

# The University of the District of Columbia

## Van Ness Campus Plan 2011-2020

Application to the  
District of Columbia Zoning Commission for  
Review and Approval of a New Campus Plan

February 8, 2011

The University of the District of Columbia  
**Van Ness Campus Plan 2011 – 2020**

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2011-2020

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## Van Ness Campus Plan 2011 – 2020

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### EXECUTIVE SUMMARY

The University of the District of Columbia is devoted to the continued enhancement and improvement of the District's system of public higher education. Building on the successful creation of the Community College of the District of Columbia as an independent open admissions institution at satellite locations throughout the District of Columbia, the University is now in the process of transforming its main campus at Van Ness into a flagship location that will operate as a premier, selective admissions institution.

The 2011-2020 Campus Plan contained herein features four primary changes to the Van Ness campus that are key to this transformation:

- Construction of a new Student Center at the intersection of Connecticut Avenue and Van Ness Streets NW
- Construction of student housing on the southwest corner of the campus
- Renovation and improvements to substantially “green” the campus, including the installation of new green roofs and similar improvements
- Population increases in students, faculty, and staff that support the change to a selective admissions flagship institution.

Under this Plan, the University will capitalize on its mixed-use location in Van Ness and further enhance its relationship with and contributions to surrounding communities. In particular, the University will continue to leverage its strategic location atop the Van Ness Metrorail station and adopt Transportation Demand Management strategies to fully utilize District transit options and minimize traffic and parking impacts.

In addition, the University has sited its proposed new buildings at locations intended to ensure minimal impact on the surrounding residential communities and maximize their contribution to improving the surrounding public realm. The proposed improvements will adhere to high standards of sustainable design, and include renovations to existing buildings as well as the central campus plaza that will represent a marked improvement over the existing concrete structures.

Finally, the planned growth in the number of students at Van Ness will be consistent with recent enrollment levels, and in any event will be well below the historic planned capacity for the campus. And as the University continues to develop its residential undergraduate program, it will provide on-campus beds to accommodate their needs and manage the impacts of students who live off-campus in the surrounding neighborhood.

For all of these reasons, as detailed herein, the University submits that the proposed 2011-2020 Campus Plan satisfies the requirements of Section 210 of the District of Columbia Zoning Regulations.

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# The University of the District of Columbia Van Ness Campus Plan 2011 – 2020

## **SECTION 1: INTRODUCTION**

This Campus Development Plan documents the University of District of Columbia's plan to transform the Van Ness Campus into a premier selective admissions university through the construction of needed student facilities that include a student center and on-campus residence halls. These facilities are necessary to attract and retain a diverse and talented student population from the District and beyond, and provide District residents with the highest caliber facilities in support of academic instruction, campus life, and community engagement.

The University of the District of Columbia (UDC) has prepared this Campus Plan in accordance with the District of Columbia Zoning Regulations, which require colleges and universities in residential zone districts submit a plan for developing the campus as a whole.<sup>1</sup>

### **1.1 Statement of the University's Mission, Vision, Goals and History**

#### **Exhibit 1.1 Campus Aerial View looking North**

#### **Mission, Vision, and Goals**

The University of the District of Columbia is an urban land-grant institution of higher education that it offers affordable post-secondary education to District of Columbia residents at the certificate, baccalaureate and graduate levels. These programs prepare students for immediate entry into the workforce, the next level of education, specialized employment opportunities and life-long learning.

The University of the District of Columbia strives to ensure that the institution continues its mandated mission to meet the comprehensive post-secondary education needs of the residents of the District of Columbia. Education, across the continuum, is central to the development of the city, not only in the present, but also in planning and building for the future. It is the foundation for the active participation of all of the citizens of the District of Columbia - economically, socially, morally, culturally and politically.

System wide, the University has established the following goals:

1. Create and nurture a premier community college.
2. Become an outstanding institution for undergraduate education with a global focus.

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<sup>1</sup>This Campus Plan is being concurrently submitted to the University's Board of Trustees for its review as well, and is pending Board approval.

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3. Offer exceptional, research-driven graduate and professional programs of importance to the District and the nation.
4. Provide an important economic engine for the District of Columbia and region.

The Campus Plan detailed herein supports the transformation of the University's Main Campus at Van Ness into a selective flagship center for undergraduate and graduate education, which advances the University's goals and permits the University to continue to improve educational access and opportunities for all District residents.

### History

The University of the District of Columbia is, at once, very old and very new. The seeds of higher education for the District were planted in the 19<sup>th</sup> century when the Miner Normal School and Washington (later Wilson) Normal School were founded as schools for young women. The two schools became four-year teachers colleges in 1929—the only institutions of public higher education in the District of Columbia. In 1955, the two institutions were integrated and combined to form the District of Columbia Teachers College.

After years of persistent lobbying for comprehensive public higher education, President John F. Kennedy appointed a commission to study the issue, which concluded that there was a demand for affordable public higher education. Pursuant to the commission's recommendation, Congress established two schools: Federal City College, the board of which was appointed by the Mayor of the District of Columbia, and Washington Technical Institute, the board of which was appointed by the President of the United States. The mission of both institutions was to serve the needs of the community by directing the resources and knowledge gained through education toward the solution to urban problems. Both institutions opened their doors in 1968 as land-grant colleges and received accreditation in the early 1970s.

Following the grant of home rule to the District of Columbia, the District reshaped the city's public higher education system, and consolidated the Federal City College, Washington Technical Institute, and District of Columbia Teachers College into the University of the District of Columbia. The University currently offers 75 undergraduate and graduate academic degree programs through the College of Arts and Sciences, School of Business and Public Administration, School of Engineering and Applied Sciences, and the UDC David A. Clarke School of Law.

Most recently, in 2009, the University established the Community College of the District of Columbia (CCDC) to more directly fulfill the need to provide workforce development and professional training to help District residents develop the skills needed by local employers. The CCDC offers a combination of certificate programs in job and professional training and two-year associate degree programs.

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### 1.2 Campus Location and History

#### Exhibit 1.2 Existing Conditions Site Diagram

The main campus of the University of the District of Columbia (the “Main Campus” or “Van Ness Campus”) is located at the intersection of Connecticut Avenue NW and Van Ness Street, NW in Ward 3 (4200 Connecticut Avenue, NW (Square 1961, part of Lot 803). It is immediately adjacent to the Van Ness Metrorail Station. Control over the property was granted to the District pursuant to a 1972 Transfer of Jurisdiction by the General Services Administration.

Prior to 1990, the Main Campus, as an instrumentality of the District of Columbia, was not subject to zoning. Today, the Main Campus is located in the R-1-B Zone District, where university use is permitted as a special exception, subject to the approval of a campus plan.

The Main Campus is immediately adjacent to the Connecticut Avenue commercial corridor, which is generally located in the C-3-A Zone District. The University also owns property located at the corner of Connecticut Avenue and Yuma Street NW (4340 Connecticut Avenue, NW) (Square 1965, Lot 4). This property is commercially zoned, and university use is permitted as a matter of right.

With the formation of the Community College in 2009, the University established satellite locations throughout the District of Columbia for these programs. Key locations include the CCDC Center at 801 North Capitol Street, NE and the Bertie Backus School at the southeast corner of South Dakota Avenue and Hamilton Street, near Fort Totten. Other locations where the University offers academic and workforce development courses include the PR Harris Educational Center and the Ferebee-Hope Career Center.

In addition to the above locations, the University has two facilities located outside of the District: the Aerospace Technology Facility at Reagan Washington National Airport and the Agricultural Experiment Station (Muirkirk Research Farm) located in Beltsville, MD.

### 1.3 Service to the Community

The University seeks to develop a pleasant, safe and vibrant campus where education, research, recreation, social and cultural interests will find a supportive home. This setting is one that welcomes the surrounding communities and offers the opportunity to engage the University in a positive and cooperative partnership. UDC has a long history of service to the District of Columbia residents and to its neighbors.

Popular with residents both in the surrounding community as well as across the District, the campus is host to a Farmers Market on Saturdays in the spring through the fall. The

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University is also home to the Felix E. Grant Jazz Archives, which form the foundation for a full range music-related programs and activities. The University also supports community programs including the District's 4-H program and the Center for Youth Development, the Life Smarts Consumer Education for Teenagers program, and Operation Military Kids. The School of Business offers Employment and Soft Skills Training, Job Readiness Workshops, Family Literacy and Life Management Courses through its PATHS program. And the David A. Clarke School of Law offers numerous clinics for special interest constituents.

The University has provided an affordable education to the maximum number of students possible and provides tuition assistance to students with proven need. In order to provide access to higher education for students who are economically disadvantaged, the UDC Foundation dispensed over \$90,000 in scholarship awards to approximately 70 students, in 2009-2010 academic year, and provided almost \$240,000 in support of University academic programs and events. This funding assists the University in fulfilling its mission of providing quality, affordable, and accessible education to students in Washington, DC and beyond.

### **1.4 Economic Contributions**

UDC is a local employer, consumer of local goods and services and a significant contributor to the District economy. The effect of this spending and of the multiplier effect of the University through its staff, faculty and student spending is an important element of the immediately local economy, and the larger District economy.

