University of the District of Columbia
Van Ness Campus Master Plan
Community Orientation

Oct 19, 2010
Agenda

- Introduction – UDC Today and Tomorrow
- Campus Master Plan Process
- Existing Van Ness Conditions
- Planning Studies
- Next Steps
Introduction
UDC Today

• Valuable but under-utilized community resources
• Open admissions (Community College); Selective admissions (Flagship baccalaureate and graduate programs
• College of Arts and Sciences, School of Engineering and Applied Sciences, Community Outreach and Extension Services, School of Business and Public Administration, UDC David A. Clarke School of Law, and Center for Urban Education
• Enrollment: 6,000
• Commuter school (with small pilot residential programs)
• Aging facilities/deferred maintenance
• Marginally engaged with surrounding community
UDC’s Future

• New presidential vision
• “State” University- hand-grant tradition: teaching research and service to the community
• Campus wide sustainability initiative
• Seeks to increase number of 4 year and graduate degree seeking students
• Transform University from commuter school to residential campus
• Include Student Center and Residential facilities (On-campus housing to attract higher caliber, D.C., regional, national, and international students)
• Campus as community resource
• Enhance Campus Visibility and Accessibility
• Relocate Law School to downtown site appropriate to it’s structure and clinical programs
• Community College sites in every D.C. ward
Why a Campus Master Plan?

- Establishes clear communications with local communities about future plans and intentions
- Guides decisions regarding facilities
- Requirement of the District of Columbia (Van Ness Campus was established prior to District MP requirement)
- Prerequisite for any new building permit
- Implements strategy articulated by the President for:
  - Developing Van Ness Campus as Honors College and Research Center
  - Establishing a Community College with Satellite campuses and Workforce Development Sites throughout the District
Master Plan

- **Timing** - University seeks a 6-12 month Master Plan preparation and adoption process motivated by Van Ness Student Center Construction (funding expires 2012)
- Prepare Campus Master Plans to submit for District approval and adoption
  - UDC Van Ness Campus – 4200 Connecticut Ave.
  - Includes associated Agency and Commission review and public participation
Campus Master Plan Process

• To date
  • UDC internal studies for campus operations, facilities consideration of student center, law school, community college and residential requirements

• Next Steps
  • Community and neighborhood input
  • ANC participation, review and comment
  • Planning and Transportation Agency review and comment
  • Federal Agency and Commission review and comment
  • District Zoning Commission defined adoption process
Campus Master Plan Approach

- Process is led by UDC with Consultant support
- **Agency and Community Orientation** – initial contact to listen and understand concerns and issues
- Fact Finding & Analysis of Existing Conditions
- **Community Dialogue** - to reflect our understanding of the local concerns and to establish factual basis for designs.
- Develop and Communicate Campus Planning Concepts to internal/external participants
- Respond to Community and Agency inputs
- Prepare Campus Development Plans and Submit Applications
- Presentations / Hearings leading to adoption
Who ought to be involved

Agencies
- Office of Planning
- Department of Transportation
- Zoning Commission
- US Commission of Fine Arts
- Department of Environment
- Fire / EMS
- GSA

Consultant Team
(led by RTKL Associates Inc. – Planning)

UDC Steering Committee

University Stakeholders
- University Neighbors
- Advisory Neighborhood Commission 3F
- Forest Hills Community Association
- Ward3 Vision
- City Council – Mary Cheh
Sequence of Work: Campus Master Plan

Project Initiation
- Team and UDC Contacts and Schedule

Data Gathering / Analysis
- Existing Situation Analysis

Community Meeting #1
- Report of Existing Conditions
- Engage Community

Community Meeting #2
- Identify Community Issues
- Develop planning framework

Community Meeting #3
- Responding to Community Issues
- Community Issues Dialogue

Community Meeting #4
- Coordinate and Meet With Agencies
- Refine and develop Planning Strategy
- Inform community Of Important Updates

Community Meeting #5
- Present Draft Master Plan
- Refine and Document Master Plan with Agency Coordination

Presentations And Hearings with Zoning Commission
- Receive Final Approval

Refinement of Master Plan
- Present Completed Master Plan (with the Community’s Draft comments Incorporated)

Today

Continued Engagement and Input from UDC Steering Committee

Submit Master Plan Application

Zoning Commission Meeting
Existing Conditions
Neighborhood

Community is buffered from university by institutional and commercial buildings

- Major institutional development – West and South
- Commercial mix along Connecticut Ave
- Higher density residential to East
- Single family housing North and West of embassy area.
- No nearby vacant land
Zoning

