

## EXHIBIT 3.9A EXISTING TRANSIT SERVICE DIAGRAM

### Legend

— Campus Boundary

 Capital Bikeshare

### Metrorail Route

— Red Line

 Metro Station

### Bus Route

— L1, L2

— H2

● Bus stops

### Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plant
- 44 CAUSES/ Life Sciences / Health Services
- 46E Theatre of the Arts
- 46W Performing Arts
- 47 Sports Complex
- 56 Student Center
- 52 David A. Clarke School of Law
- 4225 Vacant Swing Space
- 4250 CAS & CAUSES swing space



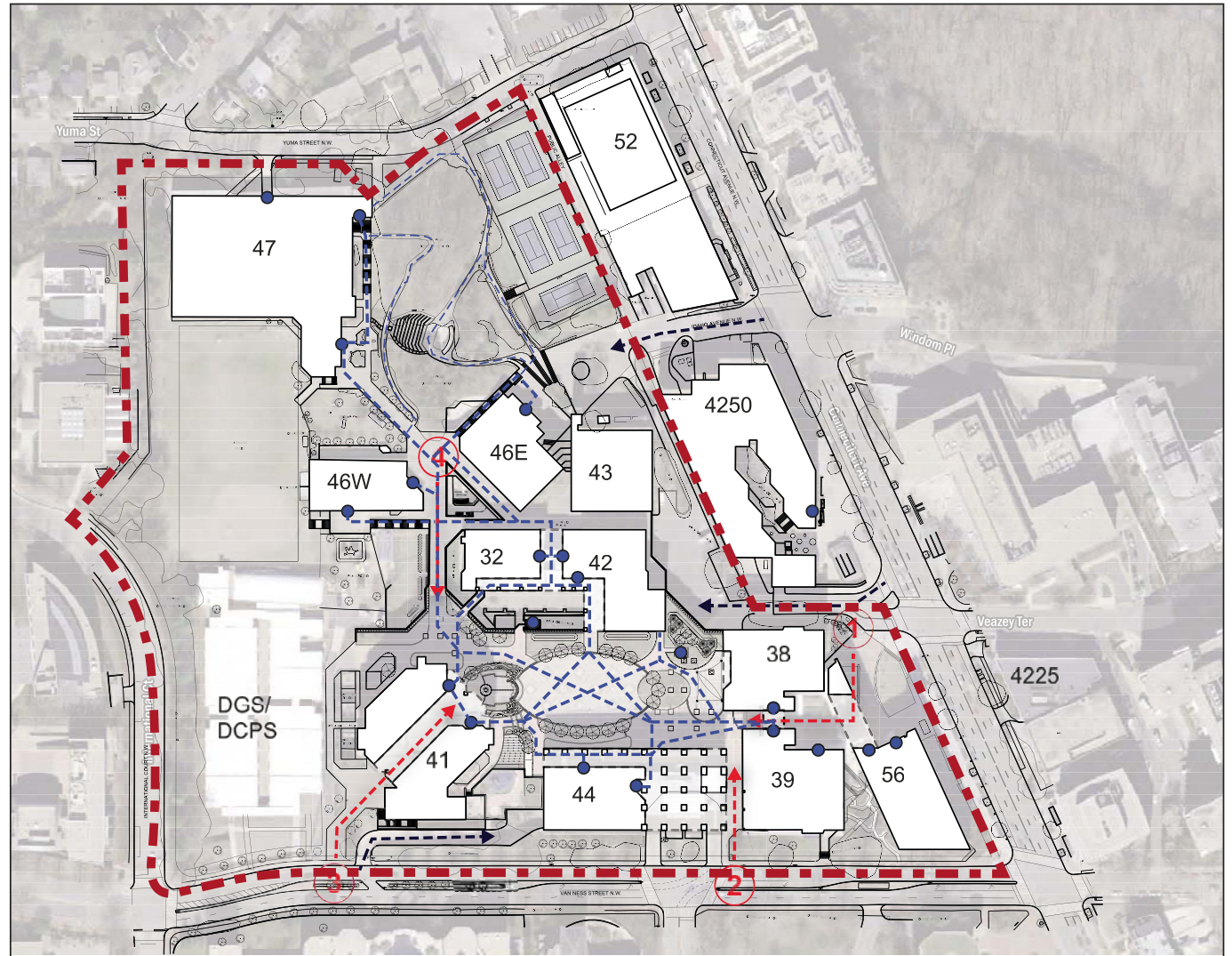
## EXHIBIT 3.9B EXISTING PEDESTRIAN CIRCULATION DIAGRAM

### Legend

- Campus Boundary
- Pedestrian Path
- Pedestrian Entry
- Main Pedestrian Points

### Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plant
- 44 CAUSES/ Life Sciences / Health Services
- 46E Theatre of the Arts
- 46W Performing Arts
- 47 Sports Complex
- 56 Student Center
- 52 David A. Clarke School of Law
- 4225 Vacant Swing Space
- 4250 CAS & CAUSES swing space



ZONING COMMISSION  
 District of Columbia  
 CASE NO. 1003  
 EXHIBIT NO. 3L

2020-2030 Master Plan  
 University of the District of Columbia, UDC

SYMBIOSIS

UNIVERSITY OF THE  
 DISTRICT OF  
 COLUMBIA  
 1851

COZEN  
 O'CONNOR

R. McGhee  
 & Associates



# EXHIBIT 3.9C EXISTING BICYCLE CONDITIONS

LEGEND

Campus Boundary

Bicycle Facilities

On-Street Signed Route

Shared Lane

Bicycle Lane

Bicycle Parking

Capital Bikeshare

Campus Boundary

32

Mathematics

38

School of Business and Public Administration/  
Career Services/Student Success Center

39

Administration/Financial Aid/Registrar

41

College of Arts and Science / Library

42

School of Engineering and Applied Sciences

43

Power Plant

44

CAUSES/ Life Sciences / Health Services

46E

Theatre of the Arts

46W

Performing Arts

47

Sports Complex

56

Student Center

52

David A. Clarke School of Law

4225

Vacant Swing Space

4250

CAS & CAUSES swing space





EXHIBIT 3.9D  
MOVEDC RECOMMENDED BIKE  
NETWORK

LEGEND

Campus Boundary

Existing Bicycle Infrastructure

On-Street Signed Route

Shared Lane

Bicycle Lane

Capital Bikeshare

Recommended Bicycle Infrastructure

Cycle Track

Bicycle Lane

Campus Boundary

32

 Mathematics

38

 School of Business and Public Administration/  
Career Services/Student Success Center

39

 Administration/Financial Aid/Registrar

41

 College of Arts and Science / Library

42

 School of Engineering and Applied Sciences

43

 Power Plant

44

 CAUSES/ Life Sciences / Health Services

46E

 Theatre of the Arts

46W

 Performing Arts

47

 Sports Complex

56

 Student Center

52

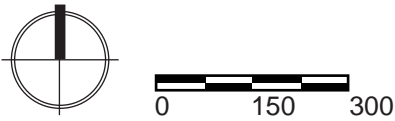
 David A. Clarke School of Law

4225

 Vacant Swing Space

4250

 CAS & CAUSES swing space





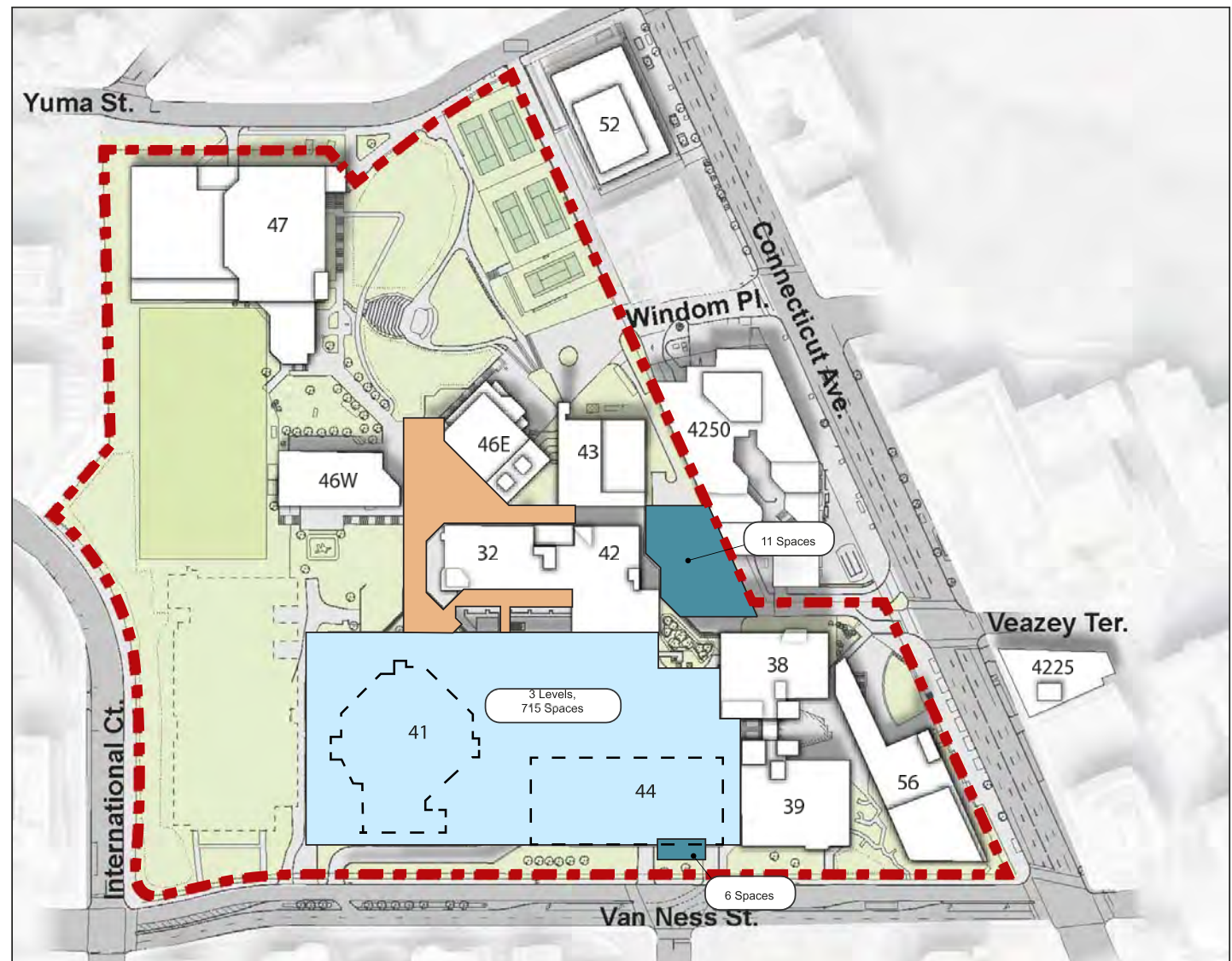
# **EXHIBIT 3.11** **CAMPUS PARKING DISTRIBUTION** **DIAGRAM**

## **LEGEND**

- Campus Boundary
- Building Boundary
- Underground Pedestrian Walkway
- Surface Parking
- Underground Garage

## **Campus Boundary**

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
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- 52 David A. Clarke School of Law
- 4225 Vacant Swing Space
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November 2019

## 2020 – 2026 CAPITAL IMPROVEMENT PLAN (CIP)

The University of the District of Columbia, located in Washington, D.C., is an urban university and community college comprised of numerous buildings with unique architectural features, and infrastructure systems in need of significant upgrades. The main campus of the University, known as the Van Ness Campus (VNC), is in the District's Van Ness community at 4200 Connecticut Avenue, NW. It lends its name to the nearby Van Ness-University of the District of Columbia Metrorail station.

