

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, June 11, 2007  
**TIME:** 7:00 p.m.  
**PLACE:** Conference Center Room, 1st Floor  
Marymount University – Ballston Campus  
1000 North Glebe Road (intersection of North Glebe Road &  
Fairfax Drive)  
Arlington, Virginia 22201  
*(note: Surface parking will be made available – please let  
campus security know you are there for the SPRC meeting)*

**SPRC STAFF COORDINATOR:** Freida Wray, 703-228-3525

- Item 1. Volunteers of America - Arlington Assisted Living Residence** **7:00 p.m.**  
(RPC# 24-032-036)  
Scheduled to be heard no earlier than at the June/July 2007 Planning  
Commission and County Board meetings.  
*Rich Dooley (CPHD Staff)*
- Item 2. Marymount** **8:00 p.m.**  
(RPC #03-065-001)  
Tentatively scheduled to be heard no earlier than the June/July 2007  
Planning Commission & County Board meetings.  
*Jill Griffin (AED Staff)*

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, Suite 810, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site  
<http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx?InsLinkID=978>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSite\\_plansMain.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx)

To view the current Site Plan Review Committee schedule, go to the web site  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSPRCSchedule.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSPRCSchedule.aspx)

**ITEM 1**  
**Volunteers of America - Arlington Assisted Living Residence**  
(RPC# 24-032-036)

**AGENDA: Second Meeting—June 11, 2007**

1. Review of previous VOA-AALR SPRC meeting and concerns noted
  - 1.1. Staff provides a brief recap, explains review process from May until now, and briefly highlights main concerns
2. Informational Presentation (30 min.)
  - 2.1. Overview of Site Plan - by Applicant
    - Contextual overview of the site
  - 2.2. Concerns heard from the community, SPRC members and staff and description of how the project has changed to address those concerns

**AGENDA: First Meeting—May 14, 2007**

1. Informational Presentation
  - 1.1. Overview of Site Plan - by Applicant
    - Contextual overview of the site
  - 1.2. Review of Site Plan Proposal - by Staff
    - Review of relevant planning documents for Site Plan
    - Major policy issues raised by the site plan
2. Land Use / Zoning
  - 2.1. Consistency with the General Land Use Plan (GLUP) and zoning district
3. Site Design and Characteristics
  - 3.1. Compliance with goals of Planning Documents
  - 3.2. Relationship and orientation of site plan building to public space and other buildings
  - 3.3. View vistas through site
  - 3.4. Visibility of site or building from significant neighboring perspectives
4. Building architecture
  - 4.1. Building form, massing, height and tapering
  - 4.2. Facade treatments, materials, fenestration
  - 4.3. Courtyard details
    - 4.3.a. Ability of residents to use space year-round
  - 4.4. Roof top treatment, exterior lighting
  - 4.5. LEED Score - sustainable building design elements
5. Transportation, Streetscape and Parking
  - 5.1. Review of street systems including existing and proposed cross sections
  - 5.2. General routes for vehicular and pedestrian traffic flow to and through the site
  - 5.3. Pedestrian network:

- Sidewalks, street trees, crosswalks, connections, bike/walking paths
- 5.4. Relationship of transit stops and routes to building
  - 5.5. Parking and loading dock access
  - 5.6. Driveway widths and treatments, potential conflict with street trees
  - 5.7. Parking
    - Numbers, ratio, visitor (and potential public) parking, parking during special events, delivery drop offs, parking management plan, TDM plan, amount and location of bicycle parking
6. Open space
    - 6.1. Landscape Plan, Detailed Plaza designs and/or types and elements of public and private open space
    - 6.2. Compliance with Planning Documents including Open Space Master Plan, Sector Plans, Chesapeake Bay and storm water management plans
    - 6.3. Orientation and use of open spaces (external vs. internal)
    - 6.4. Relationship to scenic vistas, natural features and/or adjacent public spaces
    - 6.5. Tree preservation and/or replacement
  7. Affordable Housing
    - Compliance with current policy and standards.
  8. Public Art / Cultural Amenity
  9. Signage, including rooftop, parking garage, storefront, wayfinding, etc.
  10. Construction issues
    - Phasing, parking, vehicle staging area, truck routes, impacts on on-street parking and pedestrian travel ways.

**Site Location:**

The proposed site plan is located at 2000 South 5th Street – east of Courthouse Rd. and at the end of the cul-de-sac. The property backs to Washington Blvd.

**Applicant Information:****Applicant**

Volunteers of America  
1660 Duke St.  
Alexandria, VA 22314  
Kevin White  
703-341-5018  
703-341-7001-fax  
[Kevin.white@voa.org](mailto:Kevin.white@voa.org)

**Attorney**

None.

**Architect**

Grimm & Parker  
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Calverton, MD 20705  
Chip Keener  
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301-595-0089-fax  
[ckeener@gparch.com](mailto:ckeener@gparch.com)

**Engineer**

Adtek Engineers  
3251 Old Lee Highway, Ste. 405  
Fairfax, VA 22030  
John Souser

**Landscape Architect**

See "Engineer."

**LEED Consultant**

See "Architect."

703-691-4040  
703-691-4056-fax  
[jsouser@adtekengineers.com](mailto:jsouser@adtekengineers.com)

**Traffic Consultant**

None.

**BACKGROUND:** In partnership with Arlington County Department of Human Services (DHS), Volunteers of America (VOA) National Services plans to renovate the existing vacant 39-unit building at 2000 South 5th Street, build an addition for 13 more residents, and redevelop the site into a 52-unit assisted living building for low-income seniors with serious mental illness, mental retardation and/or physical disabilities that necessitate assistance with activities of daily living.

The property is 41,750 square feet, and contains a vacant, two-story apartment building with a partial basement. The property was operated under a County use permit approved in 1987 to adapt the 26 apartment units to a 39-unit elderly care facility. The Use Permit allows for the care of a maximum of 75 elderly residents. The Virginia Department of Social Services had licensed the property since 1988 as an assisted living residence (Oak Spring) to provide assisted living. Oak Spring's business operations ceased in late 2002; the County purchased the property in June 2003.

In May 2005 the Arlington County Board approved an Agreement of Conveyance of Property and Improvements at 2000 S. 5th Street from Arlington County to Arlington VOA Assisted Living Residence, Inc. to permit renovation and operation of the property exclusively as an assisted living facility with HUD funding. The property conveyed to Arlington VOA on June 14, 2005.

