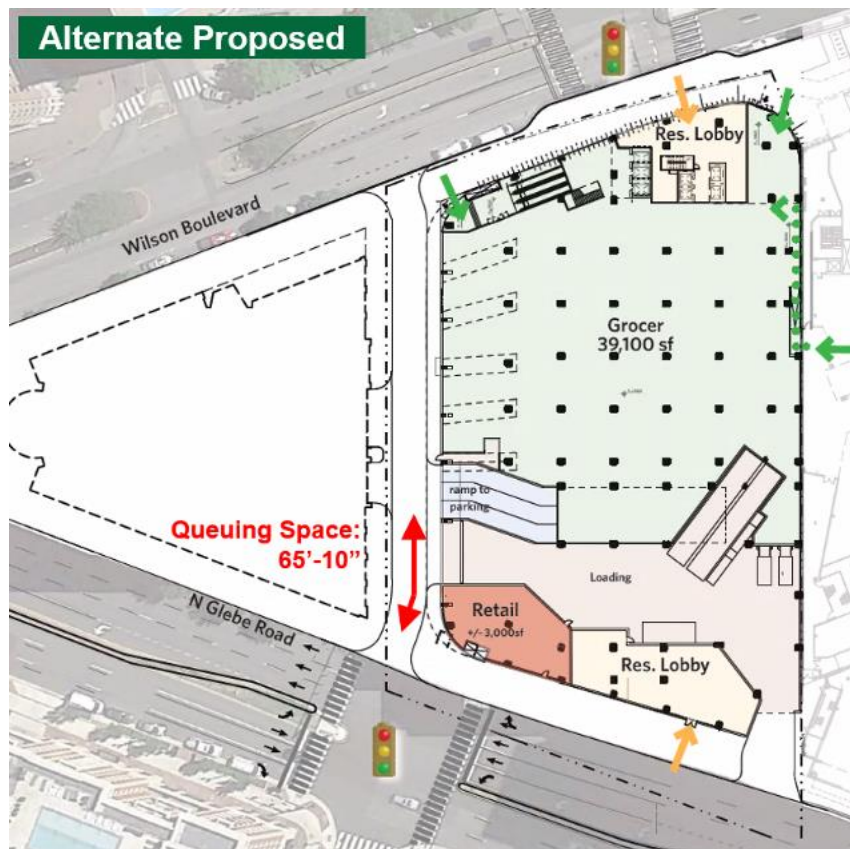


June 7, 2022

Subject: Macy’s Ballston Site Plan #193 – TE&O Recommendations

This memorandum is to serve as guidance to the developer team for their preferred alternative, shown below:



If this preferred alternative is to be further developed throughout the site plan process, TE&O will require the following items for review:

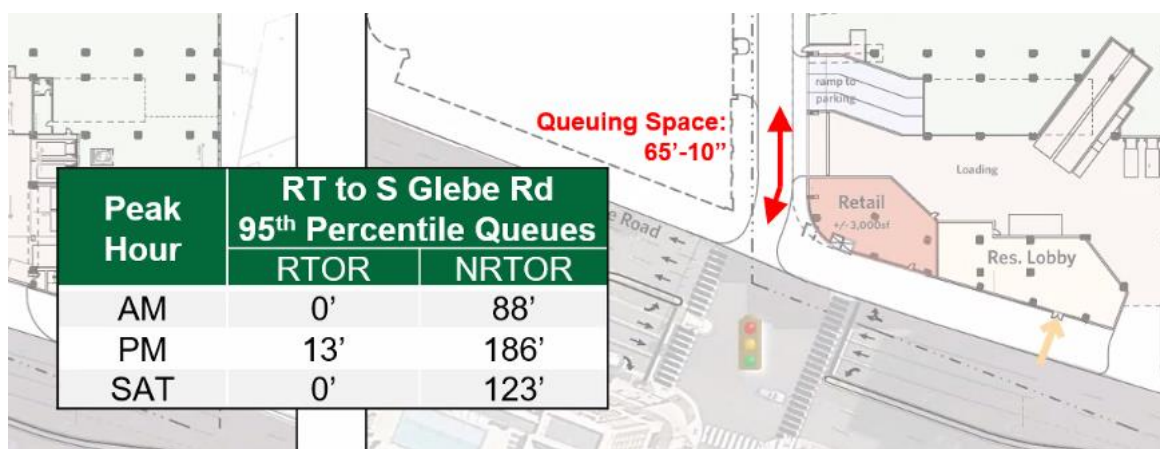
Safety:

- Identify the safety implications and proposed mitigations of introducing a left-turn pocket at SB N Glebe Road/7th Street North. Below are areas of concern:
 - Existing pedestrian refuge of 9 feet to be affected
 - Proposed southbound left-turn lane is sufficient to accommodate 3-4 vehicles (75’ storage pocket modeled per 2.11.22 MMTA Revision) and Future queuing results show the pocket queue to be 74’ in both AM and PM peaks.
- Identify the safety implications and proposed mitigations of introducing an intense loading facility use adjacent to retail/residential parking garage in a constrained alley:

- There is no separation between the loading facilities and retail/residential garage entrance/exit
- Private alley known to have pedestrian traffic and is proposed to have four (4) driveways per recommended alternative as opposed to today's conditions of only two (2) driveways.

Operations:

- Identify the operational impacts and proposed mitigations of introducing a left-turn pocket at N Glebe Road/7th Street North. Below are areas of concern:
 - The proposed left-turn pocket is seen to be at capacity per 2.11.22 MMTA Revision for both AM/PM peaks.
- Identify the operational impacts of signaling the alley at N Glebe Road and introducing access points for both retail/residential uses and loading uses. Queueing space was shown to be insufficient based on developer's analysis; see below:



Recommendations:

- Developer to list safety implications and proposed mitigations for areas of concern noted above
- Continue to explore other alternatives that do not degrade the safety or operations of roadways/intersections nearby
- Do not modify volumes to show post pandemic trends – per scoping agreement.