The University operates programs in fourteen buildings totaling approximately 1,544,056 square feet of space on the main campus. The campus includes open spaces, a plaza, amphitheater, and recreation/athletic fields. Nine of the VNC's fourteen buildings and its 730-car parking garage were built in the 1970s and 1980s. Although some significant renovations have occurred, no new buildings were constructed on the campus until a new Student Center was opened in 2016. To heat and cool most campus buildings, the University operates a central power plant containing two chillers and two boilers. In addition to the VNC, the University operates and maintains multiple sites throughout the District. These include the Bertie Backus campus at 5171 South Dakota Avenue, NE; the Old Congress Heights site at 3100 Martin Luther King, Jr. Ave, SE; the 144 acre Firebird Farm in Beltsville, Maryland, and multiple food hub sites. The University also leases an 88,000 square foot building at 801 North Capitol Street, NE that serves as the command center for the Community College, as well as a hangar at National Airport. The University also the host of academic food hubs in several locations throughout the District.

The University of the District of Columbia's CIP is designed to ensure all facility renewal and improvement projects are planned, organized, and coordinated in an effective manner that will adequately support the Equity Imperative strategic plan. The strategies outlined in this plan will help equip the University to offer nationally competitive programs that are affordable and accessible to District citizens seeking pathways to the middle class, whether in the form of professional certification or academic degrees. The CIP will be updated annually in conjunction with the District's budget process.

The Capital Improvement Plan (CIP) is developed, monitored and implemented by the University's office of Capital Assets & Real Estate Services (CARES). The CIP summarizes all capital expenditures planned for the next six years. These expenditures are in addition to annual operating expenses. The CIP establishes a schedule for each capital improvement project

according to its priority. The plan also includes cost estimates and the expected year projects will be awarded. The CIP projects are evaluated and selected based upon anticipated needs and expected funding availability. The current six-year capital funding allocation is approximately \$120 million. The CIP and its supporting documentation show the amount requested for each project (and the fiscal year for which it was requested) and compares that amount to what has actually been allocated. A six-year programming period is commonly utilized, although the CIP must be updated annually to reflect the changing priorities and financial capabilities of the University.

As the University continues to raise the quality of support provided to our students, faculty, staff, and District residents, a list of critical projects are developed based on historical information and discussions with key stakeholders. The “Equity Imperative” is a strategic initiative introduced by President Mason and constitutes the guiding principles of the CIP. The built environment will play a critical role in allowing the institution to help pave a way to the middle class for many Washingtonians. Significantly improved facilities will allow the University to “create solutions to urban challenges, train and support an exemplary workforce at all levels and in all sectors, and develop transformative, ethical leaders, thus improving access to economic opportunity for all.”

The CIP was developed to include this narrative and project descriptions detailing each initiative. The CIP will continue to be reviewed and updated by CARES with input from the University’s Chief Operations Officer and Chief Academic Officer, and with approval by the President and Board of Trustees. The CIP gives all concerned a view of the University’s facility’s improvement plans and a better understanding of the University’s ongoing need for stable and consistent funding in support of this multi-year program.

The focus of the CIP in the immediate term is to continue to implement critical life-safety and space quality projects, which are necessary to keep our buildings open and infrastructure operating in support of the University’s mission. Decades of research substantiate the impact of a university student’s physical learning environment on academic performance, learning, and student success. Capital improvements are not secondary to educational outcomes; rather, the built environment is foundational in developing dynamic learning environments that empower students to persist to graduation and ultimately become *transformative leaders in the workforce and beyond*.

Without fully operational facilities, students, faculty, and staff, are challenged to achieve their “highest potential.” The projects listed in this plan will extend the life of existing University facilities while providing a platform for energy conservation and sustainability initiatives. The University will also continue relocating occupants from Building #41 to other locations on campus to allow that building to be completely decommissioned.

There is a foundation in place, but the University continues to be hindered by a lack of resources when it comes to building modern learning environments that are second to none in quality. Much of the University’s infrastructure dates back 50 years, and classrooms are unresponsive to the creative, interactive spaces that educational facility design has advanced

over the decades. Poor indoor environmental quality, including lack of natural light, faulty HVAC systems, building envelope issues, and outdated technology fail to support the University's students and faculty in establishing a foundation for academic success.

Transformative investment is required in the following areas:

- Real estate space and inventory
- Technology and amenities
- Capital improvements and infrastructure

The University expects to be the university of choice for DCPS graduates. Yet those graduates are coming from state-of-the-art classrooms and laboratories and can easily see that the University does not deliver the same high-quality learning environments.

The University requires a commitment to comprehensive investment by the District to effectively plan and implement long-term capital improvements rather than short-term fixes. This proposed plan for Capital Improvements strategically reinvests in the University to leverage the institution as a valuable asset for the city in achieving the District's goals. The goal of the CIP is to:

1. Develop a creative approach to capital investment that produces transformational outcomes through the benefits of classroom modernization, infrastructure upgrades, and student life enhancements.
2. Build on the University's commitment to building environments that are conducive to learning.
3. Identify critical initiatives for implementation through FY 2026.
4. Deliver high quality learning environments to capture untapped local populations and help develop a skilled workforce for the District.

Generally, projects in the CIP are prioritized using criteria that may include, but is not limited to, the list below:

- Life safety and security issues
- Regulatory compliance (e.g. ADA, OSHA, etc.)
- Energy conservation and other cost reduction opportunities
- Academic space programming needs
- Technological advancement and applicability to instructional environment
- Long-term needs in a strategic context (e.g. Equity Imperative)



The following is a summary of the projects identified as priorities during each year of the current CIP term:

**Fiscal Year 2020:** One primary focus of the first year of this CIP is relocating occupants out of Building #41 so that the building can be decommissioned. Adequate space to accommodate the current occupants of the building has been secured. The University has leased space across the street from the Van Ness Campus at 4225 Connecticut Avenue and property adjacent to the University at 4250 Connecticut Avenue. The University intends to purchase the 4250 Connecticut Avenue property during this fiscal year. A design has been completed to renovate the interior of the 4225 building to accommodate the Jazz Archives from the “A” level of Building #41, the Photography Studio from the second floor of Building #41, and the UDC-TV studio from the second floor of Building #41. Construction of this project is expected to begin in the spring of 2020 and is expected to be completed in the summer of 2020.

The University has leased the building at 4250 Connecticut Avenue (the former Fannie Mae building) with an option to purchase the building. The University is currently completing required basic renovations to accommodate the College of Arts and Sciences’ (CAS) faculty and staff. This primarily includes the Dean’s suite, administrative staff, and some specialty classrooms such as the Speech & Pathology labs. CAS faculty and staff will be moved out of Building #41. Staff from the College of Agriculture Urban Sustainability and Environmental Sciences (CAUSES) will be moved out of Building #44 to lessen the HVAC and utilities demand on that building’s deteriorated infrastructure. During this fiscal year the new Main Library construction that will allow the library to occupy the entire “B” level of Buildings #38 and #39 will take place. The Main Library, along with the Center for Advanced Learning, will relocate from their temporary location in the old law school library in Building #39, where they moved to from Building #41.

The District’s Comprehensive Plan emphasizes the need for the use of renewable sources and the importance of an efficient electric system. The University will continue its ongoing effort to improve and upgrade building systems campus-wide with elevator replacements, roof replacements, window replacements, and mechanical, electrical and plumbing (MEP) upgrades. The MEP upgrades will include the installation of energy management systems in each building. As roofs are replaced on each building, solar panels will be installed to generate renewable electricity for the campus. “Triple Yield” installations are also being considered, where solar panels are installed on a roof and food is grown under the solar panels using water captured from the roof to feed the plants.

Some interior renovations to several buildings will also be completed. The Student Center kitchen construction is expected to be completed by the end of the fiscal year. New stage and house lighting for the campus theater will be installed in December 2019 and into January. New windows will be installed in Buildings 46E/W. Mechanical system upgrades will take place in Building #47 and in Building #44. Existing exterior lighting will be replaced with LED lighting.

A new wayfinding signage system will be installed in the Van Ness garage, and new building signs will be placed on the newly acquired buildings and on the Law School, Bertie Backus, 801 N. Capitol Street, and at the hangar. Also, during the fiscal year, elevators will be replaced in Buildings #32/42 and in Building #38. New air handling units will be installed in Buildings #38/39. The District's Comprehensive Plan discusses the need to address food system needs, including food access. The University is addressing this issue directly with the construction of a new commercial kitchen and a new student kitchen and support facilities at the Bertie Backus campus. The kitchens will be used to process foods that the University grows using innovative techniques at the Firebird Farm and various other locations the University maintains throughout the city. A new restroom, septic system, and classroom will be constructed at Firebird Farm to support the growing operations there. Utilities and other infrastructure upgrades will also take place at the Farm to help enhance the urban agricultural research programs.

In furtherance of the Comprehensive Plan's goal of supporting access by District residents to university recreational, educational, and cultural programs, athletic facilities improvements will be made during the fiscal year that will include installing a new artificial turf athletic field and replacing the existing tennis courts.

Construction of the new Data Center in the lower level of the Student Center is expected to be completed in April of 2020. The Data Center will house the University's new servers and supporting IT infrastructure. Once the Data Center is relocated, the Information Services and Management staff will be moved out of Building #41 and into renovated spaces in 4250.

The District's Comprehensive Plan "acknowledges the vital role universities play as educators and knowledge hubs, and that of campus plans to guide their development." The new campus master plan for the University will be started this fiscal year and will be completed and approved by December 2020. The master plan will be completed in three parts, comprised of the main Van Ness campus, the Community College, and Firebird Farms. The Backus & Firebird Farm master plans will provide for a larger building footprint at Backus, providing the potential for continued expansion of the Community College. The Firebird Farm master plan will define a plan of growth for the physical surroundings to complement the primary agricultural research mission of the site. The master plan will include ways and means to make the Farm entirely self-sufficient and thus able to be removed from the utility grids.

In its discussions on infrastructure, the District's Comprehensive Plan references a need to address wastewater and stormwater. Back on the main campus, the next phases of the Dennard Plaza drainage and paver replacement project will take place, with the next project addressing water infiltration issues resulting from a deteriorated drainage system, as well as creative ways to capture more storm water runoff.

Programming to efficiently house SEAS in Buildings 32/42 will be completed as well as programming to relocate CAS and CAUSES in 4250 Connecticut Avenue. The programming effort to transform 4250 Connecticut Avenue will begin.



**Fiscal Year 2021:** This year will also have a focus on the beginning the renovation of 4250 Connecticut Avenue to convert the office building into world-class academic and learning spaces. New academic and administrative environments will be provided for CAS and CAUSES. There will also be more projects to continue to upgrade building envelopes, such as more window and roof replacement projects. MEP systems campus-wide will continue to be addressed. Additional improvements to the law school building will be made. The design for a new building at Bertie Backus will be completed. Significant improvements to the existing building will also take place. These improvements will include completing the build-out of currently unused portions the building, determining a use for the existing gymnasium, and upgrading the mechanical and drainage systems.

**Fiscal Year 2022:** The year will see the beginning of the complete renovation of the building purchased at 4250 Connecticut Avenue and plans for permanent modifications for the building to become the home of CAS and (CAUSES). There will also be projects that will continue to upgrade building envelopes. These include more window and roof replacement projects. MEP systems campus-wide will continue to be addressed. Additional improvements to the law school building will be completed as well.

**Fiscal Year 2023:** The renovations to 4250 Connecticut Avenue will be completed this fiscal year. Along with 4250 becoming the new home for CAS & CAUSES, projects to develop new laboratories and specialty classrooms within the building will be completed. While the phased project will be ongoing, some new laboratories for CAS & CAUSES will be completed this fiscal year.

**Fiscal Year 2024:** The University will purchase the building at Old Congress Heights to be used by the Community College. This site has consolidated the functions that were housed at P.R. Harris, Shadd, and United Medical Center. Construction for the new Community College building at the Bertie Backus site will also begin. This building will provide custom accommodations for the Community College programs and will allow those programs to move out of the current location at 801 North Capitol Street. The building will feature spaces that will be uniquely designed and outfitted for the specific activities that will take place with the varied Community College programs.

