



Redevelopment of the Ballston Macy's SPRC Project Overview

FUTURE GREEN

mv+a

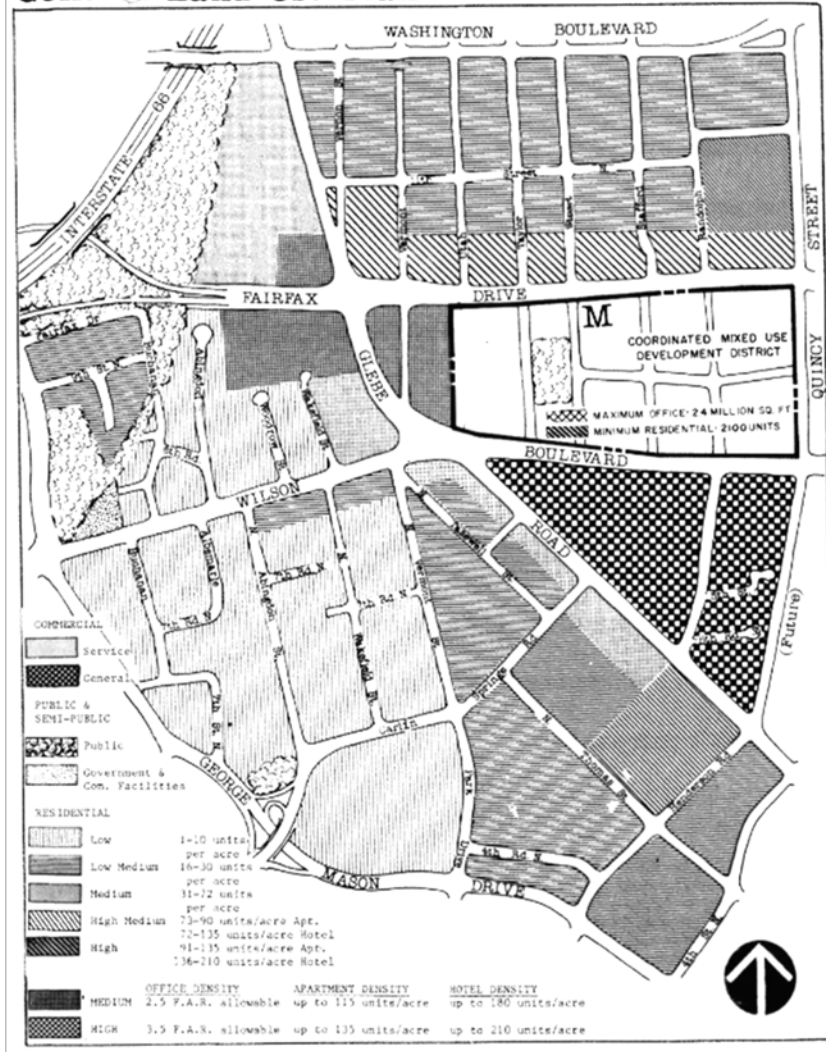
INSIGHT
PROPERTY GROUP

SK+I

VVA



Map #5
General Land Use Plan



GLUP Designation

Medium Office Apartment Hotel

Ballston Sector Plan

- Storefront windows/transparency at ground floor façade level
- No blank, uninterrupted walls along public rights-of-way
- Commercial space along major streets at-grade with convenient access
- 10- to 20-foot sidewalks
- Short-term parking near shopping facilities
- Plazas visible from the street to provide interest and variation in the streetscape



Existing Zoning: C-O-2.5 Mixed Use District

Site Plan #193: 13.5-acre Ballston Common Shopping Mall approved at an overall density of 2.87 FAR.

Amended most recently in 2015 for Ballston Quarter.

No change to Macy's.



Proposal

- 16-story mixed use building
- 44,000-square foot grocery store
- 555 residential units in two connected towers
- 178' to top of main building + 20' mechanical penthouse
- Grocery store entrance on Wilson
- Two residential lobby entrances
- Connections to Ballston Quarter





