Meeting Minutes

Community – Campus Task Force Meeting
Thursday, March 21, 2013 @6:30PM
VAN NESS CAMPUS, BLDG 39, RM. 301F (Board Room)

Attendees:
Dee Smith, DC City Councilmember Mary Cheh’s Office; David Bardin; Frank Winstead; Mary Beth Ray, ANC 3F03; Adam Tope, ANC 3F02; Karen Perry, ANC 3F01; Joanna Edwards; Larry Rausch; Brenda Vierte-Vass ; Stephanie Kinney;  Mannolis Priniotakis;
Katie Karp, Project Manager, Brailsford & Dunlavey; Yves Springuel, Principal, Michael Winstanley Architects & Planners

Thomas Redmond, Director, State and Local Affairs; Dr. Valerie Epps, Vice President, Student Affairs; Larry Volz, Chief, Campus Police; Dr. Sabine O’Hara, Dean, College of Agriculture, Urban Sustainability & Environmental Sciences; 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

Handouts:
- (1) CAUSES Letter from the Dean,
- (2) CAUSES Mission, Vision & Learning Outcomes,
- (3) Overview of Land-Grant Programs
- Natatorium Community Open House – April 27, 2013 11am-3pm

6:30pm WELCOME AND INTRODUCTION

1. University Leadership Status

The University of the District of Columbia (UDC) Board of Trustees appointed Dr. James E. Lyons, Sr. as the new Interim President, effective March 20, 2013. Dr. Lyons brings an impressive academic history, having served as president of three universities over the past three decades.

Dr. Lyons attended the University of Connecticut where he earned a bachelor’s degree in Spanish in 1965, a master’s in student personnel in 1971, and a Ph.D. in professional higher education administration in 1973. Three years later, he attended the Harvard University Institute for Education Management, where he studied law, finance, affirmative action, accounting for non-profit organizations, personnel management, marketing and labor relations.

In 1983, Dr. Lyons became president of Bowie State University in Maryland. He served there until 1992, when he became president of Jackson State University in Mississippi. Then in 1999, he became president of California State University Dominguez Hills, where he served until 2007.

From March 2007 until December 2010, he served as secretary of the Maryland Higher Education Commission where he helped to establish policies for Maryland's public and private colleges and universities.

For further information, please see the press release:
http://www.udc.edu/news/dr_james_e_lyons_sr_appointed_interim_president_of_the_university_of_t
There was a press conference held this afternoon (3/21) with press coverage by Fox5 DC that should air tonight.

2. **Student Affairs Activities-Dr. Epps**

   Good evening and welcome. UDC students are active this semester as they prepare to head into midterms. A few activities include:
   - Food Drive for the Homeless;
   - participation in the National Conference for Students Against Mass Incarceration;
   - participation in the recent DC City Council Performance Hearing as well as an online letter-writing campaign coordinated with Mr. Redmond; and
   - we look forward to their participation in the DC City Council Budget Hearing on April 19th.

   Dr. Epps addressed the following question:

   **Q:** The ANC and the Student Conservation Association (SCA) walked with the Potomac Appalachian Trail Club. Is this something that UDC may be interested in?

   **A:** This sounds like a wonderful opportunity and is a perfect segue into our next speaker, Dr. Sabine O’Hara, Dean of CAUSES (College of Agriculture, Urban Sustainability & Environmental Sciences)

   Dr. Epps excused herself from the meeting after updates. Please direct any additional questions to vepps@udc.edu. The group sends well wishes to her husband who is in the hospital.

3. **Chief Volz, Public Safety**

   Chief Volz' career at the university began as a Private at the University of Maryland and he rose through the ranks to Deputy Chief, prior to joining the University of the District of Columbia.

   Chief Volz provided statistics for the Archstone since January 2012. Keep in mind that these statistics only include UDCPD responses to calls at the Archstone. In addition to call response, UDCPD also does routine visits in the late evening. Understand that in most cases, we get called when MPD responds to the Archstone when one of our students is involved; generally contacted by the Office of Residence Life. However, since MPD does not know which apartments belong to UDC, there may be other instances not covered in this reporting. As for calls to the Archstone over the last 14 months, UDCPD has responded to the following calls:

   - Reports of Stolen property – 2 – UDC students were victims of theft.
   - Reports of assault - 1 – note not in UDC area nor was the suspect a UDC student- but the victim was.
   - Reports of sexual assault - 1 – note not in UDC area nor was the suspect a UDC student. In this case the person was an older resident in Archstone and UDC helped in the arrest.
   - Reports of possible drugs usage – 3
   - Reports of possible alcohol usage – 3
   - Reports of disorderly conduct – 1 – visiting summer students from a program were in the pool after hours
   - Reports of a barred person – 2 – McDowell in each case – not a UDC student and is a problem all over 2D. Mr. McDowell was found to be living in the laundry room and was
gaining admittance to the property by propping doors, and gaining access by residents (both UDC and non-UDC).

