

Revised Section 4.2: Campus Development

To support the planned evolution of academic programs at the Van Ness Campus, UDC will create a more vibrant on-campus experience through the modernization and upgrading of existing academic buildings and facilities.

Over the next decade, the Van Ness Campus for UDC will continue to function as the principal location for core academic and administrative functions associated with the University's undergraduate and graduate programs.

The Capital Improvement Plan (CIP), adopted by the University Board in 2020, lays out the capital expenditures of University from 2020-2026. *See Exhibit 4.2a.* The CIP provides the earmarked funds and direction for the modernization and upgrading of existing academic buildings and facilities as described below.

Modernization and upgrading of existing academic buildings and facilities. This Campus Plan calls for the rehabilitation and improvement of nearly all academic buildings and facilities on the Van Ness Campus. The buildings are being supported with the original infrastructure, most of which is well past its useful life. In fact, an internal study by the University found that many buildings suffer from non-existent or inefficient heating and cooling controls, deteriorated ductwork and piping, poor ventilation, energy loss and lack of humidity and temperature control. The deficiencies in the mechanical systems severely impact the buildings' ability to support the academic mission of the University, and need to be replaced in a near term, prioritized manner. The University has a plan to effect a systematic campus-wide approach of phasing out the Central Utility Plant over time, decoupling all buildings connected to it. If the existing central plant is to be eliminated and removed from service, the existing chillers, boilers, and cooling towers will be demolished and replaced with efficient stand-alone HVAC systems in each individual building.

A study of the structure of the campus buildings found that most of the structural elements of the existing campus buildings are in good condition. However, it was noted that there are some signs of apparently minor decay in the concrete in a few areas in the Van Ness parking garage. Some minor decay was observed in concrete elements specifically near some slab edges and expansion joints. These deficiencies will be surveyed and documented, and any flaws will be repaired as necessary before any major renovation is undertaken.

To address building deficiencies, the University intends to utilize the capital funds. New elevators will be installed, HVAC systems will be significantly upgraded, the building envelopes (roof upgrades, new windows, etc.), will be renewed, building security and access systems will be upgraded, adaptable/customizable/movable classroom desks/furniture will be provided, and state-of-the-art classroom technologies like Smartboards will be installed in existing academic buildings.

Creation of more-efficient academic spaces in existing buildings. Further, this Campus Plan accounts for the allotment of capital funds that would allow for the interior redesign of existing buildings that will allow them to provide more efficient academic spaces to support the University mission, vision, and programs.

- (1) **Renovation of existing academic buildings to provide for more-efficient use of academic spaces, and possible student housing.** Many additional space needs were identified by internal stakeholders, including:

- (a) Social Science & Natural Science Laboratories (dedicated and collaborative/flexible)
- (b) Conference rooms
- (c) Small group study locations
- (d) Individual study/rehearsal locations
- (e) Advising spaces
- (f) Tutoring spaces
- (g) Research spaces
- (h) Maker/business incubator spaces
- (i) Informal spaces (lounges, food prep areas)
- (j) Staff training spaces
- (k) Student dining hall
- (l) Student success/solution center

The following represents the University’s plan for reassigning the use of certain buildings on the Van Ness Campus to meet the University’s mission and budget allocations, as further described in the 2021-2026 CIP and as documented in the Proposed Development Plan. *See Exhibit 4.2b:*

- **Building 32 – School of Engineering and Applied Sciences/Mathematics**
 - Expand Engineering programs and upgrade existing classrooms. Some existing academic programs will remain. The HVAC system and other building infrastructure will be upgraded.
- **Building 38 - School of Business and Public Administration/Career Services/Student Success Center**
 - Additional classrooms and student development spaces will be added and a new library will occupy the entire “B” level of Buildings 38 and 39. The HVAC system and other building infrastructure will be upgraded.
- **Building 39 - Administration/Financial Aid/Registrar**
 - Administrative operations will remain and a new library will occupy the entire “B” level of Buildings 38 and 39. The HVAC system and other building infrastructure will be upgraded.
- **Building 41 - College of Arts and Science / Library**
 - The University will continue to relocate occupants from Building 41 to other locations.
 - There are two potential outcomes for Building 41:
 1. Decommissioned and District archives will be consolidated into Building 41; or

