

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

Monday, October 30, 2023

The Public Meeting by the District of Columbia Zoning Commission convened via videoconference pursuant to notice at 4:00 p.m. EDT, Anthony Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
TAMMY STIDHAM, Commissioner
JOSEPH S. IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, Esquire

The transcript constitutes the minutes from the Public Meeting held on October 30, 2023.

Diversified Reporting Services, Inc.

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C O N T E N T S

Case No. 23-16 University of the District of Columbia Lamond-Riggs Campus	4
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P R O C E E D I N G S

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is October 30th, 2023. We are convening and broadcasting this public hearing via video conferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioner Stidham, and Commissioner Imamura.

We are also joined by the Office of Zoning Staff, Ms. Sharon Schellin and Mr. Paul Young who will be handling all of our virtual operations, as well as our Office of Zoning Legal Division, Mr. Dennis Liu. We will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter, and the platforms used are WebEx and YouTube Live. The video will be available on the Office of Zoning's website after the hearing.

All persons planning to testify should have signed up in advance, and will be called by name at the appropriate time. At the time of sign up, all participants will complete the oath or affirmation required by subtitle Z48.7. Accordingly, all those listed on WebEx or by phone will be muted during the hearing, and only those who have signed up to participate or testify will be unmuted at the appropriate

1 time.

2 On call, please state your name before providing
3 your testimony. When you are finished speaking, please mute
4 your audio. If you experience difficulty accessing WebEx,
5 or if you're a telephone call in or have not signed up, then
6 please call our OZ hotline number at 202-727-0789. If you
7 wish to file written testimony or additional supporting
8 documents during the hearing, then please be prepared to
9 describe and discuss it at the time of your testimony.

10 The hearing will be conducted and in accordance
11 with provisions of 11 ZDCMR Chapter IV as follows,
12 preliminary matters, staff, and case. The applicant has up
13 to 60 minutes. I believe they requested 35. Report of
14 other government agencies, report of the Department of
15 Transportation, and then the report of the Office of
16 Planning. The reporter -- the ANC I believe in this case is
17 ANC 5(a).

18 Testimonial organizations -- testimonial
19 organizations and individuals. Organizations will have five
20 minutes, individuals will have three minutes, and we will
21 hear in the following from those who are in support,
22 opposition, and unpledged. Then we'll have rebuttal and
23 closing by the applicant. Again, the OZ hotline number is
24 202-727-0789 for any concerns during these proceedings.

25 Excuse me, the subject of this evening's hearing

1 is Zoning Commission case number 23-16, University of the
2 District of Columbia, also referred to as University of
3 Distinguished Colleagues, Lamond-Riggs Campus, 2023-2033,
4 master campus plan is square 3758, lot 802, 5171 South
5 Dakota Avenue Northeast. Again, this day's date is October
6 30th, 2023.

7 At this time, the commission will consider any
8 preliminary matters. Does the staff have any preliminary
9 matters?

10 MS. SCHELLIN: Yes, very quickly, there are no
11 expert witnesses. So, just to state that the applicant is
12 being represented by Meredith Moldenhauer. ANC's 5(a)'s
13 chairperson is Gordon Andrew Fletcher, although I have not
14 seen them log on. They did not register to testify, so they
15 may not be participating.

16 OP I believe is represented by Crystal Myers and
17 Jennifer Steingasser, and DDOT is represented by Mr. Hagan.
18 So, other than that, the case is ready to move forward.
19 Thank you.

20 CHAIRMAN HOOD: Thank you, Ms. Schellin. Can we
21 bring up Ms. Moldenhauer and her team? You all have asked
22 for 35 minutes, but you have up to 60, and I will turn it
23 over to you all when you're ready.

24 MS. MOLDENHAUER: Good evening, Chairman Hood and
25 members of the Zoning Commission. My name is Meredith

1 Moldenhauer on behalf of the University of the District of
2 Columbia. The applicant here today for the campus master
3 plan for Lamond-Riggs located at 5171 South Dakota Avenue
4 for the 2023 to 2033 campus master plan.

5 I would ask if we could pull up the PowerPoint
6 presentation. Also, if you could admit President Edington
7 as a witness?

8 So, next slide, please? With me today in an order
9 of presentation will be President Edington, followed by
10 Javier Dussan, vice-present of the University of the
11 District of Columbia Office of Facilities and Real Estate
12 Management; followed by Daniel Solomon from Grove Slade,
13 with a conclusion by myself, and we will also have Ronnie
14 McGhee from McGhee Architects present and available to
15 answer any questions as well as other members of our team.
16 So at this point, I am happy to turn it over to President
17 Edington to give a brief introduction. Thank you very much.

18 PRESIDENT EDINGTON: Thank you. Good afternoon,
19 commissioners, and thanks for the opportunity to speak
20 today. I'm excited to talk about the University of the
21 District of Columbia, the 2023-2033 Lamond-Riggs Campus
22 master plan, and our commitments to our students and faculty
23 staff and District residents and the communities we serve.

24 As the only institution of higher learning in the
25 District, UDC strives to be a pace setter in urban education

1 and has the responsibility to build a diverse generation of
2 competitive, civically engaged scholars and leaders in
3 connection with District initiatives.

4 We partner with a wide array of DC area high
5 schools offering multiple points of entry for young people,
6 providing workforce training of adult learners, offering
7 professional certification, associate degrees, 81
8 undergraduate and graduate academic degrees, law degrees,
9 and more. We serve all aspects of the District community,
10 in addition to students around the nation and the world.

11 We embrace our essence as a public, historical
12 black urban focused land grant university in the nation's
13 capital. Our award winning colleagues of agriculture, urban
14 sustainability, and environmental sciences, and as a leader
15 in urban food security.

16 Our community college located at the Lamond-Riggs
17 campus is ranked best in the region for cost, student
18 faculty ratio, and graduation rate. Offering high quality
19 education at affordable tuition rates is imperative to the
20 university's success.

21 UDC's community college in particular aims to
22 provide first marketing different programs in a diverse and
23 technologically modern living environment and learning
24 environment. It's an institution seeking to provide
25 opportunities for students to obtain the requisite skills of

1 today's workforce and prepare them for the demands of
2 tomorrow.

3 UDC is committed to serving the needs of the
4 District residents and producing lifelong learners who are
5 transformative leaders in the workplace, government, non-
6 profit sectors, and beyond, from community college to
7 workforce development programs and more, UDC is active in
8 every ward, providing a quality education while also
9 enriching the lives of students, neighbors, and stakeholders
10 alike.

11 The Lamond-Riggs campus master plan is an integral
12 component in successful implementation of our equity
13 imperative, the document adopted by the UDC board in June
14 2018 designed to regenerate UDC as a public higher education
15 model of urban student success.

16 The strategies it lays out, which were informed by
17 input from town halls held around the city, and suggestions
18 gathered internally from students, faculty, staff, and the
19 board of trustees is transforming the university in a
20 powerful source of hope, education, creativity, research,
21 and urban resilience as it guides many members of our
22 community towards the middle class. Its tactics are
23 affordable, and its mission is essential to the future
24 health and stability of the District.

25 This campus master plan was developed with the

1 intention of supporting the university's goals to create and
2 nurture a premier community college, to become an
3 outstanding institution for undergraduate education with a
4 global focus, to offer exceptional graduate and professional
5 programs of importance to the District and the nation, and
6 to provide an important economic agent for the District of
7 Columbia and the region.

8 As such, this campus master plan considers the
9 form and physical implications of campus growth with
10 proposals to guide their location and character of its
11 development.

12 In addition, it outlines policy and operational
13 objects for a wide variety of elements that shape the
14 character and community impact of the Lamond-Riggs campus.
15 Our outreach for the development of this campus plan began
16 in the fall of 2022, and over the course of the next year
17 involved lengthy conversations with stakeholders such as
18 local civic organizations, the advisory neighborhood
19 commission, UDC students, staff, faculty, and neighboring
20 residents.

21 This include the convening of an advisory group
22 consisting of faculty, staff, and students to provide their
23 input and recommendations throughout the planning process.
24 These outreach efforts resulted in the development of a
25 thoughtful holistic campus plan for the Lamond-Riggs campus.

1 It is a plan that will transform the existing building
2 formerly used for the Bertie Backus Middle School into an
3 innovative urban higher education facility, fostering an
4 institutional presence for the campus within the
5 neighborhood.

6 Through a two phase development approach, the plan
7 will improve existing campus facilities by modernizing
8 classroom, lab, and advising spaces, bringing the campus
9 into the modern day while planning ahead for the future.
10 Smart urban design will be implemented to improve pedestrian
11 circulation and provide much needed green space, in addition
12 to improved landscaping efforts.

13 This campus plan additionally seeks to advance
14 university sustainability goals through structural and
15 mechanical upgrades, priming the campus to be solar ready,
16 and implementing stronger storm and weather management
17 practices.

18 As a document guiding the next ten years of the
19 overall development of the campus, the plan seeks to explore
20 ways to strengthen their role and opportunities and expand
21 community college programming. The university invites
22 opportunities for community engagement by establishing and
23 growing its educational partnerships in connection with its
24 academic and cultural facilities.

25 I want to thank our team at UDC, and our neighbors

1 who dedicated so much time, effort, and thoughtfulness
2 during this collaborative process, and thank you to the
3 commissioners for your consideration of our plan. Thank
4 you.

5 MS. DUSSAN: Thank you, President Edington. We
6 can move to the next one, please. Good afternoon,
7 commissioners. My name is Javier Dussan, vice-president in
8 the Office of Facilities and Real Estate Management at the
9 University of the District of Columbia. It's a pleasure to
10 be here today with you presenting the Lamond-Riggs master
11 plan.

12 So, let's stop with some context. The UDC Lamond-
13 Riggs campus is located on the site of the former Bertie
14 Backus Middle School within the boundaries of the ANC 5A, is
15 a campus site of 4.9 acres.

16 The UDC Lamond-Riggs Community College offers two
17 year associate degree programs, workforce development
18 programming, and a wide variety of adult learning and
19 continuing education classes.

20 This fall, the number of students enrolled for
21 classes at the community college increased to 1,800
22 students. The Lamond-Riggs campus is located .3 miles east
23 of the Fort Totten Metro rail station at the border of the
24 Lamond-Riggs and Queens Chapel neighborhoods. It is bounded
25 by South Dakota Avenue Northeast to the west, Hamilton

1 Street Northeast on the north, and alleyway and low density
2 residential properties to the east, and Galloway Street
3 Northeast and the National Parks Services Fort Circle Parks
4 to the south.

5 Next. So, it is important to emphasize that the
6 campus building was conceived as a public middle school, the
7 Bertie Backus Middle School, which operated from the mid-
8 1950s until its closure in 2008.

9 The building retains its middle school aesthetic.
10 Its current condition creates some operational challenges,
11 and it does not have the character and feel of an
12 institution dedicated to higher education.

13 Next. The Lamond-Riggs campus building is a U-
14 shaped building, or a C if we're looking at this image here,
15 I guess represented in this diagram. The building has
16 135,000 square feet of floor area spread across three
17 levels.

18 On the first -- on the first floor at the left of
19 the page, depicted in orange at the bottom of the floor plan
20 is the recently renovated auditorium. This first floor
21 level is mostly used for administrative functions. Service
22 areas and student resource spaces are also housed on this
23 floor.

24 The second and third floors are mostly assigned
25 for instructional spaces, classrooms, and labs, with the

1 exception of the block shown in yellow of the -- you know,
2 at the top of the page, the north of the page, on both
3 floors on the second and third floor. We call this area
4 Wing C.

5 So, Wing A is the horizontal block at the bottom
6 of the page in front of the auditorium, and Wing B is the
7 vertical block connecting those two wings, and this is
8 important as we move along and explain the proposed changes.

9 So, the middle -- the middle school old gymnasium,
10 and the old kitchen and cafeteria, which are located in
11 these yellow blocks, Wing C, these rooms remain mostly
12 unused due to the poor condition of the spaces and the
13 building systems.

14 The gymnasium, for example, had had some water
15 infiltration issues that damaged the wood floor. The
16 material is rotten, and in some areas the floor is cracked,
17 loose, and displaced.

18 Next. So, the university began the process for
19 this campus master plan about a year ago, with a kick off
20 meeting held on October 14th, 2022, that included
21 representatives of the student body, members of the faculty,
22 and also staff.

23 During this planning process, we met and sought
24 input and feedback from residents of the area and local
25 stake holders. Also, we presented to the ANC 5A on several

1 occasions, and maintained consistent coordination with
2 agencies that included DC's Department of Transportation and
3 the Office of Planning.

4 Next. This campus plan has been developed with
5 the strategic mission of the university in mind, as the
6 president mentioned, which includes elevating the Lamond-
7 Riggs Community College to an institution of high quality
8 location, comparable to other community college programs in
9 the area, but one that is accessible to all residents of the
10 District of Columbia.

11 The plan focuses on transforming the middle school
12 building into a modern facility that is purposefully
13 designed for academic growth, and that it will be flexible
14 to accommodate the community college long term needs with an
15 emphasis on sustainability.

16 New labs and other instructional spaces will be
17 created with improved access and circulation for students
18 and visitors. This will be supported by a new wayfinding
19 and placemaking that will promote the university's distinct
20 identity.

21 It is essential for the university that our
22 students have the spaces to create a memorable learning
23 experience. And we believe that this plan will support this
24 goal as it includes opportunities for enhancing existing
25 landscaping zones and creating more green areas, including a

1 courtyard.

2 Next. So, how does this plan propose to reach
3 those goals by 2023? The answer is by implementing these
4 five key changes in a two-phase approach.

5 Number one, we want to focus on what we have
6 first. We plan on modernizing existing facilities and
7 upgrading building systems.

8 Number two, by enhancing existing strategies and
9 creating new enrollment opportunities to bring more students
10 here.

11 Number three, tell a story in a way that sticks
12 and reaches new audiences, and make the experience for
13 visitors to the campus one that is welcoming and enjoyable
14 with a comprehensive and intuitive wayfinding and public
15 use.

16 Number four, by improving the public facing areas
17 with onsite urban design elements to better integrate the
18 campus with the neighborhood.

19 Number five, but building a new wing to support
20 the expected increase in programs and growth in student
21 enrollment. This new wing will be created in phase two, and
22 will see -- and we'll expand on this in the next slides. Of
23 course, a new courtyard will be created as well with other
24 sustainable features.

25 Next. So, in this phase one of the campus master

1 plan, the university will focus on the renovation and
2 modernization of the interior of the existing academic
3 building. So, those three wings that you can see labeled
4 there A, B, and C.

5 On this slide, I'd like to bring to your attention
6 the proposed new green space along Wing B. This green
7 space, which you can see in the middle of the page by number
8 eight will also improve the transition to the existing
9 building from the parking lot.

