

# UDC Campus Plan

ANC 3F Testimony before the  
Zoning Commission  
May 25, 2011



## Introductions

- Adam Tope – SMD 3F01
- Karen Perry – SMD 3F02



ZONING COMMISSION  
District of Columbia

CASE NO. 11-024  
EXHIBIT NO. 29

## Timing / Process

- Funding for Student Center approved in 2009
- UDC began active involvement with the ANC in February 2011
- Process has been very accelerated, likely because the Student Center funding will end in 2012



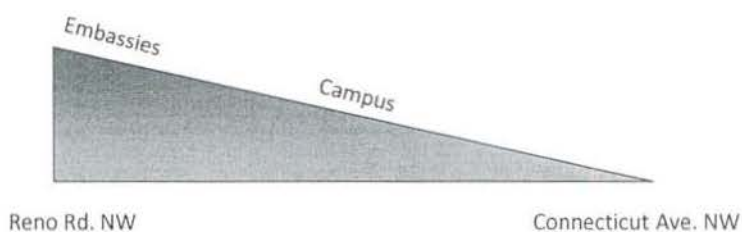
## Zoning Regulations

- 11 DCMR § 210.2
  - UDC needs to show that the Campus Plan “is not likely to become objectionable to neighboring property because of
    - noise,
    - traffic,
    - number of students,
    - or other objectionable conditions.”



## Noise

- UDC Campus is located on a slope with high-point at Reno Rd. NW and low-point at Connecticut Ave. NW

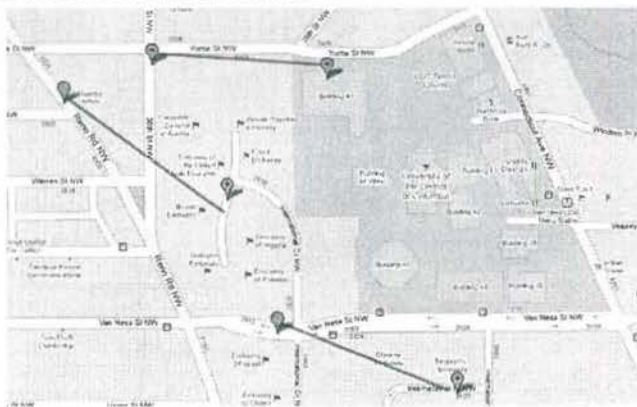


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TENLEYTOWN



## Noise

- Because of the unique topography of the neighborhood, noise travels extremely well into the residential neighborhood



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## Noise

- Construction noise will impact the neighborhood
- Noise from students living in the dorm will impact the neighborhood
- Noise from special events will impact the neighborhood
- Zoning Commission should condition the approval of the Campus Plan by requiring UDC to:
  - Minimize all noise from construction
  - Develop measures to alleviate noise created by the dorms, any special events and other UDC facilities
  - Require that no noise be heard off of UDC's campus from outdoor events or any use of outdoor space



## Traffic/Parking

- Peak garage occupancy of UDC is 95% and mean occupancy is 91%
  - Conclusion: UDC's parking is full
- Students park on residential streets in lieu of taking transit or using the campus lots
- Embassy events exacerbate traffic issues and fill up neighborhood streets



## Traffic/Parking

- Zoning Commission should condition its approval of the Campus Plan on:
  - Implementing the TDM changes that Nelson/Nygaard has recommended in addition to the Gorove/Slade recommendations
  - Require UDC to enforce “no parking” rules on its guests, students, faculty and staff



## Campus Size

- There are currently 1,691 employees and staff
- There are currently 2,293 FTE students
- UDC proposes to limit the campus size to 6,500 students on a headcount basis, and 5,000 students on a FTE basis
  - The proposed increase in student population is 140% over a 10-year period



## Campus Size

- 140% increase over 10-years, while UDC and the neighborhood currently have:
  - Significant traffic issues
  - Over-extended Metro station
  - Bus lines being reduced
  - Campus parking at capacity



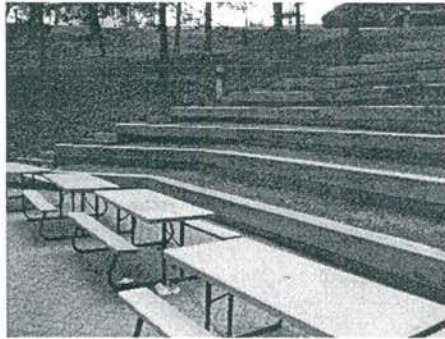
## Campus Size

- Zoning Commission should condition its approval of the Campus Plan by:
  - Reducing the cap to 4,500 FTE students and 5,500 students by head count (including a cap of faculty and staff at 1,700 persons); or
  - Consider requesting that UDC reduce the 10-year timeframe of the Campus Plan to a 2-3 year timeframe so that issues raised by increasing student populations can be adequately addressed