**Fiscal Year 2025:** An objective of the District's Comprehensive Plan is to "strengthen the role of universities in community life by increasing local research, service-oriented partnerships, and workforce development activities." During this fiscal year, the University intends to expand its programs and thus its physical footprint in Ward 8. The plan is to identify a parcel of land in the ward, perhaps on the St. Elizabeth's campus, and further establish the Community College in the District's most underserved and often overlooked areas. Entirely new facilities would be planned for construction for the students, faculty, and staff and enhance the position of the Community College as a premier option for workforce training and two-year college education.

**Fiscal Year 2026:** Modernization of the academic spaces at the Van Ness campus will be a priority during this fiscal year. This will include significant interior renovations, particularly to

the SEAS spaces. The remainder of the campus windows will be replaced. Mechanical, Electrical, and Plumbing upgrades will continue. Additional objectives of the plan include: learning enhancement through facility improvements; designing and building opportunities for improved sustainable practices; protecting and extending the life of existing buildings and systems; and improving spaces to promote learning and students' success.

### **Capital Improvement Priorities**

The University has established its "Top Five" priorities for capital improvement: (1) renovate the 200,000 square foot building recently purchased at 4250 Connecticut Avenue to house the College of Arts and Sciences (CAS) and the College of Agriculture, Urban Sustainability, and Environmental Sciences (CAUSES); (2) Upgrade the Community College Facilities at the Bertie Backus Campus; (3) Replace the roofs, windows, and elevators in each building on the Van Ness campus; (4) mechanical, electrical, and plumbing (MEP) renovations for buildings on the Van Ness campus; and (5) purchase the building currently being leased for the Community College at 3100 Martin Luther King, Jr. Avenue, SE to include that building as a permanent part of the University's facilities inventory.

In FY 2020 the University will be purchasing the building at 4250 Connecticut Avenue. The building is currently configured as an office building but will be transformed into the new home for CAS and CAUSES. The new spaces will replace outdated facilities in buildings #41 and #44. The renovations will include the complete demolition of the existing interior spaces and construction of modern learning spaces. New science laboratories will be constructed that will be comparable to the most modern facilities at any school in the nation, and will help the university promote the Comprehensive Plan's goal to strengthen the role of universities in community life by increasing local research, service oriented partnerships, and workforce development activities. Flexible and innovative learning spaces will be installed. The first floor of 4250 will include retail and restaurant options on Connecticut Avenue, and spaces for University services.

The Community College spaces at Bertie Backus will be upgraded to accommodate expanding Community College programs. About 15,000 square feet of space in the existing building remain to be built out, including the gymnasium. This space will be designed and constructed to house functions that are currently located at the leased building at 801 North Capitol Street.

The roofs, windows, and elevators at the Van Ness campus are in very poor condition, with the roofs and windows often allowing in water and the elevators frequently breaking down and requiring expensive repairs. In many cases the roofs and windows are the originals that were installed in the 1970s and 80s. The building envelopes need to be made water-tight to allow the needed interior renovations to proceed.

The mechanical, electrical, and plumbing (MEP) equipment is also mostly original to the buildings and is in dire need of replacement. The long-term objective is to remove each building from the central plant by installing stand-alone HVAC systems in each individual building.



Once the central plant is no longer needed, the building housing the plant (Building #43) can be converted to academic, administrative space, or other use.

The purchase of 3100 Martin Luther King, Jr. Avenue for the Community College will allow the University to customize that facility to suite the demands and needs of the Community College. The University began leasing the former charter school facility in 2019. Although the building is in very good condition, some modifications are needed to make the building more useful for the Community College and its programs.

## **Summary**

The University is embarking on a comprehensive plan to re-make its facilities and infrastructure to support the goals and objectives of the Equity Imperative Strategic Plan. In turn, the Strategic Plan supports the District's Comprehensive Plan, which has policy themes that include the discussion of an "equity crosswalk" to highlight equity policies. The District's Comprehensive Plan also specifically points out the University of the District of Columbia's "key role in providing public post-secondary educational opportunities to residents of all eight wards."

One of the major policy themes of the Comprehensive Plan is to sustain and strengthen the University of the District of Columbia as the city's only public institution of higher learning and continuing education. The University has developed a plan of action to support that concept:

To further its goals and objectives and to support the District's Comprehensive Plan, the University will need to lease some swing space to use while permanent spaces are being planned and constructed. In 2018, the University leased 4225 Connecticut Avenue (a former Walgreens Drug Store) to use as a swing space. This was in response to the need to move out of Building #41, which had deteriorated to the point of being nearly unusable. The 4225 Connecticut Avenue building will be renovated to accommodate UDC-TV and the photography studio on the top floor, both of which will move out of Building #41. It is anticipated that the Jazz Archives will move out of Building #41 and into the first floor of 4225 Connecticut Avenue. The long-term plan is to eventually move the TV studios and the Jazz Archives into Building #43, which currently houses the central power plant. As campus buildings are re-built, each building will be reconstructed with its own individual heating and cooling system. When that process is completed, the central power plant will no longer be needed and, as stated above, Building #43 can then be converted to a new use. Additional usable building square footage will thereby be added to the University's inventory without constructing a new building. The new use for Building #43 will include housing UDC-TV and the Jazz Archives.

The University also leased 4250 Connecticut Avenue (a former Fannie Mae office building) with the option to purchase. The intended use for that building is to house two of the University's Colleges: CAS and CAUSES. CAS will completely move out of Building #41, which will be decommissioned, and CAUSES will move out of Building #44. In fiscal year 2020, the city will provide the funds to purchase 4250. Additional funds will be required to convert the office building into modern classrooms, laboratories, research and administrative space. Once all

renovations to 4250 are completed and CAS and CAUSES moves in, the plan is to convert Building #44 into on-campus student housing. Building #41 will be given over to the city to become the city's archives building.

The Community College is currently leasing a building at 801 North Capitol Street, NE, and at 3100 Martin Luther King, Jr. Avenue, SE. A new academic building will be constructed on the Bertie Backus site on South Dakota Avenue, NE that will house all of the functions currently located at 801 North Capitol Street, and the 801 lease will be allowed to expire. The existing Bertie Backus building sill has about 15,000 square feet of space to be built out, and this space will be reconstructed to accommodate relocating programs and activities from the leased spaces.

## **Conclusion**

In partnership with the District, CARES is updating facility condition assessments for each of our buildings. This will allow the University's facility information to be entered into the District's CARRS database indicating a facility condition index for each facility. The index will be used to analyze renewal and replacement spending over time. Inclusion in this database should help both the District and the University in determining which projects are most necessary to improve the state of the campus' physical infrastructure and support the academic endeavors. Over the years, the District has made substantial investments in many of its public services and assets. By contrast, investment in the University of the District of Columbia has seriously lagged. As a result, buildings have leaky roofs, elevators frequently fail, and the MEP/HVAC systems are constantly near failure. This, combined with insufficient operational funding, makes it increasingly more difficult for CARES to provide anything beyond the most basic services to students, faculty, and staff. The University urgently needs major renovations and the increased operating funds to appropriately support the Equity Imperative and the District's Comprehensive Plan. While the city's substantial investment in K-12 modernization benefits many communities within the District, the return on investment is not fully realized until a student completes their pursuit of higher education. This university must be a natural extension of the investment in education, starting with the spaces that most effectively support both teaching and learning.

The six-year plan accompanying this narrative is an essential part of the University's road map to achieving the much needed turn-around in the quality of space this institution provides District residents and our other current and future stakeholders.



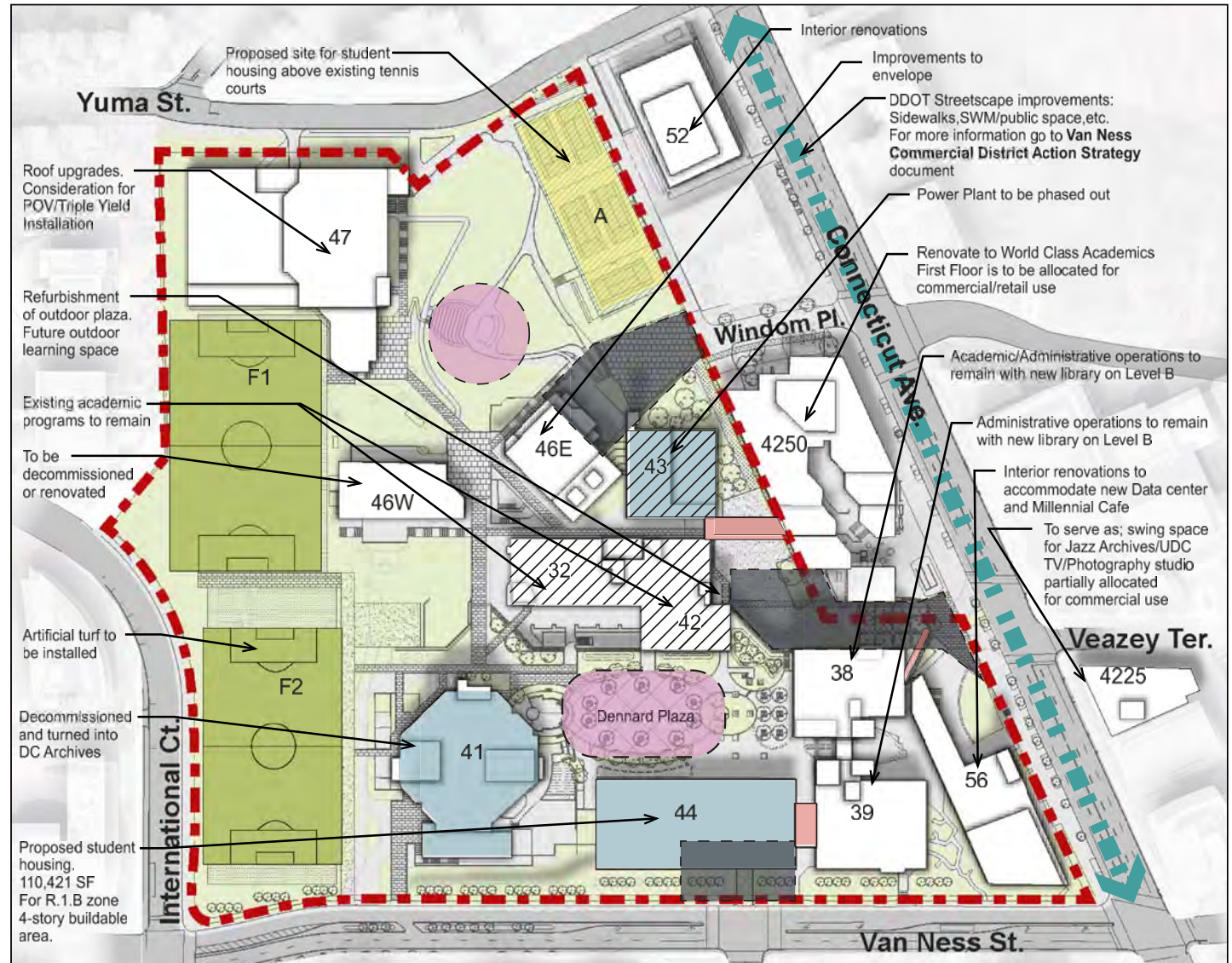
## EXHIBIT 4.2B PROPOSED CAMPUS DEVELOPMENT PLAN

### LEGEND

- - - Campus Boundary
- New Campus Buildings
- Pedestrian Bridge
- Re-programmed Existing Buildings
- Athletic Fields
- Structurally Capable of rooftop addition
- Campus Entry Improvement Points  
\*Refer to Campus Entry Exhibit 8.4 Series
- Improved Spaces

### Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plan to be Phased Out. Potential to be  
Renovated For Academic Program.
- 44 New Campus Housing
- 46E Theatre of the Arts
- 46W Performing Arts
- 47 Sports Complex
- A New Academic campus building
- 56 Student Center
- 52 David A. Clarke School of Law
- 4225 Vacant Swing Space
- 4250 CAS & CAUSES permanent space
- F1 New Collegiate Athletic Field
- F2 U-12 Athletic Field



