

LAMOND-RIGGS CMP
CAMPUS PLAN BOUNDARY,
COMMUNITY CONTEXT, AND
EXISTING ZONING DISTRICTS

LEGEND

- Campus Boundary
- Zoning Boundary
- R-2 Residential
- MU-29 Mixed Use
- RA-1 Residential Apartments
- PDR-1 Production, Distribution, Repair
- PDR-6 Production, Distribution, Repair
- PDR-7 Production, Distribution, Repair
- MU-4 Mixed Use
- MU-28 Mixed Use

REQUIREMENTS	ZONE R – 2	EXCEPTIONS
FAR	Not described	1.8 (TABLE X § 101.5)
HEIGHT	40 ft (3 stories)	50 ft (TABLE X § 101.5)
REAR YARD	20 ft	Measured from the center
SIDE YARD	8 ft	line of street
LOT OCCUPANCY	40%	
PARKING	114	
2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 10 auditorium seats, whichever is greater, except if a campus plan has been approved by the Zoning Commission or the Board of Zoning Adjustment for the college or university, in which case the parking shall be provided as set forth in the approved campus plan		
50% Reduction (702.1 (a))		



LAMOND-RIGGS CMP
EXISTING CONDITION
SITE DIAGRAM

LEGEND

A,B,C Lamond-Riggs Campus Wings

— Campus Boundary

8' Metal Picket Fence On Concrete Retaining Wall

10' Chain Link Fence On Concrete Retaining Wall

10' Chain Link Fence

▶ Building Entry

① Bio-Retention Area

② Equipment Service Area

③ Outdoor Seating Terrace

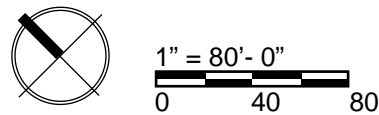
④ Community Garden

⑤ Green Houses

⑥ Existing Parking

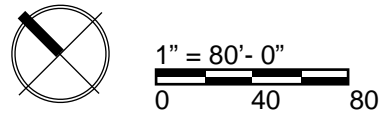
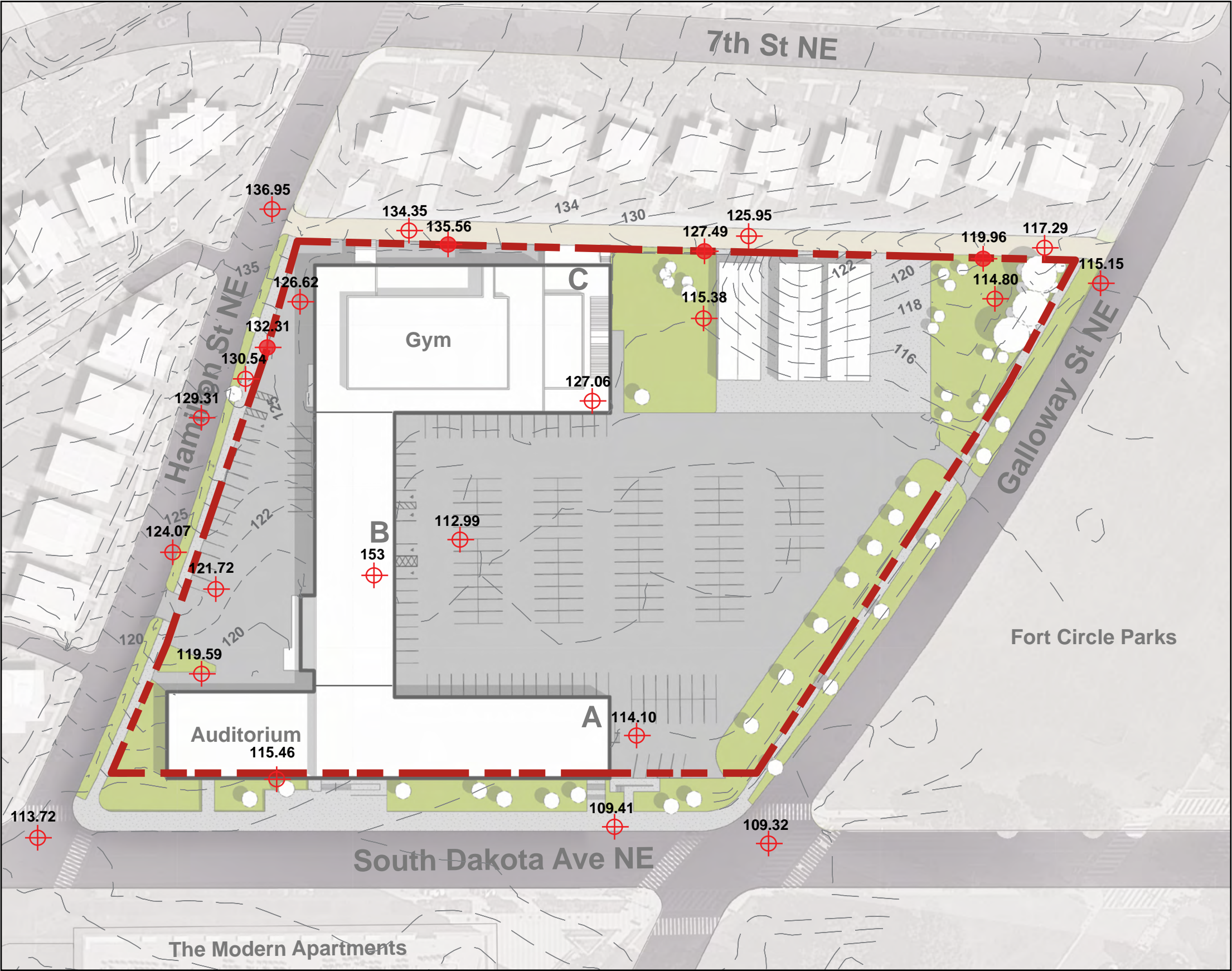
⑦ Pocket Park / Ag Pod

