

Site Plan #193

Site Plan Amendment

Ballston Macy's, 685-701 N. Glebe Road



ARLINGTON
VIRGINIA

Dennis Sellin, Arlington County DES/DOT
Presentation to the Arlington County
Transportation Commission
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Bird's eye view rendering, looking southeast onto Glebe Road

The project involves construction of up to 553 residential dwelling units and approximately 43,076 sq ft of retail in a 16-story mixed-use residential building. The site occupies the location of the existing Macy's department store.



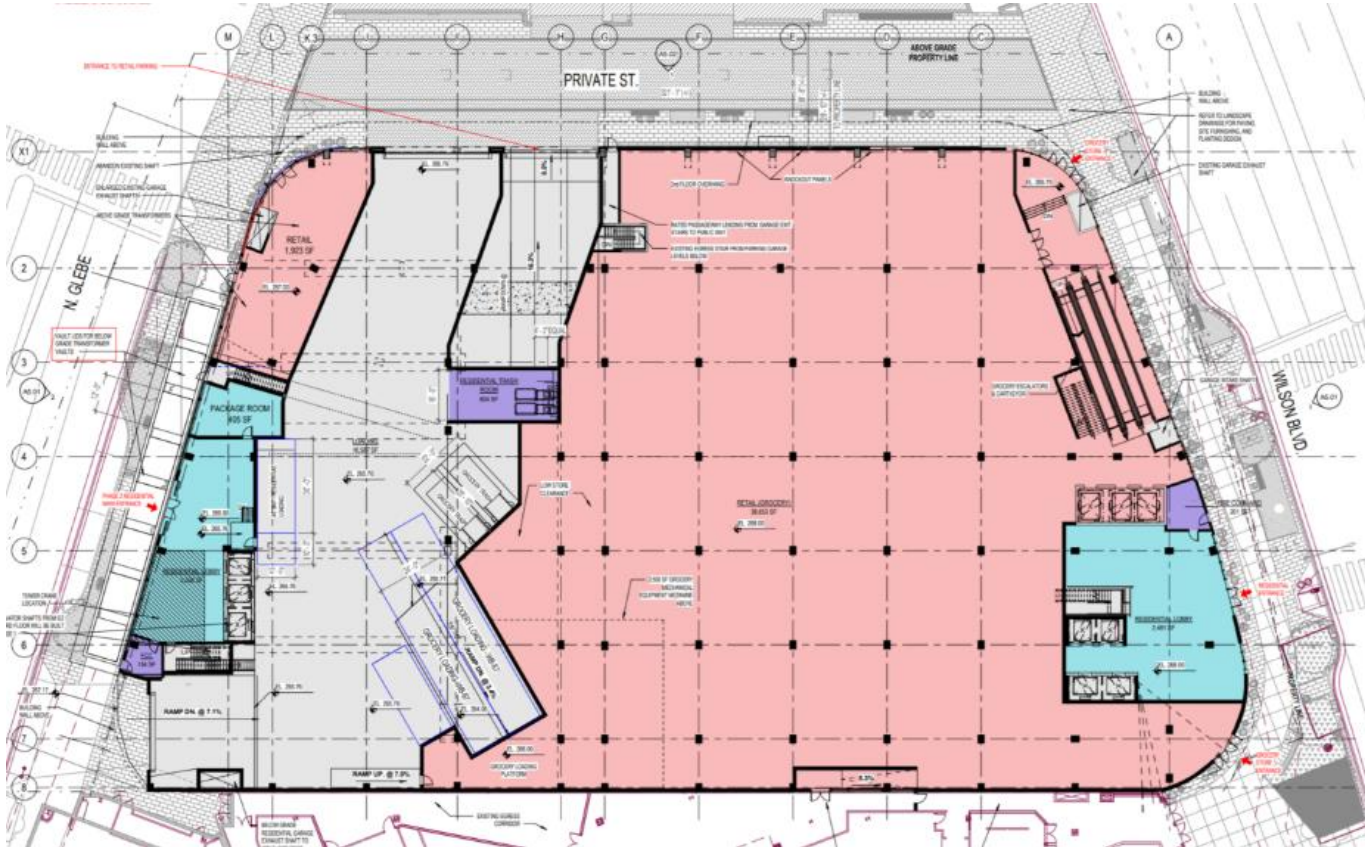
The replacement retail use would be a grocery store.

Interior view of the grocer, and proposed connection to Ballston Quarter.

Parking

- The applicant is proposing parking as follows:
- Residential:
- 238 parking spaces for the 553-unit residential building, a parking ratio of approximately 0.45 spaces per unit. (Another 11 spaces will be available for residential use in the Ballston Point building.) This amount of parking is within County Board guidelines adopted in 2017 for multifamily parking within the Metro corridors.
- Retail:
- 99 new parking spaces, all above grade, for the 43,076 square foot grocery store, equating to 1 space per 435 square feet of retail. Plus, an additional 42 compact spaces. And, use of the existing Ballston Quarter garage (2,800 spaces).
- The applicant is requesting a modification to the zoning ordinance requirement for the reduced amount of retail parking being provided.

Loading



Ground floor room plan, showing loading dock area in gray, at left



The developer is proposing to construct a new loading dock for the grocery store at the ground level, with an entry from North Glebe Road, and an entry/exit fronting along the private street. 3-5 large trucks, of which would drive front-in to the loading dock, and, once inside, back into the dock itself. The truck would then be able to drive straight out, onto the private street.

The applicant is requesting a modification for residential loading requirements to construct one residential loading bay instead of the required three (3). The applicant is proposing to use existing (Macy's) loading docks for residential uses (entered from N. Randolph Street).



Streets

- Two principal streets bound the site: Wilson Boulevard and North Glebe Road.
- Wilson Boulevard is a primary retail street that is median-protected, limiting access to and from the site. Vehicles will be able to enter from the eastbound approach only and will exit from the private street via a right turn only. No changes are proposed for this street.
- North Glebe Road is an urban, mixed use state highway. It is owned by the Virginia DOT, but its day-to-day operations are managed by Arlington County. The applicant proposes no changes to the dimensions of the roadway, but does propose to add a new left-turn lane (75' long) to the southbound direction that would permit cars to turn into the private street that provides an entry to the grocery store garage.

Traffic Operations/MMTA

DES Transportation had previously expressed concerns regarding the project's impacts on traffic operations and safety. DES expressed earlier concerns in the four following areas:

- Impacts of the proposed left turn from southbound North Glebe Road into the site.
- Impacts to pedestrian safety.
- Location of garage entry and vehicle queuing.
- Loading issues.

Recommendations

- Approve the attached resolution transferring 236 residential units from 5100 7th Road South (RPC #22-001-024) (“Sending Site”) to 685 and 701 N. Glebe Road (RPC#s 14-059-044, -045, -038, -039) (“Receiving Site”).
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- Adopt the attached ordinance to amend Site Plan #193 to permit construction of up to 553 residential dwelling units and approximately 43,076 sq ft of retail GFA; located at 658 and 701 N. Glebe Road (RPC#s 14-059-044, -045, -038, -039); with modifications of zoning ordinance requirements including: additional density, reduced parking and loading requirements, density exclusions, and other modifications as necessary to achieve the proposed development plan; subject to the conditions of the attached ordinance.