

June 24, 2007

Ms. Inta Malis, Chairperson
Arlington County Planning Commission
Division of Planning
2100 Clarendon Boulevard
Arlington, VA 22201

RE: Marymount University Project

SUBJECT: U-1671-65-3 USE PERMIT AMENDMENT (CARRY-OVER) for additional classrooms, faculty offices, academic space, laboratories, dorm rooms, accessory uses, parking; 2807 N. Glebe Rd., 4655 N. 26th St. and subject property bounded by Old Dominion Dr., Yorktown Blvd. and N. 26th St. (Marymount University)

At the Old Dominion Citizens' Association Meeting held on June 6, 2007, Chris Domes, Vice President for Enrollment and Student Services, Marymount University, presented the design revisions to the Marymount project. He provided a history of work on the design to date and noted the updates made to the design in response to neighborhood concerns:

- Removed the theater (1250 seats)
- Removed the top floor of the residence hall
- Reduced the number of beds in the residence hall
- Revised the façade of the residence hall along Yorktown Blvd.
- Added a landscaped berm along Yorktown Blvd.
- Reduced the footprint of the Academic building.
- Enlarged the plaza by 25%
- Reduced the length of the pedestrian bridge
- Revised the corner at 26th Street and Yorktown Blvd. to lower the stair mass and have a radius design
- Provided more articulation to the Academic building to break up the façade (makes the building look less like one long building)
- Lowered the clock tower four feet to align with St. Mary's tower
- Narrowed the exterior plaza entries to ten feet wide
- Added new landscaping on the north side of Yorktown Blvd at the existing garage, and added irrigation
- Revised the windows to have an awning type operation
- Added architectural gates to the elevations

An ODCA member commented that the security gates in the new design look OK and the necessity for them is understandable. The gates will be open during the day and closed at night. An ODCA member suggested security phones at the gates at either end of the plaza.

An ODCA member asked if the new parking garage will be for residents only. Chris responded that Marymount is still looking at the parking policy. It may be for campus residents only, with access for St. Mary's parishioners on weekends. Traffic studies have been conducted by Marymount and the County. The morning rush hour and student peak don't overlap (students generally arrive later). In the afternoon, there is more overlap and

more of a problem. If the parking garage is for resident students only, there will be limited turnover and less of a traffic issue.

An ODCA member asked if the new dorms will be ADA accessible. Chris replied that all will be handicapped-accessible and the design exceeds ADA requirements. The ODCA member suggested that a grab bar be installed next to the commode in all rooms.

An ODCA member asked about parking management plans for the construction period. Chris responded that Marymount is planning to get one or two off-site parking lots or garages and provide transportation for staff and students with shuttle buses. Marymount plans a third party contract to add to its shuttle fleet (currently transport 1,000 people per day on six shuttle buses). In addition, Marymount is exploring use of Metro checks for students and staff, and instituting a policy of no parking on campus by freshmen and sophomores.

An ODCA member suggested that Marymount lease part of the leaf mulch facility from the County for parking use, or lease parking from Missionhurst to address the construction parking issue. ODCA members living on 25th Street did not like the idea. There is a long wait to make either a left or right hand turn is long enough during the morning and evening rush hour. Any additional traffic to the dead end street would be unacceptable. It was suggested that a street be made to connect the Missionhurst lot through the mulch site to 26th Street

Marymount will provide a designated liaison for neighbors to contact if they encounter problems during the construction period. In addition, Marymount will work with St. Mary's to make the existing lot in front of the Lodge or the existing garage available to parishioners on weekends. Construction vehicles will be able to park in the new garage for part of the construction period.

ODCA unanimously supported a motion approving the revised design for Marymount's project at the corner of 26th Street and Old Dominion Drive subject to the pending site conditions. The vote was 13-0-0.

Throughout this review of the Marymount University project, ODCA members have raised concerns with architecture, landscaping, construction parking management and other items. Many of these issues have been addressed by the University. In conclusion, one member's statement sums up ODCA's overall stance on this use permit proposal. "We are have heard the project presented several times, we are intelligent people and we believe we should support Marymount University which is a major asset to this community."

Sincerely,

Pamela Gillen

Pamela Gillen
Old Dominion Citizens' Association

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