

# The University of the District of Columbia

## Van Ness Campus Plan 2020-2029

Application to the  
District of Columbia Zoning Commission for  
Review and Approval of a New Campus Plan

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### EXECUTIVE SUMMARY

The University of the District of Columbia (the University or UDC) is dedicated to strengthening the transformative power of the District’s system of public higher education. As the University comes closer to its goal of being a public higher education model of urban student success, it strives to enable all its students to reach their highest levels of human potential.

The 2020-2029 Campus Plan contained herein features five primary changes to the Van Ness campus that are key to this transformation:

- Modernize and upgrade existing academic buildings and facilities
- Promote the University’s distinct identity and wayfinding for public use of campus
- Increase green landscaping and sustainable features
- Implement urban design improvements at Van Ness Street NW, Veazey Terrace NW, and Windom Place NW
- Modestly increase population in students, faculty, and staff

Under this Plan, the University will capitalize on its mixed-use location in Van Ness and further enhance its relationship with and contributions to surrounding communities. In particular, the University will continue to leverage its strategic location atop the Van Ness Metrorail station and adopt Transportation Demand Management strategies to fully utilize District transit options and minimize traffic and parking impacts.

In addition, the University has sited its proposed new building at locations intended to ensure minimal impact on the surrounding residential communities and maximize their contribution to improving the surrounding public realm. The proposed improvements will adhere to high standards of sustainable design and include renovations to existing buildings.

Finally, the planned growth in the number of students at Van Ness will be consistent with recent enrollment levels, and in any event will be well below the historic planned capacity for the campus. As it continues to develop its academic programming, the University will focus on providing on-campus housing to accommodate the needs of students who currently struggle to secure affordable housing options near the Van Ness campus.

For all of these reasons, as detailed herein, the University submits that the proposed 2020-2029 Campus Plan satisfies the requirements of Section 210 of the District of Columbia Zoning Regulations.

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## Van Ness Campus Plan 2020 – 2029

### **SECTION 1: INTRODUCTION**

This Campus Plan documents the continuation of the University of the District of Columbia’s plan to transform the Van Ness Campus into a premier urban university through the construction of needed student facilities that include the modernization and upgrading of existing academic buildings and facilities. These improvements are necessary to attract and retain a diverse and talented student population from the District, the region and beyond, and provide District residents with the highest caliber facilities in support of academic instruction, campus life, and community engagement.

The University of the District of Columbia has prepared this Campus Plan in accordance with the District of Columbia Zoning Regulations, which require colleges and universities in residential zone districts submit a plan for developing the campus as a whole. *See* Subtitle U § 203.3 and Subtitle X § 101 of the Zoning Regulations.<sup>1</sup>

#### **1.1 Statement of the University’s Mission, Vision, Goals and History**

##### **Exhibit 1.1a Campus Aerial View looking North**

#### **Mission, Vision, and Goals**

The University of the District of Columbia is the public institution of higher education in and for the District of Columbia. The historically black university is also the first exclusively urban land-grant university. Consolidated as the University of the District of Columbia in 1976 by merging District of Columbia Teachers College, Federal City College and Washington Technical Institute.

In 2013, the Board of Trustees (Trustees) established the Community College (CC) as a Branch Campus. The CC embraces its roots “to improve the skills and employability of DC’s adult workers, while also providing up to date technical training for current high school graduates.” Available programs include associate degrees in Nursing and Mortuary Science. The CC continues to add academic associates’ programs and a general studies curriculum that articulates directly into the university’s bachelor programs. UDC also confers workforce credentials and professional certifications.

UDC awards undergraduate, graduate, and professional degrees at four colleges (Arts & Sciences; Business & Public Administration; Agriculture, Urban Sustainability & Environmental Sciences; and Engineering & Applied Sciences) and a School of Law located at its flagship Van Ness Campus. UDC offers degrees that are tailored to meet the unique needs of the District, including master’s degrees in Cancer Biology Prevention and Clinical Psychology doctorate degrees, a National Architectural Accrediting Board (NAAB) architecture degree and law degrees. Over 75 different programs of study are offered.

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<sup>1</sup>Three properties are part of the Van Ness Campus but are located in an MU-7 zoning district, which is a mixed-use zone, and are therefore outside the formal Campus Plan boundaries. *See* Section 1.2 of the Campus Plan.

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UDC and the CC serve a very diverse population that includes students from over 25 different nations. The CC has an open admissions policy that is particularly beneficial for non-traditional students. Together, these institutions provide an important opportunity for young adults and adult learners to gain a quality education at an affordable price.

University of the District of Columbia is unique:

- designated as a Historically Black College/University (HBCU);
- the only public university option in the District of Columbia; and
- offers high quality education at a low cost.

The University of the District of Columbia strives to be a pacesetter in urban education and has the responsibility to build a diverse generation of competitive, civically engaged scholars and leaders.

The University aspires to be a research-intensive institution. In 2018, the University created an Office of University Research which seeks to increase the visibility of UDC's growing research enterprise, train and advise faculty on funding proposal development, research administration and compliance, and engage Federal and local agencies leading to increased extramural funding to the University. Recently, the University received the following awards:

- \$7M for 5 years from the National Institute of Standards and Technology from the US Department of Commerce for Advanced Manufacturing
- \$4.8M for 5 years from the National Science Foundation for a Center of Research Excellence in Science and Technology (CREST) in Nanotechnology Research and Education
- \$3M for 3 years from NASA for Advanced Manufacturing in Lunar Rover Technologies
- \$2.8M for 3 years from the US Department of Energy, National Nuclear Security Agency as part of an UDC-led HBCU Consortium
- \$200,000 sub-award to support a National Science Foundation grant to develop a 2-year curriculum for the CC in quantum information sciences
- \$300,000 from the National Security Agency to enhance UDC's curriculum in cybersecurity and eventually to designate UDC as a Center of Academic Excellence in Cybersecurity Education

The University of the District of Columbia strives to ensure that the institution continues its mandated mission to meet the comprehensive post-secondary education needs of the residents of the District of Columbia. Education, across the continuum, is central to the development of the city, not only in the present, but also in planning and building for the future. It is the foundation for the active participation of all of the citizens of the District of Columbia - economically, socially, morally, culturally and politically.

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System-wide, the University has established the following goals:

1. Create and nurture a premier community college.
2. Become an outstanding institution for undergraduate education with a global focus.
3. Offer exceptional, research-driven graduate and professional programs of importance to the District and the nation.
4. Provide an important economic engine for the District of Columbia and region.

The Campus Plan detailed herein supports the transformation of the University's campus at Van Ness into a premier flagship center for undergraduate and graduate education, which advances the University's goals and permits the University to continue to improve educational access and opportunities for all District residents.

### **History**

The University of the District of Columbia is simultaneously historic and modern.

The seeds of higher education for the District were planted in the 19<sup>th</sup> century when the Miner Normal School and Washington (later Wilson) Normal School were founded as schools for young women. The two schools became four-year teachers' colleges in 1929—the only institutions of public higher education in the District of Columbia. In 1955, the two institutions were integrated and combined to form the District of Columbia Teachers College.

After years of persistent lobbying for comprehensive public higher education, President John F. Kennedy appointed a commission to study the issue, which concluded that there was a demand for affordable public higher education. Pursuant to the commission's recommendation, Congress established two schools: Federal City College, the board of which was appointed by the Mayor of the District of Columbia, and Washington Technical Institute, the board of which was appointed by the President of the United States. The mission of both institutions was to serve the needs of the community by directing the resources and knowledge gained through education toward the solution to urban problems. Both institutions opened their doors in 1968 as land-grant colleges and received accreditation in the early 1970s.

Following the grant of home rule to the District of Columbia, the District reshaped the city's public higher education system, and consolidated the Federal City College, Washington Technical Institute, and District of Columbia Teachers College into the University of the District of Columbia. The University currently offers over 75 undergraduate and graduate academic degree programs through the College of Arts and Sciences, School of Business and Public Administration, School of Engineering and Applied Sciences, and the UDC David A. Clarke School of Law.

The University established the CC to more directly fulfill the need to provide workforce development and professional training to help District residents develop the skills needed by local employers. The CC offers a combination of certificate programs in job and professional training and two-year associate degree programs.



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When the University’s campus was first constructed in the 1970s and 1980s, District of Columbia properties were not subject to zoning. Once the University received funding from the D.C. Council for a new student center, it embarked on a formal process to develop its campus plan pursuant to Section 210 of the Zoning Regulations, as well as to secure further processing approval for a proposed student center. The governing campus plan, Z.C. 11-02/11-02A, and further processing of the approved campus plan to allow construction and use of a new student center, was approved in 2011 and will expire on June 30, 2021.<sup>2</sup> See Order at **Exhibit 1.1b**.

### **Equity Imperative**

The vision for UDC – that “all students will achieve their highest levels of human potential” – is reflected in its Equity Imperative, a document adopted by the University Board in June of 2018, which is designed to regenerate the University of the District of Columbia as a Public Higher Education Model of Urban Student Success. See **Exhibit 1.1c**.

The strategies it lays out — which were informed by input from town halls held around the city and suggestions gathered internally from students, faculty, staff, and the Board of Trustees — is transforming the University into a powerful source of hope, education, creativity, research, and urban resilience as it guides many members of our community toward the middle class. Its tactics are affordable, and its mission is essential to the future health and stability of the District.

As the pinnacle of the District of Columbia’s public system of education, the University of the District of Columbia is supporting the District in its continuing effort to be the model of a sustainable, resilient, and equitable community. The University is creating solutions to urban challenges, train and support an exemplary workforce at all levels and in all sectors, and develop transformative, ethical leaders, thus improving access to economic opportunity for all.

