

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Crystal Myers, Development Review Specialist
JLS
 Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: June 10, 2021

SUBJECT: ZC 20-33 – University of the District of Columbia Campus Plan 2020-2029

I. SUMMARY RECOMMENDATION

The President of the University of the District of Columbia (“University” “UDC”) has submitted, pursuant to Subtitle X § 101, special exception review and request for approval of the University of the District of Columbia Campus Plan 2020-2029 (“Campus Plan”).

This campus plan continues UDC’s efforts to transform its Van Ness Campus into a traditional college campus and aims towards making the campus environmentally sustainable. The plan includes significant stormwater management improvements, energy conservation improvements, pedestrian circulation improvements, and open space improvements. The plan also includes introducing on-campus student housing and a new athletic field.

The Office of Planning (OP) supports the proposed development plan and believes that its implementation will benefit the University, its students, and the immediate neighborhood. OP therefore recommends **approval** of the proposed campus plan subject to the following conditions:

1. The maximum student enrollment and faculty shall be accepted at the proposed 7,000 students and 450 faculty.
2. The 2020-2029 Campus Plan shall be valid for a period of 10 years;
3. The hours of operation for the tennis court are restricted to 7:00am to sunset everyday.
4. The University shall be permitted to lease up to 100 units within 1 mile of campus.

II. APPLICATION-IN-BRIEF

Location	4200 Connecticut Ave. NW
Legal Description	Square 1964, Part of Lot 812
Ward/ANC	Ward 3, ANC-3F
Zoning	R-1-B
Acreage	21 acres
Proposal	University of the District of Columbia 2020-2029 Campus Plan

III. LOCATION

Site Description

The Van Ness Campus is the University of the District of Columbia's main campus and the only traditional college campus in the UDC system. The University's community college programs are located at 801 North Capitol St., NE, Bertie Backus School, and Old Congress Heights. The University also has two facilities outside of the District: Aviation Technology Facility and Agricultural Experiment Station. Only the Van Ness campus is the subject of this campus plan.

The Van Ness Campus is located at the intersection of Connecticut Avenue NW and Van Ness Street NW. It is bounded by Van Ness-UDC Metrorail station and mixed-use buildings on Connecticut Avenue NW to the east, International Court NW and a portion of International Chancery Complex to the west, Yuma Street NW to the north, and Van Ness Street NW to the south.

Surrounding Neighborhood

The neighborhood surrounding the campus contains a mix of land uses. Immediately to the east of the campus on Connecticut Avenue NW is the UDC-Van Ness Metrorail station and mixed-use commercial establishments. The University owns two of these adjacent mixed-use properties, 4250 Connecticut Avenue NW and 4340 Connecticut Avenue NW that are along its perimeter but outside its boundaries; UDC leases 4225 Connecticut Avenue NW, which is further east of the campus. These properties are zoned MU-7, which does not require campus plan review. Howard Law School is located further east of the campus on Connecticut Avenue NW.

North of the campus, along Yuma Street is an R-1-B zoned neighborhood with an apartment building, a parking garage, and detached and semi-detached single dwelling houses. The campus is surrounded by embassies and chanceries on its western and southern sides and Whittle School and Studios is also to the south on Van Ness St. NW. Further west and south of the campus the area is predominantly a single-dwelling residential neighborhood.

IV. 2011 CAMPUS PLAN AND PREVIOUS APPROVALS

The University of the District of Columbia Campus Plan and the further processing of its Student Center were adopted on July 26, 2011 (ZC 11-02/11-02A). The Plan anticipated a significant growth in student population on the Van Ness campus and proposed physical developments to support on-campus student life and sustainability.

Conditions of Order 11-02/11-02A

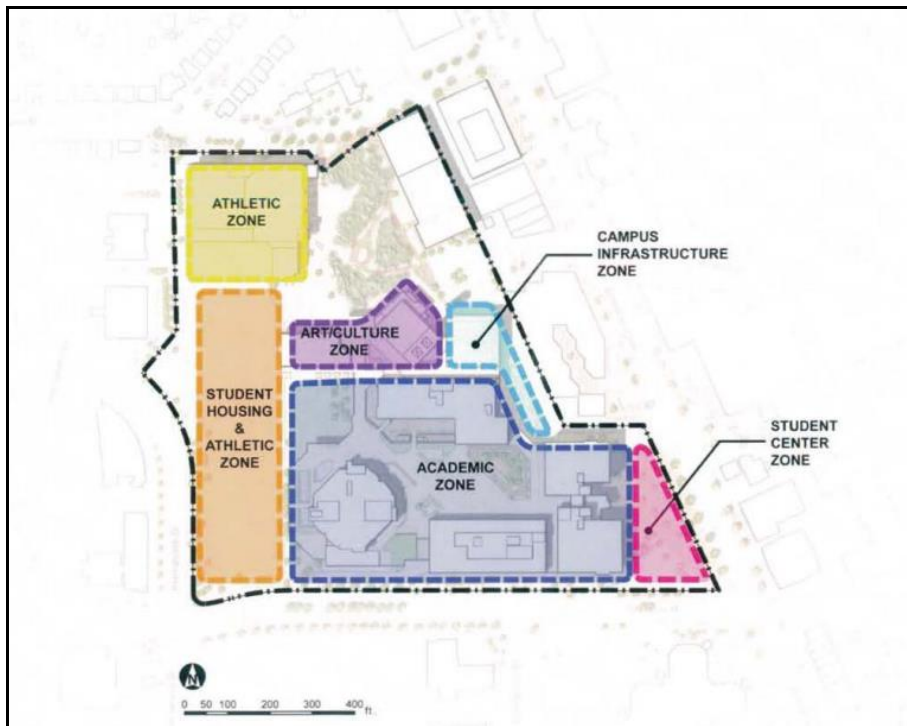
The Plan was approved with conditions largely relating to the 6,500-student enrolment cap, on-campus student housing for up to 600 students, the University's responsibilities associated with student conduct, transportation and parking management, and the design of the student center

