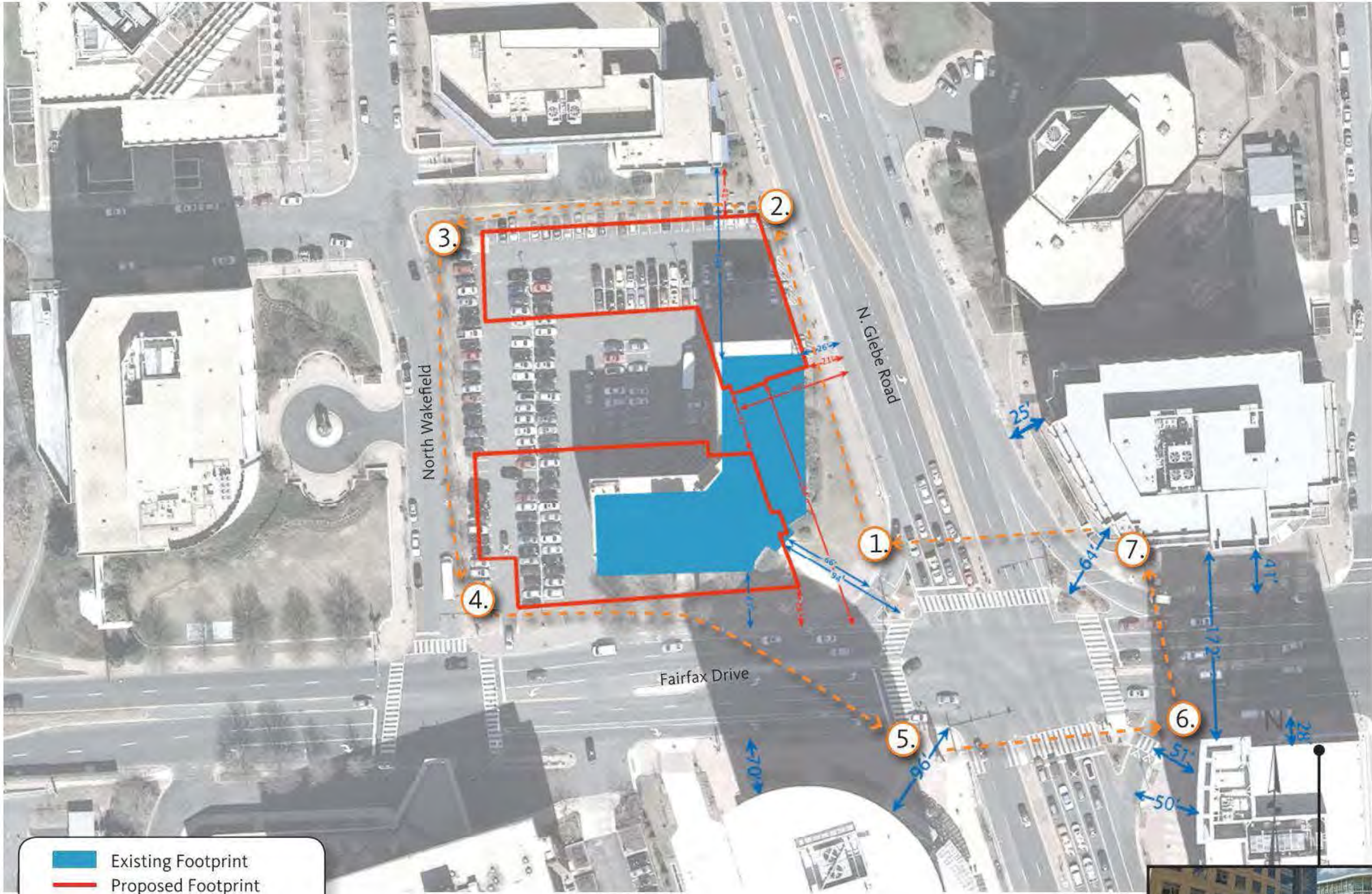


Marymount University at Ballston Center

Walking Tour Guide
July 18, 2013



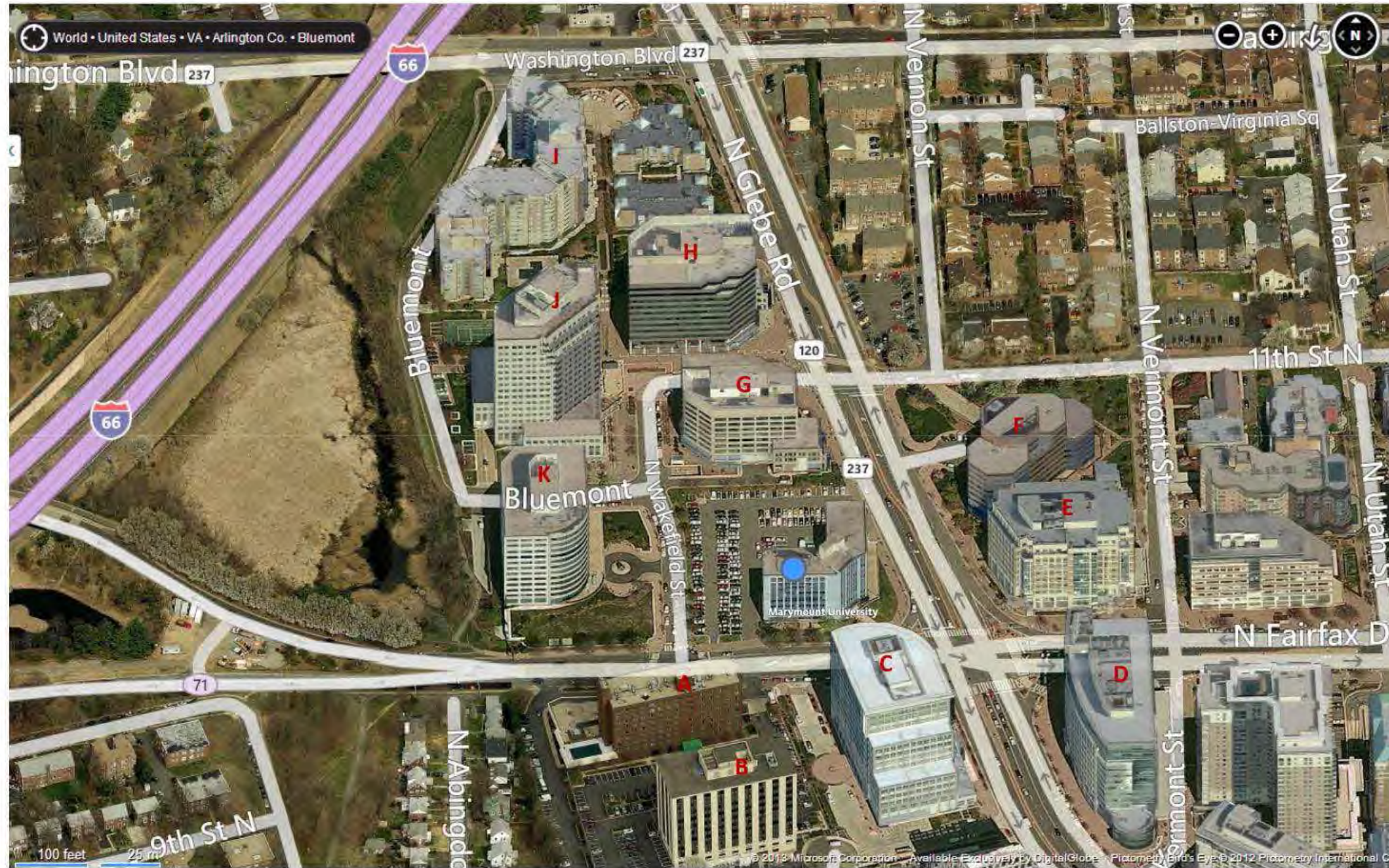
- Existing Footprint
- Proposed Footprint
- Tour Path
- Existing Dimensions
- Proposed Dimensions



POINTS OF INTEREST & NOTE

1. Fairfax & Glebe/Existing Building Entrance
 - Existing Building Setback and "Soft" Landscaped Area at Intersection
 - County Improvements: Eliminating Slip Lanes; Widening of Pedestrian Area Contiguous to Site
 - Activity on 3 Adjacent Corners
 - Ballston Metro Station Western Entrance Location (Southwest Corner of Fairfax & Vermont)
 - Height of Buildings on 3 Adjacent Corners
 - Building Setbacks on 3 Adjacent Corners
 - Traffic Flow (Changes with Time of Day)
2. Walking North Along Glebe Road Frontage
 - Activation on Site Along The Frontage
 - Conditions across Glebe Road
 - Proposed Placement of Plaza Opening
 - Existing Curb Cut Into Surface Parking Lot (Use) & Appropriateness of Proposed Garage Entrance
 - Extension of Curb Cut and "Service" Road for Use by Proposed Shuttle
3. Walking West Along the Northern Boundary/Alley/Parking Lot and Parking Entrance to 1000 Glebe
 - Relationship of Proposed Residential Building to Existing Buildings on the Block
 - Relationship Between Proposed Plaza and Beaver Pond
4. Walking South Along the Wakefield Frontage to Wakefield & Fairfax Drive
 - Relationship of Proposed Buildings and Open Space to Wakefield
 - Relationship of Proposed Office Building to Wakefield & Fairfax Dr. Intersection
 - Proposed Building Location in Relation to
5. Walking East Along Fairfax Drive & Across to Southside of Fairfax Dr
 - Activation Along Fairfax Drive
 - Proposed Cycle Track
 - Traffic Flow
 - Uses & Activity Across Fairfax Drive
 - Views to Site From Adjacent Corner
6. Walking East on Fairfax Across Glebe Road
 - Views to Site From Corner
7. Walking North on Glebe Across Fairfax Drive
 - Views to Site from Corner

