

OFFICE OF ZONING
2011 MAY -2 PM 2:27

Robert Deyling &
Jean Evangelauf
3001 Veazey Terrace NW
Washington, DC 20008

May 2, 2011

Jamison L. Weinbaum
Director
D.C. Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, D.C. 20001

Re: Comments in Z.C. Case No. 11-02/11-02A (University of the District of Columbia - Campus Plan 2011-2020; and University of the District of Columbia - Further Processing of the 2011 Van Ness Campus Plan to Construct a New Student Center).

Dear Mr. Weinbaum:

We respectfully submit these comments in Z.C. Case No. 11-02/11-02A, referenced above. We are long-time residents of the Van Ness/UDC neighborhood, and we live directly across the street from UDC, within about 350 feet of the proposed UDC student center. We have lived at Van Ness North, an owner-occupied cooperative high-rise building, since 2003. Van Ness North is at 3001 Veazey Terrace, across Connecticut Avenue due east of UDC. We previously lived at Archstone Van Ness (also known as Van Ness South), a high-rise rental building, for over a decade. That building, at 3003 Van Ness Street, is the site of the UDC off-campus housing. These brick buildings are visible in the "UDC New Student Center Prehearing Submission 4/18/11" document on page L12 ("Existing Tree Photos"), in the lower-right hand photograph and in the upper-left photograph.

1) Objections to the Campus Plan's Transportation Study.

The Transportation Report dated April 6, 2011 (Campus Plan Exhibit I), has outdated and inadequate information that calls into question the quality of its findings.

ZONING COM
District of

11-02A
19

UDC overstates the mass transit in the area. Table 1 on page 14, and Figure 2 on page 15 include outdated information on three metro bus routes. The N8 bus no longer comes to Van Ness. It was re-routed on December 19, 2010. Likewise, the H3 bus was re-routed that day, and no longer comes near the campus. The H2 was also re-routed, and no longer comes into the Van Ness Metro bus bay on the west side of Connecticut Avenue but instead travels from Connecticut westward on Van Ness St. to the Tenley Metro. The Van Ness Metro bus bay is only used by private shuttles and the Metro bus that brings students to the temporary location of Wilson High School. There is no longer a Metro Bus drop off at westbound Veazey Terrace. That bus stop was eliminated with the N8 and H2 route changes. (For further, up-to-date information on the bus routes referenced above, see Attachment 1 to these comments).

We also strongly oppose the planned redesign of the western intersection of Veazey Terrace and Connecticut Avenue as proposed in the Transportation Report at Figure 4. UDC proposes an “offset” pedestrian crosswalk across Connecticut Avenue. The proposed crosswalk will NOT go to the northeast corner Veazey Terrace, but will instead go about 30 feet north of it. This proposed crosswalk configuration will put pedestrians at danger from cars on the east side (3000 block) of Veazey Terrace turning northbound on Connecticut Avenue, then not stopping at the crosswalk. The 3000 block of Veazey Terrace is heavily used by both vehicles and pedestrians. It provides access to the front entrance and parking garage of the Van Ness North Cooperative, a 440 unit 16-story residential building. Veazey Terrace also provides access to the underground parking lot of Giant Grocery, which is open until midnight most evenings. Soon it will also provide access to a new underground garage and loading dock of the Walgreens drug store that is under construction on the southeast corner of the intersection. That store is scheduled to open later in 2011 and operate 24 hours a day. (A similar “offset” intersection a block north on Connecticut Avenue at Windom Place is dangerous for pedestrians and the 2003 DDOT Connecticut Avenue Transportation Study urged that that intersection should be striped diagonally corner-to-corner. That has not yet happened.)

On Page 34 of the Transportation Report, the Veazey Terrace/Connecticut Avenue intersection is currently given a level-of-

service grade of “D” for pedestrian user-friendliness. The block carries heavy pedestrian traffic from the Van Ness North, Archstone Van Ness and Van Ness East residential high-rises, as it is the shortest route to Metro and bus stops. These buildings have many elderly and disabled residents, who choose to live there because of walkable access to transit and shopping. Making this street crossing even more difficult is unacceptable.