**Affordable Housing:** All units in the facility will be affordable to low-income seniors, most of whom will have incomes below 30% of the Area Median Income which for a family of one is \$19,850. Three specific County Housing Target Goals are being met with this project:

**Target 1 A:** Provide assistance to priority households in the following proportions by FY 2010.  
65% to families with children  
20% for the elderly, and  
15% for persons with disabilities.

All 52 units in the AALR will serve elderly persons with disabilities.

**Target 3C:** Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordably housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers.

This project provides 13 additional units of affordable housing, along with the previously counted 39 existing units of affordable housing to be preserved. The project is a partnership of Volunteers of America, a recognized national, nonprofit leader in the development of affordable housing and assisted living for seniors, and the County Department of Human Services

**Target 4B:** Provide that 25% of the new committed affordable rental units produced annually are reserved for households with incomes below 40% of median.

Reflecting the demographics of the clients assessed in 2004, it is expected that most of the residents will have incomes below 40% of median. The vast majority will receive Social Security Disability Income and be eligible for the Auxiliary Grant, a program of the Virginia Department of Human Services that pays for assisted living services.

**Funding:** Arlington Assisted Living Residence (AALR) has been awarded a grant by the U.S. Department of Housing and Urban Development (HUD) in the sum of \$4,825,000. This is the first time that a Virginia-based organization has won a HUD Assisted Living Conversion grant and is one of just 12 conversion grants awarded in 2005. The HUD grant does not cover all renovation costs; Local Public Assistance Cost Allocation Plan (LPACAP) funds were planned to supplement the renovation. To replace the lost LPACAP funds, Arlington County was successful in securing a \$1.7 million dollar grant from the state available in the FY 08 budget to cover Arlington's share of the facility's cost. The County Manger's approved FY 2008 Budget includes \$130,000 for the pre-opening operating budget for the Arlington Assisted Living Residence. The County's Business Plan to operate the AALR projects a full year of operations at 2.1 million. Revenues are projected at \$845,000 to \$1.5 million per year.

The property was purchased by Arlington County using LPACAP Supportive Housing Funds with the intent of developing a specialized assisted living program for older persons with mental and cognitive disabilities. Grimm and Parker Architects were hired by DHS to develop renovation plans. A Citizens Design Team, including members from four advisory commissions (the Community Services Board, the Health Center Commission, the Commission on Aging, and the Housing Commission), worked with the architect and County staff on the renovation plans.

**Funding of on-going operations:** The DHS Business Plan projects the cost to operate the residence at \$3,400 per unit per month. The primary source of revenue available in the Commonwealth of Virginia to assist low-income persons with the cost of assisted living is the Auxiliary Grant Program which has an approved level of need rate of \$1,280 per month in Northern Virginia. Of this amount \$75 is approved for personal needs and the balance of \$1,205 is for assisted living services. After the individual's income is accounted for, the state and the local governments share the cost, 80 percent and 20 percent respectively, to meet the full \$1,280 per month rate.

DHS has identified low-income individuals who require assisted living services but whose incomes are above the Auxiliary Grant threshold of \$15,360. These individuals would pay for services from their income and assets.

Discussions with other jurisdictions are underway to determine their interest in purchasing beds at the AALR. They would be expected to pay the actual cost of operations, just as Arlington does when it purchases services outside of the County.

DHS is exploring whether or not it can use Section 8 project-based rental assistance in conjunction with the Auxiliary Grant program. This is a complicated issue and will take some

time to sort out. Ultimately HUD approval will be required. If Section 8 is approved, the AALR would be eligible to receive \$995 per month per unit in rent.

Significant on-going support from the County will be required and this is recognized in the FY 08 County budget.

**Operations:** HUD's Assisted Living Conversion Program was identified as an ideal source for renovation funds. In order to qualify for a competitive HUD grant, the property needed to be conveyed to a nonprofit. VOA was selected by Arlington County to own and develop the property. VOA is a national, nonprofit organization that provides a wide range of services to low- and moderate-income households. VOA has developed over 200 housing properties, serving more than 20,000 people in over 30 states, and operates 25 assisted living and nursing care facilities in three states.

The Arlington Assisted Living Residence (AALR) will be home to low-income seniors with physical and/or mental disabilities needing assistance with activities of daily living. Arlington County DHS will refer residents to the AALR from its current client population, among which at any given point in time there are about 90 individuals who could benefit from such services. The property will be staffed on a 24/7 basis to meet the individual needs of the residents. Once persons who need this special type of supportive services are housed, quality of life increases and the need for more expensive services is greatly reduced.

Some of the services to be provided by a contractor to be selected for program operations include: medication administration and compliance monitoring, medical coordination with medical providers, availability of choices of recreational activities on-site and out of the facility, transportation to appointments for those who have no means of transportation, personal care, meals and snacks, consulting medical director/psychiatrist, and pet therapy. County staff will provide support to AALR personnel including case management and psychiatric services.

**Target Population and Services:** In December 2004, the Department of Human Services (DHS) assessed the housing needs of clients as part of the development of the Supportive Housing Plan. Among those assessed, the department identified more than 90 clients over the age of 55 with serious mental illness, mental retardation, or physical disabilities in need of assistance with their activities of daily living. The majority also had serious medical conditions that needed to be monitored. Currently persons who need this special type of supportive housing either remain in their home without sufficient services in an unstable and unsafe environment; or are placed in a nursing home prematurely.

Services will be provided by a contractor to be selected for program operation and will include:

- Medication administration and compliance monitoring
- Medical coordination with multiple medical providers
- Availability of choices of recreational activities on and off-site
- Transportation to appointments for those who have no other means of transportation
- Personal care which includes assistance with bathing, toileting, nutrition, and dressing
- Housekeeping and laundry service for those unable to do their own laundry
- Consulting pharmacist
- Consulting medical director/psychiatrist

- Pet therapy
- Availability of on-site barber and hairdresser for those who are homebound

DHS will refer clients to the AALR and be involved in admission and discharge plans. Each resident of the AALR will have an actively engaged assigned DHS case manager. The current treating psychiatrist will continue to provide support to each resident in need of psychiatric services.

**The following provides additional information about the site and location:**

- Site: The proposed site plan is located at 2000 South 5th Street – east of Courthouse Rd. and at the end of the cul-de-sac. The property backs to Washington Blvd. The table below provides the property’s details.