- One arrest for disorderly conduct that was not prosecuted by the U.S. Attorney. That student went through the student conduct process and was removed from the Archstone.

**Question and Answer:**

Q: What happens when illegal substances are found?

A: Typically the illegal substance (a bong or roach) are found during the course of a routine announced inspection. In those instances, the substances are destroyed (as they aren’t sufficient for prosecution) and the student may be referred to the student conduct process.

**Point of Order:** Mr. Winstead would like the councilmember to look into the arrest of individuals found loitering/squatting in private property. Mr. Winstead also recommended that the next meeting include a full report of campus statistics to promote the good work of the university.

In response, Chief Volz provided an update of the all four (4) sites:

- **Backus Campus (Community College & Workforce Development)**
  - No major issues
  - Estimated service of 750 students over the course of the week.

- **801 N. Capitol Street (Community College)**
  - Service for 2500-3000 students
  - Top concerns are destruction of property (tagging); theft; and assault. These issues are handled through the university’s student conduct process

- **PR Harris (Workforce Development Site in Ward 7)**
  - Community alerts sent out due to neighborhood issues.

Additionally, the university posts all crime statistics online as required by the Clery Reporting Act. Please visit [https://www.udc.edu/public_safety/jeanne_clery_disclosure_of_campus_security_policy](https://www.udc.edu/public_safety/jeanne_clery_disclosure_of_campus_security_policy) to view the recent publications. Please note that 2012 statistics will be reported October 2013.

Congratulations are in order for Chief Volz who is a finalist for *Campus Safety Magazine*’s Director of the Year.

4. **Dr. Sabine O’ Hara, Dean, CAUSES**

A native of Germany, O’Hara earned a doctorate in environmental economics and a master’s degree in agricultural economics from the University of Göttingen, Germany before moving to the US in 1984. Dean O’Hara is now a proud DC resident since 2007 and resides at 5036 Nebraska Avenue (the house with the charming white gazebo).

Dr. Sabine O’Hara is the recently appointed Dean of the College of Agriculture, Urban Sustainability & Environmental Sciences (CAUSES) of the University of the District of Columbia (UDC). As Dean of CAUSES, she is responsible for academic, research and outreach programs in the tradition of the land-grant university. Here at UDC, she addresses what a land grant institution should look like in an urban environment.
March 16th marks the anniversary of Dr. O’Hara’s arrival. With it, are a number of laudable accomplishments, including the only certified nutrition and dietetics program in the District of Columbia, and partnerships with over 48 schools and 20+ faith communities, including over 40 demonstration sites across the city, linking fitness, nutrition, and sustainability. Those partnerships include an existing farmers market in Ward 3, the launch of a farmer’s market in Ward 7, Master Gardeners program, and a greenhouse in ward 8.

A few highlights of CAUSES in action:

- Provides a national food safety education course (American Restaurant association) that boasts 100% first-attempt pass rates with the lowest score being 92%.
- New fully equipped environmental research laboratory that will allow farmers to conduct soil testing. Within 6 months, the department expects EP certification, which will be the first time in UDC and possibly DC history.
- The UDC farm in Beltsville, MD
  - 10 acres to focus on ethnic crops of African origin. This venture was the result of observing the demand for these crops in the community. Being able to successfully grow these crops allows the community to use urban agriculture as a sustainable income source.
  - 3 acres dedicated to composting
  - Experiment: highly compacted soil conditions to simulate urban agricultural environment. Lessons learned will help support the various community gardens throughout the city.

**Question and Answer:**

Q: Is there a partnership with DC Water?
A: Yes, there is a robust partnership particularly in the areas related to storm water management

Q: Where are you located?
A: CAUSES is located in Building 44. You’ll note what students have coined as “Dean Sabine’s Salad Bar” the window boxes outside the building that are growing herbs and micro greens.

