

March 1, 2021

VIA IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

**Re: Z.C. Case No. 20-31: American University's 2021 Campus Plan Application —
Pre-Hearing Submission**

Dear Chairman Hood and Commissioners:

American University (“**AU**” or “**University**”) hereby submits this pre-hearing statement with respect to the above-referenced application for review and approval of American University’s 2021 Campus Plan. This pre-hearing submission provides the Zoning Commission with additional information regarding AU’s responses to questions/comments that were raised about the 2021 Campus Plan by community stakeholders throughout the planning process; letters of support for the 2021 Campus Plan application; responses to comments from the Office of Planning and the Historic Preservation Office Staff; and a list of witnesses and outlines of the testimony that will be presented on behalf of the Applicant at the Zoning Commission Public Hearing on March 22, 2021.

I. Responses to Community Questions/Comments and Statements of Support

The American University 2021 Campus Plan website was launched in March 2020 to provide a wide range of information and materials regarding the 2021 Campus Plan. The information provided on the website included: Campus Plan frameworks and drafts; meeting agendas, notes and presentations; reports and data; and comprehensive FAQ resources. The website also included an online Community Input Portal for neighbors and interested community stakeholders to submit questions or feedback about the 2021 Campus Plan. Responses to more than 150 questions submitted through the portal (or posed at public meetings) are posted on the website for public review to allow all community stakeholders the benefit of seeing responses to issues raised by their neighbors. Attached as **Exhibit A** is a report which provides a full compilation of all of the comments received and responses provided by AU through January 30, 2021.

In addition to the resolutions in support of 2021 Campus Plan from ANC 3D (see Exhibit 10 of the record), ANC 3E (see Exhibit 6 of the record), and testimony in support from the AU Neighborhood Partnership (see Exhibit 13 of the record), AU has received approximately 80 statements of support from alumni, students, and members of the surrounding community. Those statements are attached as **Exhibit B** of this pre-hearing submission.

II. Response to Questions/Comments from District Agencies

The Applicant and representatives of the Office of Planning, the Historic Preservation Office, and the Department of Transportation had a meeting on February 9, 2021 regarding this application. In addition, the Applicant and representatives of the Department of Energy and the Environment met on February 16, 2021. In response to issues that were raised at those meetings, the Applicant submits the following information for the record.

- A report evidencing AU's compliance with the conditions of approval from the 2011 AU Campus Plan (ZC Order No. 11-07, and as modified with regard to Condition No. 5 in ZC Order No. 11-07F, and with regard to Condition No. 14 in ZC Order No. 11-07H) – **Exhibit C**.
- Additional information in Section 4.2.4 (Sustainability and Preservation - Historic Preservation Considerations) of the Campus Plan text, an updated version of Exhibit V: Historic Resources, and a new graphic Exhibit V-1: Notable Campus Historic Resources, which address how historic preservation issues are addressed in the 2021 Campus Plan – **Exhibit D**.
- In response to questions regarding the timing of a submission for further processing associated with the acoustical sound barrier wall adjacent to Jacobs Field proposed in the 2021 Campus Plan, the Applicant will agree to a condition of approval of the 2021 Campus Plan that the Applicant will file a Further Processing application associated with the project within 12 months of the order of approval of the 2021 Campus Plan.
- The Applicant's submission of the final Comprehensive Transportation Review (see Exhibit 18A of the record) addressed all questions and comments that have been raised by Department of Transportation representatives. In its responses to DDOT's comments, the Applicant agreed to a condition of approval of the 2021 Campus Plan that the Applicant will pay all costs associated with the installation of a new 19-dock Capital Bikeshare station and will coordinate with DDOT on its ultimate location, which is expected to be at the southern end of the Main Campus in accordance with DDOT's input.

III. List of Witnesses and Outline of Witness Testimony

The following witnesses will present testimony on behalf of the Applicant:

- Sylvia M. Burwell; President, American University;
- Edward Fisher, J.D.; Assistant Vice President, Community and Government Relations, American University;
- Matthew Bell, FAIA; Principal, Perkins Eastman; and
- Iain J. Banks, PTP; Principal, Nelson Nygaard.

Outlines of the witness testimony are provided in **Exhibit E**. Mr. Bell will be proffered as an expert in urban planning and architecture, his resume is also included in **Exhibit F**. The Zoning Commission has admitted Mr. Bell as an expert in urban planning and architecture in numerous cases. Mr. Banks will be proffered as an expert witness in transportation planning and engineering, his resume can be found in the record as Exhibit 18B. As noted in Exhibit 18 of the record, Mr. Banks has previously been admitted as an expert by the Zoning Commission.

IV. Exhibits

Attached hereto are the following exhibits:

- **Exhibit A** – Community Input Portal Report;
- **Exhibit B** – Statements in support of the 2021 Campus Plan;
- **Exhibit C** – Compliance with conditions of approval of 2011 Campus Plan;
- **Exhibit D** – Additional information regarding historic preservation considerations;
- **Exhibit E** – Outlines of witness testimony; and
- **Exhibit F** – Resume of Matthew Bell.

The Applicant expects that it will require **35 minutes** to present its case at the public hearing. On behalf of the Applicant, we thank you for your attention to the information provided in this Pre-Hearing Submission and we look forward to presenting the AU 2021 Campus Plan application to the Zoning Commission on March 22, 2021.

