

## **Meeting Minutes**

### **Community – Campus Task Force Meeting**

Wednesday, June 26, 2013 @6:30PM  
VAN NESS CAMPUS, Bldg. 44, Rm. A-03.

#### **Attendees:**

Anthony Cassillo, DC City Councilmember Mary Cheh's Office; David Bardin; Adam Tope, ANC 3F02; Karen Perry, ANC 3F01; Sally Gresham; Larry Rausch; Brenda Vierte-Vass ; Robert Deyling; MaryAnn Miller; Daniel Wilson;

Katie Karp, Project Manager, Brailsford & Dunlavey; Yves Springuel, Principal, Michael Winstanley Architects & Planners

Barbara Jumper, Vice President. Facilities, Real Estate and Public Safety; Thomas Redmond, Director, State and Local Affairs; Dr. Valerie Epps, Vice President, Student Affairs; Michael Rogers, Vice President, Institutional Advancement; Larry Volz, Chief, Campus Police; Erik Thompson, Senior Project Manager, Capital Construction, Division of Facilities Management; Shauna Brew, Auxiliary Services Business Manager, Facilities & Real Estate; Tawanna Lee, Director of Residence Life, Deniece Clifford, Manager of Operations and Event Services for the New Student Center; Kimberly Pennamon, Assistant Vice President, Student Affairs

#### **6:30pm            WELCOME AND INTRODUCTION**

##### **1. *Housing [Feasibility] Study- Erik Thompson***

The housing feasibility study is in its final draft stages with plans to present it to the University's Board of Trustees. As a component of that, we invite feedback from the community. Our feasibility team will provide an update

*PowerPoint Presentation on Market & Analysis and Design concepts presented by Yves Springuel, Principal, Michael Winstanley Architects & Planners*

The scope of work for the market analysis included:

- Project Visioning
- Student Demographic Analysis
- Focus Group and Interviews
- Peer Institution Analysis (8 peer institutions: Bowie State University, Montgomery College, Coppin State University, Trinity Washington University, Delaware State University, University of Maryland, Eastern Shore, Howard University and Virginia State University)
- Off-Campus Market Analysis: The Project Team's analysis of 20 rental properties within 1.0 miles of the University indicate that multifamily properties account for a significant portion of the rental units available to students at UDC. Findings of the off-campus market analysis indicate a tight housing market that may create potential barriers to entry for a non-traditional and diverse student demographic, such as that of UDC, in terms of both availability and price point.
- Student Survey Analysis: An invitation to participate in the web-based student survey was sent to all currently enrolled UDC and UDC-CC students. Approximately 500 students completed the survey which resulted in a margin of error of + / - 4.4% based on a 95% confidence level.

- Demand-Based Programming: Demand showed that there are currently 263 beds of demand. This demand includes non-traditional students who are currently paying for housing (not living at home)
- Financial Analysis
- Preliminary Project Concepts: in gathering community feedback, the university was asked to look at the tennis courts as a potential housing site. This would be an expensive proposition due to grading and other issues. The university explored other options including the repurpose of the existing library space [Building 41], which was deemed not feasible due to costly external renovations. Ultimately, the final site swapped the athletic fields to respond to neighborhood concerns and programmatic needs. The design presented is able to be built in two phases. This incremental approach allows the university to be better guardians of district funds, while allowing the first phase to be constructed most adjacent to campus, to include the interior approach road to remove traffic from the community. During Phase 2, the building s would be tiered away from the embassies, creating terraces into campus (mitigating the impact of light, noise, etc). The interior buildings may involve some reuse of the performing arts building.

#### **Question and Answer:**

*Q: Would the fills need artificial turf?*

*A: Yes!*

*Q: Have you been working with the approval of the Board?*

*A: Board approval of the master plan is one of multiple stages required to advance the housing.*

*General Comment: The concepts look great. Does it significantly impact loss of project?*

*A: No, It allowed us to be good neighbors by making the concessions to move deeper into campus. After our Department of State meeting in March, they expressed three concerns: proximity to the embassies, traffic impact to the community, and the architectural language/views.*

*General Comment: I hope that the architecture is not of the current style of “brutalism architecture”*

*Response: The project concepts are a massing study only.*

*Q: Is there a commitment to the location for the community?*

*A: This process is an interactive/consultative process as dictated by the Zoning Commission.*

*Q: How do you avoid windows facing the embassies?*

*A: Incorporating the support functions (stairwells, bathrooms, closets, etc) into the rear of the building allows us to avoid windows facing the embassies.*

*Q: Where will the geothermal fields be located?*

*A: The geothermal fields will be under the synthetic field.*

*Q: There is concern about additional curb with regard to safety (pedestrian/vehicular) accidents.*

*A: The existing gravel curb cut will be made permanent; however, the egress road is not intended as a main thoroughfare and is intended for unloading.*