- R-1-B Residential Zone for majority of campus, C-3-A for Bldg 52
- University use is permitted as Special Exception in R-1-B
- Limits heights to max 60’
- Limits maximum building area to 180% of lot area (FAR 1.8)
Current Density

- Total Site is 20.3 + .9 = 21.2 acres (924,214 SF)
- Total Gross Building Area is 911,286 + 156,206 = 1,067,492 SF
- At 1.8 FAR, maximum development can be 1,663,585 SF
- Amount of additional construction is 596,093 SF - based on 21.2 ac
- Or an additional 680,673 for 20.2 ac site
- Building 52 purchased by UDC at current non-conforming size

Existing Conditions
Campus Population

- Enrollment Stabilized
- Census underway following GWU population count template
- Gradual student population growth from approximately 2700 to 3300 students
Campus Topography

- Slopes down from southwest to northeast
- Approximate 80’ grade change
- One common elevation at Dennard Plaza connects all buildings
Pedestrian Access

- Pedestrian Plaza and walks tie the campus together
- Common level is Dennard Plaza and internal walks
- Connections down to Connecticut Ave through Bldg 39-39 and to METRO
- Internal lower level concourse below plaza level walks
Vehicular Access

- 5 principal drop-off areas on perimeter
- Parking garage access from Van Ness
- Service plaza at Veazey Terrace
- Connecticut Avenue frontage at Bldg 52 and 38 - 39
Parking & Service

- Consists of lower level pedestrian concourse between plaza level and loading level
- 700 car 3-level Underground Parking Garage
- Loading docks and service plaza
- 126 spaces leased from hotel
Open Space

- Athletic fields and courts are largest open areas
- Principal internal open space is Dennard Plaza and walks, punctuated by light/air wells
- Connecticut Avenue plaza is the symbolic Front Door
- Steep wooded slope is amphitheater.
Facilities Investigations

- Internal studies, not implemented
- Includes site for student center and residential expansion
- Campus growth capped by allowable FAR
- Out migration of CCDC and Law School
- Campus wide sustainability program
- Addresses visibility, identity and access
- No new parking
Campus Access

- Primary campus entrance lacks presence; not centrally located
- North campus access limited; Access distributed N/E/S, no access from west
- Central service access
- Plaza level circulation disconnected from street
Campus Visibility & Identity

- No street connection to Connecticut Ave
- Connecticut Ave. identity established by service
- UDC campus doesn’t activate street experience
- Uninviting architectural expression
- No landmark quality
- No community connections
Campus Sustainability

- Green roof program
- Plaza deck greening
- Comply with DC green building law
- Forest conservation opportunity
Study Areas

Three different areas for potential growth.
Each with unique positive and negative impact
Campus Activity Zones

Five Zones

- Student Center
- Art/Culture
- Academic
- Athletic Zone
- Student Housing
Constraints

1. Limited land – 21 acres
2. Existing Buildings
3. Roof of Parking Garage / plaza
4. Steep slopes / wooded areas
5. Athletic fields
6. Tennis Courts
7. Pedestrian Plaza area
Opportunities

A. Tennis Courts and wooded slope
B. Athletic Fields
C. Connecticut Ave Plaza
D. Infill area south of Bldg 46W
E. Infill area north of Bldg 46W
F. Dennard Plaza - renovation
Directions

- Multiple options for student center and residential facilities
- Law School to be relocated off campus
- Community College to be relocated off campus
- Campus wide sustainability program
- Improved campus identity
- No new parking
Community Meeting #2

• Community concern about:
  • UDC off campus housing
  • Community access to campus amenity
  • Natatorium renovations
  • Pedestrian safety
  • Environmental stewardship

• Community perspective on:
  • The growth of the Van Ness Campus?
  • Its transition into a 4-year flagship university?
  • The inclusion of a new student center and student housing on campus?
  • Goals to enhance campus visibility and accessibility?
Timeline

Community Meeting #1
Introduction
October 19

Community Meeting #2
Identify Community Issues
November 3

Community Meeting #3
Planning Framework for Community Issues

Community Meeting #4
Community Input on Draft Plan

Community Meeting #5
Community Input on Master

Next Steps
Comments / Questions

- Community meeting #2 - November 3rd
- Contacts for additional information
  Steve McKenzie
  Thomas Redmond
- Questions
Thank You