

The University of the District of Columbia

Lamond-Riggs Campus

Master Plan

2023-2033

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

June 21, 2023

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The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	1
SECTION 1: INTRODUCTION	2
1.1 Statement of the University’s Mission, Vision, Goals, & History.....	2
1.2 Campus Location & History	7
1.3 Service to the Community	8
1.4 Economic Contributions	9
SECTION 2: CAMPUS PLAN OVERVIEW	10
2.1 Campus Development Goals.....	10
2.2 Campus Plan Process	11
2.3 Campus Plan Goals	11
SECTION 3: EXISTING CAMPUS CONDITIONS	13
3.1 Community Context & Surrounding Conditions	13
3.2 Buildings, Facilities, & Campus Layout.....	14
3.3 Campus Perimeter Conditions	15
3.4 Uses & Utilization.....	16
3.5 Student Enrollment	16
3.6 Building Heights	17
3.7 Development Summary & Floor Area Ratio (Bulk).....	17
3.8 Open Space	17
3.9 Circulation Networks & Transportation	18
3.10 Service.....	20
3.11 Parking	20
SECTION 4: CAMPUS DEVELOPMENT ELEMENT	21
4.1 Population	21
4.2 Campus Development.....	22
4.3 Off-Campus Housing.....	28
SECTION 5: TRANSPORTATION ELEMENT	29
5.1 Overview	29
5.2 Impact Evaluation	29
SECTION 6: SUSTAINABILITY ELEMENT	33
6.1 Overview.....	33
6.2 University Goals	33
6.3 Initiatives.....	33
6.4 Energy, Water, & Climate Strategies.....	34
6.5 Campus Facilities & Operations Strategies	36
6.6 Academics & Research	37

SECTION 7: COMMUNITY RELATIONS ELEMENT.....	38
7.1 Overview.....	38
7.2 Communications	38
7.3 Educational Partnerships.....	38
7.4 Opportunities & Programs for University Neighbors.....	38
SECTION 8: CAMPUS CHARACTER ELEMENT	40
8.1 University Goals	40
8.2 Campus Identity Strategies	40
8.2.1 Physical Identity Elements.....	39
8.2.2 Cultural & Academic Identity Elements.....	41
8.3 Architectural Expression Strategies.....	41
SECTION 9: COMPLIANCE WITH SUBTITLE X § 101 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS	46

Index of Exhibits

1.1a	Order Z.C. 11-02/11-02A
1.1b	Order Z.C. 20-33
1.1c	The Equity Imperative
1.2	Campus Aerial View
2.2	UDC Institutional Campus Master Plan 2021-2030
3.1	Campus Plan Boundary, Community Context, and Existing Zoning Districts
3.2a	Existing Condition Site Diagram
3.2b	Campus Topography Diagram
3.2c	Existing Building Elevations with Street Sections
3.3	Campus Civil Site Survey
3.4	Existing Space Utilization
3.6	Existing Campus Building Heights Diagram
3.8a	Existing Pervious & Impervious Surface Diagram
3.8b	Solar Study Diagram
3.9a	Existing Transit Services Diagram
3.9b	Existing Landscape & Pedestrian Circulation Diagram
3.9c	Existing Bicycle Parking Conditions Diagram
3.9d	MoveDC 2021
3.11	Existing Parking & Vehicular Circulation Diagram
4.2a	Proposed Campus Development Plan – Goals and Features – Precedent Photos
4.2b	Capital Improvement Plan
4.2c	Proposed Campus Development Plan – Modernization (Phase 1)
4.2d	Proposed Campus Development Plan – Modernization 3D (Phase 1)
4.2e	Proposed Campus Development Plan – Courtyard (Phase 2)
4.2f	Proposed Campus Development Plan – Courtyard 3D (Phase 2)
4.2g	Proposed Campus Building Streetscape Sections (Phase 2)
4.2h	Proposed Campus Building Heights Diagram (Phase 2)
4.2i	Building and Site Analysis
5.2a	Transportation Filing
5.2b	Proposed Pedestrian Circulation Diagram
6.2	Sustainable DC 2.0 Plan
6.3a	Proposed Sustainability Improvement Diagram (Phase 2)
6.3b	Proposed Landscape Improvement Diagram (Phase 2)
6.3c	Hydroponic Vertical Farming Systems
6.5	Future Bicycle Facilities (Phase 2)
8.2.1a	Proposed Campus Perimeter Improvement Diagram (Phase 1)
8.2.1b	Proposed Campus Perimeter Improvement Diagram (Phase 2)
8.3a	Proposed Campus Building Façade Improvement Diagram (Phase 1)
8.3b	Proposed Campus Building Façade Improvement Diagram (Phase 2)
8.3c	Campus Building Façade Improvement Precedents (Phase 2)
8.3d	Campus Site Materials (Phase 2)
8.3e	Proposed Campus Wayfinding Diagram (Phase 1)
8.3f	Proposed Campus Wayfinding Diagram (Phase 2)
8.3g	Proposed Campus Wayfinding Signage

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

EXECUTIVE SUMMARY

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

The 2023-2033 Lamond-Riggs Campus Master Plan contained herein features five primary changes to the campus that are key to this transformation:

- Modernize and upgrade the existing academic building and facilities
- Strengthen enrollment opportunities and welcome a modest increase in students, faculty, and staff
- Promote the University’s distinct identity and wayfinding for public use of the campus
- Implement on-site urban design improvements along the campus frontages on South Dakota Avenue NE, Hamilton Street NE, and Galloway Street NE
- Construct a new wing to increase programs and provide an open space courtyard for improved green landscaping and sustainable features

Under this Plan, the University will capitalize on its mixed-use location at the border of the Lamond-Riggs and Queens Chapel neighborhoods and further enhance its relationship with and contributions to surrounding communities. In particular, the University will continue to leverage its strategic location along South Dakota Avenue NE and near the Fort Totten Metrorail station to connect the campus to the neighborhood for a stronger institutional presence. The University will adopt Transportation Demand Management strategies to fully utilize District transit options and minimize traffic and parking impacts.

In addition, the University is taking into consideration an approximately 55,000-square foot expansion of campus facilities, and the proposed expansion is intended to ensure minimal impact on the surrounding residential communities and maximize its contribution to improving the surrounding public realm. The University will also consider upgrades to existing facilities such as classroom spaces, lab spaces, and the gymnasium. The proposed improvements will adhere to high standards of sustainable design and include modernizations to existing buildings.

As it continues to develop its academic programming, the University will focus on strengthening enrollment opportunities and developing a campus that meets the needs of current and prospective students, faculty, and staff.

For all of these reasons, as detailed herein, the University submits that the proposed 2023-2033 Lamond-Riggs Campus Master Plan satisfies the requirements of Section 210 of the District of Columbia Zoning Regulations.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 1: INTRODUCTION

With the formation of the University of the District of Columbia's Community College in 2009, key satellite campus locations were established, including the Community College campus at 801 North Capitol Street NE, portions of the Patricia R. Harris Educational Center at 4600 Livingston Road SE, and the Lamond-Riggs Campus at 5171 South Dakota Avenue NE.

This Campus Plan documents the University's plan to transform the Lamond-Riggs Campus into a premier educational institution through the development of needed student facilities that include the modernization and upgrading of existing academic buildings and facilities. These improvements are necessary to attract and retain a diverse and talented student population from the District, the region and beyond, and provide District residents with the highest caliber facilities in support of academic instruction, campus life, and community engagement.

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

1.1 Statement of the University's Mission, Vision, Goals, & History

Mission, Vision, and Goals

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

At its flagship Van Ness Campus, UDC awards undergraduate, graduate, and professional degrees at four colleges (Arts & Sciences; Business & Public Administration; Agriculture, Urban Sustainability & Environmental Sciences; and Engineering & Applied Sciences) and a School of Law. Over eighty-one (81) different programs of study are offered. Meanwhile, the Community College (the "CC", or "UDC-CC") offers two-year associate degree programs, workforce development programming, and a wide variety of adult learning/continuing education courses.

UDC's dedication to serving the needs of the community of the District of Columbia, and producing lifelong learners and leaders in the workforce, government, nonprofit sectors, and beyond remains its mission. The CC focuses this mission by aiming to (1) provide high-quality, market-driven programs in a diverse and technologically modern learning environment and (2) provide opportunities for students to obtain the requisite skills of today's workforce and prepare them for the demands of tomorrow.

In 2013, the Board of Trustees ("Trustees") established the CC as a Branch Campus. The CC embraces its roots "to improve the skills and employability of DC's adult workers, while also

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

providing up to date technical training for current high school graduates.”¹ Available programs include associate degrees in Nursing and Mortuary Science. The CC continues to add academic associates’ programs, a general studies curriculum that complements the university’s bachelor programs, and a variety of professional certifications.

As a whole, the University is unique in that it:

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

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

The CC serves a very diverse population that includes adult learners, recent high school graduates, returning students, veterans, single parents, English Language Learners (ELLs), and international students. The CC has an open admissions policy that is particularly beneficial for non-traditional students. Overall, this public institution provides an important opportunity for young adults and adult learners to gain a quality education at an affordable price.

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

- \$8.7M from the US Department of Health and Human Services, under the Public Health Information Technology (PHIT) grant to develop a curriculum that would create a cadre of future health IT professionals.
- \$4.8M for 5 years from the National Science Foundation for a Center of Research Excellence in Science and Technology (CREST) in Nanotechnology Research and Education. This funding helped provide virtual workshops in 2021 and 2022 for CC students to expose and nurture their interest in nanotechnology.
- \$2.8M for 3 years from the US Department of Energy, National Nuclear Security Agency as part of a UDC-led HBCU Consortium. This funding helped provide virtual workshops to nurture interest in advanced manufacturing technologies.
- \$200,000 sub-award to support a National Science Foundation grant to develop a 2-year curriculum for the CC in quantum information sciences. This funding placed UDC-CC as the first community college to develop a curriculum in quantum information sciences as part of the national quantum literacy network.

¹ Washington Technical Institute

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

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

The CC strives to further this mission by focusing on offering a wide array of accessible, affordable, high-quality programs to enhance the workforce of the District and the region. UDC-CC serves as a vital link to the intellectual, economic, civic, and cultural vitality of the region.

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

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

The Campus Plan detailed herein supports the transformation of the University's campus at Lamond-Riggs into a premier flagship center for associate degrees, certificate programs, and continuing education programs, which advances the University's goals and permits the University to continue to improve educational access and opportunities for all District residents.

History

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

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

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

Following the grant of home rule to the District of Columbia, the District reshaped the city's public higher education system, and by 1976, consolidated the Federal City College, Washington

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Technical Institute, and District of Columbia Teachers College into the University of the District of Columbia. The University currently offers over eighty-one (81) undergraduate and graduate academic degree programs through the College of Arts and Sciences, School of Business and Public Administration, College of Agriculture, Urban Sustainability & Environmental Sciences, School of Engineering and Applied Sciences, and the UDC David A. Clarke School of Law.

Upon receipt of funding from the D.C. Council for a new student center in 2010, the University embarked on a formal process to develop a campus plan pursuant to Section 210 of the Zoning Regulations. The governing campus plan under Z.C. 11-02/11-02A, was approved in 2011 and expired on June 30, 2021 (*see Exhibit 1.1a Order Z.C. 11-02/11-02A*).² Upon expiration of the previous campus plan, UDC developed the Van Ness Campus Plan 2020-2029 as an update pursuant to the requirements of Section 210 of the Zoning Regulations. The updated plan, approved in July 2021, now serves as the central comprehensive planning document for the University. It lays out the institution's vision and sets parameters, policies, and directions for the physical development of the campus over the next decade (*see Exhibit 1.1b Order Z.C. 20-33*).

The University established the Community College in 2009 to more directly fulfill the need to provide workforce development and professional training to help District residents develop the skills needed by local employers. Offering a combination of certificate programs in job and professional training and two-year associate degree programs, the CC's Lamond-Riggs Campus site, located at 5171 South Dakota Avenue NE, Washington DC 20017, was provided by the DC Council in 2009. Formerly the Bertie Backus Middle School, which shuttered in 2008, the building was upgraded to house 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. Until recently, the campus retained its original name as the Bertie Backus Campus. On April 25, 2023, however, the University's Board of Trustees voted to approve a name change that would be representative of the surrounding neighborhood and would distinguish the Community College from the former middle school. To achieve these objectives, the Board established the site as the Lamond-Riggs Campus.

Continued expansion of the Lamond-Riggs Campus is planned and detailed herein. No prior campus plan has been filed with the Zoning Commission for the Lamond-Riggs Campus.

The Equity Imperative – Strategic Plan 2019-2022

The vision for UDC that “all students will achieve their highest levels of human potential” is reflected in its Equity Imperative, a document adopted by the University Board in June of 2018 that is intended to solidify the University's reputation as a Public Higher Education Model of Urban Student Success (*see Exhibit 1.1c The Equity Imperative*).

The strategies it lays out — which were informed by input from town halls held around the city and suggestions gathered internally from students, faculty, staff, and the Board of Trustees — are intended to transform the University into a powerful source of hope, education, creativity, research,

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

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

and urban resilience as it guides many members of our community toward the middle class. Its tactics are affordable and its mission is essential to the future health and stability of the District.