The University is an equal opportunity employer. It has a policy of employing local businesses with requirements for ensuring opportunities for Local Business Enterprises, Disadvantaged Business Enterprises, Resident Owned Businesses, Small Business Enterprises, Longtime Resident Businesses and Development Enterprise Zone Businesses to compete for work with the University. The University has special recruitment efforts to hire disadvantaged and unemployed District Residents as well as persons with disabilities. It participates in local job fairs to encourage D.C. residents to apply for employment with the University.

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### **SECTION 2: CAMPUS PLAN OVERVIEW**

#### **2.1 Campus Development Goals**

This Campus Plan has been developed to advance the strategic mission of the University to transform the Van Ness campus into a flagship institution that will be competitive with other top tier academic institutions and continues to meet the comprehensive post-secondary education needs of the residents of the District of Columbia.

Through the comprehensive planning approach discussed herein, the University seeks to develop a campus environment that will advance these goals. Accordingly, this Campus Plan considers the form and physical implications of campus growth, with recommendations to guide the location and character of new facilities. In addition, it outlines policy and operational objectives for a wide variety of elements that shape the character and community impact of the campus.

In order to ensure consistency with the overarching development vision for the District, this plan integrates strategic goals outlined by the District of Columbia's Comprehensive Plan and by the District's Department of Transportation. Most importantly, environmental sustainability is recognized as an element that is integral to all elements of the plan and fundamental to the future growth of the campus.

Specific strategies and objectives articulated in this Plan include:

- Optimizing the utilization of technical facilities and learning environments both within the classroom and throughout the campus;
- Providing an environment for cultural exchange, effectively harnessing technology within campus boundaries as well as across the District of Columbia;
- Enabling an efficient and reliable infrastructure that supports academic and administrative activities;
- Utilizing its physical presence to engage and enliven the surrounding community, in a manner that contributes to the vitality of the surrounding Connecticut Avenue commercial district, but also manages the impact of the University on surrounding residential communities;
- Promoting transportation solutions that take into account the ready access of public transportation to the University and the strategic commitment to sustainable development that stresses use of public transit over private vehicles;
- Integrating a philosophy of environmentally sustainable management into aspects of the University's physical character and operations; and
- Furthering opportunities for community engagement through its academic, fitness, and cultural facilities.

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### 2.2 Campus Plan Process

#### Exhibit 2.2 Sequence of Work: Campus Plan Process

##### Background

In 2005, the University commissioned an internal strategic study to create a preliminary vision for future campus development for the Main Campus at Van Ness. This study examined use, staffing and programs in order to identify options for improving both the undergraduate and graduate experience and resulted in a preliminary master plan for future campus development that articulated important University needs, particularly for the construction of a student center and on-campus housing, as well as for the improvement of the Law School. This study also framed the University's fiscal plan, and resulted in a grant from the D.C. Council of funding to construct the Student Center.

This preliminary master plan was updated and revised in 2009. As a part of the 2009 update, the University engaged students, faculty and administration in the planning process and considered a variety of factors, including the immediate surroundings, the physical conditions of the campus, existing parking, vehicular and pedestrian circulation and general organization of the campus in order to identify opportunity areas for the construction of new facilities. The resulting plan incorporated preliminary building programs for a new Student Center and on-campus housing for up to 600 students.

##### The 2011-2020 Campus Plan

Pursuant to Section 210 of the Zoning Regulations, all universities in residential zones must submit a plan for the campus as a whole (i.e. a campus plan) prior to seeking approval for any new construction. When the UDC campus was first constructed in the 1970s and 1980s, however, District properties were not subject to zoning and accordingly there is no existing campus plan. Therefore, once the University received funding for the Student Center, it embarked on a formal process to develop its Campus Plan pursuant to Section 210 of the Zoning Regulations.

Recognizing the importance of community input, the University hosted a series of four open houses starting in fall 2010. These community forums, which were advertised through community newspapers and websites as well as on the University's website, allowed direct public input at each stage of the plan's development.

- The initial meeting in October outlined the purpose of the campus plan, provided an overview and analysis of existing campus conditions, and outlined the process for community participation going forward.
- The second meeting in November established planning topics for UDC and solicited community input on the strengths and weaknesses for each.

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- The third meeting in December outlined the structure of the campus plan document and presented how community input would be incorporated into the plan.
- The fourth meeting in January 2011 presented a draft version of the plan for community evaluation

A final community meeting will present the final version of the plan having incorporated community input.

Throughout the process, the University has worked closely with the Office of Planning (OP) and District Department of Transportation (DDOT). Local ANC representatives were also consulted prior to the start of the public outreach process, and have been invited to participate throughout the process. The University intends to continue to work closely with OP, DDOT, and the ANC following filing of the plan in order to solicit additional feedback.

Concurrently with the preparation of the campus plan, and pursuant to the Council's approval, the University selected an architect to identify the location for and design the new Student Center. The University expects to file an application for further processing of its campus plan in order to construct the new Student Center in the near future, and anticipates that the campus plan and further processing application could be heard simultaneously by the Zoning Commission.

### **2.3 Campus Plan Goals**

Through the process detailed above, the following goals were developed to implement the University's vision for the Main Campus:

- Establish the UDC Van Ness Campus as a landmark main campus hub emerging as an important economic engine for the District of Columbia and the region.
- Improve campus visibility from Connecticut Ave. while improving the entry points to the University.
- Create opportunities to enhance the student experience while creating revenue generating activities.
- Establish campus zones within the campus to provide distinct yet connected areas that improve convenience, enhance orientation and improve operational effectiveness.
- Accommodate for future growth by establishing a commitment to the environment and new technologies.
- Reduce parking need recognizing that the university is an urban setting with direct access to mass transit.

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- Improve campus open space within an urban setting to effectively maximize the utilization of open space; with the aim to provide much needed green space and better pedestrian circulation through the campus.
- Strengthen campus image and character by enhance public entry to the campus while improving security by establishing a secured campus edge.

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### **SECTION 3: EXISTING CAMPUS CONDITIONS**

The Main Campus is located immediately adjacent to the Van Ness Metrorail Station in the Van Ness neighborhood of Ward 3. It is roughly bounded by Connecticut Avenue and commercial development along Connecticut Avenue on the east, Van Ness Street NW on the south, a portion of the International Chancery Complex on the west, and Yuma Street NW on the north. The campus is located entirely within the boundaries of ANC 3F.

The compact, walkable 20.3-acre Main Campus at Van Ness is comprised of ten building predominantly composed of exposed concrete. Much of the campus is dominated by hardscaped plazas and connecting walkways. The Main Campus was originally conceived as a commuter campus and therefore provides little student support space scattered throughout multiple buildings and lacks any housing facilities.

#### **3.1 Community Context and Surrounding Conditions**

##### **Exhibit 3.1a Community Context Diagram**

##### **Exhibit 3.1b Campus Plan Boundary and Zone Districts**

The Main Campus is located immediately adjacent to the Van Ness Metrorail Station in the Van Ness neighborhood of Ward 3. It is roughly bounded by Connecticut Avenue and commercial development along Connecticut Avenue on the east, Van Ness Street NW on the south, a portion of the International Chancery Complex on the west, and Yuma Street NW on the north. The campus is located entirely within the boundaries of ANC 3F.

The campus is sited at the locus of a varied mix of uses and densities that reflect the location's operation as an uptown center atop a Metrorail station. The Connecticut Avenue corridor features a mixture of medium and high-density commercial and residential development, including a supermarket and several national retailers as well as smaller businesses, office development, and multiple mid- and high-rise apartment buildings. Buildings surrounding the commercial district range in heights from two to ten stories, and were predominantly constructed within the last 25 years. With few exceptions, most are privately owned. While the Van Ness area functions as an important community shopping district, it suffers from an unwelcoming street environment, an excessive amount of hardscape surfaces, parking problems, a lack of distinctive facades and storefronts, a limited range of retail goods and services, and a loss of ground floor retail space to institutional and school uses. Opportunities exist to improve the identity of the district to create a welcoming appearance similar to the older commercial districts to the south.

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Also immediately adjacent to the south and west is Intelsat's administrative headquarters and the International Chancery Center which houses nearly twenty diplomatic offices, including the embassies of Israel and the People's Republic of China. Further to the north and west of campus are low-density single-family and duplex houses.

The campus is located in the D/R-1-B Zone District. Property in the adjacent commercial corridor to the east is located in the C-3-A Zone District, and nearby high-rise residential apartments and condominiums properties are located in the R-5-D Zone District. The International Chancery Center and residential neighborhoods to the south, west, and east are located in the R-1-B Zone District. North of Yuma Street NW and to the west of the Embassy District, the neighborhood is primarily composed of single family housing. Residential property further to the west is also located in the R-2 Zone District.

The campus is located in the Local Public Facilities land use category on the Future Land Use map, and the campus is designated as an Institutional Use on the Generalized Policy Map. Surrounding properties are located in a range of use and density categories. The commercial property to the east along Connecticut Avenue is located in the Moderate Density Commercial land use category and the high-rise residences on the other side of Connecticut Avenue are located in the High Density Residential land use category. Property to the south and west is located in the Federal land use category. Property to the north is located in the Low Density Residential land use category. The adjacent Van Ness commercial district is designated as a Multi-Neighborhood Commercial Area on the Generalized Policy Map.