<b>Parcel size</b>	41,750 s.f. (0.958 acres)
<b>Zoning</b>	“RA8-18”
<b>GLUP</b>	“Low-Medium Residential”

Adjacent development includes:

To the north: Adjacent parcels include land belonging to the Fort Myer Military Reservation, zoned “S-3A” and designated “Public” on the General Land Use Plan (GLUP), and an apartment house on a parcel zoned “RA8-18” and designated “Low-Medium Residential” on the GLUP.

To the west: 5<sup>th</sup> St. South extends to the west of the building, and garden apartments are located on both sides of 5<sup>th</sup> St. South. The parcels adjacent to the proposed site plan parcel contain a 5-unit garden apartment and a 4-unit garden apartment, respectively, and are zoned “RA8-18” and designated “Low-Medium Residential” on the GLUP.

To the east: Behind the building is a steep embankment that leads to Washington Blvd. The land is zoned “S-3A” and designated “Public” on the GLUP.

To the south: Parcels to the south contain a mix of garden apartments, single family homes, and townhouses, and are zoned “RA8-18” and designated “Low-Medium Residential” on the GLUP.

- Zoning: The proposed site plan is zoned “RA8-18” Apartment Dwelling District.
- Land Use: The proposed site plan is designated “Low-Medium Residential” Office-Apt-Hotel on the General Land Use Plan (GLUP). The existing zoning district is consistent with the GLUP designation.
- Neighborhood: The property is located within the Penrose Civic Association.

**Proposed Development:** The following tables set forth the statistical summary for the project.

	<b>Proposed</b>
<b>SITE AREA</b>	41,750 SF (0.958 acres)
<b>Density</b>	
	52 units (36,771 SF)
	54.3 du/acre
<b>“RA8-18” Max. Permitted Density</b>	36 du/acre <sup>1</sup>
<b>Height</b>	
Proposed	26’ 4.125”
<b>“RA8-18” Max. Permitted Height</b>	75 feet (8 stories)
<b>Elevation</b>	200 feet
<b>Parking – surface lots</b>	
Proposed	19 spaces
<b>Required Parking Ratio (Sec 33.C.4.a.11) (Hospitals, rest homes, nursing homes, sanitariums, convalescent homes and institutions)</b>	20 (13 for beds; 7 for the maximum 15 employees) <sup>2</sup>
<b>LEED</b>	<b>26 points</b>
<b>Coverage (Proposed)</b>	21,222 s.f. (50.8%) Allowed = 56% (Sec. 32.C.3)

**Density & Uses:** The application to HUD, submitted on June 22, 2005, includes a concept design to rehabilitate the existing 39-unit structure (23,073 s.f.) and build an addition (17,570 s.f.) to create 52 assisted living units with program areas and office space to effectively operate an assisted living facility. Proposed changes include the addition of a new wing on the back of the property that connects the existing east and west ends of the building. This addition also connects to the front of the building creating two enclosed courtyards. The addition allows for the creation of 13 new units, the addition of a more centrally located full-size elevator, and creation of more community and administrative space as requested by the Citizen’s Design Team.

The site is zoned RA8-18, in which there is a site plan option to modify placement requirements. Since the proposed project would exceed the setback requirements, the project needed to submit a site plan application. Oak Spring was an institutional use under the Zoning Ordinance approved by use permit for up to 75 elderly residents. VOA intends to provide care for 52 residents, thus the use would not change for the site. Although there are living units in the building, County staff do not believe the units constitute as “dwelling units” for density purposes because the use is "institutional use" not apartment. Thus, the density limit would be concerning the number of residents.

Significant features of the renovation design include a dining area located next to the kitchen that can accommodate all residents; a wellness center next to the dining room, a designated refuge area serviced with emergency power, and enhanced common area space. New units will have a standardized layout, will be fully handicapped accessible, and include kitchenettes. Mechanical systems will be replaced as will security, fire, and unit emergency call back systems.

<sup>1</sup> Per Sec. 13.B.3 of the Arlington County Zoning Ordinance, “[W]hen a site with an area of more than twenty thousand (20,000) square feet, or with ten (10) or more existing dwelling units, is sought to be used in a manner inconsistent with existing regulations for height, setback, yard, coverage, or parking, or is sought to be developed using additional residential density, the County Board may allow exceptions, after application for a site plan approval consistent with subsection 36.H. of this ordinance, in order to achieve a design which is appropriate for the site, project, and the surrounding area.”

<sup>2</sup> One (1) space for each four (4) beds, plus one (1) space for each two (2) employees (other than staff doctors), plus one (1) space for each doctor assigned to the staff.

**Site and Design:** The proposed addition would be constructed with facades of brick that would match the existing building's façade. The addition is proposed to fill in the NE and center portions of the existing building and connect the NE and SE wings. The 13 new units will contain kitchenettes, whereas the existing 39 units that did not have kitchenettes will continue to not have kitchenettes with this site plan proposal.<sup>3</sup>

The proposed LEED score is 26 points, including credits for sustainable sites, water efficiency, energy and atmosphere, materials and resources and environmental quality.

**Community Process:** The Developer and representatives from DHS met with the Penrose Civic Association twice in 2006. The Civic Association voted to recommend the project to the County Board in June 2006. The Co-Presidents of Penrose are preparing a recommendation letter to be submitted to the County Board. DHS staff and a representative of Grimm and Parker Architects met with the Transportation Committee on April 19. The Developer and the Architect met with citizens at a May 14 Site Plan Review Committee (SPRC) meeting. An additional SPRC meeting is scheduled for June 11; the Transportation Committee meeting is June 21; the Planning Commission meeting is June 25; the Housing Commission is June 28 and the site plan is scheduled to go to the County Board on July 7.

Prior to the Site Plan application process, the Developer participated on two citizen advisory groups, known as the Design and Operational Planning Work Groups. Representatives from the Housing Commission, the Arlington Community Services Board, the Arlington Long-Term Health Care Commission, the Disability Advisory Commission, and the Arlington Commission on Aging have served on both work groups. The Design Work Group worked with the Architect on renovation plans. It met 6 times from fall 2004 through spring 2005. As design plans for minimal rehab were reviewed, it became clear that renovation would be more expensive than originally projected and that it was more cost effective in the long term and would result in a better program to consider an expansion of the building with more extensive renovations.