Context: Adjacent & Surrounding Development



K
 Name: Ballston One (1985)
 Address: 4601 N. Fairfax Drive
 Identification: SP #187
 Height: 12 Stories (141.7 ft)
 Density/GFA: 230,401 sf office, 18,573 sf retail
 Parking: 450 Spaces
 Zoning: C-O-2.5
 Land Use: Med. Office Apartment Hotel

J
 Name: Ballston Plaza #3 -CACI (1989)
 Address: 1100 N. Glebe Road
 Identification: SP #190
 Height: 16 Stories (208.65 ft)
 Density/GFA: 329,384 sf office
 Parking: 463 Spaces
 Zoning: C-O-2.5/R-6
 Land Use: 1/3 High Med. Residential, Med. Office Apartment Hotel

I
 Name: Ballston Chase Apartments (1989)
 Address: 4650 Washington Boulevard
 Identification: SP #190
 Height: 16 Stories
 Density/GFA: 344 Units
 Parking: 452 Spaces
 Zoning: C-O-2.5
 Land Use: 1/3 High Med. Residential, Med. Office Apartment Hotel

H
 Name: Ballston Plaza #2 (1988)
 Address: 1110 N. Glebe Road
 Identification: SP #190
 Height: 11 Stories (164.5 ft)
 Density/GFA: 216,000 sf office; 21,360sf retail
 Parking: 357 Spaces
 Zoning: C-O-2.5
 Land Use: 1/3 High Med. Residential, Med. Office Apartment Hotel

G
 Name: Ballston Plaza #1(1987)
 Address: 1010 N. Glebe Road
 Identification: SP #190
 Height: 8 Stories (108.7 ft)
 Density/GFA: 137,825 sf office; 16,116 sf retail
 Parking: 285 Spaces
 Zoning: C-O-2.5
 Land Use: 1/3 High Med. Residential, Med. Office Apartment Hotel

A
 Name: Ballston Holiday Inn (1987)
 Address: 4610 Fairfax Drive
 Identification: SP #57
 Height: 9 Stories (90.2 ft)
 Density/GFA: 221 Rooms
 Parking: 225 Spaces
 Zoning: C-O-2.5
 Land Use: Med. Office Apartment Hotel

B
 Name: Arlington Center Building/Chamber of Commerce (1969)
 Address: 4600 Fairfax Drive
 Identification: SP #57
 Height: 10 Stories (131.1 ft)
 Density/GFA: 162,800 sf office
 Parking: 300 Spaces
 Zoning: C-O-2.5
 Land Use: Med. Office Apartment Hotel

C
 Name: The Regent (2006)
 Address: 950 N. Glebe Road
 Identification: SP #331
 Height: 12 Stories (173.9 ft)
 Density/GFA: 248,962 sf office; 14,401 sf retail
 Parking: 437 Spaces
 Zoning: C-O-2.5
 Land Use: Med. Office Apartment Hotel

D
 Name: Arlington Gateway (2005)
 Address: 901 N. Glebe Road
 Identification: SP #331
 Height: 10 Stories (129.8 ft)
 Density/GFA: 312,550 sf office; 22,450 sf retail
 Parking: 513 Spaces
 Zoning: C-O-A
 Land Use: Coordinated Mixed Use District

E
 Name: Fairgate @ Ballston Phase II (2000)
 Address: 4501 N. Fairfax Drive
 Identification: SP #218
 Height: 9 Stories (108.3 ft)
 Density/GFA: 192,000 sf office; 7,250 sf retail
 Parking: 348 Spaces
 Zoning: C-O-2.5
 Land Use: Med. Office Apartment Hotel

F
 Name: Fairgate I @ Ballston (1988)
 Address: 1005 N. Glebe Road
 Identification: SP #218
 Height: 8 Stories (107.7 ft)
 Density/GFA: 139,832 sf office; 5,750 sf retail
 Parking: 364 Spaces
 Zoning: C-O-2.5
 Land Use: Med. Office Apartment Hotel