



Redevelopment of the  
**Ballston Macy's**  
Online Engagement Video

FUTURE GREEN

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INSIGHT  
PROPERTY GROUP

SK+I

VVA

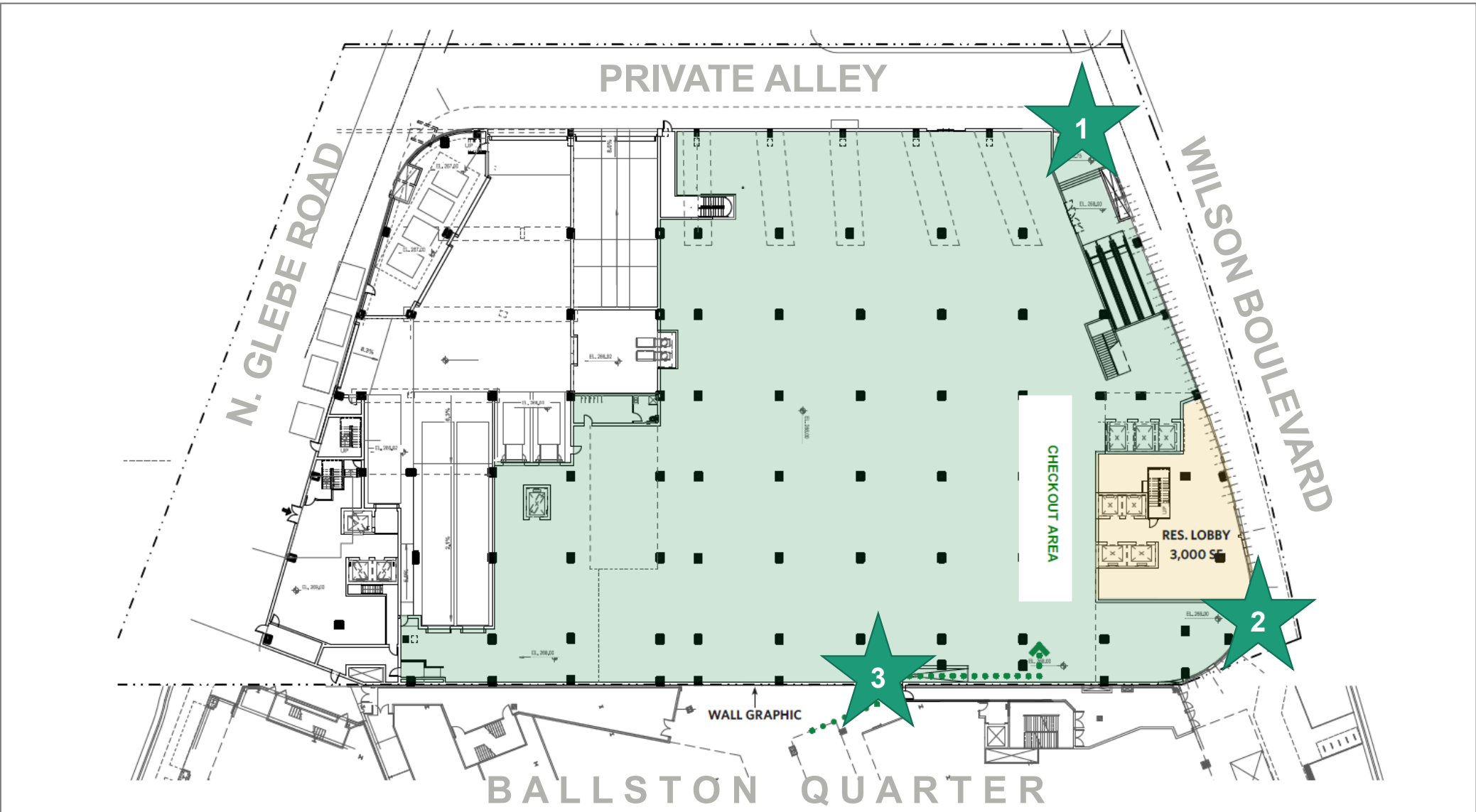
# Glebe Road Façade

## Prior Design Informed By:

- Property lines
- Existing infrastructure
- Fiber in sidewalks
- Underground electric vaults
- Access to site







