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MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, ^{JS} Deputy Director

DATE: April 25, 2011

SUBJECT: Zoning Commission Case No. 11-02: Request for Special Exception Approval of a Campus Plan for the University of the District of Columbia Van Ness Campus and Further Processing of the Campus Plan. ↓ 11-02A

I. SUMMARY RECOMMENDATION

The University of the District of Columbia has applied pursuant to § 210 for special exception approval of a new campus plan for the Van Ness campus and for further processing to allow the construction of a student center. The Office of Planning (OP) is strongly supportive of the University's agenda to create a more sustainable campus that emphasizes green building, public transportation, and urban form. OP recommends approval of the proposed campus plan and further processing, subject to the conditions provided.

II. APPLICATION IN BRIEF

Location: Approximately 21 acres west of Connecticut Avenue N.W., between Yuma and Van Ness Streets N.W. (Square 1964, part of Lot 803), at address 4200 Connecticut Avenue.

Applicant: The University of the District of Columbia (the "University" or "UDC")¹

Current Zoning: D/R-1-B²

Property Size: Approximately 21 acres³

Proposal: The University proposes a campus plan, to be valid through December 31, 2020, and further processing proposal to construct a student center

Relief and Zoning: Pursuant to 11 DCMR Chapter 24, the University requests the following relief:

1. Special exception relief for a campus plan and further processing pursuant to § 210

III. SITE DESCRIPTION

The subject property is a portion of Lot 803 in Square 1964 (hereinafter, the "Property" or "Campus").⁴ The Campus measures approximately 21 acres and has an irregular shape. The Campus features a substantial grade

¹ The campus plan *only* addresses the Van Ness campus and not other satellite locations; as such, all references to the "Campus" relate singularly to the Van Ness campus.

² "D" references the Mixed Use Diplomatic Overlay District.

³ The University has informed OP that a 20.3 acre land area calculation, as presented in the original submission, was not accurate.

⁴ Record Lot 4 in Square 1965, which is adjacent to the Campus at the southwest corner of the Yuma Street and Connecticut Avenue, is zoned C-3-A and is therefore not included in the campus plan. Lot 4 is improved with an approximately 4-story building.



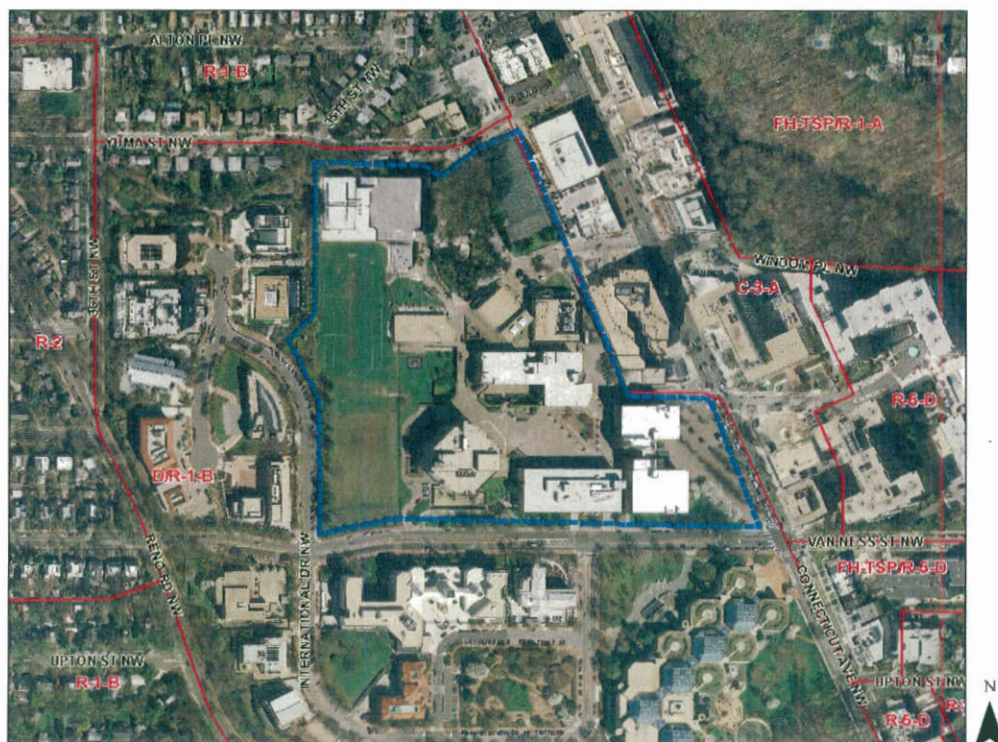
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change with the highest elevations at the southwest quadrant of the site generally sloping downward to the northeast. The Campus borders Yuma Street to the north and Van Ness Street to the south. To the west, the Campus abuts the “International Chancery Complex.” To the east, the Campus borders commercial development and Connecticut Avenue.