The Operational Planning Work Group initiated in 2006 worked with representatives from DHS and the Volunteers of America Healthcare Division to review best practices in the operation of assisted living residences and provide input for program operation. This work group will make a recommendation to the DHS Director about the selection of an operator. This group met regularly (bi-monthly) in spring 2006 until the project was suspended in June 2006. This group resumed its meetings in April 2007 and is expected to provide the DHS Director with its recommendation by fall 2007.

## DISCUSSION

**Adopted Plans and Policies:** The General Land Use Plan guides development on the subject site. The proposed development is consistent with the GLUP designation for the parcel.

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<sup>3</sup> The institutional use is permitted by use permit in "R-20". In that section (5.A.6.a.(7)), "an institutional home which has an approved use permit and which is a licensed home for adults under the Code of Virginia, may have up to seventy-five (75) percent of the units with individual kitchens, provided that there are central cooking and eating facilities which serve all the units in such a home." This proposed site plan adds 13 units with kitchenettes, and since all of the existing units have no individual kitchens, the final proportion of units with kitchenettes would be 25%, i.e., less than the 75% threshold noted above.

**Issues:** Staff and the SPRC members raised a few issues about this proposal. The primary issues include, but are not limited to, the following:

- Staff are working with the applicant to both slightly increase the turning radius of the cul-de-sac in front of the building and to add sidewalks in the portions of the cul-de-sac where sidewalks do not currently exist.
- The County Fire Dept. reviewed the plans and noted that the project would meet the site plan requirements of the Fire Department as long as the parking lots remains open as a designated fire lane. This analysis was done per Sections 503, D102, and D106 of the International Fire Code.
- A site plan condition will note that the applicant must get all necessary easements to proceed with permit approval. This includes any easements needed from VDOT regarding the project's proposed storm water pipe relocation.
- The County Arborist noted that mulberry trees in the correct setting, such as the ones along the eastern fence line of the property, are valuable assets as wildlife food. In addition, the existing trees behind the building and along the fence line also provide a buffer from Washington Boulevard. However, removal of the mulberry trees along the edge of the parking lot to the north and one tree along the fence line to the south of the building may be appropriate during construction activities.
- The interest in including a sidewalk on the NE corner of the building was reviewed by the applicant. Since 1) the Fire Dept. does not need the access around the back of the building from the front, 2) cantilevering floors above the ground level cannot be done structurally, so slicing off the corner of the building just on the ground level rooms will not work, and 3) slicing off the corner of the building at all levels will dramatically reduce the GFA of those already small rooms, staff does not see the need to add a sidewalk at that location.
- Regarding LEED and innovative credits, green cleaning is likely the only additional "innovation credit" the applicant could pursue. Also – the building is being built in a manner to make it "photovoltaic ready" for possible future use of photovoltaic cells.

**SPRC Neighborhood Members for this Site Plan:**

Ernie Butler	Penrose Neighborhood Association Co-President	<a href="mailto:penrosepres@yahoo.com">penrosepres@yahoo.com</a>
Chris Alvord	Penrose Neighborhood Association Co-President & NCAC rep.	<a href="mailto:rca_ba@yahoo.com">rca_ba@yahoo.com</a>

**Interested Parties:**

Susan Retz Director	Cartwright Associates, LLC	6001 MONTROSE RD #606, ROCKVILLE, MD 20852	<a href="mailto:saretz@verizon.net">saretz@verizon.net</a>
David Caldwell	Commonwealth Apartments	6616 Bay Tree Lane, Falls Church, VA 22041	
June Ventura Donald Malec		2013 5 <sup>th</sup> St. South, Arlington, VA 22204 2552 Haverhill Ct., Toms River, NJ 08755	
Pablo Video Anne Newman June Ventura Thomas Wersto Sheri Johnson Radu Barducca	Trustee	2001 6 <sup>th</sup> St. South, Arlington, VA 22204 2005 6 <sup>th</sup> St. S., Arlington, VA 22204 2615 Lorcom Lane, Arlington, VA 22207 2013 6 <sup>th</sup> St. S., Arlington, VA 22204 2015 6 <sup>th</sup> St. S., Arlington, VA 22204 2021 6 <sup>th</sup> St. S., Arlington, VA 22204	

**Planning Commissioner Chairing This Item:**

Rosemary Ciotti	703-528-3015	<a href="mailto:Rosemary.ciotti@erols.com">Rosemary.ciotti@erols.com</a>
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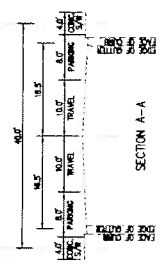
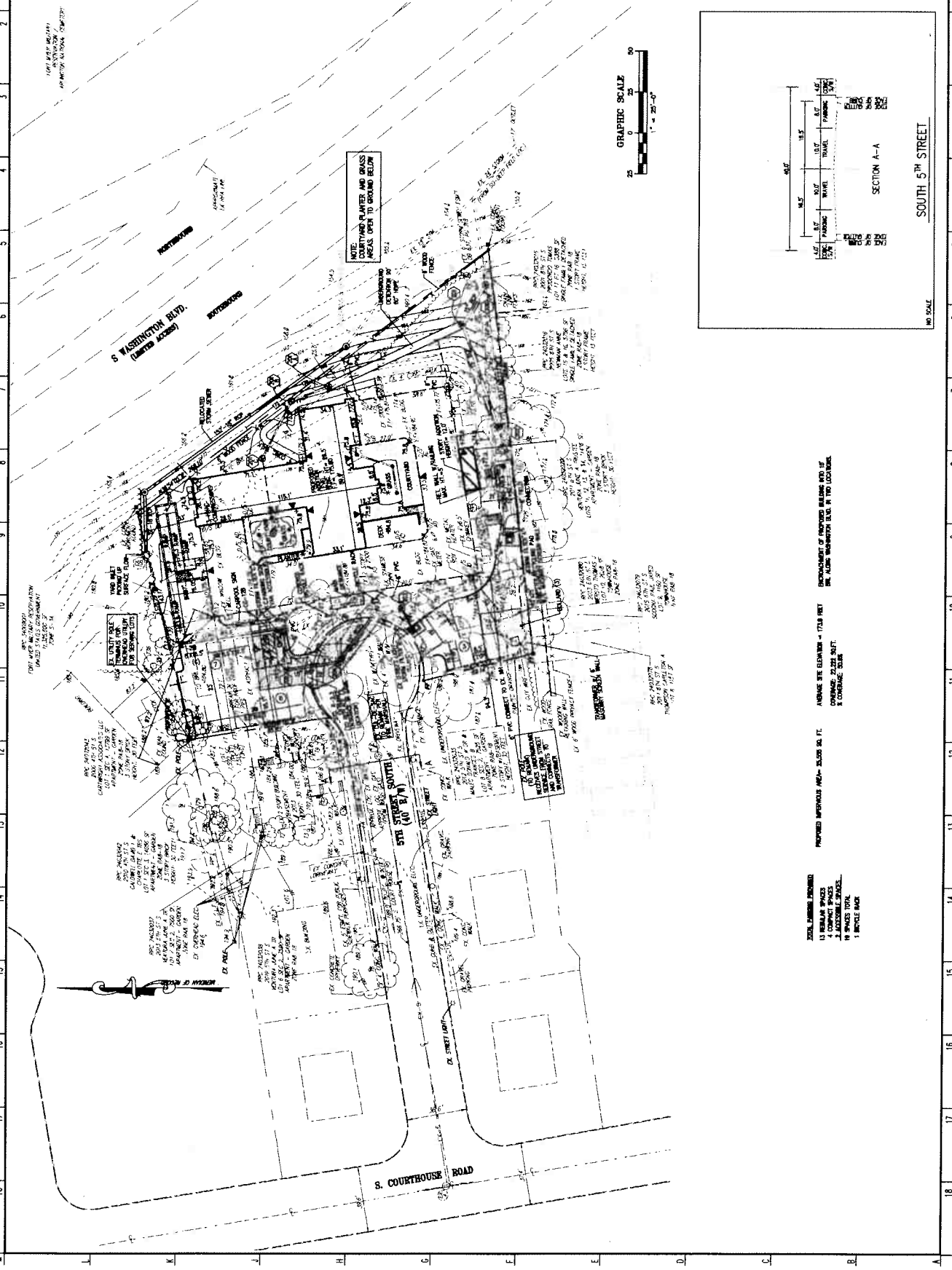
**Staff Members:**