11-02 Campus Plan Amendments and Further Processing

The campus plan and further processing of the student center were approved at the same time in 2011. Afterwards two modifications to the plan were approved, as shown in the table below:

Case #/Adoption Date	Amendment and Further Processing	Address	Use identified on Plan
ZC /11-02A June 27, 2011	UDC Campus Plan and Student Center	4200 Connecticut Ave. NW	Student Center
ZC 11-02B June 6, 2016	Minor Modification to add temporary trailers on soccer field for DCPS use	4200 Connecticut Ave. NW	Temporary Trailers
ZC 11-02C November 19, 2018	Modification of Consequence to modify condition 8 to change the timing for when the University reevaluates their code of conduct and Condition No. 15 changed how the University regulates parking on residential streets adjacent to the University	4200 Connecticut Ave. NW	Parking and off-campus residence

2011 Plan



2011 University of the District of Columbia Campus Plan

V. 2020 CAMPUS PLAN PROPOSAL

The 2020-2030 UDC Campus Plan’s development program focuses on modernizing or redeveloping existing structures to provide more academic and student life programs for students.

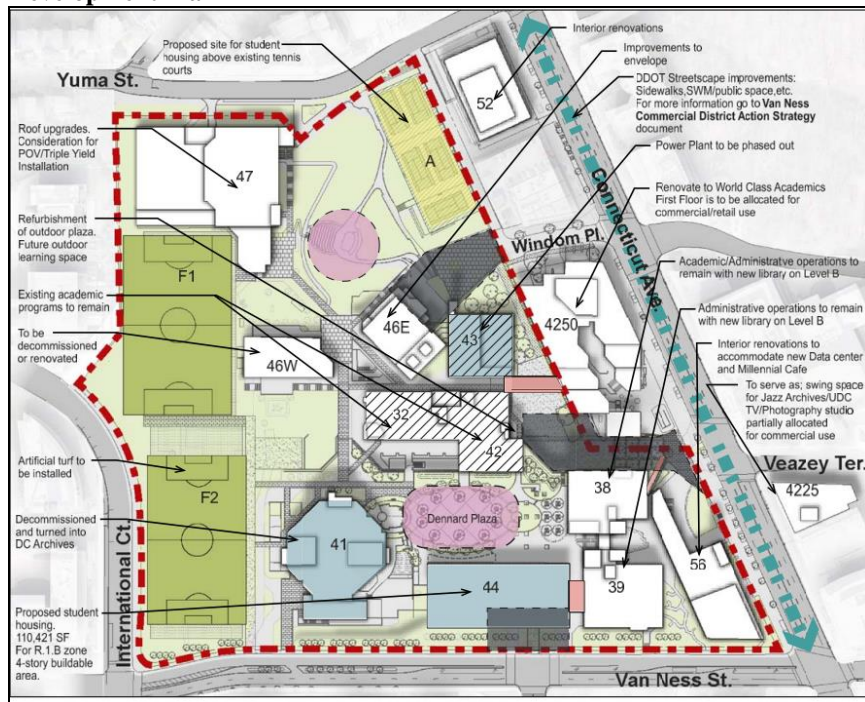
The 2021 Plan:

- Proposes an enrollment cap of 7,000 students and a maximum of 450 faculty members
- Proposes to modernize, upgrade, and renovate existing buildings and facilities
- Adds 160,000 sq.ft. of new development for a 1.55 FAR and a 34% lot occupancy
- Identifies potential locations for a student housing building
- Identifies potential locations for new academic buildings
- Identifies potential locations for new outdoor spaces
- Identifies a location for a new athletic field
- Proposes new sustainability features and landscape improvements
- Proposes a pedestrian bridge connection and other pedestrian improvements
- Propose improvements and entryways on Windom Pl. and Veazy Ter.

Boundary and new Property Acquisitions

The 2020 UDC campus plan boundary would be the same as the 2011 campus plan boundary. Since the 2011, UDC acquired 4340 Connecticut Avenue NW and 4250 Connecticut Avenue NW. Both are zoned MU-7, which does not require campus plan review, so these properties remain outside of the boundary. In addition to these properties the school also leases 4225 Connecticut Ave NW for swing space, which is also MU-7.

Development Plan



Van Ness Campus Population: Student Enrollment and Faculty

UDC expects to increase the Van Ness campus population to 7,000 students and 450 faculty by the year 2029. They plan to accomplish this by employing a variety of recruitment strategies to attract more local, regional, national and international students. They also plan to establish partnerships with embassies to improve their outreach to international students. UDC also plans to attract more residents through local school partnerships and programs to improve how they are perceived by local students.

