

Zoning Commission for the District of Columbia

Z.C. Case No. 20-33

Draft Conditions

Campus Plan Term

1. The Campus Plan shall be valid for a period of 10 years.

Enrollment

2. For the duration of the 2021 Campus Plan, the maximum enrollment on the Van Ness Campus shall not exceed 7,000 students and 450 faculty.
3. The University shall provide ANC 3F with its Van Ness Campus enrollment by November 1st (for fall semester enrollment), April 15th (for spring semester enrollment), and August 1st (for summer enrollment).

Housing

4. The University may construct the proposed on-campus housing as described in the 2021 Campus Plan, subject to further processing review and approval pursuant to § 210 of the Zoning Regulations:
 - a. The location shall be within the area identified on Tab P of the University's December 21, 2021 campus master plan submission;
 - b. The number of stories, gross floor area, and lot coverage shall be generally consistent with the development summary indicated in Section 4.2 of the University's December 21, 2021 Campus Master Plan submission, as revised by the University's June 4, 2021 supplemental submission.
 - c. As a part of the further processing application, the University shall provide the following documentation:
 - i. Interim report on student enrollment and faculty/staff counts;
 - ii. Interim report on the implementation of the student conduct measures detailed in conditions 7-9;
 - iii. [*Interim report on transportation issues, including:*
 1. *Information on implementation of the transportation demand management plan detailed in condition 10, including mode split data;*
 2. *Information regarding utilization of campus parking resources as well as implementation of the parking policy detailed in condition 14]; and*

- iv. Interim report on perimeter improvements detailed in conditions 13 and 14.
5. The University shall provide the community with notice and an opportunity to review the proposed design of the on-campus housing at least 60 days prior to filing of the application for further processing:
 - a. Notice of the University's intent to file the application ("Notice of Intent") shall be provided by U.S. Mail to ANC 3F and all owners of all property within 200 feet of the campus. In addition, the Notice of Intent shall be provided by U.S. Mail to all residents within approximately one block of Lot 803.¹ The Notice of Intent shall state that the University intends to file an application to secure further processing approval to construct dormitories on University property, and shall provide the proposed number of beds, maximum square footage, description of common areas, and planned pedestrian and vehicular access to the dormitories. In addition, the Notice of Intent shall provide a website address (URL) where more information about the proposed dormitories may be found, and the contact information (name, phone, and email) for a University representative that can be contacted for additional information. Finally, the Notice of Intent shall indicate the date, time, and location of the Preliminary Design Review meeting described below; and
 - b. At least 45 days prior to the filing of the application for further processing, the University shall hold an open community meeting to review the preliminary design of the housing with interested community members ("Preliminary Design Review"). This meeting shall be specifically noticed in the Notice of Intent, and shall also be noticed in the *Northwest Current*, on neighborhood listservs, and on the University's website.
6. The proposed on-campus housing shall be limited to no more than 600 beds. The University shall maintain its existing off-campus leasing program but shall be limited to no more than 100 leased beds within 1 mile of the University.

Student Conduct

7. All students at the Van Ness Campus, whether living on campus or off campus in housing leased directly by the University, shall be required to comply with the University Code of Conduct.
8. The University shall use disciplinary intervention for acts of misconduct committed by students (i.e., 'violations of the Code of Conduct) in the surrounding community (which shall mean within one mile of the University), regardless of whether the student lives on campus or off campus, and even if the students are not in properties owned or controlled

¹ The "Nearby Residents" shall include all addresses along Upton, Van Ness, and Warren Streets, Veazey Terrace, and Windom Place between Reno Road/36th Street and 37th Streets; all residents along 36th Street and Reno Road between Upton Street and Yuma Street; all residents along Yuma Street between Connecticut Avenue and 37th Street; and all residents of 35th Street between Yuma Street and Alton Place. Notice shall also be provided to the Van Ness South Tenants Association, Van Ness North Condominium Association, and Van Ness East Cooperative Association.

by the University. The University shall act on incident reports submitted by persons including residents, ANC 3F, community associations, tenant associations, building management, University security officers, and the Metropolitan Police Department.