Overall, the traffic study gives little attention to other aspects of neighborhood traffic. It omits any review of the heavy use of alleys for local and cut-through traffic. Its snapshot omits a detailed look at the incidence of jaywalking, biker/pedestrian conflict, illegally parked delivery trucks, the routine parking of large fire trucks on Veazey Terrace and Connecticut Avenue while the firefighters shop at the Giant, and the presence of a dozen or more school buses that drop off and pick up children attending the Rock Creek Academy, a private special-education school located at the east side of Connecticut and Windom Place.

2) Objections to the Student Center because lack of compliance with Section 210 of the Zoning Regulations.

Page 3 of Transportation Supplemental Report – UDC New Student Center (Exhibit L) states the following:

“By providing new venues for dining, study, student organizations, fitness and social interaction it will improve the student experience and raise UDC’s standing in the academic arena as it competes for new students and seeks to retain existing students. These activities are not new to the Van Ness campus; rather they are enhancements that will bring UDC to a level that is expected today in the academic marketplace. The only exception is that the New Student Center will include a ballroom that can seat up to 500 people. While events are presently held at UDC, this component of the building program could increase the size of events and the frequency of events. The use of the ballroom will mainly be evenings and weekends when traffic volumes on the surrounding roadways are not at their peak and there is parking available in the garage.”

We believe that the Campus Plan provides far too little information about the ballroom and conference center on the top floor of the proposed student center. We attended several Master Plan community meetings, and we do not recall any discussion concerning the ballroom at those meetings. The ballroom is not described in any of the meeting documents on the UDC website. We first learned of it upon viewing the March 16, 2011 schematic diagrams of the New Student Center.

There is strong potential that the Student Center will “become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.” This violates Subsection 210.2 of the Zoning Code. At its community meetings UDC has simply not provided details on its planned use of the ballroom and conference center. We assume that UDC intends to operate it as a commercial ballroom and conference center as a way to raise revenue. (We note, in this regard, that UDC is also trying to raise revenue with its tennis courts, which were until a few months ago available to community for free, but which are now only available if one joins the Firebird Tennis Club for \$250 per year).

The plan states that the space will hold 500 people seated at tables. Can it also be configured to hold 1,000 people or more for dances, concerts, nightclubs, conventions, conferences, or trade shows? The plans show a large “prefunction” space adjacent to the ballroom that could increase its capacity dramatically. Will the first-floor food-service space also be rented out?

Here are some questions that we feel the Student Center Plan must address:

- What is the planned usage of the facility?
- Can events run until midnight or later?
- Will attendees spill out onto the outdoor decks and plazas of the Student Center?
- Will attendees have access to the outdoor rooftop terrace?
- Will there be multiple events on the same day?
- Will UDC staff direct cars to the drop-off area at Building 44 and actively discourage drop-offs at the more-convenient “front door” on Connecticut Avenue?

- Will caterers, musicians, and other event staff arrive and set up during rush hour times for evening events?
- Will event attendees get free parking at UDC? Will alcohol be served at ballroom events?
- What is UDC's security plan for events?

UDC promises that its student center will "animate the public realm at ground level...particularly through University-related retail and service uses." Yet UDC has been thoughtless in the past about weekend noise. For example, on the morning of Saturday, November 6, 2010, it operated a festival that featured a percussion band whose performance disturbed literally hundreds of residents who live in the high-rise buildings on the east side of Connecticut Avenue. (See Attachment 2 for information on this event). While the occasional festival is part of a vibrant urban life, will there be more of these events? The Campus Plan provides no information on this critical question.

3) Support for immediate construction of on-campus housing; opposition to the University's off-campus housing plan.

As noted above, the Campus Plan documents state that the functions of the new student center already exist on the campus, except for the ballroom. Given that students can already exercise, dine, study, shop at a bookstore, and hold club meetings on existing facilities, we think UDC should make building on-campus dormitories its top and most immediate priority.

The current arrangement to house students at Archstone Van Ness has been problematic, according to many residents. The conversion of one-bedroom apartments to four-person dorms was done without notice to the ANC or residents, and without proper building permits. Although the Campus Plan says there have been no problems with the off-campus housing at Archstone Van Ness, UDC officials have admitted in the press and at community meetings that police have been called for noise and other complaints, and that one or more students have been required to move out.

It is also now clear that UDC plans to operate its Archstone Van Ness dormitory year-round. The UDC brochure for its 2011 summer-school

housing bears the title “Living It Up At UDC-Residential Life.” (See Attachment 3 to these comments). One wonders what the summer holds in store for those of us in the Van Ness complex of residential buildings.

