



STANDARD REGULATION SOCCER FIELD REQUIREMENT:

STANDARD REGULATION SOCCER FIELD DIMENSIONS:
 = 70 YARDS (210 FEET) BY
 115 YARDS (345 FEET)
 = 72,450 SF



Note: The Athletic Fields will be established above geothermal wells area

UDC Campus Master Plan - Campus Zones

ZONING COMMISSION

District of Columbia

CASE NO.11-02A

EXHIBIT NO. 38C

RTKL

Proposed NSH:

Total Area = 280,000 SF

Height of Building = 43 Feet / 4 stories

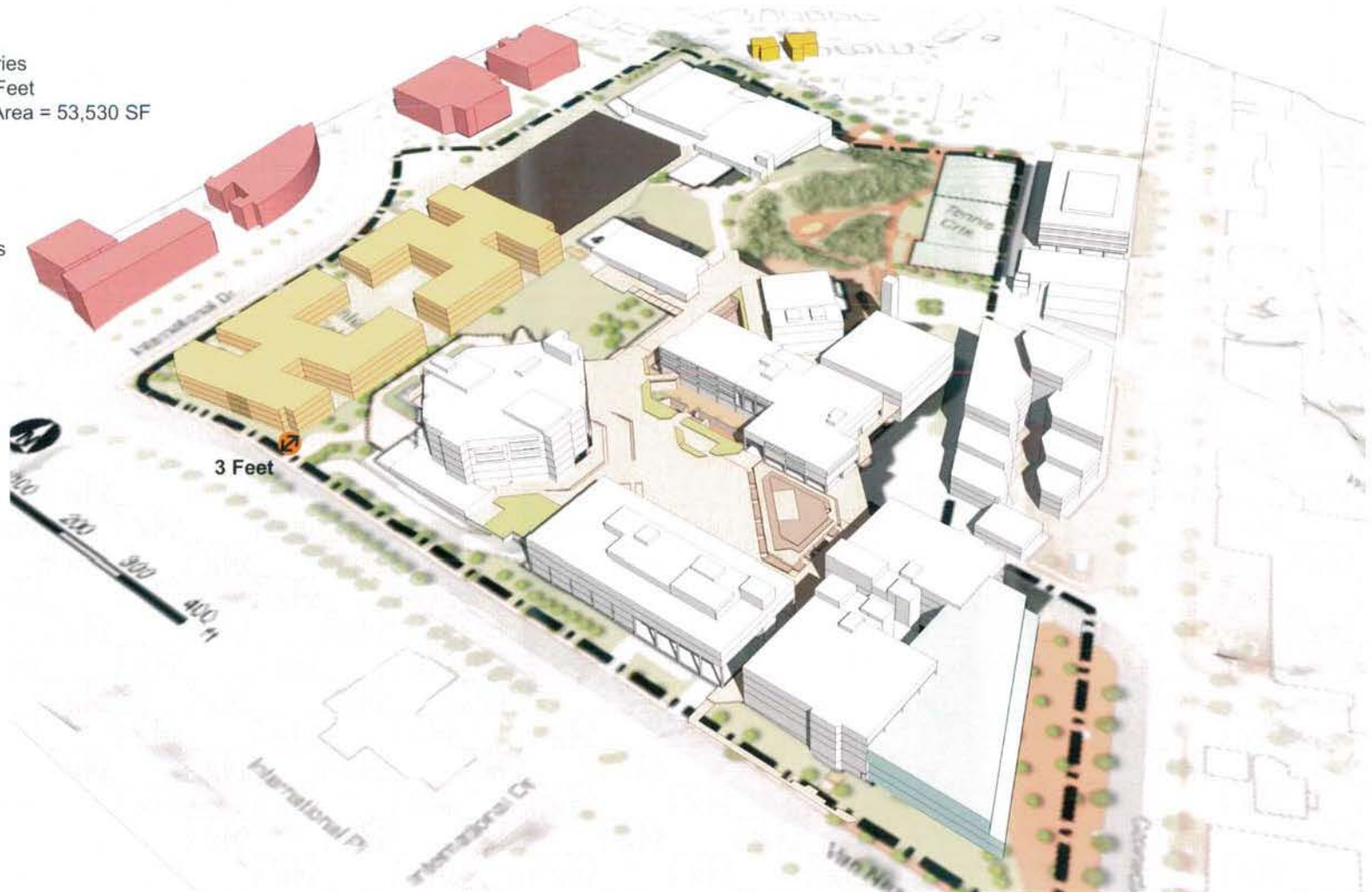
Setback from Van Ness Street = 3 Feet

Athletic Fields / Geothermal Wells Area = 53,530 SF

-  Proposed New Student Housing
-  Existing Embassy Buildings
-  Existing Single Family Neighborhood Residential