ZONING COMMISSION  
 District of Columbia  
 CASE NO. 003  
 EXHIBIT NO. 3P

2020-2030 Master Plan  
 University of the District of Columbia, UDC

SYMBIOSIS

UNIVERSITY OF THE  
 DISTRICT OF  
 COLUMBIA  
 1851

COZEN  
 O'CONNOR

R. McGhee  
 & Associates



## EXHIBIT 4.2C

### PROPOSED CAMPUS BUILDING HEIGHTS

#### LEGEND

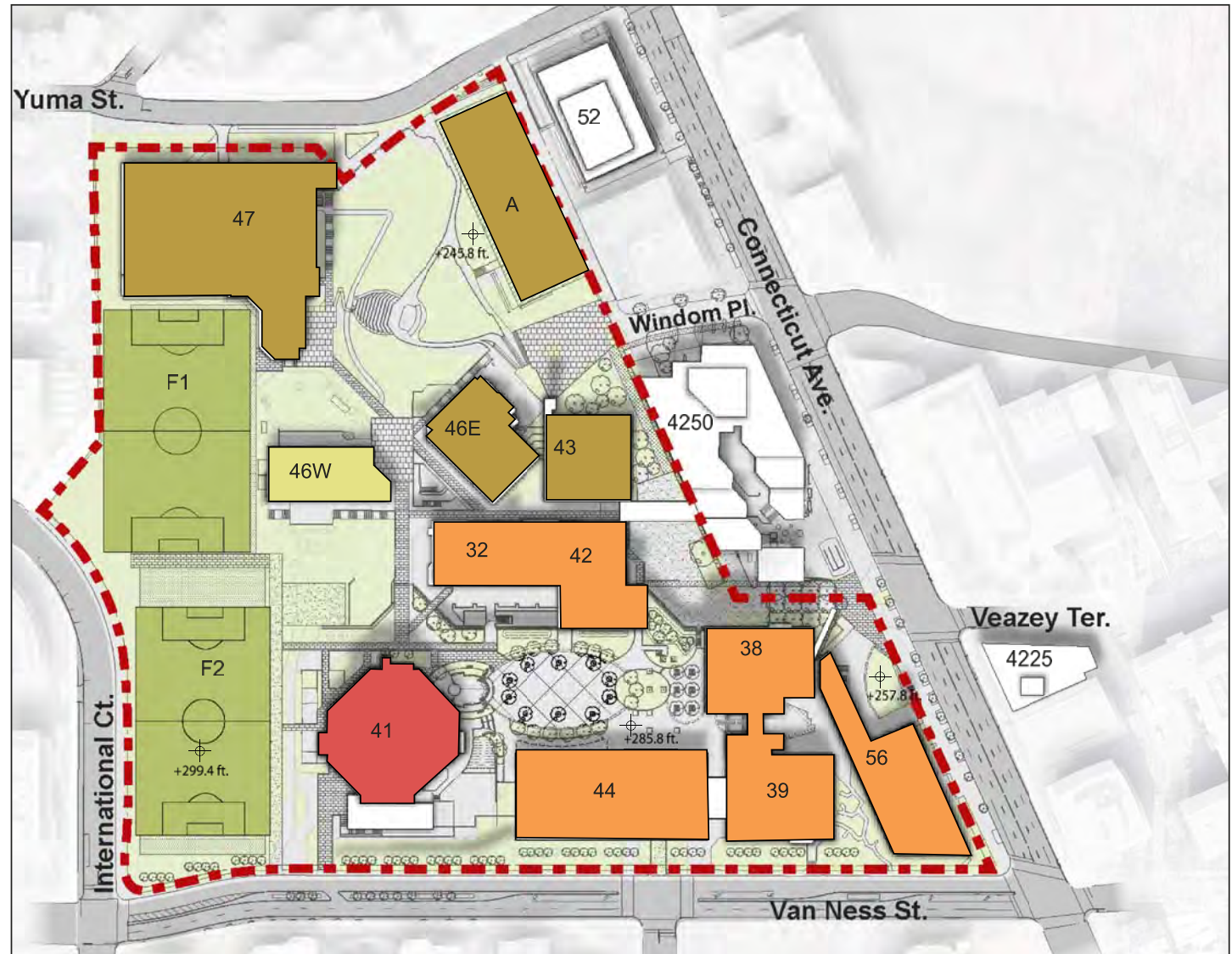
- Campus Boundary
- Top of Roof 299 Feet
- Top of Roof 325 Feet
- Top of Roof 338 Feet
- Top of Roof 371 Feet

#### Number of Floors

32	6 Floors	44	7 Floors
38	6 Floors	46E	2 Floors
39	6 Floors	46W	3 Floors
41	8 Floors	47	3 Floors
42	6 Floors	56	5 Floors
43	3 Floors	A	4 Floors

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- F2 U-12 Athletic Field



ZONING COMMISSION  
 District of Columbia  
 CASE NO. 0033  
 EXHIBIT NO. 30

2020-2030 Master Plan  
 University of the District of Columbia, UDC

SYMBIOSIS

UNIVERSITY OF  
 DISTRICT OF  
 COLUMBIA  
 1851

COZEN  
 O'CONNOR

R. McGhee  
 & Associates



# **EXHIBIT 4.2C(r) DRAFT PROPOSED CAMPUS BUILDING HEIGHTS**

## **LEGEND**

- Campus Boundary
- Above UDC Plaza
- Above Grade (Connecticut Ave)

\*Zoning Regulation Subtitle D207.6 permits institutional buildings up to 90'  
 \*Building heights exclude penthouse.  
 \*Floors shown are total number above and below grade.

## **Approximate Existing Building Heights:**

Bldg 43 .....	60 ft	Bldg 42 .....	40 ft
Bldg 46E .....	66 ft	Bldg 44 .....	65 ft
Bldg 56 .....	66 ft	Bldg 46W .....	16 ft
Bldg 32 .....	40 ft	Bldg 47 .....	40 ft
Bldg 38 .....	56 ft	Proposed Site A.....	40 ft
Bldg 39 .....	56 ft		
Bldg 41 .....	85 ft		

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- 56 Student Center
- 52 David A. Clarke School of Law
- 4225 Vacant Swing Space
- 4250 CAS & CAUSES permanent space
- F1 New Collegiate Athletic Field
- F2 U-12 Athletic Field










## EXHIBIT 5.2

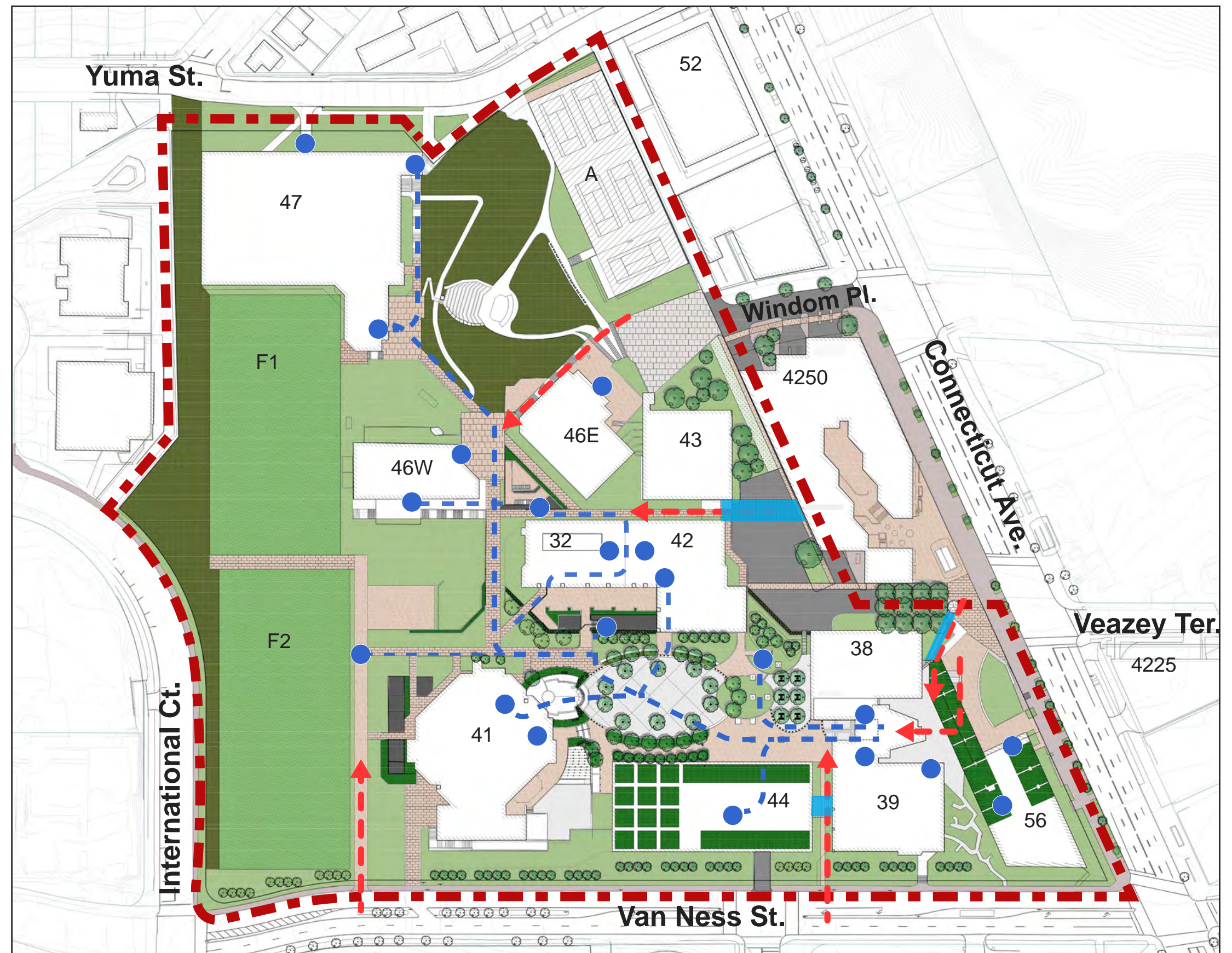
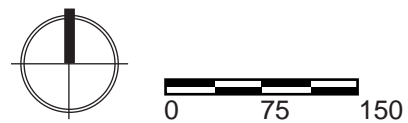
### PROPOSED PEDESTRIAN CIRCULATION

## LEGEND

-  Campus Boundary
-  Pedestrian Path
-  Pedestrian Entry
-  Pedestrian Bridges
-  Main Pedestrian Points

### Campus Boundary

- |      |  |
|------|--|
| 32   | Mathematics  |
| 38   | School of Business and Public Administration/<br>Career Services/Student SuccessCenter |
| 39   | Administration/Financial Aid/Registrar   |
| 41   | College of Arts and Science / Library  |
| 42   | School of Engineering and Applied Sciences   |
| 43   | Power Plan to be Phased Out.Potential to be<br>Renovated For Academic Program.         |
| 44   | New Campus Housing   |
| 46E  | Theatre of the Arts  |
| 46W  | Performing Arts  |
| 47   | Sports Complex   |
| A    | New Academic campus building   |
| 56   | Student Center   |
| 52   | David A. Clarke School of Law  |
| 4225 | Vacant Swing Space   |
| 4250 | CAS & CAUSES permanent space   |
| F1   | New Collegiate Athletic Field  |
| F2   | U-12 Athletic Field  |





## EXHIBIT 6.2 SUSTAINABILITY IMPROVEMENTS

### Legend

- Campus Boundary
- Proposed Stormwater Management
- / Proposed Photovoltaics (PV)
- / Proposed Green Roof and PV
- / Existing Green Roof
- / Existing Green Roof and PV
- Proposed Cistern with Cooling Tower
- Existing Geothermal
- Existing Aquaponics
- Existing Cistern

### Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plan to be Phased Out. Potential to be  
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ZONING COMMISSION  
 District of Columbia  
 CASE NO. 0033  
 EXHIBIT NO. 33

2020-2030 Master Plan  
 University of the District of Columbia, UDC

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 1851

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R. McGhee  
 & Associates



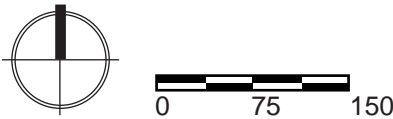
EXHIBIT 6.3  
LANDSCAPE IMPROVEMENT PLAN

LEGEND

--- Campus Boundary

Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plan to be Phased Out. Potential to be  
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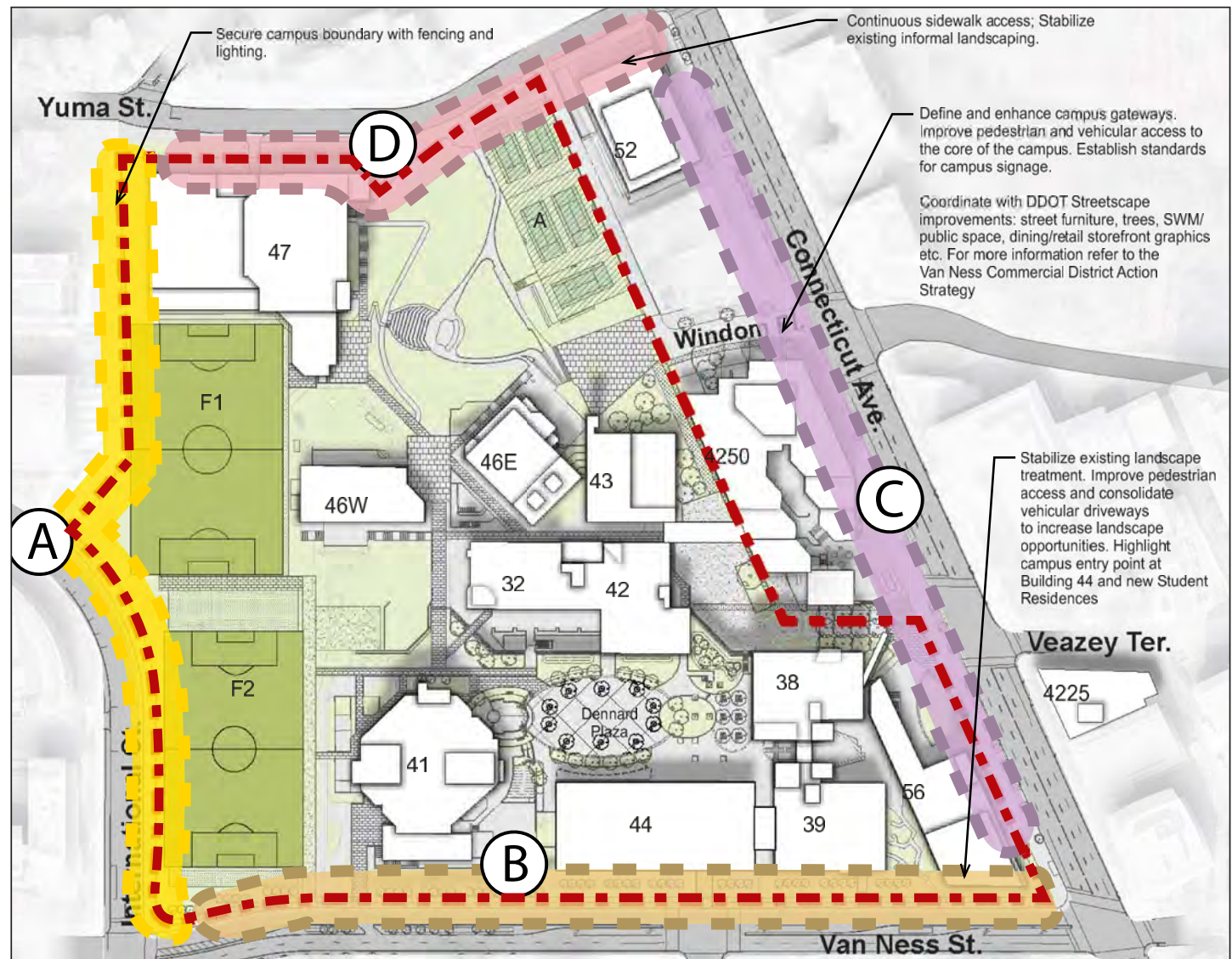
## EXHIBIT 8.2.1A CAMPUS PERIMETER IMPROVEMENT DIAGRAM

### Legend

- Campus Boundary
- Perimeter Condition A
- Perimeter Condition B - Van Ness St. NW
- Perimeter Condition C - Connecticut Ave. Initiatives
- Perimeter Condition D - Yuma St. NW

### Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plan to be Phased Out. Potential to be  
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EXHIBIT 8.3A  
CAMPUS BUILDING FACADE  
IMPROVEMENTS

- LEGEND**
- Campus Boundary
  - Decorative Panels / Screens
  - Green Walls
- Campus Boundary**
- 32 Mathematics
  - 38 School of Business and Public Administration/ Career Services/Student SuccessCenter
  - 39 Administration/Financial Aid/Registrar
  - 41 College of Arts and Science / Library
  - 42 School of Engineering and Applied Sciences
  - 43 Power Plan to be Phased Out.Potential to be Renovated For Academic Program.
  - 44 New Campus Housing
  - 46E Theatre of the Arts
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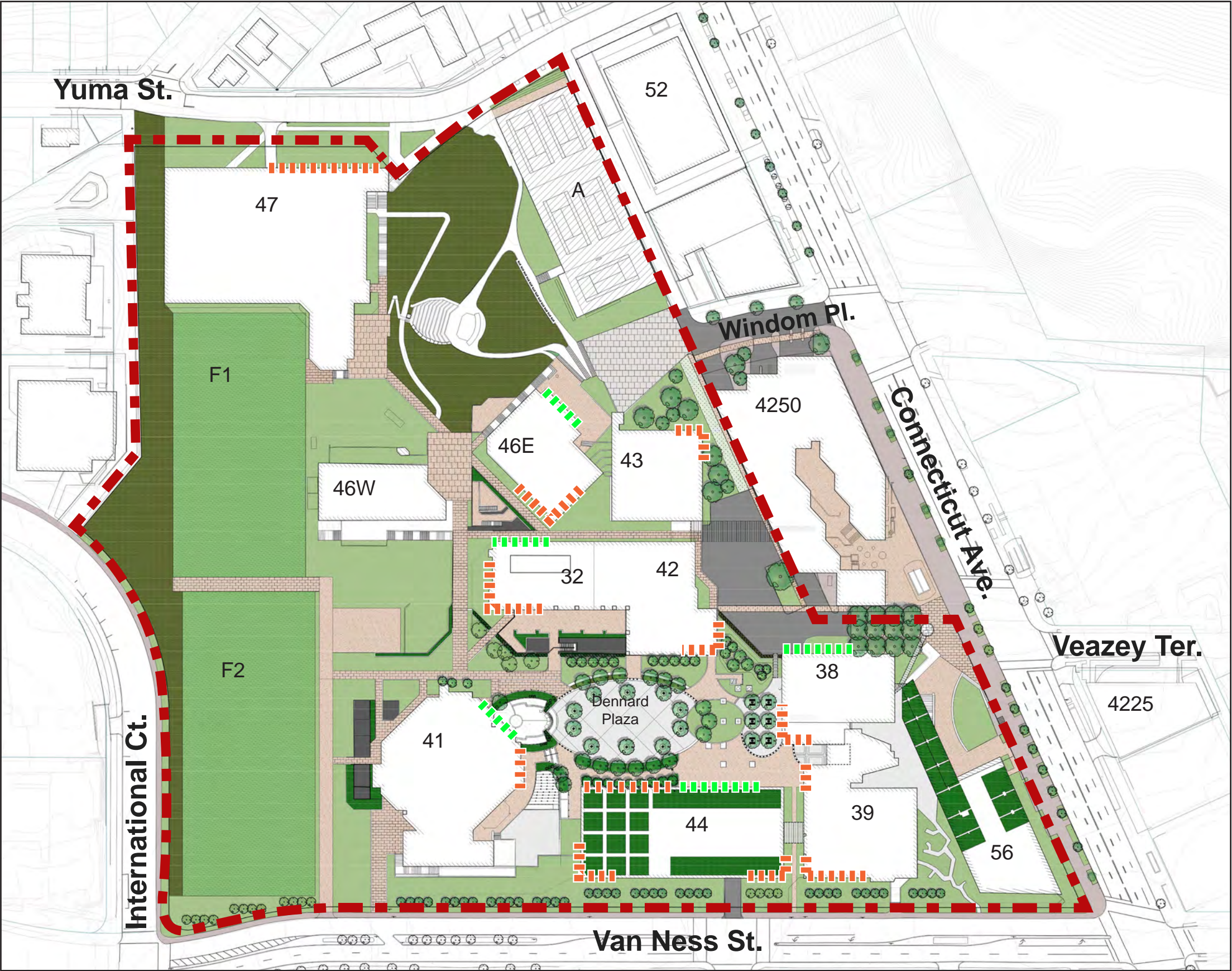
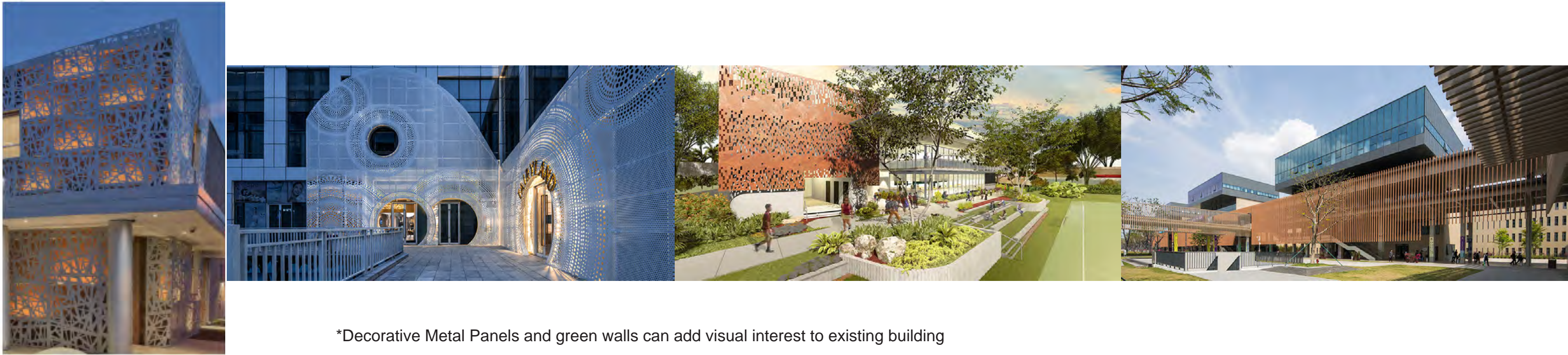




EXHIBIT 8.3B  
CAMPUS BUILDING FACADE  
IMPROVEMENTS

METAL SCREEN PRECEDENTS



GREEN WALL PRECEDENTS





EXHIBIT 8.3C  
CAMPUS BUILDING FACADE  
IMPROVEMENTS



\* Illustrations and graphics are conceptual and do not represent actual design intentions.