Given the importance of on-campus housing in UDC’s new vision, we urge the university to find a way to build its own dormitories first. Perhaps it could go back to the City Council and ask that the Student Center funding be re-directed to its housing, UDC’s most pressing need.

We feel that UDC needs more dialogue with the community on the critical issue of student housing. We attended three of the four community meetings. We, and many others in attendance, were there to seek details about the student housing at Archstone Van Ness. Campus officials repeatedly deflected questions, claiming that because the existing housing was “off campus” it is therefore not covered by the Campus Plan. This was infuriating and baffling to many of us. Focus on the student housing drew attention away from the student center.

The Campus Plan is vague about plans for on- campus housing, and as currently drafted contemplates relying on off-campus housing in residential apartment buildings including Archstone Van Ness for many unspecified years to come. The plan should be much more specific concerning off-campus housing. There should be a clear written commitment to ending the failed housing experiment at Archstone Van Ness, which has been partly converted into a college dormitory to the detriment of longer-term residents of Archstone Van Ness and the surrounding residential buildings of Van Ness North and East.

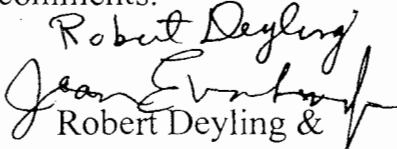
Even in its April 18 “pre-hearing statement,” UDC continues to be vague concerning proposed future commitments about student housing. These April 18 statements concerning housing come too late in this zoning process to permit any meaningful public input. Yet, while UDC’s recent statements on housing are clearly inadequate to address neighborhood concerns, we strongly urge the Zoning Commission to require UDC to incorporate all specific commitments concerning housing – both on and off campus – into its Campus Plan. In particular the Campus Plan should be revised to ensure that UDC will not be permitted to expand its off-campus housing at Archstone Van Ness. The Campus Plan should also be revised to

provide specific plans to build on-campus housing. All eventual agreements and commitments concerning housing should be expressly incorporated into the Campus Plan, and the Zoning Commission should retain ongoing jurisdiction over the Campus Plan to enforce such agreements and commitments.

4) Comments on “sustainability” and facilities management issues (Campus Plan Section 6).

At community meetings, UDC officials repeatedly refer to the “existing moribund open plaza.” We observe that it is only “moribund” because UDC has neglected it for many years. Light fixtures have not been kept in repair, tree boxes are trash filled, and trees have not been maintained. UDC officials say the campus has over \$200 million in deferred maintenance needs. This is a painful illustration that UDC has not, over many years, demonstrated the ability to maintain its existing facilities. This lack of historical responsibility concerning facilities management and maintenance casts some doubt concerning whether UDC can be expected to properly maintain proposed new facilities. We suggest that the Campus Plan should focus more closely on issues of maintaining present facilities in addition to planned new facilities.

Thank you for your consideration of our comments.


Robert Deyling &
Jean Evangelauf

**METROBUS SERVICE CHANGES
DISTRICT OF COLUMBIA
EFFECTIVE DECEMBER 19, 2010**

1. Pennsylvania Avenue Line, Route 32 only

One additional weekday westbound trip will be scheduled to leave Southern Ave Station at 6:53 a.m. going to Foggy Bottom Station in order to reduce crowding.

2. Takoma - Petworth Line, Routes 62, 63

Seven southbound and nine northbound stops will be discontinued as part of a new initiative aimed at improving bus service reliability and travel times by removing stops that are underutilized or that are too close to each other.

3. Glover Park - Dupont Circle Line, Route D2

The line will be changed from a loop operation to two directional routes with terminals at Dupont Circle Station and at Glover Park (41st Street & Davis Place NW). Scheduled trip times will not change. There will be no scheduled layover in Glover Park. All layover will be at Dupont Circle. The last trip leaving Dupont Circle at 3:24 a.m. on Fridays and at 3:35 a.m. on Saturdays will be discontinued due to low ridership.

4. Hospital Center Line, Route D8

Weekday running times will be changed to reflect current traffic conditions. The last two southbound trips leaving Veterans Affairs Medical Center at 1:46 and 2:16 a.m. on Fridays and Saturdays will be discontinued due to low ridership. The last two northbound trips leaving Union Station at 2:30 and 3:00 a.m. on Fridays and Saturdays will be discontinued due to low ridership.