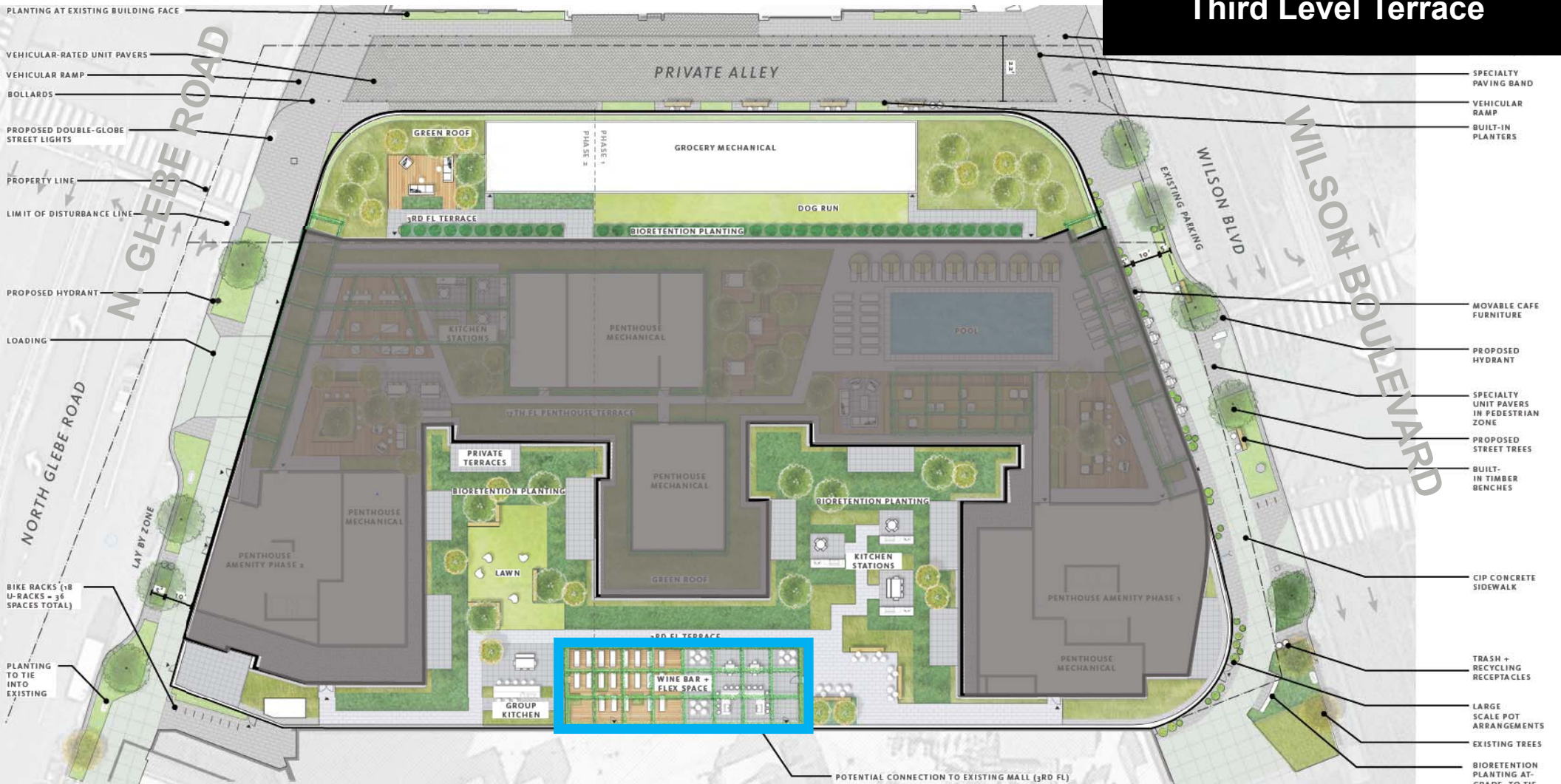
# Interior Connection To Mall

## Interior Connectivity To Mall:

- Grocery connected interior to mall above food court
- Third floor terrace connection