## Other Objectionable Conditions

- Garbage
  - Campus has litter problems



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## Other Objectionable Conditions

- Maintenance
  - Historically, UDC has had difficulties maintaining its campus
    - Sidewalks on Van Ness are unsafe
    - Graffiti
    - Buildings in varying states of disrepair
  - UDC has been a poor steward of the neighborhood and we have seen no concrete plans to address maintenance going forward

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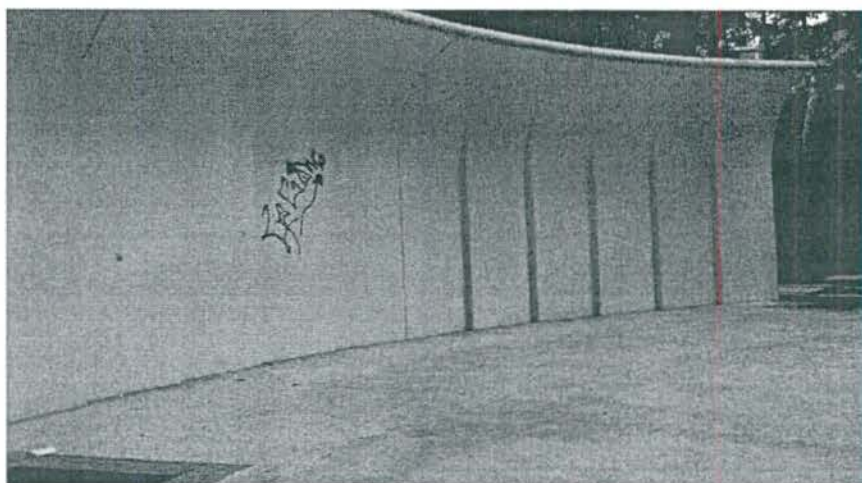
## Other Objectionable Conditions



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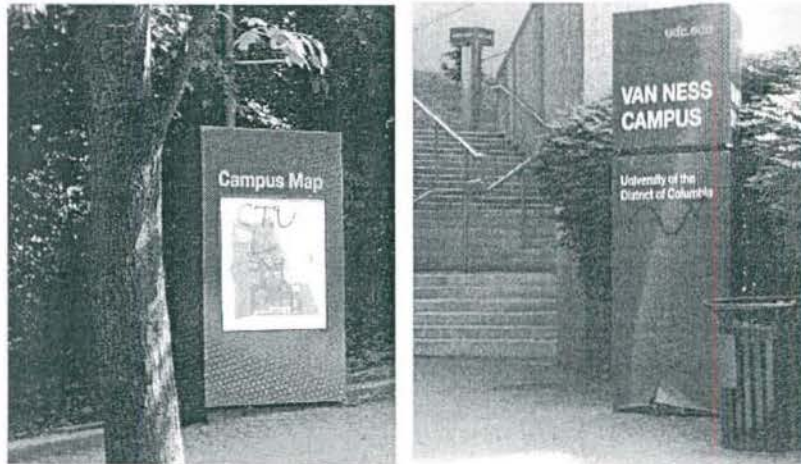
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## Other Objectionable Conditions



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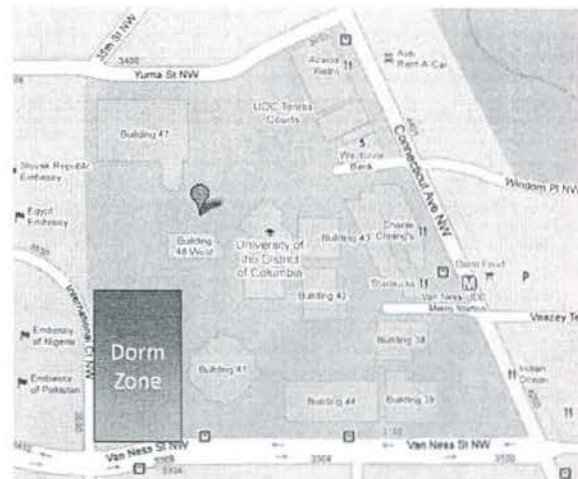
## Student Center