5. Rhode Island Avenue Line, Route G8

Thirteen eastbound and 13 westbound stops will be discontinued as part of a new initiative aimed at improving bus service reliability and travel times by removing stops that are underutilized or that are too close to each other.

6. Crosstown Line, Routes H2, H3, H4

Route H2 will be rerouted and extended to the Tenleytown-AU Metrorail Station. Westbound H2 buses will follow the regular route from Brookland-CUA Station to the intersection of Connecticut Avenue & Van Ness Street NW, then left on Van Ness Street, right Reno Road, left Veazey Street, right Wisconsin Avenue, then

follow the H4 route to Tenleytown-AU Station. Eastbound H2 buses will follow the H4 route from Tenleytown-AU Station to the intersection of Wisconsin Avenue & Van Ness Street NW, then left on Van Ness Street, right Connecticut Avenue and continue the regular route to Brookland-CUA Station.

Route H3 will be rerouted in both directions between the intersections of Porter & 34th Streets NW and Wisconsin Avenue & Veazey Street NW to follow the H4 route via Porter Street and Wisconsin Avenue. There will be no change in the number of scheduled H2, H3 and H4 trips, but some trip times will be adjusted slightly.

7. Brookland - Fort Lincoln Line, Route H6

Route H6 will be rerouted in Fort Lincoln in order to serve Wesley House Senior Residences. The line will be changed from a loop operation to two directional routes with terminals at Brookland-CUA Station and at Fort Lincoln (South Dakota Avenue & Bladensburg Road NE). There will be no scheduled layover in Fort Lincoln. All layover will be at Brookland.

Eastbound buses will follow the regular route from Brookland-CUA Station to the terminal stand on the west side of South Dakota Avenue NE, north of Bladensburg Road. Westbound buses will begin at that terminal stand, then continue South Dakota Avenue, left 31st Place, right Fort Lincoln Drive, right 33rd Place, right South Dakota Avenue, right 31st Place, left Fort Lincoln Drive, right Commodore Joshua Barney Drive, left roadway to #3400, continue roadway to Commodore Joshua Barney Drive, right Commodore Joshua Barney Drive, right Fort Lincoln Drive, left Eastern Avenue, left Bladensburg Road, right South Dakota Avenue and continue the regular route to Brookland-CUA Station.

The frequency of service will be every 12-15 minutes during a.m. and p.m. peak periods, every 16 minutes weekdays between 9 a.m. and 3 p.m., and every 24 minutes evenings and weekends. The span of service will be from 4:30 a.m. to 12:30 a.m. Monday thru Friday, from 5:00 a.m. to 12:30 a.m. Saturday, and from 6:30 a.m. to 10:40 p.m. Sunday.

8. Park Road - Brookland Line, Route H8 only

Route H8, which has been on detour in Columbia Heights during the 14th Street streetscape project, will be permanently rerouted due to changes in traffic patterns as a result of the project. Westbound buses will follow the regular route from Rhode Island Ave-Brentwood Station to the intersection of Park Road & 11th Street NW, then left on 11th Street, right Columbia Road, right 14th Street,

left Park Road and left Mount Pleasant Street to the terminal stand on the west side of Mount Pleasant Street, south of the intersection with 17th Street. Eastbound buses will follow Mount Pleasant Street from the terminal stand, then left Irving Street, left 11th Street, right Monroe Street and continue the regular route to Rhode Island Ave-Brentwood Station. Scheduled trip times will not change.

9. Connecticut Avenue Line, Route L2 only

Three additional weekday southbound trips will be scheduled to leave Chevy Chase Circle at 7:27, 7:57, and 8:27 a.m. going to Van Ness-UDC Station in order to reduce crowding. Saturday and Sunday running times will be adjusted to reflect current traffic conditions.

10. Van Ness - Wesley Heights Loop Line, Route N8

The line name will be changed to Tenleytown - Glover Park. The portion of the route between Van Ness-UDC and Tenleytown-AU Stations will be discontinued, with service in that area replaced by rerouted and extended Route H2. The frequency of service between 9 a.m. and 3 p.m. and between 6:30 p.m. and 7:50 p.m. will be changed to every 40 minutes. Trips leaving Tenleytown-AU Station after 7:50 p.m. will be discontinued due to low ridership.

11. Capitol Heights - Benning Heights Line, Route U8

Eighteen stops will be discontinued as part of a new initiative aimed at improving bus service reliability and travel times by removing stops that are underutilized or that are too close to each other.

