

# MARYMOUNT UNIVERSITY

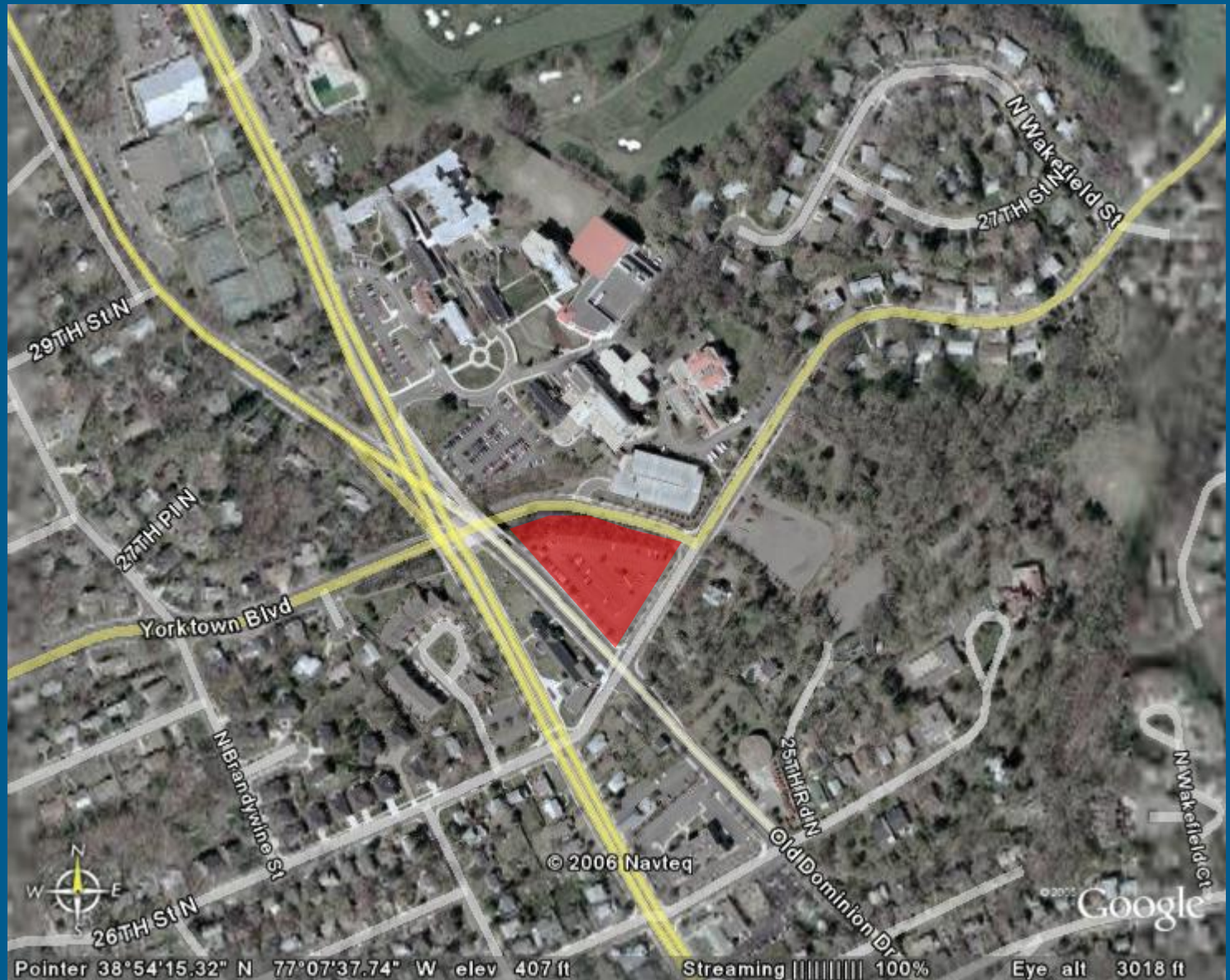
## Presentation to the Planning Commission

