



**Marymount University  
Updated Development Program; Executive Summary  
Arlington County, Virginia  
June 13, 2006**

A traffic impact analysis (TIA), dated January 4, 2006, was submitted on behalf of Marymount University, in support of a use permit to allow for the construction of a mix of uses on an existing surface parking lot on the University's main campus. The subject site is bordered by Old Dominion Drive, Yorktown Boulevard, and 26<sup>th</sup> Street North, and currently contains 170 parking spaces.

The January 4<sup>th</sup> TIA accounted for the following development program:

- Dormitory facility with 300 beds
- 50,000 Square Feet (S.F.) of educational space <sup>1</sup>
- 300- to 350-seat auditorium
- 450-space parking garage

Since submission of the TIA, however, the Applicant has refined the project's design and overall program. The new program would allow for the following:

- Dormitory facility with 234 beds
- 45,005 S.F. of educational space
- 230- to 250-seat lecture hall
- 376-space parking garage

The new development program would result in a net gain of 206 parking spaces, rather than 280 as was analyzed in the TIA. The updated proposal would generate 67 and 90 net-new trips during the AM and PM peak hours of the adjacent street, respectively. This is a decrease of 24 AM peak hour trips and 34 PM peak hour trips, when compared to the TIA. During the AM and PM peak hours of Marymount University, 106 and 117 net-new trips, respectively, would now be expected under the new proposal. This is a reduction of 37 AM peak hour trips and 44 PM peak hour trips, as compared with the TIA.

All vehicular access to and from the proposed garage would continue to be provided by a single driveway on Yorktown Boulevard, across from the driveway to the University's existing parking garage.

In summary, the new development program would have less of an impact on the surrounding roadway network, than that which was analyzed in the TIA.

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<sup>1</sup> The January 4<sup>th</sup> TIA references 35,000 S.F. of education space; it should reference 50,000 S.F. of educational space