

**MEMORANDUM**

2011 APR 29 PM 3:42

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, ^{JS} Deputy Director

DATE: April 29, 2011

SUBJECT: Supplemental Submission – Zoning Commission Case No. 11-02/11-02A

On April 28, 2011, the University of the District of Columbia (“UDC” or University”) submitted a list of proposed conditions of approval to supplement their Campus Plan and Further Processing applications. Consequently, the Office of Planning (OP) hereby submits a supplemental report to respond to the new information.¹ As demonstrated below, UDC has addressed nearly all (except number 4) of the conditions contained in OP’s April 25, 2011 report. Several additional recommendations are provided at the conclusion of this report. In general, OP reiterates its continued support of UDC’s applications, which would create a more sustainable and vibrant campus, subject to the University addressing remaining conditions.

Conditions in OP’s April 25, 2011 Report

- 1) **OP Condition:** UDC submits a comprehensive list of all commitments. OP reserves the right to supplement the record following its review of the commitments.
 - *OP Finding:* UDC has addressed OP’s condition by supplementing the record with a commitment list. Following its review of the proffered conditions, OP recommends several additional items at the end of this report.
- 2) **OP Condition:** UDC confirms in the record its counting methodology for students (i.e., who is included in the FTE and headcount).
 - *OP Finding:* UDC has addressed OP’s condition by providing the following commitment: “For purposes of the above, headcount shall include all students enrolled in a creditable course that is offered at the Van Ness campus. For the purposes of the above, FTE shall be determined by assigning a fraction to part-time students based on the number of credits they are taking compared to a full-time course load and adding the number of full-time students.”
- 3) **OP Condition:** 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.
 - *OP Finding:* UDC has addressed OP’s condition by providing the following commitment which lowers the enrollment cap: “The maximum enrollment on the Van Ness Campus shall be no more than 6,500 students on a headcount basis, and 5,000 students on a FTE basis, over the life of the 2011-2020 Plan.”
- 4) **OP Condition:** UDC provides a more solid commitment to providing any conditioned TDM measures.
 - *OP Finding:* UDC has not yet addressed this condition as part of its submission. OP urges the University to address this issue at the May 2, 2011 Zoning Commission hearing.

¹ OP specifically reserved the right to supplement the record in response to the anticipated filing of the University’s conditions of approval. See OP’s April 25, 2011 report, pages 8 and 12.

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EXHIBIT NO. 18

- 5) **OP Condition:** UDC articulates how it will manage and address neighborhood on-street parking concerns as presently exists and in preparation for future student growth.²
- *OP Finding:* UDC has addressed OP's condition by providing the following parking policy commitments: "The University shall require all students, faculty and staff to park in University or other commercial parking facilities on or near the Van Ness campus. a) The University shall prohibit, to the extent permitted by law, students from parking on the residential streets adjacent to and surrounding the Van Ness campus. To accomplish these purposes, the University shall employ a system of administrative actions, penalties, and fines for violations of this policy. b) All students residing on campus shall not be permitted to garage their vehicles to the Van Ness campus. The University shall work with the Department of Motor Vehicles to prohibit students residing on campus from applying for residential permit parking stickers for the residential neighborhoods surrounding the Van Ness campus." The University also has made commitments related to special events on the campus. OP understands that DDOT will provide comments under separate cover and make a determination regarding the adequacy of UDC's parking policy.
- 6) **OP Condition:** 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.
- *OP Finding:* UDC has addressed OP's condition by providing the following commitment: "The University shall direct all construction traffic to avoid routes through the adjacent residential neighborhoods through contract provisions or similar mechanisms."
- 7) **OP Condition:** 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.
- *OP Finding:* UDC has addressed OP's condition by providing the following commitment: "The University shall provide to ANC 3F, on an annual basis, an accounting of the number of leased residential units and number of students housed in those units. The University shall also identify the building or buildings in which these units are located."
- 8) **OP Condition:** UDC provides specific commitments for future community outreach and communication.
- *OP Finding:* UDC has addressed OP's condition by providing the following commitment: "The University shall establish a University-Community Task Force to promote dialogue regarding campus planning, student conduct, traffic and parking, and similar issues. The Task Force shall meet quarterly. The University shall provide advance notice to ANC 3F at least 30 days prior to the filing of any future zoning applications."

Additional OP Conditions

Based on its review of UDC's proffered conditions, OP recommends that the following terms be added to UDC's proposed conditions of approval:

1. *TDM Measures* – UDC's filing appears to incorrectly reference the location of the TDM measures provided in UDC's April 18, 2011 pre-hearing submission. Rather than Exhibit L, Exhibit J should be referenced.
2. *Student Enrollment* – OP recommends that student enrollment counts occur and are applicable to each semester and summer term.

² The condition contained in the OP April 25th report incorrectly referenced "off-street" parking.

3. *Off-campus Housing* – OP recommends that certain commitments regarding off-campus housing, which were provided in UDC’s April 18, 2011 pre-hearing submission, be added: “The University shall provide affected residential properties with notice before commencing any improvements related to the University’s leasing of additional units. The University will require at least one Resident Assistant for every 8 units in order to effectively monitor the students.”
4. *Campus Development* – OP recommends that the proposed conditions include language such as the following:
 - “The University shall be permitted to construct additional density as described in the 2011 Plan, provided that the proposed development is substantially in conformance with the 2011 Plan (and subject to needed further processing approvals) as follows:
 - a. The location and uses of each building shall be limited to the locations and uses generally identified on Tab E of the University’s April 18, 2011 pre-hearing submission.
 - b. The stories, gross floor area, and lot coverage of each building shall be substantially consistent with the future development summary on Tab M of the University’s April 18, 2011 pre-hearing submission.”
5. *Student Center Design* – UDC requests flexibility to modify the student center design if necessary. Under provision (g), OP recommends that the word *in italics* be added and the word ~~struck~~ be removed: “Such flexibility may include *minor* changes to the building footprint, height, and density, provided that the building design shall continue to comply with all ~~other~~ relevant provisions of the Zoning Regulations.”

JS/pg
Paul Goldstein, case manager