FAX FROM

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TO: Donna Hanousek 202 727-6072

Re: Zoning Commission Case 11-02A/11-02 (UDC Master Plan)

Attached is the testimony I propose to make tonight on behalf of myself and other concerned neighbors of UDC. I understand that I should fax this to you and also present 15 copies to the Executive Secretary for the hearing this evening. I hope and trust that neighbors of UDC will finally get a chance to offer their views this evening since the last meeting was totally dedicated to UDC and its self-serving presentation.

2011 MAY 25 PM 4:56

ZONING COMMISSION
District of Columbia
CASE NO. 11-02A
EXHIBIT NO. 26

STATEMENT TO ZONING COMMISSION
MAY 25, 2011 Case No. 11-20A/11-20
PERTAINING TO UDC MASTER PLAN
"OTHER OBJECTIONABLE CONDITIONS"

My name is Stephanie Kinney and I live at 3607 Van Ness Street, within the 200 foot UDC impact zone. I teach a Maxwell School graduate course on Sustainability and Public Policy. I am a strong advocate of quality education for District students and support needed maintenance and repairs at UDC, but I do not support unsustainable and misplaced priorities such as those envisioned in this Plan.

The UDC Master Plan represents a grand vision with no specifics. It is not a real plan. A plan requires market and impact studies, empirical data and analysis and a sound foundation based on actual demographic, economic, fiscal and operational reality, all of which this Plan ignores in favor of "entitlements."

I find particularly "objectionable" the fact that homeowners like me in nearby neighborhoods, who for thirty years have paid UDC's bills with our taxes (unlike the case with other universities in the District), are now being told that the only issues we can legitimately address here are in section 210 of the zoning regulations: traffic, parking, noise, litter and other objectionable conditions. When the Zoning Commission approves other university Master Plans, the costs of executing those plans fall to those institutions and their students and alumni. Approval of UDC's Master Plan carries both short and long-term budgetary and tax consequences for its hardworking and fixed-income neighbors, as well as adverse impact on their quality of life. Why don't our concerns about vague visions, lack of specifics, past performance and misplaced budgetary priorities also count?

The attachment I am providing to you helps underscore the lack of any real transparency and good faith engagement of neighbors in the development of the UDC Master Plan. Perhaps most symptomatic is the fact that on page 31 of the Plan's section 7 on Community Relations, UDC promises only to "evaluate" the creation of a "university community task force." The lack of any real neighborhood engagement in preparing this plan -- notwithstanding UDC's bald-face misrepresentation to the contrary in the first hearing-- plus the demonstrated lack of concern for adverse impact on near-by neighbors--including diplomatic missions-- and the absence of any residential neighborhood impact study should be sufficient for the Commission to stay any decision tonight on both the Plan and the Student Center. Such a stay would enable UDC and its neighbors to consider together the operational realities implicit in its vision.

I find objectionable the Plan's consistent lack of evidence to back up its many assertions. The Plan seems determined to ignore observable human behavior and experience in favor of social engineering theory and "entitlement" in an effort to wish away problems like car and foot traffic, bad behavior, and longer-term maintenance and resource requirements, the costs of which tax payers will inevitably be asked to sustain. Facile rhetoric to the contrary, this plan is not sustainable, any more than a green roof four stories up equals green space on the ground where people actually live and walk.

I find objectionable the expenditure of $40 million dollars on an 86,000 square foot Student Entertainment, Dining and Fitness Center, which UDC Plan asserts is needed to "raise its standing in the academic arena." This preoccupation with lifestyle and bricks and mortar minus any empirical justification is misplaced: On Emancipation Day in April, during a fifteen minute conversation in which I was engaged with a UDC staff member at the Main Entrance of the university on Connecticut Avenue, five UDC students arrived at its front doors only to discover their passes had been deactivated for the day so they could not access the computer lab, the law library, and the financial assistance office. Priority dictates that we start with addressing actual District student needs and support services, not those of the elitist, tenured progenitors of this Plan!

The Master Vision proposed in UDC's Plan is unhooked from reality and intoxicated with its own grandeur. For the rest of us who must pay the bills and suffer its adverse impact in our neighborhoods, this is one stealthy turkey of a Plan that is full of visions but no specifics. If approved and thereby allowed to roost -- it will then expect you, me and my neighborhoods to feed and care for it forever. Think twice before drawing your responsibility too narrowly. And if you insist that parking and traffic are the only issues, I, for one, would find this a very objectionable condition indeed.

UDC's IDEA OF NEIGHBORHOOD COMMUNICATION

If you know enough to Google UDC CAMPUS MASTER PLAN, you can find the FEBURARY 8 version of the Plan, which is buried within the UDC website on the Facilities page. As of 4/21/11, there is still no hint about the plan on the UDC Home Page. As of the same date, you will still not find a copy of the REVISED PLAN, released 4/19/11. However, the Facilities page will tell you all about the extensive Community Communication efforts since last fall---- if you knew enough to regularly monitor that particular page. That page lists all the communication you never heard one word about because you do not blog or do You Tube or read the NW Current that closely--at least until March 15:

From the UDC Facilities Page:

Community Communication

Van Ness Campus Master Plan is available for your review and comment. Community Meetings are being held to explain the plan and receive comments from District and area community members.

- **ANC Meeting March 30, 2011**
  - ANC Meeting Presentation
- **Community Meeting #4 - January 18, 2011 @ 6pm and January 22, 2011 @ 10am**
  - Community Meeting Announcement
- **Community Meeting #3 - December 8, 2010**
  - Community Meeting Announcement
  - Community Meeting Presentation
- **Community Meeting #2 - November 8, 2010**
  - Community Orientation Presentation
  - Display Boards
  - Comments Received
- **Community Meeting #1 - October 19, 2010**
  - Community Orientation Presentation

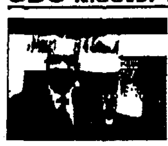
Share Your Comments

To send us your own comments, please go to the Master Plan - Submit Your Comments page.