9. The University shall establish and maintain a relationship with the Metropolitan Police Department to secure referrals on all reports of complaints, infractions, or arrests of University students living on-campus or in off-campus University housing. The University shall maintain a log of all referrals received and all actions taken.

[Transportation and Parking – Note: the Applicant is working with DDOT to finalize the details of the TDM and expects they will be finalized prior to te Zoning Order]

10. *[The University shall manage its on-campus parking supply and encourage all students, faculty, staff, and visitors to use transit and other alternatives to single-occupancy vehicles through the implementation of the TDM measures detailed in [_____], which reflects all of the commitments made by the University.*
11. *The University shall encourage all visitors attending special events on campus to use transit or park in University or other area parking facilities. The University shall work with area institutions and commercial parking operators as well as use attendant parking to provide additional parking as needed during these events. Non-University events in the Student Center ballroom shall be subject to the following additional conditions:*
 - a. *For weekday non-University events that are likely to draw more than 100 persons, the University shall direct potential users to notify event guests that parking will not be available on campus or in the surrounding community and that driving is therefore discouraged. The University shall direct potential users to encourage event guests to travel to the Van Ness Campus by other means such as transit, bus, walking, or taxi:*
 - i. *For purposes of this condition, “weekday events” are events that begin between 8:00 am and 4:00 pm, Monday through Friday; and*
 - b. *For weeknight non-University events that are likely to draw more than 100 persons, such events shall not be permitted to begin between the hours of 5:00 p.m. and 7:00 p.m.*
 - i. *For purposes of this condition, “weeknight events” are events that begin after 5:00 pm, Monday through Friday.*
12. *The University shall work with area institutions regarding the scheduling of special events expected to draw more than 100 visitors to the Van Ness Campus.*
13. *The University shall direct all construction traffic to avoid routes through the adjacent residential neighborhoods through contract provisions or similar mechanisms.]*

Veazey / Windom Improvements

14. Subject to availability of funding and other required approval from or coordination with District agencies, the University shall undertake the improvements as shown in concept on Tab Y of the University's December 21, 2021 campus master plan submission
15. Following the issuance of a building permit and public space permit, the University shall use good faith efforts to work with District agencies and other stakeholders to promote the construction of improvements to the intersection of Veazey Terrace with Connecticut Avenue as shown in concept on Tab Y and Tab Z of the University's December 21, 2021 campus master plan submission

Community Outreach

16. University-Community Task Force: The University shall continue a Task Force that includes representatives of the University officials, ANC 3F, residents of the surrounding Van Ness and North Cleveland Park neighborhoods (including residents of both the single-family neighborhoods and high-rise buildings near campus):
 - a. The Task Force shall meet quarterly in order to encourage dialogue regarding campus planning, student conduct, traffic and parking, construction activity, and similar issues;
 - b. The meetings shall be open to the public and shall be noticed at least two weeks prior through advertisements in the *Northwest Current*, on neighborhood listservs, and through the University's website. Notice of such meetings shall also be provided to authorized representatives of neighborhood community associations, tenant associations, or other building associations. Said notice shall identify the preliminary agenda for each meeting, though this preliminary agenda shall not preclude the discussion of additional issues or concerns;
 - c. The University shall keep minutes of all Task Force Meetings as well as a log of all attendees; and
 - d. Within one month of each Task Force meeting, the University shall circulate the minutes of the meeting to ANC 3F, authorized representatives of neighborhood or building associations, and any other participant requesting the minutes at the meeting. The University shall also post the minutes on its website.
19. The University shall offer a membership rate for the use of tennis courts and a daily rate for during open swim at the natatorium for non-University users who desire use of these facilities. The University shall limit hours of operation for the tennis court to 7:00am and sunset every day, except in situations where, during a tournament event, there is delay in the tournament activities due to inclement weather, and the tournament is paused during the inclement weather, and then resumes once the inclement weather has passed. During such situations, the tournament activity may continue past sunset but not later than 10:00 PM.

Student Center

20. The University shall not be permitted to lease space in the Student Center to a tenant seeking to operate such space as a nightclub, lounge, or similar use.