- Events will bring traffic to the neighborhood and increase parking problems
  - Campus Plan does not address limits on the events

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## Dorms



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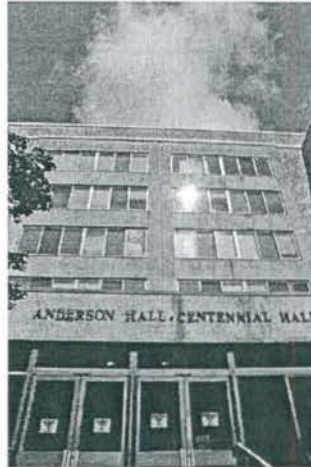
## Dorms

- UDC proposes to build a dorm to house 600 students
- Location in the SW Corner of Campus on Van Ness St. NW and International Drive NW
- 280,000 SQ FT in size split between 4 stories
  - 70,000 SQ FT footprint
    - Over twice as large as the footprint of the next largest building on campus!

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## Dorms

- American University – Anderson Hall (300 Students)



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## Dorms

- Georgetown University – Harbin Hall (592 students)



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## Dorms

- GW – New Hall (450 Students)

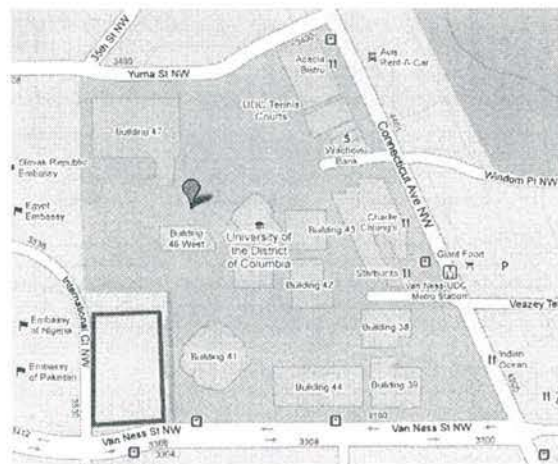


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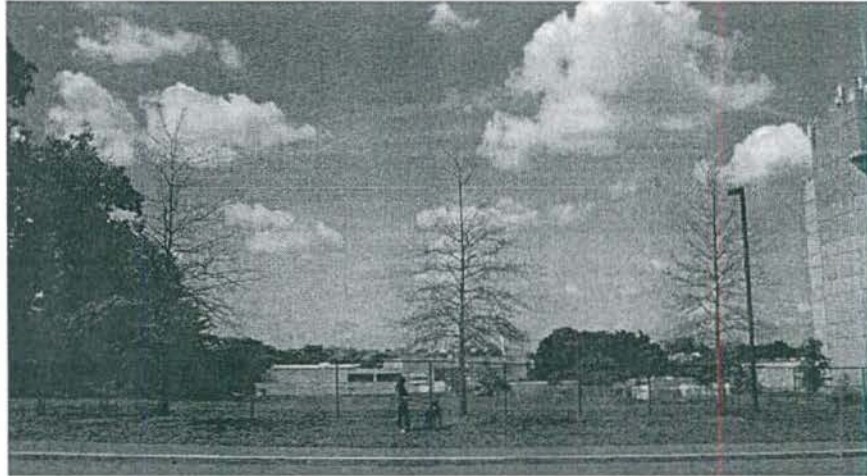
- A 600-bed Dorm will be MASSIVE



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## Dorms



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## Dorms



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## Building 52



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## Building 52



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## Building 52

- Building 52 is zoned commercial and therefore is not required to be a part of the Campus Plan
- Building 52 should be part of the Campus Plan
  - It is located on campus
  - It will be used for educational purposes, including possibly a new location for the School of Law or School of Business



## Building 52

- The campus size cap should include Building 52
- Zoning Commission has incorporated commercial buildings into Campus Plans before
  - GW



## Joint Use

- UDC is the public university of the District of Columbia
- UDC should share its facilities with all DC residents
  - Our tax dollars support the majority of the school since it has little endowment and sources of revenue



## Joint Use



## Conclusions

- Campus Plan in its current state does not provide solutions to solve the problems associated with noise, traffic, garbage, maintenance, etc.
- A 600-person dorm is inappropriate given the size and scope of the building and will cause significant noise and traffic in the neighborhood
- Campus Plan provides minimal benefit to the community at great cost