⑧ Existing Single Family Residences

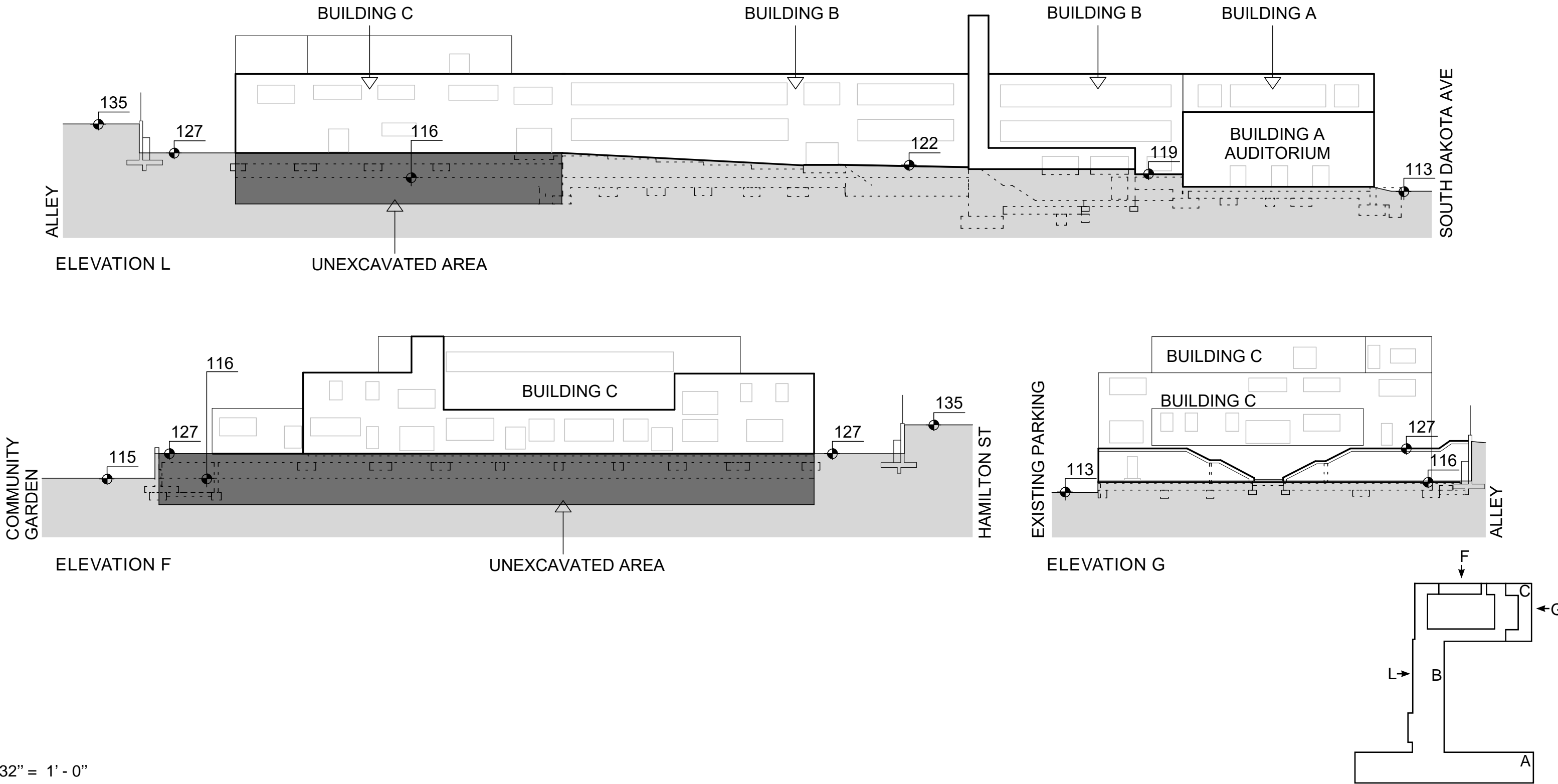


LAMOND-RIGGS CMP
CAMPUS TOPOGRAPHY DIAGRAM

- LEGEND**
- Campus Boundary
 - Interval Topography Lines
 - ⊕ Spot Elevations (Above Sea Level)
 - ⊕ Top of Wall Spot Elevations (Above Sea Level)



LAMOND-RIGGS CMP
EXISTING BUILDING ELEVATIONS WITH STREET SECTIONS

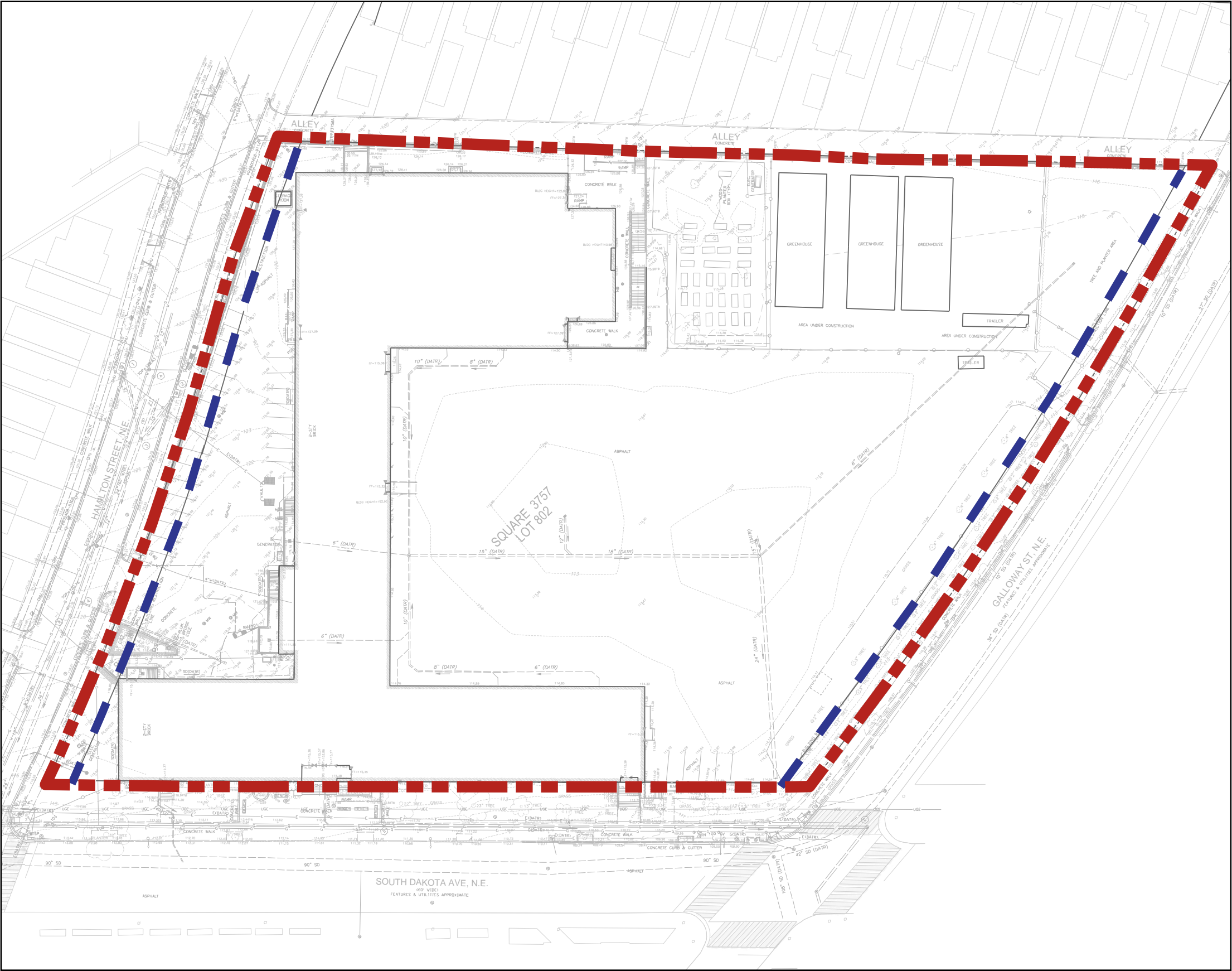


1/32" = 1' - 0"