Respectfully submitted

/s/
Paul A. Tummonds

Enclosures

A



AMERICAN UNIVERSITY
2021
CAMPUS PLAN

COMMUNITY INPUT
PORTAL REPORT

FEBRUARY 2021

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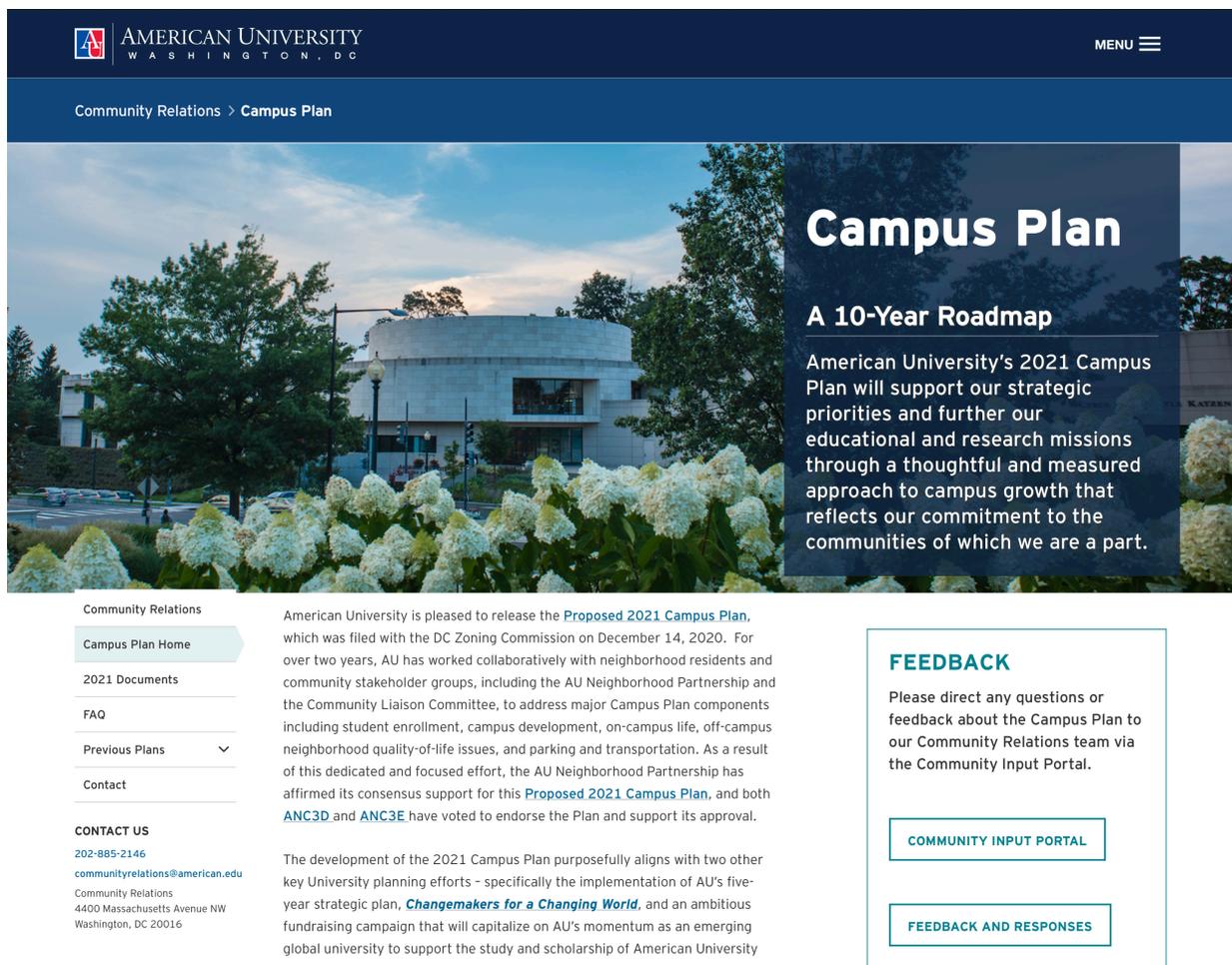
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OVERVIEW

The American University *2021 Campus Plan* website was launched in March 2020 to provide a wide range of information and materials, including Campus Plan frameworks and drafts; meeting agendas, notes and presentations; reports and data; and comprehensive FAQ resources. The website included an online *Community Input Portal* for neighbors and interested stakeholders to submit questions or feedback about the Campus Plan. Responses to more than 150 questions submitted through the portal or posed at public meetings,

such as Community Liaison Committee sessions, were posted on the website for public review to allow all community members the benefit of seeing responses to issues raised by their neighbors.

This report includes a full compilation of all of the comments received and responses provided by AU through January 30, 2021, organized by category.



AU Campus Plan website (<https://www.american.edu/communityrelations/campus-plan/index.cfm>)

COVID-19

C-001

It would be helpful for the community to better appreciate how AU will be evaluating its current online education efforts in light of the current health pandemic and whether this is likely to impact how it will operate in the future.

[JULY 2020 RESPONSE]: The events of the past several months associated with the COVID-19 pandemic have presented unprecedented challenges across the nation and around the world. Many institutions of higher education, including AU, have responded with focused efforts to quickly transition instruction and operations to predominantly online platforms. Thus far, AU's efforts are yielding positive results, providing our students with continuity of high-quality educational opportunities while striving to address the social, emotional, financial, and related impacts caused by this sudden disruption in their AU experience. Certainly the outcomes of this experience will shape decision making, inform policy decisions, and influence operational models across all levels of education well into the future. Yet even before COVID-19 unexpectedly precipitated the rapid transition to university-wide online learning, AU identified the development of leading-edge online programming as a core component of the university's future vision. At the same time, AU fully anticipates continued and ongoing demand for its on-campus, face-to-face academic programs, research opportunities, and vibrant residential student experience, all of which will support and depend upon the types of high-quality facilities outlined in the *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan*.

While AU's efforts in response to COVID-19 have required so much from so many across all AU departments, it is important to note that the university's effective responsiveness and demonstrated resiliency is in many ways grounded in the principles embodied in AU's strategic plan—the same fundamental principles which inform many of the key components of the *2021 Campus Plan*. AU's strategic vision is rooted in an understanding of and intentional focus on the need to remain flexible and responsive to a wide range of complex factors that drive the continually changing dynamics of higher education in order to remain competitive and thrive as a vibrant educational institution. This priority

on developing institutional agility across all AU units has uniquely positioned the university to effectively adapt and respond to the significant and evolving challenges associated with the COVID-19 pandemic.

C-002

Can AU extend the campus planning process by 6 months, like Wesley Seminary, to further engage the community (especially considering COVID-19)?