The University has several strategic advantages that sets it apart from other academic institutions, including:

- #1 in D.C. According to Ranking of Tuition, Financial Aid, Degree Options, and Student Success Metrics - *Schools.com (2017)*
- #1 Community College in DMV - *Wallet Hub*
- #1 Best Value in the Nation’s Capital for Earning an M.A. in Counseling Degree - *TopCounselingSchool.org*
- UDC Law #2 in the Nation for Public Interest & Government Job Placement Program - *National Law Journal (April 2018)*
- UDC Law #6 Clinical Law Program in the Nation - *US News and World Report*
- #10 HBCU in the Nation Wall Street Journal Least Expensive University in DMV- *Collegecalc.org*
- Top 30 HBCUs in the U.S. News and World Report

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<sup>2</sup> The University’s 10-year Campus Plus was scheduled to expire on December 31,2020. Pursuant to Z.C. 20-07, the expiration date of the University’s governing campus plan was extended to June 30, 2021.

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These strategic advantages help fulfill the mission of UDC which is articulated in the Equity Imperative as follows: “Embracing its essence as a public Historically Black urban-focused land grant university in the nation’s capital, UDC is dedicated to serving the needs of the community of the District of Columbia, and producing lifelong learners who are transformative leaders in the workforce, government, corporate, nonprofit sectors and beyond.”

Further, the Equity Imperative lays out three crucial goals, which include:

1. UDC will be a public higher education model of urban student success by:
  - offering effective and affordable academic and workforce programs;
  - launching nationally recognized urban research and scholarship; and
  - strengthening links to government and community stakeholders.
2. UDC will award more degrees and workforce credentials by:
  - charting seamless pathways between training, education, and employment;
  - ensuring students succeed by providing coaching, tutoring, and financial aid; and
  - creating environments conducive to learning.
3. UDC will graduate passionate learners and leaders who will transform our lives and urban spaces as we:
  - encourage multicultural engagement;
  - enrich our curriculum with experiential learning; and
  - equip students with self-awareness tools and senses of empowerment.

This Campus Plan seeks to facilitate the implementation and achievement of these goals, and realize the vision and mission of the University, for the betterment of its students and the District at-large.

### 1.2 Campus Location and History

#### Exhibit 1.2 Existing Conditions Site Diagram

The main campus of the University of the District of Columbia (Van Ness Campus) is located at the intersection of Connecticut Avenue NW and Van Ness Street, NW in Ward 3 (4200 Connecticut Avenue, NW; Square 1964, part of Lot 812). It is immediately adjacent to the Van Ness/UDC Metrorail Station. Control over the property for a university was granted pursuant to a 1972 Transfer of Jurisdiction by the United States General Services Administration.

Prior to 1990, the Van Ness Campus, as an instrumentality of the District of Columbia, was not subject to zoning. Today, the Van Ness Campus is located in the R-1-B Zone District, where university use is permitted as a special exception, subject to the approval of a campus plan. *See* Subtitle U § 203.3 and Subtitle X § 101 of the Zoning Regulations.

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The Van Ness Campus is immediately adjacent to the Connecticut Avenue commercial corridor, which is generally located in the MU-7 Zone District. The University owns property located at 4340 Connecticut Avenue NW and 4250 Connecticut Avenue NW and leases property located at 4225 Connecticut Avenue NW. These properties are commercially zoned, and university use is permitted as a matter of right. Furthermore, given the commercial zoning these properties are not subject to campus plan approval.

In addition to the Van Ness Campus, UDC operates its programs from five (5) other locations. With the formation of the Community College in 2009, the University established satellite locations throughout the District of Columbia for these programs. Key locations include the Community College at 801 North Capitol Street, NE Bertie Backus School at the southeast corner of South Dakota Avenue and Hamilton Street, near Fort Totten and Old Congress Heights located at 5171 South Dakota Ave NE.

In addition to the above locations, the University has two facilities located outside of the District: the Aviation Technology Facility at Reagan Washington National Airport and the Agricultural Experiment Station (Muirkirk Research Farm) located in Beltsville, MD.

### 1.3 Service to the Community

The University seeks to develop a pleasant, safe and vibrant campus where education, research, recreation, social and cultural interests will find a supportive home. This setting is one that welcomes the surrounding communities and offers the opportunity to engage the University in a positive and cooperative partnership. UDC has a long history of service to the District of Columbia residents and to its neighbors.

Popular with residents both in the surrounding community as well as across the District, the Van Ness Campus is host to a Farmers Market on Saturdays in the spring through the fall. The University is also home to the Felix E. Grant Jazz Archives, which form the foundation for a full range music-related programs and activities. The University supports community programs including the District's 4-H program. The School of Business offers employment and soft skills training, job readiness workshops, family literacy and life management courses through its PATHS program. The David A. Clarke School of Law offers numerous clinics for special interest constituents.

The University provides an affordable education and provides tuition assistance to students with proven need. In order to provide access to higher education for students who are economically disadvantaged, the UDC Foundation dispensed, in the fiscal year of 2020, \$474,795 in scholarship awards and \$436,718 in support of University academic programs and events.<sup>3</sup> This funding assists the University in fulfilling its mission of providing quality, affordable, and accessible education to students in Washington, DC and beyond.

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<sup>3</sup>These figures represent ten months of support.

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### 1.4 Economic Contributions

UDC is a local employer, consumer of local goods and services and a significant contributor to the District economy. The effect of this spending and of the multiplier effect of the University through its staff, faculty and student spending is an important element of the local economy, and the larger District economy.

The University is an equal opportunity employer. It has a policy of employing local businesses with requirements for ensuring opportunities for local business enterprises, disadvantaged business enterprises, resident owned businesses, small business enterprises, longtime resident businesses, and development enterprise zone businesses to compete for work with the University. The University has special recruitment efforts to hire disadvantaged and unemployed District residents as well as persons with disabilities. It participates in local job fairs to encourage D.C. residents to apply for employment with the University.

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### **SECTION 2: CAMPUS PLAN OVERVIEW**

#### **2.1 Campus Development Goals**

This Campus Plan has been developed to advance the strategic mission of the University to transform the Van Ness Campus into a flagship institution that will be competitive with other similar tier academic institutions and continues to meet the comprehensive post-secondary education needs of the residents of the District of Columbia.

Through the comprehensive planning approach discussed herein, the University seeks to develop a campus environment that will advance these goals. Accordingly, this Campus Plan considers the form and physical implications of campus growth, with recommendations to guide the location and character of new facilities. In addition, it outlines policy and operational objectives for a wide variety of elements that shape the character and community impact of the Van Ness Campus.

In order to ensure consistency with the overarching development vision for the District, this Campus Plan integrates strategic goals outlined by the District of Columbia's Comprehensive Plan and by the District Department of Transportation. Most importantly, environmental sustainability is recognized as an element that is integral to all elements of the plan and fundamental to the future growth of the Van Ness Campus particularly implementing a workable plan to allow the University to comply with the District's Clean Energy Act of 2018.

Specific strategies and objectives articulated in this Plan include:

- Optimizing the utilization of technical facilities and learning environments both within the classroom and throughout the Van Ness Campus;
- Providing an environment for cultural exchange, effectively harnessing technology within campus boundaries as well as across the District of Columbia;
- Enabling an efficient and reliable infrastructure that supports academic and administrative activities;
- Utilizing its physical presence to engage and enliven the surrounding community, in a manner that contributes to the vitality of the surrounding Connecticut Avenue commercial district, but also manages the impact of the University on surrounding residential communities;
- Promoting transportation solutions that take into account the ready access of public transportation to the University and the strategic commitment to sustainable development that stresses use of public transit over private vehicles;
- Integrating a philosophy of environmentally sustainable management into aspects of the University's physical character and operations; and
- Furthering opportunities for community engagement through its academic, fitness, and cultural facilities.

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### 2.2 Campus Plan Process

#### Background

In 2005, the University commissioned an internal strategic study to create a preliminary vision for future campus development for the Van Ness Campus. This study examined use, staffing and programs in order to identify options for improving both the undergraduate and graduate experience. The study resulted in a preliminary master plan for future campus development that articulated important University needs, particularly for the construction of a student center and on-campus housing, as well as for the improvement of the Law School. This study also framed the University's fiscal plan and resulted in funding from the D.C. Council to construct the Student Center.

This 2005 preliminary master plan was updated and revised in 2009. As a part of the 2009 update, the University engaged students, faculty and administration in the planning process and considered a variety of factors, including the immediate surroundings, the physical conditions of the Van Ness Campus, existing parking, vehicular and pedestrian circulation and general organization of the Van Ness Campus in order to identify opportunity areas for the construction of new facilities. The resulting plan incorporated preliminary building programs for a new Student Center and on-campus housing for up to 600 students.

When the Van Ness Campus was first constructed in the 1970s and 1980s, District properties were not subject to zoning and accordingly no formal campus plan was created. However, by 2010 when the University received funding for the proposed Student Center, it embarked on a formal process to develop its campus plan pursuant to Section 210 of the 1958 Zoning Regulations.

Beginning in the fall of 2010, the University hosted a series of open houses and community forums to solicit public input on the plan's development. In 2011, the Zoning Commission for the District of Columbia approved a campus plan for the Van Ness Campus of the University, as well as the further processing of the approved campus plan to allow construction and use of a new student center. *See* Order at **Exhibit 1.1b**. A minor modification to Z.C. Order No. 11-02/11-02A was approved by the Zoning Commission for the District of Columbia in 2016 to allow the temporary installation of trailers, through August 2018, on a site currently as the University's soccer field along Van Ness Street. *See* Order at **Exhibit 2.2**. The 2011 campus plan was approved subject to certain conditions regarding enrollment, housing, student conduct, transportation and parking, perimeter improvements, community outreach, and notice regarding future zoning applications and campus plan submissions. *See* Order at **Exhibit 1.1b**.

#### The 2020-2029 Campus Plan

This Campus Plan application seeks to build on the existing campus plan. In late 2019, the University provided notice to affected neighbors as required in Z.C. Order No. 11-02/11-02A. Beginning in early 2020, the University hosted community meetings to gain external stakeholder feedback, including a community kickoff meeting that was held on February 18, 2020. The University also released a publicly available online external stakeholders survey to solicit input from neighbors, which had a total of sixty-five (65) respondents. The University also conducted

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an internal survey and convened a university advisory group, consisting of students, faculty and staff, the members of which were appointed by the President of the University, to provide their input and recommendations throughout the planning process. Unfortunately, several follow-up meetings were canceled due to the COVID-19 health pandemic. However, while in-person direct community engagement was suspended during the COVID-19 health pandemic, the University has continued to solicit community feedback through virtual meetings, including hosting a virtual community meeting on August 5, 2020. Presentations were also made to ANC 3F at its September and October meetings.