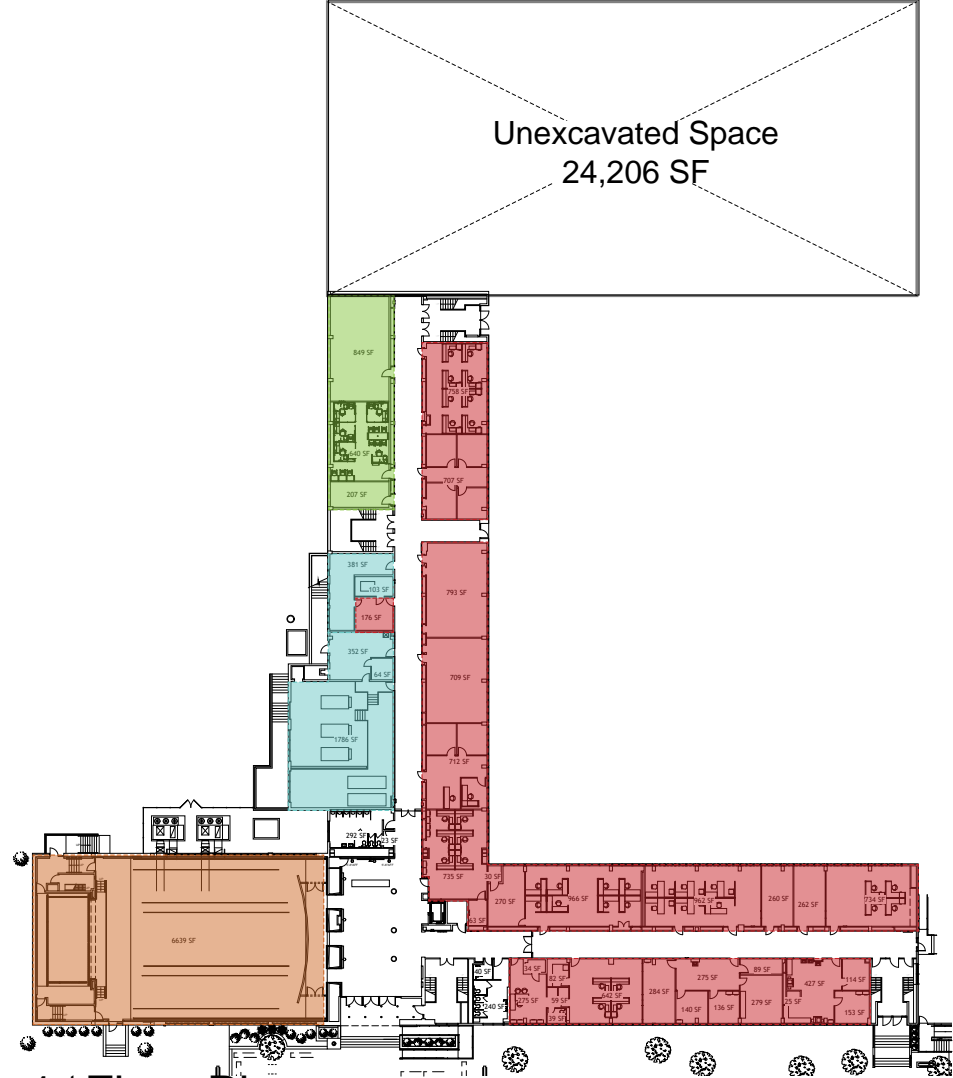
LAMOND-RIGGS CMP
CAMPUS CIVIL SITE SURVEY

LEGEND

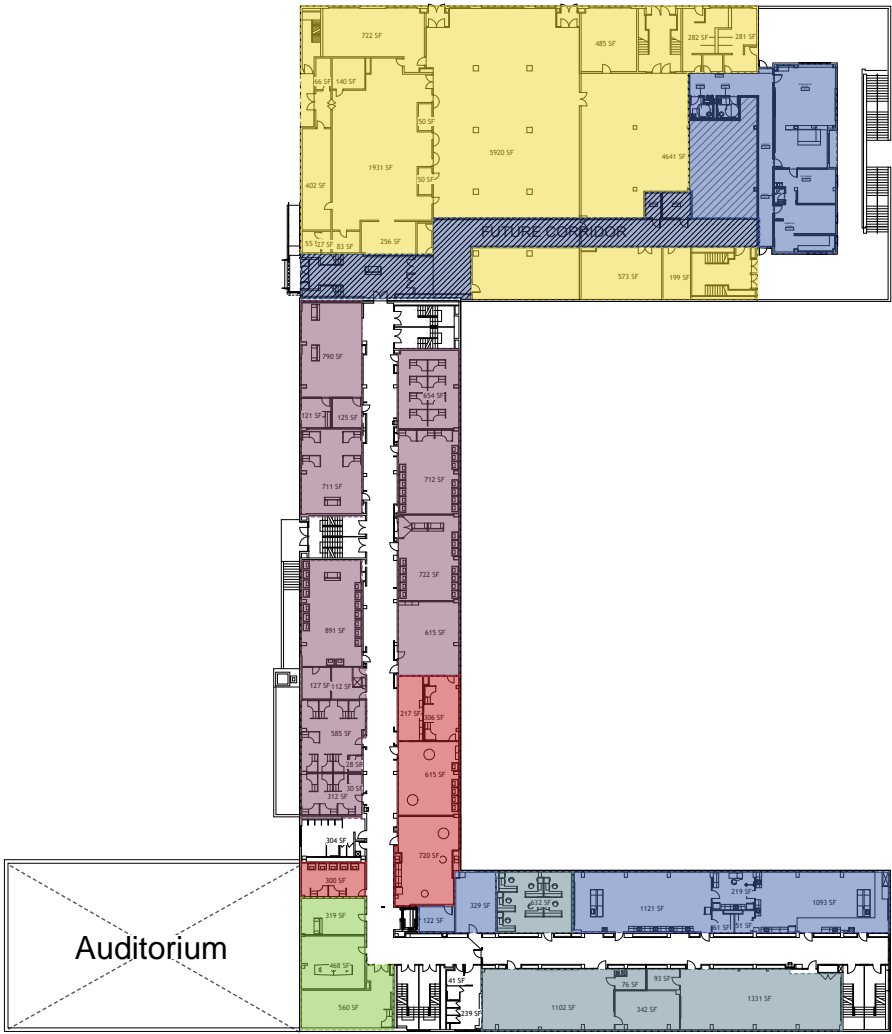
- Civil Survey Area
- Building Restriction Line



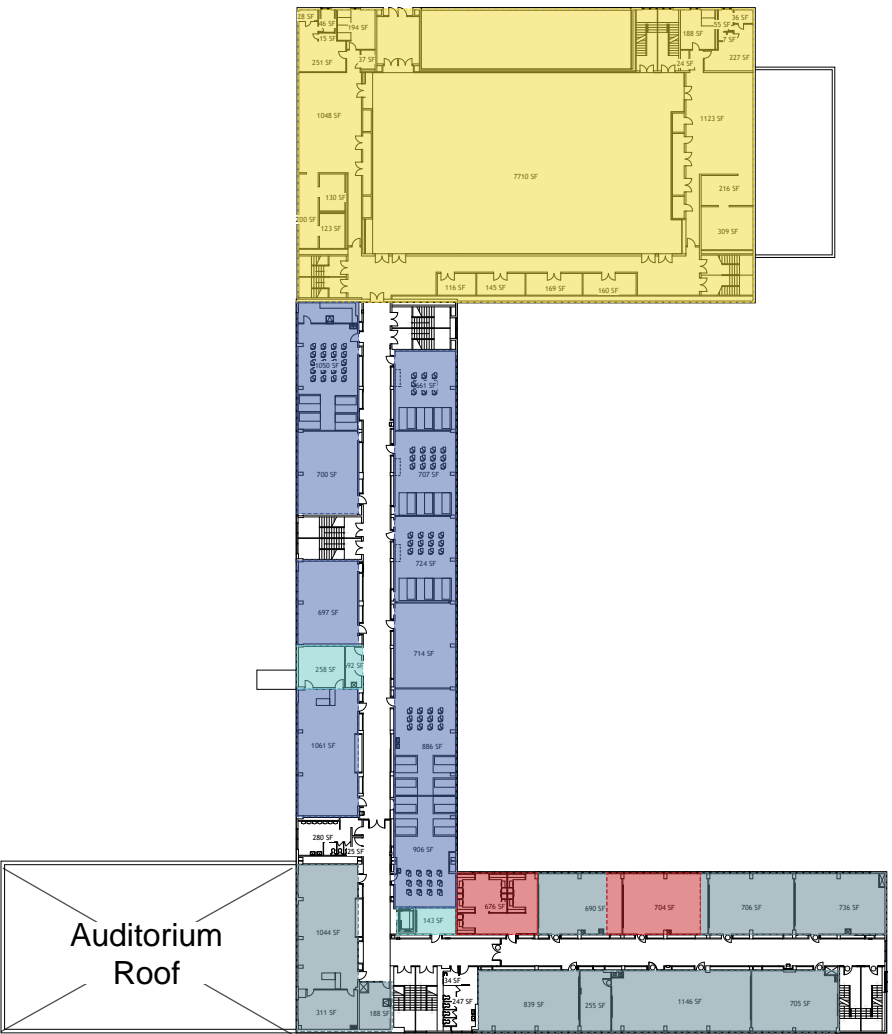
LAMOND-RIGGS CMP
EXISTING SPACE UTILIZATION