2. Rehabilitated for use as academic space.

- **Building 42 - School of Engineering and Applied Sciences**
 - Expand Engineering programs and upgrade existing classrooms. Some existing academic programs will remain and outdoor space to the rear of the building will be utilized as outdoor learning space. The HVAC system and other building infrastructure will be upgraded.
- **Building 43 - Power Plant**
 - The power plant will be gradually phased out after each campus building is outfitted with its own separate heating and cooling system. Once the plant is decommissioned, the building will be converted into an academic or administrative space.
- **Building 44 – College of Agriculture, Urban Sustainability, and Environmental Science (CAUSES) / Life Sciences / Health Services**
 - Existing programs will be relocated to the recently purchased building at 4250 Connecticut Avenue NW.
 - The existing building may be refurbished as a four-story 110,421 sq. ft. residence hall.
- **Building 46E - Theatre of the Arts**
 - Improvements to the building envelope will be made and the HVAC system will be upgraded.
- **Building 46W - Performing Arts**
 - This building will be renovated or decommissioned/demolished. If this building were decommissioned and demolished, the site is being considered as a location for a possible expansion of Building 41, in support of the D.C. Archives project, or as a location for an expansion of the greenhouse/aquaponics facility, with outdoor learning opportunities. The existing use would be maintained until such time.
- **Building 47 - Sports Complex**
 - Roof upgrades will be made (consideration of triple-yield green roof/solar panel installation).
- **Building 56 - Student Center**
 - Interior renovations have recently been made to accommodate a new data center. The University cafeteria will be constructed here.
- **Dennard Plaza**
 - Install additional green landscaping and stormwater collection (as detailed below in the Sustainability and Campus Character sections)

below). Paved walkways to the north of the plaza and towards Building 47 can be reduced to also increase greenspace.

- **Amphitheater and other outdoor spaces**
 - Improve landscaping, lighting, electrical, and maintenance.
 - Develop urban gardens/outdoor study spaces, and spaces for informal gathering and meditation (as detailed below in the Sustainability and Campus Character sections below).

(2) **Identify potential building sites on campus.** As a part of the multiple planning efforts that led to the development of the Campus Plan, opportunities to develop additional capacity on the Van Ness Campus were identified. This additional capacity comes in three forms:

- (a) Potential Sites for Green Roof Construction
- (b) Identifying Potential Locations for New Outdoor Spaces
- (c) Identifying Potential Sites for New Construction of Academic Buildings and/or Student Housing

Identifying Potential Sites for Green Roof Construction

Based upon structural analyses, Buildings 32/42, 38/39, and 47 are capable of supporting additional rooftop additions in the form of green roofs that will help meet the sustainability goals of the University and help reduce stormwater runoff. There is also an opportunity for green roof application in new building construction.

Identifying Potential Athletic Field Locations

This Plan anticipates the installation of an artificial turf practice field (U-12 regulated) in the southwestern portion of the Van Ness Campus, a portion of which is currently being used by DCPS as swing space. The DCPS lease for use of this area as a swing space will not be extended. The placement of a practice field in this specific location is ideal, as it abuts the existing NCAA-regulated field set for refurbishment, and is proximate to the existing sports complex building.

Identifying Potential Locations for New Outdoor Spaces

This Plan anticipates the construction of new outdoor spaces that may function as urban gardens/outdoor study, informal gathering, and/or meditation space. Two areas in particular that have been identified is the space directly to the north and east of Building 42 onward towards Building 47, and the “B” level of the area adjacent to Building 32 towards the Theater.

Identifying Potential Sites for New Construction/Renovation of Academic Buildings and/or Student Housing

There are two sites that have been identified that could serve as locations for the construction or renovation of an academic building and/or student housing.¹ *See Exhibit 4.2c(r).*

- “**Site 44**” - The first site is situated towards the South of the Van Ness Campus along Van Ness Street NW. The University intends to renovate the existing building of 110,421 gross floor area and convert it into student housing, which would accommodate approximately 400 students. As stated above, the existing programs will be relocated to the recently purchased building at 4250 Connecticut Avenue NW.
- “**Site A**” - This site is at the north east corner of the Van Ness Campus. Here, student housing would be sited over the existing tennis courts at the campus’ Windom Place Entrance.² This site would contain a building of up to 120,000 square feet of gross floor area. It is located closest to the nearby residential neighborhood and would allow for an improved programmatic connection between the University’s Law School and the Van Ness Campus. The topography and proximity over metro lines would also need to be addressed in order to develop the site. A proposed building at Site A would be four stories and rise to approximately 80 feet in height. Institutional buildings in this location may rise up to a height of 90 feet (Subtitle D § 207.6). A building on Site A could accommodate up to 300 students.³

As discussed above, this Campus Plan identifies two sites upon which student housing could be located to meet University needs. Alternative campus organizational concepts were evaluated based on the placement of planned facilities in each site. Site evaluations examined the potential for the size and applicable development restrictions on height, bulk, and setbacks to accommodate the program needs for each use. These evaluations also considered the potential for each location to integrate the planned facilities into the existing Van Ness Campus in an organized manner that enhances campus life, character, operations, and community engagement. Finally, the site evaluations carefully considered the impact of the planned facilities on surrounding uses at each location.