Through a series of goals and objectives, the Equity Imperative seeks to provide more effective and affordable academic and workforce programming, address outdated technology and classroom spaces across the University, strengthen enrollment rates, and generally provide a high-quality education that will guide students towards the middle class.

As the CC aims to serve individuals who are eager to explore new career paths, certificate programs, or associate programs and degrees, the Equity Imperative lays out initiatives intended to ensure equal access to the affordable options offered by UDC-CC. One example is for the University to map all of its offerings according to workforce competencies that will be acquired by students as they proceed through various programs. This means that students who were seeking associate degrees in applied science at the CC could seamlessly transition to bachelor's degree programs at the flagship Van Ness campus, without a concern for loss of credits. This, then, offers a clear and efficient pathway to credentials needed for more successful employment opportunities.

The proposed campus development detailed in this Campus Plan will support the University's goals as they relate to greater educational opportunities by fostering a community college "feel" or identity at the Lamond-Riggs Campus. In addition to the upgrades proposed to the built environment on campus, strengthened enrollment opportunities will help future generations of high school graduates prepare for higher education through improvements made to CC programming. In this way, the educational opportunities offered at the Community College will feed directly into those offered at the flagship Van Ness campus, fortifying UDC's recognition as a university offering high quality education at a low cost.

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

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

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

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

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

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

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

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

1.2 Campus Location & History

The Lamond-Riggs Campus of the University of the District of Columbia is located at the northeast intersection of Galloway Street NE and South Dakota Avenue NE in Ward 5 (5171 South Dakota Avenue NE; Square 3757, Lot 0802) (the “Property”). It is approximately 0.3 miles east of the Fort Totten Metrorail Station (*see Exhibit 1.2 Campus Aerial View*).

Prior to the Property’s use as a branch campus for the University, the building was occupied by the Bertie Backus Middle School from the 1950s until its closure in 2008, which was part of a wider closure of schools within the DC Public School (DCPS) system. Redevelopment efforts of the former school site were announced by the Fenty administration in December 2008, and by January 2009, UDC expressed interest in using the site for development of a community college. Later in 2009, the District provided the Bertie Backus Middle School building for the University’s use, and UDC-CC had opened its doors.

Today, the Lamond-Riggs Campus is located in an R-2 Zone District, where university use is permitted as a special exception, subject to the Zoning Commission’s approval of a campus plan.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

No campus plan was filed prior to 2011. Upon approval of the 2011 Plan, the Zoning Commission agreed that a modification of the campus plan would be required for any further expansion (*see* Subtitle U § 203.3 and Subtitle X § 101 of the Zoning Regulations).³

The approximately 36-foot tall building contains 126,108 gross square feet of floor area on the Property which is comprised of 213,405 square feet of land area. The Property additionally contains greenhouse facilities totaling 8,376 gross square feet, bringing the total built square footage to 134,484 square feet. The land to the east, extending to Eastern Avenue NE, is also primarily zoned R-2. East of the Property is an RA-1 zone district, formerly an R-5-A zone under ZR-58. The area south of the Property includes an MU-3A zone and an RA-1 zone, formerly a C-1 zone and a D/R-5-A zone under ZR-58, respectively. The adjacent Fort Circle Parks is situated in the R-2 zone within the Fort Circle Parks Historic District. The residential area surrounding the Property is largely comprised of a moderate-density neighborhood developed primarily with single-family, two-story rowhomes. The campus is situated to the east of the Art Place at Fort Totten, which is a mixed-use Planned Unit Development (“PUD”) located in an RA-1 Zone District. Currently under phased construction, this improvement proposes a 2,018,880 gross square foot development with a floor area ratio (“FAR”) of 3.08 across approximately 16.67 acres of land. The development will include a community center, exercise facilities, business centers, day care facilities, retail uses, and, upon completion, over 1,000 residential units comprised of market-rate, affordable, and senior housing.

1.3 Service to the Community

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

Popular with residents both in the surrounding community as well as across the District, the Urban Food Hub at the Lamond-Riggs Campus is frequently host to a farmers market, allowing residents to use the on-campus community garden. In addition to the community garden, a commercial demonstration kitchen was constructed on campus and innovative container food production systems known as the “Ag. Pods” were installed, allowing for 24 hours of growth and sanitation for high-quality food production. These various services and facilities support the four components of UDC’s Urban Food Hub: food production, food preparation, food distribution, and waste and water recovery. By providing gardening beds, a demonstration kitchen, greenhouses, hydroponic and aquaponic facilities, and the Ag. Pods, the Lamond-Riggs Urban Food Hub – one of four food hubs across the University system – is designed to provide access to fresh food, create jobs, improve public health, mitigate wastewater issues, and foster urban resilience in the food desert

³ Subtitle U § 252 provides for the by-right use of a community college within a former school building. However, this is not applicable due to certain conditions provided therein, including that the use shall not occupy more than 50,000 square feet of building area.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

neighborhoods of the District. Due to COVID-19, the Lamond-Riggs Urban Food Hub and farmers market were temporarily closed, but UDC seeks to reopen the program in 2023.

The campus also hosts meetings for Advisory Neighborhood Commission (“ANC”) 5A and it has previously hosted information technology seminars directed towards senior citizens of the District.⁴

The University provides an affordable education and provides tuition assistance to students with proven need. In order to provide access to higher education for students who are economically disadvantaged, the UDC Foundation awarded, in the fiscal year of 2020, \$474,795 in scholarships and \$436,718 in support of University academic programs and events, including for the Community College.⁵ This funding assists the University in fulfilling its mission of providing quality, affordable, and accessible education to students in Washington, DC and beyond.

1.4 Economic Contributions

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

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

⁴ Due to the COVID-19 pandemic, many of these on-campus programs have been paused since March 2020. The CC is in the process of restarting many community-based programs and initiatives.

⁵These figures represent ten months of support.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 2: CAMPUS PLAN OVERVIEW

2.1 Campus Development Goals

This Campus Plan has been developed to advance the strategic mission of the University to transform the Lamond-Riggs Campus into a high-quality, affordable institution that will be competitive with other similar community college institutions and will continue to meet the career education needs of the residents of the District of Columbia.

Through the comprehensive planning approach discussed herein, the University seeks to develop a campus environment that will advance these goals. The plan focuses on transforming the prior middle school building into space designed for academic growth that will be flexible to accommodate the CC's long term needs. Accordingly, this Campus Plan considers the form and physical implications of campus growth with proposals to guide the brand and character of modernized and enhanced facilities. The goal is to create a campus that provides an "institutional feel" more akin to a higher education university rather than a former middle school. Through the consideration and development of the physical form, the plan identifies a development scenario that will foster the feeling of a university marked by modern open spaces, advising spaces, updated classrooms, and student gathering spaces. In addition, it outlines policy and operational objectives for a wide variety of elements that shape the character and community impact of the Lamond-Riggs Campus.

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

Specific strategies and objectives articulated in this Plan include:

- Optimizing the utilization of technical facilities and learning environments both within the classroom and throughout the Lamond-Riggs Campus;
- Providing an environment for cultural exchange, effectively harnessing technology within campus boundaries as well as across the District of Columbia;
- Investing in an efficient and reliable infrastructure that supports academic and administrative activities;
- Utilizing its physical presence to engage and enliven the surrounding community in a manner that contributes to the vitality of South Dakota Avenue NE, but also manages the impact of the University on surrounding residential communities;
- Promoting transportation solutions that take into account the ready access of public transportation to the University and the strategic commitment to sustainable development that stresses use of public transit over private vehicles;

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

- Integrating a philosophy of environmentally sustainable management into aspects of the University’s physical character and operations; and
- Furthering opportunities for community engagement through its academic and cultural facilities.

2.2 Campus Plan Process

Background

Beginning in the fall of 2010 and building upon preliminary master plans drafted in 2005 and 2009, the University sought to update the Campus Master Plan. In 2011, the Zoning Commission approved a campus plan for the Van Ness Campus of the University, which was updated in 2020. In connection with the 2020-2029 Van Ness Campus Plan, the University adopted an institutional campus plan for all campuses including the Lamond-Riggs Campus, known as the Bertie Backus Campus at the time. The institutional plan reviewed some development options and identified the need for a Lamond-Riggs Campus Plan to be submitted to the Zoning Commission (*see Exhibit 2.2 UDC Institutional Campus Master Plan 2021-2030*).

Guided by the institutional plan, the University constructed a commercial teaching and demonstration kitchen in undeveloped space in Wing C of the Lamond-Riggs building for the College of Agriculture, Urban Sustainability, and Environmental Sciences (“CAUSES”). That project was completed in 2021. Subsequent to the institutional plan, starting in 2022, the University worked closely with the Office of Planning (“OP”) and District Department of Transportation (“DDOT”) to develop the Lamond-Riggs Campus Master Plan. On October 14, 2022, a presentation was given to the University’s Advisory Committee (established by the Executive Cabinet). Through the remainder of the year, additional presentations were given to local civic organizations (such as the Lamond-Riggs Citizens Association (LRCA)), the ANC, and the University’s Executive Cabinet to obtain more feedback during the planning process. Presentations of the Campus Plan were given to development teams behind nearby development projects, such as the Art Place at Fort Totten. Local ANC representatives were consulted as part of the public outreach process and have been invited to participate in the process. The University intends to continue to work closely with OP, DDOT, and the ANC following filing of the Lamond-Riggs Campus Master Plan in order to solicit additional feedback to ensure that the development of the campus meets the needs of UDC and the surrounding communities.

2.3 Campus Plan Goals

Through the process detailed above, the following goals were developed to implement the University’s vision for the Lamond-Riggs Campus, subject to the University obtaining the requisite budget allocation from the District of Columbia:

- Establish the Lamond-Riggs Campus as a landmark community college hub emerging as an important economic engine for the District of Columbia and the region;

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

- Accommodate future growth and implementation of new technologies while maintaining a commitment to the environment;
- Design new lab space for flexible use to accommodate the interdisciplinary nature of education;
- Establish efficient space layouts within the campus to provide better access and circulation for students and improve operational effectiveness;
- Strengthen the campus' image and character by promoting the University's distinct identity through wayfinding and placemaking;
- Create opportunities to enhance the student experience by creating a courtyard environment that will engage the students from both classroom wings and provide an outdoor place for activities;
- Reduce parking, recognizing that the University is in an urban setting with direct access to mass transit and may be accessed by multiple modes of transportation; and
- Improve the urban campus to effectively maximize the utilization of open areas with the aim to provide much needed green space and better pedestrian circulation through the new courtyard design.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 3: EXISTING CAMPUS CONDITIONS

The Lamond-Riggs Campus is located approximately 0.3 miles east of the Fort Totten Metrorail Station at the border of the Lamond-Riggs and Queens Chapel neighborhoods of Ward 5. It is roughly bounded by South Dakota Avenue NE to the west, Hamilton Street NE on the north, an alleyway and low-density residential properties to the east, and Galloway Street NE and the National Park Service's Fort Circle Parks to the south. The Campus is located entirely within the boundaries of ANC 5A.

The compact, walkable 4.9-acre Lamond-Riggs Campus is comprised of one three-story building predominantly composed of exposed brick. Much of the campus is dominated by a hardscaped parking lot, and a portion of the campus provides greenhouses and an agricultural plot used for the community garden. The Lamond-Riggs Campus was conceived as a commuter campus and therefore provides little student support space and no on-campus housing facilities.

3.1 Community Context & Surrounding Conditions

(see **Exhibit 3.1 Campus Plan Boundary, Community Context, and Existing Zoning Districts**)

The Lamond-Riggs Campus is located in the R-2 Zone District. It is predominately surrounded by low- and moderate-density residential uses within the R-2 Zone, as well as the mixed-use Morris & Gwendolyn Cafritz Foundation PUD – branded as the Art Place at Fort Totten – located across South Dakota Avenue NE. The PUD is currently undergoing a phased construction plan. Art Place is located within an RA-1 Zone District, which will be rezoned to an MU-5-A Zone District upon completion of the PUD. Upon completion, Art Place will contain approximately 90,000 square feet of retail use, which will include a grocery store, a fitness center, a pharmacy, and medical offices. The development currently provides approximately 724 off-street parking spaces. Over 800 additional off-street parking spaces are anticipated over the course of construction.

The properties to the east extending to Eastern Avenue NE are also primarily zoned R-2. East of the Property is an RA-1 Zone District, formerly an R-5-A zone under the Zoning Regulations of 1958 (ZR-58). The area south of the Property includes an MU-3A zone and an RA-1 zone, formerly a C-1 zone and a D/R-5-A zone under ZR-58, respectively. The adjacent Fort Circle Parks is situated in the R-2 zone within the Fort Circle Parks Historic District. The residential area surrounding the Property is largely comprised of a moderate-density neighborhood developed primarily with single-family, two-story rowhomes.

The Lamond-Riggs Campus is located in the Local Public Facilities land use category on the Future Land Use map, and it is designated as being part of a Neighborhood Conservation Area on the Generalized Policy Map. Surrounding properties are predominately comprised of low-medium density residential uses, as well as medium-density commercial and residential uses to the west. Property to the south is located in the Parks, Recreation, and Open Space land use category. Property to the north is located in the Low-Density Residential land use category, with some additional Local Public Facility uses interspersed.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

3.2 Buildings, Facilities, & Campus Layout

(see Exhibit 3.2a Existing Condition Site Diagram)

Originally designed for the Bertie Backus Middle School, which closed its doors in 2008, the Lamond-Riggs Campus building is a U-shaped building with 134,484 square feet of floor area spread across three floors and three (3) “wings” (A, B, and C) with crawl space under portions of the first floor.