Throughout the planning process, the University has worked closely with the Office of Planning (OP) and District Department of Transportation (DDOT). Local ANC representatives were consulted as part of the public outreach process, and have been invited to participate in the process. The University intends to continue to work closely with OP, DDOT, and the ANC following filing of the plan in order to solicit additional feedback.

### 2.3 Campus Plan Goals

Through the process detailed above, the following goals were developed to implement the University's vision for the Van Ness Campus:

- Establish the Van Ness Campus as a landmark main campus hub emerging as an important economic engine for the District of Columbia and the region.
- Improve campus visibility from Connecticut Avenue NW while improving the entry points to the University.
- Create opportunities to enhance the student experience while creating revenue generating activities.
- Establish campus zones within the Van Ness Campus to provide distinct yet connected areas that improve convenience, enhance orientation and improve operational effectiveness.
- Accommodate for future growth by establishing a commitment to the environment and new technologies.
- Reduce parking need recognizing that the university is an urban setting with direct access to mass transit and may be accessed by multiple modes of transportation.
- Design for flexible spaces to accommodate the interdisciplinary nature of education.
- Improve campus open space within an urban setting to effectively maximize the utilization of open space; with the aim to provide much needed green space and better pedestrian circulation through the Van Ness Campus.
- Strengthen campus image and character by promoting the University's distinct identity through wayfinding and placemaking.

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### **SECTION 3: EXISTING CAMPUS CONDITIONS**

The Van Ness Campus is located immediately adjacent to the Van Ness Metrorail Station in the Van Ness neighborhood of Ward 3. It is roughly bounded by Connecticut Avenue and commercial development along Connecticut Avenue on the east, Van Ness Street NW on the south, a portion of the International Chancery Complex on the west, and Yuma Street NW on the north. The Van Ness Campus is located entirely within the boundaries of ANC 3F.

The compact, walkable 20.3-acre Van Ness Campus at Van Ness is comprised of ten buildings predominantly composed of exposed concrete. Much of the campus is dominated by hardscaped plazas and connecting walkways. The Van Ness Campus was originally conceived as a commuter campus and therefore provides little student support space scattered throughout multiple buildings and lacks any on campus housing facilities.

#### **3.1 Community Context and Surrounding Conditions**

##### **Exhibit 3.1 Campus Plan Boundary and Zone Districts**

The Van Ness Campus is sited at the locus of a varied mix of uses and densities that reflect the location's operation as an uptown center atop a Metrorail station. The Connecticut Avenue corridor features a mixture of medium and high-density commercial and residential development, including a supermarket and several national retailers as well as smaller businesses, office development, and multiple mid- and high-rise apartment buildings. Buildings surrounding the commercial district range in heights from two to ten stories and were predominantly constructed within the last 25 years. With few exceptions, most are privately owned. While the Van Ness area functions as an important community shopping district, it suffers from an unwelcoming street environment, an excessive amount of hardscape surfaces, parking problems, a lack of distinctive facades and storefronts, a limited range of retail goods and services, and a loss of ground floor retail space. Opportunities exist to improve the identity of the district to create a unique character complimentary to the older commercial districts to the south. Also, immediately adjacent to the south and west is the former home of Intelsat's administrative headquarters currently being converted to the Whittle School, and the International Chancery Center, which houses nearly twenty diplomatic offices, including the embassies of Israel and the People's Republic of China. Further to the north and west of Van Ness Campus are low-density single-family and duplex houses.

The Van Ness Campus is located in the R-1-B Zone District. Property in the adjacent commercial corridor to the east is located in the MU-7 Zone District, and nearby high-rise residential apartments and condominiums properties are located in the R-5-D Zone District. The International Chancery Center and residential neighborhoods to the south, west, and east are located in the R-1-B Zone District. North of Yuma Street NW and to the west of the Embassy District, the neighborhood is primarily composed of single family housing. Residential property further to the west is also located in the R-2 Zone District.

The Van Ness Campus is located in the Local Public Facilities land use category on the Future Land Use map, and the Van Ness Campus is designated as an Institutional Use on the Generalized



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Policy Map. Surrounding properties are located in a range of use and density categories. The commercial property to the east along Connecticut Avenue is located in the Moderate Density Commercial land use category and the high-rise residences on the other side of Connecticut Avenue are located in the High-Density Residential land use category. Property to the south and west is located in the Federal land use category. Property to the north is located in the Low-Density Residential land use category. The adjacent Van Ness commercial district is designated as a Multi-Neighborhood Commercial Area on the Generalized Policy Map.

### **3.2 Buildings, Facilities, and Campus Layout**

#### **Exhibit 1.2 Existing Conditions Site Diagram**

#### **Exhibit 3.2 Campus Topography Diagram**

The core of the Van Ness Campus is located at its southern end and consists of academic and administrative buildings organized around Dennard Plaza, a large hardscaped plaza that connects many of these key buildings.

To the east of the core of the Van Ness Campus, at the intersection of Connecticut Avenue and Van Ness Street existing development is set back from the main roadway and a large hardscaped plaza sits adjacent to the Van Ness/UDC Metrorail entrance.

North of the core of the Van Ness Campus are buildings and space devoted to performing arts, including an auditorium, amphitheater, and music, dance, and theater space. Further to the north and west are athletic facilities, which include the athletic center, fields, and tennis courts.

Dennard Plaza and the surrounding buildings sit above a central campus parking garage and loading facility. Parking is accessed from Van Ness Street NW, while loading is accessed from Connecticut Avenue NW via Veazey Terrace NW. The Van Ness Campus is also accessed from Connecticut Avenue NW via Windom Place NW.

The Van Ness Campus site slopes from west to east, dropping over forty feet from the athletic fields on the west side of Van Ness Campus to the portions near Connecticut Avenue NW, and the central plaza accommodates the change in grade. Because of the significant natural topography, there are several bridge components that connect Dennard Plaza with buildings further to the north.

### **3.3 Campus Perimeter Conditions**

Notwithstanding its location near the Connecticut Avenue NW corridor, the Van Ness Campus is not prominently visible from Connecticut Avenue NW. At the intersection of Connecticut Avenue NW and Van Ness Street NW, existing campus development is set back from the main roadway, and commercial development lies between the Van Ness Campus and Connecticut Avenue NW further to the north. Two roadways – Veazey Terrace NW and Windom Place NW – run east-west from Connecticut Avenue to the Van Ness Campus and provide access from Connecticut Avenue NW. A Washington Metropolitan Area Transit Authority (WMATA) bus terminal is also located between the Van Ness Campus and commercial development, off Veazey Terrace NW.

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The southern end of the Van Ness Campus, along Van Ness Street, has an institutional feel, due largely to the presence of both UDC buildings and government and embassy buildings across the street. Athletic fields and tree cover generally separate the Van Ness Campus from additional embassies to the west of the Van Ness Campus. Dense landscaping provides buffering along much of the northern edge of the campus, along Yuma Street NW.

### 3.4 Uses & Utilization

Consistent with other District campus plans, building uses on the Van Ness Campus have been identified as either “academic / administrative” or “residential / campus life / athletic” uses. As discussed above, the academic and administrative uses tend to be clustered to the south, around Dennard Plaza, while student life and athletic uses are located to the north and west. There are currently no on-campus residential facilities. The majority of the Van Ness Campus is currently devoted to academic/administrative use.

### 3.5 Student Enrollment

Over the past four decades, the University’s enrollment has modulated in response to changing social, political, and economic trends in the District. Within a decade of its establishment, the University system reached a total enrollment of over 14,000 students by 1980. Today, however, the system enrollment is approximately 3,953 students in undergraduate, graduate, professional programs, and CC.

With the establishment of the CC at satellite locations (801 North Capitol, Bertie Backus and Old Congress Heights), the remaining number of students in the University’s undergraduate programs has correspondingly changed. In 2010, the University enrolled approximately 3,200 students in its undergraduate, graduate, and professional programs.

#### **CURRENT STUDENT POPULATION (Headcount)**

	<b><u>2006</u></b>	<b><u>2010</u></b>	<b><u>2020</u></b>
Undergraduate, Graduate, and Professional Programs	5,772	5,855	2,359
Community College	-	2,672	1,594

### 3.6 Building Heights

#### **Exhibit 3.6 Existing Campus Building Heights**

All buildings on the Van Ness Campus share a common connection to Dennard Plaza. The elevation of the Plaza establishes a common floor level datum. The existing campus buildings vary in height from one story to six stories above the plaza deck.

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### 3.7 Development Summary and Floor Area Ratio (Bulk)

The Van Ness Campus is located in the R-1-B Zone District and consists of approximately 884,336 square feet of land area. The Van Ness Campus was constructed prior to the application of the Zoning Regulations to District-owned properties and includes approximately 1,209,267 square feet of gross floor area, for a Floor Area Ratio (“FAR”) of approximately 1.37. This is an increase of 96,000 square feet from the 2010 campus plan and is attributable to the new student center. The Zoning Regulations permit an equivalent FAR of 1.8 for campuses in the R-1-B Zone District.

### 3.8 Open Space

#### Exhibit 3.8a Open Space Diagram

#### Exhibit 3.8b Existing Pervious Surface Diagram

Current buildings occupy approximately 31% of the underlying land area. As an urban campus built with challenging topography, much of the site is covered by impervious surfaces. These include the buildings, walkways, plaza spaces, tennis courts, and service drives. Furthermore, at the time of the original campus construction, there were no stormwater management devices other than public stormwater catchment in the streets, however over the last decade the University has implemented stormwater collection cisterns, which collect runoff from the plaza and new green roof spaces. A wide variety and significant amount of landscaped and pervious areas currently exist within the Van Ness Campus. Large contained planted areas are distributed across the Van Ness Campus, green roofs are installed on Dennard Plaza and some campus buildings, and wide planted borders buffer the Van Ness Street NW and Yuma Street NW borders. The Van Ness Campus contains significant stand of mature trees which provide a unique setting for the outdoor amphitheater, the serenity garden, and playing fields dedicated to athletic uses.