[JULY 2020 RESPONSE]: The events of the past several months associated with the COVID-19 pandemic have presented significant challenges across the nation and around the world. AU has responded with focused efforts to quickly transition instruction and operations to predominantly online platforms, striving to provide students with continuity of high-quality educational opportunities while addressing the social, emotional, financial, and related impacts caused by this sudden disruption in their AU experience. AU's work on the Campus Plan has actively advanced through these transitions. The Neighborhood Partnership Steering Committee and Working Groups have continued to meet on a regular basis and have provided substantive and instructive feedback on all key components of the Campus Plan. Special CLC Campus Plan-focused sessions were held in April and August 2020, and a Campus Planning 101 session was convened on May 19, 2020, to gather additional input from a wide range of institutional and community stakeholders. The Campus Plan website includes a variety of useful resources, including meeting presentations, reports, preliminary frameworks, the draft *2021 Campus Plan*, and a *Community Input Portal* to facilitate online feedback. Responses to questions submitted through the portal, as well as those posed at CLC meetings and other forums, are posted on the website along with a comprehensive list of FAQs. While AU actively navigates the current uncertainty caused by the COVID-19 pandemic, the university has, with the continued participation of neighborhood partners, thoughtfully and effectively advanced its work on the *2021 Campus Plan*. The AU planning team is still on track with the timeline established last year and will continue to strive to meet the target of filing the *2021 Campus Plan* by the end of 2020. See also FAQ: How is the COVID-19 pandemic impacting the Campus Plan process and priorities?

C-003

Due to the uncertain times, can AU consider not racing through the campus plan; the strategic plan ends in 2023; other institutions (GU and Wesley) have postponed their campus planning process.

See response to Question C-002.

C-004

How will de-densifying affect the 67% mandate for on-campus student housing of undergraduates?

[JULY 2020 RESPONSE]: AU currently has approximately 2,300 on-campus residence hall units (including individual bedrooms within suites and apartments and single-room units that typically provide housing accommodations for two or three students). In accordance with AU's reopening plan, the university will only allow one student to occupy each on-campus residential unit, significantly reducing its on-campus housing capacity. As a result, it is anticipated that AU will not be able to meet the requirement that it make housing available for 67 percent of its full-time undergraduate students in the fall 2020 semester. At this time, AU does not know how many undergraduate students will return to campus for the fall 2020 semester. Accordingly, AU is not able to determine the actual percentage of housing that will be made available for its full-time undergraduate student population for the fall 2020 semester, although the university does expect that a meaningful portion of the undergraduate population will attend AU remotely and from outside of the Washington, DC, area.

[09.10.2020 UPDATE]: On July 30, 2020, AU announced an adapted reopening plan based on evolving health conditions and government requirements. Under the revised plan, all fall 2020 semester undergraduate and graduate courses are being offered online with no residential experience, with the exception of very limited emergency housing for students with demonstrated need.

C-005

Does AU need to go to the Zoning Commission regarding the residential housing, specifically regarding the type of modification?

On July 27, 2020, the DC Zoning Commission took emergency action to adopt the following text amendment (ZC Case No. 20-17) to the Zoning Regulations and authorized immediate publication of the Notice of Proposed Rulemaking:

702.8 In response to the ongoing public health emergency, the following conditions in the orders approving Campus Plans and associated PUDs for universities shall be suspended for the 2020-2021 academic year to accommodate re-opening plans pursuant to Mayor's Order 2020-067: (a) requirements to maintain a

minimum number of on-campus beds or provide housing for a minimum percentage of students, (b) requirements that certain classes of students reside on campus, (c) limits on housing for certain classes of students to specific locations, and (d) limits on the use of classroom spaces for certain classes of students to specific locations.

The Zoning Commission also set the case down for public hearing.

[01.15.2021 UPDATE]: The text amendment language was finalized with the publication of a Notice of Final Rulemaking in the DC Register on December 11, 2020.

C-006

Where will the upperclassmen go?

[JULY 2020 RESPONSE]: Many upperclassmen will remain at their permanent addresses and attend classes remotely. Those that return to Washington, DC, may reside in hotels or other residential facilities that AU has made agreements with, or in private apartments and residences that students rent or lease on their own.

[09.10.2020 UPDATE]: On July 30, 2020, AU announced an adapted reopening plan based on evolving health conditions and government requirements. Under the revised plan, all fall semester undergraduate and graduate courses are being offered online with no residential experience, with the exception of very limited emergency housing for students with demonstrated need.

C-007

Have the events of the recent weeks shifted the Campus Plan timeline?

See response to Question C-002.

C-008

In regard to residence hall occupancy Fall semester 2020 in respect to COVID-19, is your need to apply to the Zoning Commission for modification:

(1) due to building use, i.e., freshman versus sophomore and/or the 67% housing availability requirement

(2) Are your expected entering and returning undergraduate numbers too high that the existing housing will not meet the 67% housing availability?

(3) Is the modification request to increase the number of master leased off-campus housing allowed to meet the required 67% housing availability?

[JULY 2020 REPOSNE]: AU is continuing to review, finalize, and implement its reopening plans for fall 2020. For health and safety reasons, and consistent with CDC, DC government/Department of Health, and American College Health Association (ACHA) guide guidance, AU will reduce density in its residence halls this fall:

(1) Housing assignments will be prioritized for freshmen and a portion of the sophomore class, and as such, AU is seeking flexibility to potentially allow freshmen to live in Cassell Hall and on East Campus and freshmen and sophomores to reside in Nebraska Hall. The determination of whether additional relief will be required (e.g., from the 67 percent housing availability requirement) will depend upon how many undergraduate students return to campus this fall. That number is not yet known.

(2) Under normal operating circumstances, AU's full housing capacity would meet the 67 percent requirement for the anticipated entering and returning fall 2020 full-time undergraduate population. Relief that may be necessary in connection with the 67 percent housing requirement for fall 2020 would be strictly related to the impacts of the COVID pandemic.

(3) AU does not anticipate seeking relief to increase the number of master-leased off-campus housing allowed to meet the required 67 percent housing availability.

[09.10.2020 UPDATE]: On July 30, 2020, AU announced an adapted reopening plan based on evolving health conditions and government requirements. Under the revised plan, all fall semester undergraduate and graduate courses are being offered online with no residential experience, with the exception of very limited emergency housing for students with demonstrated need.

C-009

When is AU filing a modification request with the Zoning Commission?

See response to Question C-005.

C-010

What type of modification – consequence or significance – will AU seek before the Zoning Commission?

See response to Question C-005.