# Third Level Terrace



# BALLSTON QUARTER

- PLANTING AT EXISTING BUILDING FACE
- VEHICULAR-RATED UNIT PAVERS
- VEHICULAR RAMP
- BOLLARDS
- PROPOSED DOUBLE-GLOBE STREET LIGHTS
- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE
- PROPOSED HYDRANT
- LOADING
- BIKE RACKS (18 U-RACKS - 36 SPACES TOTAL)
- PLANTING TO TIE INTO EXISTING
- PRIVATE ALLEY
- PHASE 1
- PHASE 2
- PHASE 3
- GROCERY MECHANICAL
- DOG RUN
- GREEN ROOF
- 3RD FL TERRACE
- BIORETENTION PLANTING
- POOL
- KITCHEN STATIONS
- PENTHOUSE MECHANICAL
- 15TH FL PENTHOUSE TERRACE
- PRIVATE TERRACES
- BIORETENTION PLANTING
- LAWN
- GREEN ROOF
- KITCHEN STATIONS
- BIORETENTION PLANTING
- 4RD FL TERRACE
- WINE BAR + FLEX SPACE
- GROUP KITCHEN
- PENTHOUSE MECHANICAL
- PENTHOUSE AMENITY PHASE 2
- PENTHOUSE MECHANICAL
- PENTHOUSE AMENITY PHASE 1
- PENTHOUSE MECHANICAL
- POTENTIAL CONNECTION TO EXISTING MALL (3RD FL)
- EXISTING PARKING
- WILSON BLVD
- WILSON BOULEVARD
- SPECIALTY PAVING BAND
- VEHICULAR RAMP
- BUILT-IN PLANTERS
- MOVABLE CAFE FURNITURE
- PROPOSED HYDRANT
- SPECIALTY UNIT PAVERS IN PEDESTRIAN ZONE
- PROPOSED STREET TREES
- BUILT-IN TIMBER BENCHES
- CIP CONCRETE SIDEWALK
- TRASH + RECYCLING RECEPTACLES
- LARGE SCALE POT ARRANGEMENTS
- EXISTING TREES
- BIORETENTION PLANTING AT-GRADE TO TIE

# Truck Loading

## Using Existing Infrastructure:

- Existing loading dock below mall for residential loading
- Point office building parking entrance/ramps to access residential parking
- Point office building parking for off-peak overflow parking
- County garage for employee and overflow parking for retail and residential uses