*This community meeting is one of many milestones. 2017 is a best-case scenario if everything continues on at break-neck speed. We will continue on the process and will present to the Board of Trustees in the Fall. These conversations have been and will continue to be extremely beneficial to the process. From our conversations thus far, the concession to construct deeper into the campus is viewed by the university as having tremendous benefits: 1) to our relationship with the community, 2) aligning the*

*project to activate the academic core of the campus as well as the allow the project to be completed in phases.*

*Q: There are 100 students at Archstone, mostly athletes. With the growth of the program, what about students going forward?*

*A: We are looking at a host of options to accommodate student beyond our student athletes.*

*General Comment: I am pleased to see the phasing of the phasing of the project. It is very responsible as the university evolves from a commuter to a residential campus.*

*Q: Please explain the student survey process*

*A: The survey provided 50-60 questions (interest in housing, importance of housing, drivers for choosing housing [location/type/rent/monthly cost/proximity, etc].*

*Q: Is there a link online that we can see?*

*A: The report will include a summary as appropriate, with due consideration for the consulting contract rules that may prohibit full disclosure.*

## **2. University Leadership**

The University of the District of Columbia Interim President, Dr. James E. Lyons, Sr., announces the appointment of Michael C. Rogers as the Vice President for University Advancement. Rogers will oversee the University wide planning, coordination, and implementation in the areas of Development, Communications, Federal and State Relations, Alumni, Strategic Planning, and Sponsored Programs.

Rogers has over 25 years of experience in strategic planning, general management, financial management, fundraising, operations, administration, marketing, business development, leadership development, and contract negotiations, as well as public policy, labor relations, government relations and advocacy, corporate relations and external affairs.

For further information, please see the press release:

[http://www.udc.edu/news/udc\\_hires\\_michael\\_c Rogers\\_as\\_vp\\_for\\_university\\_advancement](http://www.udc.edu/news/udc_hires_michael_c Rogers_as_vp_for_university_advancement)

## **3. Student Center**

As you know, the 80% contract was awarded to complete the foundation work. The university is currently in negotiation with the existing contractor for the remaining 20%

### Construction Activity

- The university has coordinate with WMATA/DCRA and other agencies
- The augers have completed 150 concrete piles and installed the structural steel in order to complete the below grade foundation. It is safe to say that the activity that will cause the loudest disruption is complete.
- We are scheduled to hit substantial completion by December 2014 (move-in) with the punch list to continue into spring.

*Q: Why not post signage for numbers to call if there are issues?*

*A: Our planned next level of fence work will include art work, safe work #, days until completion. We anticipate completing that work in late summer. (202) 274-5050, which is staffed 24/7 [Public Safety] is the appropriate number to call for any safety issues.*

*Q: Is there merit to produce a holistic newsletter to circulate to the community to remove mystery and build community confidence? Is the Bookstore open to the public? Office Depot has left the community and there is an opportunity for the university to capture a bit of that market.*

*A: The bookstore is open to the public. With the student center construction, the size of the bookstore will triple, potentially to accommodate some of the demand from the community.*

*Q: Repeat suggestion: The University would do well to teach the community what is going on with the community. Why not have a prominent bulletin that is regularly updated.*

*Q: Do you have a construction timeline available online with phased status updates?*

*A: After contract negotiation (Fall), we will be able to share that information with the community.*

*Q: The community expected completion on this project in Fall 2012. I'd like to reiterate other comments to share information with the community:*

*A: Are the fences the best vehicle for disseminating information to the community?*

*A: The community suggests publications (print and online) such as Forest Hill Connection, the Northwest Current, and ANC/Community Newsletters.*

#### **4. FY 14 Budget**

The university has reached a major milestone. The final vote on the budget as a part of the District budget was passed by City Council. The university was allocated \$153 M for FY 14. The City also restore capital funding for modernization of systems and facilities.

*Q: What is happening with the community college? Is it moving?*

*A: While there is a process underway with its accreditation, we have no plans for the community college to move from its 801 N. Capitol Street location.*

*Q: There was a proposal to add 4 non-voting members to the university's Board of Trustees, was it dropped?*

*A: Yes.*

*Q: The budget submitted by the Board of Trustees and voted on by the City Council included \$31 million in overstated revenue. Can you shed some light on this?*

*A: Please allow the university to clarify. There were scholarship funds that were counted both as revenue from the source as well as revenue to the institution that resulted in that error, which has since been rectified.*

*General Comment: UDC is very lucky to have Mr. Rogers.*

#### **5. Farmer's Market**

There were rumors that the Farmers market was moving to Dennard Plaza. Dean O'Hara has confirmed that the Farmer's Market will remain on Connecticut Avenue.

#### **6. Discussion/Questions**

*General Comment: There is a great deal of interest around the housing study from the community. We'd like you to share information from the housing feasibility study.*

#### **7. Next Steps**

Next quarterly meeting in September 2013

**8:00pm            ADJOURNMENT**