Cynthia Stevens	DHS	703.228.1187	<a href="mailto:cstevens@arlingtonva.us">cstevens@arlingtonva.us</a>
Rich Dooley	CPHD – Planning	703.228.3532	<a href="mailto:rdooley@arlingtonva.us">rdooley@arlingtonva.us</a>
Adam Denton	DES – Planning	703.228.0765	<a href="mailto:asdenton@arlingtonva.us">asdenton@arlingtonva.us</a>
Odile Saggi	DHS	703-228-1749	<a href="mailto:osaggi@arlingtonva.us">osaggi@arlingtonva.us</a>





<b>ADTK</b> 1355 Beverly Road Suite 105 McLean, VA 22101 703 903 8100 703 903 8755 fax www.grimm+parker.com		<b>GRIMM+PARKER ARCHITECTS</b>	
PROJECT # 06401 SHEET 5 OF 12 DATE 3/21/07 DRAWN BY CHECKED BY DATE		DEPARTMENT OF ENVIRONMENTAL SERVICES ARLINGTON ASSISTED LIVING RESIDENCE PLOT AND LOCATION PLAN	
DATE 3/27/07 TIME 4:15 SUBMISSION		GRAPHIC SCALE 1" = 20'-0" 0 20 40	



ADTK  
 1355 Beverly Road  
 Suite 105  
 McLean, VA 22101  
 703 903 8100  
 703 903 8755 fax  
 www.grimm+parker.com

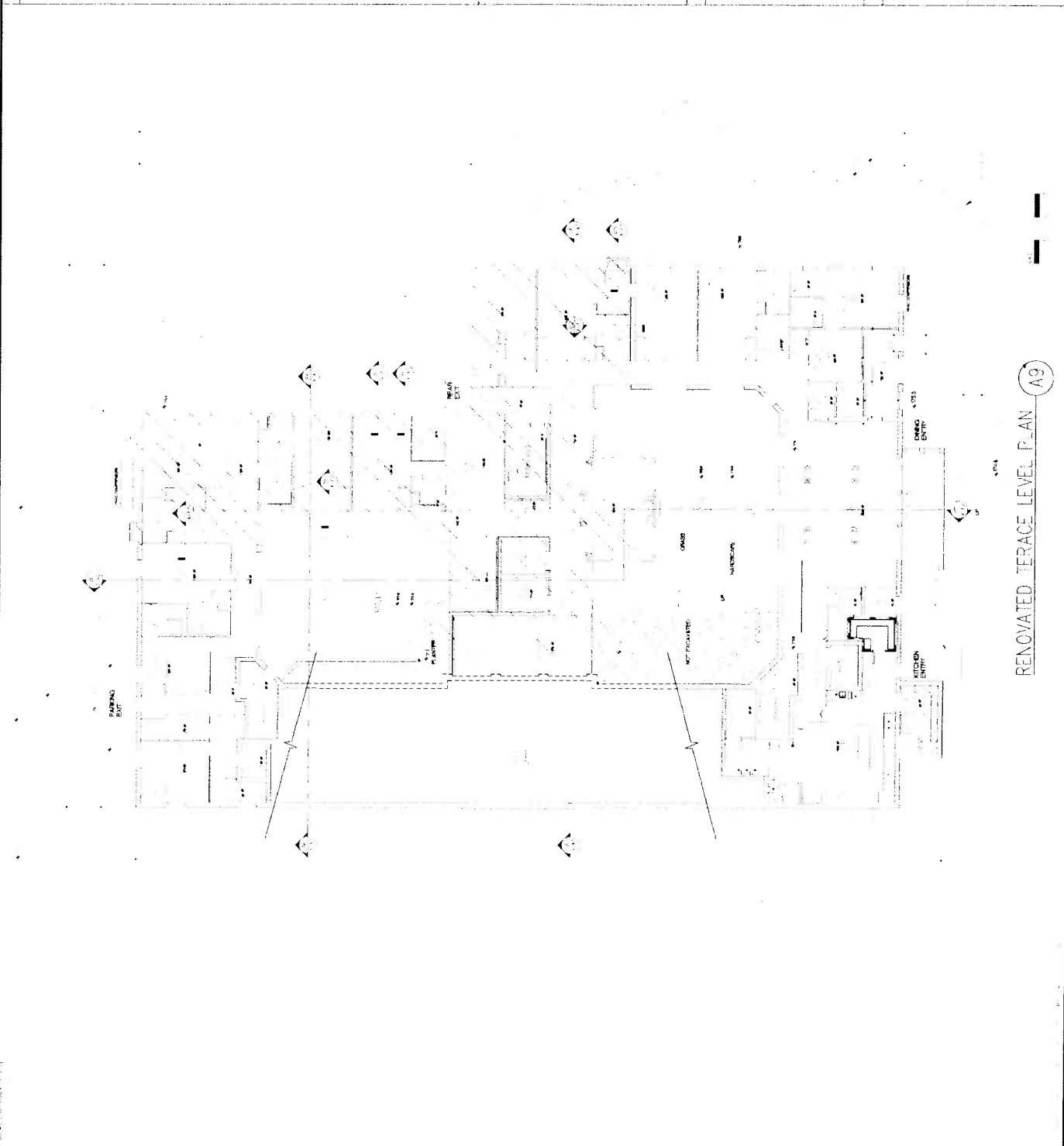
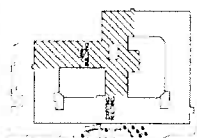