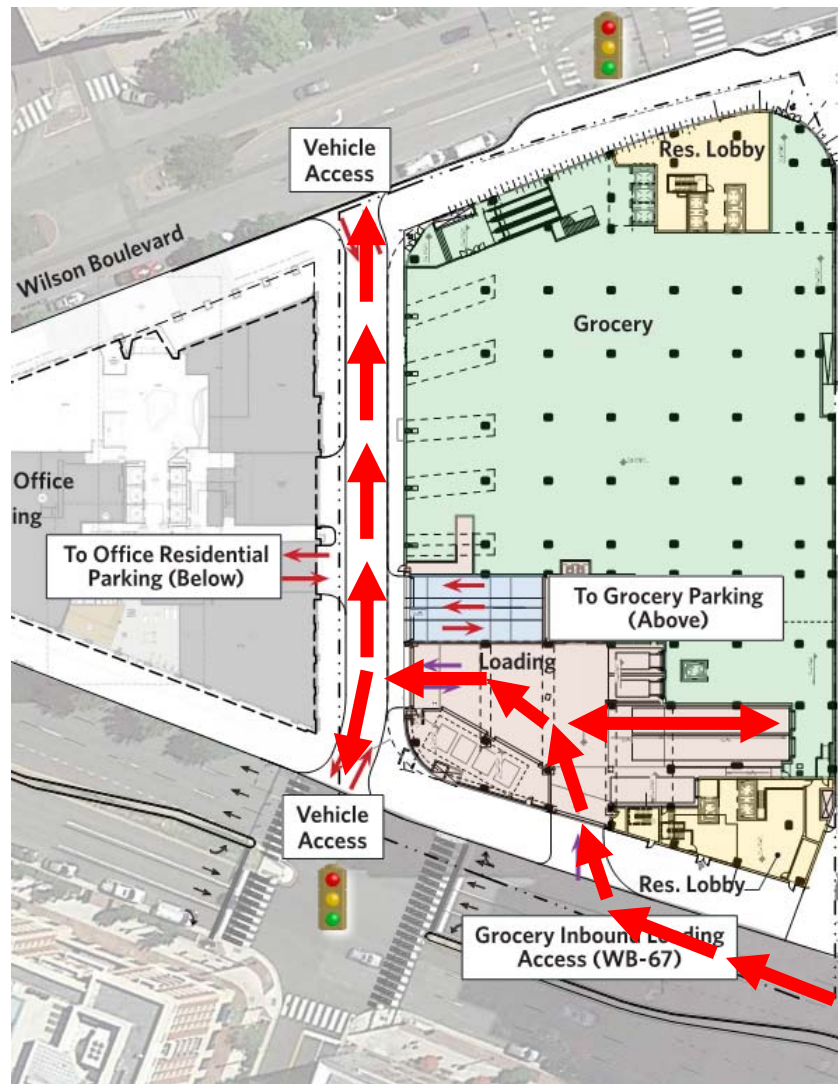
# Truck Loading

## **Grocery Store Loading Requirements:**

- Must be proximate to store and easy for trucks to unload goods
- Trash and recycling must be attached to grocery and residential uses
- Loading must be efficient to reduce truck detention time







# Proposed Loading

- Reduces conflicts between trucks, vehicles, and pedestrians in alley
- Improves loading maneuverability for trucks
- Eliminates need for large trucks to make wide swing on N. Glebe Road
- Reduces need for trucks to back into loading dock
- Residential loading will use mall loading dock

# Managing Proposed Loading

- No capacity issues per technical analysis
- Will work on site plan conditions related to loading
- Dockmaster to oversee loading/deliveries
- Garage entrance will be closed at all times except when trucks access loading (during pre-scheduled times)

# Alley Pedestrian Experience

- Removal of arcades
- Landscaping elements at corner
- Pedestrian-exclusive zones
- Bollards and ADA-compliant pavers
- Native planting materials in alley
- Vine trellises / green screens
- Covered walkway on eastern side



# Potential For Spillover Parking

**388 New Parking Spaces:** 240 for residents (0.43 spaces/unit)  
+  
148 for grocer (1 space/297 retail SF)

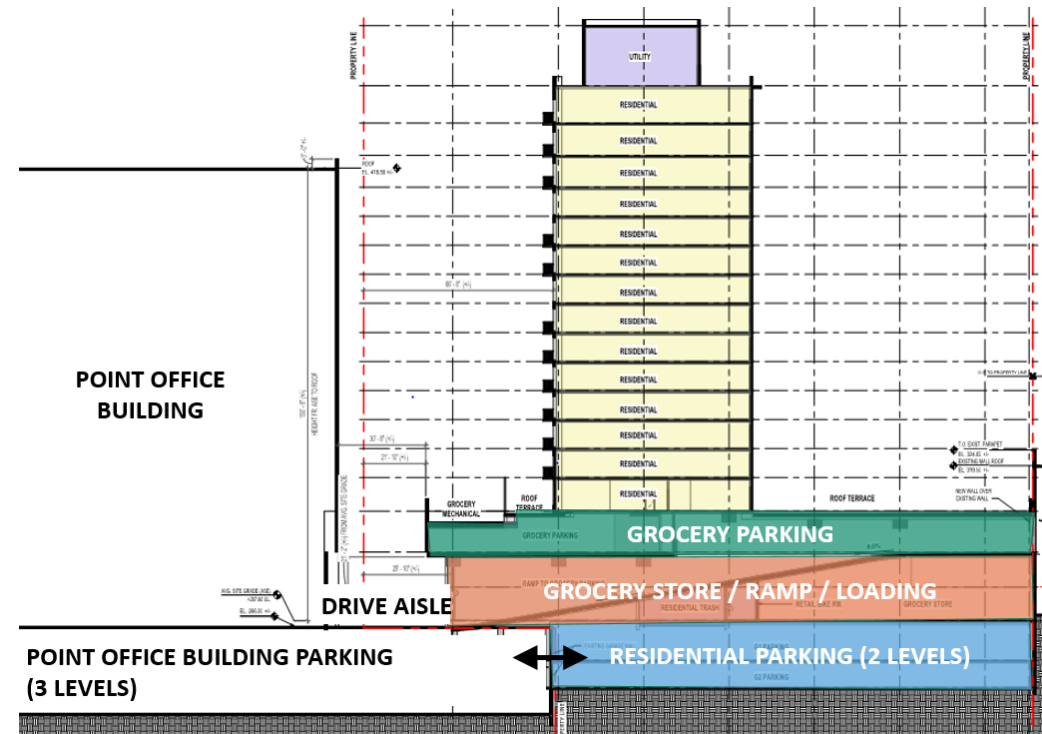
**Appropriateness:** Proximity to transit  
County's residential parking guidance  
Rideshare options nearby  
Work-from-home options  
TDM Plan