12. Fairfax Village - L'Enfant Plaza Line, Route V5

Southbound trips will be scheduled to leave D & 7th Streets SW every 20 minutes from 3:54 to 6:56 p.m. Northbound trip times will not change.

13. Benning Road Line, Routes X1, X3

Route X1 will be rerouted and extended to the Foggy Bottom-GWU Station. Westbound buses will follow the regular route to the intersection of Virginia Avenue & C Street NW, then continue Virginia Avenue, right 23rd Street and continue to the terminal stand on the east side of 23rd Street NW, south of I (Eye) Street. Eastbound buses will begin at the terminal stand on the west side of 23rd Street NW, south of I (Eye) Street, then continue 23rd Street, left Virginia Avenue, right 19th Street and continue the regular route. A later eastbound trip will be scheduled to leave 23rd & I Streets at 6:09 p.m. Some X1 and X3 trip times will be adjusted slightly.

University of the District of Columbia

UDC News

November 4, 2010

FOR IMMEDIATE RELEASE

The University of the District of Columbia Farmers' Market Presents "LatinFest UDC," Saturday, November 6, 2010

In celebration of Hispanic heritage, the UDC Farmers' Market presents LatinFest UDC featuring live music, greetings from government officials and community leaders and showcasing the rich produce of local Latino producers.

Washington, DC - The University of the District of Columbia's (UDC) Farmers' Market, in celebration of Latino Heritage Month, presents LatinFest UDC this Saturday, November 6, 2010 from 7:30 am – 1:30 pm. In honor of Hispanic Heritage month, which runs from September 15 to October 15, UDC is continuing the celebration on November 6. All District residents are invited to come out and enjoy a day of good food, good fun, great entertainment and wonderful cultural enrichment. Market patrons will enjoy live musical and dance performances, as well as receive official greetings from government and community leaders.

LatinFest UDC will feature the exciting sounds of the Batala Percussion Band, an international, all women's band that plays Afro-Brazilian and Samba Reggae rhythms. The band infuses world rhythms using "dobras," "surdos," and flexisticks, rousing intergenerational audiences that cross socio-economic, racial and cultural lines. Batala entertains and unites the masses through riveting music.

The celebration continues with a performance by Grufolpawa, a nonprofit organization with roots in the nation's capital. Grufolpawa, established in the early 1970s is made up of a diverse group of men and women, mainly from Panama. Through their engaging musical and dance performances they share Panama's rich culture and folklore.

Official greetings will be extended by Roxana Barillas, Deputy Director of the USDA Center for Faith-Based and Neighborhood Partnerships. Ms. Barillas, a proud native El Salvadorian is pleased to greet all who come out to celebrate the rich Latin heritage represented in the nation's capitol. Greetings will also be extended from other invited government officials and community leaders.

