Agenda

1. SPRC #3 Follow-Up Items
2. Residential Building Updates
3. Macy’s Air-Rights Office Updates
4. Signage Presentation
5. Construction Phasing / Sequencing
SPRC 3 Follow-Up:

- Curb Side Management / Streetscape Follow-Up
- West Plaza
- Elements for Children
- Glebe Road Enhancements
- Randolph Street Entry Update
- Residential Parking
Curbside management – Wilson Boulevard
Streetscape – Glebe Road
SPRC 3 Follow-Up – West Plaza
SPRC 3 Follow-Up – West Plaza

Rockefeller Center Plaza, NYC

Hancock Tower Plaza, Chicago
SPRC 3 Follow-Up – West Plaza
Engaging Art Elements

Chalkboard Figure

Tom Otterness Artwork

Subtle Incorporation

SPRC 3 Follow-Up – Engaging Art / Elements for Children
Interactive Lighting

Temporary Installations

Integrated Furnishings

SPRC 3 Follow-Up – Interactive Lighting / Elements for Children

28 Sep 2015 SPRC #4
SPRC 3 Follow-up – Glebe Enhancements

28 Sep 2015 SPRC #4
SPRC 3 Follow-up – Glebe Enhancements

Granite ‘carpet’ at pedestrian entrances

Existing parking has been removed and sidewalk extended

Streetscape elements match treatment at Wilson Blvd:
- Continuous Street Tree Planting
- Sidewalk Paving
- Totem Concept
- Street Furniture

Separate Entrances are now provided for retail and office uses

28 Sep 2015 SPRC #4
SPRC 3 Follow-up – Glebe Enhancements
SPRC 3 Follow-up – Glebe Enhancements

Key

28 Sep 2015 SPRC #4
SPRC 3 Follow-up – Glebe Enhancements
Connection to Mews:
- 6’ Wide with 10’ Ceiling
- Security Monitored
- Fully HC Accessible
- Same hours as Wilson Bridge
- Designed to be Welcoming and Well Lit

Decorative Screening (Illustrative Image)
Clearly Defined Pathway (Illustrative Image)
Abundance of Lighting (Illustrative Image)
Residential Parking:

- 288 automobile spaces + 8 motorcycle spaces are provided for 406 apartments units
- 0.7 automobile parking spaces per apartment
- Walk score / Data supports this ratio:
  - Walk Score: 95 ("Walkers Paradise - Daily errands do not require a car.")
  - Transit Score: 77 ("Excellent Transit - Transit is convenient for most trips.")
  - Bike Score: 80 ("Very Bikable - Flat as a pancake, excellent bike lanes.")
- TDM includes car-sharing services in the residential garage
- If additional parking spaces are needed, residents can seek monthly parking in the adjacent and under-utilized County Garage
SPRC 3 Follow-Up – Residential Parking

County Garage Utilization:

- 2912 Total Spaces Available; commuter, office, retail uses
- In 2012 the garage was 76% occupied at peak
- More than 680 spaces available
- In 2015 the garage was 64% utilized at peak
- More than 1,040 spaces available
- Office and retail peak is the middle of the day
- Residential peak parking is the middle of the night
- Allows for shared parking

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**County Garage Proximity:**

- A connection provides access from the adjacent County Garage
- Third Level of Garage = Second Level Retail Concourse
- A direct pathway allows easy access to the residential lobby

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2nd Level Concourse
also same as
(3rd Level Garage)
Residential Building

- 22 Story Building
- 2 Retail Levels, 66,035 gsf *(includes 13,740 gsf in potential future mezzanine area at level 2)*
- 20 Residential Levels, 406 Rental Apartment Units
- 4 Underground Parking Levels, 288 Automobile Spaces + 8 Motorcycle Spaces
- Readily accessible from adjacent County garage
- LEED Silver
Residential Building – Ground and Typical Levels

Ground Floor

- Residential Entry
- Parking & Service
- Access to County Garage (via escalator or elevator to Level 2)

Typical Residential Floor

- 2BR APT
- 1BR +DEN APT
- 1BR APT
- 1BR 2 STORY APT
- STUDIO APT

Key:
- RETAIL
- PUBLIC CORR
- RES LOBBY
- RES SUPPORT
- SERVICE

28 Sep 2015 SPRC #4
Residential Building – Parking Levels
Macy’s Air Rights Office Building

- Upgrade existing three office levels above Macy’s
- New office entry towers at Wilson and Glebe
- Interior courtyard for office users
- Three Office Levels plus entry towers: 159,533 SF
Macy's Office Building – Mezzanine, Sixth and Roof Plans

28 Sep 2015 SPRC #4
Pg 31
View from Wilson Boulevard

View from Glebe Road

Macy's Office Building – Exterior Views
Macy's Office Building – Exterior Views

View from Wilson Boulevard

View from Glebe Road
Signage

A hierarchy of environmental graphic and signage elements incorporated into Ballston Quarter include:

1. District Identity Signage
2. Image Projection
3. Tenant Expression Zone
4. Tenant Signage
5. Theatrical Event Projection
6. Project Signage/Wayfinding
Signage

1. DISTRICT IDENTITY SIGNAGE
Signage

28 Sep 2015 SPRC #4
3a. TENANT EXPRESSION ZONE:

Signage
5. THEATRICAL “POP UP” EVENT PROJECTION

Signage
ELEVATION KEY
Refer to Overall Elevation sheet for keyed elevations

NORTH ELEVATION - Wilson Blvd.

EAST ELEVATION - N. Randolph Street

WEST page 23
SOUTH page 22

EAST PLAZA ELEVATIONS - Wilson Blvd.

WEST page 24
SOUTH page 24

EAST page 23

SOUTH ELEVATION - Glebe Road

EAST ELEVATION - N. Randolph Street

EAST PLAZA ELEVATION - Wilson Blvd.

Signage

28 Sep 2015 SPRC #4
CONSTRUCTION SEQUENCE:

Jun 2016 to Aug 2016 Key Activities:
- MFS Site Fenced; Bldg Demo; Excavation begins

Sep 2016 to Dec 2017 Key Activities:
- Covered Walkway Installed at Wilson
- Mall Construction Starts (remains partially open)
- Bridge Closes; Demo / Replacement Const Starts
- West Plaza Area Fenced Off; Demolition Begins
- Macy’s Office Building Starts (Jan 2017)
- Wilson Blvd Re-alignment Occurs
- Bridge Re-opens (Dec 2017)

Jan 2018 to May 2018 Key Activities:
- Macy’s Office Completes (Apr 2018)
- Mall Fully Re-Opens with Retail at Res Bldg
- Streetscape at Wilson and Glebe complete

May 2018 to Dec 2018 Key Activities:
- Randolph Streetscape Completes
- Residential Building Completes (4Q 2018)