Wing A on the west side of the campus houses the recently rehabilitated approximately 7,000-square foot auditorium as well as classroom and administrative offices uses. Adjacent to the auditorium at the northwest corner of the Property is an equipment service area, as well as a bio-retention area with shrubs and perennial plantings which help filter stormwater runoff before draining into the groundwater system. Wing B, which is a corridor connecting Wings A and C, contains additional classroom, labs, administrative office uses and temporary uses for the District’s Department of Employment Services (“DOES”), which plans to vacate their use of the campus’ offices in the near term. To the north and south of Wing B are surface vehicular parking lots, described below. Wing B provides the only elevator which services the building. Wing C, on the east side of the campus, houses the defunct gymnasium, cafeteria, and old kitchen, a majority of which is now used solely for storage. The gymnasium located in Wing C is in a deteriorated state due to water infiltration issues. The wood floor of the gymnasium contains cracked, loose, displaced, and rotted material.⁶ The cafeteria and old kitchen in Wing C are not usable, with the ceiling being partially exposed during a recent site visit. Wing C also has a walk-out seating terrace that faces Fort Circle Parks to the south, as well as the recently installed training/demonstration kitchen on its terrace level, completed as part of a renovation project in 2021 and used as part of the Lamond-Riggs Urban Food Hub programming. Stairways are provided to allow access from Wing C’s terrace level down to other Urban Food Hub facilities adjacent to the public alley just east of the Campus. This portion of the site includes a greenhouse area with aquaponics and hydroponics installations, a community garden, the food container systems known as Ag. Pods, and a pocket park with a small stand of trees in the southeastern corner of the site. The Ag. Pods, supplied as part of a grant provided to UDC by PEPCO, uses hydroponic technology enclosed within a container, allowing year-long, 24-hour food production.

Much of the campus consists of two paved asphalt parking lots. One is a small lot containing twenty-three (23) parking spaces accessible from the Hamilton Street NE curb cut on the north side. The other is a large lot containing 165 parking spaces south of the building, accessible from the Galloway Street NE curb cut. In total, there are approximately 188 parking spaces provided on campus.

⁶ A structural analysis of Wing C, conducted by A+F Engineers, concluded that extensive structural, façade, and other repairs would be needed in the future to address “major damage” caused by water infiltration and age. In addition, further investigation and repairs would be needed to add any mezzanine space and the addition of green roofs or any other additional loads is not recommended. For all of these reasons, future use of the existing structure of Wing C over the long term would be extremely difficult and costly as compared to constructing a new building.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Wing A is built directly on the western property line fronting South Dakota Avenue NE and the main entry is ADA-accessible. An approximately twenty (20)-foot deep strip of green and paved public space runs parallel to the face of the building along South Dakota Avenue NE. A large concrete retaining wall with a relatively new, eight (8) to ten (10)-foot high chain link fence starts at the intersection of Galloway Street NE and the alley, and it continues up the alley along the property line, intersecting with the Hamilton Street NE edge of the campus and continues west down Hamilton Street NE up to the auditorium in Wing A, enclosing much of the site. The fence also traverses down Galloway Street NE from the alley west to South Dakota Avenue NE. The retaining wall rises to a height of about twelve (12) to fifteen (15) feet. While little is known about the history of the chain link fence, UDC executives noted that it was provided on site prior to the University's inheritance of the defunct Bertie Backus Middle School building. The lower level of the building varies in height approximately sixteen (16) feet below the surrounding grade.

The concrete public alley at the eastern edge separates the neighboring single-family homes from the campus. As shown on the Campus Topography Diagram (*see Exhibit 3.2b*) there is a large drop in grade from the alley to the campus level. The alley grade averages about eight (8)-ten (10) feet above the building's second floor level and does not allow service access to the site. This significant grade change, most prevalent at the northeast corner of the site, evens out moving west down Hamilton Street NE. The Property has a twenty (20)-foot topographic change from South Dakota Avenue NE to the public alley. In the center of the site, the elevation figures rise from 109 feet above sea level at the sidewalk near Wing A to 127 feet above sea level at the corner of Wing C, and 115 feet above sea level near the greenhouse area (*see Exhibit 3.2c Existing Building Elevations with Street Sections*).⁷

A pedestrian bridge connects the building at the northeast corner with the alley way through an access gate, providing access into Wing C, the demonstration kitchen, and Wing C's terrace level down to the community garden and greenhouse facilities located below. As detailed above, the community garden – site of one of UDC's Urban Food Hubs – provides a hands-on learning experience, particularly for students in the College of Agriculture, Urban Sustainability & Environmental Sciences (CAUSES). Consisting of twenty-six (26) raised garden beds (24.5 square feet each), aquaponic and hydroponic systems, and a native plant nursery, the plot occupies approximately 8,400 square feet of the Property.

3.3 Campus Perimeter Conditions

(*see Exhibit 3.3 Campus Civil Site Survey*)

Notwithstanding its location adjacent to the South Dakota Avenue NE corridor, the Lamond-Riggs Campus maintains a limited presence along South Dakota Avenue NE. The campus fronts directly upon the 120-foot wide, north-south roadway of South Dakota Avenue NE, and the east-west roadways of Galloway Street NE (approximately 53-feet wide) and Hamilton Street NE (approximately 60-feet wide). The sixteen (16)-foot wide alleyway runs coterminous to the easterly property line of the campus. A building restriction line set approximately fifteen (15) feet

⁷ Elevation figures are provided in DCDPW vertical datum, approximately 0.08' (one inch) above NAVD88.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

inland from the property line is provided along both the Galloway Street NE and Hamilton Street NE lot frontage. While considered privately owned, the area between the building restriction line and the property line is treated as public space.⁸ The building restriction line along Galloway Street NE and Hamilton Street NE follows the property line along such frontages.

The southern end of the Lamond-Riggs Campus, along Galloway Street NE, fronts the National Park Service's Fort Circle Parks, providing some buffer between the institutional and mixed-use portions of South Dakota Avenue NE from residential uses south of the campus.

Along the entire north and east sides of the campus is a series of two-story, single-family semi-detached row homes. Hamilton Street NE is the dividing street between the northerly residential neighborhoods and the University. The aforementioned retaining wall and fence sit along the property line of the Property. There is shrub/perennial bioretention planting inside the fence at the northwest corner and plantings adjacent to the building wall. On the east side, the campus fronts the rear of the row homes across the alleyway, approximately 50-70 feet from the campus perimeter. There is an accessible ramp from the alleyway to Wing C's second-floor outdoor terrace via a locked gate. Along the western frontage of the campus facing South Dakota Avenue NE is the building's main entrance, which provides a small plaza area with seating, litter receptacles, planting beds, and the University's commemorative 9/11 memorial, dedicated to two victims of the September 11th attacks from the former Bertie Backus Middle School. A stairway and accessible ramp are provided along the main entrance, and another accessible ramp and stairway is provided at the southwest edge of the building. To the west of the campus across South Dakota Avenue NE is the Art Place at Fort Totten PUD. Upon completion, four new three (3)-to-eight (8)-story buildings – no taller than 75-feet from grade – will provide approximately 2,018,880 gross square feet of residential, retail, and accessory space.

3.4 Uses & Utilization

(see **Exhibit 3.4 Existing Space Utilization**)

As discussed above, the use of the campus is listed as being in the Local Public Facilities (LPUB) category on both the existing and future land use maps for the District. There are currently no on-campus residential facilities. The majority of the Lamond-Riggs Campus is currently devoted to academic/administrative use, including agricultural facilities such as greenhouse and hydroponic uses primarily for the CAUSES programming.

3.5 Student Enrollment

Over the past four decades, the University's enrollment has modulated in response to changing social, political, and economic trends in the District. Within a decade of its establishment, the University system reached a total enrollment of over 14,000 students by 1980. Approximately 69% of the University's student population are residents of the District. As of Fall 2022, the University's

⁸ § 9-203.05 of the Code of the District of Columbia.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

enrollment is approximately 3,577 students in undergraduate, graduate, professional, and CC programs, with approximately 1,499 students enrolled at the Lamond-Riggs Campus.

The consolidation of the CC at satellite locations (801 North Capitol, Lamond-Riggs, and PR Harris) to the Lamond-Riggs building and Workforce Development & Lifelong Learning to Old Congress Heights (located at 3100 Martin Luther King Jr. Avenue SE) resulted in less academic space for student use. During the COVID-19 pandemic, this was accommodated by having classes move online; however, challenges related to the pandemic impacted both the number of students on campus and the overall number of students enrolled in the CC. Looking forward, and as students return to the physical campus environment, the University anticipates a steady enrollment increase for the Community College to reach approximately 3,000 students by 2030.

3.6 Building Heights

(see **Exhibit 3.6 Existing Campus Building Heights Diagram**)

The existing main building rises to a height of thirty-six (36) feet. The building height complies with the R-2 Zone and does not exceed the maximum forty (40) feet height limit.⁹ The gymnasium located in Wing C, however, reaches a height of forty-eight (48) feet as an existing condition.

3.7 Development Summary & Floor Area Ratio (Bulk)

The Lamond-Riggs Campus is located in the R-2 Zone and consists of approximately 213,405 square feet of land area. The campus was constructed prior to the application of the Zoning Regulations to District-owned properties and includes approximately 134,484 square feet of gross floor area, for a floor area ratio of approximately 0.58. The Zoning Regulations permit an equivalent FAR of 1.8 for campuses in the R-2 Zone District¹⁰ (see Section 9.4 below).

3.8 Open Space

(see **Exhibit 3.8a Existing Pervious & Impervious Surface Diagram**)

The current building consisting of Wings A, B, and C has a footprint of approximately 58,733 (Wing A: 20,481 square feet; Wing B: 14,046 square feet; Wing C: 24,206 square feet). The existing greenhouses provide a footprint of 8,376 square feet, bringing the total amount of building impervious surface to 67,109 square feet, occupying approximately 31% of the property's land area. Other impervious surfaces on site, including both asphalt parking lots, amount to 116,501 square feet, or approximately 55% of the lot's area. Pervious surfaces on site have an area of 29,795 square feet, approximately 14% of the lot's area. As an urban campus built on an irregular topography, much of the site is covered by impervious surfaces, primarily comprised of the Lamond-Riggs Campus building and asphalt-paved parking lots and pedestrian walkways. Much of the large parking lot area comprises space on site which could be used for additional open and

⁹ Zoning Regulations of 2016 ("ZR-16") Subtitle D § 303.1.

¹⁰ ZR-16 Subtitle X § 101.5.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

vegetative space, particularly given that this area benefits from the most amount of sunlight at any point in the year (*see Exhibit 3.8b Solar Study Diagram*).

At the time of the original campus construction, there were no stormwater management devices other than public stormwater catchment in the streets. However, over the last decade the University has implemented stormwater management efforts in tandem with UDC's broader sustainability goals (see Section 6 below). The interior of the campus, other than the narrow strip of lawn area along the southern edge, is all asphalt surface parking area with a drain structure in the center. The northwestern corner of the campus has a bioretention basin to help collect and filter stormwater runoff before percolating back into the groundwater system. On the southwest corner of the campus, the community garden is primarily accessed through the parking lot and is located adjacent to the three (3) aquaponic/hydroponic greenhouses. This area also contains the aforementioned Ag. Pods which provide stormwater collection devices and a berm which directs stormwater runoff to a 490-square foot bioretention basin. There are several empty tree boxes among the mature trees in the public space along the sidewalk fronting South Dakota Avenue NE. The small concrete plaza area in front of the main entrance along South Dakota NE has benches and basic furnishings.

3.9 Circulation Networks & Transportation

Site Location and Major Transportation Features

The Lamond-Riggs Campus is served by the principal arterial of South Dakota Avenue NE and the local roads Galloway Street NE and Hamilton Street NE. The site is also served by public transportation, including the Metrorail Green, Red, and Yellow Lines at the Fort Totten Station and several Metrobus lines. The Lamond-Riggs Campus has limited pedestrian entryways with only the old middle school entrance along South Dakota Avenue NE, access from Galloway Street NE, and access from Hamilton Street NE which is currently being utilized by DOES. The remainder of the campus would be greatly enhanced by additional pedestrian walkways and a new centralized student entrance to the campus. Though there are no designated bicycle routes fronting the campus, a Capital Bikeshare station is located nearby, adjacent to the Fort Totten Metrorail Station.

Transit

(*see Exhibit 3.9a Existing Transit Services Diagram*)

The Metrorail and Metrobus systems provide high quality public transportation to the Lamond-Riggs Campus. The University is located in proximity to the Fort Totten Metrorail station which runs the Green, Red, and Yellow Lines. Trains run approximately every five (5) to twelve (12) minutes on weekdays and every twelve (12) minutes on weekends.