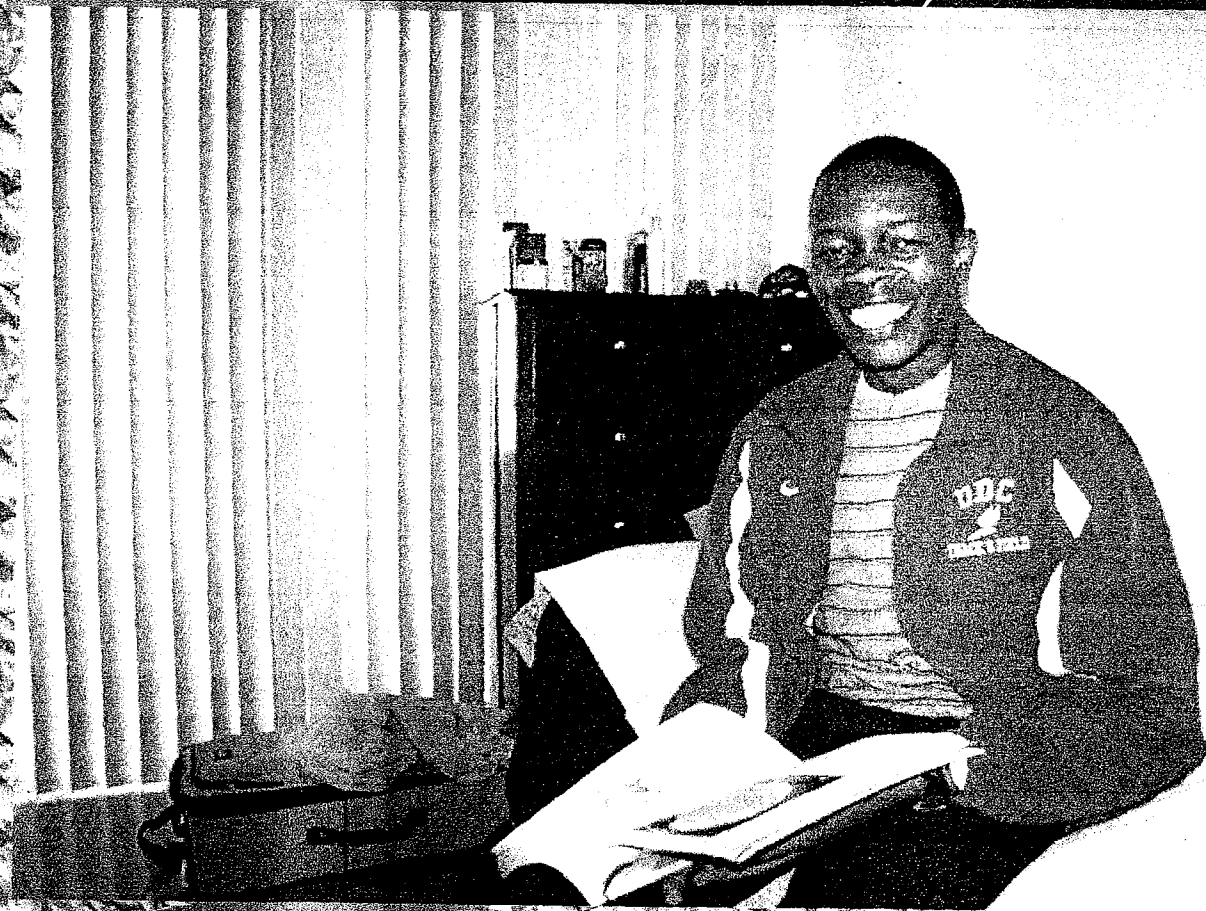
The LatinFest UDC is supported by USDA, Ruralco, National Latino Farmers and Ranchers Trade Association, as well as other key organizations. It provides a great opportunity to showcase the Latino vendors who are dedicated to providing the best produce at the best prices for District residents. It also allows local residents to celebrate the vibrant Latino culture in the city.

The University of the District of Columbia's, America's urban land grant institution, is

LIVING IT UP AT UDC

Residential Life

Attachment 3



Student Summer School Housing



UNIVERSITY OF THE
DISTRICT OF
COLUMBIA
1851

2011



What Off-Campus Housing Has to Offer You!

The Residence Life Staff provides information, guidance, direction, and programming to meet your housing needs. The ultimate goal of the Residence Life Staff is to foster an environment that supports each student's academic success and participation in the life of the University.

Application Process

The Office of Residence Life would like to formally inform you of our newest offering, Off-Campus Housing at the University of the District of Columbia. Below are instructions that you will need to follow to apply for housing. We are looking forward to hearing from you!

- **Step 1: File a Free Application for Federal Student Aid FAFSA**
 - Complete your FAFSA to learn if you are eligible for financial assistance from the federal government. Please see the Department of Financial Aid for all inquiries on your FAFSA. Financial Aid is located in Building 39, Room 101.
- **Step 2: Housing Application Package**
 - Submit your complete Housing Application package (Housing Application, non-refundable deposit of \$75.00 per summer session to the Cashier's Office, Residency Agreement) and read the Code of Student Conduct. The application can also be downloaded at www.udc.edu/housing. The Cashier's Office is located in building 39, Room 201 on the 2nd floor.
- **Step 3: Enroll in courses for the summer session**

Amenities

- 24-hour resident concierge / Doorman
- Sparkling Olympic size swimming pool
- 24-hour fitness center and saunas
- Cable
- High speed internet
- Variety of exercise classes offered weekly
- Multi-purpose resident community room
- On-site dry cleaning valet
- ATM
- Steps to Van Ness/UDC Metro stop
- Underground walk way to grocery shopping

Furnishings

- Twin size bed
- dresser
- desk and chair
- microwave
- stove
- refrigerator
- dishwasher

