

Virtual Site Plan Review Committee

March 24, 2022

Ballston Macy's

Site Plan Amendment (SP #193)

685 & 701 N. Glebe Rd (RPC #14-059-38, -044, -045)



Agenda

- Introduction & Proposal Overview
- Land Use & Zoning
 - Transfer of Development Rights & Density
- Site Design
- Architecture
- Landscaping and Open Space

Development Proposal

Applicant's Proposal:

- Amend Site Plan #193
 - 16-story residential building
 - Ground floor grocery store
 - Density Achieved:
 - Transfer of Development Rights
 - LEED Gold Certification

Proposed Modifications:

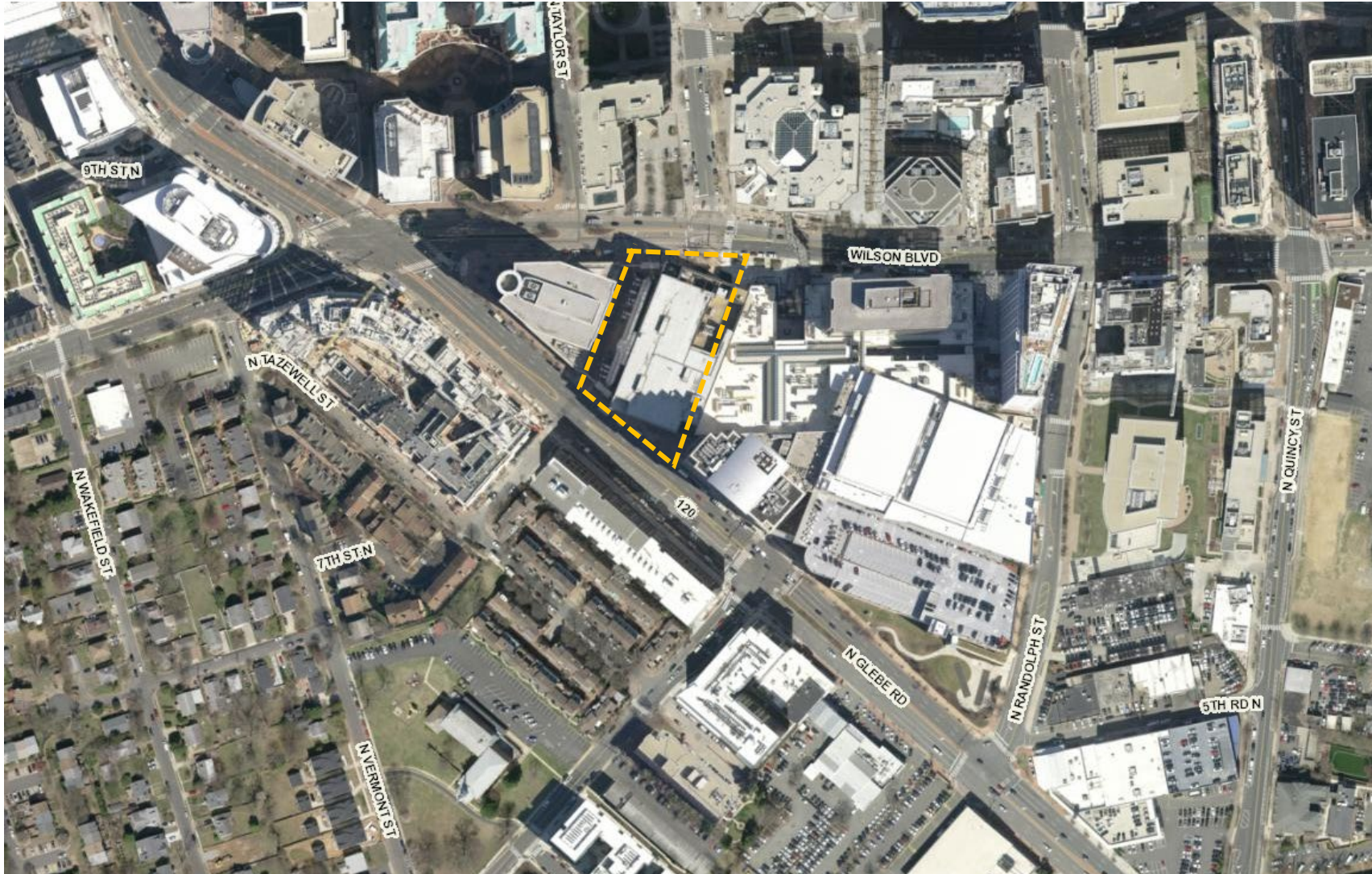
- Additional density
- Reduced Parking
- Density Exclusions