Metrobus service is accessible to the University, with the 80, E2, E4, and F6 lines running along Galloway Street NE, and the E4 line running along South Dakota Avenue NE. These routes connect the site with several destinations throughout downtown DC and the surrounding areas.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

UDC Shuttle

UDC has operated several shuttle routes serving the various campus locations across the District of Columbia. While the shuttle is currently not operational due to COVID-19, the University is considering continued shuttle services between Van Ness and Lamond-Riggs.

Pedestrian Facilities

(see Exhibit 3.9b Existing Landscape & Pedestrian Circulation Diagram)

As stated above, the campus provides three primary pedestrian entryways: the main entrance along South Dakota Avenue NE, access from the public realm and curb cut along Galloway Street NE, and access from the public realm and curb cut along Hamilton Street NE. The campus building provides entry points directly into Wing A off of South Dakota Avenue NE, directly into Wing B through the large parking lot, and directly into Wing C through the smaller lot and the public alleyway.

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

The large volume of high-speed commuter traffic on South Dakota Avenue NE creates an uncomfortable pedestrian environment, particularly during commuter rush hours when on-street parking is prohibited, thereby eliminating a buffer between moving vehicles and pedestrians. The width of South Dakota Avenue NE also encourages additional pedestrian/vehicle conflicts and creates a deterrent to pedestrians when crossing the street, as the marked crosswalks are long, and South Dakota Avenue NE contains a high volume of vehicular traffic. Due to pedestrian activity generators on both sides of the street, pedestrians occasionally cross the street outside of marked crossings, and the wide width of the street exacerbates pedestrian/vehicular conflicts.

The Vision Zero report, released in December 2015 and updated in 2022, sets forth an action plan which will guide the work of District agencies and partners, to eliminate all transportation-related fatalities and serious injuries in the District's streets by 2024. A guiding principle in support of the Vision Zero initiative is that streets should be designed for all users, including pedestrians, bicyclists, transit riders, and motorists of all ages and abilities. Included in the strategies to promote safe streets are enhancing safety through placemaking, including the incorporation of green infrastructure, and promoting the integration of multi-modal street design standards.

Bicycle Facilities

(see Exhibit 3.9c Existing Bicycle Parking Conditions Diagram)

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

There are no District-designated bicycle routes on any side of the Lamond-Riggs Campus. According to DDOT's 2022 Bicycle Map, there is a shared bike lane on Fort Totten Drive NE, approximately 0.6 miles east of the campus. There are two (2) bicycle racks provided on site at the northeast corner of the southern parking lot, between Wing B and Wing C. Each rack provides approximately ten (10) bicycle parking spaces. Two (2) Capital Bikeshare stations are located at the nearby Fort Totten Metrorail station (0.3 miles away) and at the intersection of 3rd Street NE and Riggs Road NE (0.4 miles away).

The Capital Bikeshare system was launched in 2010, replacing the DC SmartBike program. This program now includes over 500 bicycle-share stations across the Washington, DC metropolitan area with over 4,500 bicycles provided.

As shown in the Bicycle Element of Section 4 of MoveDC from December 2021, DDOT's proposed bicycle infrastructure near the Lamond-Riggs Campus prioritizes a future planned improvement along South Dakota Avenue NE (*see Exhibit 3.9d MoveDC 2021*). This improvement would significantly enhance bicycling conditions in the study area and may lead to higher rates of cycling. It would also provide additional links between the University and other residential and commercial destinations in Northeast DC and beyond.

3.10 Service

All waste removal, loading, and delivery services to the Lamond-Riggs Campus currently occur via Wings B and C adjacent to the large parking lot off of Galloway Street NE.

3.11 Parking

(*see Exhibit 3.11 Existing Parking & Vehicular Circulation Diagram*)

Existing Parking Policy

The Lamond-Riggs Campus presently provides space for students, faculty, and staff members to park on site. The majority of parking spaces at the Lamond-Riggs Campus are located on the surface parking lot off Galloway Street NE, as well as a smaller triangular parking lot that faces Hamilton Street NE. Vehicles enter these parking lots through the curb cuts provided on Galloway Street NE and Hamilton Street NE. The larger lot contains approximately 165 parking spaces, and the smaller lot contains approximately 23 parking spaces, for a total of approximately 188 spaces provided on campus. Parking in the surface lots is currently provided by permit only. Faculty, students, and staff must purchase a parking permit and have a valid UDC hangtag while parked at the Lamond-Riggs Campus. Access into the Galloway Street NE parking lot is unrestricted at this time. Looking ahead, the University anticipates implementing and enforcing a more structured parking permit policy and system.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 4: CAMPUS DEVELOPMENT ELEMENT

The 2023-2033 Lamond-Riggs Campus Master Plan contained herein features five primary changes to the Lamond-Riggs Campus that are key to this transformation:

1. Modernize and upgrade the existing academic building and facilities
2. Strengthen enrollment opportunities and welcome a modest increase in students, faculty, and staff
3. Promote the University's distinct identity and wayfinding for public use of campus
4. Implement on-site urban design improvements along the campus frontages on South Dakota Avenue NE, Hamilton Street NE, and Galloway Street NE
5. Construct a new wing to increase programs and provide an open space courtyard for improved green landscaping and sustainable features

Determining Lamond-Riggs' future programming needs began with defining the University's strategic criteria: ensuring alignment to the Equity Imperative, prioritizing enrollment management, and delivering on commitments to the District. The programming recommendations outlined in the following subsections meet these criteria by:

- **Investing in Student Success**

Optimize student success and strengthen UDC's reputation by increasing access to high-quality classrooms, offices, and collaboration spaces

- **Creating Capacity for Growth**

Optimize space by increasing efficiency, promoting shared spaces, designing for adaptability, and creating more hi-flex/hybrid spaces

- **Leveraging Capital Improvement Plan ("CIP") Funding**

Optimize budget and schedule to deliver on UDC's commitments to the District

As discussed in detail below, the primary changes referenced above will help to fulfill the University's vision, mission, and Equity Imperative goals at the Lamond-Riggs Campus.

4.1 Population

Since the consolidation of the Community College at the Bertie Back Campus, the University has been considering strategies to grow and develop the CC's space and programming to provide District residents with an affordable, quality education in the District of Columbia.

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

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Broadly, the University estimates that the Lamond-Riggs Campus population will nearly double from current levels to reach a total population of approximately 3,000 students by 2030. A maximum capacity analysis has not been conducted, however, this modest increase in additional students can easily strain the existing academic space on the campus, which was constructed to accommodate a public middle school. The University also estimates that the number of faculty and staff members at the Lamond-Riggs Campus will increase from the current approximately 108 members to approximately 118 members by 2030.

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

4.2 Campus Development

(see **Exhibit 4.2a Proposed Campus Development Plan – Goals and Features – Precedent Photos**)

To support the planned evolution of academic programs at the Lamond-Riggs Campus, UDC will create a more vibrant on-campus experience through the modernization of the existing academic building and the construction of a new wing to service the needs of the University. In-depth space utilization analysis was conducted to determine the optimal future programming needs. As a result of this analysis, it was determined that with selective renovations to the existing buildings, the present footprint of the Lamond-Riggs Campus is suitable to meet the campus' near-future academic needs. Specifically, since various sections of the buildings on campus are not presently being used due to building condition or assignment to external tenants, prioritizing the renovation and redesign of these spaces is the most efficient and cost-effective approach to provide the additional academic space needed.

Over the next decade, the campus will continue to house the CC and some workforce development programs, as well as other academic and administrative functions associated with the University's Community College programs.

The Capital Improvement Plan, adopted by the University Board in 2020, lays out the capital expenditures of the University from 2020-2026 (see **Exhibit 4.2b Capital Improvement Plan**). The CIP provides the earmarked funds and direction for the modernization and upgrading of existing academic buildings and facilities as described below.

Modernization and upgrading of existing academic buildings and facilities

This Campus Plan calls for the rehabilitation and improvement of the existing building and all campus facilities on the Lamond-Riggs Campus. The existing structures are supported by original infrastructure, most of which is well past its useful life. In fact, an internal study by the University found that the existing building HVAC differs among the different wings of the building. The

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

building has a boiler system, located in Wing B's lower level, that was abandoned in place and is no longer in use. The building exhaust is served by a series of exhaust fans on the roof and the fans are directly connected to vertical exhaust shafts that run down to the lower levels of the building. The exhaust shafts are then ducted to the building bathrooms and janitor closets.

Wing A, which includes the auditorium, is served by two packaged rooftop units ("RTU's") located in a fenced-in enclosure on grade. These RTU's provide heating, cooling, and ventilation to the auditorium, and are the only HVAC system serving this space. Both were installed in 2014 and have been in use for approximately eight (8) years. Heating and cooling for the offices and classrooms in Wing A is provided by a variable refrigerant flow (VRF) system.

Classrooms and offices are provided with individual, ducted fan coil units ("FCU") to serve the space's heating and cooling needs. FCU's range in size from 0.5 to 3 tons. Ventilation for Wing A is provided by a dedicated outdoor air system ("DOAS"). A 100% outside air RTU located on the roof supplies air to the classrooms and offices on the 1st, 2nd, and 3rd floors of Wing A.

Wing B has heating and cooling provided by heat pump split systems. Each classroom or office is provided with a concealed, ducted fan coil unit and heat pump condensing unit. This is an inefficient system and requires the use of 89 separate condensing units on the roof. Ventilation for Wing B is provided by two DOAS RTU's, and one DOAS air handling unit ("AHU"). Each floor is provided ventilation by one system.

These multiple systems are currently working but are prone to leaks and maintenance challenges, and they create intensive energy usage. Due to the inefficiencies of this system, it is recommended to be replaced.

A study of the structure of the campus building found that most of the structural elements of the existing campus building are in good condition. However, it was noted that there are signs of damage in some exposed slabs and the exterior brick façade. The gymnasium flooring is unusable due to decay. The structure additionally shows signs of needing structural support, particularly at some building corners. Some minor decay was observed in concrete elements specifically near some slab edges and expansion joints. These deficiencies will be surveyed and documented, and any flaws will be repaired as necessary before any major renovation is undertaken.

To address building deficiencies, the University intends to utilize the capital funds. A new elevator will be installed, HVAC systems will be significantly upgraded and access systems will be upgraded, adaptable/customizable/movable classroom desks and furniture will be provided, and state-of-the-art classroom technologies like Smartboards will be installed in existing academic buildings.

Renovation of existing academic buildings to provide for more efficient use of academic space and office use

Further, this Campus Plan accounts for the allotment of capital funds that would allow for the interior redesign of existing buildings, providing more efficient academic spaces to support the

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

University's mission, vision, and programs. The building currently has academic and office spaces spread throughout Wings A and B. A more efficient utilization of space is recommended after DOES vacates the building. Feedback provided by students, faculty, and staff of the CC indicated that the campus currently has insufficient space for advisory and academic counseling purposes. A reconfiguration of the campus' administrative areas in Wings A and B would allow for an appropriate allocation of space dedicated to academic advisors and the students they support.

With the identification that Lamond-Riggs' greatest challenge is not the amount of total space provided but rather *how* the space is allotted and designed to meet the University's needs, the recommendation to effectively redesign campus activities to meet university goals is as follows:

- Selectively modernize the existing building to bring new space online to address additional space needs;
- Locate new student spaces on the ground floor to increase student access and create vibrancy;
- Provide additional new student spaces (café/coffee station space, library, etc.) to create a more holistic learning environment and community college feel; and
- Relocate and expand offices to the third floor of the building to prioritize student access.

Following these renovations, Lamond-Riggs' programmable square feet will be utilized more efficiently to meet existing and immediate future needs based on projected growth.

Identifying Sites for Photovoltaic Panels & Green Roof Construction

Based on structural analyses, the existing building is not suitable for a green roof due to the weight, but it can support photovoltaic panels.¹¹ The modernization of the existing wings will include providing solar-ready rooftops for the future installation of photovoltaic panels, and the construction of a new wing will provide the physical and structural capability needed for a green roof. These new features of the campus will help meet the sustainability goals of the University and help reduce stormwater runoff.

Identifying New Construction of Academic Buildings

The construction of the modernized and new facilities is proposed to take a two-phased approach. Phase I will provide comprehensive upgrades to the existing facility, amenity space, as well as a new green space situated between the three wings and the parking lot off of Galloway Street NE. New construction in Phase II will provide the development of the new Wing D. Upon completion of the new wing, an interior courtyard will be provided at the heart of the campus, more classroom and lab space will become available, and additional student amenity spaces such as study rooms and a fitness area will be provided.

¹¹ Photovoltaic panels, sometimes colloquially referred to as solar panels, convert thermal energy generated from sunlight into electricity.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

- **“Phase I”** – The first phase will provide a modernization of existing Wings A, B, and C. Mechanical spaces and HVAC facilities will be upgraded, and classroom, lab, and administrative space will be reconfigured to promote efficient space utilization. The rooftops of Wings A, B, and C will be made solar-ready so that photovoltaic panels can be installed in the future. An additional ADA-compliant elevator will be provided and overall ADA access will be enhanced. Further, public seating, planters, and a redesigned 9/11 memorial will be provided along South Dakota Avenue NE to activate the public realm.