10 Much of the campus surface -- surface area
11 consists of two paved asphalt parking lots. One is a small
12 lot with 23 parking spaces accessible from the Hamilton
13 Street on the northwest side which is on the left of this
14 page. The other is a large lot containing 165 -- 165
15 parking spaces on the southeast side, which is accessible
16 from the Galloway Street Northeast.

17 The plan called for these parking spaces to be --
18 parking facilities to be updated with improvements that
19 include new green areas. The Hamilton Street parking lot
20 will have 19 parking spaces. The Galloway Street parking
21 lot will have 160 spaces in this space.

22 Next, please. In addition to the interior
23 improvements that include modernization of electromechanical
24 systems for more efficient use of energy, this master plan
25 calls for an upgrade to structural elements to have the

1 rooftop become solar ready. There will be some repairs to
2 the existing façade.

3 We will fully renovate the interior and unused
4 space in Wing C for the additional lab -- for additional lab
5 space, classroom, and other facilities. And as mentioned
6 before, parking facilities will be updated with new trees
7 and landscaping items.

8 Next, please. And in terms of landscaping,
9 sustainability and circulation, I'd like to highlight that
10 we plan on making improvements along South Dakota Avenue to
11 provide public seating, new landscape design that includes
12 planters, and a more prominent 9/11 memorial for the middle
13 school student and the teacher from Bertie Backus that died
14 on Flight 77.

15 We also plan on developing a new green space along
16 Wing B as I mentioned before. The renovation of the parking
17 areas will include a more efficient stone water management
18 solution, such as bioretention areas and vegetation and new
19 trees. And we will provide additional paved pathways to
20 improve circulation from the sidewalk to the buildings.

21 Next, please. Finally, through phase one as part
22 of the plan to improve the campus character as a community
23 college, we plan on providing student oriented amenities
24 such as coffee and food services, and removing the existing
25 chain link fence along South Dakota Avenue and Galloway

1 Street, and replacing the existing chain link fence along
2 the public alley with the corridor -- the (inaudible).

3 We see the auditorium's blank wall on South Dakota
4 Avenue is a great opportunity for a mural or other form of
5 public art, and as I mentioned before, we plan on upgrading
6 signage that we find in and around campus.

7 Next slide, please. Once the issues on the
8 existing facility has been addressed on phase one, Lamond-
9 Riggs' master plan will enter then into the second phase.
10 In phase two, we plan -- the plan is to add a new wing to
11 the building, Wing D, which will be parallel to Wing B,
12 closing that U or that C, and creating an interior courtyard
13 with improved green areas. The total number of parking
14 spaces on campus will be reduced even more.

15 Next slide, please. Wing D will have a new
16 academic and municipal space, and new utility equipment that
17 continues supporting the university's sustainability goals.
18 We will add curb extensions at the street corners to improve
19 congestion, circulation, and traffic safety.

20 Hamilton Street parking lot will have 19 parking
21 spaces, and Galloway Street parking lot will have 100 spaces
22 at the end of phase two.

23 Next slide, please. And continuing with the
24 landscaping, sustainability, and circulation plans,
25 pedestrian oriented landscaping, seating, and green space

1 will be provided in the courtyard. Wing D will have a green
2 roof. Hamilton Street parking lot will have additional
3 landscaping, including new trees.

4 Next slide, please. Now, we believe the proposed
5 building additional phase two will consolidate the efforts
6 to improve the campus character, and turn it into a facility
7 designed for an enhanced experience on higher education.
8 The new wing will have additional student oriented spaces
9 such as a new study room, assisted by additional
10 improvements to wayfinding and signage.

11 Next slide, please. So, recently we received from
12 the community additional comments to the master plan. We
13 listened, and we wanted to include this slide in the
14 presentation with updates to the campus plan in response to
15 those comments, like you know, they are asking us to utilize
16 native plants in the new landscaping. Of course we're going
17 to do that.

18 Identify access from Galloway Street for pick up
19 and drop off activity, and you know, the architectural
20 diagrams were revised and do reflect that the identification
21 of that area for pick up and drop off.

22 Identify bicycle parking onsite with signage
23 posted in a prominent place, an entrance to the building,
24 the diagrams -- the particular diagrams have been updated to
25 show that.

1 And develop an internship program for high school
2 students who were -- we're listening to that request. I
3 want to point out that UDC provides enrollment opportunities
4 for high school students through our enrollment and that UDC
5 participates in the Mayor Barry Summer Youth Employment
6 Program.

7 So with this, I want to thank you for your time
8 and attention, and turn it over to our transportation
9 consultant, Daniel Solomon, to present a few slides about
10 the transportation strategy on this campus master plan.

11 MR. SOLOMON: Thanks, Javier. Good afternoon,
12 commissioners. For the record, I'm Daniel Sullivan, a
13 transportation planner and principal with Gorove Slade.
14 We've been working with UDC, the project team, and DDOT
15 related to the transportation aspects of the UDC Lamond-
16 Riggs campus master plan. This afternoon, I'm going to
17 touch on the highlights of our review in coordination with
18 DDOT for the campus master plan.

19 As shown here, the UDC Lamond-Riggs campus is
20 situated in the Queens Chapel neighborhood along South
21 Dakota Avenue Northeast. The campus has frontage on South
22 Dakota Avenue, Hamilton Street, Galloway Street, and a
23 public alley.

24 It is located within .3 miles of the Fort Totten
25 metro station. Additionally, there are several metro bus

1 routes with stops along South Dakota Avenue and Galloway
2 Street near the campus.

3 The campus has access to several on and off street
4 bicycle facilities, including the Metropolitan Branch Trail
5 nearby, and bicycle facilities along Fort Totten Drive.
6 Additionally, there are two Capital Bike Share stations near
7 the campus with one being at Fort Totten Metro Station
8 entrance.

9 Next slide, please. All right, Mr. Young, next
10 slide? Thank you. The transportation goals of the UDC
11 Lamond-Riggs campus master plan align closely with DDOT's
12 district-wide and local goals. This includes enhancing
13 pedestrian safety, improving campus circulation and
14 connectivity, promoting transit use, and reducing automobile
15 dependency.

16 Based on these goals, this strategy of the
17 transportation component of the campus plan is to
18 accommodate current and future population levels on the
19 Lamond-Riggs campus without adding more parking supply or
20 roadway capacity.

21 UDC will take advantage of its location within a
22 high quality transportation network served by multiple modes
23 to grow without the need for investment in vehicular based
24 infrastructure.

25 Next slide, please. During phase one, vehicular

1 parking access will remain as it is under existing
2 conditions from both Galloway and Hamilton Street, with
3 loading access being shifted to Hamilton Street from its
4 current location off of Galloway.

5 The image on this slide shows that vehicular
6 circulation on the -- to the onsite surface parking lots in
7 yellow, and loading circulation in dark green. All loading
8 operations will be headed out through the public street per
9 DDOT standards.

10 Anticipated bicycle circulation is shown in light
11 blue. Pedestrian circulation is shown in dark blue.
12 Bicycle access is primarily envisioned to take place via
13 Galloway Street connecting to the long term bicycle spaces
14 along -- located in Wing C. Short term bicycle spaces will
15 be available at multiple locations along the site's frontage
16 on South Dakota Avenue.

17 Pedestrian access will take place from South
18 Dakota Avenue, or via new pedestrian walkways along Galloway
19 Street and Hamilton Street driveways that connect to
20 building entrances.

21 Next slide, please. During phase two, vehicular
22 and loading access will remain the same as it is in phase
23 one. There will be additional long term bicycle parking
24 spaces provided in the new building, which is Wing D, which
25 can be accessed from Galloway Street to the southern parking

1 lot.

2 Additionally, the project will introduce a new
3 centralized pedestrian entrance at the new building to
4 consolidate the entry points and provide a more cohesive
5 arrival experience.

6 Next slide, please. As I mentioned earlier, UDC
7 Lamond-Riggs campus is located near the Fort Totten metro
8 station and several metro bus routes. The campus plan
9 proposes to take advantage of the highly transit accessible
10 location of the campus by offering a WMATA smart benefit
11 program to faculty and staff, and UDC will continue to
12 explore opportunities to enroll students in WMATA's U-Pass
13 program, which offers unlimited metro route and metro bus
14 routes to students at a substantial discount.

15 Next slide, please. Javier walked through those
16 elements of the site plan earlier, but I would like to go
17 into more detail around the pedestrian facilities on campus.
18 Under existing conditions, the campus's main pedestrian
19 access point is along South Dakota Avenue.

20 The campus plan proposes to enhance pedestrian
21 connectivity on campus by providing pedestrian walkways
22 through both surface lots, and improved centralized
23 pedestrian entrance, improved wayfinding signage, and two
24 curb extensions with one at Hamilton Street and South Dakota
25 Avenue, and the other at Galloway Street and South Dakota

1 Avenue.

2 These public space improvements will be further
3 coordinated with DDOT as part of DDOT's South Dakota Avenue
4 improvement plans.

5 Next slide, please. Regarding vehicular parking,
6 under existing conditions there are 188 parking spaces
7 onsite. As part of phase one, the provision of additional
8 green space adjacent to Wing B, and bringing this southern
9 parking lot up to design standards will reduce the number of
10 vehicular parking spaces on campus to 179 spaces.

11 During phase two to accommodate the addition of
12 Wing D, which is the new building, and additional green
13 space, the number of vehicular parking spaces will be
14 reduced to 119 parking spaces.

15 Phase two will also include the provision of two
16 electric vehicle parking spaces in the northern lot. DDOT
17 is supportive of the reduction of vehicular parking spaces
18 being proposed by the campus master plan.

19 Regarding bicycle parking under current
20 conditions, the Lamond-Riggs campus does not have long term
21 bicycle parking spaces, and does have approximately 20 short
22 term spaces located in the southern parking lot which do not
23 meet DDOT standards for short term bicycle parking.

24 The campus master plan will introduce a total of
25 17 long term and up to 64 short term bicycle parking spaces

1 during phase one, as well as a total of 25 long term and up
2 to 92 short term spaces during phase two. These facilities
3 will meet DDOT and zoning requirements for bicycle parking,
4 including the provision of non-standard sized spaces, and
5 outlets for charging electric bicycles and scooters within
6 the long term bicycle rows.

7 As coordinated with DDOT following their
8 submission of their staff report, UDC and DDOT have agreed
9 to annually monitor the demand for bicycle parking on campus
10 and increase the supply of short term bicycle parking spaces
11 accordingly.

12 UDC and DDOT are working out the final details of
13 this agreement, which will include the initial number of
14 bicycle spaces and their placement. For example,
15 prioritizing adding spaces in covered areas.

16 Prior to approval by the Zoning Commission, the
17 applicant will provide a DDOT approved transportation demand
18 management plan and performance monitoring plan for
19 inclusion in the order, which will include those details.

20 Next slide, please. Regarding loading, the
21 existing loading facilities in the southern parking lot will
22 be relocated to the northern lot to allow for the addition
23 of green space and to better align with back of house areas
24 and service corridors within the campus.

25 Loading will be accommodated by two 30 foot

1 loading berths and one 20 foot service and delivery space
2 which can be accessed from Hamilton Street. All loading
3 maneuvers will be head in, head out from public -- from the
4 public street consistent with DDOT guidelines and best
5 practices.

6 Next slide, please. Here, we have listed the
7 highlights of the TMD plan. It includes many of the typical
8 components expected of such a package, and builds off the
9 TDM plan that was approved as part of UDC's 2020 Venice
10 campus plan. We believe this TDM package is appropriate for
11 this type of project and help encourage non-single occupancy
12 vehicle and non-auto trips over the life of the campus plan.

13 Additionally, the applicant has agreed to an
14 annual performance monitoring plan that includes review and
15 refinement of these measures in coordination with DDOT and
16 Go DC Go. As I mentioned earlier, the applicant is working
17 with DDOT on the final details of the TDM and PMP elements,
18 and we expect those to be finalized prior to the zoning
19 order.

20 Next slide, please. For this project, we
21 performed a comprehensive transportation review, which was
22 scoped with DDOT. Our study concluded that the campus
23 master plan will not have a detrimental impact on the
24 surrounding transportation network with appropriate
25 mitigations, and minimizes impact by providing sufficient

1 short and long term bicycle parking, accommodating loading
2 at a public space, improving streetscape conditions, and
3 implementing a robust TDM plan.

4 We've coordinated extensively with DDOT during
5 their review. We're pleased to have their support in the
6 form of a no objection staff report. DDOT's report did have
7 some conditions which we believe we have worked through with
8 them. I'll just go over them quickly.

9 DDOT requested that the applicant revise the
10 annual performance monitoring plan, which will include the
11 status of TDM commitments and transportation related
12 metrics, which the applicant has agreed to. The applicant
13 agreed to continue coordination with DDOT, Go DC Go, and
14 Urban Forestry Division, and various stakeholders regarding
15 future public space improvements.

16 As for the rest of DDOT's conditions, DDOT
17 requested that UDC commit to funding the TDM and PMP plans,
18 which the applicant has agreed to request funding from the
19 District to do. DDOT is supportive of this. DDOT requested
20 that UDC include parking permit rates in the TDM plan, and
21 information on how those permits will be enforced, which UDC
22 has agreed to do.

23 DDOT requested that UDC include one van pool and
24 two carpool spaces in the parking lot, which UDC has agreed
25 to do if demand exists. DDOT is supportive of this. DDOT

1 requested that UDC enroll in the WMATA U-Pass program, and
2 UDC agreed to consider to explore enrollment in the WMATA U-
3 Pass program. DDOT is supportive of this.

4 Finally, DDOT requested that UDC include bicycle
5 parking design details in the TDM plan, which UDC has agreed
6 to do. At this time, we believe we have addressed all
7 DDOT's concerns.

8 I am pleased to say that the applicant and DDOT
9 are in general agreement of all of DDOT's conditions, and
10 that the applicant is working with DDOT on the final details
11 of the TDM and performance monitoring plan elements, and we
12 expect them to be finalized prior to the zoning order. That
13 concludes my testimony, and I'll be available for any
14 questions. Thank you, and I'll pass it to Meredith.

15 MS. MOLDENHAUER: Thank you very much, Mr.
16 Solomon. Next slide, please? The overall camp master plan
17 is consistent with the zoning for the site, which is the R2
18 zone for both the proposed phase one as well as the proposed
19 phase two.

20 In addition to that, we are excited to be here
21 tonight with the Office of Planning and Support at Exhibit
22 15. DDOT support, Mr. Solomon outlined at Exhibit 16, and
23 the ANC's resolution in support of Exhibit 21.