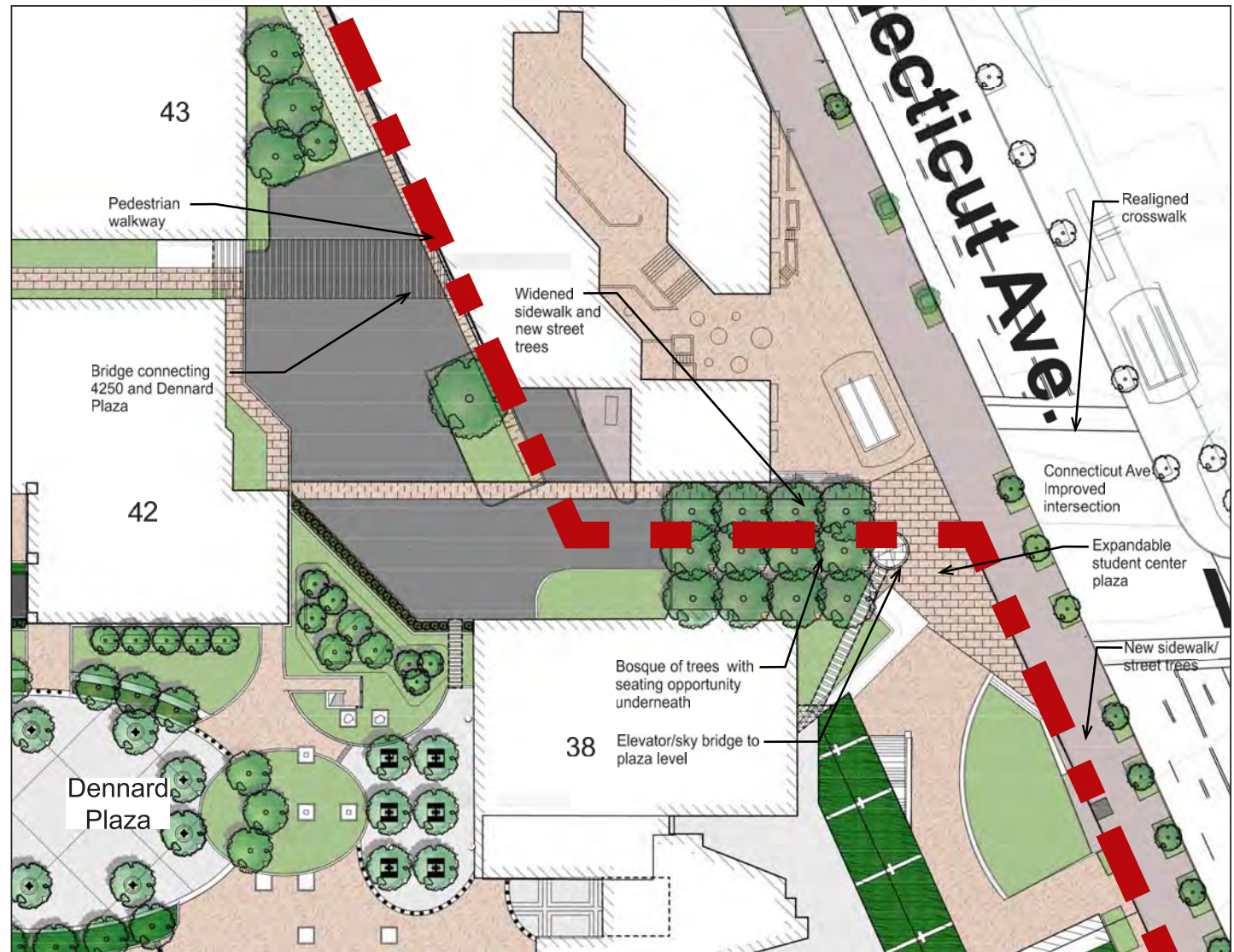
# EXHIBIT 8.4A PROPOSED CAMPUS ENTRY - VEAZEY

## LEGEND

— Campus Boundary

## Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plan to be Phased Out. Potential to be  
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ZONING COMMISSION  
 District of Columbia  
 CASE NO. 1003  
 EXHIBIT NO. 3Y

2020-2030 Master Plan  
 University of the District of Columbia, UDC

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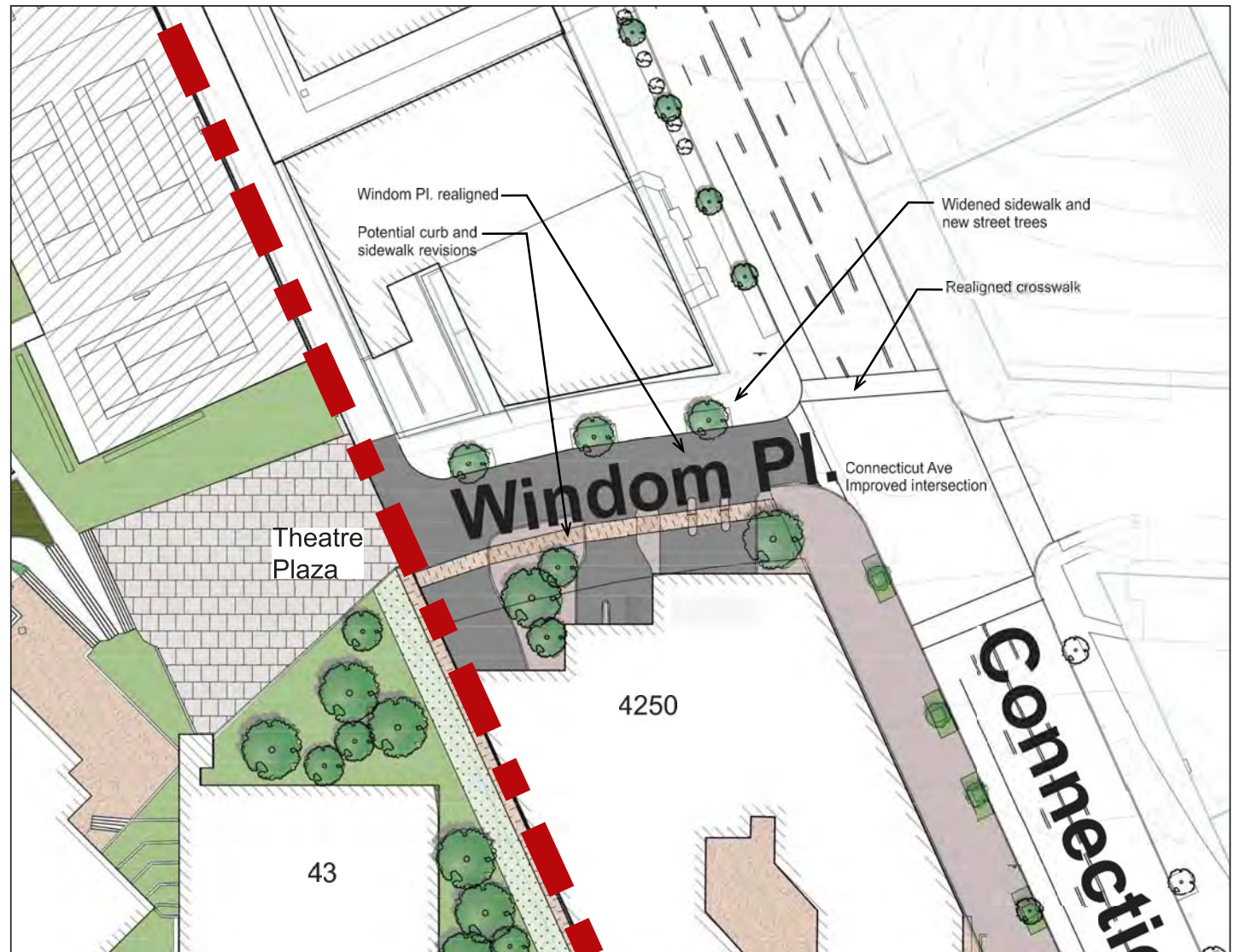
## EXHIBIT 8.4B PROPOSED CAMPUS ENTRY - WINDOM

### LEGEND

— Campus Boundary

### Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plant to be Phased Out. Potential to be  
Renovated For Academic Program.
- 44 New Campus Housing
- 46E Theatre of the Arts
- 46W Performing Arts
- 47 Sports Complex
- A New Academic campus building
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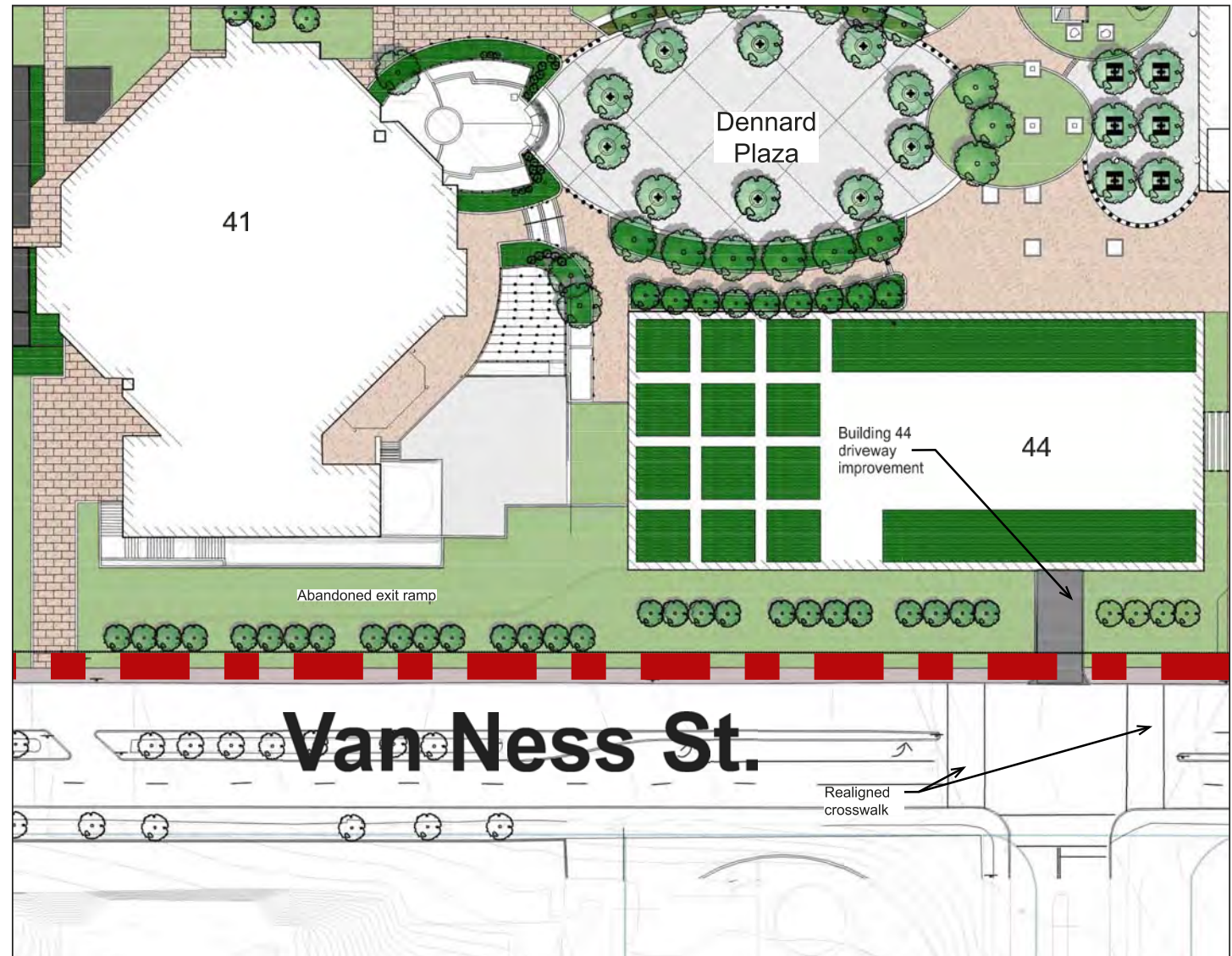
## EXHIBIT 8.4C PROPOSED CAMPUS ENTRY - VAN NESS

### LEGEND

— Campus Boundary

### Campus Boundary

- 32 Mathematics
- 38 School of Business and Public Administration/  
Career Services/Student Success Center
- 39 Administration/Financial Aid/Registrar
- 41 College of Arts and Science / Library
- 42 School of Engineering and Applied Sciences
- 43 Power Plan to be Phased Out. Potential to be  
Renovated For Academic Program.
- 44 New Campus Housing
- 46E Theatre of the Arts
- 46W Performing Arts
- 47 Sports Complex
- A New Academic campus building
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- 52 David A. Clarke School of Law
- 4225 Vacant Swing Space
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ZONING COMMISSION  
 District of Columbia  
 CASE NO. 1003  
 EXHIBIT NO. 3AA

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# **EXHIBIT 8.5A** **CAMPUS WAYFINDING**

## **LEGEND**

Campus Boundary

## **Major Pathways**

Grey Path

Gold Path

Red Path

## **Potential Sign Location**

Sign A

Sign B

Sign C

Sign D

## **Campus Boundary**

32 Mathematics

38 School of Business and Public Administration/

Career Services/Student Success Center

39 Administration/Financial Aid/Registrar

41 College of Arts and Science / Library

42 School of Engineering and Applied Sciences

43 Power Plan to be Phased Out. Potential to be

Renovated For Academic Program.