Identifying Potential Locations for New Building Additions

There are three buildings that have been identified where vertical/floor additions may be feasible, which are Buildings’ 32, 42, and 43. Each building will require an in-depth

¹ We note that the 2011 Campus Master Plan expressed a preference for student housing where athletic fields are currently located in the southwest portion of the Van Ness Campus. Since that time, it was determined that Building 41 may house the D.C. Archives, and as such there would not be the same connectivity between that location and the rest of the Van Ness Campus. As a result, this site is no longer being considered for student housing.

² We note that the improvements to the existing tennis courts are not associated with the long term option for housing at this location.

³ The proposed student bed count is not definitive for Site 44 or Site A, however, in no event will the proposed on-campus housing provide a total of more than 600 beds.

structural evaluation before any construction planning. New additions to existing buildings can be used to accommodate academic and/or administrative spaces.

Summary. In total, the proposed construction will include approximately 160,000 square feet of gross floor area and increase the Van Ness Campus FAR to approximately 1.55. This includes an estimated 120,000 square feet for a housing site and 40,000 square feet for potential vertical level additions of existing buildings. The proposed construction will increase the lot occupancy to approximately 34%.

Conclusion

Based on the foregoing reasons, the University developed its proposed Campus Plan to implement the University's goals. A modest increase in student, faculty, and staff population supports the University's transition to a selective admissions flagship institution. Modernizations and upgrades to existing academic buildings and facilities and the creation of more-efficient academic and administrative spaces in existing buildings will result in better student experiences, highly competitive academic performance and aid in student retention. Efficient use of scarce space on the Van Ness Campus is a University goal, along with a modest installation of new academic and housing spaces. Further investigation will be required to identify the best location for purpose-built additional student housing on the Van Ness Campus.

The University also believes that prudent and judicious deployment of public facing University-owned off campus buildings, in alignment with DC Government sponsored and planned improvements to public space amenities adjacent to the Campus, can be a catalyst for reinvigoration of Connecticut Avenue retail corridor.

Revised Section 6.4: Energy, Water & Climate Strategies

The District of Columbia passed the Clean Energy DC Omnibus Amendment Act of 2018, which amended the Renewable Energy Portfolio Standard Act of 2004. The bill is intended to transition the District of Columbia to operate on 100% renewable electricity by 2032. The University will develop and implement strategies that will allow it to fully support the new law. In addition, with the University's plans for building and infrastructure improvements and the plan to decouple all campus buildings from the central power plant there is a significant opportunity to improve monitoring and measuring of overall building performance and energy use. There are also opportunities for long-term cost-savings and high return on investment.

The Department of Energy and Environment (DOEE) recommends that renovations or repairs of existing buildings/structures will require design of stormwater management (SWM) facilities sized for retention of stormwater volume equal to 0.8" of rainfall for the building/structure footprint area if the criteria are met. The University intends to work with DOEE to meet any renovation SWM requirements.

Other approaches that the University will consider to achieve stormwater management sustainability goals:

1. Operations: Reduce/eliminate chemicals used in operations that drain to the storm sewer (pesticide, weedicide, fertilizer, de-icing salt, etc.) or utilize eco-friendly alternatives.
2. Targeted Stormwater Management Projects: Create SWM projects to treat existing areas of campus with a focus on benefitting the Rock Creek Watershed. These could include reducing/preventing the most polluted runoff going to Rock Creek, such as vehicle paving and dumpster areas, or locating stormwater measures to treat large campus drainage areas.
3. Apply or increase DOEE compliant SWM measures on the campus. This includes green roofs, cisterns with building cooling tower HVAC System, bioretention, pervious paving and infiltration.
4. Track stormwater sustainability through quantifying the compliance of the existing campus as a whole, for both new development and existing development. Pursuing this goal through over-designing stormwater systems with permitted campus development projects would be a cost-effective approach and would provide stormwater credits approved by DOEE.