### **3.2 Buildings, Facilities, and Campus Layout**

#### **Exhibit 1.2 Existing Conditions Site Diagram**

#### **Exhibit 3.2 Campus Topography Diagram**

The core of the campus is located at its southern end, and consists of academic and administrative buildings organized around Dennard Plaza, a large hardscaped plaza that connects many of these key buildings.

To the east of the campus core, at the intersection of Connecticut Avenue and Van Ness Street existing campus development is set back from the main roadway and a large hardscaped plaza sits adjacent to the Van Ness Metrorail entrance.

North of the campus core are buildings and space devoted to performing arts, including an auditorium, amphitheater, and music, dance, and theater space. Further to the north and west are athletic facilities, which include the athletic center, fields, and tennis courts.

Dennard Plaza and the surrounding buildings sit above a central campus parking garage and loading facility. Parking is accessed from Van Ness Street, while loading is accessed

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from Connecticut Avenue via Veazey Terrace. The campus is also accessed from Connecticut Avenue via Windom Place

The campus site slopes from west to east, dropping over forty feet from the athletic fields on the west side of campus to the portions near Connecticut Avenue, and the central plaza accommodates the change in grade. Because of the significant natural topography, there are several bridge components that connect Dennard Plaza with buildings further to the north.

### **3.3 Campus Perimeter Conditions**

Notwithstanding its location near the Connecticut Avenue corridor, the campus is not prominently visible from Connecticut Avenue. At the intersection of Connecticut Avenue and Van Ness Street, existing campus development is set back from the main roadway, and commercial development lies between the campus and Connecticut Avenue further to the north. Two roadways – Veazey Terrace and Windom Place – run east-west from Connecticut Avenue to the campus and provide access from Connecticut Avenue. A WMATA bus terminal is also located between the campus and commercial development, off Veazey Terrace.

The southern end of the campus, along Van Ness Street, has an institutional feel, due largely to the presence of both UDC buildings and government and embassy buildings across the street. Athletic fields and tree cover generally separate the campus from additional embassies to the west of campus. Dense landscaping provides buffering along much of the northern edge of the campus, along Yuma Street.

### **3.4 Uses & Utilization**

Consistent with other District campus plans, building uses on the campus have been identified as either “academic / administrative” or “residential / campus life / athletic” uses. As discussed above, the academic and administrative uses tend to be clustered to the south, around Dennard Plaza, while student life and athletic uses are located to the north and west. There are currently no on-campus residential facilities. The majority of the campus is currently devoted to academic/administrative use.

### **3.5 Student Enrollment**

Over the past four decades, the University's enrollment has modulated in response to changing social, political, and economic trends in the District. Within a decade of its establishment, the University system reached a total enrollment of over 14,000 students by 1980. Today, however, the system enrollment is approximately 5,800.

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Note that with the establishment of the CCDC at satellite locations such as 801 North Capitol and Bertie Backus, the remaining number of students in the University's undergraduate programs has correspondingly changed. In 2010, the University enrolled approximately 3,200 students in its undergraduate, graduate, and professional programs.

### **CURRENT STUDENT POPULATION (Headcount)**

	<b><u>2006</u></b>	<b><u>2010</u></b>
Undergraduate, Graduate, and Professional Programs	5,772	3,183
Community College	--	2,672

### **3.6 Building Heights**

#### **Exhibit 3.6 Existing Campus Building Heights**

All buildings on campus share a common connection to Dennard Plaza. The elevation of the Plaza establishes a common floor level datum for all but the library building. The existing campus buildings vary in height from one story to six stories above the plaza deck.

### **3.7 Development Summary and Floor Area Ratio (Bulk)**

The Main Campus is located in the R-1-B Zone District as consists of approximately 884,336 square feet of land area. The campus was constructed prior to the application of the Zoning Regulations to District-owned properties, and includes approximately 1,113,267 square feet of gross floor area, for a Floor Area Ratio (“FAR”) of approximately 1.26. The Zoning Regulations permit a total FAR of 1.8 for campuses in the R-1-B Zone District.

### **3.8 Open Space**

#### **Exhibit 3.8 Open Space Diagram**

Current buildings occupy approximately 27% of the underlying land area. As an urban campus built with challenging topography, much of the site is covered by impervious surfaces. These include the buildings, walkways, plaza spaces, tennis courts, and service drives. Furthermore, at the time of the original campus construction, there were no storm-water management devices other than public storm-water catchment in the streets. A wide variety and significant amount of landscaped and pervious areas currently exist

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within the Van Ness Campus. Large contained planted areas are distributed across the campus, and wide planted borders buffer the Van Ness Street and Yuma Street borders. The campus contains significant stand of mature trees which provide a unique setting for the outdoor amphitheater, and playing fields dedicated to athletic uses.

### **3.9 Circulation Networks & Transportation**

#### **Site Location and Major Transportation Features**

UDC is served by several principal and minor arterials, including Connecticut Avenue, Reno Road, and Tilden Street. Major collector roadways include Albemarle Street and Van Ness Street. The site is also served by several public transportation sources, including Metrorail and Metrobus. The Van Ness/UDC Metrorail station is adjacent to campus. UDC is also served by a pedestrian network consisting of sidewalks and crosswalks along the local streets surrounding the University. In addition to pedestrian accommodations, the site is also served by the on- and off-street bicycle network, which consists of bike lanes and signed bicycle routes along local roadways. A Capital Bikeshare station is located adjacent to campus.

#### **Transit**

##### **Exhibit 3.9a Existing Transit Service Diagram**

The Metrorail and Metrobus systems provide high quality public transportation access to campus. The University is located adjacent to the Van Ness/UDC Metrorail station, running approximately every 3 minutes during the morning and afternoon peak periods, every 10 minutes during the noon peak period, and every 15 to 20 minutes during the weekday off-peak periods and on weekends.

Metrobus service is accessible to the University, with stops adjacent to the site on Connecticut Avenue and near UDC on other surrounding roadways. The majority of the Metrobus lines that serve the site converge at the Van Ness/UDC Metrorail station. These routes connect the site with several destinations throughout downtown DC and the surrounding areas. DDOT has also identified an opportunity to add new service on the DC Circulator in the vicinity of the campus, through a potential east-west line that would connect Tenleytown to Brookland.

#### **Pedestrian Facilities**

##### **Exhibit 3.9b Pedestrian Circulation Diagrams**

The roadways in the immediate vicinity of UDC provide satisfactory pedestrian facilities and connectivity throughout the area. Sidewalks are located along the roadway networks with crosswalks linking segments at intersections within the study area. Adequate crosswalks are provided at the majority of intersections near the University. Controlled

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crosswalks are provided where traffic signals exist to help control the flow of vehicles. Uncontrolled crosswalks are provided at the other intersections, where traffic volumes and speeds do not prohibit safe pedestrian movements.

The amount of traffic on Connecticut Avenue can create an intimidating pedestrian environment, particularly during commuter rush hours when on-street parking is prohibited thereby eliminating a buffer between moving vehicles and pedestrians. The wide width of Connecticut Avenue also presents a deterrent to crossing the street, as the marked crosswalks are long. Due to activity on both sides of the street, jaywalking is common and the wide width of the street exacerbates pedestrian/vehicular conflicts.

The DC Pedestrian Master Plan from April 2009 identifies several recommendations in order to reduce the number of pedestrians killed and injured in crashes with motor vehicles and to increase pedestrian activity by making walking a comfortable and accessible mode of travel throughout all parts of the District. These recommendations include improving pedestrian access and safety at controlled and uncontrolled crossing and intersections, and improving pedestrian access and safety at bus stops while maximizing transit efficiency. Similar recommendations for the immediate area have been made by the Connecticut Avenue Pedestrian Action (CAPA) group, which was formed in 2009 by residents from the surrounding neighborhoods, ANC commissioner, and other interested stakeholders.

### **Bicycle Facilities**

#### **Exhibit 3.9c Existing Bicycle Conditions**

#### **Exhibit 3.9d DDOT Bike Masterplan**

According to DDOT's March 2010 Bicycle Map, bicycling conditions near UDC range between good, fair, and poor. Some local streets provide adequate cycling conditions, but there are few attractive routes for trips between residential clusters and major destinations. Near campus, bike lanes are only provided along the portion of Tilden Street east of Connecticut Avenue. A signed bike route is provided along 36th Street, Warren Street, and 37th Street west of the University.

The newly formed Capital Bikeshare was launched in late September 2010, replacing the DC SmartBike program. This program includes 110 bicycle-share stations across Washington, DC and Arlington, VA with approximately 1,100 bicycles provided. Near UDC, a Capital Bikeshare station was installed along the UDC side of Connecticut Avenue between Veazey Terrace and Windom Place.

As shown in the DC Bicycle Master Plan from April 2005, DDOT's proposed bicycle infrastructure for the roadways in the vicinity of the proposed development includes several multi-use trails, on-street bike lanes, and signed bicycle routes. The facilities will significantly improve bicycling conditions in the study area and may lead to higher rates of cycling. They also provide additional links between the University and major residential and commercial destination in northwest, DC and beyond.

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### **3.10 Service**

All waste removal and deliveries to the campus occur at a central location at the C level of the parking structure. Service Access to the Campus is primarily provided by an access road between Windom Place and Veazey Street providing at grade access to all campus buildings from the C level of the parking structure. In addition, the Physical Education Building has a service drive entering onto Yuma Street for limited loading and receiving.