Facility Information

Archstone Van Ness
3003 Van Ness St. NW
Washington, DC 20008



Summer calendar

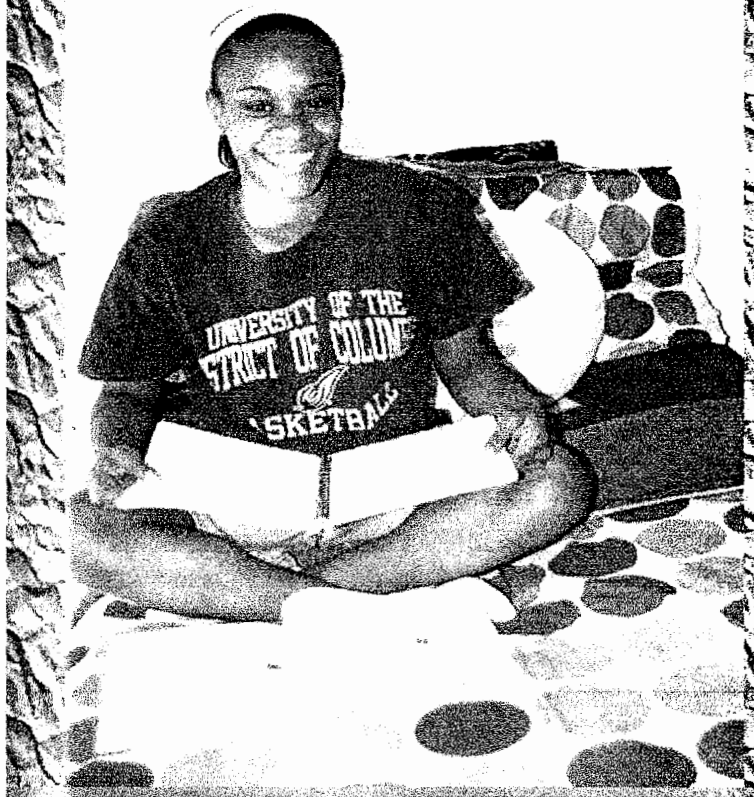
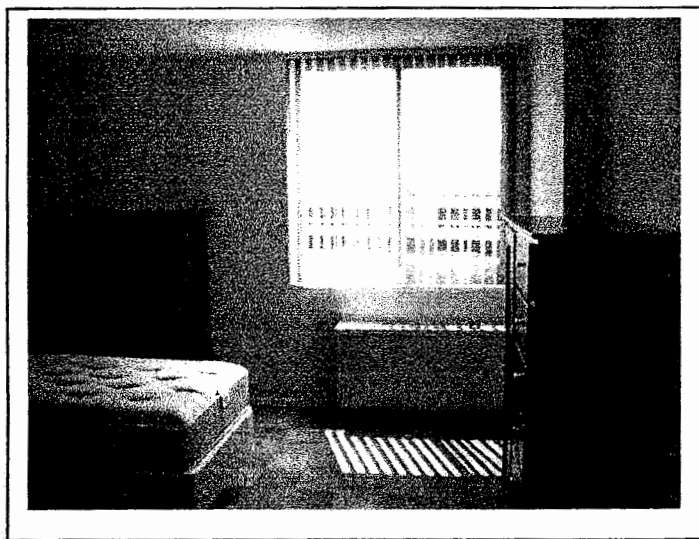
Important Dates

Housing Application DUE	Open upon all spaces are filled - - Limited Space Available!
Housing Deposit DUE	Open upon all spaces are filled - - Limited Space Available!
Housing Notification Letters Distributed	May 1
Housing Response Forms DUE	April 30
First Six-Week Term (May 16-June 24, 2011)	
* Residence Halls Open	May 14
Registration	May 12-13
Classes Begin	May 16
Classes End	June 24
Final Exams	Last Class
Residence Halls Closed	June 25
Second Six-Week Term (June 28-August 5, 2011)	
*Residence Halls Open	June 26
Registration	June 27
Classes Begin	June 28
Classes End	August 5
Final Exams	Last Class
Residence Halls Closed	August 6

Note: The dates provided above are subject to change

Summer School Housing Prices

	Rate
First Six-Week Term	\$1,470
Second Six-Week Term	\$1,470
Non-Refundable Housing Deposit	\$75 per term



Living up at UDC



Office of Residence Life

University of the District of Columbia
Building 38, Room A-12
4200 Connecticut Avenue, N.W.
Washington, D.C. 20008
(202) 274-6360