The Campus is improved with several academic and athletic facilities. The effective center of the Campus is Dennard Plaza, which connects several academic and administrative buildings. Responding in part to the site’s topography, Dennard Plaza was constructed above a central campus parking garage and loading facility. In general, parking is accessed from Van Ness Street, while loading is accessed from Connecticut Avenue via Veazey Terrace N.W. The northern and western portions of Campus feature areas devoted to athletic pursuits and performing arts, including an amphitheater in a sloping wooded area. There is currently no on-campus student housing.



OP Exhibit 1: Aerial view of site with approximate outline in dashes

IV. AREA DESCRIPTION

The area around the Campus reflects a mix of uses. To the north of the Campus, across Yuma Street, are R-1-B zoned garden apartments, single family residential dwellings, and a hotel with an accessory parking garage. To the Campus’ east is the Connecticut Avenue commercial corridor zoned C-3-A. High rise residential uses and Howard University School of Law are located further east of Connecticut Avenue. To the immediate south of the Campus is Intelsat’s administrative headquarters, and residential properties front the east side of Connecticut Avenue south of Van Ness Street. The International Chancery Center, which houses more than a dozen diplomatic offices, is located generally to the south and west of Campus. Further to the west, across Reno Road N.W., are single family dwellings.

V. CAMPUS PLAN PROPOSAL

Introduction

The proposed campus plan (hereinafter, the "2011 Plan") is the University's first. During the preparation of the 2011 Plan, the University consulted with neighbors, community groups, and district agencies. Feedback received during this collaborative process influenced features now present in the proposal.

The new plan incorporates several key elements, which are summarized here and discussed in detail later in the report:

- The 2011 Plan proposes a new student center and student housing. The student center would be located at the southeast corner of the Campus at the intersection of Connecticut Avenue and Van Ness Street. Student housing, planned for the southwest corner of the Campus, would provide the school's first on-campus residential offering.
- The 2011 Plan anticipates an increasing student enrollment. The proposed student population would total no more than 8,000 full-time equivalent (FTE) and 10,000 headcount. The traffic impact of the increased student population is discussed in the University's traffic report.
- The University proposes commitments related to landscaping, streetscape and Campus edge conditions, and transportation demand management (TDM), among others.

Campus Plan Review

A discussion of 2011 Plan features pursuant to § 210 is provided below:

210.1 Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.

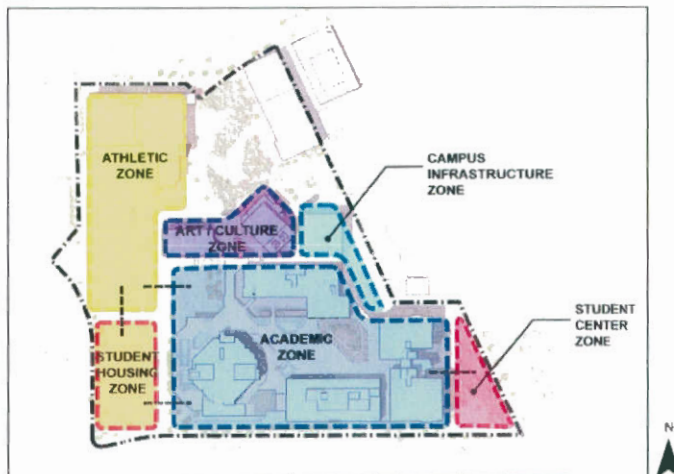
The application requests special exception approval of the 2011-2020 Campus Plan for UDC, which is located within the D/R-1-B district. The University operates as an academic institution of higher learning.

210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

The use as a university is not likely to become objectionable to neighboring property, subject to certain conditions highlighted in this report. The following are components of UDC's plan:

(a) Development Agenda

- Total Build-Out: The 2011 Plan proposes two on-campus development sites to accommodate approximately 345,000 square feet or .37 floor area ratio (FAR) of new development. In combination with retained buildings, a full-build out of the Campus pursuant to the 2011 Plan would amount to approximately 1.45 million square feet and a 1.54 FAR. The proposed total lot coverage of development would be 36%. Proposed new building locations are provided in Pre-Hearing Submission, Exhibits A and E.



OP Exhibit 2: Proposed development site locations
(Applicant's Pre-Hearing Submission, Exhibit E).

- **Uses:** The University proposes to construct a student center and student housing. The student center would provide 65,000 square feet dedicated to study and meeting space, ballroom use (with seating capacity for up to 500 people), fitness, and ground floor restaurant and retail uses, among other activities.⁵ The new residential development would provide 280,000 square feet of residential space, including approximately 600 beds, in either one or two (adjacent) four-story buildings. No new accessory parking is proposed for either development.⁶
- **Height:** The student center would be three-stories and 56' in height. The student housing would be up to four-stories tall, although the specific height would be determined as part of a future further processing application.⁷
- **OP Development Agenda Analysis:** The proposed development and uses should not become objectionable to neighboring properties.