June 25, 2007

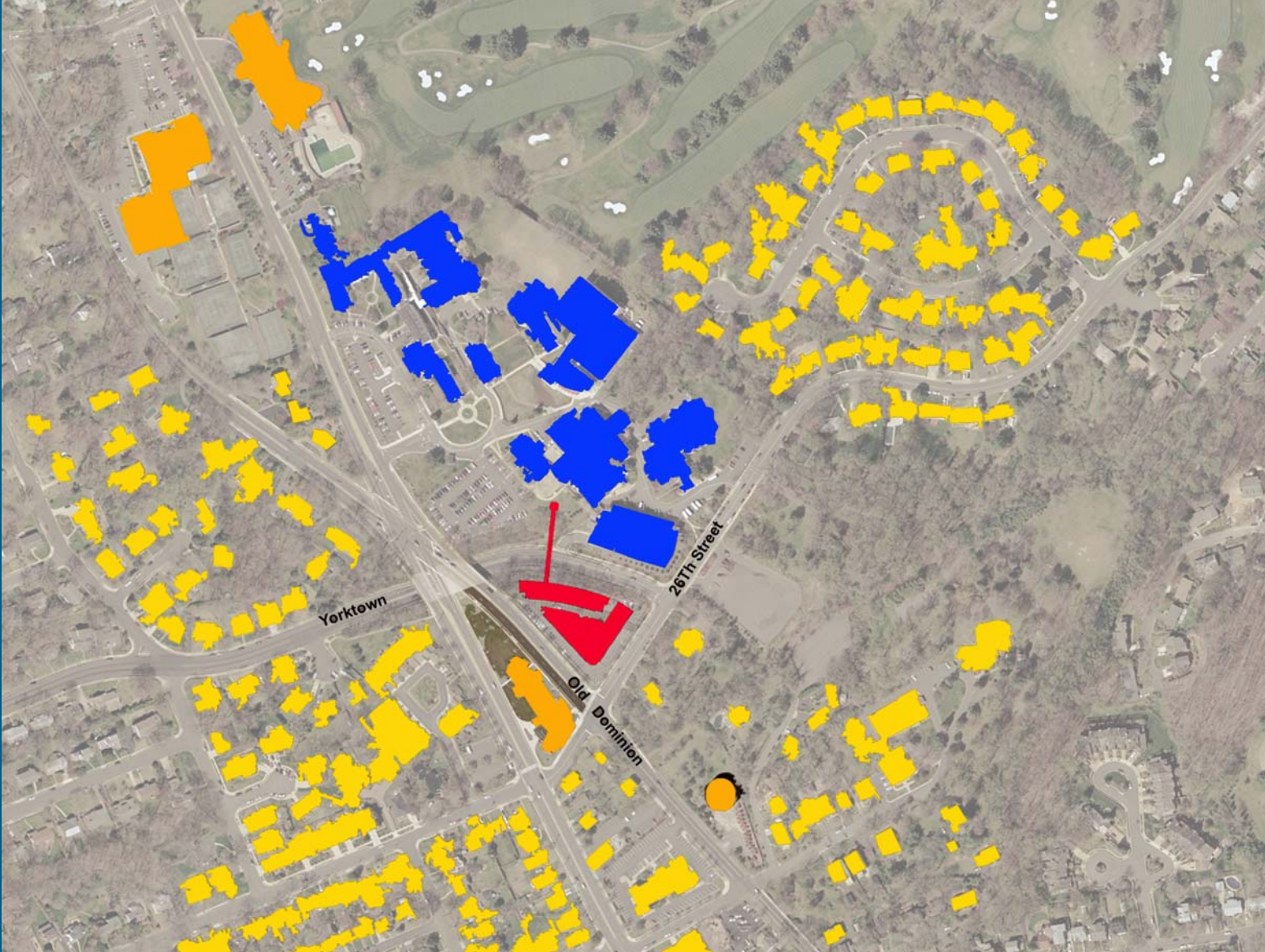


ARLINGTON  
VIRGINIA

# SITE OVERVIEW



# LOCATION OF SITE



- Redevelopment of the existing surface parking lot
  - Parking – 370 parking spaces (201 net)
  - Student Housing – 239 beds in a 3- to 6-level dormitory
  - Classrooms, Labs and Offices – 52,502 square feet in a 3-level building
  - New pedestrian bridge over Yorktown Boulevard

# GUIDING POLICY DOCUMENTS

- General Land Use Plan
- Zoning Ordinance

# GENERAL LAND USE PLAN & ZONING



- “S-3A” Zoning District – consistent with General Land Use Plan designation of “Public.”
- Universities are a permitted use in “S-3A” via a Special Exception Use Permit.
- Project is consistent with regulations set forth in “S-3A” for height, setbacks, parking and landscaping.

