



Redevelopment of the
Ballston Macy's
SPRC 2 Overview

FUTURE GREEN

mv+a

INSIGHT
PROPERTY GROUP

SK+I

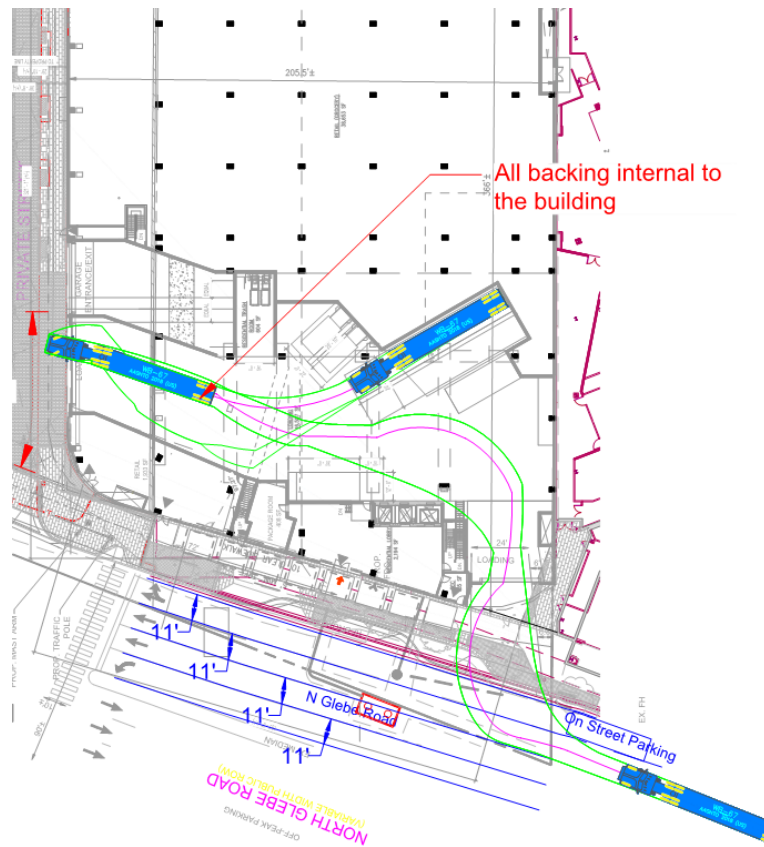
VKA

Glebe Road Façade

- Transformers located below-grade
- Added 1,900-SF ground floor retail space at corner of N. Glebe and alley
- Revised retail architecture
- Existing exhaust vents now accommodated
- New “retail branding wall” added



Glebe Road Façade



- Recessed and moved grocery loading dock to eastern edge of site
- Will reduce vehicle and delivery truck congestion
- Contains loading circulation activities in the loading dock

Glebe Road Façade



- More prominent residential entrance location and articulation
- Integrated curving lines and plantings on building podium
- New wayfinding signage for Ballston Quarter's Glebe Road façade
- Wider sidewalks with 10' clear sidewalk area in front of proposed building

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Ballston Quarter Interior Connections

- Connection between two buildings at ground level to have grocer serve as anchor
- Placemaking seating area in terminus of mall corridor
- Public art on second and third levels



Alley Upgrades

- Curbless environment with bollards, planters, green wall, pavers, seating, overhead lighting
- Removal of arcades to be more inviting and eliminate Glebe Road sidewalk “pinch point”
- Green screen / knock-out paneling
- Circulation pattern enhancements
- Limitation on right turns only for accessing residential garage