C-011

How does AU de-densifying efforts affect the numbers of students residing on campus?

See response to Question C-004.

C-012

Can AU offer and require COVID-19 testing of students living in the neighborhoods (off campus)?

The AU Student Health Center has testing capabilities to test currently enrolled students. Additional information on AU's testing protocols can be found on our Coronavirus FAQ page.

C-013

With respect to the Fall [2020] Semester, what is AU doing to protect the students and neighbors around COVID-19, particularly with students coming from COVID-19 hotspots as school begins?

For fall 2020 and spring 2021, any student coming to the District of Columbia from the high-risk states identified by DC Health are expected to quarantine for two weeks in accordance with Mayor Bowser's directive. AU expects that a significant portion of the student population will attend AU remotely and from outside of the Washington, DC, area. All students that do return to Washington, DC, are required to participate in an online health and safety training. Testing is also available for currently enrolled students at the AU Student Health Center.

C-014

Is the AU campus open to neighbors?

Effective August 24, 2020, all campus buildings can only be accessed with an AU ID card. To help reduce the spread of the coronavirus, we are asking neighbors and guests to not visit the campus, including the track and tennis courts until further notice. However, if you must visit the campus, please wear a mask and practice social distancing.

C-015

For the 2,700 students who live in the 20008 and 20016 zip codes [during fall 2020], how is AU enforcing their COVID-19 guidelines for them? Can you share the training guidelines? Will those outside of the 20008 and 20016 zip codes get the same training?

For fall 2020 and spring 2021, all American university students, faculty, and staff, including students who live in the 20016 and 20008 zip codes, are required to participate in mandatory COVID-19 training. The training focuses on protecting the health and safety of the AU community.

DEVELOPMENT PLAN AND CAMPUS CHARACTER

D-001

Will all the various buildings on the development sites map in the framework document be built?

The Potential Development Sites Under Consideration graphic in the *March 3, 2020 Preliminary Campus Plan Framework* identifies 14 potential development sites; however, AU has specifically noted that not all potential residential sites identified on the graphic are required to meet AU's proposed target of 500 to 700 additional on-campus beds over the term of the Campus Plan. AU is seeking feedback from interested stakeholders with respect to the most appropriate locations for on-campus housing prior to finalizing the residential sites that will be included in the Campus Plan proposal. See also FAQ: What new building projects are under consideration and how will they be funded? What are the project timelines?

[07.20.2020 UPDATE]: The updated *June 1, 2020 Campus Plan Framework* provides additional information about proposed development sites. Any projects included in AU's *2021 Campus Plan* proposal will not move forward until (1) the *2021 Campus Plan* is approved by the Zoning Commission and (2) the specific project is further reviewed and approved by the Zoning Commission through the separate further processing process. When development projects are pursued in the future, the university will communicate with the AU community and neighbors through a variety of channels, including e-mail updates, public meetings, the Community Liaison Committee (CLC), the AU Neighborhood Partnership, the AU Community Relations newsletter, and direct discussions with neighborhood organizations.

[09.10.2020 UPDATE]: The *September 8, 2020 Campus Plan Draft* provides additional information about proposed development sites.

[01.15.2021 UPDATE]: The *Proposed 2021 Campus Plan*, including Exhibit L, provides additional information above proposed development sites.

D-002

Can AU provide more insight on its needs? It is difficult to know how the numbers impact the end result.

As noted in the *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and *September 8, 2020 Campus Plan Draft*, consistent with AU's intent to maintain enrollment within the cap established in 2011 (when adjusted to reflect the 2016 Zoning Regulations methodology), proposed new development is not aimed at accommodating increases in approved enrollment levels, but rather providing the types of high-quality facilities that are required to further the university's academic and research missions, balanced with the need to maximize its limited financial resources. Reflecting this measured and strategic approach, potential new development opportunities included in the *2021 Campus Plan* are intended to total significantly less than the 892,000 square feet of new gross floor area (GFA) proposed in the *2011 Campus Plan*. The *2021 Campus Plan* will reinforce and embody AU's culture of sustainability and commitment to promoting forward-thinking technologies and industry-leading practices in facility design, construction and operation, including repurposing existing facilities and strategic development of important campus sites, helping to strengthen and invigorate a student-centered living and learning campus experience.

D-003

Which building sites are AU's priorities?

The *March 3, 2020 Preliminary Campus Plan Framework* outlines potential facilities projects that may be pursued by the university over the next 10 years. Preliminary planning and evaluation are underway for one of the potential projects identified in the framework: the proposed Center for Athletic Performance (CAP). At this time, no other potential development sites under consideration (as shown in Exhibit A-1 and A-2 of the *Preliminary 2021 Campus Plan Framework*) are underway. Please note that as with all information included in the framework, potential sites for new facilities are preliminary and have not yet been finalized. In addition,

as specifically noted in the framework, not all housing projects currently identified in Exhibits A-1 and A-2 would need to be developed to meet AU's anticipated target of 500 to 700 beds of additional student housing over the term of the plan. AU is seeking feedback from interested stakeholders with respect to the most appropriate locations for on-campus housing prior to finalizing the housing sites that will be included in the *2021 Campus Plan* proposal. Any potential development sites included in the approved Campus Plan will also be subject to a separate Zoning Commission "further processing" review and approval process, including a full public hearing, prior to the development of the site. The updated *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan* provides additional information on proposed development sites, including identifying priority housing sites based on feedback received during the planning process.

D-004

What is AU's vision for the tunnel under Bender Arena?

As outlined in the *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan*, AU is exploring circulation concepts which would help reduce pedestrian/vehicle conflicts and create a more pedestrian-friendly campus environment, including improving conditions at the tunnel under Bender Arena.

D-005

What are AU's plans for development around Wisconsin Avenue, Connecticut Avenue, and Spring Valley?

The *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and *Proposed 2021 Campus Plan* do not include any major new development projects for Tenley Campus, Spring Valley Building, 4200 Wisconsin Avenue, and 3201 New Mexico Avenue. Renovation projects and minor modifications to address accessibility and related issues may be pursued over the term of the plan.

D-006

Will the Mary Graydon Center be fully renovated this time?

