

Donaldson Run Civic Association Resolution Marymount University Use Permit

Whereas, the Donaldson Run Civic Association (DRCA) values Marymount University as a neighbor and major contributor to higher education in Arlington County; and

Whereas, DRCA recognizes the need for improving the parking situation for the neighborhood, University's students, faculty, staff and visitors; and

Whereas, representatives of DRCA participated in the task force and site plan review process for the use permit application by Marymount University at the intersection of Yorktown Blvd., 26th Street and Old Dominion Drive; and

Whereas DRCA raised concerns repeatedly during the task force process about the proposed projects multiple uses, density and increased traffic and these concerns were not addressed during the task force process; and

Whereas the task force failed to achieve its charge of reaching a "general consensus on the concept of the project and other issues related to use, appropriateness and neighborhood character" because the task force did not provide an opportunity for negotiation but was rather a series of meetings for participants to review and comment on the proposal; and

Whereas, the County Board has restricted residential property owner's ability to build on their property by reducing allowable lot coverage percentages so as to leave more open space; and

Whereas, DRCA does not believe that a Level of Service of E or F is acceptable for the 26th Street/Yorktown intersection:

Now therefore, we oppose the current use permit for the following reasons:

- The current proposal is too dense, too big and inappropriate for the proposed site.
- The multi-use functions will overtax the site which is proposed to include student housing, classrooms, teacher offices, garage and auditorium.
- The proposal will heavily impact our streets with special concerns for the intersection of Yorktown Boulevard and 26th Street, which, according to Wells & Associates, would degrade to a Level of Service (LOS) F during certain peak times of the day.
- The structure is too tall, has too much impervious surface, insufficient interior open green space and a 7 story building on Yorktown Blvd will create a canyon-like environment on a residential street.

And, therefore we encourage Marymount University to revise the proposal in the following ways:

- Limit the proposed uses of the site to a below ground garage and a two story classroom building. We believe that a classroom building that is primarily used

during the week day is more consistent with the neighborhood character than a 7 story dormitory and an auditorium that would be centers of activity in the evenings and on weekends.

- Create a much less dense facility that has a significant amount of open space and landscaping that is consistent with our suburban setting.
- Develop a plan to ensure that Level of Service at the Yorktown-26th Street intersection does not degrade below a level of D in any direction at any time as a result of this project.
- Strengthen university policies that discourage on-street student parking and work with DES for parking meters and other controls that encourage use of the garage or on-campus parking, and maintain current off site parking and shuttle services.
- Consider amending the existing university policy so that no residential student may have a car on campus or parked in the surrounding neighborhood.
- Provide for an adequate pull-off area on the site for dropping off students, teachers and visitors to keep them out of the traffic lanes.

Further, DRCA asks that in its consideration of this project, the County Board:

- Reduce the existing student cap which, as currently written, enables the University to more than double the number of students taking classes at any one time.
- Establish a cap on the number of students living on campus and in university arranged housing located off campus. This cap should equal the sum of 670 (current dorm capacity) + the capacity of any new dormitory that may be built as part of this project. (Not withstanding this condition, DRCA remains opposed to the dormitory function of the project.)
- Establish a permanent university-neighborhood relations committee that is coordinated and hosted by Marymount. The purpose of this group is to resolve issues that arise and improve communication and cooperation between MU and the nearby neighborhoods. During construction of the project, these meetings will be held on a monthly basis with the construction project manager attending the meetings. Once construction has ended, meetings will be held at least quarterly. This group will provide a report of its work to the County Board on an annual basis.
- Institute additional conditions as listed on the attached document.