### 3.9 Circulation Networks & Transportation

#### Site Location and Major Transportation Features

UDC is served by several principal and minor arterials, including Connecticut Avenue, Reno Road, and Tilden Street. Major collector roadways include Albemarle Street and Van Ness Street. The site is also served by public transportation, including Metrorail and Metrobus. The Van Ness/UDC Metrorail station is adjacent to the Van Ness Campus. UDC is also served by a pedestrian network consisting of sidewalks and crosswalks along the local streets surrounding the University. In addition to pedestrian accommodations, the site is also served by the on- and off-street bicycle network, which consists of bike lanes, shared lanes, and signed bicycle routes along local roadways. A Capital Bikeshare station is located adjacent to Van Ness Campus, and two additional Capital Bikeshare stations are located within a quarter-mile of the Van Ness Campus.

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### Transit

#### **Exhibit 3.9a Existing Transit Service Diagram**

The Metrorail and Metrobus systems provide high quality public transportation access to Van Ness Campus. The University is located adjacent to the Van Ness/UDC Metrorail station on the Red Line, where trains run approximately every five (5) to 12 minutes on weekdays and every 12 minutes on weekends.

Metrobus service is accessible to the University, with stops adjacent to the site on Connecticut Avenue and Van Ness Street. The majority of the Metrobus lines that serve the site stop at the Van Ness/UDC Metrorail station. These routes connect the site with several destinations throughout downtown DC and the surrounding areas.

### UDC Shuttle

UDC operates several shuttle routes serving the various campus locations across the District of Columbia. The only route serving the Van Ness campus connects the Van Ness campus with the 801 North Capitol Street NE campus. This route operates on weekdays from 8:40am to 8:40pm, departing every 80 minutes. The first and last departures from the Van Ness campus are at 9:20am and 8:00pm, respectively. The Van Ness campus shuttle stop is located at the Building 44 roundabout off Van Ness Street.

### Pedestrian Facilities

#### **Exhibit 3.9b Pedestrian Circulation Diagrams**

The roadways in the immediate vicinity of UDC provides satisfactory pedestrian facilities and connectivity throughout the area. Sidewalks are located along the roadway networks with crosswalks linking segments at intersections within the study area. Adequate crosswalks are provided at the majority of intersections near the University. Controlled crosswalks are provided where traffic signals exist to help control the flow of vehicles. Uncontrolled crosswalks are provided at the other intersections, where traffic volumes and speeds do not prohibit safe pedestrian movements.

The amount of traffic on Connecticut Avenue can create an intimidating east to west pedestrian travel environment, particularly during commuter rush hours when on-street parking is prohibited thereby eliminating a buffer between moving vehicles and pedestrians. The wide width of Connecticut Avenue also presents a deterrent to crossing the street, as the marked crosswalks are long. Due to activity on both sides of the street, it is common for pedestrians to cross the street outside of marked crossings and the wide width of the street exacerbates pedestrian/vehicular conflicts.

The Vision Zero report, released in December 2015, sets forth an action plan which will guide the work of District agencies and partners, to eliminate all transportation-related fatalities and series injuries in the District's streets by 2024. A guiding principle in support of the Vision Zero initiative

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is that streets should be designed for all users, including pedestrians, bicyclists, transits riders, and motorists of all ages and abilities. Included in the strategies to promote safe streets are enhancing safety through placemaking, including the incorporation of green infrastructure, and promoting the integration of multi-modal street design standards. Similar recommendations for the immediate area have been made by the Connecticut Avenue Pedestrian Action (CAPA) group, which was formed in 2009 by residents from the surrounding neighborhoods, the ANC commissioner, and other interested stakeholders.

### **Bicycle Facilities**

#### **Exhibit 3.9c Existing Bicycle Conditions**

#### **Exhibit 3.9d MoveDC Recommended Bicycle Network**

According to DDOT’s 2020 Bicycle Map, bicycling conditions near UDC range between good, fair, and poor. Near the Van Ness Campus, a bike lane is provided along the portion of Tilden Street between Reno Road NW and the connection with the Rock Creek Trail. A bike lane is provided along Reno Road between Van Ness Street and Rodman Street in the southbound direction, and a shared lane in the northbound direction. A signed bike route is provided along 36th Street, Warren Street, and 37th Street west of the University, and a shared bicycle lane is provided on Van Ness Street between Wisconsin Avenue and Connecticut Avenue.

The Capital Bikeshare system was launched in 2010, replacing the DC SmartBike program. This program now includes over 500 bicycle-share stations across the Washington, DC metropolitan area with over 4,500 bicycles provided. Near UDC, a Capital Bikeshare station is located along the UDC side of Connecticut Avenue NW between Veazey Terrace and Windom Place. Additional Capital Bikeshare stations are located north of the Van Ness Campus on Connecticut Avenue NW at Yuma Street and south of the Van Ness Campus on Connecticut Avenue NW at Tilden Street.

As shown in the Bicycle Element of MoveDC from October 2014, DDOT’s proposed bicycle infrastructure near the Van Ness Campus includes a cycle track on Connecticut Avenue, improve bicycle trail connectivity through Rock Creek Park, and bicycle lanes on Reno Road, Albermarle Street, and Nebraska Avenue. These improvements will significantly enhance bicycling conditions in the study area and may lead to higher rates of cycling. They also provide additional links between the University and major residential and commercial destinations in northwest DC and beyond.

### **3.10 Service**

All waste removal and deliveries to the Van Ness Campus occur at a central location at the C level of the parking structure. Service Access to the Van Ness Campus is primarily provided by an access road between Windom Place NW and Veazey Street NW, as well as direct access from Veazey Street NW, providing at grade access to all campus buildings from the C level of the parking structure. In addition, the Physical Education Building has a service drive entering onto Yuma Street NW for limited loading and receiving.

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### 3.11 Parking

#### Exhibit 3.11 Campus Parking Distribution Diagram

##### Existing Parking Policy

UDC provides parking for students, faculty, and staff members. The majority of parking spaces are located in the Van Ness Underground Parking Garage (Garage), which contains a total of 715 spaces. Other sources of on-campus parking are small groups of surface spaces located between and behind buildings. Parking in the Garage is controlled on weekdays from 9:00am to 10:00pm.<sup>4</sup> Parking permits are available for students and faculty/staff members. Permits for faculty and staff are currently sold for \$150 per fall or spring semester, and student permits are sold for \$75 per fall or spring semester. Parking for summer term semesters are sold to faculty and staff for \$40 and are sold to students for \$25. Students, faculty, and staff who do not purchase a seasonal parking permit may pay the following daily parking rates: Free under 30 minutes; \$4 for 30 minutes to 24 hours. All others pay the following daily parking rates: Free under 30 minutes; \$5 for 30 minutes to one (1) hour; \$8 for one (1) to three (3) hours; \$12 for three (3) to six (6) hours; \$20 for six (6) to 24 hours. Permits are sold by the Parking Operations Office. Campus police enforce the parking policy and issue citations to vehicles who do not comply.

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<sup>4</sup>The hours of the Garage are modified during the COVID-19 pandemic health crisis to Monday through Thursday 9am to 5pm.

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### **SECTION 4: CAMPUS DEVELOPMENT ELEMENT**

The 2020-2029 Campus Plan contained herein features six primary changes to the Van Ness Campus that are key to this transformation:

- Modestly increase population in students, faculty, and staff that support the change to a selective admissions flagship institution.
- Modernize and upgrade existing academic buildings and facilities.
- Create more-efficient academic spaces in existing buildings.
- Identify potential building sites on the Van Ness Campus.
- Propose upgrades and improvements to vehicular access area.
- Identify and proposes upgrades to on-campus public spaces and wayfinding.

As discussed in detail below, these primary changes to the Van Ness Campus will help to fulfill the University’s vision, mission, and Equity Imperative goals.

#### **4.1 Population**

Since the adoption of the 2011 Campus Plan, the University has continued to develop and grow its undergraduate, graduate, and professional programs on the Van Ness Campus and provide District residents with an affordable, quality education in the District of Columbia.

As a bachelor’s degree increasingly becomes a critical baseline requirement for many jobs, the University aims to provide District residents with the opportunity to achieve this education. The University system also aims to provide graduates of the public school and public charter school systems with the educational opportunities they will need to find success. The University will supplement the strength of local students with selective regional, national, and international recruiting efforts to attract promising students.

Broadly, the University estimates that the Van Ness Campus population will grow from current levels to reach a total population of approximately 7,000 students on a headcount basis in 2029. This modest increase in additional students can be readily accommodated within the existing academic space on the Van Ness Campus, which was constructed to accommodate even larger student populations, and has done so in past decades.

This enrollment increase is needed to adapt to changes in the economy, and workforce demographics and needs, and permits the University to develop its programs, and attract and retain talented students and faculty. The proposed enrollment will be easily accommodated within existing campus academic and administrative infrastructure. The flexibility to accommodate anticipated student demand for higher education over the life of the Plan is paramount not only to the success of the University itself, but also to the District’s economic development as a whole.

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### 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.



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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:
  - (1) Social Science & Natural Science Laboratories (dedicated and collaborative/flexible)
  - (2) Conference rooms
  - (3) Small group study locations
  - (4) Individual study/rehearsal locations
  - (5) Advising spaces
  - (6) Tutoring spaces
  - (7) Research spaces
  - (8) Maker/business incubator spaces
  - (9) Informal spaces (lounges, food prep areas)
  - (10) Staff training spaces
  - (11) Student dining hall
  - (12) 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 three potential outcomes for Building 41:

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1. Decommissioned and District archives will be consolidated into Building 41;
  2. Rehabilitated for use as academic space; or
  3. Reprogrammed to be used as student housing containing 158,277 sq. ft.
- **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.
  - **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)

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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:
- (1) Potential Sites for Green Roof Construction
  - (2) Identifying Potential Locations for New Outdoor Spaces
  - (3) 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 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**

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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. See **Exhibit 4.2c**.