The *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and *Proposed 2021 Campus Plan* outline AU's strong and purposeful emphasis on on-campus life, focusing on efforts to provide attractive and functional spaces that encourage students to spend more time on campus during their years at AU. A key component in this effort is reinvigorating Mary Graydon Center as a campus hub for a myriad of student-focused activities. (e.g., Center for Student Involvement, Center for Diversity and Inclusion, Academic Support and Access Center, Center for Community Engagement and Services, and all student organizations), as well as repurposing existing and developing new space

to accommodate integrated student health and wellness programs, particularly those focused on supporting students' mental health (including Counseling Services, Health Promotion and Advocacy, and expanded fitness programs).

D-007

How will it [Mary Graydon Center] be replaced during renovations?

The university will identify adequate swing space to accommodate the displaced space requirements during the renovation process.

D-008

How would a potential downtown campus be integrated into the Campus Plan?

AU has identified lifelong-learning initiatives, including specially-designed, high-quality programs that utilize off-campus locations (e.g., downtown DC or other metro DC locations) as an area targeted for growth. A downtown location would not be considered as part of this Campus Plan, as university uses in high-density commercial areas are not subject to the District's Campus Plan regulations.

D-009

Would students studying at the downtown campus live on AU's main campus?

Although it is early in the university's thinking about a downtown location, the idea is focused more on graduate education and life-long learning opportunities targeted primarily at working professionals for whom a downtown location is more convenient than AU's main campus. The university does not anticipate a residential component for this programming.

D-010

How tall will the film tower be, and will it have PA speakers?

The proposed film tower will be approximately 15–20 feet tall. It will not be equipped with PA speakers.

D-011

What areas are being designated as green spaces for public gathering?

AU prides itself on the campus landscape and green space elements that are distinctive to its urban campus—an accredited and award-winning arboretum that supports over 3,800 trees, more than 385 species and varieties of woody plants, and

countless perennials, annuals, bulbs, and ornamental grasses. Section 4.2.3 of the *Proposed 2021 Campus Plan* specifically addresses campus landscape and open spaces, including areas designed for outdoor gathering.

D-012

Has AU's President put a stop on all new construction?

AU has put a hold on new construction projects other than completion of the Hall of Science.

[01.15.2021 UPDATE]: The university plans to move forward in January 2021 with an interior renovation of Centennial Hall, as the residence hall will be vacant during the spring 2021 semester.

D-013

How much will the proposed sound wall near Jacobs Field reduce noise in the immediate neighborhood? Is the University designing the wall to accomplish any particular performance standards or specific objectives for reducing noise? If so, what are those standards and objectives?

The proposed sound wall would be designed to appropriately mitigate potential adverse impacts associated with noise from the use of Jacobs Field. Specific details regarding the proposed sound wall would be addressed during the further processing review and approval process required prior to the construction of the wall.

D-014

Does the University plan to impose any limits on the future sources, volume, and frequency of noise from Jacob's Field (even if a wall is built to mitigate some of the sound) to make sure that the noise does not exceed acceptable levels? If so, what limits does the University plan to propose as part of the next Campus Plan?

Please see proposed conditions of approval 14–20 in Section 6 of the *September 8, 2020 Campus Plan Draft*.

[01.15.2021 UPDATE]: Please see proposed condition of approval 14 in Section 6 of the *Proposed 2021 Campus Plan*.

D-015

There are existing conditions regarding the operation of Jacob's Field. As part of its Campus Plan is the University going to ask to change the conditions relative to usage and amplified sound on the field?

Please see proposed conditions of approval 14–20 in Section 6 of the *September 8, 2020 Campus Plan Draft*.

[01.15.2021 UPDATE]: Please see proposed condition of approval 14 in Section 6 of the *Proposed 2021 Campus Plan*.

D-016

Regarding the proposed new telescoping tower on Jacob's Field adjacent to the property line, what is the purpose, frequency of use and intended function of the tower? Will any noise be generated by or emanate from the tower and will it have any lights?

The proposed filming tower is anticipated to be approximately 15–20 feet tall (similar in height to the press area that is currently in place) with stairs that lead to an approximately 6-foot by 10-foot platform. The facility would allow AU to have a more permanent, safe structure to film field hockey and women's lacrosse events. No amplified sound or lights would be associated with the filming tower.

D-017

Please provide more information on condition #11 when discussing AU residence hall regulations.

Proposed condition 11 of the *Proposed 2021 Campus Plan* is based on *2011 Campus Plan* condition 5, as updated in Zoning Commission Order 11-07E, and provides that “housing provided by the University through a master lease of all or almost all of a residential building that is subject to AU residence hall regulations may be considered ‘on campus’ housing for the purpose of calculating the housing percentages [maintaining a supply of housing sufficient to make housing available for 100 percent of full-time freshman and sophomore students and for 67 percent of all full-time undergraduates].” The proposed condition also discusses the opportunity for public review in the event the off-campus housing does not comprise all or almost all of a residential building.

D-018

There has been a large increase in activity at Jacobs Field in the last 15 years. During the last 2011 Campus Plan there were specific conditions set for Jacobs Field including time slots for use and placement of speakers. A few years ago, AU met to discuss a soundwall to help with the exceedances of noise. AU now proposes to build a wall, but also wants to change the conditions. There are many concerns that any changed conditions are contingent on the engineering of the new sound wall and should not be modified until its completion.

Proposed condition 14 of the *Proposed 2021 Campus Plan* states that, “Until such time as the Zoning Commission takes specific action on the proposed acoustical sound barrier wall, the conditions set forth in ZC Order 11-07 [the *2011 Campus Plan* which is currently in effect] with respect to Jacobs Field (specifically conditions 17 through 25) will remain in effect and enforceable.” The university will work with members of the community, including the residents of 4710 Woodway Lane NW and other residents in the vicinity of Jacobs Field as specified in Zoning Commission Order 11-07, to further evaluate the details of specific impacts, the scope of permitted uses of the field, and any potential alternative mitigation measures prior to the submission of a further processing application for the acoustical sound barrier wall proposed in the *2021 Campus Plan*.

D-019

When will construction begin? Are any sites slated for first build?

No construction timelines have been established for the proposed development sites in the *Proposed 2021 Campus Plan*. Preliminary planning and evaluation is currently underway for one project proposed in the plan, specifically site 3, the Center for Athletic Performance (CAP).