Proposed Statistics:

- 555 total units
- 44,000 sqft Retail GFA
- 16-stories (178' building height)



Site Location



Land Use & Zoning

Transfer of Development Rights

Land Use & Zoning

Proposal:

- Ground-level retail with residential above



Planning Guidance:

- GLUP: “Medium” Office – Apartment – Hotel
 - allows both retail and multi-family residential
- Zoning: “C-O-2.5”
 - allows both retail and multi-family residential
 - Height up to 16-stories
- Ballston Sector Plan:
 - Doesn’t specify land use for this parcel
 - Does provide design guidelines
- Office Conversion Guidance:
 - Not applicable for this site

Transfer of Development Rights

Sending Site



Garden-style apartments

- Notable on county's Historic Resource Inventory
- 118 units of committed affordable units

2x Multiplier

Receiving Site



Site Plan # 193

- Ballston Macy's Project
- 236 units of density above base density

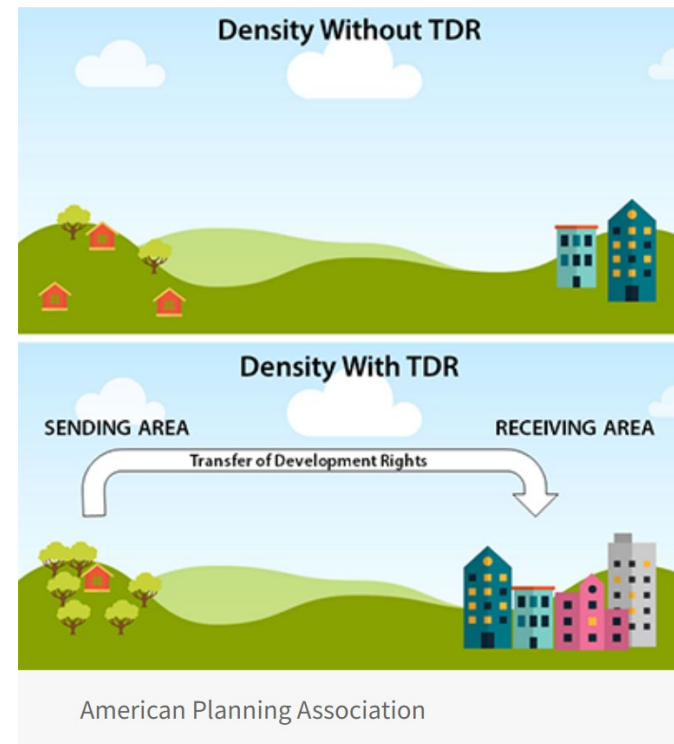
Transfer of Development Rights

Purpose:

- The Transfer of Development Rights (TDR) program allows site plan projects to transfer density and other development rights from one parcel or site plan to another when it preserves **affordable housing**, open space, **historic preservation**, community facilities or community recreation. TDRs can be transferred to another location where density is deemed more appropriate by the County Board.

Planning Guidance:

- GLUP
 - TDRs could occur through a site plan or Columbia Pike Form Based Code Use Permit process on the receiving site. County Board must approve all sending and receiving sites.
- Zoning Ordinance:
 - Section 15.5.7 gives the County Board the ability to consider a transfer of development rights connected with a site plan
- Columbia Pike Form Based Code:
 - Conservation Areas
 - 2x multiplier for TDR from Conservation Area to site outside Columbia Pike area



Transfer of Development Rights

County Goals and Policies:

- Neighborhood Form Based Code:
 - Conservation Area Designation

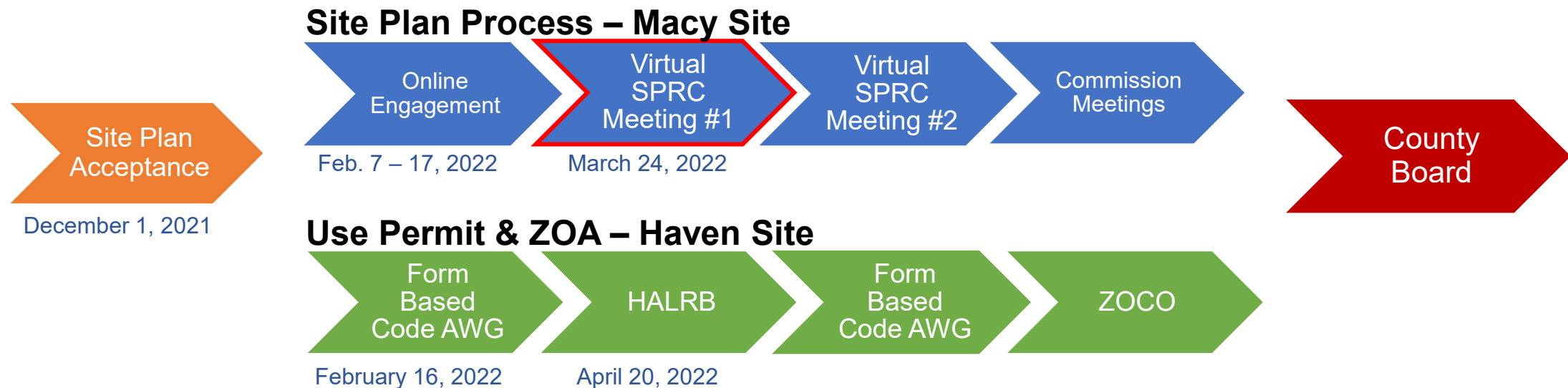
- Affordable Housing Master Plan:
 - Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs

- Historic Resource Inventory:
 - Notable
 - Strive to protect and promote reuse of properties listed as Notable
 - “encourage owners of Notable properties to take advantage of available zoning tools (e.g. TDR)

Transfer of Development Rights

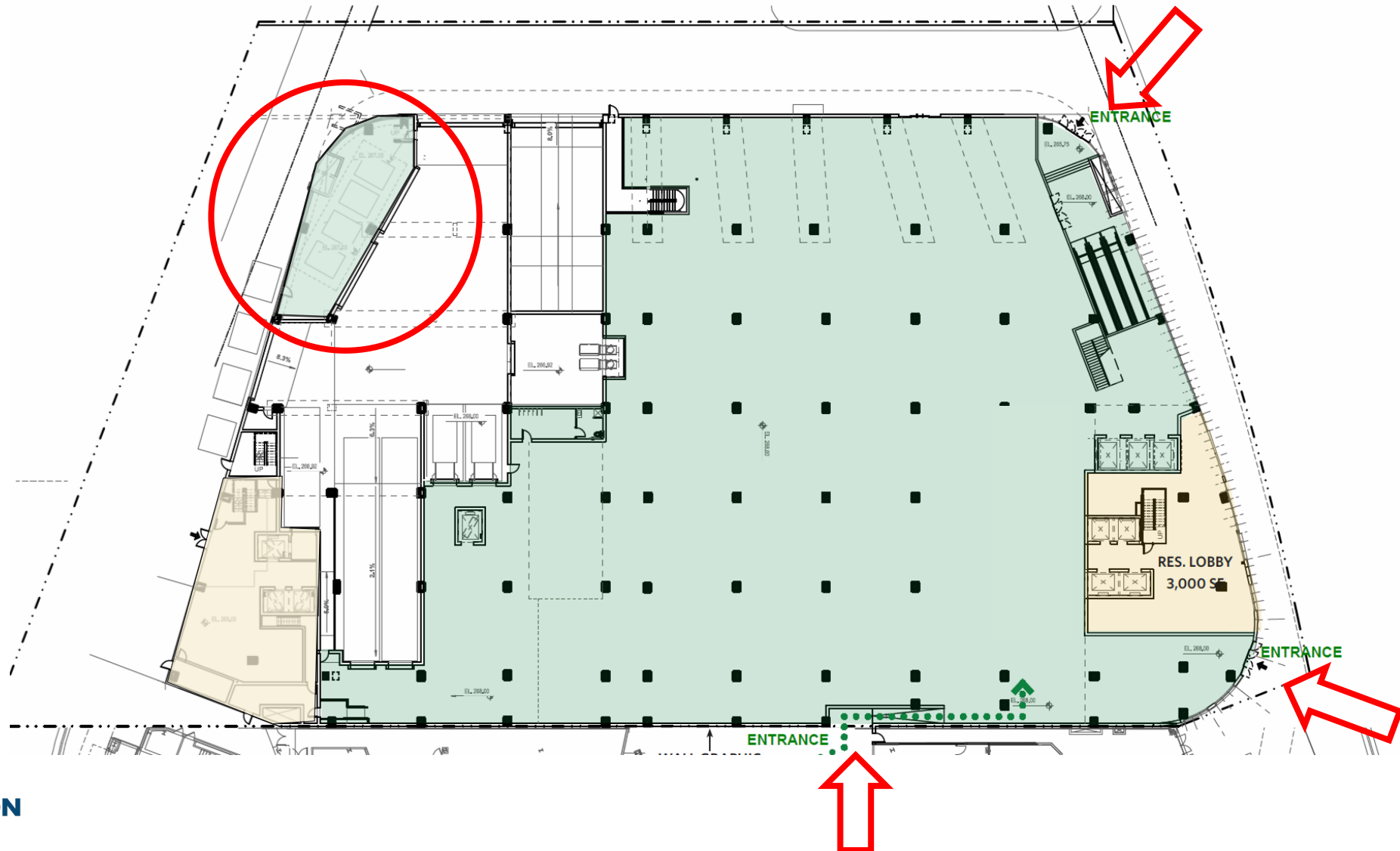
Process:

- Use Permit and Form Based Code Amendment
- Concurrent Public Review



Site Design & Architecture

Site Design – Updated Proposal



Site Design – Existing Wilson Blvd.



Site Design – Existing Glebe Road



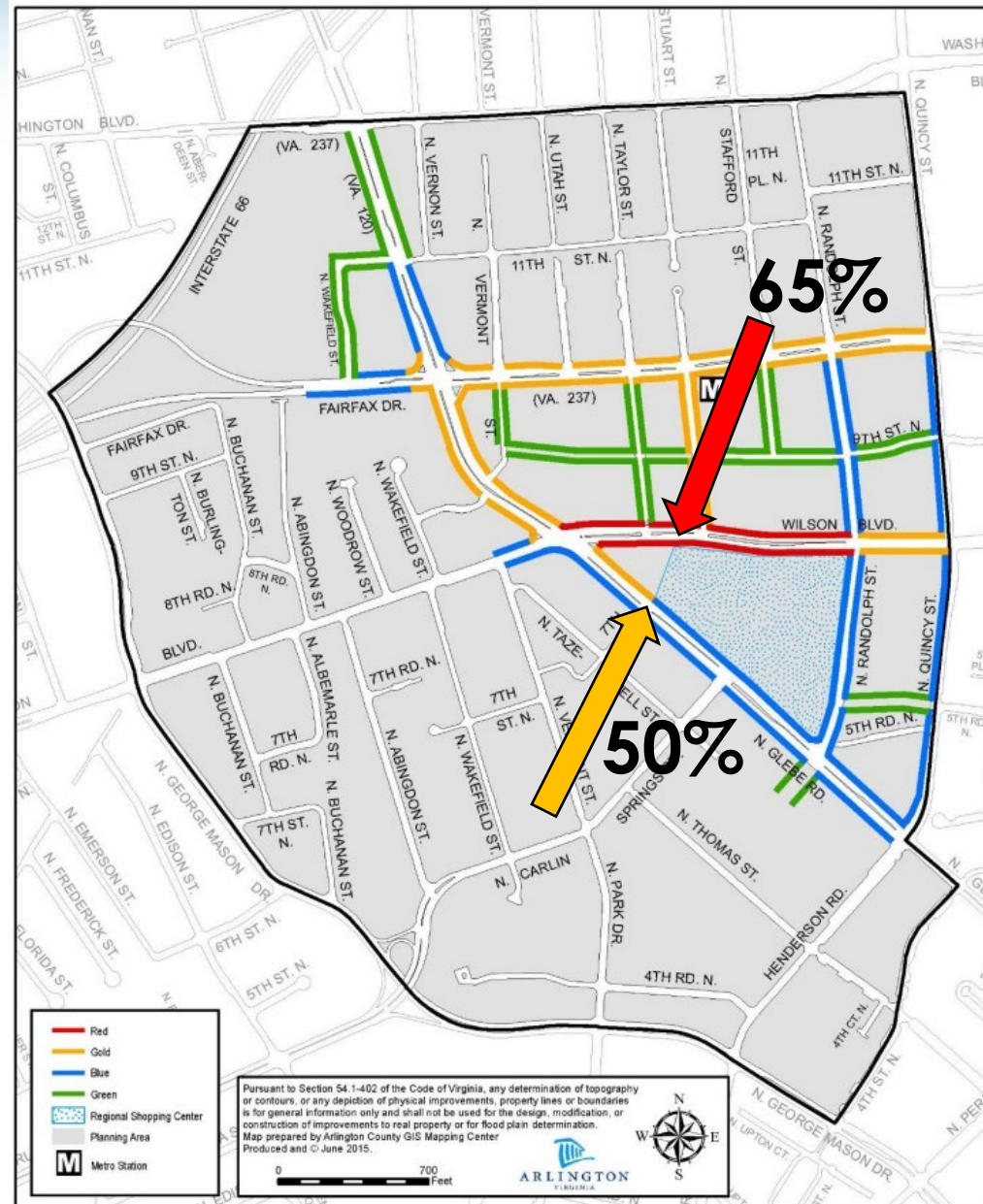
Retail Action Plan

USES	STREET TYPES			
	RED	GOLD	BLUE	GREEN
Retail Sales	✓	✓	✓	✓
Food Establishments	✓	✓	✓	✓
Entertainment	✓	✓	✓	✓
Services & Repair		✓	✓	✓
Equivalents		✓	✓	✓
Other Uses per Zoning				✓
DESIGN				