- **Site “44”** - The second 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.
- **“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. This site contains a developable area of up to 120,000 square feet of land 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.

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 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 170,000 square feet of gross floor area and increase the Van Ness Campus FAR to approximately 1.56. 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

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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.

### 4.3 Off-Campus Housing

As a part of the University's efforts to attract and retain talented undergraduate students, in 2010, the University began leasing a small number of units in nearby apartment buildings to provide housing near the Van Ness Campus for its evolving undergraduate programs. This program started in fall 2010 and has been successful. The University expects to continue to utilize available off-campus resources for additional student housing over the life of the Plan.

While the occupancy of these units by students is permitted under the Regulations, UDC proactively manages the behavior of students living in these residential facilities in order to ensure that these students will live harmoniously with nearby residents.

- First, the University has placed resident advisors in the apartment building who live in the building and provide a direct liaison between students and neighbors, as well as support the University's educational mission and, when necessary, enforce its code of conduct.
- Second, the University has also worked closely with building management to establish a strong communication pattern for monitoring and responding to UDC student-related complaints. The building management refers complaints to UDC's Office of Residential Life, which documents and follows up on each complaint. The handful of complaints received in the last 10 years typically consisted of noise issues that are common in any apartment complex with wood floors, and the University has worked with its students to ameliorate the situation and ensure a more harmonious living environment for all residents.
- Third, the University has established a Code of Student Conduct and, when necessary, is able to pursue disciplinary action for students found to have violated its provisions.

UDC takes its responsibility to the neighborhood very seriously and makes sure that student occupants of the apartments are good neighbors and follow all applicable rules.

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### **SECTION 5: TRANSPORTATION ELEMENT**

#### **5.1 Overview**

The transportation goals of the UDC Campus Plan align closely with DDOT’s goals, as articulated in DDOT’s 2010 Action Agenda and 2014 MoveDC Action Plan. The UDC Campus Plan’s transportation goals are as follows:

- Enhance pedestrian safety
- Promote District transit use
- Reduce automobile dependency
- Reinforce sustainability
- Improve campus circulation
- Enhance pedestrian connectivity, including the introduction of pedestrian bridge connections

As set forth below, this Campus Plan seeks to accommodate increased population on the Van Ness Campus without adding more parking supply or roadway capacity. The University will take advantage of its location within a high-quality transportation network served by multiple modes to grow without investment in vehicular-based infrastructure.

#### **5.2 Impact Evaluation**

This Campus Plan does not include significant changes to traffic demand or parking demand on or off campus and does not propose any increase in vehicular parking supply.

This Campus Plan anticipates that increases in growth will be accommodated by alternative modes of transportation. It is expected that student, faculty, and staff use of transit, bicycling, and walking options will all increase over the life of this Campus Plan.

These following recommendations are included in this Campus Plan:

#### **Endorse the implementation of the recommendations contained within District and local area planning studies**

UDC benefits from its proximity to a Metro station and other multimodal transportation facilities. This Campus Master Plan seeks to increase and enhance the ways the campus takes advantage of its urban, multimodal setting. Both District and local planning studies include goals and recommendations to increase the safety and quality of alternative modes of travel on roadways connecting the Van Ness Campus to the District. Many of the recommendations contained in these initiatives will help increase the multimodal qualities of the transportation network.

When able, UDC will encourage the implementation of these initiatives. Although it does not have the purview or resources to implement the recommendations directly, it will cooperate with District agencies as well as local groups to endorse these initiatives and assist where possible in their implementation.

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### **Develop and implement a thorough set of Transportation Demand Management (TDM) programs and policies**

The goal of TDM program and policies are not only to reduce the vehicular demand to a campus, but to organize, market, and monitor the different TDM strategies employed to ensure efficiency in their implementation. A TDM plan was approved as part of the 2011 Campus Master Plan. UDC proposes an updated TDM plan based on current transportation amenities and trends. This updated TDM plan will include the following:

- **Parking Pricing:** UDC will adjust parking rates in its main parking garage to help deter single-occupant driver parking and raise revenue for TDM programs. The student, faculty and staff rates will be adjusted periodically to maintain a peak occupancy level within the parking garage of 80-90% on a typical weekday. UDC will also continue monitoring parking rate structures to prevent non-University patrons from parking in the UDC garage.
- **Carpooling:** UDC will provide employees who wish to carpool with detailed carpooling information and will refer them to other carpool matching services. UDC will also designate a minimum of two (2) preferential carpooling spaces and one (1) preferential vanpooling spaces in a convenient location within the parking garage for employee use.
- **Carsharing:** UDC will maintain existing car-sharing availability and interact with car-sharing service providers to seek the placement of car-sharing spaces within or near the campus consistent with demand.
- **Transit Benefits:** UDC will continue offering enrollment in the SmartBenefits program, which allows for up to \$270 a month of pre-tax salary to be used for transit fares, to University employees. UDC will also enroll students in the WMATA U-Pass program which provides unlimited Metrorail and Metrobus rides for students for a substantially discounted rate and in which students are automatically enrolled.
- **Bicycling:** UDC will provide information about bicycle riding in the District, bike routes between the Van Ness Campus and major destinations, and locations on the Van Ness Campus for bike parking and storage. Quality bike parking will be incorporated into new buildings, and at all new residence halls. UDC will also consider adding more short-term bike parking outside existing buildings. UDC will investigate the addition of bicycle commuter benefits. UDC will market and encourage use of the existing Capital Bikeshare location on the Van Ness Campus. UDC will reserve space for an additional future Capital Bikeshare location, possibly along Van Ness Street south of the Van Ness Campus. UDC will continue making shower and changing facilities available to bicycle commuters.
- **Electric Vehicle Parking:** UDC will designate at least two (2) preferred parking spaces for alternative fuel vehicles and provide at least two (2) electric vehicle

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charging stations.. By encouraging the use of electric rather than carbon emitting vehicles, this will also help the University comply with the District’s Clean Energy Act of 2018.

- **Marketing:** UDC will market these and all TDM programs on a detailed website, an information kiosk on campus, and in orientation packets for on-campus students and staff when they are hired.

### **Improve campus circulation and enhance pedestrian connectivity**

The Plan proposes certain improvements to promote campus circulation and enhance pedestrian connectivity and getaways to the Campus. See the proposed Campus entry and pedestrian paths page at **Exhibit 5.2**. Dennard Plaza serves as the centerpoint of most existing pedestrian paths on campus.

The first of these improvements is reconfiguring the driveway/turnaround under Building 44, accessed from Van Ness Street. This Campus Plan proposes consolidating the two (2) existing driveways from Van Ness Street into one, allowing fewer curb cut interruptions on Van Ness Street, a simpler and more compact intersection, and shorter pedestrian crossing distances across Van Ness Street.

Secondly, an enhanced pedestrian gateway is proposed at the intersection of Connecticut Avenue and Veazey Terrace in which Veazey Terrace is closed to vehicle traffic and converted to a pedestrian-only plaza/entrance. This enhanced gateway is coupled with a proposed vertical pedestrian transportation element between Building 56 and Building 38, which would be highly visible and accessible from the enhanced Veazey Terrace gateway and existing Metro station entrance.

Finally, this Campus Plan recommends pedestrian improvements on Windom Place, including expanding and adding pedestrian refuge locations along the southern curb of Windom Place, which has several wide curb cuts serving the loading docks and garage entrances for 4250 Connecticut Avenue. This Campus Plan also proposes realigning the curbs at the intersection of Windom Place and the WMATA Kiss and Ride access, while recommending the northern curb of Windom Place be relocated by others to narrow the overall width of the street. Finally, this Campus Plan recommends closing the existing driveway directly west of the WMATA Kiss and Ride that connects the Windom Place drop-off area and the service court at the end of Veazey Terrace, converting the driveway into a new pedestrian path.

This Campus Plan includes the following pedestrian bridge connections (*see Exhibit 5.2*):

- Between Buildings 44 and 39 at the Level 2
- From Buildings 42 and 43 to 4250 Connecticut Avenue NW at the A Level
- From Level A to proposed vertical transportation down to Connecticut Avenue NW

A detailed review of the transportation elements of the Plan and TDM measures is contained in the Transportation Filing at **Exhibit 5.3**



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This Campus Plan recommends conducting a comprehensive analysis for firetruck, emergency vehicle access, and mobile storage unit accessibility to the core of the campus and to new proposed buildings.

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### **SECTION 6: SUSTAINABILITY ELEMENT**

#### **6.1 Overview**

“Sustainability” is a core value, as stated in the Equity Imperative. This includes the Van Ness Campus facilities and operations, as well as academics and research. The University will also implement policies and procedures that will allow it to achieve the stated goals in the District’s Clean Energy Act of 2018.

#### **6.2 University Goals**

Throughout early 2020, interviews were conducted with the Deans and Department heads, many of whom are tasked with promoting sustainability initiatives on the Van Ness Campus. These include Corporate Assets and Real Estate Services (CARES), CAUSES, and Risk Management, among others. These sustainability initiatives fulfill the initiatives set forth in the District’s Sustainability 2.0 Plan, a collaborative effort led by the Urban Sustainability Administration at Department of Energy & Environment, in conjunction with the Office of Planning, and released in 2018. Also, it carries out policy goals in the District of Columbia Mayor’s College and University Sustainability Pledge, which the University signed in 2012. This pledge was updated in 2019 to continue the University’s support and leadership in sustainability initiatives in order to make the District the “healthiest, greenest, most livable city” in the United States by 2032. As part of this pledge, the University became a Charter Participant in the Association for the Advancement of Sustainability in Higher Education’s Sustainability Tracking, Assessment and Rating System. The following policies and several core goals and plans were uncovered during those meetings, as described below. The University will also support the Districts goal of using 100% renewable electricity by 2032.