44 New Campus Housing

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ZONING COMMISSION  
District of Columbia  
CASE NO. 0003  
EXHIBIT NO. 3AB

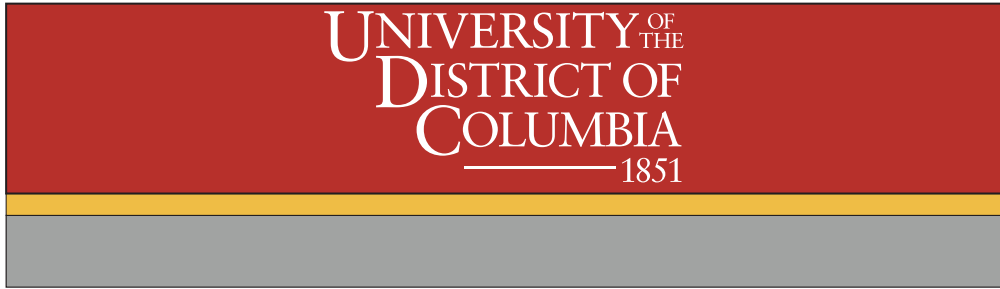


2020-2030 Master Plan  
University of the District of Columbia, UDC

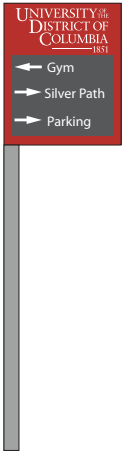


EXHIBIT 8.5B  
CAMPUS WAYFINDING SIGNAGE

\* Illustrations and graphics are conceptual and do not represent actual design intentions.



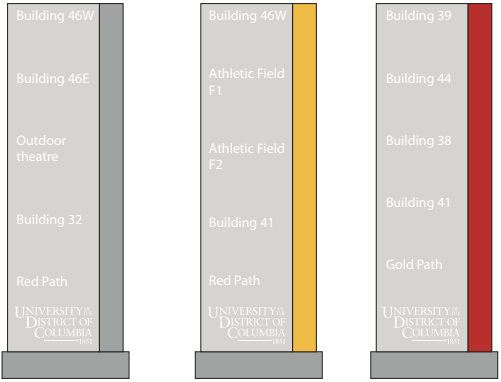
Sign A : UDC Campus sign



Sign B : UDC Campus street signage



Sign C : Campus map



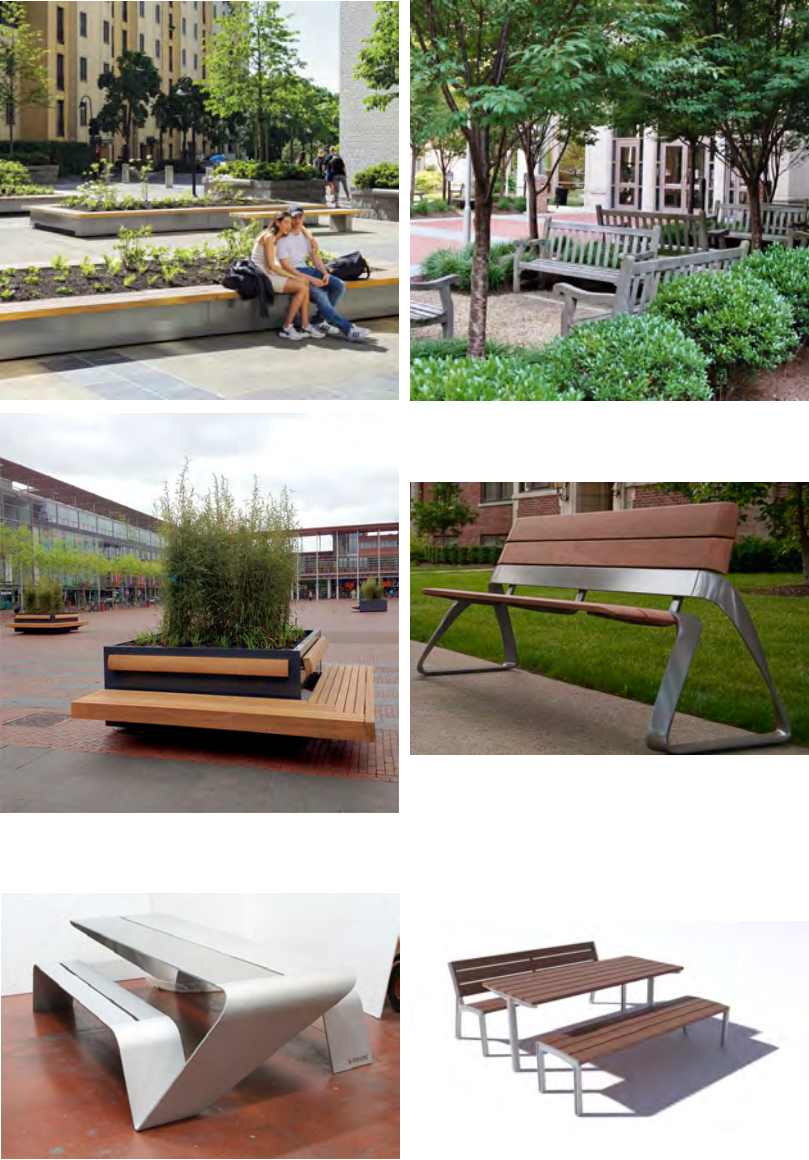
Sign D : Campus wayfinding paths



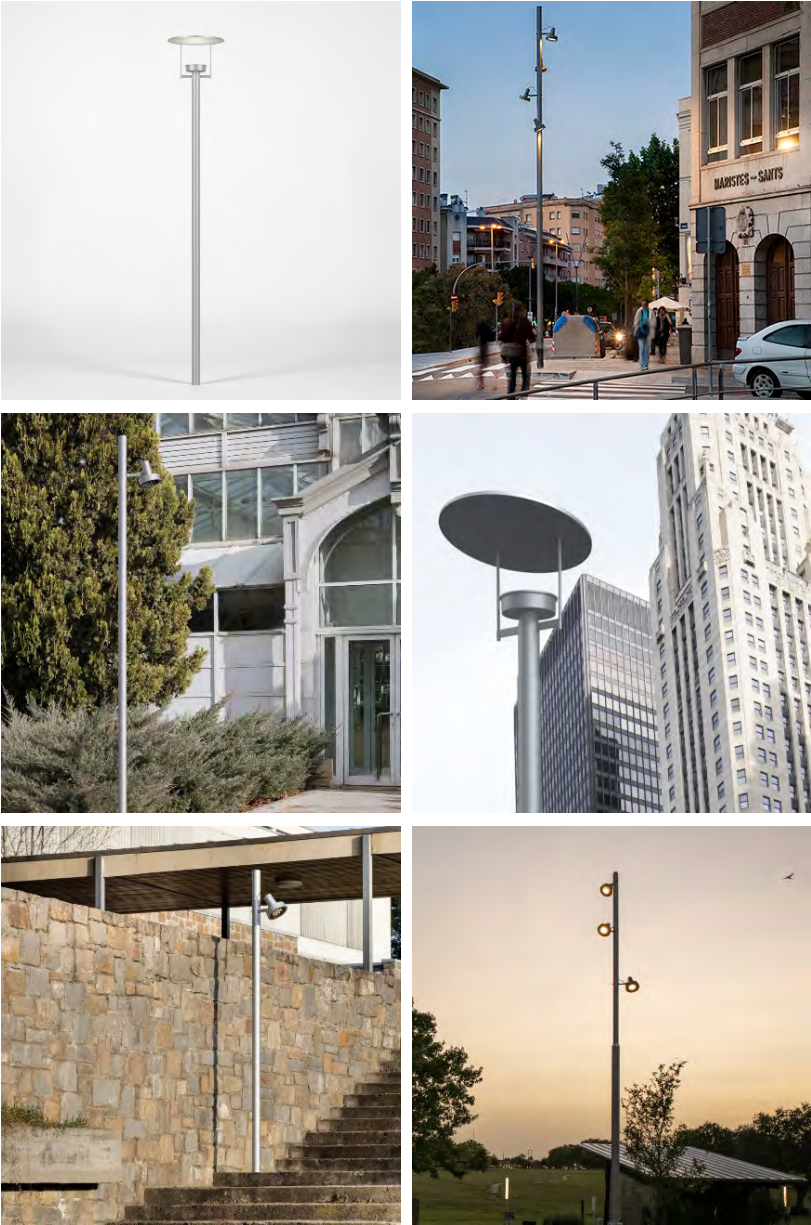


# EXHIBIT 8.6 PROPOSED CAMPUS SITE MATERIALS

SEATING



LIGHTING



PAVERS



FURNISHING





## TECHNICAL MEMORANDUM

To: Ted Van Houten  
District Department of Transportation

From: Drew Ackermann  
Daniel Solomon, AICP  
Daniel B. VanPelt, P.E., PTOE

Date: June 30, 2021

Subject: 2020 University of the District of Columbia (UDC) Van Ness Campus Plan  
Transportation Demand Management (TDM) Plan and Performance Management Plan (PMP)

### Introduction

This memorandum contains the proposed Transportation Demand Management (TDM) plan and Performance Management Plan (PMP) to accompany the 2020 UDC Van Ness Campus Plan.

### Transportation Demand Management (TDM) Plan

Transportation Demand Management (TDM) is the application of policies and strategies used to reduce travel demand or redistribute demand to other times or spaces. TDM focuses on reducing the demand of single-occupancy, private vehicles during peak period travel times or on shifting single-occupancy vehicular demand to off-peak periods. DC zoning approvals of large-scale developments like the 2020 UDC Van Ness Campus Plan are often conditioned upon a set of TDM strategies and an accompanying plan to monitor progress towards TDM goals. The enclosed TDM plan is offered as a condition of zoning approval for the 2020 UDC Van Ness Campus Plan.

The 2011 UDC Campus Plan included a series of TDM commitments. The TDM plan proposed in the current Campus Plan either renews, modifies, replaces, or adds to these commitments. The University will implement the proposed TDM plan for the life of the Campus Plan unless otherwise stated.

The University agrees to the following actions:

- UDC will continue designating a TDM Coordinator, who will implement, monitor, and market the TDM programs, provide personalized commuter counseling to help members of the UDC population understand their options, and act as a point of contact with DDOT, goDCgo, and Zoning Enforcement. UDC's TDM Coordinator will be Dr. LeVita Y. Bassett, the University's Director of Auxiliary Enterprises.
- UDC will participate in WMATA's U-Pass program which offers unlimited Metrorail and Metrobus rides to students at a substantial discount, and which students are automatically enrolled in. UDC has already begun participating in this program.
- UDC will continue adjusting parking rates in its main parking garage to help deter single-occupant driver parking and raise revenue for TDM programs. The student, faculty and staff rates will be adjusted periodically to maintain a peak occupancy level within the parking garage of 80-90% on a typical weekday. UDC will annually review parking rates and report them as part of the agreed-to Performance Monitoring Plan (PMP).
- UDC will continue monitoring parking rate structures to deter non-UDC patrons (public) parking within the UDC garage at lesser rates than public garages in the Van Ness neighborhood.

