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RICHARD A. BEST
COORDINATOR

December 5, 2006

Chris Zimmerman, Chairman
Arlington County Board
2100 Clarendon Boulevard
#1 Courthouse Plaza
Arlington, VA 22201

Re: Marymount University Use Permit Application

Dear Chairman Zimmerman:

I am writing to convey the views of the Transportation Commission regarding the use permit application by Marymount University for a mixed-use structure at the southern portion of their campus.

The Commission unanimously (by a vote of ten in favor) recommends that the County Board defer the use permit application, until such time as a large number of issues (listed below) can be better studied and addressed.

The Commission heard this item at its November 20, 2006 meeting, where it heard a presentation from the applicant and staff. There were 13 public speakers. Present for this item were Commissioners Owen, Gimmler Murdock, Armbruster, Petty, Wagner, Fallon, Benda, Torma and Gearhart.

The public speakers were roughly split between near neighbors who opposed approval of the project, and other Arlington residents who supported the project. The residents who opposed the project, discussed increased traffic and density, the functioning of the intersection at 26th Street and Yorktown Boulevard, neighborhood cut-through traffic and overspill parking. Supporters of the project consisted principally of affiliates of the University (students, faculty, trustees and staff), who spoke about the value of education and health care to the larger Arlington community.

Commission discussion of this project was extensive and consisted mainly of raising questions on the various matters indicated by the community and staff, as well as additional issues raised by the members of the Commission. Discussion was complicated by the fact that neither the community nor the applicant had been able to review the staff report for more than a few hours before the item was called. After over two and one half hours of presentations and deliberation, the Commission voted to recommend deferral, but declined to provide specific findings or advice for the project. Instead it was the view of the Commission that there was value in additional discussion and narrowing of the

issues by staff, community and applicant, focused on the areas of concern identified by the Commission, below.

The issues raised during the discussion, and including in the motion recommended that they be further studied were:

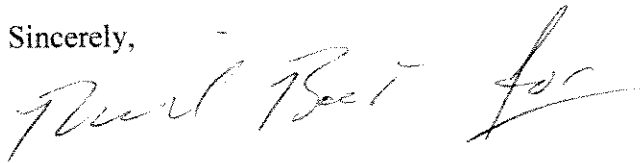
- potential revision in the size cap for the university, in light of its changing character
- configuration of the intersection of Yorktown and 26th Street
- advisability of the pedestrian bridge, and its width/capacity
- public access to the garage (i.e. shared parking)
- vehicle drop-off points around the perimeter of the site
- the bike parking ratio
- achieving car-sharing open to students
- TDM measures, including paid parking for faculty and staff
- management of tandem spaces
- provision of a parking management plan
- location and configuration of crosswalks and pedestrian curb cuts
- advisability of moving the garage entrance to Old Dominion Drive
- the proposed application of R-B corridor streetscape standards
- proposed condition #55 related to parking ratios
- proposed condition #56 related to density
- congruence of projected trip generation and parking quantity
- special event parking arrangements

In addition, the Commission recommended that the Board seek a staff response to a number of suggestions and concerns proffered by the Donaldson Run Civic Association, some of which were subsumed in the above list. (The Commission was not necessarily endorsing the DRCAs' views, but thought the questions needed further study):

- university policies relating to on-street student parking, parking meters, and shuttle services
- further limitations on student car ownership for resident students
- drop-off areas for building occupants and deliveries
- reducing the existing student cap
- gateway treatment at 26th and Yorktown
- signalization at 26th and Yorktown
- providing driving route directions to Marymount students
- limiting tuck delivery times
- limiting overspill parking
- additional traffic studies after construction is completed
- configuration of street parking/turn lanes on 26th Street
- creating "no stopping" areas on streets adjacent to the project

I hope these views are helpful to the Board in its deliberations. If I can be of assistance to you in this or any other matter, please do not hesitate to contact me at 703-243-4337.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Owen". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Peter Owen
Chairman