The University will implement strategies to reduce potable water consumption and reduce wastewater discharge, which will include green infrastructure upgrades to campus infrastructure to create a resilient campus. One main objective is the use of cisterns and other rainwater harvesting devices to reduce potable water use. This will include for landscape irrigation, as well as potential long-term strategies, such as utilizing the gray water, where allowable, internal to buildings, which includes toilet flushing, and HVAC equipment.

The University proposes that all new construction or significant renovations include low flush and flow fixtures in restrooms and kitchen areas and that urinals be available in all male-gendered bathrooms. The University also proposes that applicable fixtures be specified as EPA WaterSense labeled. The following flush and flow rates are recommended:

Toilets: 1.28gpf maximum or dual-flush 1.6/1.0.
Urinals: 0.125gpf maximum but waterless urinals are better
Lavatory faucets: 0.5gpm maximum but 0.35gpm is better
Kitchen faucets: 1.0gpm maximum but 0.5gpm is better
Showerheads: 1.5gpm maximum but 1.25 is better
Prerinse spray valves: 1.4gpm maximum

The University captures a significant volume of rainwater from permeable pavers in the main plaza cisterns, and proposes connecting these cisterns to meet some of the demand for irrigation, toilet flushing, or similar uses.

According to the Intergovernmental Panel on Climate Change (IPCC) and other experts in the field, there are ten years to reduce atmospheric carbon to keep global warming from rising above 1.5 degrees Celsius. Washington's "Sustainable DC 2.0 Plan" establishes a goal of carbon neutrality by 2050 and to reduce per capita energy use District-wide by 50% by 2032. The

University proposes to publish climate action and resiliency plans to measurably improve the University's environmental performance in campus operations. The University plans to work with DOEE and the DC Office of Resilience to develop appropriate plans and proposes to conduct a scope 1-3 greenhouse gas inventory to benchmark and identify substantial emissions sources which will be utilized to set targets for emissions reductions in a manner that aligns with and contributes to the District's plan. This will also include community engagement through listening sessions and public design charrettes. Faculty and students from the University's land grant program, Architecture, Urban Sustainability, and Engineering will be fundamental in this planning effort, as will a qualified sustainability consultant and a select committee of University stakeholders. This plan will detail strategies that will reduce greenhouse gas emissions to help mitigate climate change, as well as assess the University's vulnerabilities to specific negative climate effects and outline strategies to improve the resilience of the University to those climate effects.

Revised Section 6.5: Campus Facilities Strategies

Campus Buildings. As the University constructs new or renovates existing facilities, it is cognizant of the impact such construction has on the environment and commits to minimizing such impact.

District Green Building Regulations. The University will comply with District requirements to meet the US Green Building Council's LEED Silver certification level for new construction.

Open Space Policy. The University recognizes the importance of maintaining open space as both a campus and community asset. It looks to minimize disturbance to existing trees and open space.

Tree Canopy Preservation. To contribute to the Sustainable D.C. 2.0 target of increasing the Washington D.C. tree canopy to 40% coverage by 2032, the University will make efforts to increase the campus tree canopy to a feasible target based on its current coverage and appropriate space available for plantings.

Smart Landscape. The University will design landscaped areas to minimize the need for irrigation, or utilize non-potable water for irrigation. Also, the University will add trees along the Van Ness Campus perimeter, and green walls at certain locations as shown at **Exhibit 6.3**.

Creation of Urban Gardens.

Creating green energy. Installing geoexchange under a new practice field in the southwestern portion of the Van Ness Campus.

Encourage alternate modes of transportation. This initiative will reduce carbon emissions from vehicles driving to the Van Ness Campus.

Continued Learning and Development. In addition, the university has an opportunity to engage in a no-cost Strategic Energy Management (SEM) curriculum through the D.C. Sustainable Energy Utility (DCSEU). Led by the Sustainable Energy Partnership and under contract to DOEE, the DCSEU is committed to environmental preservation, community

engagement, and economic development. This SEM program will provide tools, resources, and training to the University to engage in energy benchmarking, analysis, and use reduction resulting in a University energy management plan, cost savings, and eligibility for performance-based energy rebates. The University is also working with other District Universities to develop Building Energy Performance Standards (BEPS) that will chart a pathway towards compliance with the District's Clean Energy Act of 2018.