AREA CALCULATIONS

GENERAL PLAN NOTES

SYMBOL KEY

CONTEXT PLAN



RENOVATED TERRACE LEVEL PLAN A9

GRIMM + PARKER ARCHITECTS

1125 Riverside Drive  
Suite 1800  
Columbia, MD 21025  
Tel: 410 595 0000  
Fax: 410 595 0088

RENOVATED TERRACE LEVEL PLAN  
PROJECT NO. 11-0000

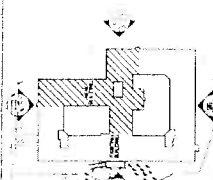
A-15  
DISINTEGRATED  
CONSTRUCTION

SCALE: 1/8" = 1'-0"

PROJECT: [Illegible]  
OWNER: [Illegible]

GRIMM + PARKER ARCHITECTS

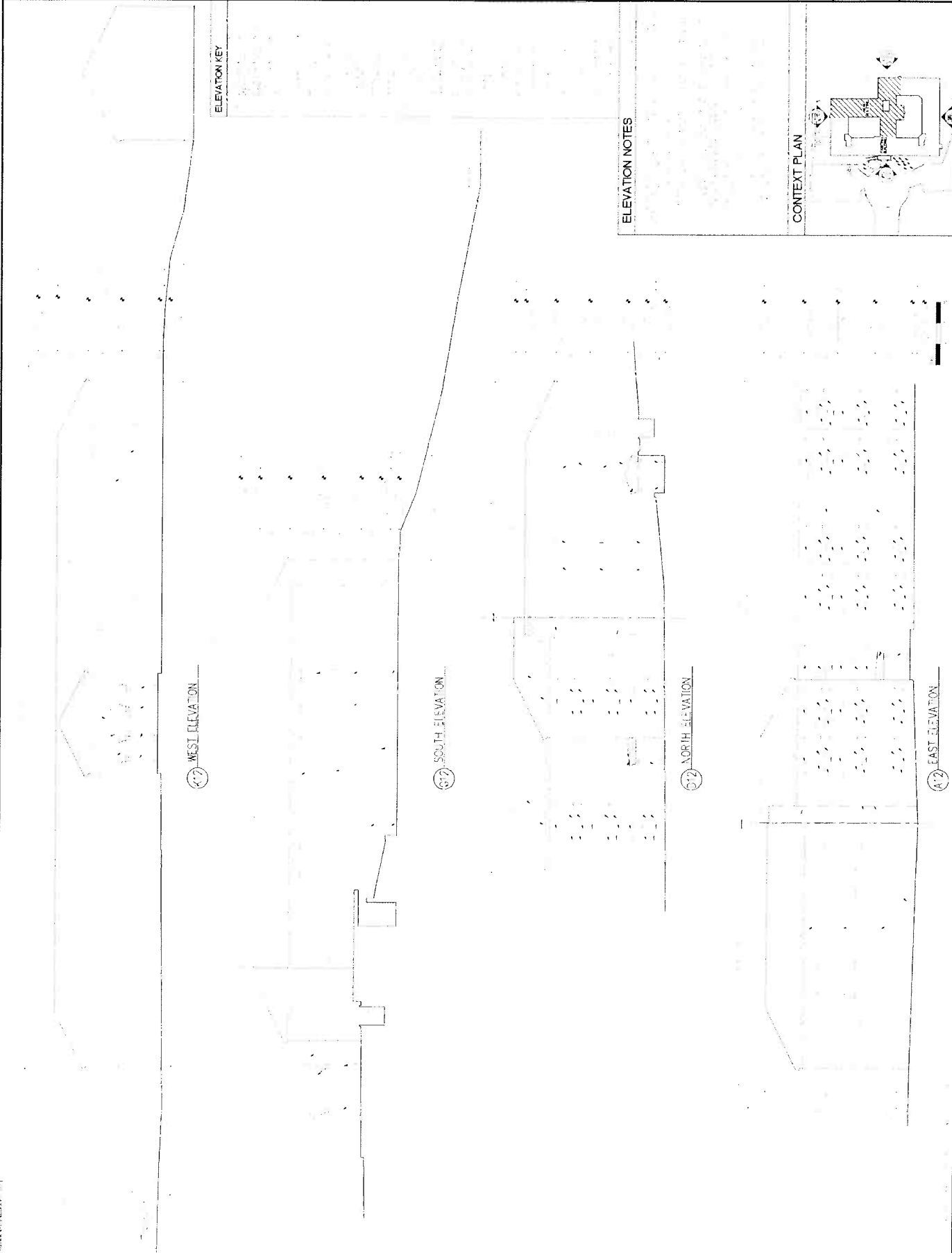
11755 Duxbury Drive  
Suite 400  
Columbia, MD 21045  
Tel: 410-595-1000  
Fax: 410-595-0049



CONTEXT PLAN

ELEVATION NOTES

ELEVATION KEY



47 WEST ELEVATION

37 SOUTH ELEVATION

27 NORTH ELEVATION

17 EAST ELEVATION

**ITEM 2****Marymount University**

2807 North Glebe Road, 4655 North 26<sup>th</sup> Street & subject property bounded by Old Dominion Drive, Yorktown Boulevard and North 26<sup>th</sup> Street (RPC #03-065-001, 03-047-001, -217)