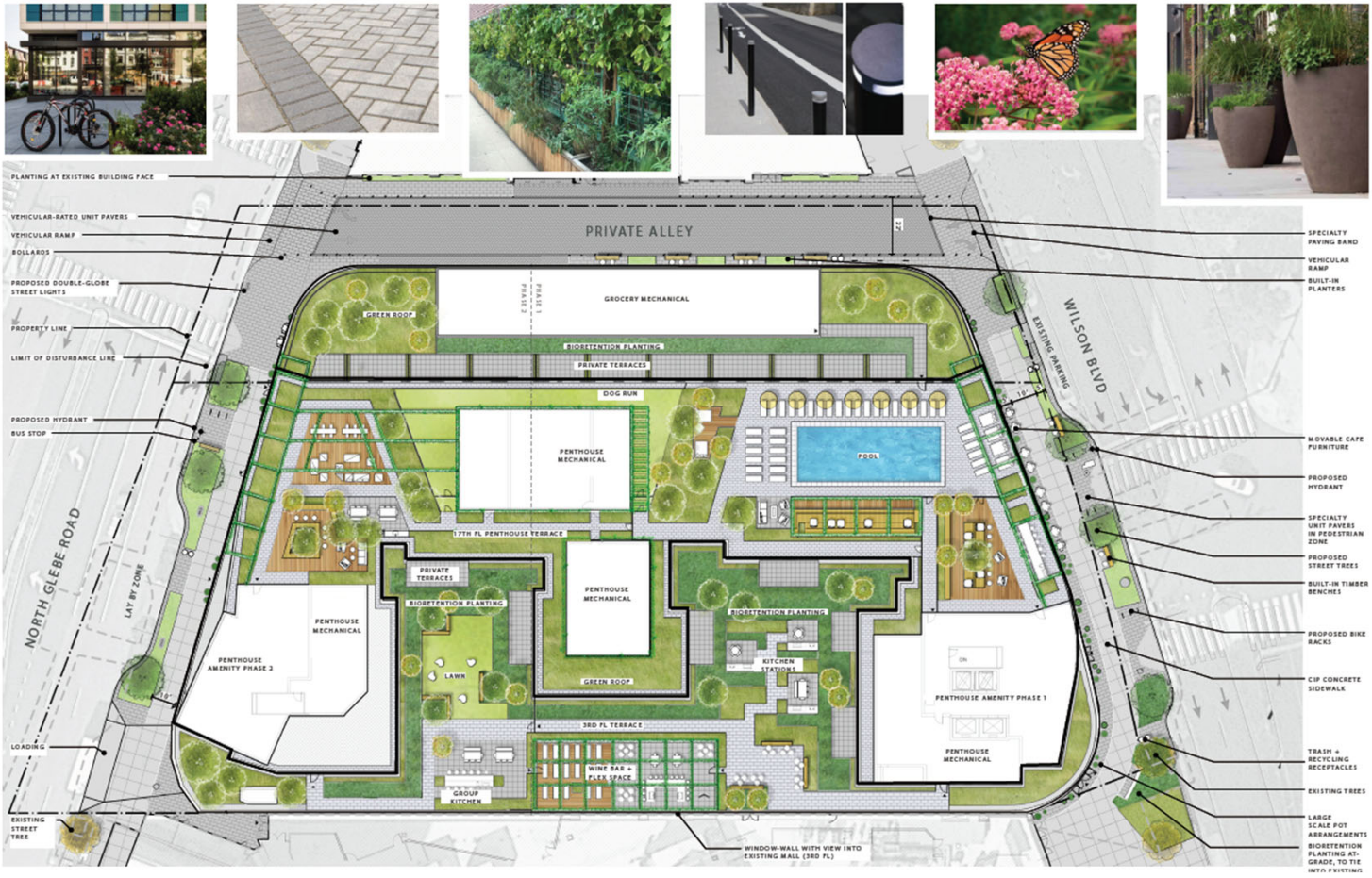


Sustainability

- LEED Gold certification with Green Building Incentive Policy at 0.35 FAR level
- On-site solar generation + off-site solar and green energy procurement
- Full electrification of residential building (gas only used for grocer's commercial kitchens)
- Energy studies for building performance
- Reduced parking ratio of 0.43 spaces/unit
- 10% EV Chargers; 50% EV ready
- Electric Micromobility storage

Landscaping Revisions

- Additional Plantings
- Reduction in Impervious Areas
- Increased Planting Area
- Encourage Residents



Utilizing Existing Infrastructure

- Using existing service docks and corridors beneath mall for residential loading
- Using existing Point Office Building garage access into the proposed residential parking garage
- Sharing overflow residential parking with existing Point Office Building spaces during off-peak hours
- Using County parking garage for employee and overflow parking

Transportation

- 245 bicycle parking spaces
- 390 parking spaces with 0.43 spaces/unit parking ratio
 - 238 spaces → residential parking in underground garage
 - 141 spaces → retail spaces in above-grade garage
 - 11 spaces → to be shared in existing below-grade Point Office garage
- Retail vehicle access through alley; residential access right-turn only (must come in on Wilson Boulevard)
- Above-grade garage design is bird-friendly, architecturally treated, and convertible to future uses

Transportation

- Retail loading garage location shifted to eastern edge of site to provide safer condition
- Full truck maneuverability in garage (reverse movements eliminated)
- Limitations on garage usage
 - No peak hour deliveries
 - Garage doors closed except during deliveries
 - Dockmaster

Transportation

- New southbound N. Glebe left turn lane
 - Sufficient capacity even during peak commuter times
 - Retention of pedestrian refuge
 - Pedestrian safety
 - A “No right on Red” restriction from alley
 - Protected only left-turn phasing from Glebe Road
 - Leading Pedestrian Intervals

Community Benefits

- Implementation of Ballston Sector Plan goals
- Streetscape upgrades around the site
- Utility fund contribution
- Transportation Demand Management plan
- Arlington County commuter services contribution
- Public art contribution
- Affordable Housing: 118 new Committed Affordable Units
 - \$1.5 million AHIF contribution
 - Two Bedroom CAF onsite at 60% AMI
 - 11 Workforce Units at 80% AMI (No community benefit credit for these)
- Architectural preservation of notable buildings at the Haven Site
- Connection to Ballston Quarter with interior public art piece

Construction Timing

- Commence construction in late 2023
- Completion in 2026/2027
- To be completed prior to any construction:
 - Traffic plan
 - Construction Hauling Route Plan
 - Off-Street Parking Secured for Construction Workers
 - Temporary Construction Lighting Measures
 - Construction Hour Limitations
- Monthly outreach meetings with community



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