D-020

Can you share an update on the work being done at the remediation site of the Public Safety building?

This project is part of the US Army Corps of Engineers Spring Valley Formerly Used Defense Site effort and the associated work on the site is under their direction and control. Project updates are available at <https://www.nab.usace.army.mil/Home/Spring-Valley>.

D-021

Can you please explain why the site numbers in the 2021 Campus Plan document were altered from the 2021 Campus Plan Framework?

Some of the proposed development site numbers used during the planning process were modified in the *September 8, 2020 Campus Plan Draft* in an effort to consolidate and clarify the site nomenclature for the Campus Plan. This occurred because some sites under consideration during the planning process were removed (e.g., sites identified during the planning process as sites 1 and 11), and other sites evaluated during the planning process were referred to only by the name of the facility (e.g., SCAN replacement, Beeghly Hall addition) and not by a number. All sites are now numbered

and follow a coherent pattern beginning with Site 1 (Beeghly Hall), circling clockwise around the Main Campus and then ending with Site 15 (on East Campus). A crosswalk of the site numbers and building designations used during the planning process and the site numbers included in the *Proposed 2021 Campus Plan* is included in Exhibit L.

D-022

Will AU agree to respect the current commitments regarding Jacobs Field until the new Campus Plan is approved?

Yes; proposed condition 14 of the *Proposed 2021 Campus Plan* states that “Until such time as the Zoning Commission takes specific action on the proposed acoustical sound barrier wall, the conditions set forth in ZC Order 11-07 [the *2011 Campus Plan* which is currently in effect] with respect to Jacobs Field (specifically conditions 17 through 25) will remain in effect and enforceable.”

D-023

I have reviewed the Campus Plan Draft dated September 8, 2020. I have been an active member of the American University Neighborhood Partnership Committee on Facilities Planning so I am familiar with much of the plan but the content on Jacob’s Field items 14-20 on pages 56-7 is new to me.

As you know, we have been working several years to try to resolve, once and for all, the continuing problem that emanates from excessive and objectionable noise from activities on Jacob’s Field that interferes with the ordinary enjoyment of our property, and that exceeds city noise ordinances on a regular basis.

The conditions set by ZC 11-07 in 2011 have helped limit the use of amplified sound, establishing reasonable principles about timing, frequency and types of noise on the field. Those conditions have been in effect since then and they have had a marked and greatly appreciated impact on limiting noise that reaches neighbors. We know this in part because on occasions when the rules are not followed, the noise pattern has been intolerable (for example, when multiple raised speakers were set next to the property line and turned to high volume during an informal practice and during a club social event). Bullhorns, cow bells, and shot clocks are types of objectionable noise that add to the jarring and disturbing impact of loud noise and exceed District of Columbia limits. These are restricted by the 2011 conditions, and by and large the noise level is tolerable when the rules are followed. We appreciate the efforts of the University to adhere to the conditions.

Following the conditions set by the Zoning Commission, we worked very closely with the senior team at AU, along with sound engineers chosen by the University, to address the serious noise problems. The engineers carefully studied the sound sources and the field and sound levels at various locations during different games and other activities, and we were all in general agreement on principles, and on remediations. The engineers determined that a sound wall at a given location with highly specific characteristics and highly specific sound sources and loudness would significantly mitigate noise, although not eliminate all objectionable and excessive noise at ground level. Excessive noise would be greater at the bedroom level of our house, given the line-of-sight travel of noise, but we were generously willing to tolerate highly limited amounts of such noise because the sound fence would likely resolve most problems at ground level. The engineers showed this graphically and wrote reports summarizing their findings and recommendations. We were disappointed that the building of the sound wall that we agreed has been delayed.

The Zoning Commission set conditions on the use of Jacobs Field in 11-07 in 2011. Those conditions have been in effect since that order. In the current September 4, 2020 draft of the 2021 Campus Plan, the conditions from 11-07 would expire and be replaced by new conditions that are presented on pages 56-57 numbered 14-20. Those conditions – written before the wall is designed or engineered or tested and without neighbor input and without specifying information about the sources of sound and the expected mitigation of sound, and without being tested with the then-extant conditions -- would come into effect when the “Zoning Commission takes specific action on the proposed acoustical barrier sound wall”.

There is no sound wall yet, not even in confirmed design. Respectfully, to change prospectively the conditions on field use - - indeed to liberalize them considerably - - because of a wall that is not yet designed and engineered and tested makes no sense.

There is no reason why the University can or should not operate under existing conditions until the wall specified by the Zoning Commission is complete and tested and new conditions, if necessary, are agreed to. It's regrettably clear that excessive and objectionable levels of noise reaching neighbors would ironically increase if the new conditions supersede the previous ones. The proposed tower on Jacob's Field (p. 50) is another example of the need for understanding the use and gathering engineering data and setting conditions before plans are made. Science should dictate these important matters.

The time to modify conditions is when the wall has been engineered, the field conditions are confirmed, and the wall has been built and tested. To do anything else is contrary to fundamental principles of the science of sound mitigation. The field, the sources of noise, their type and location and height and frequency and volume, the impact of environment (including new buildings that could be built pursuant to this campus plan, elevation of nearby land, etc.) can also have effects on sound patterns and must be taken into account. Otherwise, the cart is being put before the horse. We are by no means opposed to AU athletics, and we, for example, would welcome the use of Jacob's Field by DC public school groups – who have had limited access in the past.

In summary, I request that conditions 17-25 from the 2011 Campus Plan be retained and replace the conditions 15-20 in the current draft until the future processing application for Jacob's Field. This will allow all the interactive technical elements of the acoustic barrier plan and conditions for the use of the field to be considered together, as they must be to be logical and effective. It would be premature and contrary to principles of sound engineering for AU to predetermine conditions at this time. I look forward to constructive mutual engagement with the University around the engineering and inherently connected conditions of field use as soon as developments allow.