Interior	✓	✓		
Exterior	✓	✓	✓	
Other requirements	✓	✓	✓	✓

*The uses included are provided as guidance. Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board.

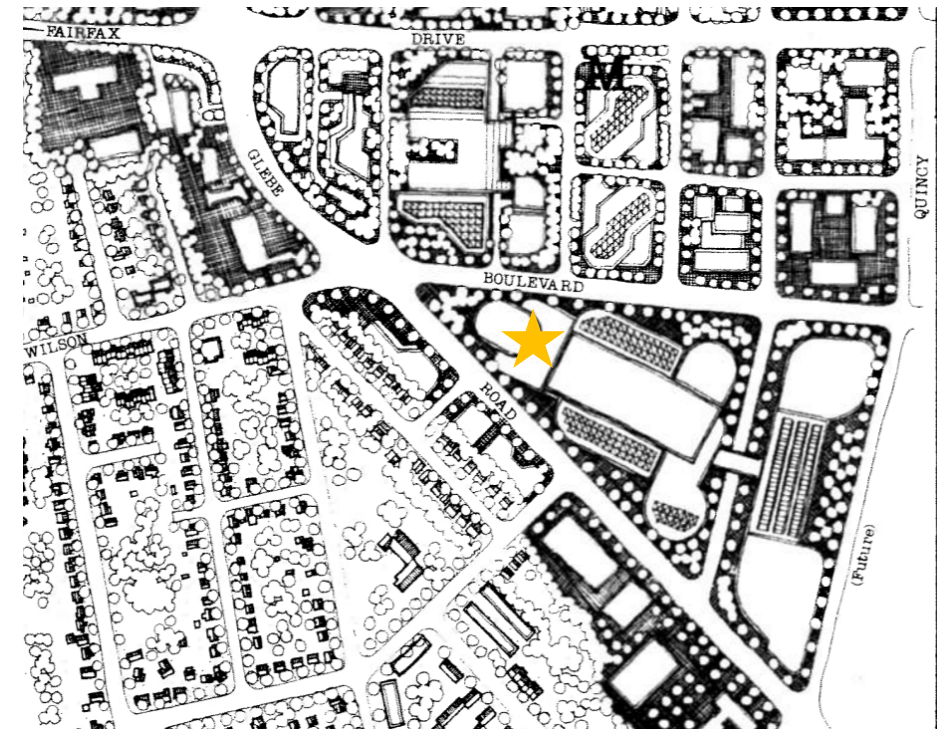
RED - Streets for which the predominate frontage of the buildings are planned for retail sales, food or entertainment establishments as permitted by the Zoning Ordinance. Exterior and interior design elements as set forth in the Retail and Urban Design Guidelines.

