

NOTICE OF INTENT TO FILE A ZONING APPLICATION  
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR  
APPROVAL OF A CAMPUS PLAN

FEBRUARY 1, 2023

The University of the District of Columbia (“University” or “UDC”) gives notice of its intent to file an application for approval of a campus plan for the University’s Bertie Backus campus (“Campus” or “Property”). The Campus is located at 5171 South Dakota Ave NE, Washington, DC 20017, more specifically known as Lot 802 in Square 2757. The Campus is bounded by Hamilton Street NE on the north, South Dakota Avenue NE on the west, Galloway Street NE on the south, and a public alley fronting residential uses on the east. The Campus is located in the Queens Chapel neighborhood of Northeast DC in Ward 5, and built on a lot comprised of approximately 213,405 square feet of land area. The Campus is located in the Local Public Facilities land use category on the Future Land Use Map. The Property is located in the R-2 zone district established in the 1958 District of Columbia Zoning Regulations.

The Property is currently improved with the Bertie Backus campus of UDC, which houses the University’s Community College (“UDC-CC”) and its associated programs, including UDC’s practical nursing, nursing assistant, home health aide, mortuary science, fashion merchandising, corrections administration/law enforcement, hospitality, and tourism management programs, among other disciplines. The Community College offers two-year associate degree programs, adult learning/continuing education courses, and other ancillary uses that are related to the University. The Campus is not currently governed by a campus plan, but a campus plan for the University’s Van Ness campus was approved in 2020.

The University seeks approval of a ten-year plan for years 2023 through 2033 (“2023-2033 Bertie Backus Campus Master Plan” or “2023 Campus Plan”) for the Campus. UDC leadership developed the 2023 Campus Plan was developed in close collaboration with the architectural consultant R. McGhee & Associates, the traffic engineering consultant Gorove Slade, and the program management and urban planning consultant Brailsford & Dunlavey.

The successful partnership of University leadership and consultants has enabled the University to develop a ten-year campus plan that brings predictable stability to academic and physical master planning, permits broader visioning for the future of the Campus, and allows the University to continue and enhance commitments to manage and mitigate impacts from University-related activities. The plans goals and initiatives were discussed at community meetings, presented to the ANC 5A on November 16, 2022. Additionally, an external survey was distributed to the surrounding community and the ANC to receive feedback and comments. We expect to transmit a proposed plan to Advisory Neighborhood Commission (“ANC”) 5A and other community organizations electronically in February. We anticipate that key components of the 2023 Campus Plan will include the following sections (“elements”):

1. Campus Development Element

- Modernizes existing academic building (wing A and B) and build a new addition provide more office space and classroom/labs and new services to include a café, student center, and library
  - The new addition would create a new student entrance and connect to wing A accommodate the anticipated increase in students based on an enrollment goal of 3,000 community college students by 2030
2. Transportation Element
    - Seeks to enhance pedestrian safety, leverage the campus' adjacency to the Fort Totten Metrorail Station, reduce automobile dependency, and improve circulation and connectivity in and around campus
    - A temporary reduction in parking can be mitigated and managed until the new E wing is constructed, parking would then be relocated inside the first level of the new E building to provide a covered parking facility that takes advantage of site's grade change
  3. Sustainability Element
    - Strategizes ways for the University to provide additional green roof space and develop more sustainable stormwater management practices, install additional solar panels, and establish sustainability initiatives such as the community garden and the AGPod
  4. Community Relations Element
    - Establishes a communications plan with the neighboring community and District at large to more effectively address any campus growth-related concerns; describes opportunities for the University to partner with local programs and organizations
  5. Campus Character Element
    - Describes strategies to improve the campus appearance and identity through distinct campus signage, streetscape improvements to activate South Dakota Avenue NW, and architectural features across campus that will express the flagship identity of the University as a Historically Black College or University

The additional gross floor area proposed in the 2023 Campus Plan, together with the existing gross floor area of the Campus, will result in a total floor area ratio ("FAR") of approximately 1.1 or approximately 0.7 FAR below the maximum 1.8 FAR permitted under the Zoning Regulations. The maximum building height for the proposed development on the Campus will be 50 feet with a mechanical penthouse to a maximum height of eighteen feet and six inches (18 ft. 6 in.). The additional development proposed in the 2023 Campus Plan will maintain the lot occupancy of approximately 40%. Upon completion of construction, the University will provide a maximum of 120 parking spaces on the Campus.

Pursuant to Subtitle Z, Section 302.8, the University will present the Campus Plan to ANC 5A in the near future, and the University is available to discuss the proposed Campus Plan with all interested groups and individuals. This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 1 and Subtitle Z, Section 302 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than

forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 302.6 of the Zoning Regulations. The land use counsel is Cozen O'Connor. If you require additional information regarding the proposed campus plan application, please contact Meridith Moldenhauer (202-747-0763).

The sole property within the approved Campus Plan boundaries is Square 2757, Lot 0802. Though the property is owned by the District of Columbia, the University has been granted the exclusive use of the property. No other property is proposed to be included in the approved Campus Plan boundaries.