-  Proposed New Student Center
-  Extent of Athletic Fields / Geothermal Wells

Disadvantages:

- The 4 story building's footprint results in inadequate room for a standard regulation soccer field
- Very small setback of 3 feet from Van Ness Street, thereby offering no space for a landscape buffer
- Very small setback of 8 feet from International Drive, thereby offering minimal insufficient space for a landscape buffer

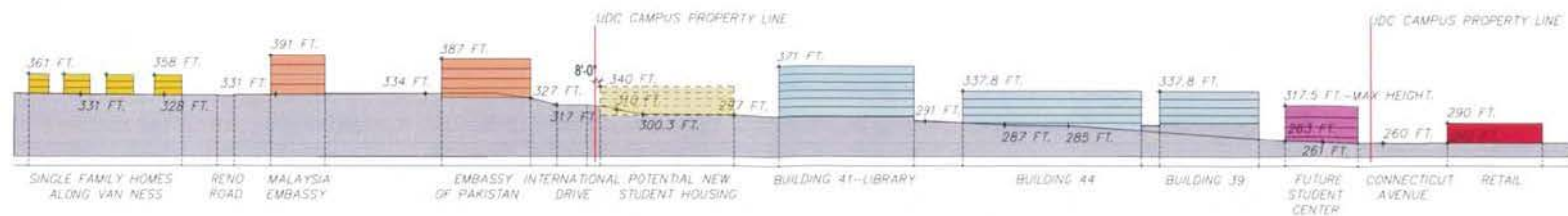


Note: The Athletic Fields will be established above geothermal wells area



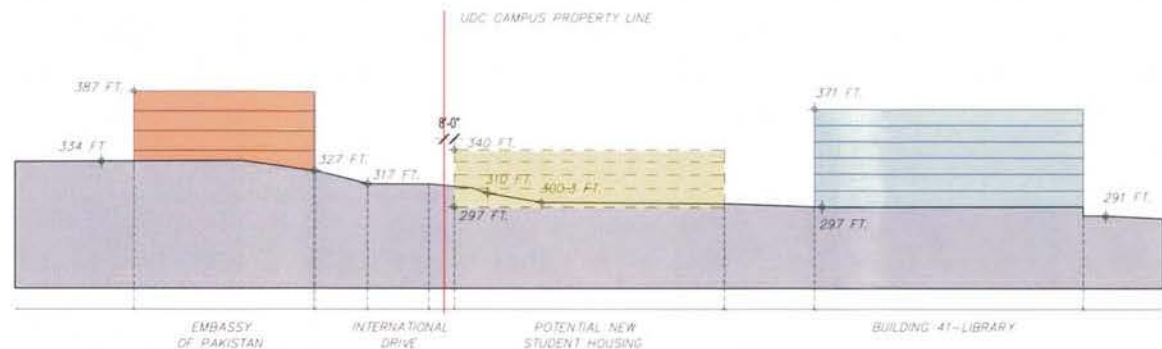
Note: The Athletic Fields will be established above geothermal wells area

