



4420 N. FAIRFAX DRIVE

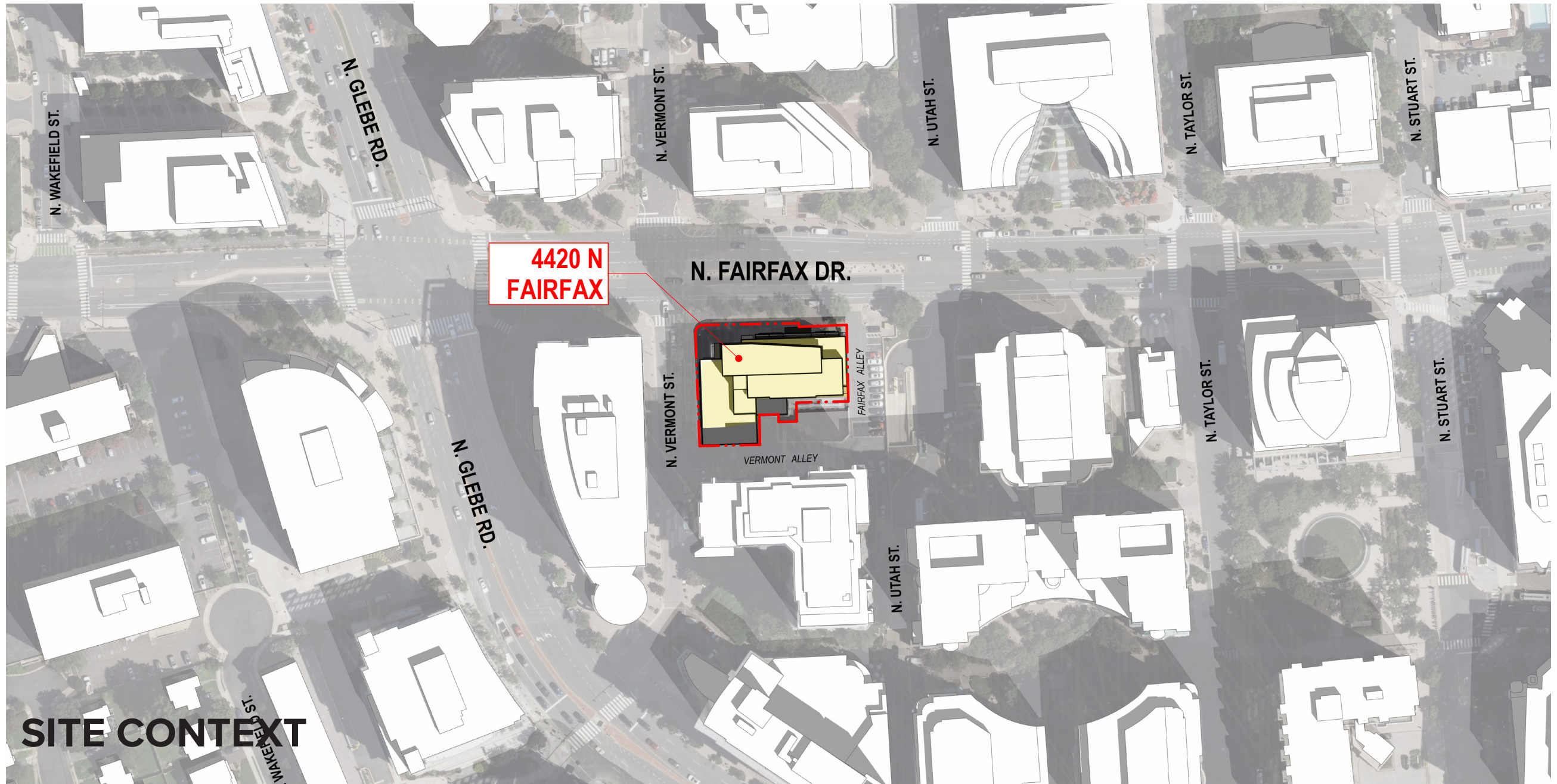
03.05.2026 HOUSING COMMISSION

ARIA BALLSTON LLC

hickok cole

 **ARIA**

4420 N. FAIRFAX DRIVE - SITE CONTEXT



SITE CONTEXT

4420 N. FAIRFAX DRIVE - EXISTING CONDITIONS



4420 N. FAIRFAX DRIVE - PREVIOUS APPROVED SITE PLAN



APPROVED DESIGN PROPOSAL - 2006

2006 APPROVAL, AS PREVIOUSLY AMENDED

RESIDENTIAL GFA: 235,758 SF
RETAIL GFA: 7,088 SF

VEHICLE PARKING: 241 SPACES
BICYCLE PARKING: 103 SPACES

LOADING SPACES: 2 (30') BERTHS

BUILDING HEIGHT: 246'-0"

TOTAL UNITS: 237

4420 N. FAIRFAX DRIVE - CURRENT PROPOSAL



DESIGN PROPOSAL - 2025

2025 PROPOSAL

RESIDENTIAL GFA: 246,780 SF
RETAIL GFA: 4,957 SF

VEHICLE PARKING: 88 SPACES TOTAL
(82 Resident Parking -
.272/unit ratio)
(6 Visitor Parking -
.02/unit ratio)

BICYCLE PARKING: 132 SPACES

LOADING SPACES: 2 (30') BERTHS

BUILDING HEIGHT: 246'-0"

TOTAL UNITS: 302

4420 N. FAIRFAX DRIVE - GROUND FLOOR PLAN



4420 N. FAIRFAX DRIVE - RENDERS OF PROPOSED DESIGN



CURRENT DESIGN PROPOSAL - 2025



CURRENT DESIGN PROPOSAL - 2025

THANK YOU

hickok cole

ARIA