**AGENDA: First Meeting June 11, 2007**

1. Informational Presentation
  - 1.1. Review of Use Permits & Process – by Staff
  - 1.2. Overview of Use Permit Amendment – by Applicant
    - Background information
    - Contextual overview of the site
  - 1.3. Review of Use Permit – by Staff
    - Review of Relevant Planning Documents for Use Permit
    - Status update and identification of agenda items that will be reviewed at the current meeting as well as major policy issues raised by the site plan and being considered by the County.
2. Land Use / Zoning – by Staff
  - 2.1. Consistency with relevant sector plans, special area studies such as Countywide Historic Resources or other plans
  - 2.2. Consistency with the General Land Use Plan (if rezoning is requested)
  - 2.3. Density, height, bonus density and/or height, site coverage, setbacks
  - 2.4. Any special designations for the site such as historic district or structure, Mall Axis corridor, etc.
  - 2.5. Modification of use regulations, type of use, mix and complement of uses including any retail
3. Transportation, Streetscape and Parking:
  - 3.1. Review of Street systems including existing and proposed cross sections
  - 3.2. General routes for vehicular and pedestrian traffic flow to and through the site
  - 3.3. Pedestrian network:
    - Sidewalks, street trees, crosswalks, connections, bike/walking paths
  - 3.4. Relationship of transit stops and routes
  - 3.5. Parking and loading dock access: locations, number curb cuts,
  - 3.6. Driveway widths and treatments, potential conflict with street trees
  - 3.7. Parking
    - Numbers, ratio, visitor (and potential public) parking, delivery drop offs, parking management plan, TDM plan, amount and location of bicycle parking
4. Construction issues
  - Phasing, parking, vehicle staging area, truck routes, impacts on on-street parking and pedestrian travel ways.

**AGENDA: Second Meeting June 18, 2007**

5. Site Design and Characteristics
  - 5.1. Compliance with goals of Planning Documents
  - 5.2. Allocation of uses on the site
  - 5.3. Relationship & orientation of building to public space and other buildings
  - 5.4. View vistas through site
  - 5.5. Visibility of site or building from significant neighboring perspectives
  
6. Building architecture
  - 6.1. Building form, massing, height and tapering
  - 6.2. Facade treatments, materials, fenestration
  - 6.3. Relevance of design to existing buildings on campus & nearby
  - 6.4. Activism of street edge - detailed building elevations at street level
  - 6.5. Roof top treatment, exterior lighting
  - 6.6. LEED Score, sustainable building design elements, dark skies.
  - 6.7. Accessibility: exterior (including streetscape, building entrances, and any public open space) and interior (including garage).
  - 6.8. Additional info to include uses: dorms, classrooms, labs, offices, etc.
  
7. Open space
  - 7.1. Landscape Plan, Detailed Plaza designs and/or types and elements of public and private open space
  - 7.2. Compliance with Planning Documents including Open Space Master Plan, Sector Plans and Phased Development Site Plan (if applicable), Chesapeake Bay and storm water management plans
  - 7.3. Orientation and use of open spaces (external vs. internal)
  - 7.4. Relationship to scenic vistas, natural features and/or adjacent public spaces
  - 7.5. Tree preservation and/or replacement

**Applicant Information:****Applicant**

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**BACKGROUND:** Since its founding in 1950 by the Religious of the Sacred Heart of Mary as Marymount College of Virginia, a two-year women's school offering the associate degree, the Marymount community in Virginia has grown to a comprehensive, coeducational university serving approximately 2,300 undergraduate and 1,300 graduate students.

Marymount University's (Marymount) main, 21-acre, campus is comprised of classroom buildings and laboratories, including a computer lab, faculty and administrative offices, and residence halls. Housed in the Emerson G. Reinsch Library are the Learning Resource Center, the Instructional Media Center, the Reinsch Auditorium, the Lee Reception Room, and the Barry Art Gallery. The Rose Benté Lee Center is the University's community focal point, featuring the 1,000-seat Verizon Sports Arena, a fitness center, Bernie's café, the University bookstore, a recreational gym, the swimming pool, a lounge, athletic offices, and meeting rooms.

Marymount University has requested a use permit amendment to accommodate additional parking, student residences, classrooms, laboratories and faculty offices. These listed needs are current with respect to the established enrollment at the university. This use permit amendment does not anticipate any increase in the student enrollment.

With the submission of the use permit amendment, the County Board appointed a task force consisting of twelve members. The task force consisted of representatives from the surrounding neighborhoods (Old Dominion, Donaldson Run, Yorktown and Rock Spring), a representative from St. Mary's Church, a representative from Washington Golf and representatives from the Transportation and Planning Commissions. The task force met a total of five times prior to the County Board meeting in December 2006 – at which time the County Board received a report from the task force.

However, throughout the review process, including meetings of the County Board appointed task force, the Site Plan Review Committee, the Transportation Commission and the Planning Commission several issues were raised. These issues included, but were not limited to: traffic; parking; long range plans for Marymount; and the size and density of the proposal. At the December 9, 2006 (carried over to December 12, 2006), the County Board held a public hearing on Marymount University's request to amend the existing use permit. Numerous constituents testified at the public hearing – both for and against the use permit amendment.

In the staff report to the County Board, the County Manager recommended a deferral of the use permit request. In his remarks to the County Board, the County Manager suggested that a facilitator be brought in to assist in the additional dialogue required between the university and the citizens. In its action, the County Board deferred the item to its March 17, 2007 meeting and requested that the County Manager work to obtain a facilitator and start the process of such meetings – as part of the Site Plan Review Committee (SPRC) process.

Obtaining the appropriate facilitator took longer than anticipated – hindered in part by the holidays. The facilitated meetings commenced on March 13, 2007. Therefore, at its March 17, 2007 meeting, the County Board deferred the item to its June 9, 2007. Since its initial meeting in March, the working group has had a total of six meetings – each becoming more productive. However, the working group recognized that an additional month is required to resolve the remaining issues. The proposal is currently scheduled to go before the County Board at its July 9, 2007 meeting.

**The following provides additional information about the site and location:**

**Site:** The 63,315 square foot (1.45 acres) site is located on a triangular piece of property bounded by Old Dominion Drive, Yorktown Boulevard and 26<sup>th</sup> Street North. The site is currently developed with a 169-space surface parking lot which serves the university.