During this phase, façade improvements along the main entrance of Wing A and new signage to be provided along the South Dakota Avenue NE and Hamilton Street NE frontages will help promote a stronger visual campus identity. The auditorium wall, currently blank, will be enhanced with a mural, promoting public art in connection with the University’s identity. A new green space with wayfinding signage and decorative landscaping will be developed between the three wings adjacent to the Galloway Street NE parking area. The modernization of Wing B will introduce student-oriented amenity space such as a coffee and food service station, and it will also provide direct access to the new green space. A comprehensive renovation of Wing C will bring currently unused space back to life, further promoting efficient space utilization and fostering a college campus feel. The updated Wing C will provide additional lab space and storage areas, and it will be reintegrated with the wing’s demonstration kitchen, the adjacent community garden, and the greenhouses used for the Urban Food Hub.

The existing chain link fence along the public alley and a portion of Galloway Street NE will be replaced with a low-rise decorative fence to ensure security, and the portion of the fence between Galloway Street NE and South Dakota Avenue NE will be removed to foster a more inviting campus. Along with the removal of the fence, additional walkways will be provided along the east side of the Campus (near the pocket park) to allow for a direct connection to the public sidewalk on Galloway Street NE. The Hamilton Street NE parking area will be modified to provide 18 vehicular parking spaces, and parking on the Galloway Street NE lot will be modified to include new stormwater management capabilities (bioretention areas, new trees, planting strips, vegetative screening) and spaces for approximately 160 vehicles (*see Exhibit 4.2c Proposed Campus Development Plan – Modernization (Phase 1) and Exhibit 4.2d Proposed Campus Development Plan – Modernization 3D (Phase 1)*).

- **“Phase II”** – The second phase will facilitate an open courtyard condition by including the construction of the new two- or three-story Wing D, which will run parallel to Wing B, encircling and expanding the green space provided in Phase I. Construction of this new wing will facilitate a seamless transition between the open space of the adjacent Fort Circle Parks and the open courtyard on site by using building materials on Wing D’s façade which will promote visual access between both green spaces. This new wing will also provide additional academic and

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

administrative space, along with a student center, green roof, and other needed facilities. The basement of the new wing will house utility connections, modern mechanical facilities, and modern electrical and plumbing equipment. A new, student-oriented entrance will be installed located at a new plaza at the southwestern corner of the campus. This new entrance will connect to a student forum, offering space for relaxing and collaboration. The new plaza, at the corner of Galloway Street NE and South Dakota Avenue NE, will include decorative landscaping with space for planters and seating.

The open courtyard will feature bioretention areas, landscaping which promotes congregation amongst students and faculty, and additional walkways and rest areas. Continuing upgrades to the remaining wings contemplated as part of Phase II include enhancements to the coffee and food service area in Wing B and additional short-term and long-term bicycle parking in Wing C. The development of Wing D will modify the Galloway Street NE parking area to provide space for approximately 100 vehicles, and additional vegetation and stormwater management facilities will be included in the modified parking area. New landscaping in the Hamilton Street NE parking area will provide new trees and planting strips which will facilitate a more visually appealing space.

To address traffic concerns and a potential for pedestrian-vehicular conflicts, curb extensions will be made at the intersection of Galloway Street NE and South Dakota Avenue NE and at the intersection of Hamilton Street NE and South Dakota Avenue NE. This will widen the pedestrian rights-of-way, slow down traffic, and provide additional crosswalks across Galloway Street NE and Hamilton Street NE. Together, these efforts will foster a more walkable urban environment.

This phase will additionally provide new lab and lecture spaces, and enhanced rooftop mechanical penthouses. Façade improvements during Phase II include additional decorative paneling and screens on the public-facing building walls of Wing A, along with a newly installed green wall on Wing A's façade facing the interior courtyard (*see Exhibit 4.2e Proposed Campus Development Plan – Courtyard (Phase 2) and Exhibit 4.2f Proposed Campus Development Plan – Courtyard 3D (Phase 2) and Exhibit 4.2g Proposed Campus Building Streetscape Sections (Phase 2)*).

Upon completion of Phase II, Wings A and B will remain at a height of thirty-six (36) feet and Wing C will remain at a height of forty-five (45) feet. Wing D will provide a fifty (50)-foot architectural element along its façade to promote campus visibility, while the building itself will rise to forty-five (45) feet (*see Exhibit 4.2h Proposed Campus Building Heights Diagram (Phase 2)*).

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Identifying Locations for New Outdoor Spaces

This Plan anticipates the construction of new outdoor courtyard space that may function as an urban garden, outdoor study, informal gathering, and/or meditation space. The new courtyard will be protected by the new Wing D and foster a college campus feel from within the classroom facilities. As the proposed construction will be taking a phased approach, as outlined in the subsections above, new outdoor space will be identified during the various phases. The modernization during Phase I will provide improved frontage along South Dakota Avenue NE. Phase II will create the courtyard condition with the addition of Wing D. The pocket park at the southeast corner of the campus will continue to provide quiet space for students and faculty. Previously hardscaped surfaces in the lot along Galloway Street NE will be converted into perennial and groundcover planting areas.

As discussed above, this Campus Plan identifies a two-phased approach to accommodate the University's needs. Alternative campus concepts were evaluated but the proposed campus plan provided the most efficient design, enhanced outdoor space, and parking. Site evaluations examined the potential for the size and applicable development restrictions on height, bulk, and setbacks to accommodate the program needs. These evaluations also considered the ability to integrate a new building into the existing Lamond-Riggs Campus in an organized manner that enhances campus life, character, operations, and community engagement. Finally, the site evaluations carefully considered the impact of the planned facilities on sustainability goals.

Summary

In total, the proposed construction during Phase II will provide an additional approximately 55,000 square feet of gross floor area, increasing the Lamond-Riggs Campus FAR from 0.63 to approximately 0.89. This includes approximately 189,000 square feet for classrooms, labs, other academic space, administrative space, the new coffee and food service station, student center, faculty lounge, library, and the existing greenhouses. The proposed construction will increase the lot occupancy to approximately 40% (*see Exhibit 4.2i Building and Site Analysis*).

Conclusion

Based on the foregoing reasons, the University developed its proposed Campus Plan to implement the University's goals. A modest increase in student, faculty, and staff population supports the University's transition to a selective admissions flagship institution. Modernizations and upgrades to existing academic building and the creation of more-efficient academic and administrative spaces in the existing building will result in better student experiences, highly competitive academic performance, and aid in student retention. Efficient use of scarce space on the Lamond-Riggs Campus is a University goal, along with a modest installation of new academic spaces.

The University also believes that prudent and judicious deployment of the new Wing D will be an improved public facing entrance for the Community College.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

4.3 Off-Campus Housing

In drafting this Campus Plan, a housing-related survey was issued to Community College students at the Lamond-Riggs Campus to analyze the need for student housing. Based on the survey results and the high proportion of students who commute to the campus from within the District, providing on- or off-campus housing for Community College students on the Lamond-Riggs Campus is not presently identified as a priority for the University.

Adjacent to the Lamond-Riggs Campus across South Dakota Avenue NE is the Art Place at Fort Totten, a mixed-use PUD which is currently under phased construction. Upon completion, the new development will provide over 1,000 residential units comprised of market-rate, affordable, and senior housing. With this and other, smaller nearby residential developments, there is an opportunity for UDC to collaborate with developers to offer student housing, potentially at reduced rates. While discussions to do so are nascent, it is recommended that this potential opportunity be taken into consideration.

UDC takes its responsibility to the neighborhood very seriously and will therefore ensure that any student occupants of nearby apartments will be good neighbors and follow all applicable rules.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 5: TRANSPORTATION ELEMENT

5.1 Overview

The transportation goals of the UDC Campus Plan align closely with DDOT's goals, as articulated in DDOT's 2010 Action Agenda and 2021 MoveDC Action Plan. The UDC Campus Plan's transportation goals are as follows:

- Enhance pedestrian safety
- Promote District transit use
- Reduce automobile dependency
- Reinforce sustainability
- Improve campus circulation

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

5.2 Impact Evaluation

(see **Exhibit 5.2a Transportation Filing**)

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

The following proposals are included in this Campus Plan:

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

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

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

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Develop and implement a thorough set of Transportation Demand Management (“TDM”) programs and policies

The goal of the TDM program and policies are not only to reduce the vehicular demand to a campus, but to organize, market, and monitor the different TDM strategies employed to ensure efficiency in their implementation. No prior TDM plan has been developed for the Lamond-Riggs Campus, however UDC will propose a TDM plan similar to the plan approved as part of the 2021 Van Ness Campus Master Plan.

UDC proposes this new TDM plan based on current transportation amenities and trends. This new TDM plan proposes to include the following:

- **Parking Pricing:** UDC will develop a parking rate structure for Lamond-Riggs’ surface parking lots as modifications proceed through the phased construction. Charging for parking will help deter single-occupant driver parking and raise revenue for TDM programs. The student, faculty and staff rates will be adjusted periodically to maintain a peak occupancy level within the parking lots of 80-90% on a typical weekday. UDC will also continue monitoring parking rate structures to prevent non-University patrons from parking on site.
- **Carpooling:** UDC will provide employees who wish to carpool with detailed carpooling information and will refer them to other carpool matching services. UDC will also designate a minimum of two (2) preferential carpooling spaces and one (1) preferential vanpooling space in a convenient location within the parking lots.
- **Transit Benefits:** UDC proposes to offer enrollment in the SmartBenefits program, which allows for up to \$280 a month of pre-tax salary to be used for transit fares, to University employees. As student population increases over time, the University will also explore enrolling both part-time and full-time students in the WMATA U-Pass program which provides unlimited Metrorail and Metrobus rides for students for a substantially discounted rate. It is understood that the District is currently considering a “zero-fare” transit program intended to make Metrobus fares free for riders within District limits. UDC will explore partnering with the appropriate District agencies if legislation is passed enabling this program.
- **Bicycling:** UDC will provide information about bicycle riding in the District, bicycle routes between the Lamond-Riggs Campus and major destinations, and the location of bicycle parking and storage on campus. During Phase I, this Campus Plan proposes forty-eight (48) unenclosed short-term bicycle parking spaces, sixteen (16) covered short-term bicycle parking spaces, and seventeen (17) covered long-term bicycle parking spaces to be provided within the plazas at the southwest corner of the site and fronting Wing A, and in available space in Wing C. Upon completion of Phase II, this Campus Plan proposes sixty-eight (68) unenclosed short-term bicycle parking spaces, twenty-four (24) covered short-term bicycle

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

parking spaces, and twenty-five (25) covered long-term bicycle parking spaces in the plazas and in Wing C and Wing D. A total of one hundred seventeen (117) bicycle parking spaces are proposed. UDC will market and encourage use of the existing nearby Capital Bikeshare locations at the Fort Totten Station (0.3 miles from campus) and at the intersection of 3rd Street NE and Riggs Road NE (0.4 miles from campus). Phase II will provide new shower and changing facilities available to bicycle commuters.

- **Electric Vehicle Parking:** UDC proposes to designate at least two (2) preferred parking spaces for alternative fuel vehicles and provide at least two (2) electric vehicle charging stations. By encouraging the use of electric rather than carbon emitting vehicles, this will also help the University comply with the District's Clean Energy Act of 2018.
- **Marketing:** UDC will market these and all TDM programs on a detailed website, an information kiosk on campus, and in orientation packets for on-campus students and staff when they are hired.

Improve campus circulation and enhance pedestrian connectivity

(see **Exhibit 5.2b Proposed Pedestrian Circulation Diagram**)

The Plan proposes certain improvements to promote campus circulation and enhance pedestrian connectivity and gateways to the Campus. The new courtyard, which can be accessed directly from each wing, will serve as a new center point for pedestrian paths on campus.

This Campus Plan proposes to retain the two (2) existing curb cuts off Galloway Street NE and Hamilton Street NE. In Phase I, the curb cut along Galloway Street NE will be widened from its current width of fourteen-and-a-half (14.5) feet to twenty (20) feet, and it will continue to be used for parking access by students, faculty, and staff. This curb cut provides access to a driveway which will lead into the parking area. In Phase II, the curb cut along Hamilton Street NE will be brought up to DDOT standards and it will continue to provide access to a driveway leading to service areas adjacent to the public alleyway. All loading and service spaces will be provided in this area.

As shown on **Exhibit 5.2b**, an enhanced pedestrian gateway will be provided on South Dakota Avenue NE. The plaza in front of the new Wing D will be pulled away from the property line and away from vehicle traffic, bringing the entrance closer to the existing crosswalk. Pedestrian walkways will be provided in front of Wing D that will provide access to a variety of outdoor seating areas, the greenhouse area, and the pocket park at the southeast corner of the site. New pedestrian connections from the pocket park area directly to the public sidewalk on Galloway Street NE will be provided in Phase I. Within the new courtyard, pedestrian pathways are provided throughout, which will bring forth a college quad feel, typical of esteemed higher education facilities. Additionally, new curb extensions are proposed at the intersection of Galloway Street NE and South Dakota Avenue NE and at the intersection of Hamilton Street NE and South Dakota

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Avenue NE. This will widen the pedestrian rights-of-way, slow down traffic, and provide additional crosswalks across Galloway Street NE and Hamilton Street NE. We are aware of DDOT's intent for future improvements to the public realm along South Dakota Avenue NE. The roadway improvements on Hamilton Street NE and Galloway Street NE proposed as part of this Campus Plan will reflect District design standards and correspond to DDOT's improvement projects on South Dakota Avenue NE (*see* **Exhibit 4.2g**).