Future Building Additions

The plan proposes floor additions to buildings 32, 42, and 43 to increase the school's academic and administrative space by 40,000 sq.ft. This would increase the height of buildings 32 and 42 height from 45 ft to 55 ft. Building 43 would increase from 60 ft to 74 ft. These additions would need an in-depth structural evaluation, construction planning, and further processing with the Zoning Commission if they were to proceed.

Student Housing

In the 2011 campus plan UDC proposed constructing student housing for up to 600 students on the western side of campus. The school is now proposing a field in this space and identifies two different locations for student housing:

Building 44

The programs in building 44 will be relocated to 4250 Connecticut Ave.NW so the building will be available for a new use. The building is 65 feet tall building and 110,421 sq.ft.. It would be able to accommodate up to 400 students.

Parcel A

Development of Parcel A would involve constructing a 120,000 sq.ft and 80-ft tall (includes 40-ft clearance for tennis court) student housing building over the existing tennis court on the site. This building would accommodate up to 300 students.

More details for either site would need to be provided at the time of further processing in the future.

Building 41 and Building 46W

UDC has identified two buildings as potential locations for consolidating the District Archives program. Building 41, which is currently being vacated, and Building 46W- Performing Arts would be used as additional space for the Archives to provide additional space for the DC Archives program. If the DC Archives does not use these buildings, then building 41 would be used for other academic programs and the performing arts building may be used as a greenhouse/aquaponics facility.

Veazey Terrace and Windom Place Entrances

The Plan proposes converting Windom Place and Veazey Terrace within the campus from service entryways into pedestrian-only entrances. Both entrances would be closed to vehicle traffic and improved with sidewalk connections and landscaping enhancements.

Veazey Terrace entrance would become a direct link between the UDC-Van Ness Metro Station and the campus core. The Plan also proposes a direct sidewalk connection between the Veazey Terrace entrance and the Windom Place entrance, behind the 4250 Connecticut Avenue, NW. building. This sidewalk would replace the existing driveway that connects the two entrances today.

On Windom Place, the proposed improvements include realigning and narrowing the street and widening the sidewalk to create a pedestrian refuge.

Existing Open Spaces: Dennard Plaza and Amphitheater Area

UDC plans to improve their existing open spaces. Since the last campus plan was approved, the school renovated Dennard Plaza. The project included adding vegetation to the space, including native and adaptive plants, and incorporating stormwater management improvements. Additional landscaping, including adding moveable planters to the space, will be done in the future.

UDC is aware that the condition of the Amphitheater area is deteriorating and will need to be rehabilitated in the future. The mature trees are in poor condition and the embankment is eroding. UDC plans to study this space to determine a rehabilitation strategy.

New Open Spaces and Field

The Campus Plan identifies two future outdoor spaces and a new athletic field. In the southwestern side of campus, UDC plans to convert the swing space that is currently being used by DCPS, into an artificial turf practice field. As for open space, there are two potential future open spaces sites identified in the plan. One space would be immediately north and east of building 42 and other would be in the “B” level of the area adjacent to building 32. These future spaces could serve as urban gardens, outdoor study areas, informal gathering spaces, and/or meditation spaces.

Sustainability

Environmental sustainability is a core value found throughout this campus plan. UDC pledges to implement policies and procedures in keeping with the goals of the Clean Energy act of 2018. The University has a number of sustainability initiatives in line with the Mayor’s Sustainability 2.0 Plan. These initiatives include an urban food hub program, solar panel installations, and a sustainability dashboard to track progress. UDC is also a Charter Participant in the Association for the Advancement of Sustainability in Higher Education’s Sustainability Tracking, Assessment and Rating System. The campus plan also includes installing more stormwater management facilities, expanding green roofs, and increasing the tree canopy on campus.

The Department of Energy and Environment (DOEE) reviewed the campus plan and their comments are attached, (Attachment I).

VI. ANALYSIS

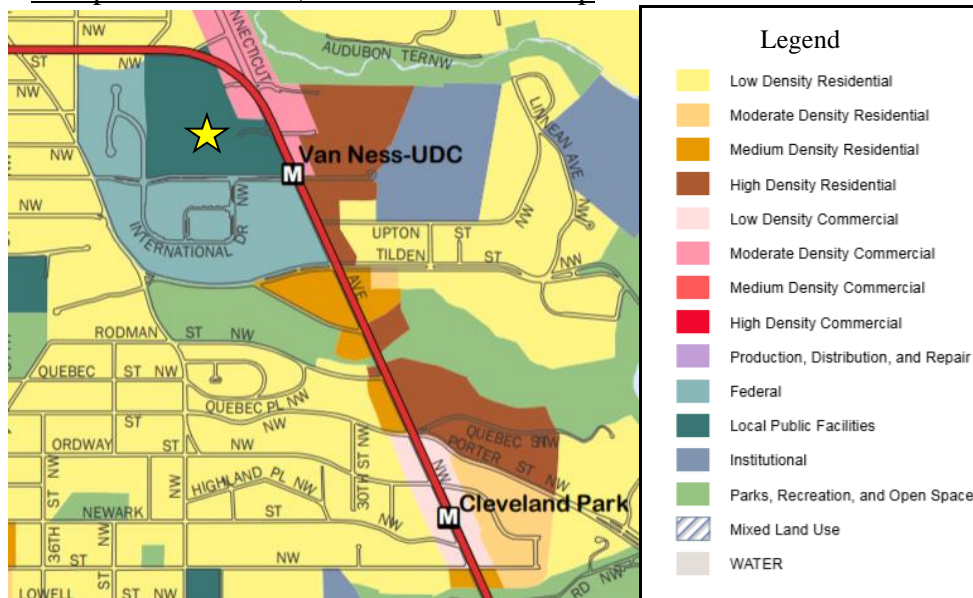
Comprehensive Plan: Future Lan Use Map (FLUM) and Generalized Policy Map