Student Center: The proposed student center is being reviewed for further processing approval concurrently with the 2011 Plan.⁸ UDC selected a portion of the underused plaza at the prominent northwest corner of Connecticut Avenue and Van Ness Street for a new three-story student center.⁹ It would be sited within close proximity to a Van Ness-UDC metro station entry. Surrounding development is characterized mostly by commercial and institutional uses. UDC intends for the student center to cater to student needs, including study, meeting, and fitness space. Accessory ground floor and retail uses also would be accessible to the public. The third floor would contain a ballroom space. Following the original application submission, the building has shrunk by approximately 15,000 square feet to a total of 65,000 square feet in size. The building would be constructed to LEED Platinum standards and set back from Campus property lines.¹⁰ Its northern edge would feature a clock tower and a grand front staircase. A newly landscaped public plaza space also would be maintained near the building's north side. OP is highly supportive of the UDC's efforts to create a signature building in this visible location. The building has the potential to

⁵ It is not clear whether the seating capacity has shrunk in light of the reduction in size of building since the original submission.

⁶ See Applicant's Pre-Hearing Submission, Exhibit M.

⁷ See Applicant's Pre-Hearing Submission, Exhibit M.

⁸ The University indicates that no additional zoning relief is required for the student center.

⁹ See Applicant's Pre-Hearing Submission, Exhibit A

¹⁰ LEED rating references the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design for New Construction ("LEED NC").

generate activity along the western stretch of Connecticut Avenue between Van Ness Street and Veazey Terrace while also redefining the University's symbolic and functional "front door."

Student Housing: UDC chose a location on an athletic field on the southwest side of the Campus for its first on-site student housing project.¹¹ The location is bordered by University buildings to the east and the International Chancery Complex to the west and south. Due to the topography sloping downward toward Connecticut Avenue in this area, the site is at a lower ground level than existing multi-story chanceries to the west. The proposed student housing location is approximately 500' from the nearest low density residential neighbors, a distance which includes crossing two streets (International Drive and Reno Road N.W.). Approximately 600 student beds would be placed in either one larger or two smaller buildings. The student housing would occupy a total footprint of approximately 70,000 square feet. Specific design features of the student housing would be reviewed as part of a future further processing application before the Zoning Commission. Due to the location within the Campus and topography, the student housing site and size would not create objectionable conditions. The Applicant provided OP with two maps demonstrating the site's distance from neighboring residential neighborhoods and related topographic changes (see Attachments 3 and 4).

(b) Number of students and faculty/staff and related traffic impacts

- **Students:** UDC proposes a student cap of 8,000 full-time equivalent (FTE) and 10,000 headcount, although it only anticipates student growth to 5,000 FTE and 6,500 headcount over the life of the 2011 Plan largely based on a projected 7.5% growth projection. Since this is the University's first campus plan, there historically has been no regulatory cap on student population. Below is a table of past and proposed student numbers:

	FTE	Headcount
Proposed Student Cap	8,000	10,000
Anticipated student growth over the life of the Campus Plan	5,000	6,500
2010 (Fall)	2,293	3,183
2006	3,900	5,772
1977	7,307 (with an expectation of 8,000)	Not provided

UDC informally has indicated that FTE would be determined by assigning a fraction to part-time students (undergraduate and graduate) based on the number of credits that they are taking compared to a full-time course load and adding the number of full-time students at the Campus. Headcount would include all students who are enrolled at the Campus, regardless of the number of credits they are taking. OP is supportive of this logical counting method and **OP recommends that the University submit to the official record a confirming statement regarding this counting methodology.**

- **Faculty/Staff:** UDC estimates that there are currently 1,691 total faculty and staff on the Campus, 46% of whom are District residents.

Traffic Impact: UDC submitted a Transportation Report (the "Report").¹² The Report emphasizes: (1) enhancing pedestrian safety, (2) promoting District transit use, (3) reducing automobile dependency, and (4) reinforcing sustainability. UDC traffic strategies heavily rely on the school's proximity to a range of public transportation options, including subway, buses, and bike sharing.

¹¹ See Applicant's Pre-Hearing Submission E.

¹² See Applicant's Pre-Hearing submission, Exhibit I.

The Van Ness-UDC metro station, which is at the northwest corner of Connecticut Avenue and Veazey Terrace, provides direct access to the Campus. The Report emphasizes Transportation Demand Management (TDM) commitments to encourage students to arrive on Campus by other than single occupancy vehicle. Recommended measures include car sharing, designating a TDM coordinator, implementing commuter benefits (although UDC provides that these measures would depend on the “ability of the District payroll system to facilitate the benefit”), and exploring a Transportation Sustainability Fee subject to Board of Trustees approval. Regarding the commuter benefits, a university representative stated that it is the University’s “full intent is to implement them, provided they can actually be implemented.” OP is supportive of the proffered TDM strategies in full and, as such, **OP recommends that the TDM package provides a more solid commitment to providing any conditioned measures.**

- **OP Student Population Analysis:** OP is supportive of student population growth to advance the school’s educational mission and the University’s efforts to emphasize public and alternative transportation to accommodate the expected student increase. However, the 8,000 FTE and 10,000 headcount appear to reflect a historic expectation for the Campus rather than current forecasts. In fact, UDC states that it projects a student population of only 5,000 FTE and 6,500 headcount within the next ten years. Given that the Campus has not accommodated a student population nearing the proposed size for some time, **OP recommends that the University reduce the proposed 8,000 FTE and 10,000 headcount caps closer to the anticipated student population projections.**