#### **6.3 Facilities and Operations**

**Campus Initiatives.** Below is a list of sustainability initiatives:

1. Urban Food Hub: The University’s Urban Food Hubs exemplify the University’s commitment to building capacity across the diverse communities in the District, but especially in the food desert neighborhoods. The four components of our Urban Food Hubs are food production, food preparation, food distribution, and waste and water recovery. The University seeks to expand and support urban agricultural space, with a focus on transit-oriented urban agriculture.
2. Sustainability dashboard to track efforts in real time: The University seeks to implement a real-time dashboard of the Van Ness Campus’s sustainability features.
3. Implementation of a Strategic Energy Management program that provides organizational training and continuous support to the University in order to successfully integrate energy management practices.
4. Use of green cleaning and landscaping products.
5. Installation of solar panels on buildings to generate a substantial portion of the University’s electricity with solar power.

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**Dennard Plaza Renovation.** In addition to providing spaces for social interaction and community building, the plaza renovation, completed during the last decade, provided much needed vegetated space, using native and adapted plants to enhance the Van Ness Campus ecosystem. The renovation, aided through a partnership with the District Department of Energy and Environment, increased stormwater retention capacity and reduced the heat island effect generated by the Van Ness Campus. The renovation “A” level plaza extended from Dennard Plaza serves as a model for low-impact development and urban stormwater management in the Washington, DC region. Placement of additional tree planters in this Campus Plan further increases the benefits of greenspace in the plaza.

**Green Roof Project.** Over the past decade, the University added approximately 34,000 square feet of vegetated space on building rooftops on the Van Ness Campus. Photovoltaic panels were also installed during the construction of the University’s Student Center. In the next several years, the University’s goal is to add 70,000 square feet of green roof and install additional photovoltaic panels across several campus buildings. Potential locations are shown in **Exhibit 6.2**. Triple Yield installations are also being considered, where solar panels are installed on a roof and food is grown under the solar panels using water captured from the roof to feed the plants.

### 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 vehicle paving and dumpster areas, or locating stormwater measures to treat large campus drainage areas.

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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 Campus Plan also recommends the University implement strategies to reduce potable water consumption and reduce wastewater discharge.

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. This Master Plan recommends that the University strategizes to publish climate action and resiliency plans to measurably improve the University’s environmental performance in campus operations. This would constitute valuable contributions to the District and global sustainability goals.

### 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.** The Plan will recommend the University adopt the District’s goal of a 3% increase in the canopy from 35% to 40% coverage by 2032.

**Smart Landscape.** This Campus Plan will recommend the University 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 geexchange under a new practice field in the southwestern portion of the Van Ness Campus.

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**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.

### 6.6 Academics & Research

The University has developed programs, within CAUSES, which will continue to prepare students to address complex issues in resource management, food systems, and ecosystem health in an urbanizing world. The Water Resources Research Institute (WRI) provides accredited lab tests, research and training to its students and the broader community.

**Establishing more green and sustainable business practices and operations.** This will reduce the impact on the environment by looking into providing green business incubators (innovation lab, business kitchen incubator). The goal is to reduce waste and conserve energy.

**Constructing labs.** Specifically: nursing training, materials testing, agricultural experimentation. Indoor and outdoor lab spaces to perform sustainability research.

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### **SECTION 7: COMMUNITY RELATIONS ELEMENT**

#### **7.1 Overview**

This section elaborates on the University's interaction with the neighboring community and residents of the District at large. Discussed below are the various programs and partnerships UDC initiates and maintains, media and tools of communication they use to interact, and cultural events and opportunities they offer to the public.

#### **7.2 Communications**

**University Community Task Force.** As a result of the approval of Z.C. No. 11-02, UDC created a task force comprised of University representatives, neighborhood representatives, local businesses, and other non-university community stakeholders to address a range of physical planning issues relating to university growth and operation.

**Intra-University Dialogue/Coordination.** UDC is an active member of the Consortium of Universities of the Metropolitan Washington Area. The Consortium serves as the coordinating entity for academic and administrative committees from the university presidents who serve as the Consortium's board of trustees to chief academic officers, registrars, and a host of administrative committees. Through this collaboration, programs such as cross-registration, the Campus Public Safety Institute and the Washington Research Library Consortium, now a separate nonprofit organization, have been possible.

**Tools.** UDC will continue to use electronic forms of communication as well as evaluate the installation of an event board or electronic marquee to announce public events on the Van Ness Campus and serve as an element of campus identity and a mode of communication to the UDC population and neighboring community. The ideal location will be subject to further study by the University and its final placement should be coordinated with an overall campus wayfinding program.

**UDC Cable TV.** UDC will continue to operate UDCTV, a 24-hour educational cable program service operated by the University of the District of Columbia. UDCTV is the District government's non-commercial, adult education program service. The mission of UDCTV is the innovative use of cable television technology and programming, to support the University in carrying out its land-grant function of teaching, research and public service. Over the next ten years UDCTV will plan to increase its ability to capture campus wide media content from several buildings and expand its services to creating intellectual property for the University.

#### **7.3 Educational Partnerships**

Consistent with the University's mission, UDC will continue to evaluate opportunities to provide service-learning programs affiliated with the curriculum of its colleges. The Office of Continuing Education (CE) at the Community College provides face-to face and online opportunities for personal, professional and civic growth. These courses are designed to provide skills training and industry certifications necessary for current and emerging job markets as well as for exploring

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personal and professional growth. Classes are open to all populations within the DMV area and beyond without regard to educational background. UDC continues to offer a myriad of courses.

### 7.4 Opportunities and Programs for University Neighbors

**University Programs.** UDC will continue to offer programs through its Cooperative Extension Service (CES) – CES is an informal educational service, which extends beneficial research-based information to the community through outreach efforts, including providing free and fee based public programs (seminars, courses, demonstrations and one-on-one technical assistance) and publications (brochures, factsheets, newsletters, pamphlets). CES includes four program units that address key issues found in the urban environment:

- Center for Nutrition Diet and Health (CNDH) + the Institute of Gerontology
- Center for Urban Agriculture and Gardening Education
- Center for Urban Resilience, Infrastructure, and Innovation + the Architectural Research Institute (ARI) + the Water Resources Research Institute
- 4-H and Youth Development
- Community Resources and Economic Development and the Center for Cooperatives

**Athletics & Recreation.** UDC maintains a number of sports and recreation facilities which are currently utilized or envisioned to be utilized as resources for community use through memberships. These include a natatorium, athletic fields, and tennis courts. The athletic fields and tennis courts will be rebuilt with a new synthetic playing surface installed on the athletic field.

**Farmers Market.** UDC coordinates farmers markets to provide fresh, healthy, local food options to residents of the District of Columbia. The Van Ness Farmers Market features vegetables, berries, melons, bread, pickled items, flowers, prepared foods, and live music. The market is held each Saturday in the summer months through late fall on the Connecticut Avenue plaza. Additionally, the Farmers Market features food demonstrations, one-on-one consultation and free helpful publications to assist residents with such issues as nutrition, diet and health, youth development, parenting, gardening and financial planning.

**Campus Services.** Where possible, campus support facilities including dining, bookstore, and conference room use are made accessible to the public.

**Campus Dining.** In addition to serving the student population on the Van Ness Campus, the cafeteria is open to the public and serves as community resources.

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### **SECTION 8: CAMPUS CHARACTER ELEMENT**

This section addresses how the Van Ness Campus seeks to express its mission through its physical appearance and establishes a positive physical presence in the surrounding community. The University aspires to strengthen its identity and visual appeal; and improve its urban design characteristics in future campus development projects through buildings, streetscape and open spaces.

#### **8.1 University Goals**

**Express the Flagship Identity of the Van Ness Campus.** The Van Ness Campus is the primary site of a growing university and should be recognized as a significant resource to the community. Moreover, with its history as the only urban land-grant public institution of higher education in the nation, as well as one of the Historically Black Colleges and Universities (HBCU), the University will strive to express the importance as a flagship entity through campus improvement measures. Campus buildings should clearly reflect the University’s identity and messaging via coordinated signage, art and iconography.

**Improve the Overall Appearance and Character of Campus.** UDC seeks to improve the physical expression of the Van Ness Campus over time. By improving the appearance of its buildings, providing clear wayfinding, enhancing the streetscape and establishing a cohesive landscaped open space system on the Van Ness Campus and its edges.

**Connect Community & Campus Population.** With the aim of activating the Van Ness Campus and commercial district in a cohesive manner, UDC will explore ways in which physical improvements to the Van Ness Campus can make the overall neighborhood more physically and economically attractive.

**Utilize the Campus to Activate Connecticut Avenue NW.** The Van Ness Campus resources, activities and its growing student population offer a unique opportunity to enliven Connecticut Avenue NW in the Van Ness area. With improvements to the streetscape and the addition of more community oriented retail, the neighborhood’s character as a thriving mixed-use commercial district will be enhanced.

#### **8.2 Campus Identity**

##### **8.2.1 Physical Identity Elements**

###### **Exhibit 8.2.1a Campus Perimeter Improvements Diagram**

**Campus Buildings.** The Van Ness Campus’s identity is defined by the style of its buildings. The concrete and tinted glass of the style vernacularly described as “Brutalist” presents a stolid and monolithic appearance. UDC’s aspiration to grow its student population and improve the physical characteristics of the Van Ness Campus environment provides an important opportunity to improve the physical expression of the buildings as well.



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**Campus Signage.** The Van Ness Campus needs an effective, coordinated signage system to improve way-finding on campus and at its edges. The Plan recommends establishing a unified system, including a unified standard and signage plan for the Van Ness Campus and the commercial district to establish a neighborhood identity for the Van Ness Campus, and serve as an important community resource in boosting safety and a sense of pride in the neighborhood. Improved signage, particularly at entry points to the Van Ness Campus and at other identified locations, will assist in building identification, establishing major walkways on the Van Ness Campus, and provide directional addresses to buildings

**Campus Open Spaces.** The open space network on the Van Ness Campus and its edges is an important element in establishing campus identity and enhancing the student experience. The Main Compass contains a variety of public open spaces which offer unique settings for educational and cultural experiences, including the grove of mature trees surrounding the amphitheater, Dennard Plaza, the plaza extended, the “B” level promenade, sports and recreation facilities and a variety of planters and planting spaces distributed throughout the plaza. This Campus Plan recommends that as the University renovates buildings and public spaces and adds new campus facilities that it undertakes a program to comprehensively evaluate, replace and repair existing hardscaped and landscaped areas.