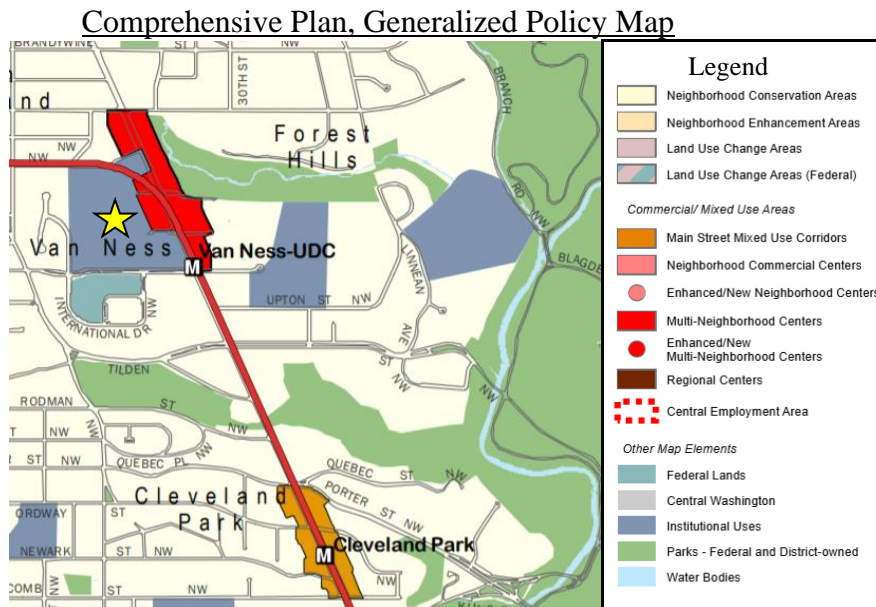
The Future Land Use Map identifies the campus plan area as a local public facility. Local public facilities, “...includes land and facilities occupied and used by the District of Columbia government or other local government agencies...excluding parks and open space. Uses include public schools...public hospitals, government office complexes and similar local government activities,” (227.17).

The proposed campus plan is for a college owned and operated by the District of Columbia, so it is not inconsistent with the recommendation.

The Generalized Policy Map designates the campus area for institutional use, which includes colleges and universities. The proposed campus plan is not inconsistent with this designation.

Comprehensive Plan, Future Land Use Map





2016 Van Ness Commercial District Action Plan

The UDC-Van Ness campus is adjacent to the Van Ness Commercial district and the school’s student center is within the commercial district. The 2016 Commercial District Action Plan, “... provides a framework to reinvigorate retail, enhance public space, increase sustainability, and guide development.” The plan recommends wayfinding, public art, and streetscape improvements on UDC-Van Ness campus near metro and along Connecticut Avenue.

Implement a Wayfinding System

Van Ness is home to a wide range of attractions including museums, parks, performance spaces, and embassies. Establishing a wayfinding system will help the Commercial District highlight surrounding amenities, helping to build the district’s identity.

Work with Institutional and Community Partners to Activate Windom Place

Windom Place has the potential to connect the Commercial District with Rock Creek Park and UDC. Community leaders can collaborate with the adjoining property owners to develop short and long term activation of Windom Place, both east and west of Connecticut Avenue.

This campus plan would be consistent with the Van Ness Commercial District Action Plan recommendations. The campus plan proposes adding streetscape elements, wayfinding signage system, lighting, and public art installations to improve the pedestrian experience along Connecticut Avenue. The Campus Plan also includes transforming the Windom Place entrance into a pedestrian-friendly entrance to the campus’ theater district.

VII. CAMPUS PLAN REVIEW STANDARDS

Subtitle X § 101 of the Zoning Regulation outlines the standards for reviewing campus plans and the analysis of the campus plan elements and projects against these criteria are discussed below. Unless specified, the analysis refers to the entire campus and addresses specific impacts of certain project features.

101 CAMPUS PLANS

101.1 Education use by a college or university shall be permitted as a special exception subject to review and approval by the Zoning Commission under Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions of this chapter.

101.2 The uses shall be located so that they are not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions.

Noise and Lighting

This campus plan should not result in a significant increase in objectionable noise generating activities. The site's topography and landscaping help to separate the buildings from neighboring properties. Most of the buildings on Van Ness Campus are away from the neighboring residential community. In addition to this, most of the development is academic and administrative uses, which usually do not generate a significant amount of noise. The school's student center is located on Connecticut Avenue close to other commercial uses. The fields are along the western end of campus away from residential uses and closer to embassy/chancery uses, which are typically less sensitive to noise.