Q: How many students does the program serve?
A: The academic program boasts 280 undergraduate students in addition to 3 Master’s programs.

Q: What is your email address?
A: causes@udc.edu

5. **Existing/Pending Construction Status – Erik Thompson**

Facilities Management is very entrenched in the academic success of the university. Following Dr. O’Hara’s update, particularly regarding her desire for green roofs, it is Facilities as the the implementation arm that needs to attack the challenge of transforming a 40-year-old building in order to support a green room. If we find a solution to supporting the weigh necessary, we will achieve automatic gains in the reduction of power necessary to heat and cool the building. That work would undoubtedly serve as a model.

Student Center- The University awarded an 80% contract last year ($43M)
- Scope of work was focused on below grade work
The project has received necessary building permits
- The university is currently negotiating the 20% contract as we move towards completion
- Goal: LEED Platinum certification (That would give UDC the distinction of having only the 2nd student center in the country, and the 1st on the east coast to attain LEED Platinum.

Erik Thompson introduced Deniece Clifford. Ms Clifford is responsible for communicating the operations for the Student Center. The University envisions that the student center should be the front porch of the university to invite university family and the community.

Question and Answer

Q: Are you taking bids for eateries/restaurants?
A: We had a solicitation for food service providers and have not awarded a contract at this time. The hope is to secure a service provider who will in term subcontract with other smaller operations (Chick-Fil-A, McDonalds, Taco Bell, for example) to provide a complete portfolio of dining options.

Q: The ANC envisions hosting events in the Plaza Deck (i.e. Jazz Band, outdoor concerts). Is Ms. Clifford the point of contact?
A: Yes, she can be reached via email at dclifford@udc.edu or via phone at (202) 274-5264.

Q: When does the university plan to restore elevator service to the Metro adjacent to the construction site?
A: The operation of the elevator is under the purview of WMATA.

Q: When is 100% completion?
A: The University anticipates that the project will be completed at the end of 2014 (pending contract negotiations)

Q: Are we on target to open the elevator by July?
A: Shutdown is not tied to construction. The university has no plans to build a new elevator. The University looks for opportunities to lobby on behalf of the community.

6. Housing Feasibility Study Update – Erik Thomson

The university awarded a feasibility contract to Brailsford and Dunlavey and started work in earnest in January 2013. The contract granted permission to “study” housing, and by no means is a building contract or housing plan. This study is unique in that because there is an existing approved Master Campus Plan, we know that we need much more specific information before moving forward. As such, the university was aggressive in building a team comprised of both an architect and a feasibility company. We are currently at the “fat marker” stage -- just the 10,000 foot view (no details).

The Feasibility Team

Katie Karp, Project Manager, Brailsford & Dunlavey | Washington, DC-based facility planning company (Connecticut Avenue & M Streets, NW) having served over 600 institutions and completed over 350 studies focusing on quality of life facilities (student centers/housing facilities)
Yves Springuel, Principal, Michael Winstanley Architects & Planners | Michael Winstanley Architects & Planners has some familiarity with the university, having worked on the development of former student center planning.

Project Visioning
The work undertaken by the team thus far has been collecting qualitative feedback through focus groups to determine housing needs. The team will be launching a survey open to the public, prospective and current students to gather additional details. Later, the team will be conducting a market analysis and accompanying financial analysis to make recommendations to the university.

Architectural Concepts
The current campus plan guided preliminary site decisions. The goal is 600 beds; however the final numbers will be informed by need. The goal is to tailor the size of the building that the university can support. The housing site will be developed in order to activate student life --- providing integration with work and living.

The group will preview half dozen schemes. Understand that this is an exercise in volume. The final scale will be informed by the survey. The zoning order allows for 280,000 square feet. These are not solutions; rather they are “what-ifs”:

- **Option 1** - just under 200,000 sq ft
- **Option 2** – 180,000 sq ft. This rendering considers integration into the plaza deck and considers 3-4 story blocks providing interior courtyards geared towards developing community.
- **Option 3** – 230,000 sq ft. This rendering starts to create new internal streets, with consideration for safety, egress, and the practical needs surrounding move-in/out.
- **Option 4** – 175,000 sq ft. This option addresses orientation to neighbors (embassies), creating a noise wall and providing visual activity cues.
- **Option 4a** - This option provides a tiered option facing campus (as the inverse of option 4), providing internal courtyards.
- **Option 5**

**DISCUSSION/QUESTIONS**

Q: Has the State Department seen this?
A: The community is the first to see these options. The university, with feedback from tonight, will make a presentation to the State Department on Monday, March 21, 2013.