1st Floor Plan
A= 13,402 SF
B= 14,046 SF



2nd Floor Plan
A= 13,441 SF
B= 12,503 SF
C= 20,892 SF



3rd Floor Plan
A= 13,441 SF
B= 12,503 SF
C= 18,801 SF
GYM= 8,376 SF

Legend

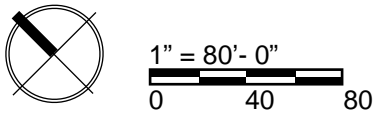
Classroom Lab Admin Service Area DOES Student Resource Unused Space Auditorium

Academic Spaces25,663 SF
Administration Space...14,954 SF
DOES.....6,640 SF (Available for use)

Original Dining/Kitchen Room - 2nd Floor.....14,403 SF (Available for use)
Demonstration Kitchen - 2nd Floor.....3,177 SF
Original Gymnasium, Locker Rooms - 3rd Floor.....12,623 SF (Available for use)

LAMOND-RIGGS CMP
EXISTING CAMPUS BUILDING
HEIGHTS DIAGRAM

- LEGEND
- A,B,C Lamond-Riggs Campus Wings
 - Campus Boundary
 - Spot Elevations



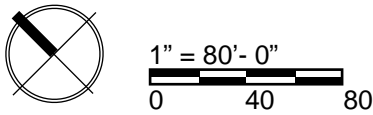
LAMOND-RIGGS CMP
EXISTING PERVIOUS &
IMPERVIOUS SURFACE DIAGRAM

- LEGEND**
- Campus Boundary
 - Pervious Surface: 29,795 SF (13.96%)
 - Impervious Surface: 116,501 SF (86.04%)
 - Building Impervious Surface: 67,109 SF
- Wing A Gross Area: 47,363 SF
- Wing B Gross Area: 39,052 SF
- Wing C Gross Area: 39,693 SF
- Greenhouse Gross Area: 8,376 SF
- Building Gross Area (Includes Greenhouses): 134,484 SF
- Wing A Footprint: 20,481 SF
- Wing B Footprint: 14,046 SF
- Wing C Footprint: 24,206 SF
- Green House Footprint: 2,792 SF



LAMOND-RIGGS CMP
SOLAR STUDY DIAGRAM

- LEGEND**
- Campus Boundary
 - Sun Path
 - Optimal Growing Area
 - Sun Location
 - Wind Path



LAMOND-RIGGS CMP
EXISTING TRANSIT
SERVICES DIAGRAM

- LEGEND**
- Campus Boundary
 - Bike Path
 - Metro Train Station
 - Metro Bus Stops

Metro-rail Routes

- Red Line
- Yellow Line
- Green Line

Metro Bus Routes

- E4, 80
- R1, R2
- K6, E2, F6, 60, 64

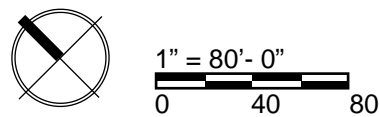


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LAMOND-RIGGS CMP EXISTING LANDSCAPE & PEDESTRIAN CIRCULATION DIAGRAM

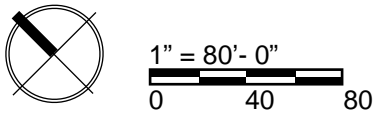
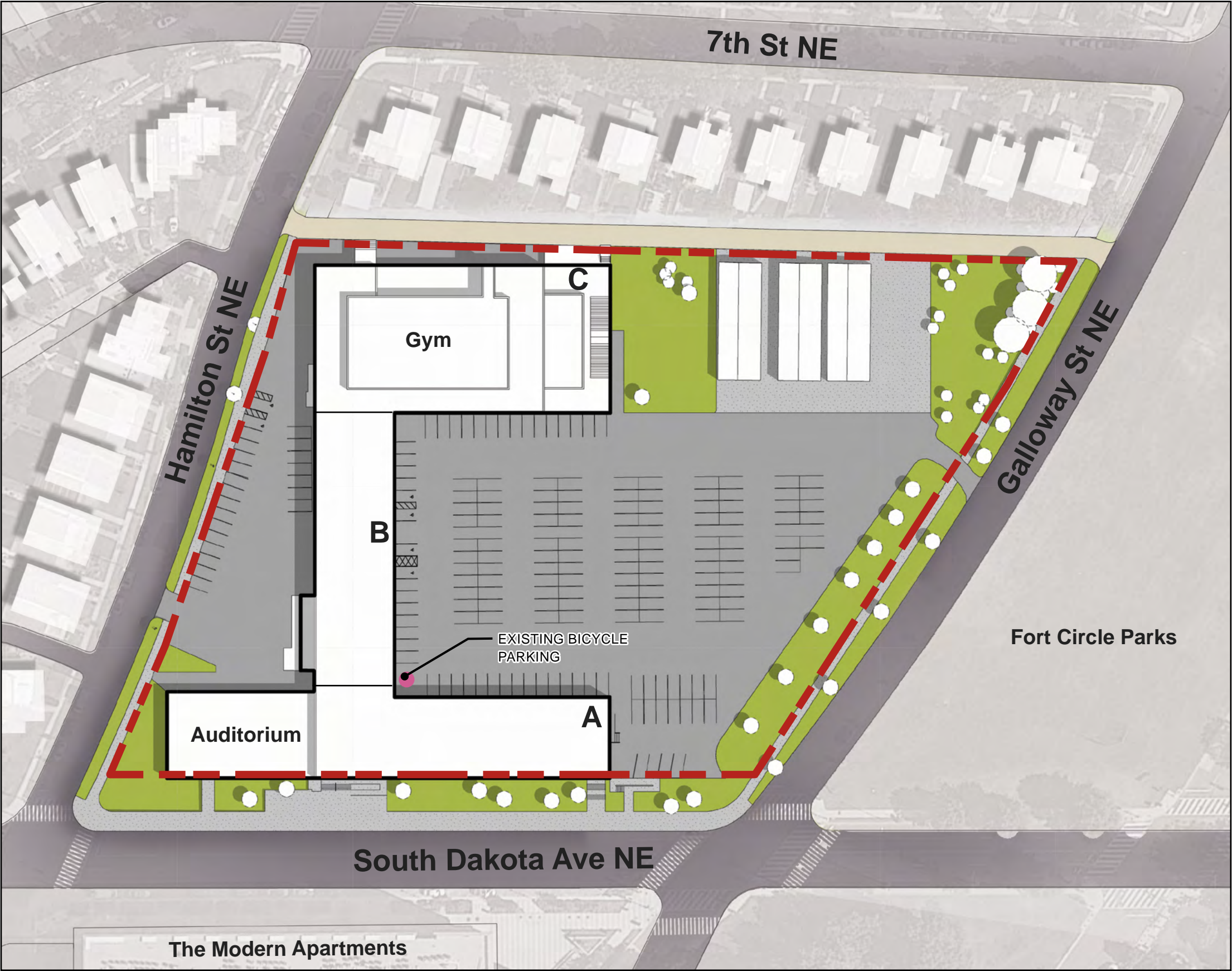
LEGEND

- Campus Boundary
- Pedestrian Paths
- Retaining Walls/Campus Boundary
- Internal Green Space
- Public Green Space
- Wooded Green Space
- Main Pedestrian Points
- Entry Points
- ♿ ADA Entry Point
- ① Equipment Service Area
- ② Outdoor Seating Terrace
- ③ Community Garden
- ④ Green Houses
- ⑤ Pocket Park
- ⑥ Bio-Retention Area
- ⑦ Loading /Service Area