(c) Parking and Traffic

- **Parking:** UDC has provided a plan illustrating associated parking and loading facilities.¹³ It has 758 on-campus spaces, with an additional 100 spaces beneath the school-owned Building 52 (located at the corner of Yuma Street and Connecticut Avenue) and 56 spaces in a hotel parking lot on the north side of Yuma Street. Vehicles access the on-site parking garage via Van Ness Street. No additional parking or loading facilities are proposed in the 2011 Plan. However, as referenced in the University’s Traffic Report, UDC will introduce a more dynamic pricing for its primary parking garage. UDC proposes to “adjust parking rates in its main garage to help deter single-occupant driver parking, and raise revenue for TDM programs” by strategically adjusting student and faculty, as well as public, parking rates.
- **Traffic:** UDC’s Traffic Report finds that “from a traditional impact analysis standpoint, impacts from the Campus Plan will be minimal. Although this may be the case, the Campus Plan will lead to a significant amount of growth in alternate modes of transportation.” UDC has provided a list of TDM commitments to encourage students to arrive on Campus other than by single occupancy vehicles by emphasizing and incentivizing public transportation. UDC would designate a TDM Coordinator, who would be responsible for “implementing, monitoring, and marketing the TDM programs.” UDC is accessible via the subway (Van Ness-UDC metro station), several Metrobus routes, and a nearby Capital Bikeshare location. UDC also proposes to expand bike parking on the Campus with ten additional parking locations, as shown on page 8 of the Report.¹⁴ Carpools and alternative fuel vehicles would be provided preferred parking in the parking garage. The University also has proposed providing commuting benefits for riders of public transit and bicycles. Additionally, the University endorses nearly all of the recommendations of the Connecticut Avenue Pedestrian Action Plan (CAPA), Rock Creek West II Livability Study (RCW2) and D.C. Pedestrian and Bicycle Master

¹³ Applicant’s Pre-Hearing Submission, Exhibit H.

¹⁴ See Applicant’s Pre-Hearing Submission, Exhibit I, page 8.

Plans, and has proposed a design for a future redevelopment of the west side of the intersection of Veazey Terrace and Connecticut Avenue.¹⁵

- **OP Traffic and Parking Analysis:** The District Department of Transportation (DDOT) will provide a specific traffic and parking analysis under separate cover. Nevertheless, OP is supportive of the University's emphasis on encouraging public transportation strategies. The University offers a TDM plan which takes advantage of the Campus' proximity to multiple modes of transportation. As part of the TDM plan, UDC also has committed to an active monitoring of the effectiveness of the TDM program. OP does note, however, that there are certain issues which could use additional examination:

Off-campus parking: While emphasizing public transportation, the Report does not address issues concerning University-related parking spillover into neighboring residential areas. This has been a concern raised to OP from several neighbors. **OP recommends that the University further articulate how it proposes to manage and address neighborhood off-street parking concerns as presently exists and in preparation for future student growth. Such strategies could include active monitoring and restrictions on future residential based-students from bringing cars to Campus.**

Construction management plan: **OP recommends that the University use good faith efforts to arrange for construction trucks to take the least disruptive routes – meaning routes not crossing residential neighborhoods – during the construction of the student center and student housing.**

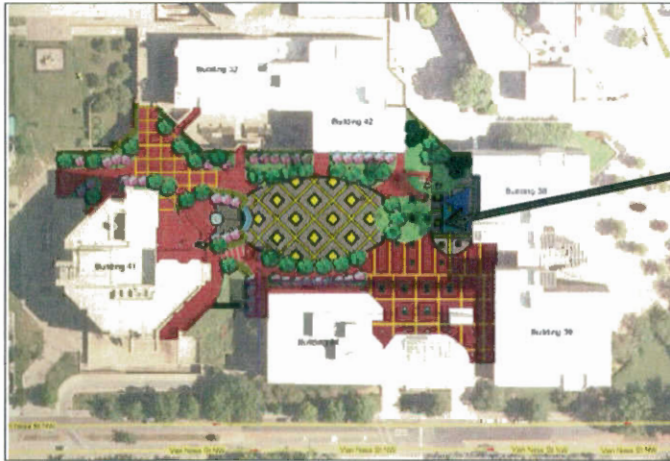
(d) Sustainability, Edge Conditions, and Stormwater Management

- **Sustainable Development:** The University has presented an impressive commitment to sustainability. The University proposes a “total of 95,000 square feet in green roofs, pervious pavers, and incorporation of rain gardens and bioswales in its approach to storm water management.”¹⁶ While indicating that all new Campus buildings would meet or exceed the LEED Silver certification, the University seeks LEED Platinum certification for the new student center. Platinum is the highest level of certification for new construction under the rating system. As part of the student center project, UDC also would develop a geothermal well field to provide a sustainable energy source.
- **Dennard Plaza Renovation:** Already underway, the plaza renovation would enhance the look of a key Campus link, boost its storm water retention capacity, and reduce the heat island effect.¹⁷

¹⁵ The University has not committed, as part of the 2011 Plan, to be solely responsible for the delivery of the intersection upgrade.