You may view the comments already submitted on the Master Plans Comments page.

FROM GOOGLE: in addition to the Feb Plan PDF, you find the following, when you know enough to search for UDC MASTER PLAN:

UDC Master Plan



- 2 min - Jan 11, 2011 - Uploaded by UniversityofDC
Officials from the University of the District of Columbia have been taking public input about the university's plans to expand its presence at its ...
www.youtube.com/watch?v=2VmenMxneVU

2. The Van Ness Blog: **UDC** Invites Community Input on Campus **Master Plan**
Oct 19, 2010 ... A land-grant university, **UDC** was established before a **master plan** was required. The city now requires the school to produce one, ...
thevannessblog.blogspot.com/.../**udc**-holds-community-meeting-on-campus.html - Cached

3. The Van Ness Blog: **UDC** To Host Campus **Master Plan** Community ...
Dec 7, 2010 ... The University of the District of Columbia (**UDC**) will hold its third campus **master plan** community meeting at 6:00 p.m. on Wednesday, ...
thevannessblog.blogspot.com/.../**udc**-to-host-campus-**master-plan**.html - Cached

District of Columbia (DC) Public Colleges (change state)

Compare Against Other States

How does the state's performance in regard to its four-year public colleges compare with other states, for each strategic performance measure?

n = 54 states

State	Completion & Progression				Efficiency		Productivity				Gainful Employment	
	Graduation rate		First-year retention rate		Cost per student (FTE)		Cost per degree		Cost of attrition '		Student loan default rate	
Sort	Rate	Rank	Rate	Rank	Cost	Rank	Cost	Rank	Cost	Rank	Rate	Rank
Alabama (AL)	47.2 %	# 35	75.8 %	# 34	$15,038	# 20	$63,720	# 21	$58.2m	# 10	7.2 %	# 7
Alaska (AK)	25.4 %	# 52	74.3 %	# 40	$19,738	# 6	$121,832	# 2	$11.0m	# 48	5.3 %	# 14
Arizona (AZ)	55.9 %	# 19	78.3 %	# 25	$12,809	# 31	$48,245	# 47	$49.3m	# 20	3.6 %	# 32
Arkansas (AR)	40.2 %	# 46	71.8 %	# 49	$9,089	# 54	$42,941	# 52	$27.8m	# 31	9.1 %	# 2
California (CA)	63.3 %	# 7	84.9 %	# 7	$16,772	# 8	$64,860	# 18	$184.0m	# 1	2.4 %	# 47
Colorado (CO)	53.5 %	# 28	76.0 %	# 33	$13,689	# 24	$61,569	# 23	$64.9m	# 11	5.3 %	# 15
Connecticut (CT)	57.3 %	# 17	84.0 %	# 9	$22,626	# 1	$85,823	# 5	$24.4m	# 33	4.6 %	# 20
Delaware (DE)	71.5 %	# 1	85.2 %	# 5	$21,866	# 2	$89,799	# 3	$14.5m	# 44	3.4 %	# 38
District of Columbia (DC)	7.9 %	# 54	56.6 %	# 54	$21,137	# 3	$124,490	# 1	$6.3m	# 52	7.0 %	# 5
Florida (FL)	59.9 %	# 11	86.7 %	# 2	$11,122	# 47	$39,221	# 54	$49.3m	# 19	4.1 %	# 25
Georgia (GA)	49.6 %	# 31	80.4 %	# 17	$10,171	# 52	$44,125	# 50	$54.0m	# 16	4.4 %	# 23
Guam (GU)	25.4 %	# 52	68.6 %	# 53	$11,388	# 44	$80,538	# 8	$1.9m	# 53	10.4 %	# 1
Hawaii (HI)	47.2 %	# 36	76.2 %	# 32	$19,744	# 5	$77,397	# 9	$11.1m	# 47	2.8 %	# 43
Idaho (ID)	32.9 %	# 50	67.1 %	# 52	$10,925	# 48	$58,168	# 31	$21.0m	# 37	4.6 %	# 19
Illinois (IL)	59.1 %	# 14	80.3 %	# 18	$15,754	# 17	$57,061	# 29	$79.2m	# 8	3.4 %	# 37
Indiana (IN)	54.0 %	# 25	77.5 %	# 28	$15,318	# 19	$68,835	# 13	$97.3m	# 6	4.1 %	# 26
Iowa (IA)	39.2 %	# 49	83.3 %	# 10	$14,702	# 22	$61,506	# 24	$25.7m	# 32	2.0 %	# 48
Kansas (KS)	53.6 %	# 27	75.2 %	# 38	$12,364	# 35	$51,085	# 45	$38.2m	# 24	3.7 %	# 29
Kentucky (KY)	45.5 %	# 42	73.7 %	# 42	$12,443	# 33	$55,036	# 34	$55.7m	# 14	6.4 %	# 10
Louisiana (LA)	39.5 %	# 48	72.8 %	# 45	$12,176	# 37	$61,209	# 26	$64.2m	# 12	8.1 %	# 3
Maine (ME)	50.3 %	# 30	72.7 %	# 44	$11,903	# 39	$56,857	# 30	$14.9m	# 43	5.2 %	# 16
Maryland (MD)	62.6 %	# 8	82.4 %	# 13	$16,446	# 10	$64,571	# 19	$39.3m	# 23	4.2 %	# 24