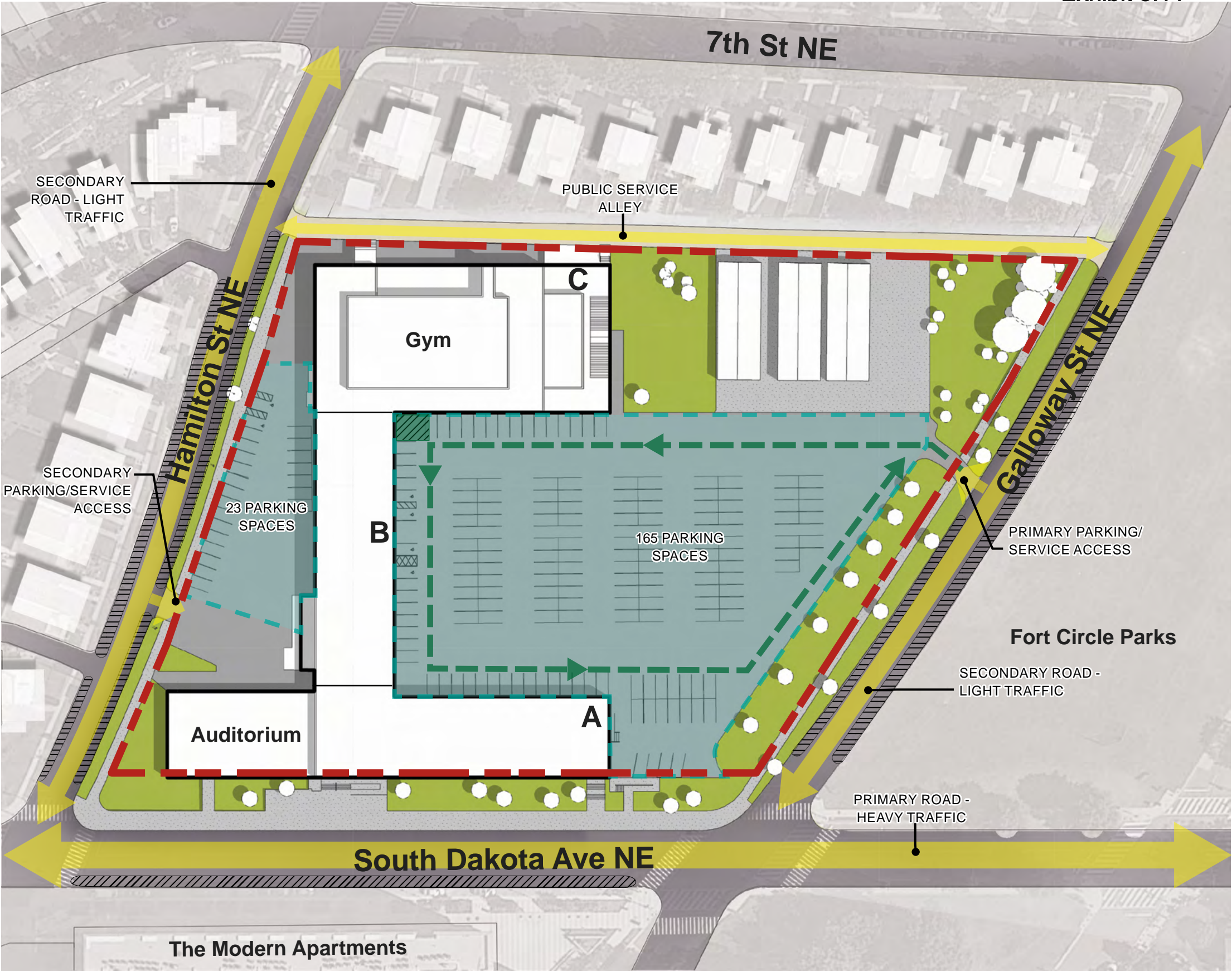
LAMOND-RIGGS CMP
EXISTING BICYCLE PARKING
CONDITIONS DIAGRAM

- LEGEND
- Campus Boundary
 - Bicycle Parking (20 Spaces)



LAMOND-RIGGS CMP
EXISTING PARKING & VEHICULAR
CIRCULATION DIAGRAM

- LEGEND**
- Campus Boundary
 - Surface Parking
 - ▨ Street Parking
 - ▨ Service Access
 - Vehicular Access
 - Loading Service Path



LAMOND-RIGGS CMP
PROPOSED CAMPUS DEVELOPMENT PLAN
GOALS AND FEATURES - PRECEDENT PHOTOS

* PHASE I ** PHASE II

NOTE: IMAGES USED ARE FOR ILLUSTRATIVE PURPOSES ONLY



Office of the Chief Operating Officer

MEMORANDUM

TO: Board of Trustees – Audit, Budget, & Finance Committee

FROM: David A. Franklin, Chief Operating Officer

DATE: September 13, 2022

SUBJECT: FY23 – FY28 Capital Improvement Plan (CIP) Budget Amendment #1

The University of the District of Columbia presents its amended FY23 – FY28 Capital Improvement Plan (CIP) for Board of Trustees approval.

The University submitted its original FY23 – FY28 request of \$422,000,000 that was approved under UDC Resolution No. 2021-38. DC Council has approved a final FY23 – FY28 CIP allocation to the University of **\$219,500,000**.

This represents:

- A \$56.0 million increase in six-year capital funding, relative to UDC's FY22 – FY27 approved CIP.

Table 1. Comparison of FY23-28 Approved CIP to FY22-27 Approved CIP (USD 000's), by Fiscal Year

CIP Allocation	FY22	FY23	FY24	FY25	FY26	FY27	FY28	CIP Total
Council Approved, FY23-28	-	\$50,000	\$60,000	\$51,000	\$31,000	-	\$27,500	\$219,500
Council Approved, FY22-27	\$32,550	\$60,500	\$37,000	\$23,000	\$3,000	\$7,500		\$163,550
Variance (FY23-FY28 CIP compared to FY22-27 CIP)	N/A	-\$10,500	\$23,000	\$28,000	\$28,000	-\$7,500	\$27,500	\$55,950

In particular, more funding was added to FY2024 (\$23M), FY2025 (\$28M), FY2026 (\$28M), and FY2028 (\$27.5M). In FY2024, the additional funds will allow the University to continue its

renovations of 4250 Connecticut Ave. NW; its MEP, HVAC, and IT upgrades; and its exterior/plaza paver restorations. In FY2025, the additional funds will support the purchase of the leasehold interest in Old Congress Heights (OCH) and the continuation of infrastructure work as well as improvements to classrooms and labs. The additional funds in FY2026 and in FY2028 will continue to support infrastructure and classroom/lab improvements. As with all District allocations, it is funding for future fiscal years is subject to change.

In addition to increasing the funding in the University's FY23-28 CIP, the Council chose to represent the University's capital projects as individual projects in the CIP instead of consolidating all projects into one set of pooled projects, which is how the FY22-27 CIP was represented. The table below shows how the Council broke out the University's CIP projects and includes the approved amount for each project they funded and included in their final FY23-28 approved CIP for the University.

Table 2. FY23-28 CIP by Project, as Funded by FY23-28 Council-Approved CIP

Capital Budget: FY 2023 - 2028 CIP (\$ in Millions)								
<i>Project</i>	<i>Project Number</i>	<i>FY2023</i>	<i>FY2024</i>	<i>FY2025</i>	<i>FY2026</i>	<i>FY2027</i>	<i>FY2028</i>	<i>FY23-28 Total</i>
4250 Connecticut Renovation	GF0-UG712	\$12.0	\$28.0	\$0.0	\$0.0	\$0.0	\$0.0	\$40.0
Backus Expansion	GF0-UG713	\$15.0	\$20.0	\$0.0	\$0.0	\$0.0	\$0.0	\$35.0
Roof, Windows, & Elevators	GF0-UG714	\$4.5	\$2.0	\$3.0	\$2.0	\$0.0	\$0.0	\$11.5
MEP, HVAC, and IT Upgrades	GF0-UG715	\$13.5	\$5.0	\$5.0	\$15.0	\$0.0	\$24.5	\$63.0
Purchase OCH (3100 MLK, Ave. SE)	GF0-UG717	\$0.0	\$0.0	\$28.0	\$0.0	\$0.0	\$0.0	\$28.0
Classroom & Lab Reno/Modernizations	GF0-UG718	\$0.0	\$0.0	\$10.0	\$10.0	\$0.0	\$3.0	\$23.0
Exterior/Plaza Paver Restoration	GF0-UG716	\$5.0	\$5.0	\$5.0	\$4.0	\$0.0	\$0.0	\$19.0
Total								\$219.5

For a full list of the University's individual projects that make up the FY23-28 CIP, please refer to Exhibit A.