Finally, this Campus Plan proposes the modification of existing outdoor spaces to further enhance the pedestrian experience. While the greenhouse area will remain as is, the pocket park at the southeast corner of the site adjacent to the public alley will include outdoor seating and additional shade trees, offering a quiet space for users.

A detailed review of the transportation elements of the Plan and TDM measures is contained in the Transportation Filing at **Exhibit 5.2a**.

This Campus Plan proposes conducting a comprehensive analysis for firetruck/emergency vehicle access and mobile storage unit accessibility to the core of the campus and to the proposed new building. This analysis is recommended to be conducted as part of further processing with the Zoning Commission for the construction of the aforementioned Wing D in Phase II.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 6: SUSTAINABILITY ELEMENT

6.1 Overview

“Sustainability” is a core value of the University, as stated in the Equity Imperative. This includes the Lamond-Riggs Campus facilities and operations, as well as academic and research capabilities provided on campus. Various sustainability strategies and initiatives, outlined below, seek to help the University implement policies and procedures that will allow it to achieve the stated goals in the District’s Clean Energy Act of 2018. This Campus Plan proposes strategies including landscaping and hardscaping improvements, such as additional bioretention areas and planting strips, to promote better stormwater management capabilities. The Plan further identifies potential updates of the University’s Urban Food Hub programming and upgrades to facilities to increase energy management and efficiency as strategies to promote campus sustainability.

6.2 University Goals

Throughout 2022, interviews were conducted with the Deans and department heads of various departments within the University system, including the Office of Facilities and Real Estate Management (OFREM), CAUSES, and Risk Management, among others. Several of these leaders were tasked with promoting sustainability initiatives on the Lamond-Riggs Campus. These sustainability initiatives fulfill the initiatives set forth in the Sustainable DC 2.0 Plan, a collaborative effort led by the Urban Sustainability Administration at the District’s Department of Energy & Environment, in conjunction with the Office of Planning, and released in 2018 (*see Exhibit 6.2 Sustainable DC 2.0 Plan*). Also, it carries out policy goals in the District of Columbia Mayor’s College and University Sustainability Pledge, which the University signed in 2012. This pledge was updated in 2019 to continue the University’s support and leadership in sustainability initiatives in order to make the District the “healthiest, greenest, most livable city” in the United States by 2032. As part of this pledge, the University became a Charter Participant in the Association for the Advancement of Sustainability in Higher Education’s Sustainability Tracking, Assessment and Rating System. The following initiatives and several core goals and plans were uncovered during those meetings, as described below. The University will also support the Districts goal of using 100% renewable electricity by 2032.

6.3 Initiatives

(*see Exhibit 6.3a Proposed Sustainability Improvement Diagram (Phase 2)*)

(*see Exhibit 6.3b Proposed Landscape Improvement Diagram (Phase 2)*)

Below is a list of sustainability initiatives targeted for the Lamond-Riggs Campus:

1. **Lamond-Riggs Urban Food Hub** – The University’s Urban Food Hubs exemplify UDC’s commitment to build capacity across the diverse communities in the District, but especially in food desert neighborhoods. The four components of our Urban Food Hubs are food production, food preparation, food distribution, and waste and water recovery. The Lamond-Riggs Urban Food Hub currently provides a 5,000-square foot hydroponics and

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

aquaponics research facility, and 2,500-square foot native plant nursery, a community garden with compost training, use of the training and demonstration kitchen in Wing C, and the hydroponic Ag. Pods units, detailed below. The University seeks to expand and support urban agricultural space, with a focus on transit-oriented urban agriculture.

2. **Ag. Pods and Community Garden** – In connection with the Urban Food Hub initiative and to facilitate its food production and distribution capabilities, the University provides “Ag. Pods” on campus. These “pods” are enclosed containers with vertical hydroponic systems and LED lighting, which provide twenty-four (24) hours of growth and sanitation. Along with the adjacent community garden, the University is able to grow lettuce, herbs, and vegetables for distribution to the community (*see Exhibit 6.3c Hydroponic Vertical Farming Systems*).
3. **Strategic Energy Management** – Participate in a forthcoming Lamond-Riggs Campus Strategic Energy Management (“SEM”) program (currently under development) that will provide organizational training and continuous support to the University in order to successfully integrate energy management practices.
4. **Landscaping Improvements** – The University intends to provide modern stormwater management capabilities across campus. Replacing impermeable surfaces with green strips, planting beds, pervious pavers, and bioretention areas will increase stormwater management capabilities. Pervious pavers and additional bioretention areas proposed to be provided will improve the University’s capacity to capture and filter stormwater runoff, thereby reducing pollutants in groundwater sources. These improvements will additionally decrease wastewater and standing water during rainy weather.
5. **Green Roof and Solar-Ready Design** – Approximately 26,525 square feet of rooftop space on the existing Wings A, B, and C will be modernized in Phase I to provide for a solar-ready design for the future installation of photovoltaic systems. The goal will be to generate a substantial portion of the Campus’s electricity with solar power. Upon completion of Phase II, the University will add approximately 16,000 square feet of vegetated space on the rooftop of the newly built Wing D.
6. **Courtyard** – In addition to providing spaces for social interaction and community building, the courtyard, created after Phase II construction of Wing D, provides much needed vegetated space, using native and adapted plants to enhance the Lamond-Riggs Campus ecosystem. The construction will increase stormwater retention capacity over the current surface parking lot located in that area. Placement of additional trees and plantings in this Campus Plan further increases the benefits of greenspace in the courtyard.

6.4 Energy, Water, & Climate Strategies

The District of Columbia passed the Clean Energy DC Omnibus Amendment Act of 2018, which amended the Renewable Energy Portfolio Standard Act of 2004. The bill is intended to transition the District of Columbia to operate on 100% renewable electricity by 2032. The University will

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

develop and implement strategies that will allow it to fully support the new law. In addition, with the University's plans for building and infrastructure improvements and the plan to decouple all campus buildings from the central power plant there is a significant opportunity to improve monitoring and measuring of overall building performance and energy use. There are also opportunities for long-term cost-savings and high return on investment.

The Department of Energy and Environment ("DOEE") recommends that renovations or repairs of existing buildings/structures will require design of stormwater management ("SWM") facilities sized for retention of stormwater volume equal to 0.8" of rainfall for the building/structure footprint area if the criteria are met. The University intends to work with DOEE to meet any renovation SWM requirements.

Other approaches that the University will consider to achieve stormwater management sustainability goals include:

1. **Operations** – Reduce/eliminate chemicals used in operations that drain to the storm sewer (pesticide, weedicide, fertilizer, de-icing salt, etc.) or utilize eco-friendly alternatives.
2. **Targeted Stormwater Management Projects** – Create SWM projects to treat existing areas on campus with a focus on benefitting the Northwest Branch Anacostia River watershed. These could include reducing and preventing polluted runoff going into the Anacostia River, providing pervious paving in vehicular and waste areas, or locating stormwater management facilities to treat large campus drainage areas.
3. **Apply or increase DOEE-compliant SWM measures on campus** – This can include additional green roofs, cisterns and additional bioretention areas, cooling tower HVAC systems, and more locations for pervious paving and infiltration.
4. **Stormwater Sustainability Tracking** – Quantify the compliance of the existing SWM facilities on campus as a whole, for both new development and existing development. Pursuing this goal through over-designing stormwater systems with permitted campus development projects would be a cost-effective approach and would provide stormwater credits approved by DOEE.

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

According to the Intergovernmental Panel on Climate Change (IPCC) and other experts in the field, there are ten years to reduce atmospheric carbon to keep global warming from rising above 1.5 degrees Celsius. Washington's "Sustainable DC 2.0 Plan" establishes a goal of carbon neutrality by 2050 and to reduce per capita energy use District-wide by 50% by 2032. The Lamond-Riggs Campus will participate in the University's climate action and resiliency plans to measurably improve the University's environmental performance in campus operations. This would constitute valuable contributions to the District and global sustainability goals.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

6.5 Campus Facilities & Operations Strategies

The University understands that campus facilities and the built environment impact sustainability initiatives and goals. Therefore, the following strategies, policies, commitments, and consideration are taken into account:

1. **Campus Building** – As the University modernizes and expands the existing facility, it is cognizant of the impact such construction has on the environment and commits to minimizing such impact.
2. **District Green Building Regulations** – At a minimum, the University will comply with District requirements to meet the US Green Building Council’s LEED Gold certification level for new construction.
3. **Open Space Policy** – The University recognizes the importance of maintaining open space as both a campus and community asset. It looks to minimize disturbance to existing trees and open space.
4. **Tree Canopy Preservation** – The Plan proposes that the University adopts the District’s goal to provide 40% tree canopy coverage by 2032, as outlined in the Sustainable DC 2.0 Plan.
5. **Smart Landscape** – This Campus Plan proposes the University design landscaped areas to minimize the need for irrigation, or utilize non-potable water for irrigation. Also, the University will add softscaping, open green space, and trees along the Lamond-Riggs Campus perimeter at certain locations as shown at **Exhibit 6.3b**.
6. **Urban Garden** – The aforementioned Urban Food Hub provides greenhouses and plots of land for growing food in a food desert neighborhood of the District. The garden provides space for compost, a native plant nursery, and SWM facilities. The University commits to continuing use of this garden area to help meet its sustainability goals.
7. **Encourage alternate modes of transportation** – Through encouraging the use of public transportation and nearby bicycle facilities, this initiative will reduce carbon emissions from vehicles driving to the Lamond-Riggs Campus. Providing additional bicycle parking facilities, commuter showers, and lockers on site will support commuters who wish to avoid vehicular use to get to campus (*see Exhibit 6.5 Future Bicycle Facilities (Phase 2)*).
8. **Continued Learning and Development** – In addition, the University has an opportunity to engage in a no-cost SEM curriculum through the D.C. Sustainable Energy Utility (“DCSEU”). Led by the Sustainable Energy Partnership and under contract to DOE, the DCSEU is committed to environmental preservation, community engagement, and economic development. This SEM program will provide tools, resources, and training to the University to engage in energy benchmarking, analysis, and use reduction resulting in

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

a University energy management plan, cost savings, and eligibility for performance-based energy rebates. The University is also working with other District Universities to develop Building Energy Performance Standards (“BEPS”) that will chart a pathway towards compliance with the District’s Clean Energy Omnibus Amendment Act of 2018.

The Clean and Affordable Energy Act of 2008 (“CAEA”) requires the Mayor, through DOEE, to contract with a private entity to conduct sustainable energy programs on behalf of the District. The CAEA authorizes the creation of a District of Columbia Sustainable Energy Utility (DCSEU) and designates the SEU to be the one-stop resource for energy efficiency and renewable energy services for District residents and businesses. The DCSEU operates under a performance-based contract with DOEE, with input and recommendations from the SEU Advisory Board and oversight from the Council of the District of Columbia.

The CAEA of 2008 was amended by the Clean Energy Omnibus Amendment Act of 2018 (“the CEDC Act”), often noted as being one of the most ambitious renewable electricity standards in the nation. The CEDC Act updated the District’s Renewable Energy Portfolio Standard by mandating that 100% of the District’s energy supply come from renewable energy sources by 2032. Furthermore, the legislation recognizes that 75% of the District’s greenhouse gas emissions come from building energy use. As discussed above, the University is working to develop BEPS, which will chart minimum energy performances for buildings.

6.6 Academics & Research

The University has developed research programs and opportunities within CAUSES, which will continue to prepare students to address complex issues in resource management, green infrastructure, food systems, urban forestry, climate change, and ecosystem health in an urbanizing world. CAUSES’ use of the Urban Food Hub facilities on campus provide research and training to its students and the broader community.

1. **Establishing more green and sustainable business practices and operations.** This will reduce the impact on the environment by looking into providing green business incubators (innovation lab, business kitchen incubator). The goal is to reduce waste and conserve energy.
2. **Constructing labs** – Specifically nursing training, materials testing, agricultural experimentation, and indoor and outdoor lab spaces to perform sustainability research.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 7: COMMUNITY RELATIONS ELEMENT

7.1 Overview

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

7.2 Communications

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

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

7.3 Educational Partnerships

Consistent with the University's mission, UDC will continue to evaluate opportunities to provide service-learning programs affiliated with the curriculum of its colleges. The Office of Continuing Education (CE) at the Community College provides face-to-face and online opportunities for personal, professional and civic growth. These courses are designed to provide skills training and industry certifications necessary for current and emerging job markets as well as for exploring personal and professional growth. Classes are open to all populations within the DMV area and beyond without regard to educational background. UDC continues to offer a myriad of courses.