### **3.11 Parking**

#### **Exhibit 3.11 Campus Parking Distribution Diagram**

##### **Existing Parking Policy**

UDC provides parking for students, faculty, and staff members. The majority of parking spaces are located in the Underground Parking Garage, which contains a total of 758 spaces. Other sources of on-campus parking are small groups of surface spaces located between and behind buildings. Parking in the Garage is controlled during the weekday but is free after 9pm and on weekends. The University is currently installing a revenue control system in the Underground Parking Garage, which will consist of ticketed fare gates and a Pay on Foot system. Parking permits are available for students and faculty/staff members, and are required to park in University parking facilities. Permits for faculty and staff are sold for \$150 per semester for the 2010-2011 academic year, and student permits are sold for \$75 per semester. Motorcycle parking is also available for \$40 per semester for faculty, staff, and students. Students, faculty, and staff who do not purchase a seasonal parking permit may pay a \$3.50 discounted daily parking rate; all others must pay the \$8 daily rate. Permits are sold by the Office of Public Safety and Emergency Management. Campus police enforce the parking policy and issue citations to vehicles who do not comply.

As detailed in the traffic study, based on a parking utilization study, the garage operates at or above capacity during the day.

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### **SECTION 4: CAMPUS DEVELOPMENT ELEMENT**

The 2011-2020 Van Ness Campus Plan calls for four primary changes to the Van Ness campus that will further the establishment of the campus as a flagship location:

- Construction of a new Student Center at the intersection of Connecticut Avenue and Van Ness Streets NW
- Construction of student housing on the southwest corner of the campus
- Renovation and improvements to substantially “green” the campus, including the installation of new green roofs and similar improvements
- Increases in enrollment that support the evolution of a selective admissions flagship institution.

As discussed in detail below, proposed new buildings have been sited to ensure minimal impact on the surrounding residential communities and maximize their contribution to improving the surrounding public realm. Both proposed new construction and renovations to existing facilities will adhere to high standards of environmental design and improve the sustainability of the campus.

#### **4.1 University/Goals**

The vision for UDC was put forth in 2005: *“The University of the District of Columbia will be nationally recognized as an intellectual community of vibrant, dynamic, socially responsible scholars from diverse backgrounds. Faculty, staff, students and alumni will be engaged in and committed to delivering cutting edge educational programs, research, public service and innovation solutions to urban, national and global issues.”* Planning directions established herein are as valid today as they were in 2005. Of particular relevance to current planning, the 2005 plan:

- a. Affirms the “urban land-grant” teaching, research and public service mission of the University;
- b. States that the residents of the District of Columbia have the right to expect their public land-grant university to be committed to identifying and solving urban problems and to improving the quality of urban life;
- c. Establishes goals and objectives including:
  - Student access
  - Student choice
  - Student achievement
  - Innovation
  - Institutional quality
  - Institutional growth and development
  - Advancement of knowledge

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### 4.2 Population

Under the 2011 Campus Plan, the University will continue to develop and grow its undergraduate, graduate, and professional programs on the Van Ness campus as a part of its transition to a flagship campus with a selective admissions process and provide District residents with an affordable, quality education here in the District of Columbia.

As a bachelor's degree increasingly becomes a critical baseline requirement for many jobs, the University aims to provide District residents with the opportunity to achieve this education. The University system also aims to provide graduates of the improved public school system with the educational opportunities they will need to find success. The University will supplement the strength of local students with selective regional, national, and international recruiting efforts to attract promising students.

Broadly, the University estimates that the Van Ness campus population will grow from current levels to reach a total population of approximately 10,000 students on a headcount basis in 2020. The additional students can be readily accommodated within the existing academic space on campus, which was constructed to accommodate even larger student populations and has done so in past decades.

This enrollment increase is needed to permit the University to develop its programs and attract and retain talented students and faculty. The proposed enrollment will be easily accommodated within existing campus academic and administrative infrastructure, much of which is currently underutilized. The flexibility to accommodate anticipated student demand for higher education over the life of the Plan is paramount not only to the success of the University itself, but also to the District's economic development as a whole.

### 4.3 Campus Development

To support the planned evolution of a selective, four-year public undergraduate program at the Main Campus, UDC will create a more vibrant on-campus experience through new construction of student life and on-campus housing facilities.

**Student Center.** The 2011 Plan calls for the construction of a new on-campus student center on campus. The facility is anticipated to be a hub of student activity yet also provide resources for local communities. The Student Center will contain a mix of uses including space for student government and activity offices, assembly space for university programs, and spaces for student leisure and socializing. It will also include food service operations intended to cater to the planned mix of residential and commuter, undergraduate and graduate students, as well as faculty, staff, and visitors.

The D.C. Council has already allocated funding for the construction of a new on-campus Student Center. The planned center is expected to contain approximately 80,000 square feet of floor area in order to accommodate the planned needs of the University as its

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enrollment continues to grow. The University anticipates filing an application for further processing to seek approval of this facility in the near future.

**Housing.** The Campus Plan calls for the construction of approximately 600 beds on campus so that the University may compete for students that expect a residential undergraduate program experience. Preliminary analyses suggest that the proposed housing could be constructed in a pair of buildings containing a total of approximately 280,000 square feet of floor area. The proposed housing facilities may also contain space for other student amenities.

**Athletic Facilities.** The Plan anticipates modest change to the existing range of athletic facilities on campus. The University has completed renovations to the tennis courts and is in the process of renovating the natatorium.

**Academic and Administrative Facilities.** Over the next decade, the Van Ness campus for UDC will function as the principal location for core academic and administrative functions associated with the University's undergraduate and graduate programs. Additional program space will be made available through the ongoing transition of programs to off-site locations. As a result, the University does not project a need for additional facilities devoted to academic/administrative use over the life of the Plan, though existing facilities may be renovated to support contemporary instructional requirements.

The University plans to integrate sustainable design practices into new construction and also undertake substantial improvements to improve the operation of its existing facilities. The University currently is reconstructing Dennard Plaza in order to reduce storm water runoff from the campus, and anticipates installing green roofs on several campus buildings during the life of the Plan.

Future construction will seek to soften the predominant use of concrete with the addition of lighter materials like glass and steel to achieve a visual balance in solid, void and transparency as an architectural palette.

**Summary.** In total, the proposed construction will include approximately 360,000 square feet of gross floor area, and increase the campus FAR to approximately 1.67. The proposed construction will increase the lot occupancy to approximately 35%.

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### 4.4 Site Evaluation and Selection

#### Exhibit 4.4.1a Existing Campus Land Use Zones

#### Exhibit 4.4.1b Proposed Campus Development Plan

#### Identifying Potential Sites

As a part of the multiple planning efforts that led to the development of the 2011 Campus Plan, existing patterns of use were analyzed to identify the generalized zones of use on the Van Ness Campus.

From this analysis, three sites for potential new construction were identified:

- **Site 1.** The first site is at the intersection of Connecticut Avenue and Van Ness Streets, NW. This site contains a developable area of up to 43,400 square feet of land area. The site is a prominent location at an important public intersection at the “gateway” to the campus, and it also immediately adjacent to the Van Ness Metrorail station. The site is currently developed as a hardscaped plaza, and is immediately adjacent to University buildings that contain a mix of academic and administrative uses. At around one acre, it is the smallest of the three sites.
- **Site 2.** The second site is in the southwest corner of the campus. This site contains a developable area of approximately 211,000 square feet of land area. At nearly five acres, it is the largest of the three sites. It is currently improved with athletic fields. The site is located far away from surrounding commercial and residential uses, near the institutional “heart” of the neighborhood. While it is somewhat removed from the academic heart of the campus, the library, performing arts buildings, and athletic facilities are nearby.
- **Site 3.** The third site is on the northern end of campus, near the point at which Windom Place enters the campus. This site contains a developable area of up to 122,000 square feet or just under three acres of land area. The site located north of the performing arts buildings and west of the athletic center. It is currently improved with an amphitheater, tennis courts, and a mix of paved and landscaped areas. The location offers some direct public access and visibility through Windom Place, but is nevertheless removed from Connecticut Avenue. It is also the closest of the three sites to the low-density residential neighborhood to the north.

#### Site Evaluation

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As discussed above, the 2011 Campus Plan calls for two new buildings to meet University needs – a new student center and new housing facilities. Alternative campus organizational concepts were evaluated based on the placement of planned facilities in each site. Site evaluations examined the potential for the size and applicable development restrictions on height, bulk, and setbacks to accommodate the program needs for each use. These evaluations also considered the potential for each location to integrate the planned facilities into the existing campus in an organized manner that enhances campus life, character, operations, and community engagement. Finally, the site evaluations carefully considered the impact of the planned facilities on surrounding uses at each location.

### Student Center

All three sites were considered for the placement of the Student Center. Specific site selection priorities for the Student Center included the ability to accommodate an iconic structure representative of the new direction for the university, the potential for the site to strengthen physical and social connections between the University and the surrounding community, the ability of the building to activate and reinforce the Connecticut Avenue commercial district and the cost implications of each site alternative. These priorities were informed by University discussions as well as by comments from OP, DDOT, and the community.