GROCERY
STORE

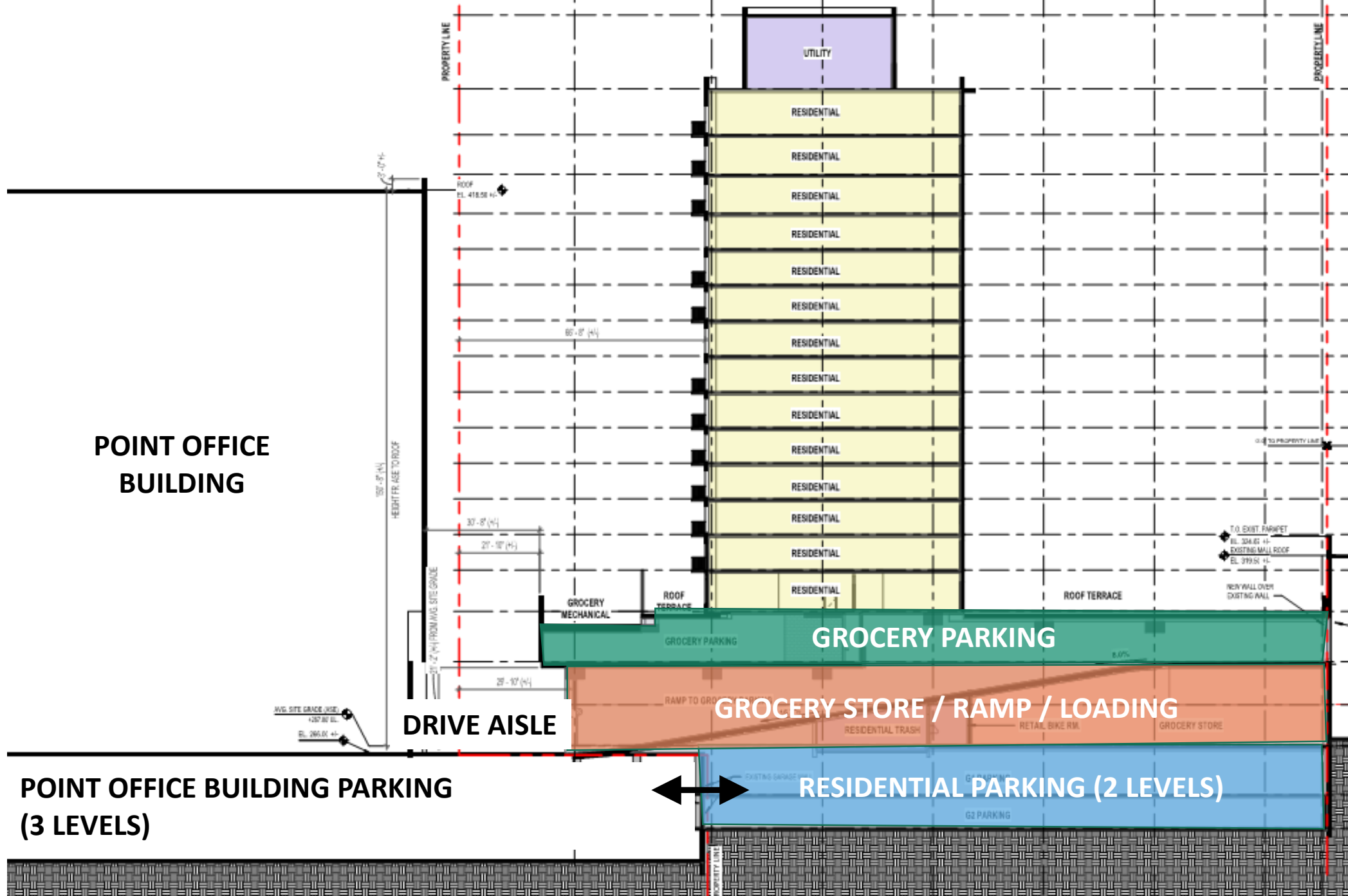
N. GLEBE ROAD

WILSON BOULEVARD

DRIVE AISLE

BALLSTON QUARTER





POINT OFFICE BUILDING

GROCERY PARKING

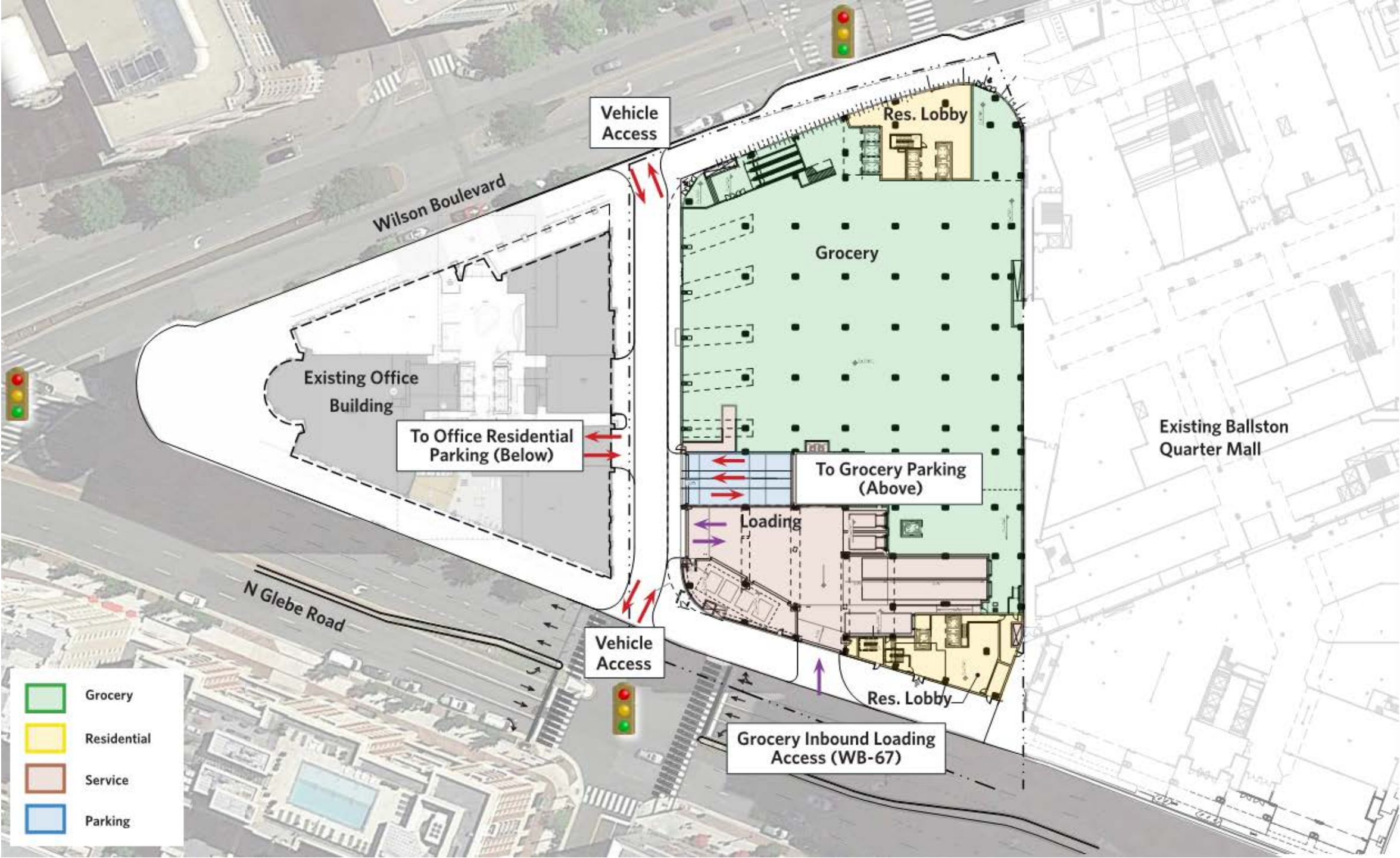
GROCERY STORE / RAMP / LOADING

RESIDENTIAL PARKING (2 LEVELS)

POINT OFFICE BUILDING PARKING (3 LEVELS)

DRIVE AISLE





-  Grocery
-  Residential
-  Service
-  Parking



GROCERY
STORE

Transfer of Density From Haven Site

- Transfer of density from 118 units from Haven site to Macy's site on a 2:1 ratio (236 units)
- Covenants to designate Haven's units as "Committed Affordable Units"
- Preservation of Haven's architecturally-notable buildings through architectural restrictions under Neighborhoods Form Based Code
- Neighborhoods FBC use permit required



Proposed Density

- 44,000-square foot grocery store
- 555 residential units (280 Base Units + 40 LEED Bonus Units + 235 TDR Units)

Specific Requests

- 4.1 Site Plan amendment to redevelop Macy's site
- Designate Haven Site as "Conservation Area" on Columbia Pike N-FBC Western Subarea Regulating Plan map
- Certify Haven site as "Sending Site" and Macy's site as "Receiving Site" + transfer of density from 118 units from Haven site to Macy's site on a 2:1 ratio (236 Units)
- 333-square foot encroachment application for below-grade electric vault



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