**Overflow Parking:** 288 parking spaces in County-owned garage  
Shared parking arrangement with Point office garage

# Above-Grade Parking

## Pushing parking below-grade:

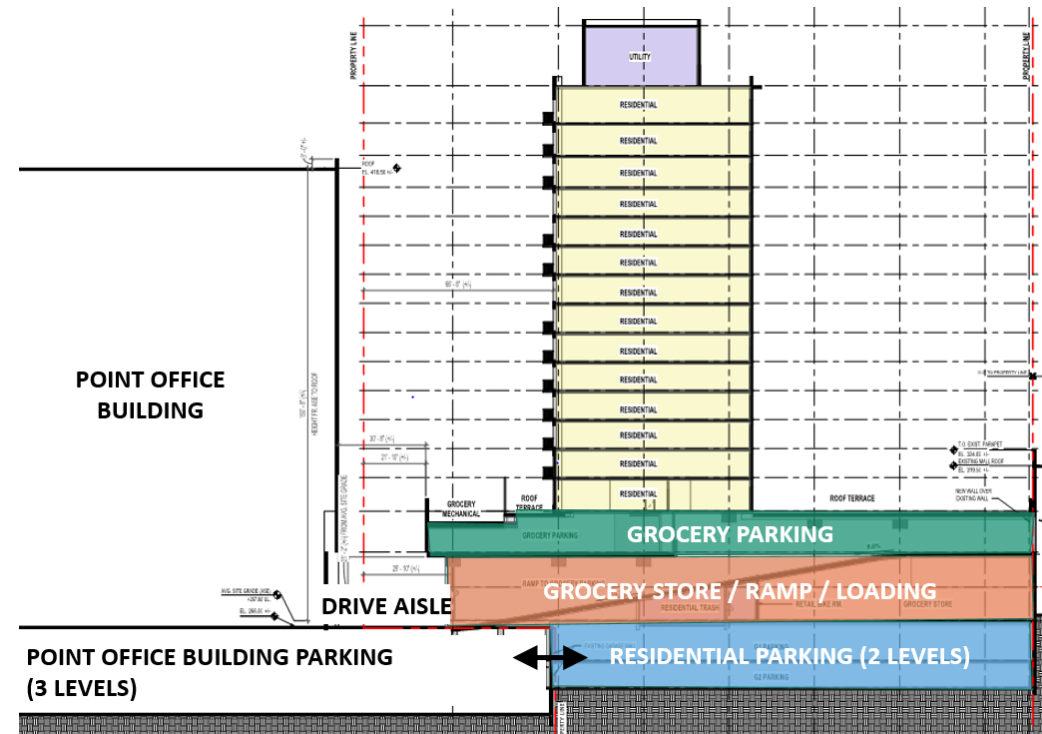
- Below-grade garage cannot provide sufficient parking on one level



# Above-Grade Parking

## Use of County Garage:

- Distance (b/t 290 and 450 feet)
- Unique nature of groceries
- Shopping carts
- Online ordering