Exhibit A. Full FY23 – FY28 CIP, by Project

Capital Budget: FY 2023 - 2028 CIP (\$ in Millions)									
<i>Project</i>	<i>Project Number</i>	<i>Rank</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY23-28 Total</i>
4250 Connecticut Renovation	GF0-UG712	1	\$12.0	\$28.0	\$0.0	\$0.0	\$0.0	\$0.0	\$40.0
Backus Expansion	GF0-UG713	2	\$15.0	\$20.0	\$0.0	\$0.0	\$0.0	\$0.0	\$35.0
Roof, Windows, & Elevators	GF0-UG714	3	\$4.5	\$2.0	\$3.0	\$2.0	\$0.0	\$0.0	\$11.5
MEP, HVAC, and IT Upgrades	GF0-UG715	4	\$13.5	\$5.0	\$5.0	\$15.0	\$0.0	\$24.5	\$63.0
Purchase OCH (3100 MLK, Ave. SE)	GF0-UG717	5	\$0.0	\$0.0	\$28.0	\$0.0	\$0.0	\$0.0	\$28.0
Classroom & Lab Reno/Modernizations	GF0-UG718	6	\$0.0	\$0.0	\$10.0	\$10.0	\$0.0	\$3.0	\$23.0
Exterior/Plaza Paver Restoration	GF0-UG716	7	\$5.0	\$5.0	\$5.0	\$4.0	\$0.0	\$0.0	\$19.0
Firebird Farms Dev.	GF0-UG706*	8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Student Housing	GF0-UG706*	9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
WMATA Land Acquisition	GF0-UG706*	10	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Project Contingency and Mgmt	GF0-UG706*	11	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL			\$50.0	\$60.0	\$51.0	\$31.0	\$0.0	\$27.5	\$219.5

* GF0-UG706 is the project number for the general pool account associated with the University's capital projects.

Fiscal Impact Statement

TO: Board of Trustees

FROM: Managing Director of Finance *David A. Franklin*

DATE: September 13, 2022

SUBJECT: FY23 – FY28 Capital Improvement Plan (CIP) Budget Amendment #1

Conclusion

It is concluded that the University's six-year Capital Improvement Plan (CIP) for FY23 – FY28 has been approved in the amount of **\$219,500,000**. The approved budget will not have a negative financial impact on the institution.

Background

The CIP is created, monitored, and implemented by the University's Office of Facilities & Real Estate Management (OFREM). The plan itemizes all capital expenditures for the next six fiscal years (FY23 – FY28). These expenditures are in addition to annual operating expenditures. The CIP also establishes a schedule and annual spending projection for each capital improvement project according to its priority. The spending plan's projects are evaluated and selected based upon anticipated needs and funding availability.

The capital budget spending plan and its supporting documentation show the amounts approved for each year. A six-year programming period is utilized for overall planning and budgeting purposes; however, the CIP is also updated annually to reflect the University's current priorities and financial capabilities.

The University submitted its original FY23 – FY28 request of \$422,000,000 that was approved under UDC Resolution No. 2021-38. DC Council has approved a final FY23 – FY28 CIP allocation to the University of \$219,500,000.

Fiscal Impact

Compared to the FY22-27 approved CIP, the FY23 – FY28 CIP reflects an increase in the capital budget of \$56.0 million, particularly in fiscal years 2024, 2025, 2026, and 2028, with an increase of \$23.0M, \$28.0M, \$28.0M, and \$27.5M, respectively.

In FY2024, the additional funds will allow the University to continue its renovations of 4250 Connecticut Ave. NW; its MEP, HVAC, and IT upgrades; and its exterior/plaza paver restorations. In FY2025, the additional funds will support the purchase of the leasehold interest in Old Congress Heights (OCH) and the continuation of infrastructure work as well as improvements to classrooms

and labs. The additional funds in FY2026 and in FY2028 will continue to support infrastructure and classroom/lab improvements. Overall, these increases translate to the University being able to complete six of its seven top capital project priorities by the end of fiscal year 2028.

As with all D.C. Government allocations, it is possible that future years' amounts will change due to shifts in District priorities. That said, this request is approved per the information provided.

**BOARD OF TRUSTEES
UNIVERSITY OF THE DISTRICT OF COLUMBIA
UDC RESOLUTION NO. 2022-**

SUBJECT: APPROVAL OF A PROPOSED FY2023—FY2028 CAPITAL BUDGET AMENDMENT #1

WHEREAS, pursuant to D.C. Code §38-1202.06(4), the Board of Trustees (“Board”) of the University of the District of Columbia (“University”) is “required to prepare and submit to the Mayor an annual budget request for each fiscal year”; and

WHEREAS, pursuant to 8B DCMR §400.2, the President of the University shall prepare an operating and capital budget for Educational and General activities of the University; and

WHEREAS, pursuant to 8B DCMR §400.1, the Board shall approve all budgets for expenditures of the institutions of the University and, pursuant to 8B DCMR §400.4, any expansion in operations that would necessitate any substantial change in the approved budget shall be submitted to the Board for its approval; and

WHEREAS, the President has prepared a six-year project plan corresponding to Capital Improvement Plan funding of \$219,500,000 approved in D.C. Act 24-486, the “Fiscal Year 2023 Local Budget Act of 2022,” a copy of which supplement is attached hereto as **Exhibit A** (“FY23 – FY28 CIP, by Project”); and

WHEREAS, the proposed FY2023-FY2028 Capital Budget Spending Plan is consistent with prudent fiscal and accounting practices and is in line with the President’s and the Board’s vision for the University.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees hereby approves the proposed FY2023-FY2028 Capital Spending Plan, attached hereto as **Exhibit A**.

Submitted by the Operations Committee:

September 13, 2022

Approved by the Board of Trustees:

September 27, 2022

Christopher D. Bell
Chairperson of the Board

Exhibit A
FY23 – FY28 CIP, by Project

Capital Budget: FY 2023 - 2028 CIP (\$ in Millions)									
<i>Project</i>	<i>Project Number</i>	<i>Rank</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY23-28 Total</i>
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Firebird Farms Dev.	GF0-UG706*	8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Student Housing	GF0-UG706*	9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
WMATA Land Acquisition	GF0-UG706*	10	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Project Contingency and Mgmt	GF0-UG706*	11	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL			\$50.0	\$60.0	\$51.0	\$31.0	\$0.0	\$27.5	\$219.5

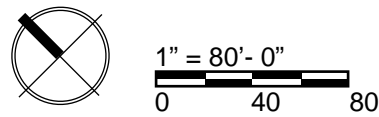
* GF0-UG706 is the project number for the general pool account associated with the University's capital projects.

LAMOND-RIGGS CMP
PROPOSED CAMPUS DEVELOPMENT
PLAN - MODERNIZATION
(PHASE 1)

Modernization "A" & "B" & "C": Programing **utility** upgrades as required, Electrical system upgrade, **HVAC system** replacement, and **solar panel** installation.