UDC Campus Master Plan - Proposed New Student Housing - Option 1, View 2



East - West Site Section

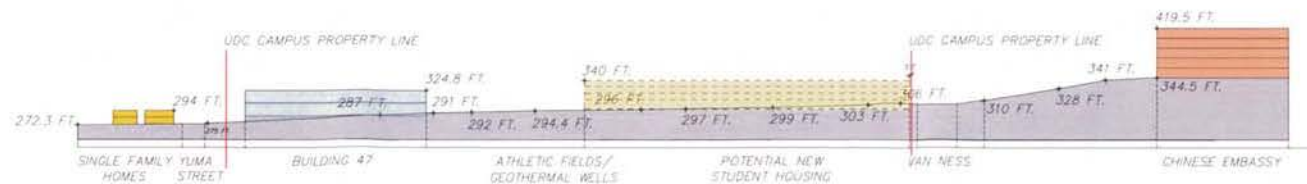
- Proposed New Student Housing
- Existing Embassy Buildings
- Existing Single Family Neighborhood Residential
- Proposed New Student Center
- Landscaped Buffer



East - West Site Section - Detail

Disadvantages:

- The 4 story building's footprint results in inadequate room for a standard regulation soccer field
- Very small setback of 3 feet from Van Ness Street, thereby offering no space for a landscape buffer
- Very small setback of 8 feet from International Drive, thereby offering minimal insufficient space for a landscape buffer



North - South Site Section

Proposed NSH:

Total Area = 280,000 SF

Height of Building = 63 Feet / 6 stories

Setback from Van Ness Street = 23 Feet

Setback from International Drive = 20 Feet

Athletic Fields/Geothermal Wells Area = 72,670 SF

-  Proposed New Student Housing
-  Existing Embassy Buildings
-  Existing Single Family Neighborhood Residential
-  Proposed New Student Center
-  Extent of Athletic Fields / Geothermal Wells

Advantages:

- Sufficient setback of 23 feet along Van Ness Street to incorporate a landscaped buffer
- Sufficient setback of 20 feet along International Drive to incorporate a landscaped buffer
- Adequate room for a standard regulation soccer field