24 Next slide. Oh, we believe that the campus master
25 plan that has been submitted is consistent with the

1 comprehensive plan, as well as in review of the racial
2 equity tools and analysis outlined in the comprehensive
3 plan.

4 The -- through viewing the process through a
5 racial equity lens, we believe the applicant has filed and
6 is consistent with the FLUM, as well as the city element
7 areas, as well as the generalized policy map. We believe
8 the outlines of the campus master plan provides potential
9 for a positive impact on racial equity, and given that the
10 university is a longstanding historically black college and
11 university, that the Lamond-Riggs campus represents a key
12 initiative that will help the university achieve its goals
13 of advancing equitable opportunities for marginalized
14 communities.

15 We would -- overall we have engaged in an
16 extensive outreach program, and are very excited to present
17 this application to the commission this evening, and now
18 available for any questions.

19 Next slide. Thank you. I would just note for the
20 commission that we do have some individuals who are members
21 of our team that are on as attendees and that may be
22 available to assist in answering questions such as
23 individuals from UDC, Avis Russel, David Franklin, and
24 Juanita Gray, and our project architect, Ronnie McGhee.

25 MR. DUSSAN: Thank you, Meredith, and

1 commissioners if you allow me, we noticed that there was a
2 typo on slide number 18. The name of the youth program is
3 Nylon, with an N, rather than Marriott, and the name of the
4 mayor.

5 CHAIRMAN HOOD: Thank you. Ms. Moldenhauer, you
6 are complete?

7 MS. MOLDENHAUER: Yes, we are complete. Thank
8 you.

9 CHAIRMAN HOOD: Thank you. First of all, for full
10 disclosure, I attended Bertie Backus and also attended UDC,
11 so I want to make sure I put that out there because I never
12 know what may come back. Let me say I was a graduate of
13 UDC, let me leave it at that -- to that point.

14 Let me also acknowledge you, Mr. President. It's
15 always great when the president takes the time, and you too,
16 Vice-President Dussan, hopefully I pronounced that
17 correctly. I really appreciate it when the levels of
18 president and vice president are engaged in what's going on.

19 I want to make a few corrections, and I'm hoping
20 the record was corrected. I'm sure that this was mentioned
21 when you all met with the community, but this university is
22 not in Queens Chapel. This university is in Riggs Park.
23 Mr. Solomon said Queens Chapel. Queens Chapel is over here
24 near me. So --

25 MR. SOLOMON: Apologies.

1 CHAIRMAN HOOD: That's cool. I just -- I think
2 that's very important, and I'm sure that the community would
3 have said something, and one of the things I did notice that
4 during the presentation, North Michigan Park was never -- at
5 least if it was, I didn't see it -- North Michigan Park is
6 right on the other side of Galloway across from Fort Circle
7 Part where Galloway Street is.

8 So, let's make sure -- and I'm sure you met with
9 North Michigan Park because Chairman Fletcher lives in North
10 Michigan Park, and I see that he signed it, so I'm sure
11 North Michigan Park was engaged. If not, Ms. Moldenhauer,
12 can you confirm that for me that North Michigan Park was
13 engaged in this process? Because North Michigan Park and
14 Riggs Park and Fort Totten will be the three communities
15 that really are closest to this facility, and --

16 MS. MOLDENHAUER: I will follow up with you on
17 that. Thank you.

18 CHAIRMAN HOOD: Yeah, yeah. I would not have -- I
19 would not have said that if I didn't already know the
20 answer. And so, I just want to make sure that that's been
21 done.

22 Because when I look at -- when I look at the
23 record, I think -- here's why I'm saying that, because ten
24 years from now, I won't be -- I won't be here, and that way,
25 you'll have a complete record, and the record will be

1 correct.

2 What I do ask, Mr. President, and you can discuss
3 this to UBC. I noticed the Lamond-Riggs campus, but there
4 has been some talk, and I don't know if it's gotten to you
5 all in this community about naming this the William Spalding
6 University District of Columbia Campus. He was the first
7 Ward Five counsel member. We just did -- there was just a
8 library named, so -- and I'm putting these things out there,
9 and maybe at the end you can kind of let me know what you --
10 what you think.

11 The character? The character was excellent, I
12 think, for a junior high school, but I do have an issue in
13 trying to understand what's going on with Galloway Street
14 with the chain link fence, Mr. Solomon, or Mr. Dussan. The
15 chain link fence on Galloway Street -- now, let me ask --
16 so, this is a transportation and a design question.

17 There used to be meters -- I believe they're still
18 there, or they might have taken over -- things move so quick
19 in this city I can't remember sometimes. There used to be a
20 lot of meters on Galloway. Are the meters still there on
21 Galloway Street?

22 MR. SOLOMON: When we were last there they were
23 out there, sir.

24 CHAIRMAN HOOD: Last night they were there? Okay,
25 let me --

1 MR. SOLOMON: When we were last out there. Yeah.

2 CHAIRMAN HOOD: Oh, when you were last out there
3 it was up there. So, explain, Mr. Solomon, how is that
4 going to work with that being the interest -- and I do --
5 let me just say this. I love the design. I'm just trying
6 to figure out how it's going to work, moving around it in
7 phase -- in phase one.

8 I guess we'll get to phase two, but how -- how are
9 we going to get back and force -- and I know they do it now,
10 and I know you have a lot of parking lot area, and I
11 appreciate you all redoing that parking lot and looking at
12 lot better than what I think we do now, but how is that
13 going to work?

14 How is that the interest with the cars parked
15 there with the meter parking, say if I'm coming east on
16 Galloway Street and going to make a left into the parking
17 lot, tell me how all of that is going to work. Take me
18 through a visualization. Let me imagine how this will all
19 work.

20 MR. DUSSAN: So, do you want to take it, Danny?

21 MR. SOLOMON: Sure, I'm happy to. It might be
22 more helpful if Mr. Young could pull up the site plan on one
23 of the slides so we're all looking at it together.

24 MS. SCHELLIN: Slide 14.

25 MR. SOLOMON: Slide 14, okay. Okay, so, just so

1 I'm clear, Chairman Hood, you're asking if folks are driving
2 from Galloway Street, how do they access the parking lots
3 off the driveway, which is near number seven there?

4 CHAIRMAN HOOD: Let me -- let me help you with my
5 question. If I'm --

6 MR. SOLOMON: Right, yes.

7 CHAIRMAN HOOD: If I'm going east on Galloway --
8 if I make a right off South Dakota -- we haven't even got to
9 South Dakota, et.

10 MR. SOLOMON: Mm-hmm.

11 CHAIRMAN HOOD: If I make a right off South
12 Dakota, and I'm on Galloway, and I want to make a left into
13 the hopefully new William Spalding building or the UDC
14 Lamond-Riggs building, but I'm going to make a left, how is
15 that going to work?

16 MR. SOLOMON: So, the university is going to be
17 upgrading the curb cut that's current out there to meet --
18 currently it's not in the best shape, and it also isn't
19 aligned in the angle that DDOT would prefer. So, that's
20 going to be rebuilt, and also the sidewalk is going to cross
21 over it.

22 So, the driveway is right near number seven on the
23 diagram. I don't know if Mr. Young can hover his mouse
24 around it. So, we're going to be maintaining the curb cut
25 in the general area of where it is today, and then in terms

1 of how on street parking will work on Galloway Street, as
2 part of public space approvals, we're going to be working
3 with DDOT to put together a pavement, parking, and signing
4 plan which will update the current parking restrictions that
5 are out there to be more in line with current DDOT
6 standards, and to also allow for pick up and drop off
7 activity, which was requested by the ANC and members of the
8 community as part of our coordination with them.

9 CHAIRMAN HOOD: So, we're going to -- you're going
10 to change the angle, because going east and even coming west
11 towards South Dakota Avenue, but make a right. So, we're
12 going to change the angle of the -- of the driveway to get
13 into the parking lot, right? I think that's -- that
14 probably will answer my question.

15 MR. SOLOMON: Yes.

16 CHAIRMAN HOOD: That angle is going to be changed?

17 MR. SOLOMON: Correct.

18 CHAIRMAN HOOD: Okay. All right. And the chain
19 link fence, Mr. Dussan, you said it was going to be removed?
20 It's going to be open?

21 MR. DUSSAN: So, we're also trying to balance the
22 security issues with, you know, the aesthetics of the
23 campus. I believe the plan to remove the chain link fence
24 will be welcomed by the community, and of course the campus
25 is monitored, you know, frequently by security, but I think

1 that's -- you know, that's consistent with what the
2 community has also expressed.

3 CHAIRMAN HOOD: So, they've expressed removing the
4 chain link fence?

5 MR. DUSSAN: We've recently renovated -- cleaned
6 them, and you know, the community wants a more open, and
7 walkable, and accessible campus, and I think --

8 CHAIRMAN HOOD: I'm trying to -- I'm trying to
9 understand that about the chain link fence. I actually
10 agree with them.

11 MR. DUSSAN: Yeah, yeah.

12 CHAIRMAN HOOD: I'm just trying to find out where
13 it came from. The community wants to open it up, because I
14 understand even from my wife, nobody is doing chain link
15 fences no more, so I'm not even -- even me.

16 MR. DUSSAN: Yeah.

17 CHAIRMAN HOOD: So, I'm just -- I think that is --
18 what are we going to do, though? So, now, if I want to go
19 to the parking lot, I can just walk across the grass. And
20 so is it going to be a measure -- any type of measure to
21 keep me from doing certain things, or they wanted it open?

22 MR. DUSSAN: So, we'll explore more in detail when
23 we advance on the -- on the planning -- on the landscape
24 planning, but the idea is to have that buffer of green area,
25 will that have some pathways connecting this sidewalk and

1 the parking -- the parking space, and also the building.
2 But the idea is to have landscaping open like many other
3 public spaces in the city.

4 CHAIRMAN HOOD: Okay, and now let me ask. I know
5 it's been over 40 years since I used to play basketball up
6 here where number two is. Is the basketball court still
7 there, or has that been removed totally for the greenhouses?

8 MR. DUSSAN: so, inside the building, you mean, in
9 the --

10 CHAIRMAN HOOD: No, I know you got a gym. I guess
11 you --

12 MR. DUSSAN: Okay, correct.

13 CHAIRMAN HOOD: -- still have the gym inside the
14 building.

15 MR. DUSSAN: Yeah, no --

16 CHAIRMAN HOOD: I'm talking about -- I think off
17 of Galloway Street, there used to be a playground there, but
18 I see the three --

19 MR. DUSSAN: No, it has been removed chairman --
20 commissioner.

21 CHAIRMAN HOOD: The basketball court has been
22 removed?

23 MR. DUSSAN: It has been removed, and currently
24 there are three, you know, large facilities there for our
25 greenhouses.

1 CHAIRMAN HOOD: Okay. So when the young folks in
2 the neighborhood now want to play, where do they go?

3 MR. DUSSAN: So, that's part of the plan to look
4 into, you know, how we're going to renovate that Wing C, you
5 know, and honestly that courtyard will allow for, you know,
6 outdoor activity. It may not be formal in the way of a
7 basketball courtyard or a basketball court, but it will
8 allow for that -- you know, some physical activity to take
9 place.

10 CHAIRMAN HOOD: Okay. I'm not advocating for it,
11 I'm just wondering if this was thought through. I do know
12 the North Ridge Department Rec Center is around, I do know
13 LaSalle Rec Center, but that's a walking distance from this
14 facility, so I was wondering if that was in the conversation
15 as well.

16 MR. DUSSAN: I --

17 CHAIRMAN HOOD: So -- I'm sorry.

18 MR. DUSSAN: Yeah, that's information that also
19 the Fort Circle Park is right across the street from
20 Galloway, green open area.

21 CHAIRMAN HOOD: Fort Circle Park is right across
22 the street, but Fort Circle Park has absolutely nothing in
23 it except for a -- one thing about this neighborhood, I know
24 all about it. I grew up there. So, you can tell me about
25 Fort Circle Park right over there. I grew up in Fort circle

1 Park.

2 But what I know is over the years Fort Circle Park
3 has changed and I know what's over there: nothing. So, I
4 agree they could play soccer, and they could play football,
5 any other sports, but basketball and stuff -- but I'm not
6 putting all the burden on you.

7 I'm just hoping that the community thought some of
8 this stuff through. I'm sure they did, because I think that
9 UDC has been a good neighbor, and that's important, and I
10 actually like what I see here, but I'm just trying to drill
11 down on some things that I want to make sure that as a
12 campus plan, you all do -- we have this under consideration,
13 because ten years from now, I won't be here, and somebody
14 else will be in here and say, well, why did this commission
15 do that? And I want to make sure we have everything drilled
16 down.

17 Let's talk about Hamilton Street, Mr. Solomon.
18 Hamilton Street is the worst street for traffic. Terrible.
19 Now, how are we going to work that out? I think that the
20 loading dock is on that side?

21 MR. SOLOMON: Correct. So, there's a parking lot
22 on the north -- we call it the north lot, that's coming off
23 of Hamilton Street, there's a parking lot, and that's where
24 the loading facilities are going to be as well.

25 CHAIRMAN HOOD: Now, so who is going to be parking

1 on that lot? Who is -- who is going to be using that 18th -
2 - is it 19 spaces? 19 spaces. Who is going to be using
3 that lot?

4 MR. DUSSAN: It will most likely be, you know,
5 more of a service parking area and assigned parking space
6 for some, you know, perhaps staff and other assigned spaces,
7 perhaps facilities and others. So, it's more around the
8 service side.

9 CHAIRMAN HOOD: Okay. I'm -- I can tell you, Mr.
10 Solomon, I'm very concerned about Hamilton Street. I think
11 if you all -- the last time you were out there, you saw what
12 happens on Hamilton Street, or do you -- you see the traffic
13 congestion. I didn't see where that's -- how are we
14 mitigating that with the -- what kind of -- first of all,
15 what kind of trucks do we anticipate will be going in and
16 out of there?

17 MR. SOLOMON: So, we're working with UDC. We have
18 two 30 foot berths, and one 20 foot service delivery space.
19 So, we're looking to limit the size of the trucks to no
20 larger than 30 feet so they can be accommodated there. Our
21 understanding is that's generally what UDC receives anyway,
22 and we decided -- designed, excuse me -- the parking lot and
23 spaces accordingly.

24 In terms of traffic on Hamilton Street, it's
25 heavily trafficked, you are correct. What we did do here in

1 terms of our recommendation is we looked at safety being
2 number one priority, and that's where the curb extension was
3 recommended. It doesn't reduce any of the number of travel
4 lanes. It just bumps out far enough as the parking lane to
5 just reduce the amount of footage that a pedestrian has to
6 cross.