¹⁶ See also Applicant's Pre-Hearing Submission, Exhibit F.

¹⁷ See Applicant's Pre-Hearing Submission, Exhibit F.



Dennard Plaza. Graphic provided in Applicant's Pre-hearing Submission, Exhibit F.

OP Exhibit 2: Dennard Plaza (as provided in Applicant's Community Presentation, 12/8/2010)

- Campus Perimeter: UDC proposes improvements to the Campus perimeter. As shown in Pre-Hearing Submission, Exhibit G, the University has described enhancements that would be made to Campus edges and provides a phased implementation schedule. For example, plans call for the installation of street trees, ornamental plantings, bio infiltration plantings, evergreen hedges to hide ramp walls, and new woodland plantings, among other items. Further, additional landscaping would be introduced more immediately along Connecticut Avenue and Van Ness Street as part of the student center development. OP is supportive of UDC's planning for the enhancement of the appearance of the Campus perimeter.

(e) Noise

- Noise: The 2011 Plan should not have an objectionable impact on neighboring properties due to noise. Both of the proposed student center and student housing sites are located in areas that are generally bordered by other institutional and commercial uses, which are typically less sensitive to noise. UDC also has committed to improving the landscaping on Campus edges to further buffer surrounding uses. Concerning off-campus student housing, see discussion under subsection (f) below.

(f) University Conditions

- UDC Commitments: UDC has indicated a willingness to make positive commitments related to traffic demand management, off-campus student housing, landscaping, and community relations, among others. Many of the commitments can be found interspersed among various submissions and University presentations to the community. However, **UDC has not yet provided a needed comprehensive list of the commitments**, instead retaining Exhibit C in the Pre-Hearing Submission for such a document. Consequently, OP has not yet had an opportunity to examine a commitment list and, as a result, reserves the right to supplement the record with more analysis.
- OP Analysis: In addition to earlier recommendations referenced in this report, OP adds the following:
 - Off-campus housing: UDC has proffered several commitments concerning the master leasing of off-campus student housing in order to manage possible noise or other impacts. Currently, the University has master leases for approximately 31 units and 86 beds. The University has committed to following conditions:

1. UDC would lease no more than 100 off-campus units;
2. To prevent the concentration of units, the University would request the Board of Trustees to expand the area for potential leasing to a half-mile radius around the campus;
3. UDC would provide affected residential properties with notice before commencing any improvements related to the University's leasing of additional units;
4. UDC would require at least one Residential Assistant for every 8 units in order to effectively monitor students;
5. The master leasing would be phased out over the course of two semesters following the completion and occupancy of the on-campus student housing project.¹⁸

In order to make the community more aware of the master leasing process, **OP also recommends that UDC provide in writing an annual assessment to ANC 3F of the running total number of master leased off-campus units and the general location of the units.**

- *Community engagement:* UDC has offered possible strategies for future community engagement, such as the creation of a University/Community Task force to promote regular dialogue regarding issues of common interest. **OP recommends that the University provide specific commitments for future community outreach.**

210.3 *In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.*

The application proposes a FAR of 1.54, less than the maximum 1.80 permitted.

210.4 *As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing 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.*

The University has submitted plans depicting the proposed 2011 Plan for all present and proposed development. A further breakdown is provided below:

Existing Conditions

¹⁸ See Applicant's Pre-Hearing Submission, pages 4-6.

Campus Plan Use Category		Breakdown by Use	
Residential/Campus Life/Athletic	15.8%	Campus Life Athletic	62,590 s.f. 113,574 s.f.
Academic/Administrative	84.2%	Academic/Administrative Infrastructure/parking	679,376 s.f. 257,727 s.f.
Total	100%	Total	1,113,267 s.f.

Proposed Conditions			
Campus Plan Use Category		Breakdown by Use	
Residential/Campus Life/Athletic	15.8%	Residential Campus Life Athletic	280,000 s.f. 127,590 s.f. 113,574 s.f.
Academic/Administrative	84.2%	Academic/Administrative Infrastructure/parking	679,376 s.f. 257,727 s.f.
Total	100%	Total	1,458,267 s.f.

210.5 *Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.*

No interim use of land is proposed.

210.6 *When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.*

No major new building is proposed to be moved off-campus.

210.7 *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.*

Relevant policies of the Comprehensive Plan (hereinafter "Comp Plan") are listed below.

210.8 *As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.*

The application proposes a FAR of 1.54, less than the maximum 1.8 permitted.

210.9 *Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Transportation for review and written reports.*

At the date of this report, OP has not received an official submission from DDOT.

VII. COMPREHENSIVE PLAN

The Comprehensive Plan Future Land Use Map designates the Campus as “Institutional.” Institutional land uses include land and facilities occupied and used by colleges and universities. The 2011 Plan would not be inconsistent with the following Comp Plan guidance:

Policy LU-2.3.5: Institutional Uses

“Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, and future of the District of Columbia. Ensure that when such uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion.”

Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations

“Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas are planned, designed, and managed in a way that minimizes objectionable impacts on adjacent communities. The zoning regulations should ensure that the expansion of these uses is not permitted if the quality of life in adjacent residential areas is significantly adversely affected.”

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

“Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.”

Policy EDU-3.3.4: Student Housing

“Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches.”

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

“Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged.”

Policy RCW-1.1.8: Managing Institutional Land Uses

“Manage institutional land uses in the Rock Creek West Planning Area in a way that ensures that their operations are harmonious with surrounding uses, that expansion is carefully controlled, and that potential adverse effects on neighboring properties are minimized. Ensure that any redevelopment of institutional land is compatible with the physical character of the community and is consistent with all provisions of the Comprehensive Plan and the underlying zoning rules and regulations. Densities and intensities of any future development on such sites should reflect surrounding land uses as well as infrastructure constraints and input from the local community.”

Policy RCW-2.1.3: Van Ness/UDC Station Area

“Improve the design and appearance of the Van Ness/UDC station area, particularly the ‘hardscaped’ portion of the UDC Campus.”

Policy RCW-2.1.4: Coordination Between Community and UDC

“Support greater coordination and communication between UDC officials and the surrounding community on issues such as parking, traffic, property maintenance, and facility development. Establish complementary goals between the University and the community at large, so that the University becomes even more of a community asset and resource than it is today.”

Action RCW-2.1.A Improving the UDC Plazas

“Work with UDC and with local community groups and the Advisory Neighborhood Commission in the ‘greening’ of public open space on the UDC Campus.”

VIII. OTHER AGENCIES

The University has met with DDOT and submitted traffic reports and a TDM Plan. OP understands that DDOT will provide comments under separate cover.

IX. COMMUNITY/ANC

To date, OP has not received an official submission from ANC 3F. While OP has received positive feedback regarding features of the campus plan, particularly related to the student center and sustainability initiatives, OP has received several communications expressing criticism. Concerns typically include: the amount of permitted student growth, competition for neighborhood on-street parking and the lack of new on-campus parking proposed, heavy traffic (particularly along Van Ness Street), perceived negative impacts of future on-campus student housing, and the practice of off-campus student housing.

X. CONCLUSION

The Office of Planning is supportive of the University’s ambitions to advance the campus as a sustainable and vibrant space for both students and the community. OP recommends approval of the requested campus plan and further processing, subject to the following:

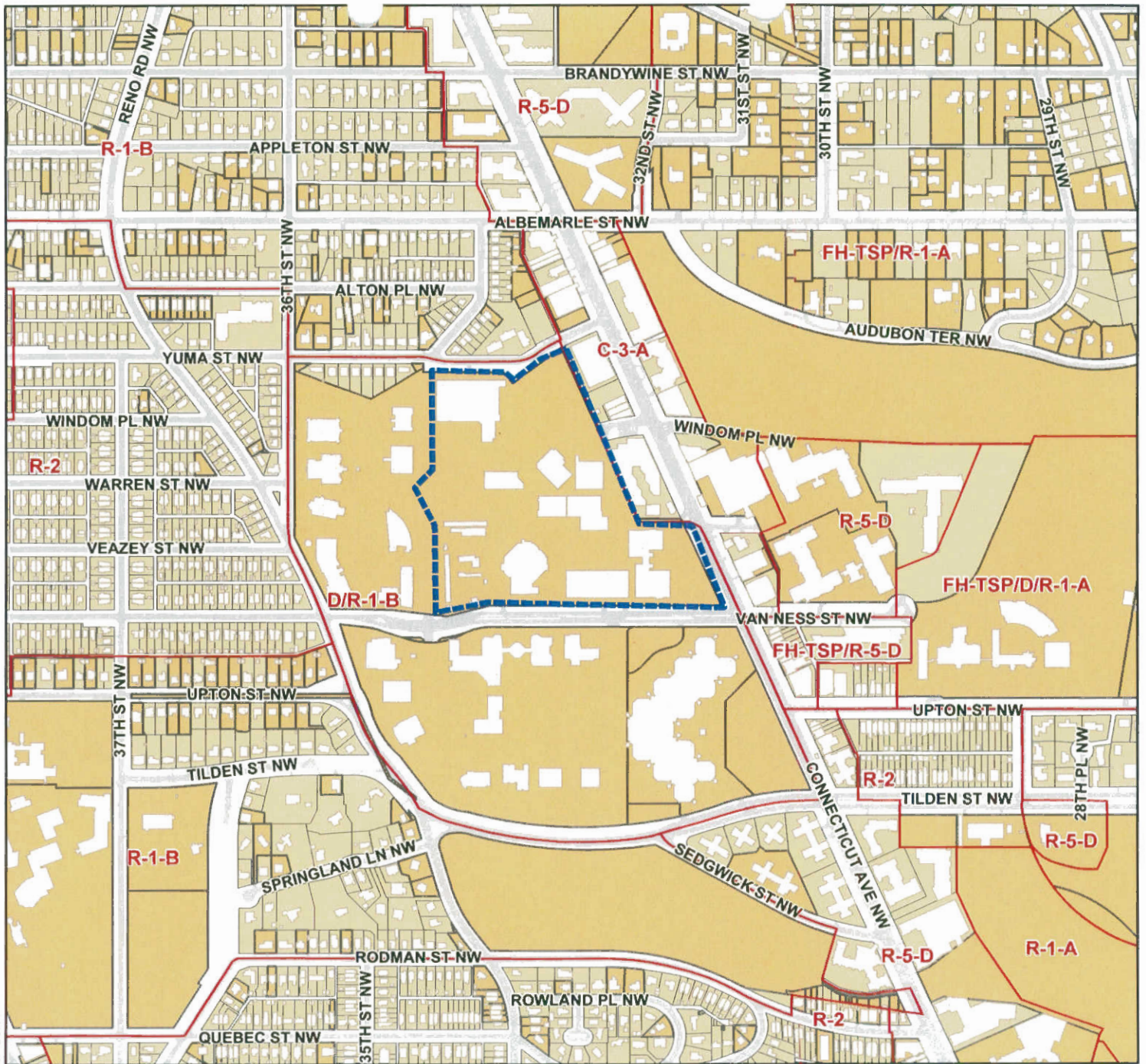
- UDC submits a comprehensive list of all commitments. OP reserves the right to supplement the record following its review of the commitments.
- UDC confirms in the record its counting methodology for students (i.e., who is included in the FTE and headcount).
- UDC reduces the proposed 8,000 FTE and 10,000 headcount caps nearer to the anticipated student population projections of 5,000 FTE and 6,500 headcount.
- UDC provides a more solid commitment to providing any conditioned TDM measures.
- UDC articulates how it will manage and address neighborhood off-street parking concerns as presently exists and in preparation for future student growth.
- UDC commits to arrange for construction truck traffic related to the development of the student center and student housing to avoid routes through residential neighborhoods to the extent possible.
- UDC provides in writing an annual assessment to ANC 3F of the running total number of master leased off-campus units and the general location of the units.
- UDC provides specific commitments for future community outreach and communication.

