

Ballston Exchange

4201 Wilson Blvd Arlington, VA 22203

PROJECT TEAM

Jamestown - Owner
Studios - Architect
GHT Limited - MEP Engineer & LEED Administration

PROJECT SIZE	594,606 SF
CERTIFICATION	LEED V4 BD+C: CS Silver
FTE	2245
DAILY VISITORS	363

DESCRIPTION

Ballston Exchange is a building repositioning into a groundbreaking mixed-use project knitted into the fabric of the community. The project offers over 594,606 SF of new storefronts, restaurants, and office space, as well as direct access to the Metro. Walkability and community connectivity were identified as priority issues for residents and workers, among other stakeholders.

When approaching this adaptive reuse project, the team prioritized a low life-cycle impact through a design that would adapt to shifting demands over the lifespan of the building. This includes flexible common area spaces and floors to meet future market demand. The project maintained 90.4% of the building surface area and its corresponding embodied carbon. Additionally, over 93% of construction waste was diverted.

The repositioning project work was phased to enable existing tenants to remain fully operational during the renovation. The team extended enhancements beyond property boundaries by installing vibrant pergola structures and sidewalk stadium seating that connect the Paseo with the neighboring campus to make the area more walkable and accessible.

The Atrium is a large, indoor public space that has been transitioned into an inviting environment with broad public exposure. The Atrium serves as an extension of the office environment and connection with the exterior, blending the retail paseo with the office space. With the creation of different “rooms”, an abundance of natural light, plants, high ceilings, and ample workspaces, it encourages productivity and wellness, creating a perfect coworking space for tenants or the public.

The public open spaces at Ballston Exchange are designed to foster a sense of community among tenants, metro commuters, office workers and the neighborhood and utilized to host public events throughout the year. Previously an underutilized outdoor area, the Paseo adds green space to the community, mitigates urban heat island impacts, and saves water via an innovative irrigation system and a green roof on the retail bump-out.

Jamestown is focused on reimagining urban places with respect for community and the environment and has a mission to transform spaces into innovation hubs and community centers. The project team’s approach to sustainability and environmental, social governance (ESG) is grounded in guiding principles of integrity, excellence, innovation, passion, and responsibility.