7 So, great safety benefits there. As part of our
8 analysis that we review -- we reviewed, submitted, and was
9 eventually approved by DDOT, we made a number of
10 recommendations regarding signal time there to try and
11 alleviate some of that congestion at that intersection.

12 Ultimately, DDOT is responsible for the signal
13 timing there. That being said, DDOT has a pretty ambitious
14 and significant public space improvement plan for South
15 Dakota Avenue, and we are hoping that as part of that
16 project they will look at signal timing up and down the
17 corridor, and obviously coordinate with UDC as to how we can
18 best combine our public space improvements and plans for the
19 campus with whatever they have planned for South Dakota
20 Avenue in general.

21 CHAIRMAN HOOD: Okay. Mr. Solomon, we don't plan
22 on redirecting that curb cut on Hamilton Street, right?
23 We'll leave it as is?

24 MR. SOLOMON: Correct. Similar to Galloway, we're
25 just going to bring it up to code.

1 CHAIRMAN HOOD: And let me ask Mr. Dussan, let me
2 ask this question. That is a major voting precinct in the
3 District of Columbia, and then Hamilton Street is where they
4 usually stay to do that. Has that been discussed in your
5 conversations with the community? And this is a very high
6 voting precinct.

7 MR. DUSSAN: I don't believe -- I don't recall
8 anything specific about this, but we are aware of these. I
9 participated in setting up the space last time, and it was a
10 voting place. So, we understand the need, and want to make
11 sure that function can continue operating in that facility.

12 CHAIRMAN HOOD: Okay. As much as we can do to
13 continue what you all have already been doing, and I believe
14 you've been a great neighbor, and to continue to do that. I
15 do like the phase -- and I'm sure the community likes it as
16 well.

17 I'm not just talking about what I like, but I do
18 like -- I will say this, if you look at your phase one key
19 changes, at 13, that is superb. I'm hoping to see that.
20 The only other thing that I have now is to talk about the
21 bike lanes on -- it looks like you're allowing some bike
22 lanes on South Dakota Avenue.

23 Mr. Solomon, can you help me with that? I saw
24 some light blue. I don't know if DDOT is -- I've heard talk
25 that DDOT is -- I wouldn't ride -- I don't even -- sometimes

1 I won't even drive my car on South Dakota Avenue, but it's
2 been like that since I was child. But I will tell you that
3 I -- when I see you all have the light blue -- I think the
4 light blue you said was representing bicycle circulation?

5 MR. SOLOMON: Correct, so we're just -- currently
6 we're identifying that as the major routes that folks are
7 going to take. That's part of where the short term bicycle
8 parking spaces will be, the majority of them, and it's also
9 just a point of location for folks to get to the long term
10 spaces in wings C and D.

11 That being said, as our understanding, we just
12 coordinated with DDOT last Friday, is that as part of the
13 planned improvements to South Dakota Avenue that I mentioned
14 earlier, DDOT is looking to install some form of either
15 protected bicycle lane or off-street cycle track, which will
16 provide some protection to cyclists going up and down South
17 Dakota Avenue. So, we'll continue to coordinate with them.
18 That's not something UDC is proposing, we're just going to
19 make sure that we're coordinating sensibly with DDOT.

20 CHAIRMAN HOOD: I'm sure hoping that that is --
21 that analysis -- first of all, I don't think that it should
22 be done, and I'm glad that you all are not proposing it,
23 because we don't want to -- I don't want to put in anything
24 that's going to put anybody in harm's way.

25 So, other than that, I think that's all I have for

1 now, and I like the plan. Now, don't get me wrong because I
2 asked those questions. I'm just asking you to consider it
3 as you all continue to have collaboration and get the best
4 out of it. I think this is a great start. I'm looking at
5 the gymnasium. Is the gymnasium still open? And who uses
6 that? Is that still open -- is that still being used?

7 MR. DUSSAN: No, sir. That's an unused space.
8 You know, there had been some water damage to the structure,
9 the floor is displaced. So right now, it's being used
10 mostly as a storage space.

11 CHAIRMAN HOOD: Okay. All right, I understand.
12 Things do change in 45 years, so I get it. I'm going to go
13 to my colleagues. Commissioner Stidham, I want to try to
14 correct some of the record and understand what was going on,
15 so I apologize for coming to you first, but I'm coming to
16 you second. Ms. Stidham?

17 COMMISSIONER STIDHAM: No worries, no worries.
18 Thank you for the presentation. It is really true. It
19 served well as a middle school, but really to inspire the
20 academics who are trying to achieve. The renovations are
21 really needed, and I think the plan looks great. I do have
22 a couple of questions.

23 I noticed in the campus plan some use of
24 photovoltaic panels and some green roof as two of the
25 elements that you're seeking in terms of sustainable design.

1 Are there any other features that you're looking at to be
2 more environmentally sensitive, and are you seeking any sort
3 of certification for the building with the renovations?

4 MR. DUSSAN: Yeah. Thank you for that question,
5 commissioner. The -- we're going to -- you know, the new
6 addition will have to meet the district's new green code,
7 right?

8 So, we're going to make sure that as we move
9 along, the proposed modifications and system upgrades are in
10 alignment with the code, and of course we're required to
11 meet the 2021 building and energy performance standards as
12 well.

13 So, we're going to make sure that we do, and you
14 know, we're also, you know, adding new trees, more green
15 areas, and when we renovated the auditorium we also upgraded
16 some of the existing HVAC system in that area, so that's
17 also more efficient.

18 So, I think we have started already the process
19 and we work also very closely with the college of -- with
20 the college of agriculture and urban sustainability. And in
21 fact just as a matter of fact last week the university was
22 hosting sustainability meeting here on campus and we -- on
23 the -- campus, but it all is integrated. So, sustainability
24 is a key pillar and will continue to be an important pillar
25 on the design and changes that we will execute on the -- on

1 the Lamond-Riggs campus.

2 COMMISSIONER STIDHAM: Thank you very much, Mr.
3 Dussan. I'd like to see if Mr. Young couldn't invite Ms.
4 Russell and Mr. Ronnie McGhee, project architect. Also,
5 maybe Mr. McGhee might be able to more in-depth respond to
6 this question as well.

7 MR. DUSSAN: Mm-hmm.

8 COMMISSIONER STIDHAM: So, I don't know if Mr.
9 Young could admit Ms. Russell and Mr. McGhee. Thank you.

10 MR. MCGHEE: Hello, Ronnie McGhee here.
11 Commissioners, good evening.

12 COMMISSIONER STIDHAM: Good evening.

13 MR. MCGHEE: If you want me to speak to that,
14 Commissioner Stidham, we are -- the renovations in phase
15 one, the modernization, would have to meet the green
16 building codes. So, that will upgrade all the new
17 mechanical systems to current DC standards. So, we'll be
18 replacing the whole mechanical system for the -- for the A,
19 B, and new building C.

20 So, the new building would -- it will probably be
21 lead certified, but the rest of the buildings will -- may
22 not be certified, but they'll be meeting green building
23 code, which is really right at lead standard, but we're not
24 necessarily trying for certification for A, B, and C as part
25 of the modernization -- phase one modernization.

1 So, in addition to that installing, the
2 (inaudible) will be upgraded. The rooftops of the existing
3 buildings are not able to take in capacity anything other --
4 like, a green roof, so we normally wouldn't do that. But in
5 this case, they are not able to take that, so we're just
6 doing portable tanks above the existing roof, and putting a
7 green roof over the new building D when it is build. So,
8 that's kind of where we are.

9 So, again, the campus will get a lot of the
10 upgrades necessary to make it meet the DC code, but the
11 rooftop can't be used for a green room because I mean, I
12 think you're leaning toward -- while they are starting a
13 green roof over there, but physically it can't support that.
14 So, that's kind of where we are. So --

15 COMMISSIONER STIDHAM: Okay, thank you. The
16 parking lot, even though it's going to be smaller
17 eventually, that's still a lot of pavement. Are you looking
18 at any sort of previous asphalt or previous parking spaces
19 in a way to sort of mitigate some of your storm and weather
20 management needs?

21 MR. MCGHEE: Well, no, the -- we -- the soil that
22 we're -- we're actually waiting the infiltration test right
23 now to see if that --

24 COMMISSIONER STIDHAM: Okay.

25 MR. MCGHEE: -- percolates, if it -- I mean, if it

1 infiltrates. If it does, then it offers more opportunity,
2 but right now we're looking at just adding curb areas and
3 infiltration elements inserted as -- well, you see the trees
4 right now.

5 Right now, it's complete blacktop. So, we're
6 adding those areas as our storm management elements. So,
7 we're bringing the stonework off the roof and we're using
8 the parking lot to take care of that. So, we're still
9 meeting the two years storm management that we would have on
10 the site, but we're not necessarily sure that the site
11 infiltrates right now, so we can't say that the previous
12 pavement would really work here. So --

13 COMMISSIONER STIDHAM: I totally understand. The
14 key is the right to park and I'll cross my fingers that
15 parks full use is -- we can take advantage of that. So, I
16 know a lot of situations it doesn't. So --

17 MR. MCGHEE: DC is not great for that, you know,
18 so --

19 COMMISSIONER STIDHAM: No, it is not. No, it is
20 not, unfortunately. And I'm sort of worried -- have
21 questions about -- so, thank you for that as it relates to
22 the sustainable future zone.

23 So, shifting gears a little bit to parking and
24 sort of the different modes that the campus has. You know,
25 having, you know, the potential for a maximum 3,000

1 students, and having I believe 118 parking places after
2 phase two, that -- I'm a little worried about what your TDM
3 will look like, and I want to be sure that you understand
4 that it's a requirement of your approval.

5 So, instead of requesting money, you need to get
6 it done, and you need to be sure that you're understanding
7 the mode split that are your current students and understand
8 how you can sort of affect that mode shift in encouraging
9 people -- your students not to drive and to get there in
10 other places, because that's going to be very important with
11 the limited parking and not to impose unwanted parking
12 within the community is going to be necessary.

13 So, there really is going to be a need to pay
14 attention to that, and coordinating with DDOT on safe access
15 by bike to this location to ensure that if you -- if you are
16 providing the bike parking and the showers and the places
17 where people can take advantage of that, that it's actually
18 a safe trip and a trip that someone would want to do.

19 And sort of lastly on parking, I noticed you used
20 to have a shuttle bus from the metro station to the campus
21 that you quit running during Covid. Is there plans to bring
22 that back to aid students in getting from metro, but also to
23 making sure that it's safe? It's a lot trying to get to
24 metro after it's dark so they have a safe way to get to and
25 from metro?

1 MR. DUSSAN: So, the shuttle -- and I appreciate
2 the question, commissioner. The shuttle that was running
3 prior to Covid I believe was from the main campus, the Van
4 Ness Campus, to the community --

5 COMMISSIONER STIDHAM: Oh, okay.

6 MR. DUSSAN: -- college. So, after that, of
7 course the demand, you know, decreased, and in most recent
8 surveys, we haven't found the demand to be to the point
9 where we can re-establish that shuttle route.

10 COMMISSIONER STIDHAM: Okay. Will that -- will
11 that be part of your TDM planning to just look at what's
12 your students' needs in terms of getting to and from the
13 campus on a regular basis?

14 MR. DUSSAN: Yes, man.

15 COMMISSIONER STIDHAM: Okay, great. With that,
16 Chairman, I think that's it for me for right now.

17 CHAIRMAN HOOD: Thank you, Commissioner Stidham.
18 Commissioner Imamura?

19 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
20 always try to build off my fellow commissioners that ask
21 their questions before me, so I want to thank Commissioner
22 Stidham for her insightful questions about transportation
23 and trying to shift behavior patterns away from sort of
24 auto-dependent transportation there and utilize other modes.

25 So, thank you Commissioner Stidham for those

1 comments, as well as encouraging curb paving. So, thank you
2 for asking that question as well. I'm certainly a proponent
3 of that, as well as asking for any other sustainable
4 features.

5 Mr. McGhee, I know that you had mentioned that the
6 design is set as it is, and first I guess let me back up for
7 a minute, just -- Mr. Edington -- Dr. Edington, thank you
8 very much for your attendance tonight and for your opening
9 statement. This is an exciting project for the university
10 and for the community. I'm excited about it. I think
11 Chairman Hood made a great statement that this is a great
12 start.

13 I do disagree with Chairman Hood. He said he may
14 not be here in ten years, but I think there is a petition
15 out there to make him the chairman for life. So, if not
16 that, Chairman Emeritus.

17 But my question, Mr. McGhee, is I know you
18 mentioned that it will meet green building codes, and
19 although you're not pursuing lead certification, I guess I
20 wanted a little more specificity about the -- kind of from
21 DOEE about their concern for whether or not you'll be able
22 to obtain a permit from DOB such that this project will meet
23 the Greener Government Buildings Amendment Act 2022, and net
24 zero energy standards.

25 MR. MCGHEE: Well, I -- that particular standard,

1 I have to see how it applies to modernizations of this type.
2 We will make whatever codes need to be -- that are
3 available, but at this point we're modernizing certain
4 components of the building and not necessarily skin
5 improvements over the whole building and things like that.

6 So, we don't -- we can't do everything as to phase
7 one as to we're not renovating completely. But A and B are
8 going to be reconfigured but not necessarily completely
9 modernized.

10 C, we're doing a lot more work in. So, we'll look
11 at what -- how DOB attacks that and we'll probably have to
12 do, you know, a PDRM to look at how they -- how they want to
13 deal with the current codes that come up that relate to the
14 building, but as a modernization project we would have to
15 look and see its applicability to our project guidelines.
16 So --

17 COMMISSIONER IMAMURA: Okay. I certainly
18 appreciate that. I think that's actually a pretty savvy way
19 to approach it, and you've laid out multiple -- you've laid
20 out two phases here, but I think your renovation is probably
21 broken down a bit further.

22 I do have another comment about Chairman Hood's
23 remark about the chain link fence, and it sounds like at
24 least Mr. Dussan and Mr. McGhee, you're probably still
25 determining what that might look like. That design

1 solution.

2 I guess my comment there would be I would
3 encourage you to look for a landscape solution and not an
4 architectural solution to define the edge of the campus if
5 that's, you know, what the design solution requires, but I
6 know that there was something in the set of documents in the
7 record talking about a fence of some kind -- a decorative
8 fence, but I would suggest that maybe a landscape solution
9 of vegetation of some kind might be more appropriate,
10 especially tying back into Fort Circle Park there.

11 Mr. McGhee, I know that OP had made a few remarks
12 -- now that this building is coming up on 60 years, eligible
13 for the DC inventory and international register. How does
14 that impact your intervention here, and where -- I guess the
15 other thing, Ms. Moldenhauer, where does that stand at this
16 time in terms of the additional research that DC has asked
17 you all to undertake?