As mentioned earlier, UDC identified two location options for student housing. If building 44 were converted to student housing it being far from residential development and across the street from embassies/chanceries should help to prevent noise from being a nuisance to area residents. If these buildings come in for future processing for student housing appropriate noise mitigation and landscaping will be considered at that time. If a student housing building were constructed at parcel A, appropriate noise mitigation measures, such as landscaping would need to be implemented since it would be across the street from residential neighborhood. It is also across the street from the neighboring residential community. If this site were chosen appropriate noise mitigation measures, such as landscaping improvements, would need to be considered. More details about possible noise concerns will be provided when the student housing building comes in for further processing. **OP prefers the building 44 site, as it appears it would have less impacts on residents in the area.**

UDC reports that they have not had a problem with noise complaints related to their events and games on campus. The graduation and other big events are usually held at Dennard Plaza which is in the center of campus and insulated from the outside residential neighborhood. The athletic fields are across the street from embassies, which are usually not sensitive to noise. There is usually a limited number of attendees at their games and at most the noise may rise to the moderate level during half-time.

Lighting has not been an issue for the athletic field, but it has been as an issue for the tennis court on parcel A. UDC reports that games are rarely held in the evenings. Additionally, the new turf field would have LED light structures that would be aimed on the field. On the other hand, UDC reports that they have received lighting complaints for the tennis court. UDC states that evening tennis games are rare and the lights are off after dusk. They further report that though there are no established hours of operation for the tennis courts, the spaces are in use from 7:00am to sunset. **OP recommends a condition for establishing the hours of operation for the tennis court to be from 7:00am to sunset.**

Traffic & Parking

There should be minimal traffic and parking impacts resulting from the proposed development in this campus plan. The campus is well-served by UDC-Van Ness Metro station, Metrobus, and bicycle facilities. Traffic should not significantly increase because UDC is not proposing any additional parking spaces. Parking demand may also decrease when the new on-campus student housing is built.

Most of the parking on campus is provided in the Van Ness Underground Parking Garage, which has its entrance on Van Ness St. NW. This entrance is across the street from embassy and office uses and most of the traffic comes from Connecticut Avenue NW and not through the residential community.

A more detailed analysis of the plan’s traffic, parking, and circulation impacts as well as the TDM measures will be provided in the DDOT report.

Number of Students & Faculty

As discussed earlier, UDC wants to increase their student and faculty population on the Van Ness campus to support their efforts in developing more programs. They project their recruitment efforts will result in a higher student and faculty population within the next ten years. Therefore, UDC is requesting a student enrollment cap of 7,000 students.

Van Ness Campus	Existing 2020	Projected 2029
Student	2,255	7,000
Student Cap	6,500	7,000
Faculty	320	450

Student Housing

On-Campus

The University proposes to locate student housing either in its existing Building 44 or in a new building on parcel A over the existing tennis court.

The proposal for Building 44 would provide housing for up to 400 students. This location should have minimal impact on the neighborhood outside of campus. Building 44 is on the southern side of campus, across the street from embassy buildings and a substantial distance away from

residential development. Potential noise impacts would be managed through the school's student conduct policy and procedures. The building would house up to 400 students. OP prefers this option because it would house more students and have the least impact on the outside community.

The proposal for Parcel A would construct a new building over the tennis courts and house up to 300 students. The site is across the street from a residential community and directly across from an apartment building and parking garage. A student housing building would not be out of character with these uses. Appropriate landscaping and other buffering measures should be installed to minimize potential nuisances. The proposed 80-ft building would also need to be setback 80 ft from the property line, which should help to visually keep it from being out of character with the developments across the street.

OP supports the University's plan to provide student housing on campus and looks forward to reviewing more details at the time of further processing.

Off Campus Housing

UDC has master leases with two properties: 3003 Van Ness Apartments, which is located at 3003 Van Ness Street NW and AVA Van Ness, which is located at 2950 Van Ness Street NW. It has 25 apartment units at 3003 Van Ness and 14 apartment units at Ava Van Ness. OP is concerned that off-campus master leases restrict the amount of housing available for non-students in the immediate area. Therefore, **OP recommends continuing the condition that the University maintain its existing leasing cap of no more than 100 leased beds within 1 mile of campus.**

Other Objectionable Conditions

No other objectionable conditions have been reported during the life of the existing campus plan.

101.3 Any commercial use customarily incidental to a university use in an R, RF, or RA zone, or as an adjunct use to a university building, shall be subject to the following conditions:

- (a) There shall be a demonstrated and necessary relationship between the use and the university functions;**

There are several retail uses on campus. Retail is customarily considered an incidental use to a university use. These small commercial establishments mainly serve students, faculty, staff, and visitors to the university. Today these include the school bookstore, a vacant commercial space in the student center, and food service establishments. These businesses mainly serve those on campus but the food service establishments may also serve the public.

- (b) The total floor area of all commercial uses, including basement or cellar space, shall occupy no more than ten percent (10%) of the gross floor area of the total campus plan floor area; and**

The total floor area of the ancillary uses is currently 7 percent of the total campus plan gross floor area. UDC projects that any future increase would be less than 10 percent.

- (c) The commercial use shall be located so that it will not become objectionable to non-university residential neighbors due to hours of operation, noise, parking,**

loading, lighting, trash, or other operational characteristics that are not customarily associated with a residential use.

These commercial uses should have minimal impact on the outside residential neighborhood. Most of the commercial uses are located inside the campus so they should have no impact on the residential community outside of campus. Though the student center is along the perimeter of campus, it is within the area’s commercial district on Connecticut Avenue and has no impact on residents.

101.4 The campus plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan.

The University is not proposing development that would not be in support of the University’s educational mission.

