:** Ballston Air Rights Acquisition Group, LLC

**Macy’s Architect:** Gensler
Proposed Development Program

MACY’s AIR RIGHTS: (Minor Amendment)
• 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, 158,235 SF

RESIDENTIAL BUILDING: (Major Amendment)
• 22 Story Building
• 2 Retail Levels, 51,860 SF
• 20 Res Levels, 405 Units
• 4 Underground Parking Levels, 282 Spaces

MALL RENOVATION: (Minor Amendment)
• 3 Retail Levels, 325,955 SF of Shopping, Entertainment and Dining
• Open air Pedestrian Shopping and Cafes
• Community Amenities Plazas
Carpool Ph 1 (4040 Fairfax)
330 Apt Units
175 Units/Acre

Ballston Square (850 N Randolph)
714 Apt Units
128 Units/Acre

The Meridian (900 N Stuart)
435 Apt Units
266 Units/Acre

Stafford Place 1
547,143 GSF

Stafford Place 2
185,506 GSF

Point Building
266,547 GSF

750 N Glebe Rd
431 Apt Units (proposed)
168 Units/Acre

Penrose 672 Flats
178 Apt Units (proposed)
176 Units/Acre

675 N Randolph
355,000 GSF

Liberty Center One
316,000 GSF

The Residences at Liberty Center
180,000 GSF

Liberty Center Two
180,000 GSF

The View
265 Apt Units
120 Units/Acre

4040 Wilson
415,810 GSF

4040 Wilson
441,000 GSF

547,143 GSF

355,000 GSF

714 Apt Units
128 Units/Acre

714 Apt Units
128 Units/Acre

468 Apt Units
115 Units/Acre

468 Apt Units
115 Units/Acre

714 Apt Units
128 Units/Acre

714 Apt Units
128 Units/Acre
Redevelopment Vision

- Complete transformation into a vibrant mixed-use district
- Premier dining and entertainment destination
- Unique retail shops and service providers
- Highly experiential urban street and gathering place
- Iconic and authentic architecture
- Major improvements to the public parking garage
- Significantly improved connectivity to the garage and IcePlex
Expand Inventory of Intimate Urban Plazas
Proposed – Streetscape and Open Space Plan
PROPOSED:
Corner Wilson and Randolph
PROPOSED:
22 Story Residential Tower
PROPOSED:
22 Story Residential Tower

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Pg 19
PROPOSED:
East Plaza
PROPOSED: Wilson Boulevard
PROPOSED: West Plaza
Section – Existing Mall Concourse

Section – Proposed Open Air Mews

REDEVELOPMENT VISION:
Mall Concourse
EXISTING:
Mall Concourse

Key Plan
Pending
20 July 2015 SPRC #1
PROPOSED:
Mews Looking East
PROPOSED:
Mews Looking West
PROPOSED:
Enclosed Concourse Looking West
EXISTING:
View from Wilson Boulevard
PROPOSED:
View from Wilson Boulevard
EXISTING:
View from Glebe Road
PROPOSED:
View from Glebe Road