18 MS. MOLDENHAUER: Yes. So, I mean obviously we've
19 seen OP's comments and that -- their questions regarding DC
20 HPO (phonetic) and the building. Obviously, you know, we
21 will be engaging with them as we move forward. There is
22 limited work as indicated in the phase one, but as we
23 approach the phase two and we'll need to go through for the
24 processing for the new building D, and as that is a larger
25 proposed construction that would be attaching to the

1 existing structure, we would obviously be engaging them in
2 more detail during that phase -- during a more detailed
3 further processing application.

4 COMMISSIONER IMAMURA: Sure.

5 MR. MCGHEE: And Commissioner Imamura, we're --
6 you know, we're doing very little to change the exterior.
7 We've talked about murals, we've talked about some more
8 surface elements.

9 So, we're not really significantly affecting the
10 exterior fabric, but obviously as Meredith said we'll be
11 engaged with them to see what their issues are at this
12 point.

13 A lot buildings that have relatively low precedent
14 are becoming, you know, eligible at this point, and my
15 specialty is building renovation, actually, so we will talk
16 to them about what the issues are, but at this point the
17 modernization activities are mostly interior. We do have a,
18 you know, penthouse we have to add, we have windows we have
19 to add, things like that, but not much is being done on the
20 exterior that would affect the HPO's concerns.

21 I guess that one of the things is a coordination
22 with them to show them we are not changing the facades that
23 much. The new addition of course would probably have its
24 own review with HPO to determine whether it has to get some
25 of the landmarks on the building and stuff like that in

1 between now and phase two, then we'd have to deal with that
2 as an HPO -- HPRB issue as opposed to an HPO issue where we
3 just talk to the staff and kind of coordinate the direction
4 they have for the building. So --

5 COMMISSIONER IMAMURA: Okay. Thank you. And I
6 appreciate the images that you had for -- your precedent
7 images I think looked terrific, and I'm certainly in
8 agreement with the approach. It sounded as if they're
9 asking you to undertake the determination of eligibility
10 form. Is that right?

11 MR. MCGHEE: Meredith, this is very recent. So,
12 Meredith, I think that's the actual description, correct,
13 Meredith?

14 MS. MOLDENHAUER: Yes. So, I mean, and obviously
15 we will be engaging with them regarding that.

16 COMMISSIONER IMAMURA: Okay, and then the last
17 question I have -- I think, Mr. McGhee, it might involve Mr.
18 Solomon as well and Mr. Dussan. Mr. Young, if you could
19 pull up the slide that -- about parking? And I didn't quite
20 hear, or I might have missed this and my apology. What is
21 the duration for phase one, and when will phase two begin
22 for building -- for Wing D?

23 MR. DUSSAN: Yeah, commissioner, I appreciate that
24 question. So, we have initiated the preliminary engagement
25 with the -- with faculty for programming purposes for phase

1 one.

2 So, we have also in the process of reviewing the
3 design build proposals that we have received, and once we
4 engage the design builder on this project, we estimate
5 approximately that the project will last for phase one
6 somewhere between 16 months to 24 months or so. And we are
7 also going to monitor the growth of the university and how,
8 you know, strategically the university wants to move forward
9 to start putting together that request for budget for the
10 phase two, which is the Wing D construction.

11 COMMISSIONER IMAMURA: Okay. Thank you, Mr.
12 Dussan. That's helpful because that leads into my question
13 about the 16 to 24 months. So, I noticed if you -- taking a
14 closer look at phase two -- you know, the phase two parking
15 lot differs from the phase one parking lot. I understand
16 not just in terms of the number of spaces available here,
17 but it's also in the configuration.

18 So, I'm curious if Mr. Dussan, you know, if there
19 might be some economy in actually executing or building out
20 -- implementing the phase two parking lot? Because what it
21 shows is in phase one that you've designed an island in
22 part, I suppose, to help with some storm water management
23 that runs east to west, and in -- in plan view, but it's
24 really north/south.

25 So, I'm curious I guess whoever designed the

1 parking lot, why there is -- you know, I guess my question
2 here is, is did you consider instead of designing a parking
3 lot for phase one and then ripping out some of it, because
4 it shows that you will have to rip out a couple islands, why
5 not just implement the phase two parking lot and save some
6 money to expand it such that -- and I don't know, Mr.
7 Solomon may have already penciled this out to know whether
8 it achieves the 160 parking spots in the main parking lot
9 there or not, but you may be above or below that by a little
10 bit, but I guess I'm a little confused or curious why you
11 design it, and this specifically along Galloway?

12 There's the 90 degree spots along Galloway, but
13 those don't exist in the phase one parking lot, and again
14 you've got a couple islands there in the phase one, but it's
15 pulled out into phase two. So, I'm just curious why not
16 just design one parking lot and save yourself some money?

17 MR. DUSSAN: No, that's a good point Commissioner
18 Imamura, and I will add -- I will ask Ronnie McGhee to build
19 on my answer or correct me, but it also has to do with where
20 we're putting our resources, which are very limited at this
21 point, right?

22 So, we went through phase one, which we already
23 had some funding approved, make -- put our efforts on what
24 we have, which is inside the building and make those
25 necessary changes. I think your point is valid. Some of

1 the community members have also pointed out that we want to
2 make sure that we don't do anything in the phase one of the
3 parking lot that then we're going to have to, you know, take
4 down and rebuild, you know, let's say landscaping or
5 traditional things like that. So, that will be my answer,
6 and I invite, you know, the designer, Ronnie McGhee, to
7 comment.

8 MR. MCGHEE: Yes, thanks Javier. So, this is a
9 much debated topic, commissioner. The idea was, again as
10 Javier said, to focus on the interior of the building and,
11 you know, the community was very much interested in
12 maintaining parking, you know, levels thinking that that
13 might impact the community, and we said, well, actually, we
14 have to spend most of the resources on the interior of the
15 building.

16 So, we weren't going to -- the existing parking
17 lot is being sort of renovated right now -- right now, so
18 let's not spend those resources on that, and then phase two
19 comes in, and we know -- and again, we sort of evolved the
20 campus into less use of vehicles that that -- that we'd
21 fight that battle then at that point, but we really think
22 that the area that we are taking away and the parking lot
23 probably has -- we had several other iterations, but at some
24 point we have swing space, we have trailers, we have work
25 area that has to be maintained, so at some point that

1 parking lot has to for the most part be under part of the
2 construction activity to build D.

3 So, really, the parking lot will be changed to
4 make D happen. And D, the date for D has not been
5 established yet, so the idea is that the -- let's get phase
6 one done, let's get the interior of the buildings done, and
7 then we would address parking issues later.

8 So, that bit of loss of redone space we thought
9 was reasonable. We wanted to keep the right side as intact
10 as possible so if we build storm and water management, we
11 build other elements that can remain on the right side
12 throughout the duration of phase one and phase two.

13 So, we're targeting that side of the building to
14 remain intact so we're piping water or whatever storm water
15 to that area so that the underground structures can remain
16 in place and make the structures to the left actually where
17 I guess I'm looking at your screen here, where nine is,
18 those areas right there would be more -- less -- would be
19 more durable -- not less -- but the less durable items that
20 can be removed. So, that's what we decided to do as part of
21 our examination of that area. So --

22 COMMISSIONER IMAMURA: Thank you, Mr. McGhee. I
23 certainly agree with the strategy to focus all your
24 resources on the interior. It's just that I don't know what
25 slide we would need to go to -- this shows slide 14, this

1 shows slide -- phase one parking lot --

2 MR. DUSSAN: 21 shows it. A couple others show it
3 now.

4 COMMISSIONER IMAMURA: Thank you, Mr. McGhee. So,
5 here we have -- and this is terrific.

6 MR. DUSSAN: Mm-hmm.

7 COMMISSIONER IMAMURA: Thank you, Mr. Young. We
8 see a couple islands there. I believe the main island there
9 with the text box there. So, I -- and in phase two that
10 shows that that's pulled out.

11 So, if you're focusing all your resources on the
12 interior spaces, I don't know whether then the intent is to
13 actually build out these islands or not, and if not, then
14 they would be a -- you know, it might be a little misleading
15 to the community, where -- and then again you've got -- here
16 it doesn't show the perpendicular parking along the --

17 MR. MCGHEE: Right. Well, the --

18 COMMISSIONER IMAMURA: -- that's parallel to
19 Galloway Street. So --

20 MR. MCGHEE: Right. Well, the idea is to put in I
21 guess for lack of a better description taller shrubs and
22 elements that are not fully trees on the left side so they
23 would not have to be -- and down that central aisle so they
24 would be establishing green space but not necessarily a
25 fully grown tree that has been pulled out.

1 COMMISSIONER IMAMURA: Sure.

2 MR. MCGHEE: That was discussed.

3 MR. DUSSAN: Okay.

4 MR. MCGHEE: So, and that the -- once we
5 established what was left to be parking, the second scheme
6 in phase two was the most efficient parking lot to get the
7 most spaces in that area. So, that's what we -- that's what
8 we were targeting. So, that's basically the reasoning for
9 that.

10 COMMISSIONER IMAMURA: All right.

11 MR. MCGHEE: We could have kept everything in
12 place where it is, but we definitely would not have that
13 many space without fewer spaces.

14 COMMISSIONER IMAMURA: Sure. I follow that, Mr.
15 McGhee, and far be it from me to suggest that, you know, we
16 remove any sort of landscaping, but it just seems it -- you
17 know, a little counter intuitive to add landscaping and
18 then, you know, pull that back in phase two, whereas maybe
19 you may not do it at all and you could put your resources
20 elsewhere if you implemented the phase two parking scheme.

21 MR. MCGHEE: That's exactly right. So, the
22 question is whether and what shrubbery we put in there and
23 the timing of phase two. So, phase two gets funded earlier
24 while we're doing phase one. We know the target of that, we
25 definitely probably would not put --

1 COMMISSIONER IMAMURA: Sure.

2 MR. MCGHEE: -- any long term elements in there.
3 If it's going to be farther away, we want the campus to have
4 a good feel throughout the duration while we wait for phase
5 two too.

6 COMMISSIONER IMAMURA: Sure, and that leads to my
7 next question, Mr. McGhee, if -- and Mr. Dussan, if any
8 question that's been had about the interior courtyard there?
9 Again, I understand the resources, but it seems to me that
10 it would almost make sense to actually build that out
11 probably maybe towards the last part of your phase, only
12 because it allows those trees to mature and serves as sort
13 of a test bed of whether the design solution works or
14 doesn't work or it needs to be modified in phase two. So,
15 maybe something to consider as you, you know, think through
16 the design solution and make -- and make those refinements,
17 and if --

18 MR. MCGHEE: Mm-hmm.

19 COMMISSIONER IMAMURA: -- there are the resources
20 to do that, it seems like it might make some sense there to
21 build out as much of the interior courtyard as you can so
22 that way it has time to mature, and that way you've got an
23 opportunity there to see if that works as designed.

24 MR. MCGHEE: That's what we're trying to suggest
25 here, that a plaza and some mature -- potentially mature

1 trees will be established as that first part of the lawn
2 there, and that's also part of the storm water management
3 area would be established, and the courtyard would enclose
4 that and we'd further build out. That's the -- that's the
5 goal.

6 I mean, obviously landscaping would have to get in
7 there and show us what exactly can be put in that can stay,
8 but that's -- the suggestion is yes, let's start that
9 process in phase one and finish it off in -- so, that's
10 definitely the idea of what we're trying to illustrate here.
11 So --

12 COMMISSIONER IMAMURA: And then my last question,
13 Mr. McGhee, is the bioretention, and this is a great slide
14 there. It looks like it's on planned west here, highlighted
15 in the green patch. And I noticed by the topo that
16 everything is sloping from I guess building C there, or Wing
17 C, all the way to South Dakota and Galloway.

18 MR. MCGHEE: Mm-hmm.

19 COMMISSIONER IMAMURA: So, I'm just sort of
20 curious what the plan is for -- I assume that's the existing
21 bioretention is what I thought I saw on a plan, which seems
22 like it's not quite at the right location. So, the low
23 point of the whole side is actually at the intersection of
24 South Dakota and Gallows?

25 MR. MCGHEE: Well, actually the idea was to

1 provide bioretention elements that can drain -- we'd have to
2 pull the downspouts out of the ground first for C, B, and A
3 during this particular process.

4 Establish a -- you know, our two year storm
5 location, whatever those are, for quality, and then pipe the
6 rest of it toward Galloway in that green space on the side
7 there and have bioretention elements there, or BMPs, as they
8 call them, best management practices there.

9 COMMISSIONER IMAMURA: Right.

10 MR. MCGHEE: And then the idea is that that would
11 be that phase one activity. So -- and some of the -- some
12 of the areas on the -- like I said, on the right side of the
13 parking lot would be all those green spaces where they might
14 stay in place would be areas that would also be areas that
15 we could drain to.

16 But at this point, you know, there's some
17 indication that we might get good infiltration on the
18 site -- for the site, one of the anomalies in the DC area
19 that might drain here. We've got some indication that might
20 be the case.

21 So, we have similar opportunities once we get the
22 infiltration testing back. But right now, the bioretention
23 areas that you might see out there right now are only for
24 the greenhouses, the ones that are installed right now at
25 the top of the sheet.

1 They're only for the greenhouses, so they don't
2 drain -- C, B, and A right now drain into the regular DC
3 storm system, so we'd be establishing a new system to take
4 care of those structures. So --

5 COMMISSIONER IMAMURA: Okay, great, and I just
6 want to make a comment about the 9/11 memorial. I noticed
7 that there was something in the record about just either
8 sort of redesigning that, and I just wanted to ask -- and
9 I'm glad that it's being kept. It's important that it's at
10 an entrance, accessible to the public, and visible. Can you
11 elaborate a little bit more on what that might look like,
12 Mr. McGhee?

13 MR. MCGHEE: Well, we have --

14 COMMISSIONER IMAMURA: What that intention looks
15 like?

16 MR. MCGHEE: We've heard from stakeholders the
17 need to save that and refurbish that. Obviously it's a very
18 sensitive issue and not at this phase did we get into a lot
19 of detail about what we would do. We're just noting that
20 UDC and the stakeholders at UDC and the leaders recognize
21 the need to make sure that is a prominent element. We want
22 to feature it.

23 When you go in there, you can walk by there a
24 hundred times and never see it. We want to make sure that
25 it is visible and accessible from the public as you walk

1 along South Dakota Avenue, especially if South Dakota Avenue
2 gets more pedestrian traffic because of what' going on with
3 all the development there is to make that more visible.