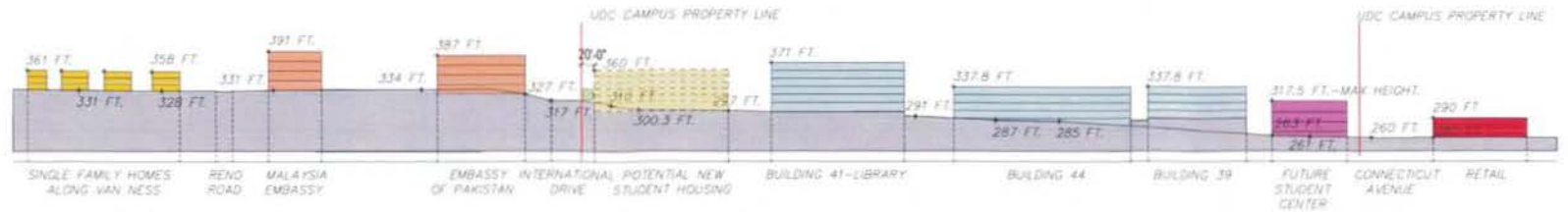


Note: The Athletic Fields will be established above geothermal wells area



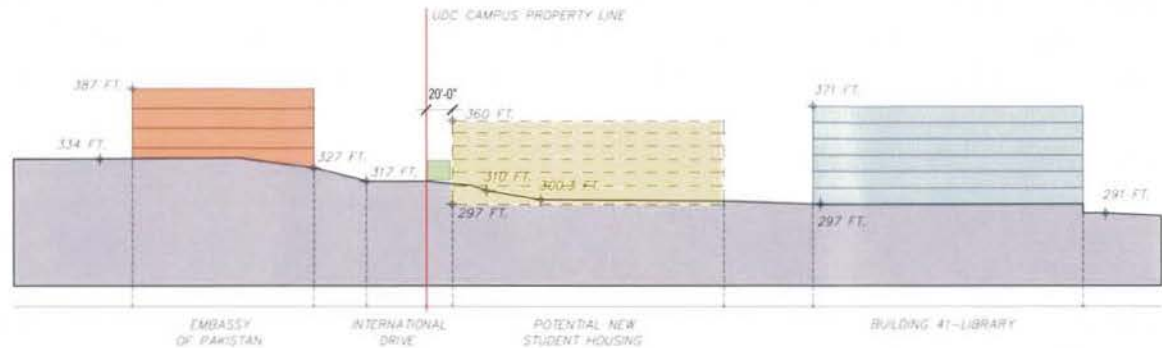
Note: The Athletic Fields will be established above geothermal wells area

UDC Campus Master Plan - Proposed New Student Housing - Option 2, View 2



East - West Site Section

- Proposed New Student Housing
- Existing Embassy Buildings
- Existing Single Family Neighborhood Residential
- Proposed New Student Center
- Landscaped Buffer



East - West Site Section - Detail

Advantages:

- Sufficient setback of 23 feet along Van Ness Street to incorporate a landscaped buffer
- Sufficient setback of 20 feet along International Drive to incorporate a landscaped buffer
- Adequate room for a standard regulation soccer field



North - South Site Section

Proposed NSH:

Total Area = 280,000 SF

Height of Building = 73 Feet / 7 stories

Setback from Van Ness Street = 402 Feet

Setback from International Drive = 20 Feet

Athletic Fields / Geothermal Wells Area = 72,670 SF

-  Proposed New Student Housing
-  Existing Embassy Buildings
-  Existing Single Family Neighborhood Residential
-  Proposed New Student Center
-  Extent of Athletic Fields / Geothermal Wells

Advantages:

- Sufficient setback of 402 feet along Van Ness Street
- Sufficient setback of 20 feet along International Drive to incorporate a landscaped buffer
- Adequate room for a standard regulation soccer field



Note: The Athletic Fields will be established above geothermal wells area



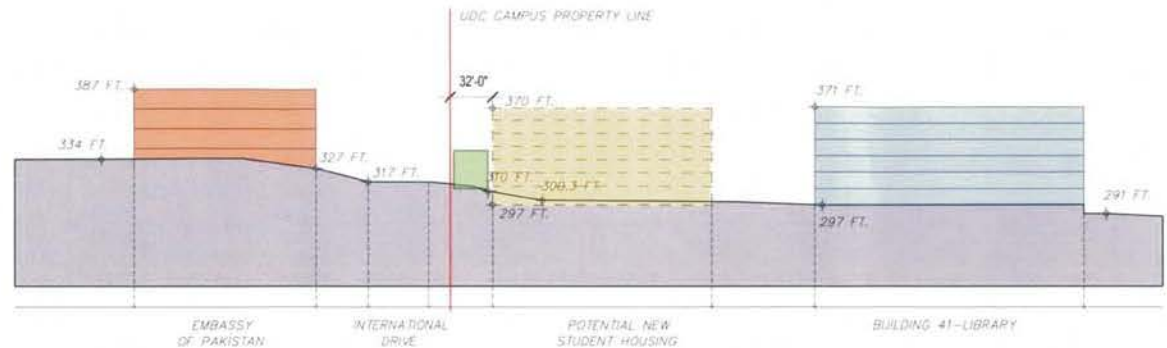
Note: The Athletic Fields will be established above geothermal wells area