- **Site 1.** Here, the Student Center would be located at the corner of Connecticut Avenue and Van Ness Street. This site offers the advantage of high visibility and connectivity to existing campus academic buildings, service and infrastructure. In addition, this location offers the added benefit of re-defining the identity of the campus as it related to the commercial district, and creating a stronger entry condition to the campus through the building.
- **Site 2.** This would place the student center at the southwest corner of the campus, adjacent to the library. This location lacks the visual presence of either of the other alternatives, and does not contribute to the success of the commercial district. In addition, this location forces the University to locate housing on smaller locations closer to the surrounding residential and commercial zone districts.
- **Site 3** proposes to locate the student center in the location of the existing tennis courts. Utilizing the existing access from Windom Street, this location would allow a second entrance to the campus to be developed, and would also allow a programmatic connection to the University Auditorium. However, the visual presence of the Student Center would be compromised by the service areas along

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Windom Place associated with the adjacent commercial buildings along Connecticut Avenue.

Of the three alternatives, the University expressed a strong preference for Site 1 for the reasons set forth above. OP representatives and community members participating in the development of the Campus Plan also expressed support for this location because of its potential to replace the existing hardscaped plaza with a more active, street-oriented structure.

### Housing

Again, all three sites were considered for the new on-campus residence halls. Site priorities included the ability of the location, based on land area and applicable height and setback requirements, to accommodate the planned number of new beds as well as and potentially accommodate additional future beds. Proximity to University and non-university uses was also key considerations. The evaluation also considered how the site would connect to Dennard Plaza and other campus buildings.

- **Site 1.** The location at the intersection of Connecticut and Van Ness is too small to accommodate a building that would contain 600 beds and was not considered for housing.
- **Site 2.** Here, the student housing was placed at the southwest corner of the campus. This location is farthest away from the surrounding residential neighborhoods and features low levels of traffic and as a transition to the embassy neighborhood. It is the largest of the three sites, and its location adjacent to the athletic fields would permit future housing expansion to the north (and into the center of campus), if needed in the future.
- **Site 3.** Here, student housing would be sited over the existing amphitheater and tennis courts at the campus' Windom Place entrance. The site would not permit additional expansion in the future, and is located closest to the nearby residential neighborhood. The topography and existing improvements would also need to be addressed in order to develop the site.

Of the three alternatives, the University expressed a strong preference for Site 2 as the future location for student housing. The large site is an optimal location, and gives the University an opportunity to create a new residential zone along the west edge of the campus. The residence halls would be immediately adjacent to the campus' academic core, yet be located away from the residential neighborhood to the north.

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### Conclusion

Based on the foregoing reasons, the University developed its proposed campus plan. This plan locates the Student Center—the use most likely to create pedestrian activity and feature ground-level uses that will enliven Connecticut Avenue—at this prominent gateway location. It also locates the housing on a sizeable parcel that is well-sited away from the most sensitive nearby use—the residential community, and places it in a location that would be able to accommodate future growth. And it leaves the remaining site at Windom Place, which is a strategic location offering potential as an important access point into the campus, open for potential future expansion.

### **4.5 Off-Campus Housing**

As a part of the University's efforts to attract and retain talented undergraduate students, the University leases a small number of units in nearby apartment buildings to provide housing near campus for its evolving undergraduate programs. This program started in fall 2010, and the University expects to continue to utilize available off-campus resources for additional student housing over the life of the Plan.

While the occupancy of these units by students is permitted under the Regulations, UDC proactively manages the behavior of students living in these residential facilities in order to ensure that these students will live harmoniously with nearby residents.

- First, the University has placed resident advisors in the apartment building who live in the building and provide a direct liaison between students and neighbors, as well as support the University's educational mission and, when necessary, enforce its code of conduct.
- Second, the University has also worked closely with building management to establish a strong communication pattern for monitoring and responding to UDC student-related complaints. The building management refers complaints to UDC's Office of Residential Life, which documents and follows up on each complaint. The handful of complaints received over the course of the fall 2010 semester typically consisted of noise issues that are common in any apartment complex with wood floors, and the University has worked with its students to ameliorate the situation and ensure a more harmonious living environment for all residents.
- Third, the University has established a Code of Student Conduct and, when necessary, is able to pursue disciplinary action for students found to have violated its provisions.

UDC takes its responsibility to the neighborhood very seriously, and makes sure that student occupants of the apartments are good neighbors and follow all applicable rules.

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### **SECTION 5: TRANSPORTATION ELEMENT**

#### **5.1 Overview**

UDC's transportation goals align closely with DDOT's goals, as articulated in its 2010 Action Agenda, as well as the overall goals of the 2011 Campus Plan. They are as follows:

- Enhance Pedestrian Safety
- Promote District Transit Use
- Reduce Automobile Dependency
- Reinforce Sustainability

As set forth below, this Campus Plan seeks to accommodate increased population on campus without adding more parking supply or roadway capacity. The University will take advantage of its location within a high quality transportation network served by multiple modes to grow without investment in vehicular-based infrastructure.

#### **5.2 Impact Evaluation**

The campus plan does not include significant changes to traffic or parking demand on or off campus. Traffic models of future conditions with and without the Campus Plan would be extremely similar. Thus, from a traditional impact analysis standpoint, impacts from the Campus Plan will be minimal.

The Campus Plan and related transportation analysis anticipates that increases in growth will be accommodated by alternative modes of transportation. It is expected that student, faculty and staff use of Metrorail, Metrobus, Capital Bikeshare, and walking and bicycling in general will all increase over the life of the Campus Plan.

These following recommendations are included in the Campus Plan:

#### **Endorse the implementation of the recommendations contained within District and local area planning studies**

UDC desires to be surrounded by high-quality multi-modal transportation network. Both District and local planning studies include goals and recommendations to increase the safety and quality of alternative modes of travel on roadways connecting the campus to the District. Many of the recommendations contained in these initiatives will help increase the multi-model qualities of the transportation network.

Note: UDC does not support, however, the recommendations proposed by the CAPA study for Connecticut Avenue and Veazey Terrace. The proposed changes would inhibit

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the ability of University-related loading activity, as well as Metrobuses and other vehicles, to continue to use Veazey Terrace as a service/loading access point. UDC will work with the CAPA team, DDOT, and other stakeholders to develop an alternative design that is acceptable.

When able, UDC will encourage the implementation of these initiatives. Although it does not have the purview or resources to implement the recommendations directly, it will cooperate with District agencies as well as local groups to endorse these initiatives and assist where possible in their implementation.

### **Develop and implement a thorough set of Transportation Demand Management (TDM) programs and policies**

The goal of TDM program and policies are not only to reduce the vehicular demand to a campus, but to organize, market, and monitor the different TDM strategies employed to ensure efficiency in their implementation. Currently, UDC does not implement any official TDM program.

The Campus Plan includes the following TDM recommendations:

1. Establish a single point of contact for managing and monitoring TDM programs and policies;
2. Assemble yearly monitoring reports, which collect performance data on the TDM strategies and make recommendations for additions and deletions from the plan based on the relative success of the performance measures;
3. Promote TDM measures through improved marketing activities; and
4. Incorporate new TDM measures to encourage use of non-automobile based services.

Specific new TDM measures for consideration include:

- **Parking Pricing:** Evaluate parking policies to significantly deter driving alone to campus, while not hurting the campus in the marketplace for faculty and staff, or generating a higher amount of off-campus on-street parking. The University should consider incorporating parking policies that allow for dynamic pricing of parking, so that if one semester the parking garage is over 90% full, the rates can be raised, but when the garage is less than 75% full, the rates are lowered.
- **Carpooling:** Investigate implementing a carpooling program for employees that provides a discount on parking for those participating in the carpool. A ride matching and sharing service could be used to allow for students, faculty and staff to offer and accept rides. Employees could also use an online service (such as Zimride) to find potential carpool partners. UDC could explore several measures to encourage participation in its carpool program, including (1) providing preferred parking for participants; (2) widening the pricing discount to carpoolers;

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and (3) the implementation of a Guaranteed Ride Home (GRH) program. UDC should also require all carpoolers to register with Commuter Connections to take advantage of their GRH program.

- **Carsharing:** UDC should maintain Zipcar availability and investigate placing reserved Zipcar spots in the Underground Parking Garage. The University should, in general, provide Zipcar with as many spaces as they request are needed on campus. The use of Zipcar should be monitored by the TDM coordinator, and if usage is high enough, the University should encourage more Zipcars be located on or near campus. Zipcar should be aggressively marketed to students as an alternative to private automobile ownership.
- **Transit Benefits:** UDC should investigate offering enrolment in the SmartBenefits program, which allows for up to \$230 a month of pre-tax salary to be used for transit fares, to University employees.
- **Bicycling:** UDC could provide information about bicycle riding in the District, bike routes between campus and major destinations, and locations on campus for bike parking and storage. Quality bike parking should be incorporated into new buildings, notably the student center (both on street along Connecticut Avenue and within the center), and at all new residence halls. UDC should investigate the addition of bicycle commuter benefits. UDC should market and encourage use of the existing Capital Bikeshare location on campus. UDC could reserve space for an additional future location, possibly along Van Ness Street south of the campus.

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### **SECTION 6: SUSTAINABILITY ELEMENT**

#### **6.1 Overview**

The President, Dr. Allen L. Sessoms envisions the campus' role as follows:

“UDC will serve as a sustainability leader among institutions of higher education and as a national model for urban sustainability in both campus operations and educational offerings.”