With respect to the request noted in the comment that “conditions 17–25 from the *2011 Campus Plan* be retained and replace the conditions 15-20 in the current draft until the future processing application for Jacob's Field,” proposed condition 14 of the *September 8, 2020 Campus Plan Draft* (page 56) already reflects this approach. Specifically, proposed condition 14 states, “Until such time as the Zoning Commission takes specific action on the proposed acoustical sound barrier wall, the conditions set forth in ZC Order 11-07 [the *2011 Campus Plan* which is currently in effect] with respect to Jacobs Field (specifically conditions 17 through 25) will remain in effect and enforceable.” Proposed conditions 15–20 included in the *September 8, 2020 Campus Plan Draft* were never intended to take effect until after the Zoning Commission takes action on the proposed acoustical sound barrier wall; until such time, the existing conditions regarding Jacobs Field from ZC Order 11-07 would remain in effect and enforceable. That being said, in light of the concerns raised in your comment, AU worked with the AU Neighborhood Partnership Steering Committee to consider changes to the Campus Plan that pertain to the acoustical sound barrier wall. These changes include removing proposed conditions 15–20 and confirming that the university will

work with members of the community prior to the submission of a further processing application in connection with the proposed acoustical sound barrier wall; please refer to Section 4.3.2 and proposed condition 14 of the *Proposed 2021 Campus Plan*.

D-024

The draft campus plan states that the proposed CAP (Center for Athletic Performance) will be set back 110 feet from the campus boundary. At this location, what is the campus boundary and what will be the set back from the curb at University Avenue?

As noted and illustrated on page 37 of the *October 27, 2020 Campus Plan Draft*, the measuring point for the proposed setback distances is the campus property boundary line which is located within the vegetative buffer along University Avenue. The university's survey data does not include specific detail on the distance between the campus property boundary line and the curb at University Avenue; however, based on publicly available GIS data, the curb appears to be approximately 30 feet from the campus boundary line, as illustrated here.

DISTANCE BETWEEN CAMPUS BOUNDARY AND CURB



D-025

What is the height (in feet) of the proposed Center for Athletic Performance?

The proposed maximum height of the Center for Athletic Performance (Site 3) is 60 feet.

STUDENT ENROLLMENT AND EMPLOYEE POPULATION

E-001

What about the trends in higher education over the next decade given the rapidly changing environment in education? What kind of teaching facilities does AU need?

These issues are discussed in Section 3 and Section 4 of the *Proposed 2021 Campus Plan* and were also addressed by the AU provost in a “Future Trends in Higher Education Enrollment” presentation which is posted on the *2021 Campus Plan* website. See also FAQ: How is AU managing enrollment under the new Campus Plan? Is the student population going to increase? and How is AU’s approach to enrollment management different under the 2011 and *2021 Campus Plans*?

E-002

Will the School of Education be moving to the Spring Valley building, and how many students are enrolled in the School of Education?

The School of Education is currently housed in the Spring Valley Building. There is a possibility that the school will be relocated during the term of the Campus Plan to a facility identified for academic/administrative use, but AU has not made any firm decisions at this time. In fall 2019, the School of Education enrolled a total of 198 undergraduate and graduate students.

E-003

How many students attend classes in the Spring Valley building?

During fall 2019, 1,245 students attended classes in the Spring Valley Building.

E-004

What types of programs (i.e. undergraduate or graduate) are being considered for the move [to Tenley Campus]?

Given that the current and anticipated enrollment of the Washington College of Law is substantially less than the existing enrollment cap of 2,000 students, as outlined in Section 4.1 of the *Proposed 2021 Campus Plan*, AU will seek flexibility to allow students enrolled in other academic programs, including those that present opportunities for interdisciplinary collaboration, to attend classes at the Tenley Campus subject to the existing 2,000 student cap. No decisions regarding specific programs to include at the Tenley Campus have been made at this time.

E-005

How will moving non-law school students to the Tenleytown campus affect the law school enrollment cap?

No change is contemplated to the number of students (2,000) permitted to be enrolled at the Tenley Campus. Any students attending classes at the Tenley Campus, including Washington College of Law students and students enrolled in any other AU program, would be included in the 2,000 student cap.

E-006

Are AU’s enrollment numbers holding steady?

AU’s enrollment has remained relatively consistent over the term of the *2011 Campus Plan* and well under the enrollment cap established by the *2011 Campus Plan* Order of Approval. As detailed in the *June 1, 2020 Campus Plan Framework* and Section 4.1 of the *Proposed 2021 Campus Plan*, AU has proposed a student enrollment cap that is lower than the cap established in the *2011 Campus Plan*, when adjusted to reflect the student count methodology set forth in the city’s updated

zoning regulations. See also FAQ: How is AU managing enrollment under the new Campus Plan? Is the student population going to increase? and How is AU's approach to enrollment management different under the 2011 and 2021 Campus Plans?

E-007

Do the new enrollment numbers come from a different way of measuring?

The enrollment numbers in the 2021 Campus Plan will reflect a modified student count methodology as a result of the 2016 Zoning Regulations, which impact the way AU and other universities throughout the District must count students. For AU, this new approach will expand the scope of students included in the enrollment count—the new regulations require that more types of students and students in a greater number of locations be counted. As a result of this change in the new governing regulations, the student count number under the new regulations will increase by 6.61 percent, even though the count represents the same student population reported under the 2011 Campus Plan methodology. See also FAQ: How is AU managing enrollment under the new Campus Plan? Is the student population going to increase? and How is AU's approach to enrollment management different under the 2011 and 2021 Campus Plans?

E-008

I am seeking current enrollment data broken down by student categories (grad, undergrad, and other categories used by AU to designate students).

AU's fall 2019 enrollment data was shared with the CLC at its December 2019 meeting. Specifically, AU reported the following information:

Enrollment:

Main Campus: 10,460 (6,907 undergraduate; 2,427 graduate; 1,126 other)

Washington College of Law: 1,341

Total: 11,801

AU Total Enrollment Cap: 13,600

Washington College of Law Cap: 2,000

Housing:

On campus capacity: 4,152

Triples: 330

AU-provided off campus: 200

Total beds available: 4,682

Full-time undergraduate enrollment: 6,907

Full-time undergraduate housing capacity: 68 percent

E-009

I am seeking the same [enrollment] information for your projected numbers over the ten year term of the next Campus Plan. This is information that AU has always been willing to provide to residents as part of the campus planning process in previous campus plan cycles – even before building projects were identified – and it is information that AU is required to include in its formal submission under the current zoning regulations. Is it your plan to wait until then to provide the community with this enrollment data and projections?