GOLD - Streets planned for any type of retail use or retail equivalent as permitted by the Zoning Ordinance. Exterior and interior design elements as set forth in the Retail and Urban Design Guidelines.



Planning & Policy Guidance

- Ballston Sector Plan
 - Urban Design Guidelines
 - 50% of building facades at street grade should be designed with storefront windows, open glass, or other transparent treatment
 - Blank uninterrupted walls should be discouraged along public right-of-ways
 - Commercial space should be located in at-grade locations with direct and convenient access to ped facilities



Glebe Road Façade

Original Submittal



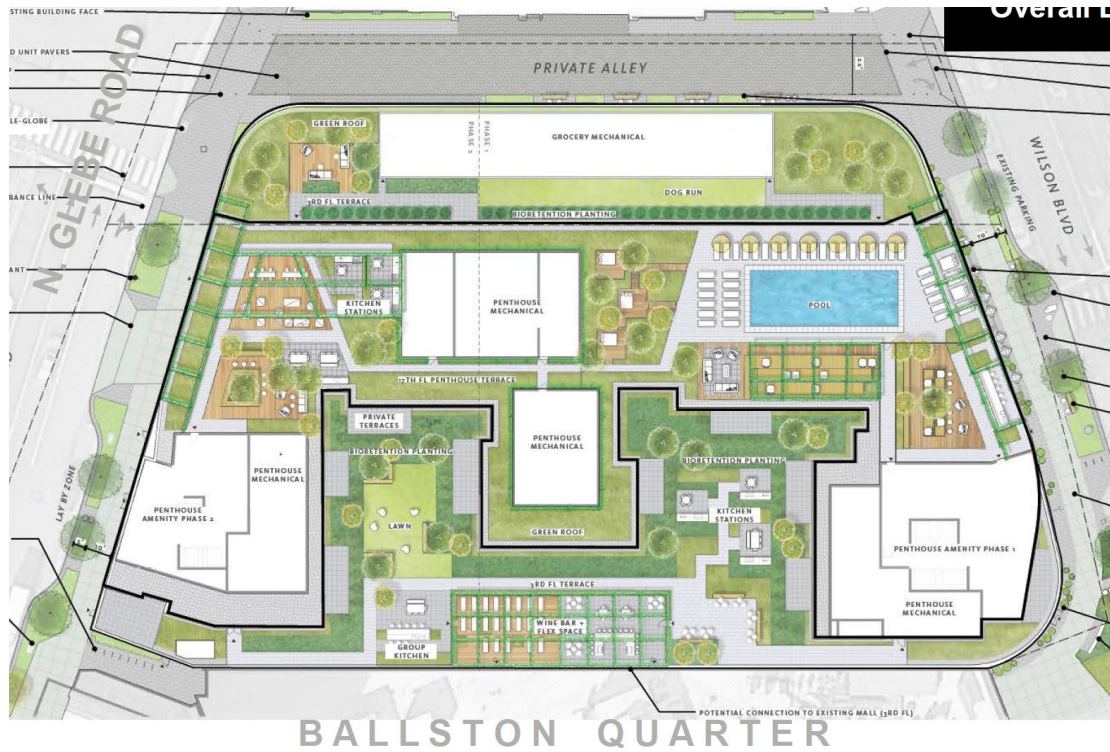
Latest Rendering



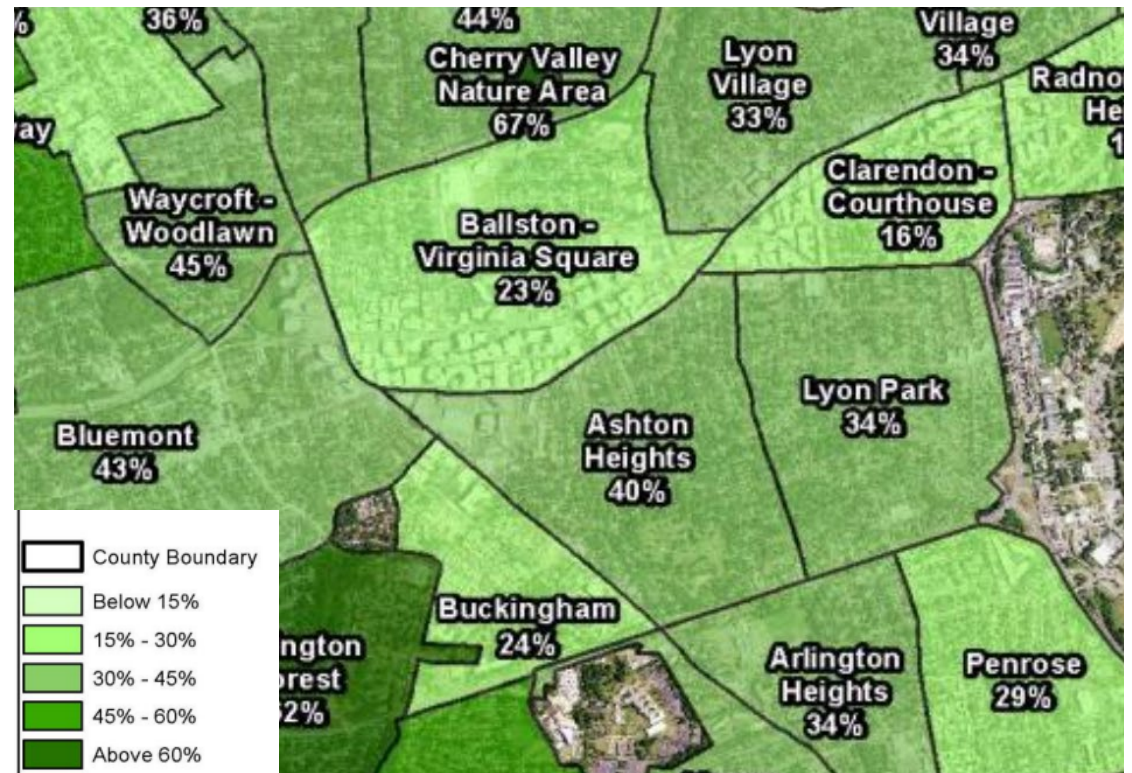
Landscaping & Open Space

Landscape

Overall Landscape Plan



Urban Tree Canopy Assessment (2017)

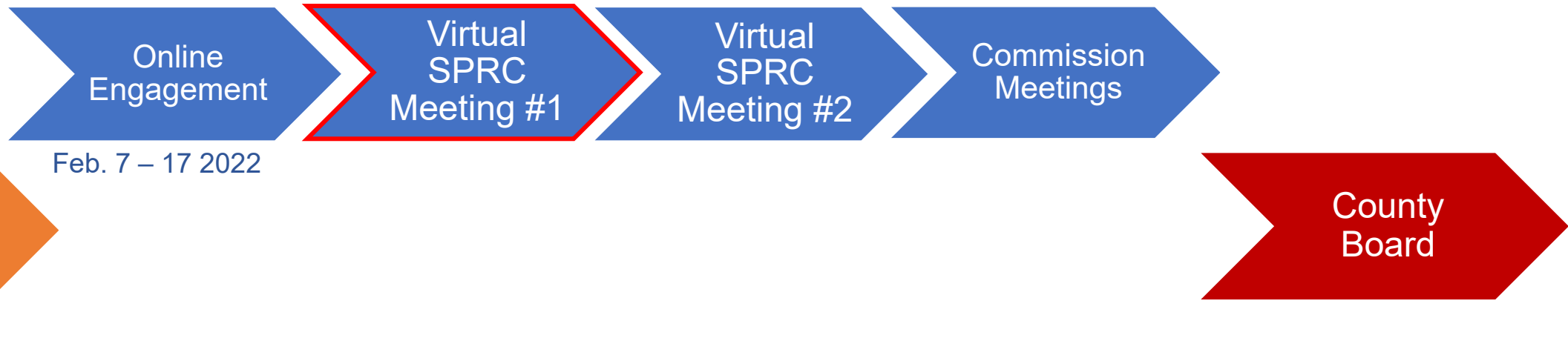


Urban Forestry Master Plan (2004) Goals:
 15% tree canopy for central business districts;
 25% tree canopy for urban residential areas

Next Steps

Public Process and Timeline

Site Plan Process – Macy Site



Use Permit & ZOA – Haven Site



For More Information

Visit the project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/701-N-Glebe-Road>

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