UDC Campus Master Plan - Proposed New Student Housing - Option 3, View 2



East - West Site Section

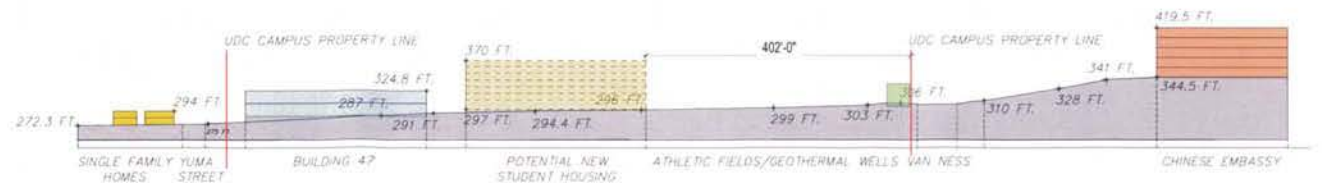
- Proposed New Student Housing
- Existing Embassy Buildings
- Existing Single Family Neighborhood Residential
- Proposed New Student Center
- Landscaped Buffer



East - West Site Section - Detail

Advantages:

- Sufficient setback of 402 feet along Van Ness Street
- Sufficient setback of 20 feet along International Drive to incorporate a landscaped buffer
- Adequate room for a standard regulation soccer field



North - South Site Section

Alternative Sites for the New Student Housing on UDC Campus suggested by the *Van Ness Residents Association*

Site Alternative 1 - Building 52



Proposed NSH:

Existing Conditions - Building 52

Ground Level Area = 18,500 SF

Upper Level Area = $24,700 \times 3 = 74,100$ SF

Total Existing Area = 92,600 SF

Accountable Existing Area = $80\% \times 92,600$ SF
= 74,080 SF

Total Required Area = 280,000 SF

Additional Required Area = 205,920 SF

Proposed High Rise Component above Existing Building 52

Proposed Footprint = 19,600 SF

Proposed Additional Height = 11 Floors

Advantages:

1. Athletic field preserved in original condition

Disadvantages:

1. Cost of renovation for existing Building 52 and a 11story high rise component very expensive
2. Proposed design with 15 stories exceeds permissible height

Site Alternative 2 - Site 3



Proposed NSH:

Total Area = 280,000 SF

Height of Building = 63 Feet / 6 stories

Setback along Connecticut Avenue = 33 Feet

Setback along Yuma Street = 33 Feet

Athletic Fields / Geothermal Wells Area = 146,860 SF

Advantages:

1. Athletic field preserved in original condition

Disadvantages:

1. 6 story building incompatible with Yuma Street residential
2. Disrupts newly enhanced tennis courts
3. Disrupts preserved tree area
4. Steep slopes for construction result in higher construction costs
5. Disrupts pathways leading to amphitheatre
6. Building very close to amphitheatre

-  Proposed New Student Housing
-  Existing Embassy Buildings
-  Existing Single Family Neighborhood Residential
-  Proposed New Student Center
-  Extent of Athletic Fields / Geothermal Wells

Alternative Sites for the New Student Housing on UDC Campus suggested by the *Van Ness Residents Association*

Site Alternative 3 - Quad Site A



Proposed NSH:

Total Area = 280,000 SF

Height of Building = 73 Feet / 7 stories

Setback along International Drive = 0 Feet

Setback along Van Ness Street = 360 Feet

Athletic Fields / Geothermal Wells Area = 56,155 SF

Disadvantages:

1. New building very close to existing Building 46 West
2. Insufficient space for a standard regulation soccer field
3. Rain Garden design for Dennard Plaza disrupted

Site Alternative 3 - Quad Site B



Proposed NSH:

Total Area = 280,000 SF

Height of Building = 73 Feet / 7 stories

Athletic Fields / Geothermal Wells Area = 56,155 SF

Advantages:

1. Athletic Field preserved in original condition

Disadvantages:

1. New building proposal disrupts existing Building 46 West
2. Rain Garden design for Dennard Plaza disrupted

- Proposed New Student Housing
- Existing Embassy Buildings
- Existing Single Family Neighborhood Residential
- Proposed New Student Center
- Extent of Athletic Fields / Geothermal Wells