#### **6.2 University Goals**

In October 2010, UDC assembled a Sustainability Task Force charged with developing a long-term vision for university sustainability. The Task Force includes faculty, staff, students, and other key UDC stakeholders. The Task Force is in the final stages of completing a framework for tangible action over the next several years. The final report is scheduled to be completed during the spring of 2011.

The Sustainability Initiative will expand and enhance academic offerings to prepare our students for some of our world's greatest challenges: climate change, biodiversity loss, global urbanization, natural resource scarcity, and energy demand. UDC is dedicated to greening its physical campus, establishing more green and sustainable business practices and operations to reduce our impact on the environment while providing opportunities for students to live and learn in a sustainable manner. UDC will expand its partnerships with local and regional organizations leveraging shared interests and fully utilizing our location in the nation's capital.

#### **6.3 Facilities and Operations**

**Dennard Plaza Renovation.** In addition to providing spaces for social interaction and community building, the plaza renovation will provide much needed vegetated space, using native and adapted plants to enhance our campus ecosystem. The renovation, aided through a partnership with the District Department of the Environment, will increase storm water retention capacity and will reduce the heat island effect generated by our campus. The Dennard Plaza Renovation will serve as a model for low-impact development and urban storm water management in the Washington, D.C. region.

**Green Roof Project.** UDC has committed to installing green roofs on several campus buildings. In the next several years, the university will add nearly 125,000 square feet of vegetated space on building rooftops on our Van Ness campus.

#### **6.4 Academics & Research**

The University has developed programs, such as its College of Agriculture, Urban Sustainability, and Environmental Science (CAUSES), which will prepare students to address complex issues in resource management, food systems, and ecosystem health in an urbanizing world. CAUSES which is the first of its kind in the District, will welcome

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students for the first time this fall in classes such as Environmental Statistics and Sustainable Design.

The University also houses significant environmental and sustainability research centers. For example, the Water Resources Research Institute has, since 1973 provided research and training to its students and the broader community. WRRI at UDC is the only urban-based water research center in the nation, and its focus on water quality testing and storm water control has positioned the Institute to expand its leadership in the sustainable water resource management field.

### **6.5 Energy, Water & Climate Strategies**

The Sustainability Task Force is developing recommendations for energy efficiency, and renewable energy, water and greenhouse gas management; and facilities operations which the University will evaluate and implement.

### **6.6 Campus Facilities Strategies**

The Sustainability Task Force is developing recommendations along these lines which the University will evaluate and implement.

**Campus Buildings.** As the University constructs new or renovates existing facilities, it is cognizant of the impact such construction has on the environment and commits to minimizing such impact.

**District Green Building Regulations.** The University will comply with District requirements to meet the US Green Building Council's LEED Silver standard for new construction.

**Open Space Policy.** The University recognizes the importance of maintaining open space as both a campus and community asset. It looks to minimize disturbance to existing trees and open space.

**Tree Canopy Preservation.** The Plan will recommend the University adopt the District's goal of a 5% increase in the canopy from 35% to 40% coverage by 2020.

**Smart Landscape.** The Plan will recommend the University design landscaped areas to minimize the need for irrigation, or utilize non-potable water for irrigation.

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### **SECTION 7: COMMUNITY RELATIONS ELEMENT**

#### **7.1 Overview**

This section elaborates on the University's interaction with the neighboring community and residents of the District at large. Discussed below are the various programs and partnerships UDC initiates and maintains, media and tools of communication they use to interact, and cultural events and opportunities they offer to the public.

#### **7.2 Communications**

**University Community Task Force.** UDC will evaluate the creation of a task force comprised of University representatives, neighborhood representatives, local businesses, and other non-university community stakeholders to address a range of physical planning issues relating to university growth and operation.

UDC will also evaluate the creation of a community organization *Friends of UDC* consisting of students, UDC staff, faculty, residential neighbors and commercial stakeholders in the vicinity to enhance communication about campus related issues. This would facilitate a coordinated effort in upgrading community resources and physical conditions on campus and its immediate surroundings.

**Intra-University Dialogue/Coordination.** UDC is an active member of the Consortium of Universities of the Metropolitan Washington Area. The Consortium serves as the coordinating entity for academic and administrative committees from the university presidents who serve as the Consortium's board of trustees to chief academic officers, registrars, and a host of administrative committees. Through this collaboration, programs such as cross-registration, the Campus Public Safety Institute and the Washington Research Library Consortium, now a separate nonprofit organization, have been possible.

**Communication Tools.** UDC will continue to use electronic forms of communication as well as evaluate the installation of an event board or electronic marquee to announce public events on the campus and serve as an element of campus identity and a mode of communication to the UDC population and neighboring community. The ideal location will be coordinated with the development of the proposed Student Center. Its placement should be coordinated with an overall campus way-finding program

#### **7.3 Educational Partnerships**

Consistent with the University's mission, UDC will evaluate opportunities to provide service learning programs affiliated with the curriculum of its colleges. The Continuing Education (CE) program at CCDC provides residents of the surrounding communities with opportunities for personal, professional and civic growth. Their courses are designed to provide skills training necessary for current and emerging job markets as well as for

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exploring personal interests. Classes are open to all without regard to educational background. UDC will continue to offer these programs at CCDC, which as mentioned elsewhere in this Plan, has migrated from the Van Ness Campus to the Bertie Backus School. CCDC offers online courses through different services tailored to meet specific needs of the community. UDC will continue to offer these programs through CCDC. Summaries of each program of study are listed below with links to the specific classes that make up each program of study.

As a collaborative effort of the CCDC and Workforce Development & Lifelong Learning (WDLL).Ed Café is an online platform for people interested in almost any kind of learning and self-enrichment to find opportunities for growth. It is a virtual and real “third place” where myriad institutions and organizations link to providing the most exciting and cutting-edge lectures, workshops and seminars in the nation’s capital. The organizations they link to and partner with are some of the leading think tanks, research organizations and institutions seeking to provide the information and capacities for transformational learning.

### 7.4 Opportunities and Programs for University Neighbors

**University Programs.** UDC will continue to offer programs through its Cooperative Extension Service (CES) – CES is an informal educational service, which extends beneficial research-based information to the community through outreach efforts, including providing free and fee based public programs (seminars, courses, demonstrations and one-on-one technical assistance) and publications (brochures, factsheets, newsletters, pamphlets). CES includes four program units that address key issues found in the urban environment:

- Family and Consumer Sciences & the Center for Nutrition Diet and Health (CNDH)
- Environment and Natural Resources & the Institute for Applied Urban Agriculture
- 4-H and the Center for Youth Development
- Community Resources and Economic Development and the Center for Cooperatives

**UDC Cable TV.** UDC will continue to operate UDCTV, a 24-hour educational cable program service is operated by the University of the District of Columbia. UDCTV is the District government's non-commercial, adult education program service. The mission of UDCTV is the innovative use of cable television technology and programming, to support the University in carrying out its land-grant function of teaching, research and public service.

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**Athletics & Recreation.** UDC maintains a number of sports and recreation facilities which are currently utilized or envisioned to be utilized as resources for community use through memberships. These include a natatorium, athletic fields, and tennis courts.

**Farmers Market.** UDC coordinates farmers markets to provide fresh, healthy, local food options to residents of the District of Columbia. The Van Ness Farmers Market features vegetables, berries, melons, bread, pickled items, flowers, prepared foods, and live music. The market is held each Saturday in the summer months through late fall on the Connecticut Avenue plaza. Additionally, the Farmers Market features food demonstrations, one-on-one consultation and free helpful publications to assist residents with such issues as nutrition, diet and health, youth development, parenting, gardening and financial planning.

**Campus Services.** Where possible, Campus Support facilities including dining and bookstore should be made accessible to legitimate public use.

**Campus Dining.** UDC's new dining services provider at the Firebird Inn, Fresh Start, is a social enterprise of the locally-based DC Central Kitchen. Whenever possible, Fresh Start uses local, seasonal and sustainable foods to support farms and families in the Metropolitan Washington region. Fresh Start employs graduates of DC Central Kitchen's Culinary Job Training program, supporting economic development in the District of Columbia. An additional cafeteria is envisioned to be incorporated in the Student Center. In addition to serving the student population on campus, the two cafeterias are open to the public and serve as community resources.

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### **SECTION 8: CAMPUS CHARACTER ELEMENT**

This section addresses how the Van Ness UDC campus seeks to express its mission through its physical appearance, and establishes a positive physical presence in the surrounding community. The University aspires to strengthen its identity and visual appeal; and improve its urban design characteristics in future campus development projects through buildings, streetscape and open spaces.

#### **8.1 University Goals**

**Express the Flagship Identity of the Van Ness Campus.** The UDC Van Ness Campus is the primary site of a growing university and should be recognized as a significant resource to the community. Moreover, with its history as the only urban land-grant public institution of higher education in the nation, as well as one of the Historically Black Colleges and Universities (HBCU), the University will strive to express the importance as a flagship entity through campus improvement measures.

**Improve the Overall Appearance and Character of Campus.** UDC seeks to improve the physical expression of its campus over time. By improving the appearance of its buildings, enhancing the streetscape and establishing a cohesive landscaped open space system on campus and its edges.

**Connect Community & Campus Population.** With the aim of activating the campus and commercial district in a cohesive manner, UDC will explore ways in which physical improvements to the campus can facilitate physical integration of campus and community.