The Clean and Affordable Energy Act of 2008 (CAEA) requires the Mayor, through DOEE, to contract with a private entity to conduct sustainable energy programs on behalf of the District of Columbia. The CAEA authorizes the creation of a District of Columbia Sustainable Energy Utility (DCSEU) and designates the SEU to be the one-stop resource for energy efficiency and renewable energy services for District residents and businesses. The DCSEU operates under a performance-based contract with DOEE, with input and recommendations from the SEU Advisory Board, and oversight from the Council of the District of Columbia.

This act was amended by the Clean Energy Act of 2018 (CEA 2018), the most ambitious renewable electricity standard in the nation. The CEA 2018 revised the District's Renewable Energy Portfolio Standard to mandate 100% of the District's energy supply comes from renewable energy sources by 2032. Furthermore, with the recognition that 75% of the District's greenhouse gas emissions the CEA 2018 targeted this section. As discussed above, the University is working to develop BEPS, which will chart minimum energy performances for buildings.

Revised Section 8.4: Architectural Expression Strategies

As UDC's Van Ness Campus continues to grow, opportunities exist to develop a more positive architectural expression utilizing contemporary design vocabulary, construction technologies, and material expressions.

Building Appearance. Conceived as a cohesive assembly of buildings unified by floor levels, access ways, materials, and heights, the existing architectural style does provide a cohesive stylistic framework. The University proposes that as university buildings undergo periodic maintenance and renovations in the future, the designs incorporate a palette of contemporary building materials like glass and metal that compliment and freshen the underlying building vocabulary. While the buildings maintain a neutral concrete framework, techniques should be considered to visually distinguish the campus buildings which can improve the way populations navigate and experience the campus. Strategies would include enhancing the facades of existing buildings with the use of decorative metal panels backlit with University colors. These would be unique to each building but cohesive throughout the entire campus. Also, planting of green walls will not only serve as a sustainability element but they will also visually enhance facades improving the campus experience. *See Exhibit 8.3.* For any new building construction, it is proposed that new designs reference and mix the campus palette concrete, glass, and metal with contemporary elements to achieve a visually pleasing impact on the viewers.

Urban/Landscape Design – Streets. In UDC's urban setting, public streets perform important functions for both the campus and the surrounding areas. An extensive network of heavily trafficked city streets passes through and borders the Van Ness Campus. While these streets and

their public spaces fall under DDOT's purview, there are three focus areas that this Plan provides proposals for. These are the Veazey Terrace, Windom Place, and Van Ness Street entrances to the campus.

These three areas comprise primary pedestrian entryways to the campus while differentiating the campus district from the city at large. To function properly, these areas must include traffic signals that can be seen easily by drivers while also providing a comfortable, protected pedestrian environment.

Urban Design/Landscape – Veazey Terrace NW. Currently, the campus service areas at Veazey Terrace NW and Windom Place NW are very visible and appear as campus entrances along Connecticut Avenue NW. The University proposes more effective identification, enhanced screening and potential reconfiguration of service areas, including the closing of Connecticut Avenue NW service routes, as described in the Transportation Element. As shown in **Exhibits 8.4a and 8.4b**, these improvements on the Van Ness Campus will provide for a better pedestrian experience, including the creation of usable green space and additional sidewalk connections, and present a clear entry point or “front door” to the University for those entering on foot. A defined pedestrian sidewalk would be created along Windom Place, which turns and runs alongside the rear of the building located at 4250 Connecticut NW, and adjacent to the WMATA Kiss and Ride access. This pedestrian sidewalk would then connect to the sidewalk that extends from Veazey Terrace.

The proposed Veazey Terrace to Connecticut Avenue closure unites the campus front along Connecticut Avenue and introduces a direct link from the Metro station to the campus core - Dennard Plaza Green. They establish a rich and diverse sequence of events, for students/faculties or casual visitors. They provide an image and identity of the overall campus as well as reflect the unique character of the campus parts, such as the new Windom Plaza entrance to the theater district.

Urban Design/Landscape – Connecticut Avenue NW and Van Ness Street NW. The Van Ness area on Connecticut Avenue NW serves as an important shopping district, however it suffers from a harsh street environment and excessive amount of undifferentiated hardscape. An approximately 420 foot-long segment of the Van Ness Campus abuts Connecticut Avenue NW to the east. UDC will consider ways to enhance the street character along this portion of Connecticut Avenue NW in a unified manner that coordinates future campus improvements with proposed improvements to the public space to the north and south. *See Exhibit 8.4c.*

Walkways. Walking is the most important mode of experience on the campus, especially for the campus with drastic grade changes. Walkways should provide the richest satisfaction and should be ardent and safe. Buildings along the walkways should be responsive to the basic ordering of the walks' landscape elements, such as their material, color, planting and facade treatment.

