

Marymount University – Proposal

	Previous Proposal (December 2006)	Revised Proposal (May 1, 2007)	Difference
Total Site Area	63,315 sf (1.45 acres)	63,315 sf (1.45 acres)	No Change
Density			
Dormitories - Beds (GFA)	250 beds (79,585 sf)	239 beds (76,614 sf)	-11 beds (-2,971 sf)
Academic – Office, Classroom, Labs & Student Commons	47,364 sf	51,118 sf	+3,754 sf
Theater and support spaces (dressing rooms, etc)	265 seats (10,512 sf)	REMOVED	-265 seats (-10,512 sf)
Total GFA (for the Building)	137,461 sf	127,732 sf	-9,729 sf
Total FAR (for the Building) ¹	2.17 FAR	2.02 FAR	-0.15 FAR
Total FAR (Campus)	.653 FAR	.641 FAR	-0.012 FAR
“S-3A” Max. Permitted GFA	N/A	N/A	
Open Space (Total Area for Project)		8,040 sf plaza + 24,987 sf landscape	
Open Space (Percentage of Project Site)		52%	
Building Height			
Average Site Elevation	421.67 feet	421.67 feet	No Change
Main Roof Height	44.58 feet	44.58 feet	No Change
Main Roof Elevation from ASE	466.25 feet	466.25 feet	No Change
Penthouse Height	8 feet	8 feet	No Change
Penthouse Elevation from ASE	474.25 feet	474.25 feet	No Change
Number of Stories	3 stories from Old Dominion (38.5 ft)/ 7 stories from Yorktown (66.5 ft)	3 stories from Old Dominion (38.5 ft)/ 6 stories from Yorktown (55.5 ft)	No Change/ -1 story from Yorktown (-11 feet)
Building Heights from Old Dominion/26 th			
Top of Cross	55 feet	55 feet	No Change
Top of Dome	49 feet	49 feet	No Change
Top of Parapet	41.5 feet	41.5 feet	No Change
Top of Main Roof	38.5 feet	38.5 feet	No Change
Height of Clock Tower	60 feet	60 feet	No Change
Building Height at Yorktown/26 th	37 feet from plaza/43 feet from road	28 feet from plaza/ 34 feet from road	-9 feet
“S-3A” Max. Permitted Height	45 feet	45 feet	

¹ For comparison, staff was asked to determine the FAR of St. Mary’s Church. While a definitive answer has not been received from the architecture firm, staff was able to obtain the building footprint of the church (13,309.612 sf) and the total site area of the church’s property (39,645 sf). Assuming the church has approximately two of space – above and below grade – staff multiplied the footprint by two and divided the total site area to calculate an FAR of 0.67 FAR.

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Parking (for the Project)			
Total Parking Spaces	374	374	No Change
Standard	335	335	
HC	8	8	
Tandem (behind standard spaces)	23	23	
Compact	29	29	
Percent Compact	7.97 %	7.97 %	
Total Required Spaces (for the Project)	234 spaces²	157 spaces³	77 spaces additional spaces available
Parking for the Use Permit			
LEED Score	26 points	26 points	No Change

² If each specific use was required to provide parking, the Zoning Ordinance prescribes the following ratios: auditoriums require one space per three seats (89 spaces), the dormitories would require one space per room (approximately 65 spaces), classrooms/labs require one space per ten students (approximately 63 spaces) and offices require one space per 250 square feet on the first floor and one space per 300 square feet for floors two – five (approximately 17 spaces) – totaling 234 spaces. Please note that these numbers do not take into account any sharing between the uses.

³ If each specific use was required to provide parking, the Zoning Ordinance prescribes the following ratios: the dormitories would require one space per room (approximately 62 spaces), classrooms/labs require one space per ten students (approximately 70 spaces) and offices require one space per 250 square feet on the first floor and one space per 300 square feet for floors two – five (approximately 25 spaces) – totaling 157 spaces. Please note that these numbers do not take into account any sharing between the uses.