101.5 The following development standards shall apply to the maximum total density of all buildings and structures on the campus in an R, RF, RA, or RC-1 zone:

TABLE X § 101.5: MAXIMUM TOTAL DENSITY OF ALL BUILDINGS AND STRUCTURES

Zone	Maximum Height (Feet)	Maximum Floor Area Ratio
All R and RF zones	50	1.8
RA-1, RA-2, RA-6, RA-7, RA-8, RC-1	50	1.8
RA-3, RA-4, RA-5, RA-9, RA-10	90	3.5

The total proposed density would be 1.55 FAR. As for height, some of the buildings on campus are taller than 50 feet and the proposed student housing building would be 80 feet. D § 207.6 allows for institutional buildings to have a height of up to 90 feet if they are set back a foot for every one foot beyond the 50-ft setback requirement.

An institutional building or structure may be erected to a height not exceeding ninety feet (90 ft.); provided, that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot (1 ft.) for each one foot (1 ft.) of height in excess of that authorized in the district in which it is located. (D§ 207.6)

101.6 Because of permissive increases as applicable to normal bulk requirements in the low-density zones regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density zones.

This campus plan is proposes a 1.55 FAR in the R-1-B zone, which is less than the 1.8 FAR allowed in the zone.

101.7 In calculating floor area ratio (FAR), the land area shall not include public streets and alleys, but may include interior private streets and alleys within the campus boundaries.

The overall FAR of 1.55 excludes public street and alleys and includes private streets and alleys.

101.8 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:

- (a) Buildings and parking and loading facilities;**
- (b) Screening, signs, streets, and public utility facilities;**
- (c) Athletic and other recreational facilities; and**
- (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.**

The University submitted plans showing the location and height of the existing and proposed development. This campus currently has 1, 209,267 sq.ft. of development. The plan would add 120,000 sq.ft of residential development and 40,000 sq.ft. of academic/administrative floor space.

101.9 The further processing of specific buildings, structures, and uses within an approved campus plan shall . . .

At this time, no further processing is proposed.

101.10 Within a reasonable distance of the college or university campus, and subject to compliance with Subtitle X § 101.2, the Zoning Commission may also permit the interim use of land or improved property with any use that the Zoning Commission may determine is a proper college or university function. The land need not be included in the campus plan. When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Zoning Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.

Not Applicable. The University is not seeking an interim use.

101.11 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Zoning Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.

Land Use Element

Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations

Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas are planned, designed, and managed in a way that minimizes objectionable impacts on adjacent

communities. The zoning regulations should ensure that the expansion of these uses is not permitted if the quality of life in adjacent residential areas is significantly adversely affected. 315.8

Through this campus plan the University is ensuring that its plans for the Van Ness campus incorporates community input and minimizes potential impacts on the outside community.

Education Element

Policy EDU-3.1.1: Sustaining and Advancing UDC

Sustain, promote, and advance the University of the District of Columbia and the Community College of the District of Columbia as the city's only public institution of higher learning and continuing education for District residents. 1212.2

Policy EDU-3.1.2: Strengthen Training and Career Programs

Strengthen the Community College of the District of Columbia function of UDC to continue training students for the baccalaureate program at UDC, and to build practical career skills that prepare students for current and future employment in the District. 1212.3

Policy EDU-3.2.1: University Partnerships

Encourage partnerships between the city's colleges and universities, anchor institutions, and K-12 schools to create additional pathways to learning for District students and young adults. 1213.3

This campus plan is not inconsistent with the Comprehensive Plans' guidance to provide more academic programs for District residents. It would allow the school to expand its baccalaureate and advanced degree programs while its community college system focuses on workplace training and career skills.

UDC has ongoing partnerships with several K-12 schools and historically provided additional educational opportunities to District students. UDC also intends to improve its recruitment efforts with local students.

Action EDU-3.1.A: Develop a Satellite UDC Campus East of the Anacostia River

Pursue the development and expansion of a satellite campus of the University of the District of Columbia and the Community College of the District of Columbia east of the Anacostia River. 1212.4

Policy EDU-3.3.1: Satellite Campuses

Promote the development of satellite campuses to accommodate university growth, relieve growth pressure on neighborhoods adjacent to existing campuses, spur economic development and revitalization in neighborhoods lagging in market activity, and create additional lifelong learning opportunities for DC residents. 1214.5

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District's character, culture, economy, and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas. 1214.6

Policy EDU-3.3.3: Campus Plan Requirements

Continue to require campus plans for colleges and universities located in residential and mixed use

zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that ensure that the institution is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other similar conditions. 1214.7

This UDC campus plan is not inconsistent with the Comprehensive Plan’s guidance to support community improvement and minimize its impact on residential areas. As this is a campus plan proposal, it complies with the recommendation to develop a campus plan. The campus plan process also includes community outreach as an opportunity for the community to have input in UDC’s development.

UDC and its community college have various satellite campuses around the District and plan to continue utilizing them. A new one is the former Patricia Roberts Harris Education Center in Ward 8, which will be used to expand the school’s training programs.

Policy EDU-3.3.4: Student Housing

Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches. 1214.8

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged. 1214.9

This campus plan is not inconsistent with the Comprehensive Plan’s student housing and transportation impacts guidance for colleges and universities. Multiple possible student housing locations are identified in the plan. UDC intends to reuse one of its existing buildings for student housing or construct a new building on campus for student housing.