Q: Who did you consult with?
A: At this stage in the study, the university community was the first point of contact. The survey focus on amenities that students want, gauges what they are willing to pay for those amenities and features, and assess which types of housing students would be interested in living in.

Q: Are these [survey questions] leading questions?
A: No, the questions are developed externally to be statistically valid. The survey was distributed to all UDC students.

Q: Are you reaching out to international students who transferred?
A: The survey is distributed to current students. There is also an open format to allow us to isolate other respondents.

Q: From the options presented, is 4A the highest concept? Will it tower over the embassies?
A: At the highest elevation, 4A is 5 stories and then cascades downward. At that height, the property would stand 1 story higher than the embassy. There is also consideration for a sizeable tree buffer.

Q: A recent article suggests that the council has withdrawn support for university housing.
A: The university is unaware of the article; however the idea of building housing has not been approved.

General Reactions/Comments
Note: these are snippets of thoughts expressed throughout the open discussion and re not attributable to any particular individual and are not to be taken as verbatim.

- The scale of the project seems large and counter to the urban green model discussed. Is this a scale that can be built in stages? R: Option 4A presented would accommodate approximately 500 students. The project is phaseable as demonstrated in the blocking of the architectural design.

- I think you are not going to have any chance to build at that scale facing the Embassy of Pakistan.

- I believe that there is a misrepresentation of the truth from your interpretation of the zoning order. The zoning commission permitted 3 potential sites

- I doubt that the embassies will allow for windows facing them

- If you build, the building should be oriented towards campus, closer to the center to provide a place to congregate – as far from Van Ness and the neighbors as possible.

- I am glad to hear that you meeting with the State Department. I suggest that it is really important to have a very frank and honest conversation. The US government would go bonkers about the construction of this scale this close to so many anti-American nodes of protest.

- Nobody wants these kids in our building [Archstone Van Ness]

- The confines that you [the university] are accepting [based on the zoning rule] are not accurate. We want to preserve our community. A major concern is that you are bringing 18-24 year olds that are the same across the country (rowdy, drink too much, etc...). This is exactly what the neighbors do not want.

- How does this plan address Mayor Grey’s 90% rule? R: This residency requirements are a part of the GW campus plan, not UDC.

- Move the [potential housing site] off Van Ness and up to the Natatorium, and away from the embassies (the opposite end of the field)

- Is the university locked into this site because of the geothermal wells? R: The geothermal wells project is in tandem; nothing is precluded about location at this stage.

- When will the [housing feasibility] study be complete? R: Currently the timeline projects completion for May.

- Why is UDC renting out to groups for summer? Who wants to live next door to HS students for 2 weeks?

- What are the financing options for this project? Is this a tax-payer enterprise? R: The feasibility study will make recommendations for financing the project.

- How will it [the housing project] affect tuition? R: if the housing project is determined feasible, it would be a stand-alone enterprise that would not affect tuition costs.
- Where would the mechanical equipment be located? Particularly for an elevator shaft? R: Any structure above 5-6 stories would require an elevator equipment to be located on the roof.

- Are there metrics you are using for day students versus residential students? Metrics on gross sq ft/bed? We don’t know the demographics – including graduate, professional, law students.

- I’d like to make a suggestion. I’d like to see a presentation where the housing is for faculty and not students. Certainly with UDCs aging faculty and skyrocketing housing costs in the District, faculty housing would be appealing in attracting faculty.

- Is it possible instead of massing, to do several smaller buildings across campus? R: There are some limited possibilities; however the cost in not taking advantage of a single envelope may make it prohibitive.

- I was hoping that housing was on Connecticut Avenue.

- The neighbors found a solution that was highly workable (Building 52) – there was no effort [on the part of the university] to work with the neighborhood.

- Our [the neighborhoods’] sense is that you [the university] are proceeding with blinders on and will find a way to shoehorn the property on this [the Van Ness] site.

- Erik has a difficult role and has handled it masterfully.

- Has Brailsford & Dunlavey conducted a survey in which the findings were not positive? R: Yes, there have been instances in which the team has made recommendation to not proceed with a project.

Next Steps

The committee will set up another meeting outside of the taskforce forum to discuss the feasibility study further.

Next quarterly meeting in June 2013

9:08pm ADJOURNMENT