There is a diagonal direction of walking experience traversing the campus from the south east corner of Dennard Plaza to the north west Physical Ed building. This directional movement is the basic continuous pedestrian spine of the campus. It passes through and links almost every kind of campus landscape – from entrances, building edges, to the protected interior spaces. This directional spine comprises the richest and most diverse sequence of events on campus.

Urban Design/Landscape – Dennard Plaza Green. *See Exhibit 6.3.* This area is the heart of the campus. It is a central experience for almost all users of the campus. It is important that this space, in addition to meeting the functional requirements of circulation and catering to a variety of organized and casual activities, fulfill its role as a prime image of the University. While attention to the core is required, its edges must also be treated in spatial experience.

Dennard Plaza is largely paved with peripheral planting beds around it with ornamental trees that forms an edge. It serves as plaza boundary and separates the plaza with the building zone.

In addition to being a confluence of pedestrian circulation, Dennard plaza accommodates a variety of activities at several scales, ranging from rallies/events at a large scale, to holding outdoor classes, parties, small concerts at an intermediate scale, to at the smallest scale, providing opportunities for simply sitting, reading, conversing, socializing, or reflection. Additional landscape elements such as large movable planters will be placed to soften the hardscape and provide more user-friendly spatial relationship.

The planters are of the size that can accommodate small trees and can be selected to offer variation of shape, color, and interest to the hard-paved plaza. They also can provide seating either by integrated seats or broad rims.

Urban Design/Landscape – Amphitheater Area. The remnant of this wooded hillside is the greenest part of the present-day campus landscape, but are also most vulnerable. The stand of mature trees is in poor conditions or diseased. Erosion along the embankment is apparent. The amphitheater is in need of updating and repair. However, due to its adjacency to the performing arts programs of the University, with adequate enhancement, it can be the 2nd core of the campus.

It is a unique exception to the whole institutional campus landscape. The area holds a wealth of possibilities. It is where one can get away from the academics and activities to become immersed in its green surroundings. It is also a major outdoor performing venue with welcoming shade in good weather. A very careful, thorough analysis and exploration of its potential rehabilitation should be undertaken by a special group specifically constituted to address this landscape.

Campus Signage and Wayfinding. The University proposes the design and implementation of a signage plan with effective graphic quality to improve wayfinding on the Van Ness Campus and its peripheries. Besides making it easy for members of the community to find their way around the Van Ness Campus, this is also encouraged to impart a strong identity to the Van Ness Campus as a flagship entity, and the adjoining commercial district. The standardized wayfinding package can include street signage, exterior building signage, directional signs, pathway markings, campus map kiosks. The University proposes clarifying and naming pathways making circulation intuitive through the use of paving material, colors and signage. *See Exhibit 8.5a Campus Wayfinding and Exhibit 8.5b Campus Wayfinding Signage.*

Placemaking and Public Art. The University proposes the design of public art installations in planned improvements to existing and proposed outdoor spaces intended for outdoor study, informal gathering places, and meditation. Focusing on the utilization of local and University artists to enhance the public domain in this area is a goal.

Student housing. The introduction of student housing on the Van Ness Campus will serve an identified student demographic, increase campus pride, and help reinforce the cultural identity of UDC on the Van Ness Campus.

Athletic branding. The University proposes to incorporate collegiate athletics into a branding package and signage plan. Placement of exterior banners, logos or emblems along athletic zones on campus and its perimeter can communicate school spirit, legacy and culture, encouraging community engagement through athletics.

Revised Section 9.5(a)

As a prerequisite to requesting a further processing for each college or university use, the applicant shall have submitted to the Zoning Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements including, but not limited to, the following: (Subtitle X § 101.8)

As shown in Exhibits 3.6 and 4.2b and discussed in Sections 3 and 4, the University has developed a plan for the Van Ness Campus, that, as a whole, shows the location, height and bulk of all present and proposed improvements. Proposed new buildings and building additions, when combined with the proposed improvements to open spaces, pedestrian pathways, and campus roadway circulation, will result in a more attractive, pedestrian-centered, and sustainable campus.

(a) Buildings and parking and loading facilities;

The proposed Campus Plan calls for new building development as set forth below:

- Residential/Campus Life/Athletic: 160,000 square feet of gross floor area