With UDC’s sustainability vision of enacting initiatives that fulfill the goals set forth in the District’s Sustainability 2.0 Plan, it continues to develop the paved areas north of Dennard Plaza to provide more green space and which will serve as a model for low-impact development and urban stormwater management in the Washington, DC region.

Similar projects and measures to incorporate green and sustainable design elements, such as low-impact development are highly encouraged where practical. These not only help improving the physical characteristics of the Van Ness Campus but help conserve natural resources and can serve as a community and regional resource.

As a part of the sustainability initiative of UDC, lighting design is recommended to incorporate solar powered lighting or an appropriate technology. UDC is developing a Lighting Plan for outdoor lighting on campus and its peripheries in context with adjoining activities and uses, and to provide a safe pedestrian environment to the community.

**Campus Perimeter.** Along each face of its perimeter, UDCs is surrounded by a variety of uses including diplomatic, institutional, commercial, and residential. *See Exhibit 3.1.* Each condition suggests a unique response to meeting aesthetic, access, and security requirements. This Campus Plan recommends a thorough review of perimeter conditions and the development of landscape, hardscape, and security and access specific to each condition.

The Van Ness Campus lays in the heart of an established commercial district in Van Ness, located along one of the city’s major thoroughfares; Connecticut Avenue. The commercial district is mixed-use in nature with stable residential communities, office establishments and a growing retail component. Over the last decade, the Van Ness Campus has improved its connection to the corridor with the construction of the Student Center and has created opportunities for further strengthening

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of the University's presence with its off-campus properties along Connecticut Avenue. Proposed landscape and traffic improvements in this Campus Plan has the potential to continue to synergize the relationship between the Van Ness Campus and immediately adjacent commercial district.

To activate the Van Ness Campus frontage along Connecticut Avenue NW, this Campus Plan recommends introducing as much ground floor retail as possible oriented towards offering a range of goods and services to meet the needs of students and local residents. Within the aforesaid context, elements of the Student Center such as dining venues, and the primary entrance to the facility located at street level with active storefronts and entrances to augment the existing commercial dining and retail establishments as opportunities to enliven this city's major thoroughfare.

UDC explores partnerships with DC's Economic Development agencies and works to establish district management that considers cross marketing and promotions for the District.

To enhance pedestrian-life on Connecticut Avenue NW and the Van Ness neighborhood, this Campus Plan recommends adding streetscape elements in coordination with DDOT public space improvements to soften the continuous expanse of paving. A unified landscape of street trees and planting beds, attractive hardscape, street furniture, cohesive district lighting solutions, wayfinding signage system, sheltered bus stops, public art and other appropriate features to support pedestrian activities is highly recommended.

### 8.3 Cultural & Academic Identity Strategies

**Historically Black Colleges and Universities.** As an HBCU, UDC benefits from Title III, a grant awarded by the U.S. Department of Education to developing institutions (with particular emphasis on Historically Black Colleges and Universities) to assist in the realization of each institution's strategic plan. For the fiscal year of 2020 the Title III awards total approximately five and a half million. These funds will be used to support approved projects across the Van Ness Campus. Title III grants are vital to the development and success of institutions around the nation, and UDC is fortunate to have these resources in order to rebuild, reclaim, and renew the proud legacy of this institution. As UDC prepares to grow its enrollment and curriculum, this Plan recommends that UDC explore ways to reinforce its HBCU identity as a physical expression on the Van Ness Campus. Opportunities for this exist within the new Student Center as well as distributed across the Van Ness Campus.

**Curriculum.** As the Van Ness Campus aspires to grow its enrollment, it is actively improvising and offering more courses through degree and non-degree programs. This Plan recommends the University continue to broaden awareness of the unique academic offerings available to District residents.

**Athletics.** The University of the District of Columbia Athletics Department is committed to high standards of achievement in both the educational and athletic experiences. The Department offers intercollegiate, intramural and recreational programs that encourage the fullest participation of students whose physical, emotional and social welfare is primary in the educational experience of

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the University. The plan recommends the University utilize its athletic programs to broaden awareness of the unique academic offerings available to District residents.

### 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. This Campus Plan recommends 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 recommended 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 recommendations 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. This Campus Plan recommends 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. The proposed Veazey Terrace to Connecticut Avenue closure unites the campus front along Connecticut Avenue

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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

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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.** This Campus Plan recommends 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 campus plan 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.** This Campus Plan recommends 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.** This Campus Plan recommends that the University incorporates 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.

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### **SECTION 9: COMPLIANCE WITH SUBTITLE X § 101 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS**

As set forth below, the Van Ness Campus Plan specifically complies in the following respects with Subtitle U § 203.3 and Subtitle X § 101 of the District of Columbia Zoning Regulations:

**9.1 College or university use that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university shall be permitted as a special exception if approved by the Zoning Commission subject to the conditions of Subtitle X, Chapter 1 and Subtitle Z. (Subtitle U § 203.3)**

The University of the District of Columbia is operated as an academic institution of higher learning pursuant to D.C. Law 1-36, which consolidated the Federal City College, Washington Technical Institute, and District of Columbia Teachers College into the University of the District of Columbia.

**9.2 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. (Subtitle X § 101.2)**

#### *Noise*

Activities within the Campus Plan boundaries are located to minimize objectionable impacts due to noise. The bulk of the Van Ness Campus to the west, south, and east is surrounded by commercial and institutional uses that are generally not sensitive to noise and, in any event, these buildings are devoted to academic and administrative uses that, by and large, do not generate noise levels that have the potential to become objectionable. To the north, a combination of landscaping, topography, and building location keeps noise-generating activity generally away from the surrounding residential neighborhood. Service activity generally occurs in the area behind commercial development off Veazey Terrace NW – directly from Connecticut Avenue NW and, again, away from surrounding residential uses.

Further, under the 2011 Plan, the University located its Student Center on the southern portion of the Van Ness Campus, away from the residential neighborhood.

As discussed above, the University does maintain a small number of off-campus residential units in nearby apartment buildings and carefully monitors and manages student activity to ensure they do not become objectionable due to noise.

#### *Traffic and Parking*

Transportation consultants from Gorove Slade have been engaged to provide a detailed report evaluating the transportation impacts of the proposed Campus Plan. This report will be provided prior to the hearing. Generally speaking, for the reasons discussed herein, the Van Ness Campus is not likely to become objectionable due to traffic impacts. The Van Ness Campus is located

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immediately adjacent to the Van Ness Metro station, which provides a convenient and reliable alternative transportation mode for students, faculty, and staff alike. In addition, the location along Connecticut Avenue NW offers additional mode options ranging from Metrobus service to walking and bicycling. Finally, the entrance to the parking facility is located on the institutional side of the Van Ness Campus off of Van Ness Street NW, which is directly accessed from Connecticut Avenue NW and avoids the need for cars to enter the surrounding residential neighborhood.

No additional parking is proposed as a part of the Campus Plan, which will avoid potential future impacts due to increases in the number of vehicular trips to and from the Main Compass. In addition, the provision of on-campus housing will bring students closer to the Van Ness Campus and eliminate the need to commute to class or activities from elsewhere.

### *Number of Students*

The Plan anticipates a modest increase in student population that will still remain well below the original planned capacity of the Van Ness Campus. Given the availability of public transportation to the site, the number of students is not likely to become objectionable.

### *Other Objectionable Conditions*

The Van Ness Campus is not likely to become objectionable for any other reason. Indeed, the Plan offers improvements to on-campus sustainability that will significantly improve the campus condition and provide a benefit to the surrounding communities as well. In addition, as the only public institution of higher education in the District, the University offers all District residents with an opportunity for an affordable local education at all stages of adult life. The strengthening of the offerings at the Van Ness Campus will result in benefits to the entire university system.

### **9.3 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 conditions; (Subtitle X § 101.3)**

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. (Subtitle X § 101.4).

The Van Ness Campus includes a number of ancillary uses that actively support the academic, residential, and clinical components of the University. The nature and type of these uses on the Van Ness Campus are expected to evolve over the 10-year term of the Campus Plan in order to meet the needs and mission of the University. These ancillary uses include a bookstore, and a currently vacant commercial space in the student center. Additionally, food services may provide services to the public.

The vast majority of these ancillary uses are located interior to the Van Ness Campus, and as a result their operation does not impose objectionable impacts on non-university residential neighbors. The bookstore is located in the center of the Van Ness Campus. Any future

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establishments and any potential objectionable impacts on non-university residential neighbors will be mitigated by consensus proposals at the time of a further processing application.

The total floor area of all ancillary uses, including basement and cellar space, currently occupies less than 7% of the total Campus Plan gross floor area and is projected to occupy less than 10% of the proposed total Campus Plan gross floor area over the term of this Campus Plan.

### **9.4 The following development standards shall apply to the maximum total density of all buildings and structures on the campus in an R... zone (Maximum Height of 50 feet and Maximum FAR of 1.8): (Subtitle X § 101.5)**

The Van Ness Campus is located in the R-1-B Zone District. The maximum proposed development described in this plan results in a FAR of 1.56, which is less than the 1.8 FAR permitted under the Zoning Regulations.

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. (Subtitle X § 101.6)

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. (Subtitle X § 101.7)

The Van Ness Campus is located within the R-1-B Zone district. Pursuant to Section 101.5 of the Zoning Regulations, the total gross floor area of the Van Ness Campus is limited to a density of 1.8 FAR. The additional gross floor area proposed in this Campus Plan together with the existing gross floor area of the Van Ness Campus will result in a FAR of 1.56, or 0.24 below the 1.8 FAR permitted under the Zoning Regulations. (As set forth in Section 101.7, such density does not include public streets and alleys, but it does include interior streets and driveways within the Van Ness Campus boundaries).

Subtitle X, Section 101.5 permits a base height of 50 feet for campus buildings; under Subtitle D, Section 303.2, the height may be increased to a maximum of 90 feet provided that each building is set back from lot lines at least one foot for each foot of height exceeding the 50-foot height limit. Campus buildings are proposed to a maximum height of 90 feet, consistent with these regulations.