JS/pg
Paul Goldstein, case manager

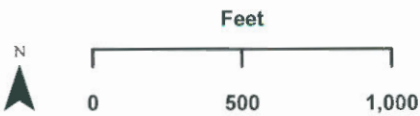
Attachments:

1. Attachment 1: Aerial view of the site and surrounding zoning.
2. Attachment 2: Image of the Campus looking west.

3. Attachment 3: Applicant generated map titled "Distance Relationship between New Student Housing & Surrounding Residential Neighborhood".
4. Attachment 4: Applicant generated map titled "Grade Relationship between New Student Housing & Surrounding Residential Neighborhood".



Attachment 1: Aerial view of the site and surrounding zoning



Zoning Districts

Buildings

Roads

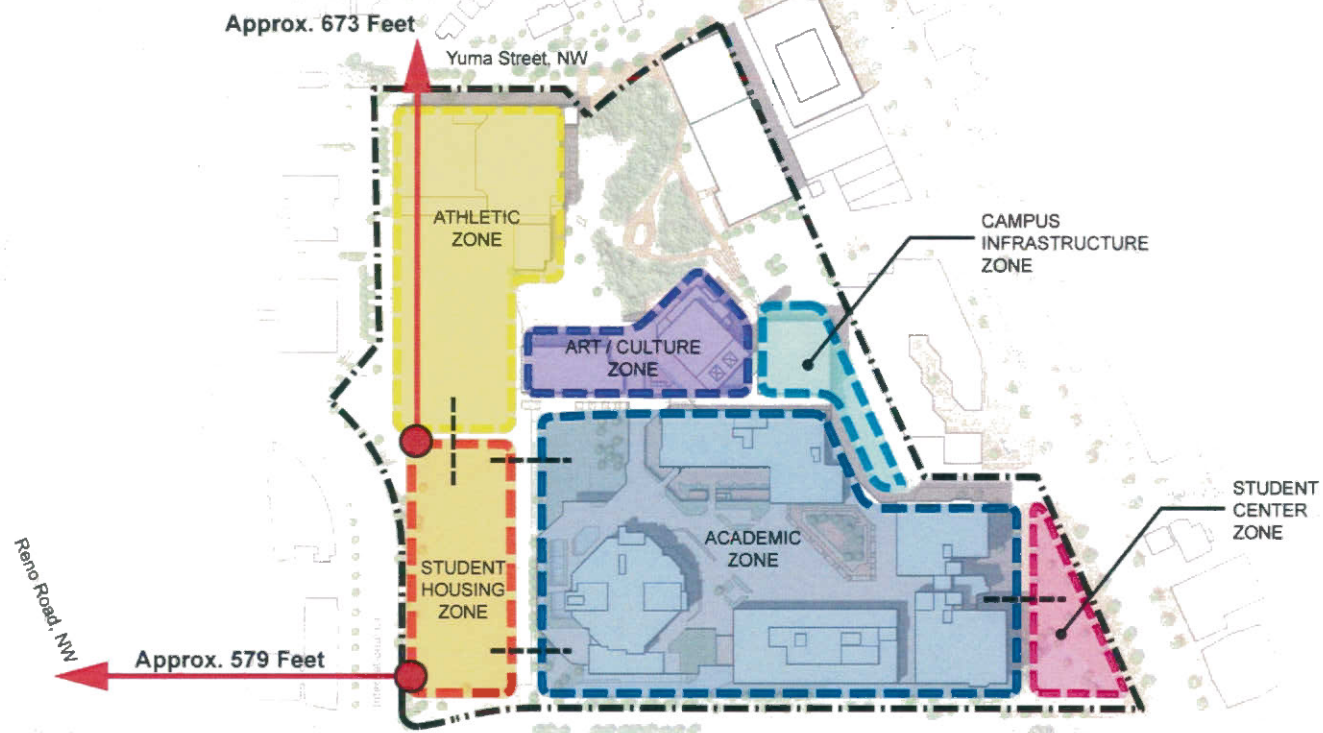
Street Centerlines

Office of Planning ~ April 22, 2011

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

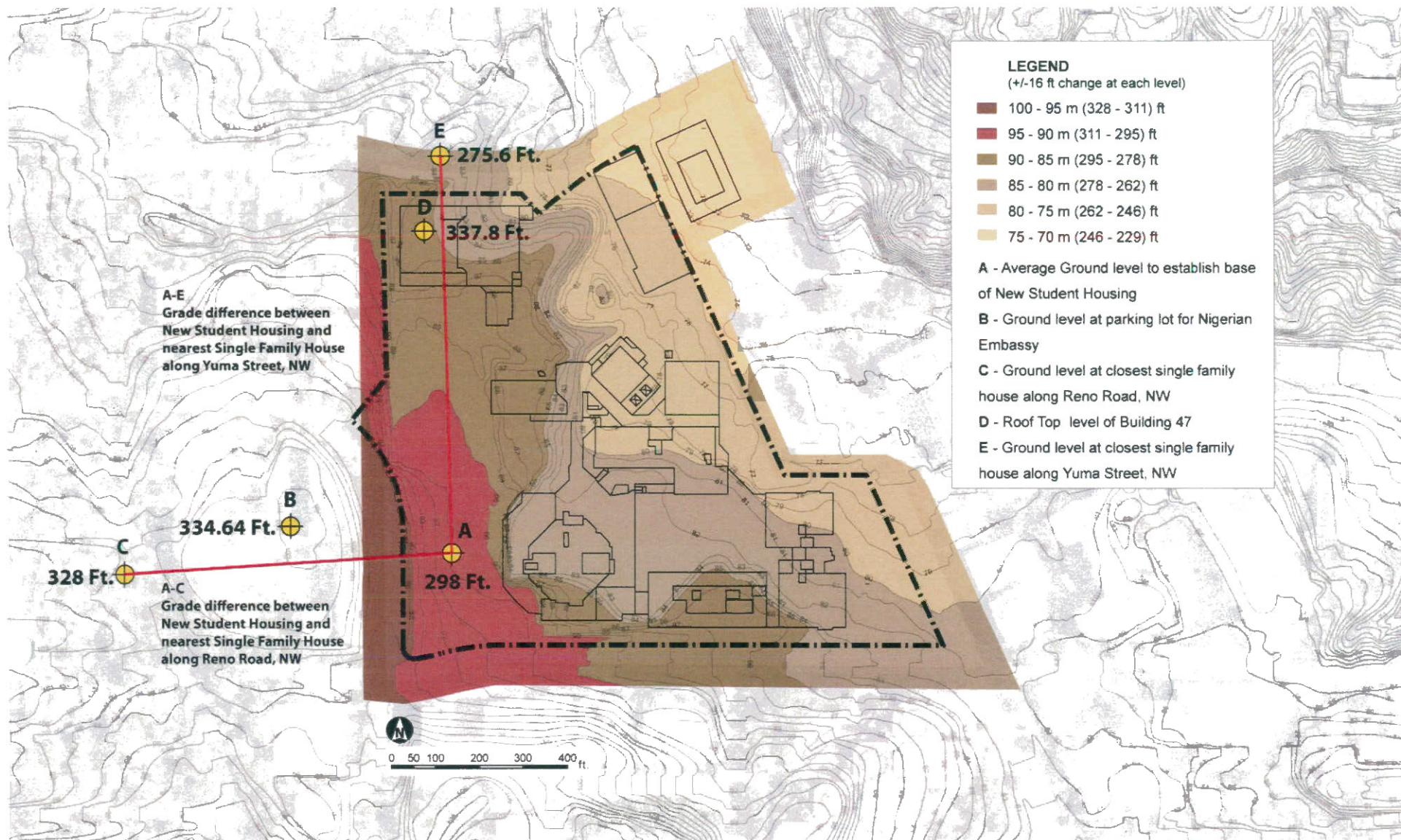


Attachment 2: Image of the Campus looking west



Distance Relationship between New Student Housing & Surrounding Residential Neighborhood

Attachment 3



Grade Relationship between New Student Housing & Surrounding Residential Neighborhood

Attachment 4