- To the north: Marymount University. The zoning is “R-10.” The General Land Use Plan designates this area as “Semi-Public”.
- To the west: St. Mary’s Church and single-family residences. The zoning districts include “R-10” “R-6.” The area is designated “Low” Residential (1-10 units per acre) on the General Land Use Plan.
- To the east: Donaldson Run Bike Trail and county mulch pile. The zoning is “R-10,” “R-6” and “S-3A.” The area has mixed designations on the General Land Use Plan including “Low” Residential (1-10 units per acre) and “Public.”
- To the south: Single family residences. These properties are zoned “R-6” and designated “Low” Residential (1-10 units per acre) on the General Land Use Plan.

**Zoning:** The site is zoned “S-3A” Special Districts.

**Land Use:** The site is designated on the General Land Use Plan (GLUP) as “Public” (Parks (*Local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities).

**Neighborhood:** The site is not located within a specific civic association. Four civic associations surround the property: Old Dominion, Donaldson Run, Yorktown and Rock Spring.

**Proposed Development:** The following table sets forth the preliminary statistical summary for the proposed development (based on drawings from May 24, 2007):

	Previous Proposal (December 2006)	Revised Proposal (May 24, 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) <sup>4</sup>	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)	5,400 sf plaza + 26,018 sf landscape	8,040 sf plaza + 24,987 sf landscape	+1,609 sf
Open Space (Percentage of Project Site)	49.6%	52.2%	+2.6%
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 <sup>th</sup>			
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 <sup>th</sup>	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	

<sup>4</sup> 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.

Parking (for the Project)			
Total Parking Spaces	374	374	No Change
Standard	335	335	No Change
HC	8	8	No Change
Tandem (behind standard spaces)	23	23	No Change
Compact	29	29	No Change
Percent Compact	7.97 %	7.97 %	No Change
<b>Total Required Spaces (for the Project)</b>	<b>234 spaces<sup>5</sup></b>	<b>157 spaces<sup>6</sup></b>	<b>77 spaces additional spaces available</b>
Existing Parking for the Use Permit ( )	695 space	695 spaces	No Change
LEED Score	24 points	26 points	No Change

<sup>5</sup> 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.

<sup>6</sup> 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.

**Density and Uses:** This project includes a multi-purpose building on the site of the existing 169 space surface parking lot. This building will house 239 dormitory beds for students and a new educational wing with classrooms, faculty offices and laboratories as well as supporting student services. In addition, a 374 space below-grade parking structure will be constructed.

**Site and Design:** The site, separated from the main campus by Yorktown Boulevard, is proposed to accommodate two buildings – one dormitory and the other educational – separated by an internal paved pedestrian street. The educational building, which includes the classrooms, faculty offices and laboratories, rises three stories from Old Dominion Drive and 26<sup>th</sup> Street North. The dormitory is three stories from the internal “pedestrian street” and six stories from Yorktown Boulevard due to the grade change of the site. Incorporated into the dormitory building is a multi-purpose meeting space accessible from the internal “street” as well as laundry facilities and small study rooms. Pedestrian access to the site will be from 26<sup>th</sup> Street North and Old Dominion Drive. Vehicular access to the garage and the loading bay will be from Yorktown Boulevard. The garage entrance is located directly across the street from the existing garage entrance and exit.

Incorporated into the project is a new pedestrian bridge designed to connect the proposed project to the main campus at level grades. The bridge, accessed through an opening in the dormitory building, is aligned with the proposed campanile and terminates at a proposed gazebo on the main campus which will become a new bus drop-off location. This pedestrian bridge will span Yorktown Boulevard while maintaining adequate clearance for all vehicles. The bridge will require the applicant to obtain appropriate encroachments from the County for the placement over public right-of-way.

The design is contemporary neo-classical – referencing the existing university buildings. The building will be predominately a buff-colored precast concrete with a red “terra-cotta” roof color. The applicant has designed the building with a significant amount of fenestration to relate to its neighbors: the residential buildings, the university buildings and the church. The project is setback significantly (a minimum of 25 feet from the back of curb) creating large landscaped areas in front of the buildings.

**LEED Scorecard:** The proposed LEED score is currently 26, including credits for sustainable sites, water efficiency, energy and atmosphere, materials and resources and environmental quality. The applicant has a LEED accredited professional working on the project. The sustainable elements that the applicant proposes to implement include, but are not limited to, construction waste management and recycling; use of local and regional materials and certified wood; and use of low-emitting paints, carpet and wood.

**Issues:** There were several concerns raised during the original review – which included:

- Traffic circulation (pedestrian & vehicular)
- Increased traffic – necessary improvements required as part of this project
- Parking – needs to be addressed on-site and within the university and not within the neighborhoods: Current & Proposed policies and Parking Management
- Overall size – number of uses on the site and resulting number of people on the site
- Long range planning for the university – if this project is only to meet the current needs
- Accessibility issues – particularly the auditorium/lecture hall

- Design – the corner of 26<sup>th</sup> and Old Dominion appears to be a gateway but doesn't function as such

As a result of the facilitated meetings and the continued discussion between the university and the neighbors, several of these issues have been mitigated. There is still some concern about the increased traffic, the long range planning for the university, and the architectural form of the project – including the setback along 26<sup>th</sup> Street and the treatment of the octagon entry feature. However, the number of uses has been reduced as the large auditorium has been removed and the number of beds has been reduced slightly; the university continues to strengthen its parking management plan; the university has committed to a long range plan; and the design continues to be refined.

As this project proceeds through the process, staff and the applicant are looking to the members of the SPRC to provide its guidance and comments that will help to achieve a goal established by the working group – to bring forward a project to the County Board which meets the needs of the university while tempering and mitigating the impact to the community.

<b>SPRC Neighborhood Members for this Project</b>			
Donaldson Run Civic Association	Ned Rhodes	ned@drca.org	
Old Dominion Citizens Association	Pamela Gillen	gillenarch@comcast.net	
Rock Spring Civic Association	Paul Michl	703-534-6205	
Yorktown Civic Association	David Haring	dharing@yorktowncivic.com	
<b>Members of the Original Marymount Task Force</b>			
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Old Dominion Citizens Association	Pamela Gillen Christine Smith	See above chrisqrd@aol.com	
Rock Spring Civic Association	Paul Michl David Wahl	See above capitolfundg@msn.com	
Yorktown Civic Association	David Haring Ted Weihe	See above TFWeihe@landolakes.com	
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