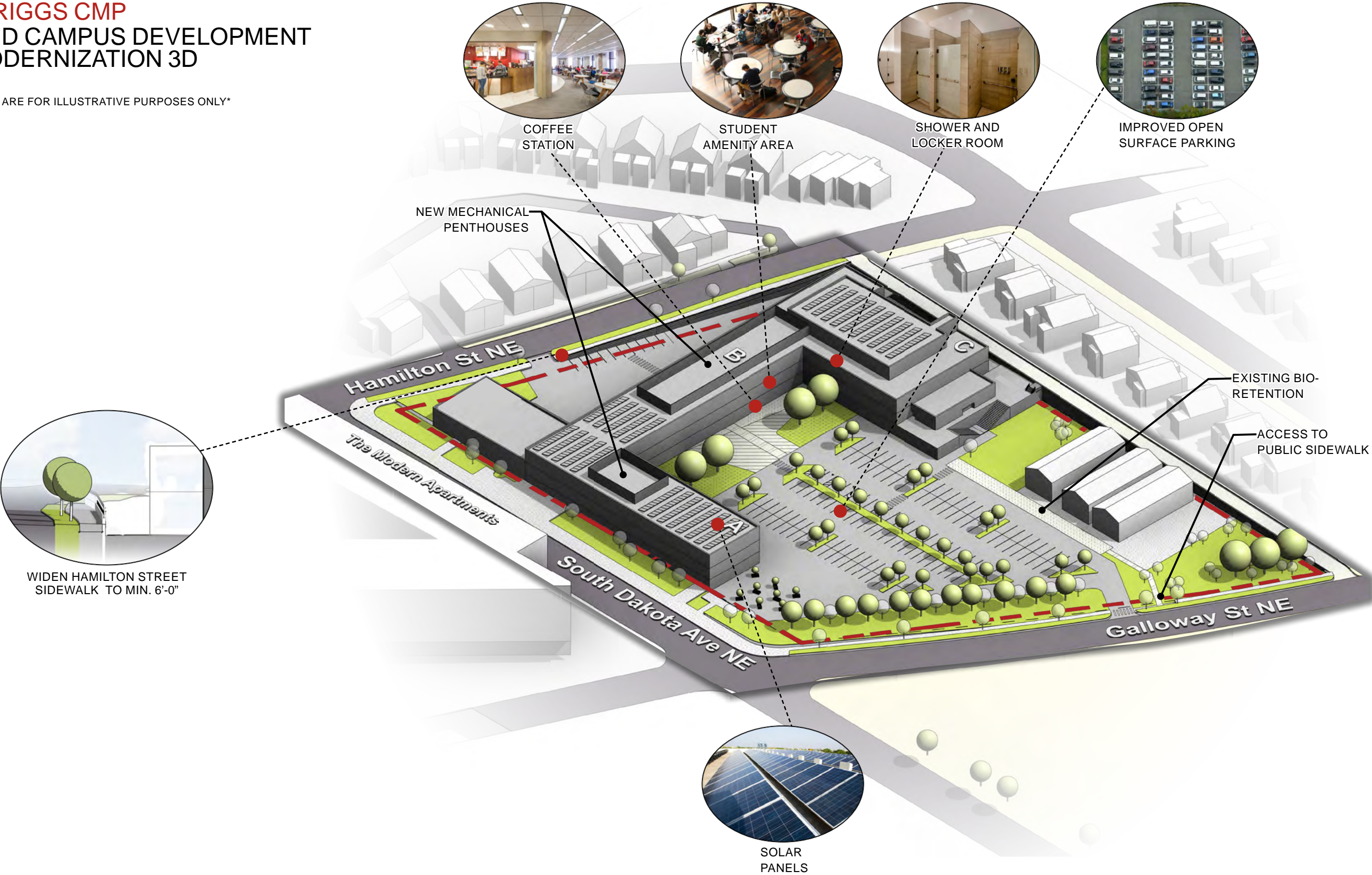
LEGEND

- Campus Boundary
- Bio-Retention
- Existing Bio-Retention
- Photovoltaic Panels
- New Mechanical Penthouse
- Modernization
- Proposed Tree Canopy
- Existing Tree Canopy
- Building Entry
- Short-Term Bicycle Spaces - 48
Short-Term (Covered) Bicycle Spaces - 16
- Long-Term (Covered) Bicycle Spaces - 17
Overall Total Bicycle Spaces: 81
- Existing Green Space
- Existing Pocket Park
- Existing Bio-Retention
- Existing Equipment
- Loading Service Area
- Improved Vehicular Access



LAMOND-RIGGS CMP
PROPOSED CAMPUS DEVELOPMENT
PLAN - MODERNIZATION 3D
(PHASE 1)

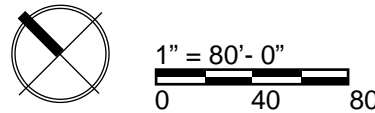
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LAMOND-RIGGS CMP
PROPOSED CAMPUS DEVELOPMENT
PLAN - COURTYARD
(PHASE 2)

LEGEND

- Campus Boundary
- Bio-Retention
- Existing Bio-Retention
- Photovoltaic Panels
- New Mechanical Penthouse
- Green Roof
- Proposed Tree Canopy
- Existing Tree Canopy
- Building Entry
- Short-Term Bicycle Spaces - 68
Short-Term (Covered) Bicycle Spaces - 24
- Long-Term (Covered) Bicycle Spaces - 25
Overall Total Bicycle Spaces: 117
- 1 Loading Service Area
- 2 Existing Demonstration Kitchen
- 3 New Metal Picket Fence
- 4 New Pocket Park with Outdoor Seating
- 5 New Additional Screen Vegetation
- 6 9-11 Memorial
- 7 Access to Public Sidewalk



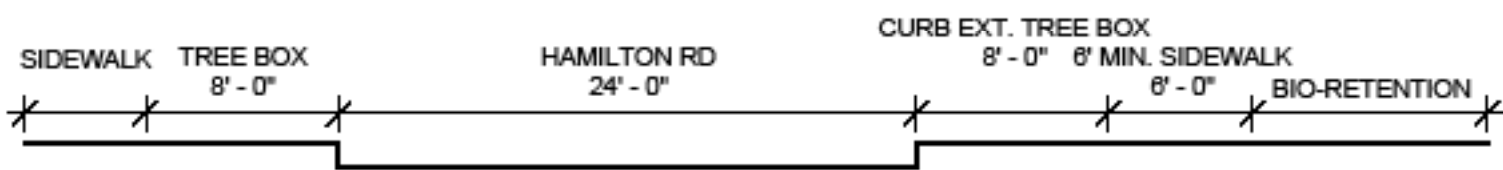
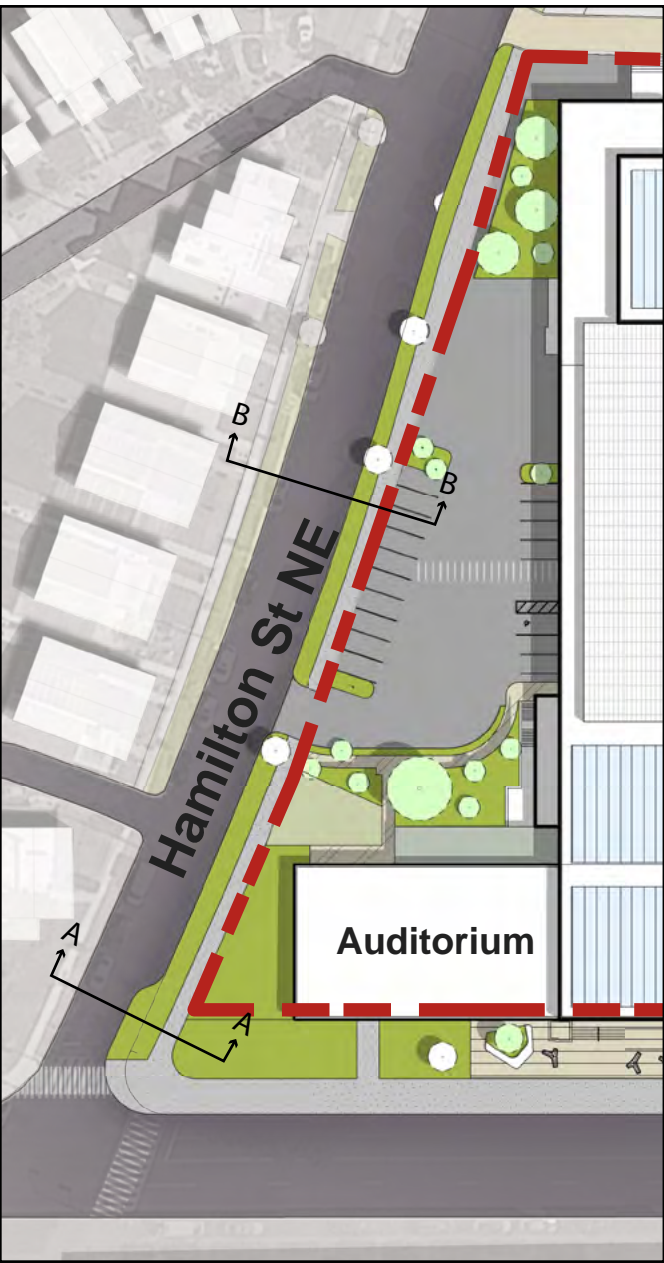
LAMOND-RIGGS CMP PROPOSED CAMPUS DEVELOPMENT PLAN - COURTYARD 3D (PHASE 2)