4 So, the idea of how to do that is just in the
5 books that it should be done at this point. We haven't
6 designed that as part of that. South Dakota has a whole new
7 plan coming under DDOT, so Solomon and Meredith can talk
8 about is that -- so, we have to coordinate with them as to
9 how we're going to reorganize South Dakota before we suggest
10 how we might put a memorial in. So --

11 COMMISSIONER IMAMURA: Great. Thank you, Mr.
12 McGhee.

13 MR. MCGHEE: Sure.

14 COMMISSIONER IMAMURA: Thank you to my fellow
15 commissioners for your forbearance. I've asked enough
16 questions, Mr. Chairman, and I'm hoping that vice-chair
17 Miller will touch on a little bit about ANC 5A and their
18 five points in addition to his questions. If not, I'll
19 circle back.

20 Thank you, Mr. Chairman, and thank you to the
21 applicant and Dr. Edington and Mr. Dussan, Mr. McGhee, and
22 Ms. Moldenhauer, and Mr. Solomon. Thank you, and Ms.
23 Russell too.

24 CHAIRMAN HOOD: Okay. Let me just make an
25 announcement. I know that our secretary has to present from

1 the ANCs all over the city tonight. So, at 6:30 I will be
2 running everything -- at least that's the goal. So, I just
3 want you to know if it gets messed up after 6:30, blame it
4 on me. Our Vice-Chair Miller?

5 VICE CHAIRMAN MILLER: I hope we -- I hope we
6 don't go beyond 6:30, but thank you, Mr. Chairman, for your
7 questions and comments and for my fellow commissioners,
8 Stidham and Imamura, for your comments and questions. Very
9 helpful. Covered a lot of ground. And thank you to the UDC
10 applicant team, President Edington, Vice President Dussan,
11 Meredith Moldenhauer, Ronnie McGhee, Daniel Solomon, and any
12 others who are here.

13 Just to clarify, I think you've said -- you stated
14 it in response to questions already, or it's already in the
15 record, but just to clarify, you are -- anyone on the
16 applicant team, you are agreeing to all of the office of
17 planning and DDOT conditions of their recommended approval?
18 Is that correct?

19 MS. MOLDENHAUER: I'll start with the DDOT
20 conditions. As Mr. Solomon indicated, we have worked with
21 DDOT and we'll continue to work with them to finalize the
22 conditions as we go through the revised order, but we have
23 as indicated on the slide agreed to the majority of those
24 conditions as outlined.

25 And for the office of planning, office of planning

1 did, you know, note some specific elements in their report
2 which I think we've noted and acknowledged today. And so,
3 we will be working with DDOT, OP, HPO, and DOEE as we move
4 along with the project.

5 VICE CHAIRMAN MILLER: Okay, and specifically on
6 the OP, student enrollment cap, I guess, if that's what it
7 is, and the duration of the campus plan, those conditions
8 you're okay with?

9 MS. MOLDENHAUER: Yes, we had spoken with OP about
10 that, the 3,000 cap for the 2030 time period, yes.

11 VICE CHAIRMAN MILLER: And the DDOT -- the
12 transportation management plan and performance monitoring
13 plan that DDOT -- that you said you're working with DDOT
14 closely to develop prior to the commission's -- our
15 commission's approval, when will that be -- do you have any
16 sense of when that -- the timing of when that will be
17 submitted, well, I guess to us since we're the ones that go
18 to do the approval.

19 MS. MOLDENHAUER: Mr. Solomon?

20 MR. SOLOMON: We're aiming to get that submitted
21 to you all as soon as possible, and as soon as part of any
22 post-hearing filing. We're at the finish line. We just
23 need to iron out some details that we just didn't have
24 enough time to do between when they submitted their report
25 and the hearing itself.

1 VICE CHAIRMAN MILLER: Okay. As soon as possible.
2 Okay. And I guess stepping back a second, so, we recently
3 did the Van Ness -- did we -- did we do the Van Ness campus
4 plan? We did that last year or the year before? I can't
5 remember.

6 MS. MOLDENHAUER: Two years ago, Commissioner
7 Miller, yes. That was the second updated campus master plan
8 for Van Ness.

9 VICE CHAIRMAN MILLER: Right, and this is the
10 first other campus plan, Lamond-Riggs is the first other
11 campus plan. Other -- excuse my ignorance -- are there
12 other campuses that are -- have campus plans that are being
13 developed? Are there other -- are there other UDC campuses
14 around town?

15 MS. MOLDENHAUER: There are other UDC campuses
16 around town. There is a UDC campus located at the DC
17 airport in Virginia at the National Airport there. There's
18 also the Firebird campus in Maryland, as well as two other
19 locations in the District of Columbia.

20 And so, you know, the university did undergo an
21 institutional campus master plan which analyzed all of their
22 campuses and outlined their long term goals for those
23 multiple campuses. And so, that is obviously part of this
24 processing of this application.

25 VICE CHAIRMAN MILLER: And that's before us as

1 part of this -- no --

2 MS. MOLDENHAUER: No, it's an internal document.

3 VICE CHAIRMAN MILLER: It will be -- it will be
4 coming before us in the future submissions --

5 MS. MOLDENHAUER: Yes.

6 VICE CHAIRMAN MILLER: -- or that was part of the
7 -- what we approved for the Van Ness?

8 MS. MOLDENHAUER: It was an internal document that
9 was for their own analysis that helped educate them of the
10 need for this campus master plan, but they have no other
11 plans currently to cover for you for other campuses at the
12 moment.

13 VICE CHAIRMAN MILLER: And as far as you know
14 there's no legal requirement that there be a campus plan
15 developed for the other campuses?

16 MS. MOLDENHAUER: Not -- no, not at this time.

17 VICE CHAIRMAN MILLER: Okay. Going back to the
18 Department of Energy and Environment comments about the
19 urban food hub. Just -- I don't know if we've -- I don't
20 think we've discussed that here today unless I missed it.
21 It's in -- but it's referenced in the OP report, and I just
22 wanted to read an excerpt from the OP report page 19 that
23 summarizes the urban agriculture concerns, and have your
24 response to that for the record.

25 So, on page 19 of the OP report at Exhibit 15,

1 they summarized DOEE's urban agricultural comments and it
2 reads as follows. I'll read some of it. DOEE would like
3 the Lamond-Riggs campus plan to address deficiencies in the
4 existing urban food hub components.

5 Staff from DOEE's office of urban agriculture and
6 fisheries and wildlife division who have visited the
7 existing facilities describe them as under-resourced,
8 underutilized, and failing to operate as intended and as
9 described in the campus plan. Some components of the urban
10 food hub were developed using capital funds provided through
11 sustainable DC challenge grant program which was established
12 by the mayor and administered by DOEE.

13 If properly resourced, these facilities, including
14 the community garden, demonstration kitchen, ag-pod -- I'm
15 not sure what that is, sounds interesting -- and greenhouses
16 with hydroponics, aquaponics, and a native plant nursery
17 have tremendous potential to benefit students in the
18 surrounding community.

19 However, the applicant's proposed campus plan does
20 not mention any planned investments for improvements to
21 these facilities or additional program staff to support
22 their operation.

23 I think -- I think we're cognizant of the resource
24 issues that the university has, but I'm wondering if you can
25 just give a comment and reaction to that -- those DOEE

1 comments and whether you might be working on at least some
2 reference in this campus plan that's before us to try to
3 improve or have investments in the future if the city
4 approves -- if the mayor and council approve it as part of a
5 capital improvement program, I guess, that would -- or other
6 operational budget improvement strengthening. I'm just
7 wondering if you could comment on the urban food hub,
8 potential, and its lack of reference in the current campus
9 plan that's before us and whether -- and what you have to
10 say about that. Anybody, Vice President Dussan, or --

11 MR. DUSSAN: You --

12 VICE CHAIRMAN MILLER: -- anybody?

13 MR. DUSSAN: Thank you, commissioner, for that --
14 following that question, and I'm happy to report that this
15 past Friday the college of agriculture and urban
16 sustainability had an open house for students and the
17 community at Lamond-Riggs, and it also expanded on the food
18 hub program. The food hub program has already been
19 initiated.

20 So, there is already crops on the ground. There
21 is -- it was recently redesigned with raised beds and I
22 think some of the investment that had started for the
23 aquaponics and the greenhouses are being completed, and the
24 plan is to have -- and the ag-pod, which is a fantastic
25 project with Petco, which is basically a trailer where you

1 can grow food there vertically that's operating.

2 So, I -- you know, I may, you know, rely on
3 President Edington if he wants to add more, but I think that
4 is a program that is key to the university, and we believe
5 facilities are working very closely with the courses and the
6 community on having that program, you know, moving along.

7 MS. RUSSELL: I would -- Avis Russell, general
8 counsel, UDC. I would also add that the commercial kitchen
9 and the demonstration kitchen are completed, and we will
10 shortly be -- they've started doing some programs in the
11 demonstration kitchen, and we will be putting the commercial
12 kitchen into use where people in the community can come
13 there and prepare food and -- for, you know, entrepreneurial
14 efforts.

15 VICE CHAIRMAN MILLER: Thank you, Ms. Russell, for
16 mentioning that. Yeah, I think that there -- that's
17 important, and it's important -- it's an opportunity to
18 benefit not just the university and the students and faculty
19 but the surrounding community and the entrepreneurial
20 opportunities that you just mentioned, but is there some
21 consideration being given to adding a reference to the
22 program in this campus plan that's before us?

23 MS. MOLDENHAUER: Sure, I guess what I would
24 respond to that is that a lot of these facilities are
25 existing. And so, the reason why you may see an absence in

1 that is that if you look at, like, for example slide 10,
2 phase one, and as general counsel Russell mentioned, the
3 existing commercial grade kitchen has already been improved
4 and is obviously going to be maintained as all of our
5 existing conditions and facilities, but does not need to be
6 upgraded or renovated or modernized, so therefore it was not
7 focused on.

8 Same to -- as to the outdoor gardens and the
9 existing ag-pod. That area is between the actual commercial
10 kitchen and then the images one and two on that diagram, and
11 you can see that that's staying the same. It is going to be
12 hopefully improving and enhancing its existing condition now
13 through phase one and phase two. And so, given that, that
14 we're not needing to enhance that physically as part of the
15 facilities, that may be where you are not seeing it detailed
16 in our filing.

17 VICE CHAIRMAN MILLER: Well, I -- yeah, so, I
18 understand. And so -- and so there aren't any physical
19 improvements that are currently contemplated in this ten
20 year period for that program, but I'm just wondering if as
21 part of a campus plan, the goals, you know, maintain and
22 improve as feasible.

23 Something -- something at least in general that
24 stresses the importance that you -- that the university
25 places on that program as part of its mission, it might be

1 useful to consider adding it as in this first campus plan
2 statement for the -- for the Lamond-Riggs campus.

3 MS. MOLDENHAUER: Yes, Vice Chair Miller, we can
4 always look at that as a supplemental after this hearing.

5 VICE CHAIRMAN MILLER: Okay, and I guess finally I
6 -- prompted by Commissioner Imamura, and I'll let him fill
7 in the gaps if I don't follow his prompt accurately. We do
8 have the letter -- well, I'm looking at a letter, Exhibit
9 18, I think there might have been a separate resolution at a
10 later exhibit that I think I heard -- well, I'm looking at a
11 letter -- which -- from ANC 5A which supports this campus
12 plan, and appreciates all of the reaching out to the -- to
13 them and to others in the community and incorporating
14 feedback thus far, but I'm wondering if you could just
15 address the -- so, they -- so, they include -- they detail
16 on a -- on two pages a number of transportation
17 sustainability, community relations, campus character, and
18 other considerations that they want you to continue to
19 consider as you -- as you move forward.

20 I just wonder if you have any comment on how they
21 already have -- each of those considerations that they've
22 asked that we consider as part of our approval of the campus
23 plan are being incorporated or how your -- what your comment
24 is on the ANC 5A concerns.

25 MS. MOLDENHAUER: Commissioner Miller, let me go

1 through them point by point. Or, I mean, we did -- Mr.
2 Dussan did address some of these points -- sort of high
3 level points at slide 18 in our formal presentation
4 identifying that we, you know, we did receive these points
5 from the ANC.

6 We did respond to them line by line as well as
7 filing in our supplemental filing to the zoning commission
8 additional modifications where we actually did incorporate
9 specific language in the campus master plan as well as
10 indicating elements of transportation management that we
11 coordinated with DDOT as Mr. Solomon mentioned, as well as
12 making specific, you know, recommendations and changes to
13 our landscaping to include, you know, different and
14 localized plants and other elements. Incorporating more
15 language about community outreach and additional elements in
16 our plan being directly responsive to these ANC comments.

17 VICE CHAIRMAN MILLER: Okay. Well, I appreciate
18 that response, and I thank you -- I thank you for it.
19 That's -- Commissioner Imamura can follow up if he thinks
20 I've appropriately took the prompt.

21 Thank you, all of you, for all of your work and --
22 in bringing this forward to us today, and I look forward to
23 getting to a vote in the near future as you work on -- as
24 you further work on the DDOT -- mostly -- I think it's
25 mostly the DDOT conditions. So, thank you very much. Thank

1 you, Mr. Chairman.

2 CHAIRMAN HOOD: Thank you, Vice Chair. I'm going
3 to be very quick, because I really don't want to take us
4 over 6:30, which might be a problem. Some of the -- some of
5 my colleagues have mentioned, and I appreciate them bringing
6 up everything.

7 Especially the -- and I'm glad Commissioner
8 Imamura mentioned about the memorial, and we have to
9 continue these things. Asian garden, when that was done, I
10 was there, but I will tell you that the couple that used to
11 keep that memorial going, both of them are now deceased, and
12 I think I would not be -- I would not have done my due
13 diligence if I don't mention that at this point in time, so
14 I'm glad to hear that that's going to be memorialized in
15 some kind of way and kept up.

16 The other thing is I remember UDC when they did
17 their first campus plan. Ms. Moldenhauer, were you the one
18 who represented them for that very first campus plan?

19 MS. MOLDENHAUER: I'm sorry to say I was not, so
20 another law firm was representing them for their first
21 campus master plan at Van Ness campus. I wrote the name
22 down in a second.

23 CHAIRMAN HOOD: I just want to say this, and you
24 two are included. I wanted to say this, that I've done a
25 lot of campus plans in 25 years, and UDC is -- there's

1 another university I hold right up at the top, and President
2 Edington, I wanted you all to know -- I hold you right at
3 the top too, because you do a lot of work with the
4 neighborhood. So, I want you all to continue.

5 We've had some -- when I first got there, we've
6 had some tough times with trying to balance the campus plan
7 and the community, and I appreciate what UDC is doing along
8 with another university, and all of them that are starting -
9 - we're starting to work together, and I think you all
10 started off that way, so I want to commend you when I think
11 about UDC's first campus plan.