**Utilize the Campus to Activate Connecticut Avenue.** The UDC Campus resources, activities and its growing student population offer a unique opportunity to enliven Connecticut Avenue in the Van Ness area. With improvements to the streetscape and addition of more community oriented retail, the neighborhood can become a safe and thriving mixed-use commercial district to benefit the community.

#### **8.2 Campus Identity**

##### **8.2.1 Physical Identity Elements**

##### **Exhibit 8.2.1b Campus Perimeter Improvements Diagram**

**Campus Buildings.** The Campus's identity is defined by the style of its buildings. The concrete and tinted glass of the style vernacularly described as "Brutalist" presents a stolid and monolithic appearance. UDC's aspiration to grow its student population and improve the physical characteristics of the Van Ness Campus environment provides an important opportunity to improve the physical expression of the buildings as well.

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**Campus Signage.** The UDC Campus needs an effective signage system to improve way-finding on campus and at its edges. The Plan recommends establishing a unified system for the campus and the commercial district to establish a neighborhood identity for the campus and Connecticut Avenue, and serve as an important community resource in boosting safety and a sense of pride in the neighborhood.

**Campus Spaces.** The open space network on campus and its edges is an important element in establishing campus identity and enhancing the student experience. The University campus contains a variety of public open spaces which offer unique settings for educational and cultural experiences, including the grove of mature trees surrounding the amphitheater, Dennard Plaza, sports and recreation facilities and a variety of planters and planting spaces distributed throughout the plaza. The Plan recommends that as the University renovates buildings and public spaces and adds new campus facilities that it undertakes a program to comprehensively evaluate, replace and repair existing hardscaped and landscaped areas.

With UDC's sustainability vision and initiative of forming a Sustainability Task Force, it has also kicked off green projects on campus. Amongst committing to add nearly 125,000 square feet of vegetated space on building rooftops on various campus buildings, it has also kicked off the Dennard Plaza Renovation which will serve as a model for low-impact development and urban storm water management in the Washington, D.C. region.

Similar projects and measures to incorporate green and sustainable design elements, such as low-impact development are highly encouraged where practical. These not only help improving the physical characteristics of the campus, but help conserve natural resources and can serve as a community and regional resource.

As a part of the sustainability initiative of UDC, lighting design is recommended to incorporate solar powered lighting or an appropriate technology. UDC will consider a Lighting Plan for outdoor lighting on campus and its peripheries in context with adjoining activities and uses, and to provide a safe pedestrian environment to the community.

**Campus Perimeter.** Along each face of its perimeter, UDCs is surrounded by a variety of uses including diplomatic, institutional, commercial, and residential. Each condition suggests a unique response to meeting aesthetic, access, and security requirements. The Plan recommends a thorough review of perimeter conditions and the development of landscape, hardscape, and security and access specific to each condition.

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### 8.2.2 Connection with Connecticut Avenue

#### Exhibit 8.2.2 Campus Commercial District Diagram

UDC's Van Ness Campus lays in the heart of an established commercial district in Van Ness, located along one of the city's major thoroughfares; Connecticut Avenue. While the commercial district is mixed-use in nature with stable residential communities, office establishments and a growing retail component, the campus feels physically disconnected from the corridor and opportunities to synergize the relationship between the campus and immediately adjacent commercial district have not been capitalized upon. As UDC is a prime stakeholder in the district, the Plan advocates engaging the Commercial District to achieve its maximum potential.

To activate the campus frontage along Connecticut Avenue, the Plan recommends introducing as much ground floor retail as possible oriented towards offering a range of goods and services to meet the needs of students and local residents. Within the aforesaid context, elements of the proposed Student Center such as the Bookstore, Dining venues, and the primary entrance to the facility should be located at street level with active storefronts and entrances to augment the existing commercial dining and retail establishments as opportunities to enliven this city's major thoroughfare.

UDC should explore for partnerships with DC's Economic Development agencies and work to establish district management that considers cross marketing and promotions for the District.

To enhance pedestrian-life on Connecticut Avenue and the Van Ness neighborhood, the Plan recommends adding streetscape elements to soften the continuous expanse of paving. A unified landscape of street trees and planting beds, attractive hardscape, street furniture, cohesive district lighting solutions, wayfinding signage system, sheltered bus stops, public art and other appropriate features to support pedestrian activities is highly recommended.

### 8.3 Cultural & Academic Identity Strategies

**Historically Black Colleges and Universities.** As an HBCU, UDC benefits from Title III, a grant awarded by the U.S. Department of Education to developing institutions (with particular emphasis on Historically Black Colleges and Universities) to assist in the realization of each institution's strategic plan. The 2007-2012 Title III Award to UDC totals upward of \$12 million. These funds will be used to support approved projects across the campus. Title III grants are vital to the development and success of institutions around the nation, and UDC is fortunate to have these resources in order to rebuild, reclaim, and renew the proud legacy of this institution. As UDC prepares to grow its enrollment and curriculum, this Plan recommends that UDC explore ways to reinforce its

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HBCU identity as a physical expression on campus. Opportunities for this exist within the new Student Center as well as distributed across the campus.

**Curriculum.** As the UDC campus aspires to grow its enrollment, it is actively improvising and offering more courses through degree and non-degree programs. The Plan recommends the University continue to broaden awareness of the unique academic offerings available to District residents.

**Athletics.** The University of the District of Columbia Athletics Department, is committed to high standards of achievement in both the educational and athletic experiences. The Department offers intercollegiate, intramural and recreational programs that encourage the fullest participation of students whose physical, emotional and social welfare is primary in the educational experience of the University. The plan recommends the University utilize its athletic programs to broaden awareness of the unique academic offerings available to District residents.

### 8.4 Architectural Expression Strategies

As UDC's Van Ness Campus continues to grow, opportunities exist to develop a more positive architectural expression utilizing contemporary design vocabulary, construction technologies, and material expressions.

**Building Appearance.** Conceived as a cohesive assembly of buildings unified by floor levels, access ways, materials, and heights, the existing architectural style does provide a comprehensive stylistic framework. The plan recommends that as university buildings undergo periodic maintenance and renovations in the future, the designs incorporate a palette of contemporary building materials like glass and metal that compliment and freshen the underlying building vocabulary. While the buildings maintain a neutral concrete framework, color should be considered an integral part of the design. For any new building construction, it is recommended that the designs reference the campus palette with a mix of concrete, glass and metal to achieve a visually pleasing impact on the viewers.

**Service Areas.** Currently, the campus service areas are very visible and appear as campus entrances along Connecticut Avenue. The plan recommends more effective identification, enhanced screening and potential reconfiguration of service areas facing Connecticut Avenue service routes.

**Urban Design – Connecticut Avenue.** The Van Ness area on Connecticut Avenue serves as an important shopping district, however suffers from a harsh street environment and excessive amount of hardscape. UDC will consider ways to enhance the street character along Connecticut Avenue in a unified manner with future campus improvements. For new construction along Connecticut Avenue, the Plan recommends an Urban Design response to basic organizational considerations such as the scale of the

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building, overall building height, and articulated massing, and programming for street level floors to support commercial functions. The street levels of the building should pay close attention to the proportion of glazing to solid materials, minimizing unarticulated facades and the use of materials appropriate for quality commercial districts. The appropriate use of signage and retail graphics, building illumination of interior space as well as entrance ways and building features. As new construction is implemented, streetscape elements appropriate to the commercial district should be incorporated into projects. This includes paving, planting, street furniture, lighting. Special care should be taken to incorporate public transit, pedestrian, and bicycle requirements into the design solution.

**Campus Signage and Wayfinding.** The Plan recommends the design and implementation of a signage plan with effective graphic quality to improve way-finding on the campus and its peripheries. Besides making it easy for members of the community to find their way around the campus, this is also encouraged to impart a strong identity to the campus as a flagship entity, and the adjoining commercial district.

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### SECTION 9: COMPLIANCE WITH SECTION 210 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

As set forth below, the 2011 Van Ness Campus Plan specifically complies in the following respects with Section 210 of the District of Columbia Zoning Regulations:

#### **9.1 The use is a college or university that is an academic institution of higher learning (Subsection 210.1)**

The University of the District of Columbia is operated as an academic institution of higher learning pursuant to D.C. Law 1-36, which consolidated the Federal City College, Washington Technical Institute, and District of Columbia Teachers College into the University of the District of Columbia.

#### **9.2 The use is located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions (Subsection 210.2)**

##### *Noise*

Activities within the Campus Plan boundaries are located to minimize objectionable impacts due to noise. The bulk of the campus to the west, south, and east is surrounded by commercial and institutional uses that are generally not sensitive to noise and, in any event, these buildings are devoted to academic and administrative uses that, by and large, do not generate noise levels that have the potential to become objectionable. To the north, a combination of landscaping, topography, and building location keeps noise-generating activity generally away from the surrounding residential neighborhood. Service activity generally occurs in the area behind commercial development off Veazey Terrace – directly from Connecticut Avenue and, again, away from surrounding residential uses.

Under the proposed 2011 Plan, the University has located both its proposed Student Center and future housing on the southern portion of the campus, away from the residential neighborhood as well. The selected location of the Student Center at Van Ness and Connecticut will permit that facility to also bring any service activity in directly from Connecticut Avenue.

