

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, June 18, 2007  
**TIME:** 7:00 p.m.  
**PLACE:** Arlington County Office Building – Courthouse Plaza  
2100 Clarendon Boulevard  
Room 311 – 3<sup>rd</sup> Floor

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

**Item 1. Marymount** **7:00 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**

### **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 use permit.
  
  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.
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**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
  - 5.6. Master Plan for University - discussion
  
- 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**

Marymount University  
 2807 North Glebe Road  
 Arlington, VA 22207  
 Dr. James Bundschuh, President

**Attorney**

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 Ernest Ulibarri

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**Traffic Consultant**

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 Marty Wells

**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 June 11, 2007):

	Previous Proposal (December 2006)	Revised Proposal (June 11, 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 (76,529 sf)	-11 beds (-3,056 sf)
Academic – Office, Classroom, Labs & Student Commons	47,364 sf	52,502 sf	+5,138 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	129,031 sf	-8,430 sf
Total FAR (for the Building) <sup>1</sup>	2.17 FAR	2.04 FAR	-0.13 FAR
Total FAR (Campus)	.653 FAR	.641 FAR	-0.012 FAR
<b>“S-3A” Max. Permitted GFA</b>	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
<b>“S-3A” Max. Permitted Height</b>	<b>45 feet</b>	<b>45 feet</b>	

<sup>1</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	370	-4 spaces
Standard	335	331	- 4 spaces
HC	8	8	
Tandem (behind standard spaces)	23	23	
Compact	29	29	
Percent Compact	7.97 %	7.97 %	
<b>Total Required Spaces (for the Project)</b>	<b>234 spaces<sup>2</sup></b>	<b>157 spaces<sup>3</sup></b>	<b>73 spaces additional spaces available</b>
Bike Parking (for the Project)	65 spaces	63 spaces	- 2 bike spaces
Existing Parking for the Use Permit ( )	695 space	695 spaces	No Change
LEED Score	24 points	26 points	No Change

<sup>2</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>3</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	<a href="mailto:ned@drca.org">ned@drca.org</a>
Old Dominion Citizens Association	Pamela Gillen	<a href="mailto:gillenarch@comcast.net">gillenarch@comcast.net</a>
Rock Spring Civic Association	Paul Michl	703-534-6205
Yorktown Civic Association	David Haring	<a href="mailto:dharing@yorktowncivic.com">dharing@yorktowncivic.com</a>
<b>Members of the Original Marymount Task Force</b>		
Donaldson Run Civic Association	Anne Wilson Maxine Nagel	<a href="mailto:anne@skarlatos.net">anne@skarlatos.net</a> <a href="mailto:jkolick@aol.com">jkolick@aol.com</a>
Old Dominion Citizens Association	Pamela Gillen Christine Smith	See above <a href="mailto:chrisqrd@aol.com">chrisqrd@aol.com</a>
Rock Spring Civic Association	Paul Michl David Wahl	See above <a href="mailto:capitolfundg@msn.com">capitolfundg@msn.com</a>
Yorktown Civic Association	David Haring Ted Weihe	See above <a href="mailto:TFWeihe@landolakes.com">TFWeihe@landolakes.com</a>
St. Mary's Church	David Parker	<a href="mailto:parkerd@dicksteinshapiro.com">parkerd@dicksteinshapiro.com</a>
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