12 I think about people like -- I think her name was
13 Barbara Dentry or Barbara Jumper, I can't remember now, and
14 also I think about Thomas Redmond and others who work with
15 the community, and I put them on the spot about things, and
16 they got it done, and they never waived.

17 They kept working with the community until UDC
18 came up with a favorable opinion for us, so I appreciate
19 them, as well as you, Ms. Russell, and all those now who are
20 doing the work for working in the community, and you, Mr.
21 President, as well.

22 And one of the other things that I think about,
23 you know, this is what happens when you've been around for
24 25 years, and when I looked at this -- and what gave me a
25 comfort level is that you all have Ronnie McGhee. This work

1 precedes him.

2 We know what he's done over the years in this
3 city, and he knows his stuff. So, I don't have a whole lot
4 of design questions, but I -- because I know who you all
5 have there, and I know his record, and I know what he's done
6 in this -- for this city.

7 MR. MCGHEE: Thank you, Mr. Chair.

8 CHAIRMAN HOOD: You're welcome, Mr. McGhee, I'm
9 just saying what I know. The other thing is, I want to
10 thank Commissioner Imamura, because I would not have been
11 able to formalize that chain link fence like you did. I
12 appreciate your comments, and I support his comments for us
13 as we move forward.

14 And my last thing is, again, I want to thank those
15 who have been working hard with this community. This really
16 -- when we have -- and I know the other thing is, Ms. Evans,
17 Ms. Moldenhauer, I'm not going to ask you to respond to it
18 now.

19 Let me back up. The chair -- the vice chair just
20 asked you did you -- did you all address Chairman Fletcher's
21 comments in his letter. Do they know what your responses
22 are, or were they just sent to us?

23 MS. MOLDENHAUER: We presented to the ANC after
24 they have emailed us their list, and we walked through our
25 responses with the ANC at a community meeting.

1 CHAIRMAN HOOD: Okay. Well, you can let Mr.
2 Fletcher know, and I know he may already have somebody else,
3 but we were looking for him at the zoning commission
4 hearing. So, again, I want to thank everyone for what
5 they've done.

6 I would also ask that we respond to Ms. Evans,
7 which is Exhibit 20. I think she has a well thought out,
8 well done letter, and I think some of that -- even though
9 some of that might be in different directions, but I think
10 even if you don't go in that direction, any time -- like my
11 colleagues, I say this all the time.

12 Any time we disagree, when everybody puts theirs
13 in the pot, we come up with a better outcome, and I think
14 this is what happened in this case, but other than that, I
15 think you all are well on your way. I like what I see. We
16 have a few things we need to touch on, and let's continue to
17 -- continue to be that model university and working with the
18 community. So, thank you. Let me see if my colleagues have
19 anything else. Anything else, Commissioner Imamura?

20 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
21 just want to thank Vice Chair Miller. He aptly addressed
22 the questions that I was hoping the applicant would address
23 about ANC 5A.

24 And I guess I would like to ask Mr. McGhee and Mr.
25 Dussan if you can commit to the idea that if you are going

1 to install -- just to make my point a little more clear --
2 in phase one these islands with planting buffers, but then
3 in 24 months redesign the parking lot that you relocate
4 those plans somewhere else on the campus.

5 MS. RUSSELL: I just want to clarify before Javier
6 or Ronnie answers that we do not have funding for phase two.
7 So, when phase one is completed in 24 months, that campus
8 may remain like that for a while. We do not have funds
9 currently in our capital projects for that.

10 COMMISSIONER IMAMURA: No, thank you Ms. Russell
11 for that point, because that actually underscores the point
12 that I'm trying to make, is that if the end goal is to
13 implement the parking lot in phase two as its shown, then
14 the phase one design for the parking lot should be the same
15 as the phase two, only just with more spaces.

16 So, it doesn't make sense to actually install in
17 phase one planting islands, and then in phase two, pull them
18 out, even if you don't have money to implement phase two
19 right now, that is the plan that's shown, that in phase two.

20 Well, in 24 months, we'll rip out the planting
21 beds that we just installed, or the planting islands that we
22 just installed, so -- and reconfigure the parking at that.
23 So, my point is, why not just do the same layout for phase
24 two as phase one? So, implement your phase two parking plan
25 and just add more spaces? So, you'll save a lot -- you'll

1 save more money that way. All right. Thank you, Mr.
2 Chairman.

3 CHAIRMAN HOOD: Thank you, Commissioner Imamura.
4 Ms. Russell, we do try to help save money too, so we get it.
5 We understand, all right? Ms. Moldenhauer?

6 MS. MOLDENHAUER: Two points. One, I know that we
7 have Mr. David Franklin, the chief operating officer that's
8 also on here. He may be necessary for comments later on. I
9 just wanted to acknowledge that he's here and see if we
10 could bring him into the panel.

11 Two, I noticed from a form perspective that there
12 was a comment earlier made by Ms. Schellin, and I do
13 acknowledge that we did not file Mr. Solomon's resume into
14 the record. I do acknowledge him as an expert. I know he's
15 been acknowledged as an expert in the past, and there were
16 obviously some questions tonight that were focused on
17 transportation.

18 We'd be happy to in a supplement submit his resume
19 if that's necessary, or to ask that he be recognized at this
20 time for testimony status and be identified for his entire
21 testimony today. I apologize for the late notice of that
22 comment. And my last comment, as I did just also receive an
23 email --

24 CHAIRMAN HOOD: Let me just focus on -- let me
25 just focus on one comment. If I take too many I get messed

1 up. So, you said Mr. Solomon, right? Who is that?

2 MS. MOLDENHAUER: Daniel Solomon from Gorove
3 Slade.

4 CHAIRMAN HOOD: Oh, yeah, we've already done that.
5 So, why do we have to do that again? Do you want me to ask
6 him?

7 MS. MOLDENHAUER: I don't think it was done for
8 this hearing tonight.

9 CHAIRMAN HOOD: All right, any objections? Okay,
10 then let's move to the next one.

11 MS. MOLDENHAUER: Ms. Evans, who is a community
12 member who did file the Exhibit 20 that was mentioned
13 earlier, did email us and say that she was in the audience
14 today and would like to testify. I just want to make sure
15 the commission is aware of that, because I did receive that
16 email.

17 CHAIRMAN HOOD: Thank you, Ms. Moldenhauer. We're
18 going to come to Ms. Evans shortly. We just -- but I'd like
19 to get to everybody before 6:30. If not, Anthony Hood will
20 be taking over, and I don't have a problem trying to do that
21 as well. All right, anything else?

22 MS. MOLDENHAUER: No more comments. Thank you.

23 CHAIRMAN HOOD: All right. Ms. Schellin, do we
24 have Chairperson Fletcher here for cross examination?

25 MS. SCHELLIN: Let me check. I don't think so,

1 but I will check one more time, and Mr. Young I'm sure is
2 checking also. No, I do not see.

3 CHAIRMAN HOOD: Okay. Let's put out an APB on
4 him. Okay, let's see if we can move through this rather
5 briefly and get to Ms. Evans. Let's go to -- do we have any
6 other -- anybody -- any other government agencies, Ms.
7 Schellin, besides DDOT and OP that are here to testify or
8 would like to testify?

9 MS. SCHELLIN: That are -- no, no others that are
10 here to testify. Just OP and DDOT.

11 CHAIRMAN HOOD: Okay, let's go to --

12 MS. SCHELLIN: Did the commission grant expert
13 status to --

14 CHAIRMAN HOOD: Mr. Solomon?

15 MS. SCHELLIN: -- Mr. Solomon? Because usually
16 that's done prior to the hearing starting, and they did not
17 ask for that in any of their submissions.

18 CHAIRMAN HOOD: She asked for it. She asked for
19 it just now.

20 MS. SCHELLIN: Just now? Yeah.

21 CHAIRMAN HOOD: Because we previously have done
22 that, correct?

23 MS. SCHELLIN: Not that I know of. It's usually
24 asked for -- it's supposed to be asked for at least 20 days
25 prior to the hearing, and we didn't do that.

1 CHAIRMAN HOOD: But I mean we have given Mr.
2 Solomon expert status previously, correct?

3 MS. SCHELLIN: I don't know. I would have to
4 research that.

5 CHAIRMAN HOOD: That's okay. I think we're good.

6 COMMISSIONER IMAMURA: I think you're right, Mr.
7 Chairman.

8 CHAIRMAN HOOD: Yeah, okay. All right, so we've
9 done it. We waived it and we'll accept it. I'm pretty sure
10 we have previously, even though Mr. Solomon we're going to
11 look at those bike lanes on South Dakota Avenue. You and I
12 will talk about that.

13 MS. SCHELLIN: Oh, Daniel Solomon, yes, from
14 Gorove Slade, yes.

15 CHAIRMAN HOOD: All right. Okay, and where am I
16 at now? Let's go Mr. Hagan?

17 MR. HAGAN: Good evening, Chairman Hood and
18 members of the commission. For the record, I'm Noah Hagan
19 with the District Department of Transportation. DDOT is
20 supportive of the applicant's proposal to redevelop the
21 former -- or, redevelop the UDC Lamond-Riggs campus.

22 In our October 20th report, we recommended
23 approval with one condition, implementation of a
24 transportation demand management plan. And as you heard in
25 the application presentation, we've come to an agreement in

1 principle on the details of the plan and the performance
2 management plan, but we're still working out the final
3 details.

4 In the next week or two, the applicant will submit
5 to the record the final language that we both agreed to, and
6 with those included in the zoning order, DDOT would have no
7 objection to the approval of this design review application
8 -- excuse me, campus plan application.

9 Oh, and we look forward to continue to working
10 with the applicant on the design of the streetscape and the
11 curbside management plan as they continue to further refine
12 their design. Thank you, and I'd be happy to answer any
13 questions.

14 CHAIRMAN HOOD: Thank you, Mr. Hagan, and we
15 appreciate your succinct report. Commissioners, any
16 questions of Mr. Hagan? Commissioner Stidham and
17 Commissioner Imamura are saying no. Vice Chair Miller?
18 Okay.

19 VICE CHAIRMAN MILLER: No. Thank you, Mr. Hagan.

20 CHAIRMAN HOOD: I don't have any, either. Ms.
21 Moldenhauer, any cross on DDOT?

22 MS. MOLDENHAUER: No cross for DDOT, and thank you
23 very much for working with us.

24 CHAIRMAN HOOD: All right, thank you, and
25 Chairperson Fletcher is not here yet. He may not be here.

1 We have his letter. Okay, thank you, Mr. Hagan. We
2 appreciate your report. All right, let's go to the office
3 of planning. Ms. Myers?

4 MS. MYERS: Hello. Okay, here I am. Good
5 evening, commissioners. OP recommends approval of zoning
6 commission case 23-16, which is the University of District
7 of Columbia Lamond-Riggs 2023 to 2030 campus plan. This is
8 the first campus plan for the Lamond-Riggs campus, and it
9 would allow UDC to transform the former Bertie Backus Junior
10 High School into a traditional community college campus.

11 The comprehensive plan's future landings map
12 identifies the entire campus for local public facility use,
13 and a generalized policy map identifies it for neighborhood
14 conservation. This campus plan would not be inconsistent
15 with either of these designations.

16 The campus plan is -- also complies with the
17 campus plan special exception criteria in the zoning
18 regulations. When viewed through a racial equity lens, UDC
19 is a historically black university, an HBCU, and provides a
20 higher education at an affordable cost, which makes it
21 accessible to many students from diverse racial and economic
22 backgrounds.

23 This is especially noteworthy because the race or
24 ethnic group with the highest percentage of residents who do
25 not have more than a high school diploma are the District's

1 black residents, and black residents have the lowest median
2 income in the District.

3 The proposed campus plan would allow UDC Lamond-
4 Riggs to increase its capacity, which would provide an
5 affordable higher education option to more low income black
6 students, and all other students seeking an affordable
7 higher education option in the district. And with that, I
8 conclude the OP presentation. Thank you, and of course I'm
9 here for questions.

10 CHAIRMAN HOOD: Thank you as always, Ms. Myers.
11 Let's see if we have any questions. Commissioner Stidham?

12 COMMISSIONER STIDHAM: No, sir. No questions from
13 me.

14 CHAIRMAN HOOD: Thank you. Commissioner Imamura?

15 COMMISSIONER IMAMURA: No questions. Thank you,
16 Ms. Myers, as always.

17 CHAIRMAN HOOD: And Vice Chair Miller?

18 VICE CHAIRMAN MILLER: No question. Thank you,
19 Ms. Myers, for your report and testimony tonight.

20 CHAIRMAN HOOD: And Ms. Moldenhauer, any
21 questions?

22 MS. MOLDENHAUER: Thank you Ms. Myers for working
23 with us, and no questions for you at this time.

24 CHAIRMAN HOOD: Ms. Myers, I'm now going to ask
25 you an outstanding question. Do you like the -- thank you

1 for your report, you made that perfectly clear, so thank
2 you. Have a nice evening. All right, Ms. Schellin, what
3 are we doing next? Do we have anybody who is here in
4 support?

5 MS. SCHELLIN: No. We only have one witness, and
6 she is undeclared, and that's Ms. Evans.

7 CHAIRMAN HOOD: Okay. Let's bring Ms. Evans up.
8 Okay, Ms. Evans, welcome to the zoning commission. You may
9 begin.

10 MS. EVANS: Good afternoon Chairman Hood and
11 members of the commission. My name is Uchenna Evans. I'm a
12 resident on Hamilton Street Northeast up the street from
13 UDC's Lamond-Riggs campus in Riggs Park in ANC 5A01. Thank
14 you for the opportunity to testify.

15 I first want to acknowledge the appreciation for
16 the small improvements UDC has made to the Lamond-Riggs
17 campus to date. Turning to the campus plan, while I support
18 many elements of the proposed Lamond-Riggs campus plan, I
19 ask that the zoning commission include the recommendations
20 listed by myself and ANC 5A in the final order for this
21 campus plan.

22 My recommendations are really centered around
23 making sure someone in a position of authority really takes
24 ownership and accountability for this campus, and that UDC
25 develops and actual plan around neighborhood outreach and

1 engagement so that UDC can create a thriving community
2 college program and campus.

3 UDC did not do a good job with outreach and
4 engagement during this process. During meetings, basic
5 questions could not be answered, and follow up was not good.
6 I think UDC can do better. My written testimony focuses on
7 four elements in the plan.

8 One, transportation element. Hamilton Street
9 loading. Because UDC is relocating service loading access
10 to Hamilton Street and sending more vehicles up Hamilton
11 Street, UDC needs to work with DDOT in phase one to address
12 the parking situation at South Dakota and Hamilton where
13 people park their cars all the way up to the crosswalk and
14 in the crosswalk itself.