# Bird-Friendly Design

**Between 8' and 36':** Specialty fritted glass  
Metal screening

**Storefront Windows:** Specialty glass  
Canopies

**Above 36':** Balconies/terrace spaces  
No glass railings  
Monitoring of potential bird nesting areas

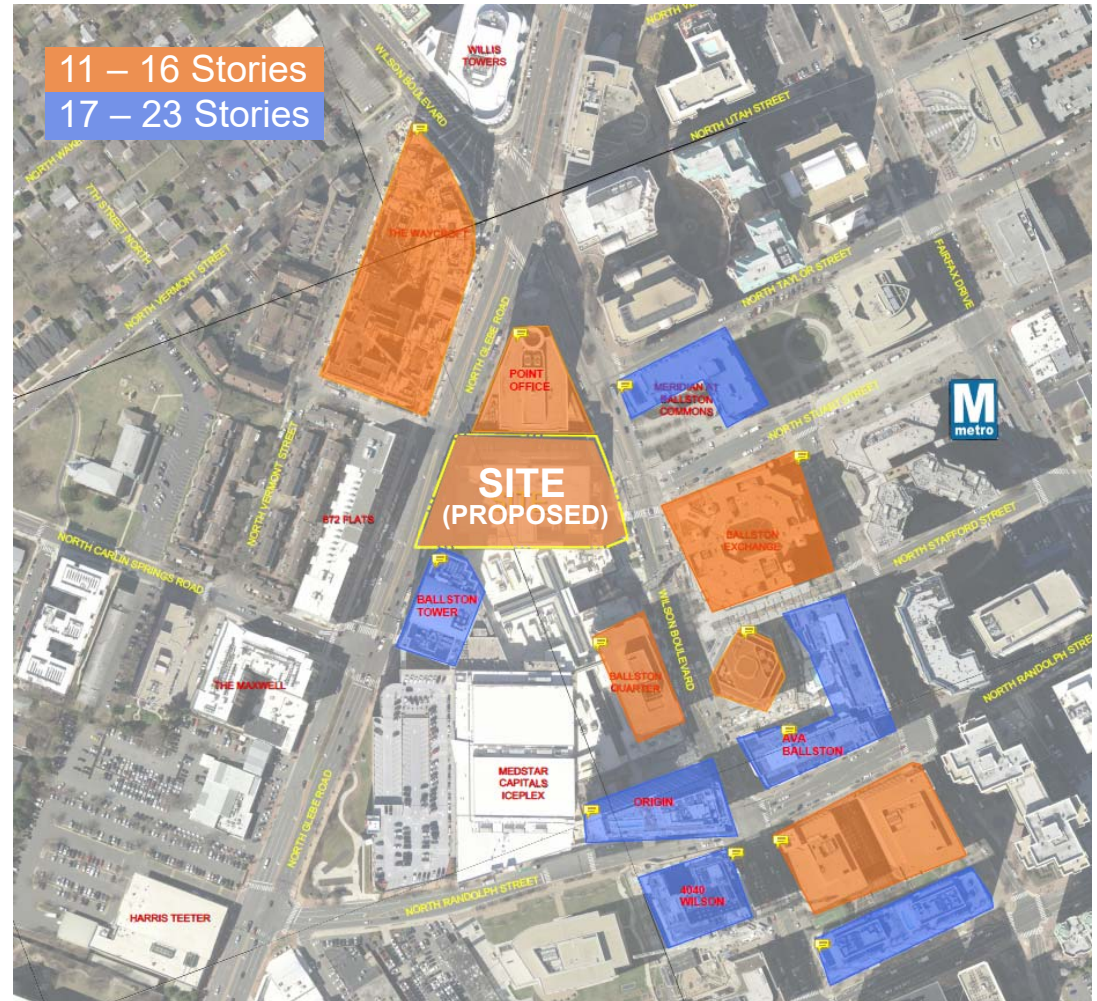


# Building Height

16 stories (178' + 20' mechanical penthouse)

In accordance with C-O-2.5 zoning district and Sector Plan

Point Office Building	11 stories	± 163'
Waycroft	13 stories	± 150'
4040 Wilson Boulevard	22 stories	± 256'
Meridian at Ballston	21 stories	± 208'
Ballston Tower Office	23 stories	± 239'
Origin (700 N. Randolph)	23 stories	± 230'
Ballston Exchange	11 stories	± 164'
Bldgs at The Ellipse	11 stories	± 150'





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