- Upon completion of the access and roadway modifications that reduce UDC's off-street parking supply from 837 to 836 spaces, UDC will establish 836 spaces as a parking cap. UDC will not add any net new parking spaces before the access and roadway modifications are completed. Over the life of the Campus Plan, UDC will look for opportunities to further reduce the supply of parking.
- UDC will work towards improving long-term employee and student non-SOV mode share over the 10-year life of the Campus Plan. As part of the agreed-to Performance Monitoring Plan ("PMP"), UDC will annually report mode splits and work with DDOT and goDCgo to improve employee and student non-SOV mode share over the 10-year life of the Campus Plan.
- Starting in the Fall 2021 semester, UDC will provide employees who wish to carpool with detailed carpooling information and refer them to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOC) or other comparable service if MWCOC does not offer this in the future. 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 garage for employee use.
- Starting in the Fall 2021 semester, UDC will interact with car-sharing service providers to seek the placement of car-sharing spaces within or near the Van Ness campus consistent with demand.
- Starting in the Fall 2021 semester, UDC will designate at least two (2) preferred parking spaces for alternative fuel vehicles and provide at least two (2) electric vehicle charging stations on campus.
- UDC will continue promoting pre-tax transit commuting benefits for faculty and staff via the SmartBenefits program. The number of UDC employees enrolled in SmartBenefits was 260 (approximately 24% of the 1,100 total employees) before COVID-19 and 82 during COVID-19. UDC will set a goal of having at least 50% of employees enrolled in SmartBenefits by the end of the Campus Plan (2029).
- Starting in the Fall 2021 semester, UDC will provide information about bicycle riding in the District of Columbia, bicycle routes between the Van Ness campus and major destinations, and bicycle parking locations on campus. UDC will incorporate quality bicycle parking into new buildings and at all new residence halls. UDC will consider adding more short-term bicycle parking outside existing buildings. UDC will market and encourage use of the existing Capital Bikeshare location on the Van Ness campus. UDC will reserve space for an additional future Capital Bikeshare location, possibly along Van Ness Street south of the Van Ness campus.
- Starting in the Fall 2021 semester, UDC will offer Capital Bikeshare's University Membership program to students.
- UDC will continue making shower and changing facilities available to faculty, staff and students that wish to commute by bicycle.
- Starting in the Fall 2022 semester, UDC will provide long-term bicycle parking and showers/lockers in a consolidated central location serving the entire campus. At each Further Processing for individual buildings, UDC will demonstrate that the required amount of long-term bicycle parking and showers/lockers is provided either in this consolidated location or in other locations on campus. UDC will also evaluate the utilization of the consolidated secure long-term bicycle parking facility as part of the annual Performance Monitoring Plan (PMP) and during each Further Processing. If data or employee and student surveys show that there is a desire for long-term bicycle parking to also be provided in buildings, UDC will do so as part of Further Processing.
- Starting in the Fall 2021 semester, UDC's Transportation Coordinator will develop, distribute, and market various transportation alternatives and options to employees and students, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on relevant websites and in any relevant internal newsletters,



communications, or displays. These materials will contain sections oriented to different users, including faculty/staff, students, and visitors. Any students living on-campus will be provided with a packet of information upon or prior to moving-in. New faculty/staff hires will be provided with a similar packet of information.

## Performance Monitoring Plan (PMP)

The Performance Monitoring Plan (PMP) is the University's plan to track progress towards its Transportation Demand Management (TDM) goals. The PMP is comprised of mode split surveys of students, internal University data, and manual counts of vehicle and bicycle parking inventory and occupancy which will be compiled into annual monitoring reports submitted to DDOT. The purpose of the monitoring reports is to make data-driven decisions about which TDM measures, if any, need to be adjusted to meet TDM goals. The PMP will begin in the Fall 2021 semester and continue for the life of the Campus Plan. The monitoring reports will include details regarding the following:

- Mode split of the campus population for trips to campus, broken down by students and employees;
- Number of student, staff, and faculty parking permits sold;
- Student, staff, and faculty parking permit rates;
- Daily parking rates;
- Number of registered carpools;
- Number of employees enrolled in WMATA SmartBenefits;
- Number and location of car-sharing spaces, alternative fuel vehicle parking spaces, and electric vehicle charging stations on campus;
- Number and location of showers and changing facilities available on campus for bicycle commuters;
- Inventory and occupancy of all off-street UDC parking facilities;
- Inventory and occupancy of on-street parking within a quarter-mile walkshed of the campus; and
- Inventory and occupancy of long-term and short-term bicycle parking spaces.

This information will be collected using mode split surveys of students and employees, internal University data, and manual counts of vehicle and bicycle parking inventory and occupancy. Details regarding these data sources and collection techniques is provided below.

### ***Mode Split Surveys***

Every year during the life of the Campus Plan, the University will conduct surveys of its students and employees to determine mode splits of trips to campus, which will be included in the annual monitoring reports. Mode split surveys will be collected on a typical weekday when large, representative population samples can be found.

In order to have concrete, trackable year-to-year mode split data, it is recommended the phrasing of mode split survey questions include whether the respondent is a student or employee, and only ask for the travel mode the respondent used that day (not what they typically use according to memory). For ease of future analysis, it is recommended the University keep the raw survey data, separated by students and employees, on file. It is recommended that the mode split survey questions be phrased as follows:

1. Are you a:
  - a. Student

- b. Full-time employee
  - c. Part-time employee
  - d. Contractor
  - e. Visitor
2. What transportation mode did you use for **most** of your trip to campus **today**?
- a. Driving a car alone
  - b. Driving a car with passengers
  - c. As a passenger in a car
  - d. Carshare (Zipcar, Free2Move)
  - e. Motorcycle
  - f. Metrobus
  - g. Metrorail
  - h. Taxi
  - i. Rideshare (Uber, Lyft)
  - j. Bicycle (personal)
  - k. Scooter (personal)
  - l. Capital Bikeshare
  - m. Shared dockless e-scooter/bicycle (Lime, Bird, Jump, etc.)
  - n. Walk/jog/run
  - o. Other: please specify
3. What transportation mode did you use for the **last part of** your trip to campus **today**?
- a. Driving a car alone
  - b. Driving a car with passengers
  - c. As a passenger in a car
  - d. Carshare (Zipcar, Free2Move)
  - e. Motorcycle
  - f. Metrobus
  - g. Metrorail
  - h. Taxi
  - i. Rideshare (Uber, Lyft)
  - j. Bicycle (personal)
  - k. Scooter (personal)
  - l. Capital Bikeshare
  - m. Shared dockless e-scooter/bicycle (Lime, Bird, Jump, etc.)
  - n. Walk/jog/run
  - o. Other: please specify

### ***Internal University Data***

Every year during the life of the Campus Plan, the University will collect the following internal data to be included in the annual monitoring reports:



- Number of student, staff, and faculty parking permits sold;
- Student, staff, and faculty parking permit rates;
- Daily parking rates;
- Number of registered carpools; and
- Number of employees enrolled in WMATA SmartBenefits;
- Number and location of car-sharing spaces, alternative fuel vehicle parking spaces, and electric vehicle charging stations on campus; and
- Number and location of showers and changing facilities available on campus for bicycle commuters.

### ***Manual Parking Occupancy Counts***

Every year during the life of the Campus Plan, the University will conduct manual counts of the following items to be included in the annual monitoring reports:

- Inventory and occupancy of all off-street UDC parking facilities;
- Inventory and occupancy of on-street parking within a quarter-mile walkshed of the campus; and
- Inventory and occupancy of long-term and short-term bicycle parking spaces.

The proposed locations of these counts are shown on Figure 1. It is recommended that counts be collected at 7:00am, 11:00am, 3:00pm, and 7:00pm on a typical weekday to reflect patterns throughout the day.

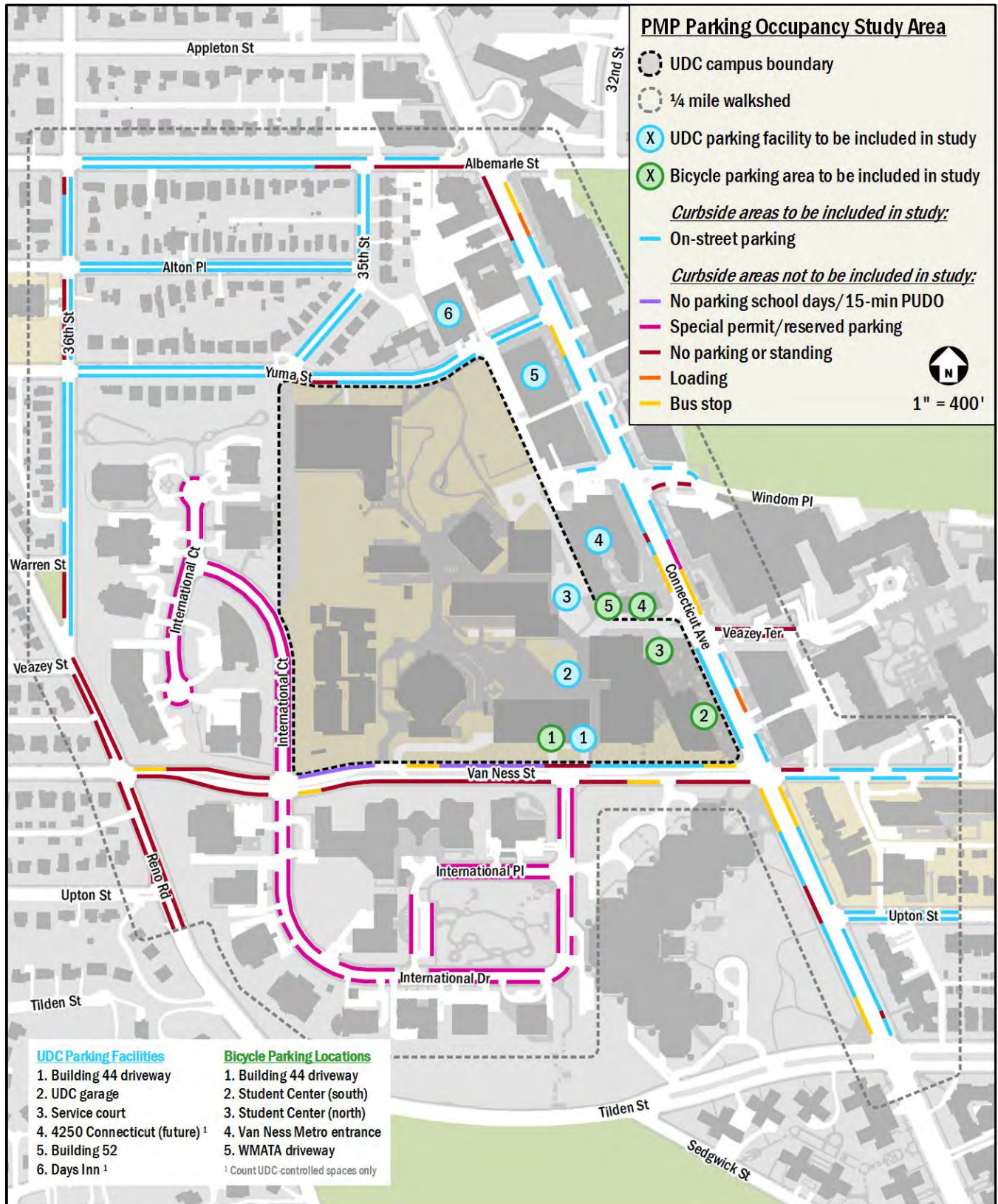


Figure 1: PMP Parking Occupancy Study Area