UDC intends to continue to promote the use of transit, bicycles, and pedestrian connections as transportation options for its students and faculty. The plan does not include additional parking spaces.

Environmental Element

Policy E-1.1.1: Street Tree Planting and Maintenance *Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District’s neighborhoods. 603.4*

Policy E-2.1.1: Promoting Water Conservation *Promote the efficient use of existing water supplies through a variety of water conservation measures, including the use of plumbing fixtures designed for water efficiency, drought-tolerant landscaping, and irrigation systems designed to conserve water. 609.3*

Policy E-2.2.1: Energy Efficiency

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption by DC residents and employees. 610.3

Policy E-2.2.4: Alternative Energy Sources

Support the development and application of renewable energy technologies such as active, passive, and photovoltaic solar energy, fuel cells, and other sustainable sources. Such technology should be used to reduce the dependence on imported energy, provide opportunities for economic and community development, and benefit environmental quality. A key goal is the continued availability and access to unobstructed, direct sunlight for distributed-energy generators and passive-solar homes relying on the sun as a primary energy source. 610.6

Policy E-2.2.6: Energy Efficiency at Major Employment Centers

Continue efforts that enable major employers in the city, including the government, institutions, schools, and the private sector to implement energy conservation measures. 610.9

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects and develop green building methods for operation and maintenance activities. 614.2

This UDC campus plan is not inconsistent with the Environmental Element. UDC states that they support the District’s goal to reach 40% tree canopy coverage by 2032 and that they will make efforts to increase the tree canopy on campus.

UDC is upgrading its stormwater management facilities on campus. These upgrades include installing additional landscaping at Denard Plaza to further increase the plaza’s stormwater retention capacity. UDC is also planning to install an additional 70,000 sq.ft. of green roof area along with photovoltaic panels.

UDC is making energy conservation improvements by phasing out its inefficient central utility plant and planning to install HVAC systems in each building. UDC is also installing geothermal heat exchange system under their new practice field in the southwestern portion of the Van Ness Campus. Additionally, the University is working with other Universities in the District to develop Building Energy Performance Standards (BEPS) for complying with the District’s Clean Energy Act of 2018. As for new construction, the school will comply with the District’s requirement to have its new construction meet LEED Silver level.

Rock Creek West Area Element

Policy RCW-2.1.3: Van Ness/UDC Station Area *Improve the design and appearance of the Van Ness/UDC Station area, particularly the “hardscaped” portion of the UDC Campus. 2311.9*

Action RCW-2.1.A: Improving the UDC Plazas *Work with UDC and with local community groups and the Advisory Neighborhood Commission in the “greening” of public open space on the UDC Campus. 2311.11*

This UDC campus plan is not inconsistent with the Rock Creek West Area Element. This Area Element encourages UDC to make open space and landscaping improvements, especially along the Van Ness/UDC Station area. Over the past ten years UDC has made significant improvements to its open space areas and has done a complete renovation of Denard Plaza. The school plans to make

further landscaping improvements at Denard, the Amphitheater, and other outdoor spaces which are all near the Van Ness/UDC metro station.

101.12 Is an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the FAR limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

The maximum density proposed in this campus plan is 1.55 FAR, which is less than the 1.8 FAR permitted in the Regulations.

101.13 Pursuant to Subtitle Z § 405.1, as soon as the application is accepted, the Office of Zoning shall refer the application to the Office of Planning, the Department of Transportation, and the Department of Energy and Environment for review and written reports.

The Department of Transportation (DDOT) will submit a separate report. Comments from the Department of Energy and Environment (DOEE) are attached (Attachment I).

101.14 Approval of a campus plan shall be based on the determination by the Zoning Commission that the application will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps, subject to the special conditions specified in this section.

The proposed campus plan would meet the intent of the Campus Plans regulations as outlined at Subtitle X § 100.2. This campus plan should not become objectionable to the surrounding neighborhood. The proposed improvements to the campus and the introduction of student housing should help to attract more students and make the campus more of an asset in the area.

101.15 Small deviations from plans approved under further processing . . .

Not applicable at this time.

101.16 A further processing of a campus building shall not be filed simultaneously with a full campus plan application. However, an amendment to an approved campus plan may be considered simultaneously with the further processing if determined necessary by the Zoning Commission.

Further processing is not requested at this time. In the future, the proposed student housing and building additions would need to be reviewed under the further processing requirements.

VIII. COMMENTS OF OTHER DISTRICT AGENCIES

The application was referred to various agencies and the responses are as follows.

1. The Department of Transportation - will submit a separate report.
2. Department of the Environment (DDOE) – See Attachment I

IX. ANC COMMENTS

The University's Van Ness campus is within ANC-3F. At the time of this report, the ANC has not submitted a recommendation to the record. The university informed OP that they are working with the ANC.

X. COMMUNITY COMMENTS

At the time of this report there are no comments from any organizations. In the record.

XI. RECOMMENDATION

OP is fully supportive of the University's development plan that will create on-campus student housing opportunities. Overall, the impacts on the surrounding neighborhood should be minimal. UDC is proposing a minimal amount of new development and the plans are focused on upgrading and reusing the existing campus buildings. The Office of Planning recommends approval of the proposed 2020-2029 campus plan with the following conditions:

1. The maximum student enrollment and faculty shall be accepted at the proposed 7,000 students and 450 faculty.
2. The 2020-2029 Campus Plan shall be valid for a period of 10 years;
3. The hours of operation for the tennis court are restricted to 7:00am to sunset everyday.
4. The University shall be permitted to lease up to 100 units within 1 mile of campus.