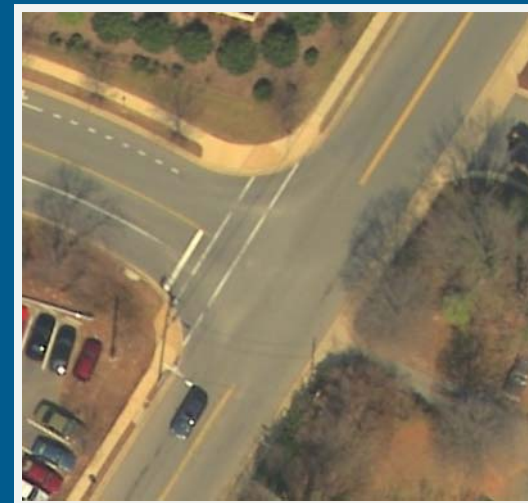
- Special Exception Use Permits requires the County Board to find that the use will *not*:
  - Affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
  - Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
  - Be in conflict with the purposes of the master plans of the county.

# ISSUES FOR DISCUSSION

- Traffic/Transportation
- Parking
- Long Range Plans of the University
- Design, Size and Density

# TRAFFIC/TRANSPORTATION

- Yorktown Boulevard & 26<sup>th</sup> Street North
- Existing Conditions
  - Yorktown Blvd approach operates under stop control
  - During PM peak hour Yorktown Blvd left turn approach operates with LOS “C” (about 30 seconds of delay per vehicle. )
- Future Conditions
  - Continue to operate as a stop control intersection.
  - Majority of site generated traffic will use intersection.
  - Recommend restriping of 26<sup>th</sup> Street and Yorktown Blvd to provide dedicated turn lanes.
  - Intersection operates at an acceptable LOS with an average delay of 11.6 seconds per vehicle.
  - During PM peak hour Yorktown Blvd left turn approach operates with LOS “F” (about 51.3 seconds of delay per vehicle.)
  - Requiring residential students to park in the new garage will further reduce the traffic impacts associated with the project.



- Currently parking on campus is typically full between 3:00 p.m. & 6:00 p.m.
- Additional parking should reduce demand for on-street parking
- Conversion of some existing on-street parking near Marymount to metered parking with assistance from Marymount.
- County review of zoned parking

- Marymount has presented a strategic plan “A Future of Excellence and Distinction” with seven critical success factors: academic excellence; Catholic identity; enrollment and retention; student life; facilities master plan; institutional advancement; and financial and operational management.

- Design
  - Setbacks along 26<sup>th</sup> Street North
  - Treatment of the corner element at 26<sup>th</sup> Street and Yorktown Boulevard
  - Roof material selection
- Size & Density
  - Built environment – 2.04 FAR over site/0.64 FAR over entire main campus
  - Site population

- Marymount University Task Force
  - Five meetings
- Marymount University – Facilitated Working Group
  - Six meetings
- Site Plan Review Committee
  - Two meetings + Two meetings
- Transportation Commission
  - November 20, 2006
  - June 21, 2007
- Planning Commission
  - November 27, 2006
  - June 25, 2007
- County Board
  - December 12, 2006
  - July 7, 2007 (or recessed meeting thereof)

# DISTINCT CONDITIONS

- Appropriate construction hauling routes and staging areas –#8
- Landscaping for the other side of Yorktown Boulevard (and 26<sup>th</sup> Street North) with a continued maintenance agreement –#11
- Undergrounding of aerial utilities around the subject site –#26
- Off-street parking for construction workers –#27
- Façade treatments to include “awning-style” windows on the residential building–#29
- Limited hours of loading dock use –#35
- Commitment to continue coordination with Arlington County Police Department on best security practices for campuses – to be included

# DISTINCT CONDITIONS

- Transportation management plan –#44
- Parking management plan –#45 (a copy which has been distributed to the Planning Commission)
- Pedestrian Bridge across Yorktown Boulevard –#57
- Gateway treatment into the Donaldson Run neighborhood at 26<sup>th</sup> Street North –#58
- Contribution toward parking meters –#59
- Marymount University Neighborhood Committee –#60
- 26<sup>th</sup> Street/Yorktown Boulevard Intersection Review – #61
- Master Plan for the University –#62
- Transit Planning –#63
- Amended Previously Approved Condition #3 to address the FAR cap.