7.4 Opportunities & Programs for University Neighbors

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

- Center for Nutrition Diet and Health (CNDH) + the Institute of Gerontology

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

- Center for Urban Agriculture and Gardening Education
- Center for Urban Resilience, Infrastructure, and Innovation + the Architectural Research Institute (ARI) + the Water Resources Research Institute
- Community Resources and Economic Development and the Center for Cooperatives

Farmers Market – With plans to re-open the farmers market in 2023, UDC intends to continue coordinating farmers markets to provide fresh, healthy, local food options to residents of the District of Columbia. The Lamond-Riggs Farmers Market features vegetables, berries, melons, bread, pickled items, flowers, prepared foods, and live music. The market is traditionally held each Saturday in the summer months through late fall on the parking lot from Galloway Street NE adjacent to the community garden and greenhouse facilities. Additionally, the Farmers Market features food demonstrations, one-on-one consultation and free helpful publications to assist residents with such issues as nutrition, diet and health, youth development, parenting, gardening, and financial planning.

Civic Engagement – The Lamond-Riggs Campus serves as a voting location for residents within the voting district. The campus also served as a COVID-19 testing facility during the pandemic. UDC will continue to explore civic engagement opportunities so that the campus can continue to serve community members.

Community Gardening – UDC will continue to offer community gardening programs on the Lamond-Riggs Campus for District residents. Community members can participate in the Urban Food Hub program by cultivating a garden bed.

Campus Services – Where possible, this plan recommends that campus support facilities remain accessible to the public include dining, bookstore, and conference room uses.

Campus Dining – In addition to serving the student population on the Lamond-Riggs Campus, the new coffee station and any on-campus food offerings will be open to the public and serve as community resources.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

SECTION 8: CAMPUS CHARACTER ELEMENT

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

8.1 University Goals

Express the College Identity of the Lamond-Riggs Campus – The Lamond-Riggs Campus was originally a middle school and, in connection with growing the Community College program, the University recognizes the importance of building a facility that expresses its status as a place for higher education. UDC therefore seeks to improve the identity of Lamond-Riggs as a Community College. Moreover, with its history as an HBCU and as the only urban land-grant public institution of higher education in the nation, the University will strive to express the importance as a flagship entity through campus improvement measures. The campus’ new Wing D will provide college-specific campus amenities, such as a student forum. This will generate more student use of the campus, which will in turn foster greater collaboration and enhance the campus’ status a premier higher education facility. The campus building, including the new wing, should clearly reflect the University’s identity and messaging via coordinated signage, art, and iconography.

Improve the Overall Appearance and Character of Campus – UDC seeks to improve the physical expression of the Lamond-Riggs Campus over time. This goal will be achieved by improving the appearance of the façade of Wing A, building a new entrance, providing clear wayfinding, providing visual access between the Fort Circle Parks system and the campus courtyard, enhancing the streetscape, and establishing a cohesive landscaped open space system in the new courtyard.

Connect Community & Campus Population – With the aim of activating the Lamond-Riggs Campus, UDC will reopen the farmers market and explore ways in which physical improvements to the community garden can make the overall neighborhood more physically and economically attractive.

8.2 Campus Identity Strategies

8.2.1 Physical Identity Elements

Campus Building – The Lamond-Riggs Campus’s identity is defined by its historic use as a middle school. The standard brick façade, corridor size, and overall layout embody the generic public middle school building. UDC’s aspiration to grow its student population and improve the physical characteristics of the Lamond-Riggs Campus environment provides an important opportunity to improve the physical expression of the building as well. The façade improvements along Wing A and Wing D will improve the connection to South Dakota Avenue NE. Wing D will use building materials which allow for a seamless visual of both the adjacent Fort Circle Parks and in the new courtyard. Wing D will also include architectural elements that will promote campus

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

identity. While the maximum height of the buildings on campus is proposed to be forty-five (45) feet, Wing D will provide a fifty (50)-foot element, such as a clock tower, along its frontage facing the intersection of South Dakota Avenue NE and Galloway Street NE. When viewed from the street level, this element will promote the campus' visibility.

Campus Signage – The Lamond-Riggs Campus needs an effective, coordinated signage system to improve way-finding on campus and at its edges. This Campus Plan proposes establishing a unified system, including a unified standard and signage plan for all UDC Campuses. Signage will establish a neighborhood identity for the Lamond-Riggs Campus and serve as an important community resource in boosting a sense of pride in the neighborhood.

Campus Open Spaces – The open space network on the Lamond-Riggs Campus needs substantial improvement. Most of the campus consists of paved surfaces with limited landscaping. UDC will establish a green open courtyard and improved green space establishing campus identity and enhancing the student experience. The new courtyard will offer unique settings for educational and cultural experiences.

With UDC's sustainability vision of enacting initiatives that fulfill the goals set forth in the Sustainable DC 2.0 Plan, it continues to develop the paved areas near the Ag. Pods, which will serve as a model for urban stormwater management in the Washington, DC region.

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

Campus Perimeter – Along the north, west, and east face of its perimeter, UDC's Lamond-Riggs Campus is surrounded by commercial and residential uses (see Exhibit 3.1). The Campus faces an unimproved section of the US Park Service Fort Circle Parks system, which lies directly across from the site's southern frontage. Each condition suggests a unique response to meeting aesthetic, access, and security requirements. This Campus Plan proposes a thorough review of existing perimeter conditions and the development of landscape, hardscape, security, and access specific to each condition.

The Lamond-Riggs Campus is situated along one of the city's major thoroughfares: South Dakota Avenue NE. While not a major commercial area, the thoroughfare is mixed-use in nature with stable residential communities and a growing local retail component. There are nearby convenience stores and fitness centers, a gas station, a department store, and a local library. New facilities proposed at the Lamond-Riggs Campus will improve its connection to the corridor with the construction of a new entrance plaza. Proposed landscape improvements in this Campus Plan have the potential to continue to synergize the relationship between the Lamond-Riggs Campus and immediately adjacent residential and commercial uses. Providing campus banners, campus map signage, directional signage, and campus street signs will promote wayfinding in and around the perimeter of the campus and it will facilitate the creation of a university identity.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

To enhance pedestrian life on South Dakota Avenue NE and the Lamond-Riggs and Queens Chapel neighborhoods, this Campus Plan proposes adding streetscape elements in coordination with DDOT public space improvements to soften the continuous expanse of paving. A unified landscape of street trees and planting beds, attractive hardscape, street furniture, cohesive lighting solutions, wayfinding signage systems, public art, and other appropriate features to support pedestrian activities are proposed.

On the site's northern perimeter along Hamilton Street NE, this Campus Plan proposes to provide pedestrian access improvements and enhanced campus signage. Similarly, along the southern perimeter fronting Galloway Street NE, this Campus Plan proposes enhanced pedestrian and vehicular access, new plantings and stormwater management devices, improved signage, and permeable green space to encourage a seamless visual transition from the adjacent Fort Circle Parks. Adjacent to the alley, perimeter improvements would include additional lighting and the elimination of the alley's access gate to enhance campus security. Along all perimeter frontages, this Campus Plan proposes changes to the existing perimeter chain link fencing. The existing chain link fence along the public alley and a portion of Galloway Street NE will be replaced with a low-rise decorative fence to ensure security, and the portion of the fence between Galloway Street NE and South Dakota Avenue NE will be removed to foster a more inviting campus (*see Exhibit 8.2.1a Proposed Campus Perimeter Improvement Diagram (Phase 1) and Exhibit 8.2.1b Proposed Campus Perimeter Improvement Diagram (Phase 2)*).

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

8.2.2 Cultural & Academic Identity Elements

Historically Black Colleges and Universities – As an HBCU, UDC benefits from Title III, a grant awarded by the U.S. Department of Education to developing institutions (with particular emphasis on HBCUs) to assist in the realization of each institution's strategic plan. For the fiscal year of 2020 the Title III awards total approximately \$5.5 million. These funds will be used to support approved projects across all UDC Campuses. Title III grants are vital to the development and success of institutions around the nation, and UDC is fortunate to have these resources in order to rebuild, reclaim, and renew the proud legacy of this institution. As UDC prepares to grow its enrollment and curriculum, this Campus Plan proposes that UDC explore ways to reinforce its HBCU identity as a physical expression on the Lamond-Riggs Campus. Opportunities for this exist within the new wing and courtyard.

Curriculum – As the Lamond-Riggs Campus aspires to modestly grow its enrollment, it is actively improving and offering more courses through its associate programs. This Campus Plan proposes the University continue to broaden awareness of the unique academic offerings available to District residents.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

8.3 Architectural Expression Strategies

As UDC's Lamond-Riggs Campus continues to grow, opportunities exist to develop a more positive architectural expression utilizing contemporary design vocabulary, construction technologies, and material expressions.

Building Appearance – Conceived as a public middle school building, access ways, materials, heights, and the overall existing architectural style do not represent the image and appearance of a modern community college. This Campus Plan proposes that as the University modernizes existing facilities and constructs Wing D, the existing building undergo façade enhancement to incorporate a palette of contemporary building materials like glass and metal that compliment and freshen the underlying building vocabulary. While the Wing A will maintain a neutral brick framework, techniques should be considered to visually distinguish the campus building which can improve the way people experience the campus. Strategies during Phase I of construction would include enhancing the façades of Wing A with the use of decorative metal panels backlit with University colors, and providing a mural or public art installation along the façade of the auditorium. Over the course of Phase II, planting of green walls along the interior façade of Wing A will not only serve as a sustainability element but they will also visually enhance façades and improve the campus experience. Additional decorative paneling and screens would also be provided on the façade of Wing A as Phase II proceeds (*see Exhibit 8.3a Proposed Campus Building Façade Improvement Diagram (Phase 1) and Exhibit 8.3b Proposed Campus Building Façade Improvement Diagram (Phase 2)*). For any new building construction, it is proposed that new designs reference and mix the campus palette of concrete, glass, and metal with contemporary elements to achieve a visually pleasing impact (*see Exhibit 8.3c Campus Building Façade Improvement Precedents (Phase 2)*).

Urban/Landscape Design – Streets – In UDC's urban setting, public streets perform important functions for both the campus and the surrounding areas. While these streets and their public spaces fall under DDOT's purview, there is one focus area for which this Plan provides proposals. Given that Wing A sits on the property line, the public space between the façade and the sidewalk provide an important visual identity for the Lamond-Riggs Campus. By providing public seating, planters, and bicycle parking areas fronting the entrance of Wing A along South Dakota Avenue NE, the appearance of the campus from the public realm becomes enhanced. Decorative panels could be provided along the façade to increase visual interest, and the commemorative 9/11 memorial existing on campus would be situated in front of Wing A along the thoroughfare, offering a place for reflection and remembrance. Redesigning the fencing along the campus perimeter fronting the alley, Hamilton Street NE, and Galloway Street NE, and providing identifiable wayfinding signage will foster a more inviting campus environment, further activating the public realm.

UDC will consider additional ways to enhance the street character along this portion of South Dakota Avenue NE in a unified manner that coordinates future campus improvements with planned DDOT improvements to the public realm (*see Exhibit 8.3d Campus Site Materials (Phase 2)*).

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Urban/Landscape Design – Walkways – Given the small-scale nature of the campus and challenging topography, the Campus has limited walking paths. Walkways should provide the richest satisfaction and should be a safe experience on and around campus. The Lamond-Riggs Campus can enhance its indoor and outdoor experience by creating walkways that are responsive to the basic ordering of the walks' landscape elements, such as their material, color, planting and facade treatment (*see Exhibit 5.2b*).

Urban Design/Landscape – New Courtyard / Open Green Space – The new courtyard will become the heart of the campus. The courtyard will be created when Wing D is constructed, providing a private green central space for users of the campus. It is important that this space, in addition to meeting the functional requirements of circulation and catering to a variety of organized and casual activities, fulfill its role as a prime image of the University (*see Exhibit 6.3b*).

Currently, the Campus is largely paved with parking lots. The proposed courtyard and additional green space will provide an opportunity for planting beds, ornamental trees, and grassy areas. The courtyard will provide a variety of paved areas, seating opportunities with built-in sculptural seating, loose modular special benches, and a center open lawn.

In addition to being a confluence of pedestrian circulation between Wings B and D, the courtyard will accommodate a variety of activities at several scales ranging from rallies and events, to holding outdoor classes, parties, and small concerts at an intermediate scale. Even at the smallest scale, the courtyard will provide opportunities for simply sitting, reading, conversing, socializing, or reflection. Outdoor seating areas are proposed at the east and south portions of the courtyard, and shade trees and perennials in planters will offer shade and shelter for people sitting underneath.

Urban Design/Landscape – Pocket Park & Community Garden Area – In addition to the open space referenced above, the southeast corner on campus at the intersection of Galloway Street NE and the public alley will be designed to strengthen the relationship with students, staff, and the community at large. Outdoor seating and more planted areas would provide additional space for recreation, reflection, and additional active and programmatic uses. The southeast corner of the campus will continue to feature a pocket park, providing quiet space for students and faculty. As previously detailed, this portion of the campus plays an integral role in the University's Urban Food Hub programming by being the center of food production, food preparation, food distribution, and wastewater management facilities on the Lamond-Riggs Campus. Its adjacency to the demonstration kitchen in Wing C advances the University's sustainability goals as they relate to concerns regarding food desert neighborhoods in the District. An outdoor seating area proposed outside of the demonstration kitchen will additionally foster a sense of community by providing dining areas for student and faculty use in warm weather seasons (*see Exhibit 6.3b*).