ATTACHMENTS:

Attachment I - DOEE Comments

ATTACHMENT I – Department of Environment and Energy (DOEE) Comments

Energy Efficiency and Green Certifications:

- DOEE applauds the University of the District of Columbia for their plan to decommission the outdated central plant and move to building-by-building HVA systems. We encourage UDC to pair this HVAC replacement with weatherization and envelope improvements, which may allow the project team to save money by specifying a smaller HVAC system, simultaneously reducing energy consumption and easing compliance with the Building Energy Performance Standard (BEPS).
- DOEE commends UDC for their planned installation of a geothermal heat exchange system under the new practice field. This technology has been used in similar applications with great success in providing large energy efficiency gains in all-electric building heating and cooling systems. UDC is encouraged to consider whether any other spaces, either open space or beneath new building footprints, could be allocated for geothermal wells either now or in the future.
- DOEE encourages UDC to continue its leadership in green building by adopting net-zero energy construction practices ahead of the planned 2026 code requirement. An NZE building is a highly energy-efficient building that produces on-site, or procures acceptable offsite, renewable energy generation, enough energy to meet or exceed the annual energy consumption of its operations. NZE buildings can benefit both owners and tenants through significantly lower operating costs, improved occupant comfort and improved indoor air quality. Under the 2017 Energy Conservation Code, projects can utilize Appendix Z as an alternative compliance pathway, which provides a working definition and guidance for NZE. If the team is interested in NZE construction, either on this project or future projects, DOEE can be of assistance. Please reach out to Casey Studhalter at casey.studhalter@dc.gov for more information.
- If net-zero energy cannot be achieved right away, DOEE encourages net-zero energy ready construction (deep energy efficiency with energy use intensities below 30 kBtu/square foot/year).

Solar:

- UDC has demonstrated its leadership in solar energy deployment across campus. DOEE encourages the University to continue to include solar energy in all future development projects. DOEE would like to see more specifics on planned system sizing, and encourages UDC to maximize the use of all available roof space. Maximizing solar energy production will contribute to achieving the District's goal to increase the use of renewable energy to 50% by 2032. As a result of the requirement for 10% of the District's electricity supply to come from locally generated solar by 2040, there are many financial incentives to install solar.
- One way that the University can maximize solar energy production is to integrate solar photovoltaic arrays into green roofs. Integrating these systems enables the project team to maximize the benefits of solar energy while also maximizing the Green Area Ratio score and stormwater retention volume. DOEE has issued guidance on how to successfully incorporate solar and green roof on pages 41 & 42 of the 2020 Stormwater Management Guidebook: <https://doee.dc.gov/swguidebook>
- For those newly reconfigured roof spaces where solar cannot be installed in the near term, designing for solar readiness by consolidated mechanical equipment and minimizing penetrations while also running empty conduit can greatly ease the expense of expanding the solar system at a later date.
- DOEE commends UDC's plan to provide at least two preferred parking spaces for alternative fuel vehicles and at least two EV charging stations. We encourage UDC to provide a much greater percentage of "EV ready" parking spaces when constructing new parking facilities. The Electric

Vehicle Readiness Act of 2020 calls for 20% of off-road parking spaces to be made “EV ready”, by providing empty conduits and the necessary electrical capacity to easily install future EV chargers. While not yet effective, this regulation could go into effect with the passage of a new budget.

Climate Resilience:

- In order to prepare for the impacts of climate change, including increased flooding and extreme heat, DOEE encourages the team to assess how climate change could affect the campus and to incorporate resilient design strategies. DOEE recently released Resilient Design Guidelines to assist project teams considering climate resilient design. The guidelines can be found here: https://doee.dc.gov/sites/default/files/dc/sites/ddoe/service_content/attachments/CRDC%20resilient%20design%20guidelines_FINALApproved.pdf
- **LEED** also offers Resilient Design pilot credits that guide project teams through identifying climate risks and mitigation strategies. LEED also offers **RELI 2.0**, a dedicated rating system for resilient design and construction.

Stormwater & GAR:

- DOEE applauds UDC’s planning to incorporate green roofs on both existing buildings and new construction. The “triple yield” installations described provide even greater benefit than simply green roof or solar and we look forward to learning more about this innovative application.
- Due to the fact that UDC has several development projects planned for the next 10 years, DOEE recommends that the campus create a stormwater and Green Area Ratio (GAR) master plan. DOEE has worked with other campuses in the District to create a wholistic viewpoint of stormwater and GAR, rather than meeting requirements on a project-by-project basis. Please reach out to Julienne Bautista at julienne.bautista@dc.gov to set up a meeting.
- DOEE encourages the University to exceed the minimum required stormwater retention volume. Any additional stormwater retention above the minimum regulatory requirement can earn the University Stormwater Retention Credits (SRCs) which can be sold through DOEE’s Credit Trading Program. SRCs can be sold directly to DOEE through the SRC Price Lock Program (for projects located in the MS4 Sewer System only) or sold on the open market. For more information please visit <https://doee.dc.gov/src> or email Matt Johnson at src.trading@dc.gov.