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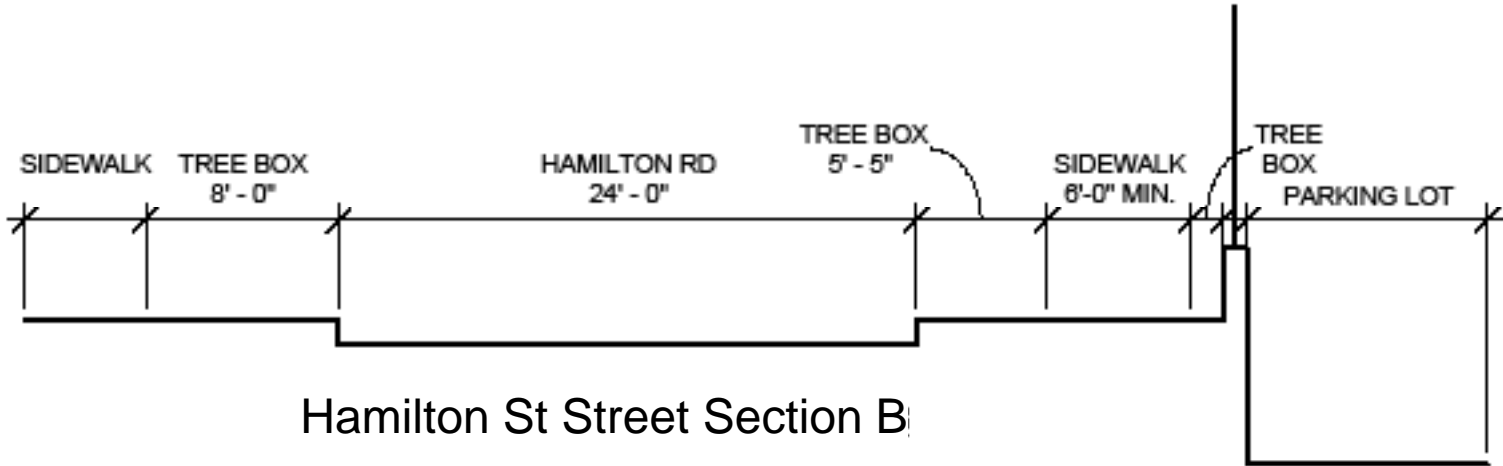


Exhibit 4.2f

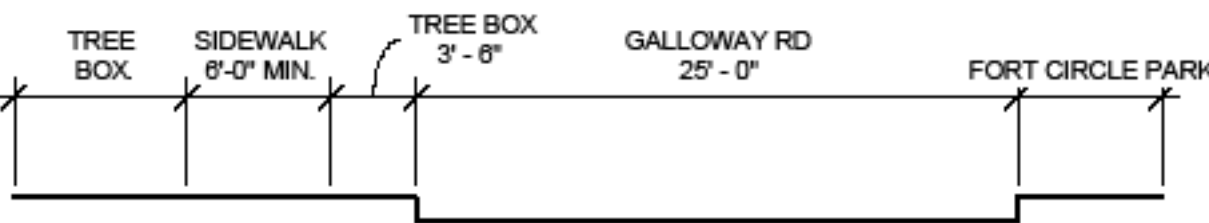
LAMOND-RIGGS CMP
PROPOSED CAMPUS BUILDING
STREETSCAPE SECTIONS
(PHASE 2)



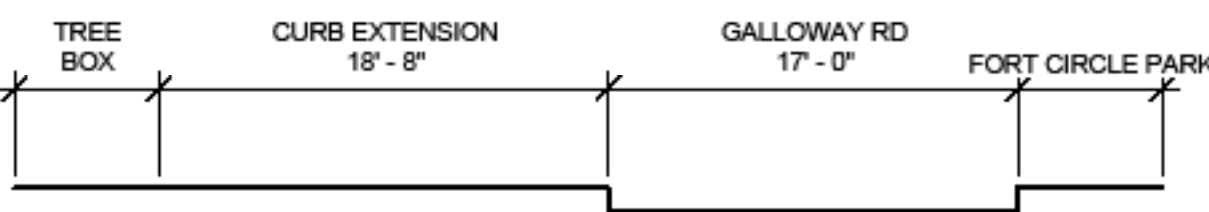
Hamilton St Street Section A



Hamilton St Street Section B



Galloway Rd Street Section C



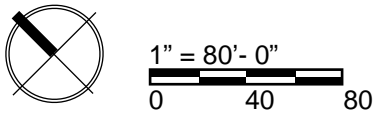
Galloway Rd Street Section D



South

LAMOND-RIGGS CMP
PROPOSED CAMPUS
BUILDING HEIGHTS DIAGRAM
(PHASE 2)

- LEGEND
- A,B,C Lamond-Riggs Campus Wings
 - Campus Boundary
 - ⊕ Spot Elevations
 - Proposed Tree Canopy
 - Existing Tree Canopy



	ZONING REQUIRED MAX R-2	EXISTING	PHASE 1 MODERNIZATION BUILDINGS "A", "B" AND "C"	PHASE 2 WITH ADDITION BUILDING "D"
ITEM SITE AND BUILDING ANALISYS				
Property Area (SF)		213,405	213,405	213,405
Total Building Foot Print (SF) 40% from PR	85,362	67,109	67,109	85,362
Building Gross Area (SF) FAR 1.8 - 1.8 x PR	384,129	134,484	134,484	189,243
Building "A" Gross Areat (SF) Renovation		40,284	40,284	40,284
Building "A" Auditorium Gross Areat (SF) Existing to Remain		7,079	7,079	7,079
Building "B" Gross Area (SF) Renovation		39,052	39,052	39,052
Building "C" Gross Area (SF) Modernization		39,693	39,693	39,693
Green Houses Existing to Remain		8,376	8,376	8,376
New Addition Building "D"		0	0	54,759
Pervious Surface (SF)		29,795	48,149	64,101
Impervious Surface (SF)		116,501	103,082	72,515
Parking	114	188	178	118
Parking (50% Reduction)	57			
Bicycle Parking - Short Term (1 Space for each 2,000 GSF)			64	92
Bicycle Parking - Long Term (1 Space for each 7,500 GSF)			17	25