Campus Signage and Wayfinding – This Campus Plan proposes the design and implementation of a signage plan with effective graphic quality to improve wayfinding and identify of the Lamond-Riggs Campus. Besides making it easy for members of the community to find their way around the Lamond-Riggs Campus, this is also encouraged to impart a strong identity to the Lamond-Riggs Campus as a community college. The standardized wayfinding package can include street signage, exterior building signage, directional signs, pathway markings, and campus map kiosks.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

The Campus Plan proposes clarifying and naming pathways making circulation intuitive through the use of paving material, colors, and signage (*see Exhibit 8.3e Proposed Campus Wayfinding Diagram (Phase 1)* and *Exhibit 8.3f Proposed Campus Wayfinding Diagram (Phase 2)* and *Exhibit 8.3g Proposed Campus Wayfinding Signage*).

Placemaking and Public Art – This Campus Plan will explore the opportunity to utilize public art installations in the new proposed outdoor space intended for outdoor study, informal gathering places, and meditation. The existing 9/11 memorial will front Wing A and face South Dakota Avenue NE, providing a space to remember, commemorate, reflect, and meditate. Focusing on the utilization of local and University artists to enhance the public domain in this area is a goal.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

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

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

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

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

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

Noise

Activities within the Campus Plan boundaries are located to minimize objectionable impacts due to noise. The bulk of the Lamond-Riggs Campus to the north and east is surrounded by low-moderate density residential uses that are generally sensitive to noise. To the west, is a mixed-use area, also sensitive to noise. Service activity generally occurs in the area off of Hamilton Street NE protected by the retaining wall and tucked away from the residential street due to the topographic change.

Further, under this Campus Plan, Wing D will enclose the center of the Lamond-Riggs Campus to reduce noise and separate student activities from the residential neighborhood.

Traffic and Parking

Transportation consultants from Gorove Slade have been engaged to provide a detailed report evaluating the transportation impacts of the proposed Campus Plan. This report will be provided prior to the hearing. Generally speaking, for the reasons discussed herein, the Lamond-Riggs Campus is not likely to become objectionable due to traffic impacts. The Lamond-Riggs Campus is located 0.3 miles from the Fort Totten Metro station, which provides a convenient and reliable alternative transportation mode for students, faculty, and staff alike. In addition, the location along the intersection of South Dakota Avenue NE and Galloway Street NE provides accessibility to Metrobus services within walking distance. Finally, the entrance to the parking lots are located on the smaller roadways of Galloway Street NE and Hamilton Street NE, which are directly accessed

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

from South Dakota Avenue NE and avoids the need for cars to enter the surrounding residential neighborhood.

No additional parking is proposed as a part of the Campus Plan, which will avoid potential future impacts. Further, as noted above, the University is considering restoring shuttle service between the Van Ness Campus and Lamond-Riggs Campus.

Number of Students

The Plan anticipates a modest increase in student population at the Lamond-Riggs Campus. Given the availability of public transportation to the site, the number of students is not likely to become objectionable.

Other Objectionable Conditions

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

9.3 Any commercial use customarily incidental to a university use in an R, RF, or RA zone, or as an adjunct use to a university building, shall be subject to conditions. (Subtitle X § 101.3)

The Campus Plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan. (Subtitle X § 101.4).

The Lamond-Riggs Campus currently has no ancillary uses, but in connection with the long term vision and this Campus Plan, the following uses are proposed: a café/coffee station, food service areas, and a campus bookstore. Ancillary uses that actively support the academic, residential, and clinical components of the University are encouraged at the Lamond-Riggs Campus. The nature and type of these uses on the Lamond-Riggs Campus are expected to evolve over the ten (10)-year term of the Campus Plan in order to meet the needs and mission of the University. The Plan shows a small coffee station proposed in connection with Phase I, and enhancements to the coffee station are contemplated as part of Phase II. Expanded ancillary uses such as the bookstore and food service areas, which may provide services to the public, would also be contemplated as part of Phase II.

These ancillary uses would be located interior to the Lamond-Riggs Campus, and as a result their operation does not impose objectionable impacts on non-university residential neighbors. Any future establishments and any potential objectionable impacts on non-university residential neighbors will be mitigated by consensus proposals at the time of a further processing application.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

The total floor area of all ancillary uses, including basement and cellar space, currently occupies less than 6% of the total Campus Plan gross floor area and is projected to occupy less than 8% of the proposed total Campus Plan gross floor area over the term of this Campus Plan.

9.4 The following development standards shall apply to the maximum total density of all buildings and structures on campus in an R, RF, RA, or RC-1 zone (Maximum Height of 50 feet and Maximum FAR of 1.8). (Subtitle X § 101.5)

The Lamond-Riggs Campus is located in the R-2 Zone District. The maximum proposed development described in this plan results in a floor area ratio (“FAR”) of 0.89, which is less than the 1.8 FAR permitted under the Zoning Regulations.

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

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

Pursuant to Section 101.5 of the Zoning Regulations, the total gross floor area of the Lamond-Riggs Campus is limited to a density of 1.8 FAR. The additional gross floor area proposed in this Campus Plan together with the existing gross floor area of the Lamond-Riggs Campus will result in an FAR of 0.89, or 0.91 below the 1.8 FAR permitted under the Zoning Regulations. (As set forth in Section 101.7, such density does not include public streets and alleys, but it does include driveways within the Lamond-Riggs Campus boundaries).

Subtitle X, Section 101.5 permits a base height of fifty (50) feet for campus buildings; under Subtitle D, Section 303.2, the height may be increased to a maximum of ninety (90) feet provided that each building is set back from lot lines at least one (1) foot for each foot of height exceeding the fifty (50)-foot height limit. Campus buildings are proposed to a maximum height of fifty (50) feet, consistent with these regulations.

9.5 As a prerequisite to requesting a further processing for each college or university use, the applicant shall have submitted to the Zoning Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements including, but not limited to, the following: (Subtitle X § 101.8)

As shown in **Exhibits 3.6 and 4.2h** and discussed in Sections 3 and 4, the University has developed a plan for the Lamond-Riggs Campus that shows the location, height, and bulk of all present and proposed improvements. Proposed new buildings and building additions, when combined with the proposed improvements to open spaces, pedestrian pathways, and parking facilities, will result in a more attractive, pedestrian-centered, and sustainable campus.

(a) Building and parking facilities;

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Upon completion of Phase II, the proposed Campus Plan will provide an additional 55,000 square feet of gross floor area, and parking space for approximately 118 vehicles.

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

The proposed Campus Plan proposes certain changes to parking and loading. As discussed in Section 5, the Campus Plan calls for substantial improvements to the campus walkway network and parking facilities, intended to improve pedestrian and vehicular movement through campus and minimize opportunities for pedestrian-vehicular conflicts. The current and proposed locations of campus parking facilities are shown on **Exhibit 3.11** and **Exhibit 4.2e**.

As an integral part of the Campus Plan, the University will enhance the prominence of open spaces on the Lamond-Riggs Campus and the connections between them to maximize their use and enjoyment in keeping with the University's sustainability goals and campus initiatives. A common language of paving materials, site furnishings, plantings and supporting details such as lighting and building identification will help unify the campus environment (*see* **Exhibit 8.3d**).

The University will enhance its visual and graphic communication on the Campus through updates to its wayfinding signage system and related design guidelines as part of the implementation of this Campus Plan (*see* **Exhibits 8.3e through 8.3g**).

The existing HVAC on campus differs among different wings of the building. Wing A provides two packaged rooftop units (RTU)-on grade, Wing B is serviced by a heat pump split system, and Wing C is served by two RTU's. The proposed upgrades and modernizations of existing campus facilities consider sustainable features and purposeful design.

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

(c) Athletic and other recreational facilities; and

The Lamond-Riggs Campus does not currently include any actively used athletic and recreational uses. However, the Campus Plan provides for the development of new interior and exterior green spaces to foster outdoor recreational activities.

(d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.

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

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

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

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

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

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

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

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

The existing and proposed uses detailed herein are not inconsistent with the Future Land Use Map and Generalized Policy Map designations of the Lamond-Riggs Campus as a Local Public Facility.¹² The Comprehensive Plan calls for “change and infill” on university campuses consistent with their approved campus plans (see 10 DCMR § 225.22).

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

Element 4 Campus Development

Policy EDU-3.1.1: Sustaining and Advancing UDC

Policy EDU-3.1.2: Strengthen Training and Career Programs

Policy EDU-3.2.1: University Partnerships

Policy EDU-3.2.3: Workforce Development

Policy EDU-3.2.4: Universities as Community Partners

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

Policy EDU-3.3.8: Innovative Approaches for Augmented Educational Opportunities

Policy EDU-3.3.11: Access to Recreational, Educational, and Cultural Opportunities

¹² The FLUM and GPM designations in the proposed Comprehensive Plan remain the same for the Property.

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

Policy ED-2.4.1: Institutional Growth
Policy ED-4.1.3: Certification and Associate Programs
Policy ED-4.1.4: Adult Education
Policy UNE-1.1.3: Metro Station Development

Element 5 Transportation

Policy UNE-1.2.1: Streetscape Improvements
Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

Element 6 Sustainability

Policy LU-3.3.2: Corporate Citizenship
Policy EDU-3.2.2: Corporate Citizenship
Policy E-1.1.5: Resilient Infrastructure
E-2.1 Conserving and Expanding Washington, DC's Urban Forests
E-3.1 Conserving Water
E-3.2 Conserving Energy and Reducing GHG Emissions
E-4.2 Promoting Green Building
E-4.3 Enhancing Urban Food Production and Community Gardening

Element 7 Community Relations

Policy EDU-3.3.10: University-Community Task Force

Element 8 Campus Character

Policy UD-1.4.1: Thoroughfares and Urban Form
Policy UD-2.2.7: Preservation of Neighborhood Open Space
UD-3.3 Places For Linger
UD-4 Making Great Urban Architecture
Policy UNE-1.1.2: Compatible Infill

1. EDU-3.1 UDC University of the District of Columbia has three policies and two actions: Policy EDU-3.1.1: Sustaining and Advancing UDC, Policy EDU-3.1.2 Strengthen Training and Career Programs, and Policy EDU-3.1.3: Economic Clusters and Universities; Action EDU-3.1.A: UDC Campus Locations and Action EDU-3.1.B: Housing Archival Documents at UDC.

This plan is a key instrument developed by the University to establish strategic direction for programs, to guide its growth, and demonstrate good fiscal management of its physical facilities. The University, by creating the Community College of the District of Columbia has clearly demonstrated its dedication to strengthening the community college function traditionally provided by the University. By this organizational expansion, the CC will continue an emphasis on practical career skills and preparation for and enhancement of current and future workplace employment.

2. EDU-3.2 Educational Partnerships contains six policies: Policy EDU-3.2.1 encourages universities to partner with K-12 schools. Policy EDU-3.2.2 seeks commitment to high quality architecture and design, incorporation of “green” building practices, low impact development,

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

historic preservation and adaptive reuse. Policy EDU-3.2.3 seeks to strengthen workforce development initiatives. Policy EDU-3.2.4 encourages universities to expand service-oriented partnerships. Policy EDU-3.2.5 encourages universities to foster research partnerships between students, faculty, and community members. Policy EDU-3.2.6 encourages universities to provide low-cost educational opportunities for older adults.

UDC is an active partner with several K-12 schools and has historically been the extension of the educational opportunities provided to District of Columbia students. The Community College at the Lamond-Riggs Campus provides a plethora of workforce development programs, community-oriented programs, and low-cost access to continuing education courses for older adults.

3. EDU-3.3 Colleges, Universities and Neighborhoods contains seven applicable policies: Policy EDU-3.3.1 promotes the development of satellite campuses to accommodate growth and relieve pressure on residential neighborhoods. Policy EDU-3.3.2 encourages college and universities to grow and develop in a manner consistent with community improvement and neighborhood conservation objectives. Policy EDU-3.3.3 requires the campus plans for institutions in residential districts to address community issues and include provisions to avoid objectionable impacts. Policy EDU-3.3.5 supports efforts by colleges and universities to mitigate their traffic and parking impacts. Policy EDU-3.3.8 seeks to support universities offering innovated approaches to learning opportunities. Policy EDU-3.3.10 encourages universities to establish a task force to address community concerns regarding campus planning. Policy EDU-3.3.11 supports recreational, educational, and cultural opportunities provided by universities.

UDC and CC are both aggressively pursuing a strategy of development that builds upon the existing facilities at the satellite Lamond-Riggs Campus as a means to minimize the pressure on campus locations in residential districts. Consistent with neighborhood conservation strategies, the University and CC are providing stability and positive impacts as the satellite programs instill new life into surplus property and old school buildings. The University has an active outreach program to ensure that neighborhood interests are heard and dialogue is provided to protect the character and quality of life in the surrounding neighborhoods. This submission is evidence that the University is complying with the requirement for developing a campus plan. It is the University's policy that as an urban institution, it will rely on transit, bicycles, and pedestrian connections to the city rather than automobiles. No additional parking is planned in connection with the new building program.

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

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

The University of the District of Columbia

Lamond-Riggs Campus Master Plan 2023-2033

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

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

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

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

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

The University requests flexibility to process the building renovations related to existing buildings as a matter of right (that is, without further processing approval). This will allow for a more efficient delivery of necessary building modernizations and upgrades. The proposed uses associated with these minor renovations are consistent with the uses currently operating and uses outlined in this Campus Plan.

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

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