As discussed above, the University does maintain a small number of off-campus residential units in nearby apartment buildings and carefully monitors and manages student activity to ensure they do not become objectionable due to noise.

##### *Traffic and Parking*

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Traffic consultants from Gorove/Slade Associates have been engaged to provide a detailed traffic and parking study evaluating the impacts of the campus, including the proposed development Plan. This report will be provided prior to the hearing. Generally speaking, for the reasons discussed herein, the campus is not likely to become objectionable due to traffic impacts. The campus is located immediately adjacent to the Van Ness Metrorail station, which provides a convenient and reliable alternative transportation mode for students, faculty, and staff alike. In addition, the location along Connecticut Avenue offers additional mode choice options, ranging from Metrobus service to walking and bicycling. Finally, the entrance to the parking facility is located on the institutional side of campus off of Van Ness Street, which is directly accessed from Connecticut Avenue and avoids the need for cars to enter the surrounding residential neighborhood.

No additional parking is proposed as a part of the Campus Plan, which will avoid potential future impacts due to increases in the number of vehicular trips to and from the campus. In addition, the provision of on- and off-campus beds will bring students closer to the campus and eliminate the need to commute to class or activities.

### *Number of Students*

The 2011 Plan anticipates an increase in student population that will still remain well below the original planned capacity of the campus. Given the availability of public transportation to the site, the number of students is not likely to become objectionable.

### *Other Objectionable Conditions*

The campus is not likely to become objectionable for any other reason. Indeed, the Plan offers improvements to on-campus sustainability that will significantly improve the campus condition and provide a benefit to the surrounding communities as well. In addition, as the only public institution of higher education in the District, the University offers all District residents with an opportunity for an affordable local education at all stages of adult life. The strengthening of the offerings at the Van Ness Campus will result in benefits to the entire university system.

### **9.3 Compliance with the Maximum Bulk Requirements (Subsection 210.3)**

The campus is located in the R-1-B Zone District. As required under Section 210.3 of the Regulations, all development proposed under the 2011 Plan, when added to all existing buildings and structures to remain on campus, does not exceed the FAR prescribed for the R-5-B Zone District. The maximum proposed development described in this plan results in a FAR of 1.67, which is less than the 1.8 FAR permitted under the Zoning Regulations.

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### **9.4 Submission of a Plan for Developing the Campus as a Whole (Subsection 210.4)**

The University has submitted a plan for developing the campus as a whole, as required under Section 210.4. Specifically, this plan provides the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following: (a) buildings and parking and loading facilities; (b) screening, signs, streets, and public utility facilities; (c) athletic and other recreational facilities; and (d) a description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.

### **9.5 No Interim Use of Land is Proposed (Subsection 210.5)**

The University is not seeking any interim use of residentially-zoned land.

### **9.6 No New Use Sought for Approved Site of Buildings Moved Off-Campus (Subsection 210.6)**

The University does not seek approval for any new use of a previously-approved building site to be moved off campus.

### **9.7 Compliance with the Policies of the District Elements of the Comprehensive Plan. (Subsection 210.7)**

The existing and proposed uses detailed herein are not inconsistent with the Future Land Use Map and Generalized Policy Map designations of the Main Campus as a Local Public Facility and as an Institutional Use, respectively. The Comprehensive Plan calls for “change and infill” on university campuses consistent with their approved campus plans. See 10 DCMR § 223.22.

The Plan furthers multiple relevant policies of the District Elements of the Comprehensive Plan. The following Comprehensive Plan Policies are acknowledged as common goals in each element of the Plan.

#### Element 4. Campus Development

- i Policy EDU 3.1.1 – Sustaining and Advancing UDC
- ii Policy EDU 3.1.2 – Strengthen Training and Career Programs
- iii Policy EDU 3.2.1 – University Partnerships
- iv Policy EDU 3.2.2 – Corporate Citizenship
- v Policy EDU 3.3.4 – Student Housing
- vi Policy RCW 1.1.3 – Conserving Neighborhood Commercial Centers
- vii Policy RCW 1.1.5 – Preference for Local-Serving Retail
- viii Policy RCW 1.1.6 – Metro Station Areas

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ix Policy RCW-2.1 Connecticut Avenue Corridor

### Element 6 Sustainability

- i E-1.1 Conserving and Expanding Our Urban Forest
- ii E-2.1 Water Conservation & E-2.2 Energy Conservation
- iii E-3.2 Promoting Green Building

### Element 7 Community Relations

- i EDU 3.3.A University-Community Task Force

### Element 8 Campus Character

- i. UD 1.4.1- Avenues / Boulevards & Urban Form
- ii. UD 2.1.4 - Architectural Excellence
- iii. UD 2.2 - Designing for Successful Neighborhoods
- iv. UD 3.0 - Improving the Public Realm
- v. RCW 1.1.3 – Conserving Neighborhood Commercial Centers
- vi. RCW 1.1.5 – Preference for Local-Serving Retail
- vii. RCW 1.1.6 – Metro Station Areas
- viii. RCW 2.1 – Connecticut Avenue Corridor

**1. Section EDU-3.1 UDC** University of the District of Columbia has two policies and one action; Policy EDU-3.1.1: Sustaining and Advancing UDC, Policy EDU-3.1.2 Strengthen Training and Career Programs, and Action EDU3.1.A Develop a Satellite UDC Campus east of the Anacostia River.

This plan is a key instrument developed by the University to establish strategic direction for programs, to guide its growth, and demonstrate good fiscal management of its physical facilities. The University, by creating the Community College of the District of Columbia has clearly demonstrated its dedication to strengthening the community college function traditionally provided by the University. By this organizational expansion, the University will focus on the baccalaureate and advanced degrees while the CCDC will continue an emphasis on practical career skills and preparation for and enhancement of current and future workplace employment. Through cooperation with the District Council, CCDC has been given use of the former Patricia Roberts Harris Education Center in Ward 8 where it plans to expand its training programs

**2. Section EDU-3.2 Educational Partnerships** contains two policies; Policy EDU-3.2.1 encourages universities to partner with K-12 schools, and Policy EDU-3.2.2 seeks commitment to high quality architecture and design, incorporation of “green” building practices, low impact development, historic preservation and adaptive reuse.

UDC is an active partner with several K-12 schools and has historically been the extension of the educational opportunities provided to District of Columbia students. UDC has for the academic 2010-2011 year provided space for Wilson Senior High

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School in Building 52, while renovations are being made to Wilson's historic Tenleytown campus. CCDC is partnering with Yu Ying Charter School on the former Bertie Backus Middle School site, providing space in the building for the growing elementary school program.

**3. EDU-3.3 Colleges, Universities and Neighborhoods** contains five applicable policies; Policy -3.3.1 promotes the development of satellite campuses to accommodate growth and relieve pressure on residential neighborhoods, Policy -3.3.2 encourages college and universities to grow and develop in a manner consistent with community improvement and neighborhood conservation objectives, Policy-3.3.3 requires the campus plans for institutions in residential districts to address community issues and include provisions to avoid objectionable impacts, Policy EDU-3.3.4 encourages provision of on-campus housing, and Policy EDU3-3.3.5 supports efforts by colleges and universities to mitigate their traffic and parking impacts.

UDC and CCDC are both aggressively pursuing a strategy of development that embraces satellite campus locations, not only to minimize the pressure on campus locations in residential districts, but to take their educational programs to the most appropriate locations in the city. Consistent with neighborhood conservation strategies, the University and CCDC are providing stability and positive impacts as the satellite programs instill new life into surplus property and old school buildings. The University and community college have an active outreach program to ensure that neighborhood interests are heard and dialog is provided to protect the character and quality of life in those neighborhoods. This submission is evidence that the University is complying with the requirement for developing a campus plan. Consistent with the student housing policy, the University plans to add student housing to the Van Ness Campus to reduce impacts on housing stock in the neighboring residential areas. It is the University's policy that as an urban institution, it will rely on transit, bicycles and pedestrian connections to the city rather than automobiles. No additional parking is planned in connection with the new building program.

**4. The Rock Creek West Planning Area Element**, section RCW-2.1 has two relevant policies; Policy RCW-2.1.3 which encourages improvements to the hardscape portion of the UDC campus, and RCE-2.1.4 supporting greater coordination and communication between UDC officials and the surrounding community.

The University is embarked on a major renovation of the central plaza known as Dennard Plaza. This project embraces a variety of "green" practices that will be a major improvement to the campus with beneficial effects on the surrounding neighborhood. It will harvest rainwater, reducing storm water runoff, provide landscaped areas with trees to not only soften and reduce the excessive amount of pavement, but also reduce the "heat island" effects.

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As the University considers the construction of a new student center, its functions, and location are of great interest to surrounding community members. As an example of coordination and communication with surrounding communities, public input has in many ways shaped the program and ultimate site selection for this facility.

### **9.8 Proposed buildings are Within the Floor Area Limit for the Campus as a Whole (Subsection 210.8).**

The maximum Floor Area Ratio permitted for the Main Campus is 1.8. The plan as submitted would not exceed a FAR of 1.67, which is within the above limitation.

### **9.9 Referral to the District of Columbia Office of Planning and the District of Columbia Department of Public Works. (Subsection 210.9)**

The Campus Plan was discussed with OP and DDOT prior to filing and will be referred to OP and DDOT for their review and report.