15 Daylighting must be in the plan, because trucks
16 are not going to be able to make that turn from South Dakota
17 to Hamilton if the street design is not addressed in phase
18 one.

19 Bike share. UDC really should have a bike share
20 station on the campus. It would help to minimize auto trips
21 to the campus.

22 Number two, sustainability element, food hub. UDC
23 does not adequately address the operations of the Cozen food
24 hub at the Lamond-Riggs campus. Much of what is written in
25 the draft plan is inaccurate. There is no longer a

1 traditional community garden, and causes has never
2 successfully operated a farmers market at the location.
3 There is no longer aquaponics at the campus.

4 Apparently causes recently developed a five year
5 plan that addresses future operations of the food hub
6 allegedly as a result of requirements by the US Department
7 of Agriculture that Cozen officials state require them to
8 focus on developing small farmer entrepreneurs.

9 The public was not given the opportunity to see
10 that plan. It would have been nice to discuss this plan
11 with Cozen officials during the campus plan process. At a
12 minimum, I request that UDC address this five year food hub
13 plan in the Lamond-Riggs campus plan.

14 Recycling. UDC really needs to add public
15 recycling receptacles next to the public trash cans that sit
16 outside the building along South Dakota Avenue. There are
17 two outside on the campus grounds. UDC can simply put two
18 recycling cans next to them.

19 Trash pick up. UDC has to do a better job of
20 picking up trash surrounding the campus on Galloway,
21 Hamilton, and South Dakota. Also, UDC should work with the
22 National Parks Service to clean up the area across the
23 street on the campus on the park land.

24 Number three, community relations outreach.
25 Simply put, the university needs an outreach plan. It's

1 evident they do not have one. This is really important for
2 when the university begins intensive activities to renovate
3 the existing buildings and construct a new wing on campus.

4 Number four, campus character element. I want to
5 make sure UDC understands that it should do certain things
6 with respect to this particular campus. For example, it may
7 have an internship program, but there should be satisfactory
8 internship opportunities at this particular campus, building
9 pathways to careers offering family sustaining wages.

10 As noted in my written testimony, UDC should
11 connect the dots between its community college programs and
12 pathways to occupations and careers that offer wages to
13 support families, given the planned relocation of DOES from
14 the campus grounds, it would be useful to know how UDC
15 intends to foster and maintain a beneficial partnership with
16 the state workforce agency to connect students and graduates
17 of the community college program to potential employers, and
18 likewise connect job seekers to community college programs.

19 These conclude my remarks. I direct the zoning
20 commission to my written testimony for my full list of
21 recommendations, and I am happy to answer any questions at
22 this time.

23 I also -- sorry, just had additional comments
24 regarding some -- the questions that you asked of UDC, but I
25 can withhold those comments until -- if you -- if you would

1 like me to expound further. Thank you so much.

2 CHAIRMAN HOOD: Thank you, Ms. Evans. You're more
3 than welcome to do that if you would like. We've asked so
4 many questions we're not really what you want to -- but I
5 have asked them to review your testimony, and I think it was
6 very well written, very well done, so thank you, and that's
7 what we need to hear, exactly what I see here in your
8 testimony, and I've asked Ms. Moldenhauer to respond to the
9 commission in writing what -- so we can -- I can look and
10 see, and I'm sure my colleagues -- we can do a side by side
11 comparison as we go through this case. Did you want to
12 respond to some of the questions? I mean, did you have a
13 few of them? I don't know which questions you wanted to
14 respond to.

15 MS. EVANS: So, you asked about the chain link
16 fence. This is something that we've been asking clarity
17 for. My understanding is that the university plans to
18 remove the chain link fence on Galloway and replace it with
19 a decorative fence, and I heard Commissioner Imamura talk
20 about using landscaping to define the edge of the campus.

21 I would just like to just suggest further
22 conversations about that. I will note that, again, I live
23 on Hamilton Street just up the street from the campus. I
24 see the activity that goes alongside the parkland on
25 Galloway Street.

1 There are people who pretty much just tailgate on
2 the weekends, you know, in the evening hours. And so I do
3 think that there should be some, you know, I don't know what
4 to call it, some barrier to prevent people from using the
5 campus without permission, I'll just say, so that UDC does
6 not come back to on Monday morning, you know, a parking lot
7 full of empty beer bottles and cigarettes and the like. So,
8 that is just one thing I wanted to mention.

9 UDC mentioned recommendations about signal time
10 for Hamilton and South Dakota. DDOT and UDC really need to
11 work on Hamilton and South Dakota. It is -- it is just a
12 mess.

13 I spent much of my personal time asking DDOT to
14 look at the timing on South Dakota and Hamilton because cars
15 turning from Hamilton to South Dakota were sitting there
16 each cycle, never getting a green light. It's messed up
17 now.

18 I just want DDOT to make sure that they address
19 the light signal at Hamilton and South Dakota and that UDC
20 really work with DDOT to do that because I have a day job,
21 and as Mr. Dussan mentioned, we also asked about the parking
22 lot on Galloway and why UDC would build a parking lot for
23 phase one only to then seemingly rip it out for phase two.
24 I don't quite know what's going on with the parking lot
25 situation. That, I'm actually less concerned about than --

1 I'll leave the other things that I mention in my letter.

2 CHAIRMAN HOOD: Ms. Evans, let me ask you. Have
3 you discussed some of your comments with other neighbors, or
4 did you -- does LRCA also participate in this process that
5 you know of?

6 Because I didn't see it, and I see in your
7 testimony you mentioned the Lamond-Riggs association in
8 North Michigan Park and I want to thank you for clarifying
9 that, doing that, but did you -- LRCA, did they have a part
10 to play in any of this?

11 MS. EVANS: So, we -- you know, LRCA does have
12 what's called a development task force and I'll just state
13 for the record I am not affiliated with LRCA in any sort of
14 official capacity. I'm just a member and a resident of the
15 organization.

16 And so, we did have conversations at the task
17 force level. LRCA, you know, chose not to participate. I
18 think it was just the matter of bandwidth for the
19 organization in terms of, you know, formally participating,
20 but you know, UDC is aware. I did send an email to them
21 with this feedback ahead of time, and on that were other
22 neighbors who also provided their input on the plan, and
23 that served as the basis for ANC 5A's resolution.

24 CHAIRMAN HOOD: So, what I'm -- what I'm going to
25 suggest, Ms. Moldenhauer and President Edington that we look

1 at something that we did over in Georgetown, I know as Vice
2 Chair Miller would also echo this, I believe.

3 And now when we have their plans, they all -- they
4 were holding hands, and I shouldn't have called them names,
5 but I did. I appreciate what they done, but that was one of
6 the universities where we had a lot of contention between
7 the neighborhood, and now every time I see them, they come
8 down here on a united front in those hearings.

9 So, I want to make sure we don't get to that point
10 here at UDC either on this campus or the other campus, and
11 I'm glad to know about the other campuses. I really --
12 either I missed it or just don't remember them, but I think
13 it's important -- and I'm putting this out there, Mr.
14 President, to think about -- we had a liaison group -- I
15 don't know how that looks, who that would be, community ANC,
16 I'm not sure how you would shape it, but I think that would
17 be a good piece, because it works everywhere else. I'm not
18 saying you have to do it, I'm just saying I'm asking you all
19 to consider it, and that -- and that way you would meet
20 periodically as I think Ms. Evans mentioned in her testimony
21 in the community engagement group, which I think we're bound
22 to do now by the comprehensive plan, but I still say a
23 community engagement group that you work with -- I don't
24 know how -- like I said, I don't know how that looks, who is
25 going to be on it. I don't know anything about that, but

1 you want to try and get an odd number, seven or five, I
2 would not do 11, 13, unless you want your work cut out for
3 you. So, I'm just going to throw that out there. Any other
4 questions? Colleagues, let's see if there's any other
5 questions, Ms. Evans.

6 DR. EDINGTON: Thank you, Mr. Chair.

7 CHAIRMAN HOOD: Thank you, Mr. President, for at
8 least considering. Commissioner Stidham? Okay.

9 COMMISSIONER STIDHAM: Questions? I don't have
10 any.

11 CHAIRMAN HOOD: Commissioner Imamura? I'm sorry,
12 Commissioner Imamura?

13 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.
14 Thank you, Ms. Evans, for your comments and your feedback
15 tonight. I would only add, and I think this is for Mr.
16 Dussan and Mr. McGhee and UDC in general, to your comment
17 about use during off school hours or core hours that perhaps
18 they just emphasize, you know, crime prevention through
19 environmental design.

20 You know, that's a theory and a design concept
21 that's pretty -- that's been out there for quite a while,
22 but I'm certain that that will be embedded or seen in Mr.
23 D's final design solution. So, that's a great comment, Ms.
24 Evans. Thank you very much for your testimony tonight.

25 CHAIRMAN HOOD: Okay. Vice Chair Miller?

1 VICE CHAIRMAN MILLER: Thank you, Mr. Chairman.
2 Thank you, Ms. Evans, for your very thoughtful and succinct
3 both written testimony and verbal testimony here tonight,
4 and I do echo the chairman's comments just now in reaction
5 to that -- to the university in terms of trying to establish
6 maybe some kind of liaison committee or community liaison
7 committee to give more framework to that community
8 engagement that you are participating in, and I look -- I
9 too will also look forward as the chairman said to -- in the
10 applicant's -- Ms. Moldenhauer, in the applicant's post-
11 hearing submission to responding to each of the comments
12 that both the ANC 5A have made in their letter to us and Ms.
13 Evans' comments so we can just see clearly what's been
14 incorporated, what isn't, what's under consideration, what's
15 -- how we're going forward just so we can all -- including
16 those who've commented -- know where we are at this point.
17 So, thank you very much, Mr. Chairman.

18 CHAIRMAN HOOD: Thank you. And thank you, Ms.
19 Evans, for taking the time to do this. Thank you very much.
20 We appreciate your testimony.

21 MS. EVANS: Thank you.

22 CHAIRMAN HOOD: All right. Let me just say to Ms.
23 Russell and others, Ms. Russell, we get it. We know where
24 your budget comes from. We know -- we all get a budget, and
25 we know how that works. Trust me. So, understand that we -

1 - I get it, and I'm sure we get it. So, all right. Ms.
2 Moldenhauer, any -- do you have any rebuttal?

3 MS. MOLDENHAUER: I'll just make two main
4 comments. One, that we did start with community engagement
5 back in October 19th of 2022, which then included a
6 community stakeholder meeting.

7 We then have a UDC leadership meeting in November
8 of 2022. We presented initially to the ANC as an
9 introductory presentation back in November 16th of 2022, and
10 continued to communicate with them in January and then May,
11 and then had additional communication and conversations with
12 them in May, and then as well as September, and October of
13 this year.

14 We did specifically respond in email a Juanita
15 Grey, who is the University of the District of Columbia
16 community outreach coordinator, has specifically emailed
17 with Ms. Evans and responded to many of her questions and
18 comments directly and will continue to act as the liaison
19 and does attend ANC meetings providing university updates.
20 And so, we will be happy to, as commissioner indicated,
21 respond in writing to those comments where it can be, as Mr.
22 Hood indicated, a side-by-side written review of those
23 comments and responses.

24 With that, we believe that the application is
25 comprehensive and that we do satisfy the special exception

1 requirements for the campus master plan, and we look forward
2 to the zoning commission moving forward with preliminary
3 action, and we'd be happy to supplement the record with
4 anything between now and then.

5 CHAIRMAN HOOD: Thank you, Ms. Moldenhauer, and I
6 will just ask -- I will contradict myself -- I'm going to
7 ask that you give us soundbite responses. I love
8 dissertations, but soundbites will be very helpful to us,
9 because we have a lot of stuff that we have to read. So,
10 that will be straight to the point.

11 And what we -- what we were saying though, and
12 again, and I think President Edington really caught it, I
13 think is it would be good -- I know you met with the ANC, I
14 know you did -- put those up -- a member from the LRCA, a
15 member from North Michigan Park Civil Association, a member
16 from the ANC, and then two at-large members who would
17 basically do a lot of the legwork because they're invested.

18 And then when there are issues, they will meet
19 with the president or whomever the -- Mr. Dussan or
20 whomever, and then they work through that way, and then you
21 will find it -- you know, I can't explain it all, but I
22 think you all get it. You get it. That's just a
23 suggestion.

24 All right, any other thing -- anything else,
25 colleagues? All right, Ms. Schellin, do -- we need to do a

1 list, so, I know it's usually on an applicant matter, but
2 let's close this out, Ms. Schellin.

3 MS. SCHELLIN: We just -- I just need to give
4 dates. I'm sure they have their own list. Ms. Moldenhauer,
5 how much time do you think you guys need to put everything
6 together? Two weeks? Three weeks?

7 MS. MOLDENHAUER: I would take three weeks, if we
8 could get three weeks, that'd be great.

9 MS. SCHELLIN: Okay. Let's see, one, two, three,
10 that would be November 20th, 3:00 p.m., and the ANC if they
11 choose to do so, OP and DDOT as well, would have a week to
12 respond, and with the holiday in there, we'll make it until
13 the 28th for them, 3:00 p.m., and we could put this on for
14 11:30 for decision, and a draft findings, facts, conclusions
15 of law also due by the 28th.

16 CHAIRMAN HOOD: Okay. Anything else, Ms.
17 Schellin?

18 MS. SCHELLIN: No, sir.

19 CHAIRMAN HOOD: All right. Mr. President, I know
20 that the Williams Spalding campus that I mentioned, I'm not
21 going to make this a part of this case, but I'll wait and
22 talk to you in person, and whenever you see me running
23 around town, I will be mentioning that again. I'm probably
24 not the only one that has mentioned it, but I may be.

25 DR. EDINGTON: I got it. I made a note, sir.

1 Looking forward to discussing it.

2 CHAIRMAN HOOD: All right. So, let me just say
3 this before I close out. The zoning commission will meet
4 again on November -- we have two days off, so we'll meet
5 again on November the 2nd, zoning commission case 23-09, 650
6 Morton Street Northwest, LLC. We will meet on these same
7 platforms at 4:00 p.m. Ms. Schellin, anything else you need
8 to say?

9 MS. SCHELLIN: No, sir.

10 CHAIRMAN HOOD: All right. It worked out. I want
11 to thank everyone for their participation tonight, UDC, the
12 community, and everyone involved with this particular case
13 tonight. Thank you for all the work -- hard work you all --
14 you all do, and let's continue to make it successful. With
15 that, this hearing is adjourned. Good night, everyone.

16 (Whereupon the above-entitled meeting was
17 adjourned.)

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REPORTER CERTIFICATE

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: D.C. Zoning Commission

Date: 10-30-2023

Place: Teleconference

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Gary Euell