### **9.5 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.



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### (a) Buildings and parking and loading facilities;

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

- Residential/Campus Life/Athletic: 140,000 square feet of gross floor area

### (b) Screening, signs, streets, and public utility facilities;

The proposed Campus Plan proposes certain changes to parking and loading. As discussed in Section 5, the Campus Plan calls for substantial improvements to the campus roadway network, intended to improve pedestrian and vehicular movement through campus and minimize opportunities for pedestrian-vehicular conflicts. The current and proposed locations of campus parking facilities are shown on **Exhibit 3.11**. These spaces are largely concentrated in the existing parking garage.

As an integral part of the Campus Plan, the University will enhance the prominence of open spaces on the Van Ness Campus and the connections between them to maximize their use and enjoyment in keeping with the environmental integrity and historic context of the Van Ness Campus. A common language of paving materials, site furnishings, plantings and supporting details such as lighting and building identification will help unify the campus environment. *See Exhibit 8.6 Proposed Campus Site Materials.*

The University will enhance its visual and graphic communication on the Van Ness Campus through updates to its wayfinding system and related design guidelines as part of the implementation of this Campus Plan. *See Exhibit 8.5a and 8.5b.*

The University is currently served by a central heating and cooling plant that produces steam and chilled water to meet the needs of the University. This plant is scheduled to be phased out within the timeframe of this Campus Plan. The modernizations of existing campus buildings are purposefully designed with sustainable features to run independently.

The IT infrastructure was recently comprehensively upgraded and future building modernizations will implement these additional capabilities into classroom technologies.

Over the 10-year term of this Campus Plan, the University will continue to evaluate energy and resource conservation measures, and will specifically explore future systems upgrades which could enhance capacity and efficiency without adversely impacting the Van Ness Campus and surrounding neighborhood.

### (c) Athletic and other recreational facilities; and

The Campus Plan continues the University's efforts to improve its athletic and recreational facilities for both intercollegiate and recreational uses. The Plan provides for the development of a new NCAA playing field in the southwestern portion of the Van Ness Campus and provide a long-term solution to the substantial wear-and-tear associated with using the existing single athletic field for multiple sports.

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**(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.**

As described more fully in Section 4 above, the Van Ness Campus accommodates a wide range of uses and activities that not only fulfill the core mission of the University but also provide substantial opportunities and benefits for neighborhood and District residents.

The capacity of all present and proposed campus development is sufficient to meet the needs of these activities for the 10-year term of this Campus Plan.

**9.5 The further processing of specific buildings, structures, and uses within an approved campus plan shall be processed as a special exception unless the campus plan approval was included in an order granting a first-stage planned unit development (PUD) for the campus, in which case the further processing shall be in the form of second-stage planned unit development applications filed consistent with the conditions of the approved campus plan/PUD. (Subtitle X § 101.9)**

No further processing of specific buildings, structures, and uses will be submitted at this time.

**9.6 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. (Subtitle X § 101.10)**

The University is not seeking any interim use of residentially-zoned land.

**9.7 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. (Subtitle X § 101.11)**

The existing and proposed uses detailed herein are not inconsistent with the Future Land Use Map and Generalized Policy Map designations of the Van Ness Campus as a Local Public Facility and as an Institutional Use, respectively.<sup>5</sup> The Comprehensive Plan calls for “change and infill” on university campuses consistent with their approved campus plans. *See* 10 DCMR § 225.22.

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<sup>5</sup> The FLUM and GPM designations in the proposed Comprehensive Plan remain the same for the Property.

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The Plan furthers multiple relevant policies of the District Elements of the Comprehensive Plan. The following Comprehensive Plan Policies are acknowledged as common goals in each element of the Plan.

### Element 4 Campus Development

Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations  
Policy EDU 3.1.1 – Sustaining and Advancing UDC  
Policy EDU 3.1.2 – Strengthen Training and Career Programs  
Policy EDU 3.2.1 – University Partnerships  
Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs  
Policy EDU 3.3.4 – Student Housing  
Policy ED-2.4.1: Institutional Growth  
Policy ED-4.1.3: Certification and Associate Programs  
Policy ED-4.1.4: Adult Education  
Policy RCW 1.1.6 – Metro Station Areas  
Policy RCW-2.1.3: Van Ness/UDC Station Area  
Action RCW-2.1.A: Improving the UDC Plazas  
Policy RCW-2.1 Connecticut Avenue Corridor

### Element 5 Transportation

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

### Element 6 Sustainability

Policy LU-3.2.2: Corporate Citizenship  
Policy EDU 3.2.2 – Corporate Citizenship  
E-1.1 Conserving and Expanding Our Urban Forest  
E-2.1 Water Conservation & E-2.2 Energy Conservation iii  
E-3.2 Promoting Green Building  
Action E-3.3.B: Support for UDC Cooperative Extension

### Element 7 Community Relations

EDU 3.3.A University-Community Task Force  
Policy RCW-2.1.4: Coordination Between Community and UDC

### Element 8 Campus Character

UD 1.4.1- Avenues / Boulevards & Urban Form  
UD 2.1.4 - Architectural Excellence  
UD 2.2 - Designing for Successful Neighborhoods  
  
UD 3.0 - Improving the Public Realm  
RCW 1.1.6 – Metro Station Areas  
Action RCW-2.1.A: Improving the UDC Plazas  
RCW 2.1 – Connecticut Avenue Corridor  
NEW RCW-2.3 VAN NESS COMMERCIAL DISTRICT  
NEW Policy RCW: Public Space in Van Ness

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**1. Section EDU-3.1 UDC** University of the District of Columbia has two policies and one action; Policy EDU-3.1.1: Sustaining and Advancing UDC, Policy EDU-3.1.2 Strengthen Training and Career Programs, and Action EDU3.1.A Develop a Satellite UDC Campus east of the Anacostia River.

This plan is a key instrument developed by the University to establish strategic direction for programs, to guide its growth, and demonstrate good fiscal management of its physical facilities. The University, by creating the Community College of the District of Columbia has clearly demonstrated its dedication to strengthening the community college function traditionally provided by the University. By this organizational expansion, the University will focus on the baccalaureate and advanced degrees while the CC will continue an emphasis on practical career skills and preparation for and enhancement of current and future workplace employment. Through cooperation with the District Council, CC has been given use of the former Patricia Roberts Harris Education Center in Ward 8 where it plans to expand its training programs

**2. Section EDU-3.2 Educational Partnerships** contains two policies; Policy EDU-3.2.1 encourages universities to partner with K-12 schools, and Policy EDU-3.2.2 seeks commitment to high quality architecture and design, incorporation of “green” building practices, low impact development, historic preservation and adaptive reuse.

UDC is an active partner with several K-12 schools and has historically been the extension of the educational opportunities provided to District of Columbia students.

**3. EDU-3.3 Colleges, Universities and Neighborhoods** contains five applicable policies; Policy -3.3.1 promotes the development of satellite campuses to accommodate growth and relieve pressure on residential neighborhoods, Policy -3.3.2 encourages college and universities to grow and develop in a manner consistent with community improvement and neighborhood conservation objectives, Policy-3.3.3 requires the campus plans for institutions in residential districts to address community issues and include provisions to avoid objectionable impacts, Policy EDU-3.3.4 encourages provision of on-campus housing, and Policy EDU3-3.3.5 supports efforts by colleges and universities to mitigate their traffic and parking impacts.

UDC and CC are both aggressively pursuing a strategy of development that embraces satellite campus locations, not only to minimize the pressure on campus locations in residential districts, but to take their educational programs to the most appropriate locations in the city. Consistent with neighborhood conservation strategies, the University and CC are providing stability and positive impacts as the satellite programs instill new life into surplus property and old school buildings. The University and community college have an active outreach program to ensure that neighborhood interests are heard and dialog is provided to protect the character and quality of life in those neighborhoods. This submission is evidence that the University is complying with the requirement for developing a campus plan. Consistent with the student housing policy, the University plans to add student housing to the Van Ness Campus to reduce impacts on housing stock in the neighboring residential areas. It is the University’s policy that as an urban institution, it will rely on transit, bicycles and pedestrian connections to the city rather than automobiles. No additional parking is planned in connection with the new building program.

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**4. The Rock Creek West Planning Area Element**, section RCW-2.1 has two relevant policies; Policy RCW-2.1.3 which encourages improvements to the hardscape portion of the Van Ness Campus, and RCE-2.1.4 supporting greater coordination and communication between UDC officials and the surrounding community.

As the University considered the construction of a new student center, its functions, and location were of great interest to surrounding community members. As an example of coordination and communication with surrounding communities, public input in many ways shaped the program and ultimate site selection for this completed facility.

**9.9 As 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.(Subtitle X § 101.12)**

The University certifies that the proposed building is within the FAR limit for the Van Ness Campus for the campus as a whole, as set forth in Section 9.4 above.

**9.10 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.(Subtitle X § 101.13)**

The Campus Plan was discussed with OP and DDOT prior to filing and will be referred to OP and DDOT for their review and report.

**9.11 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. (Subtitle X § 101.14)**

The Campus Plan is in harmony with the Zoning Regulations and the Zoning Maps, and will not adversely affect the use of neighboring property. The University seeks to develop a pleasant, safe, and vibrant campus and to continue serving underserved communities, as well its neighbors, thereby enhancing the neighborhood.

**9.12 Small deviations from plans approved under further processing that are determined necessary by the Zoning Administrator for compliance with life, safety, or building codes, may be permitted without an amendment to a further processing provided the deviation does not result in an increase in gross floor area of more than four-hundred and fifty square feet (450 sq. ft.) and the addition shall only be used for purposes of ingress, egress, or handicap access. (Subtitle X § 101.15)**

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The University requests flexibility to process minor building additions related to existing buildings as a matter of right (that is, without further processing approval). This will allow for a more efficient delivery of necessary building modernizations and upgrades. The proposed uses associated with these minor renovations are consistent with the uses already approved through prior campus plan applications.

**9.13 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. (Subtitle X § 101.16)**

No further processing of specific buildings, structures, and uses will be submitted at this time.