Fall 2019 enrollment data, as well as a proposed enrollment cap of 14,499 students—which reflects a strategic and measured approach to enrollment growth within the student cap established in 2011, when adjusted to reflect the revised student count methodology established by the 2016 Zoning Regulations—was included in the *Preliminary 2021 Campus Plan Framework* shared with the CLC on March 3, 2020, and posted on the Campus Plan website on March 4, 2020. As detailed in the *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and Section 4.1 of the *Proposed 2021 Campus Plan*, after extensive discussion, review, and collaboration, the university has modified its approach to the enrollment cap for the 2021 Campus Plan to reflect the methodology favored by several community members of the Neighborhood Partnership and other neighborhood stakeholders engaged in the planning process. As a result, the revised proposed 2021 Campus Plan enrollment cap of 14,380, which would be in effect through 2031, is lower than the student enrollment cap established in the 2011 Campus Plan, when adjusted for the new methodology for counting students mandated under the 2016 Zoning Regulations.

This student count information is consistent with Subtitle Z, Section 302.10(d) of the 2016 Zoning Regulations which requires that the university's application for a Campus Plan include a, "Student count for every student on campus, including full-time, part-time, foreign, certificate/non-degree, single course, night programs, and executive program students (if applicable)."

The profile of students entering degree-seeking, certificate, and continuing education programs and the demand for these programs are in rapid flux, influenced by shifts in demographics as well as economic and market forces that impact the notion of a "traditional" student. Even before the COVID-19 crisis, online education programs were experiencing dramatic growth nationwide (and globally) and actively transforming the landscape of higher education. Consistent with the priorities set forth in AU's strategic plan, the university has made intentional strides to adapt to these changes and provide a range of dynamic lifetime learning opportunities utilizing traditional face-to-face as well as leading-edge online platforms. While these changes can present challenges for

long-range institutional planning and traditional methods of enrollment management, they also present opportunities for universities that can remain flexible to respond to emerging trends and offer unique programs that will attract and retain high-quality students. In order to remain competitive and thrive as a vibrant educational institution in the nation's capital, AU is focused on the need to maintain this responsive flexibility and institutional agility; this is even more important now, as AU effectively navigates the short-, medium-, and long-term impacts of the COVID-19 pandemic.

Owing to this fluidity of market conditions throughout higher education, enrollment projections made 10 years ago as part of the *2011 Campus Plan* process did not materialize as AU had anticipated. Specifically, the university's stated goal of enrolling 1,000 additional graduate students over the term of the *2011 Campus Plan* was not met. While undergraduate enrollment increased at a measured pace over that period of time, the overall number of enrolled students remained relatively consistent and well below the approved enrollment cap.

In light of all of the foregoing, AU has taken a different approach to addressing the impact of student enrollment over the term of the *2021 Campus Plan*; specifically, one focused around managing impacts rather than attempting to project specific enrollment figures around defined programs. That being said, AU has provided directional guidance in terms of anticipated undergraduate, graduate, and online program growth. Specifically, it is AU's intent that traditional full-time undergraduate enrollment will likely remain close to current levels, owing to a range of factors including constraints associated with facilities, the services needed to support additional undergraduate students, as well as the size of current and anticipated future applicant pools. As was the case in the *2011 Campus Plan*, AU will endeavor to increase on-campus enrollment in face-to-face graduate programs, subject to the limitations of the proposed overall enrollment cap. Areas targeted for anticipated growth include online instruction and lifelong learning initiatives, which include specially-designed, high-quality programs that utilize off-campus locations (e.g., downtown DC or other sites throughout the metro region) and do not bring students to the AU campus for their coursework.

Importantly, as part of the *2021 Campus Plan*, AU will continue its dedicated efforts to work collaboratively with members of the community through the AU Neighborhood Partnership to effectively address impacts associated with AU students on the neighborhoods surrounding campus. While the scope of the reported impacts is relatively small compared with other universities in DC, AU is firmly committed to a results-oriented approach to reduce these impacts further, by revising student policies to more explicitly reference standards for off-campus living; providing additional on-campus housing in marketable unit configurations to encourage more students to remain on campus beyond their freshman year and reduce the number of undergraduates living in

the neighborhoods surrounding campus and enhancing on-campus opportunities for student activities and social engagement; and evaluating programs and efforts over the term of the *Campus Plan* to ensure their efficacy.

AU's commitment to the focused implementation of these efforts, along with continued collaboration with its neighborhood partners, will allow AU to maintain the flexibility necessary to continue to compete as a leading university in the nation's capital, while, at the same time, respecting and enhancing the quality of life of those who live within the neighborhoods surrounding campus by actively addressing and effectively minimizing adverse impacts.

E-010

Can AU share the complete enrollment data with everyone?

Enrollment data associated with the *2021 Campus Plan* is provided in the *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and Section 4.1 of the *Proposed 2021 Campus Plan*. See also FAQ: How is AU managing enrollment under the new *Campus Plan*? Is the student population going to increase? and How is AU's approach to enrollment management different under the *2011* and *2021 Campus Plans*?

E-011

Can AU provide more detailed enrollment information to justify an increase in the enrollment cap?

AU is not seeking to increase the enrollment cap, when adjusted to reflect the revised student count methodology established by the 2016 Zoning Regulations. Initially, in the *March 3, 2020 Preliminary Campus Plan Framework*, AU proposed to maintain the existing enrollment cap, when adjusted to reflect the revised methodology. After extensive discussion, review, and collaboration, the university has modified its approach to the enrollment cap for the *2021 Campus Plan* to reflect the methodology favored by several community members of the Neighborhood Partnership and other neighborhood stakeholders engaged in the planning process. As a result, as detailed in the *June 1, 2020 Campus Plan Framework* and Section 4.1 of the *Proposed 2021 Campus Plan*, the university proposed a revised *2021 Campus Plan* enrollment cap of 14,380. This proposed cap, which would be in effect through 2031, is lower than the student enrollment cap established in the *2011 Campus Plan*, when adjusted for the new methodology for counting students mandated under the 2016 Zoning Regulations.

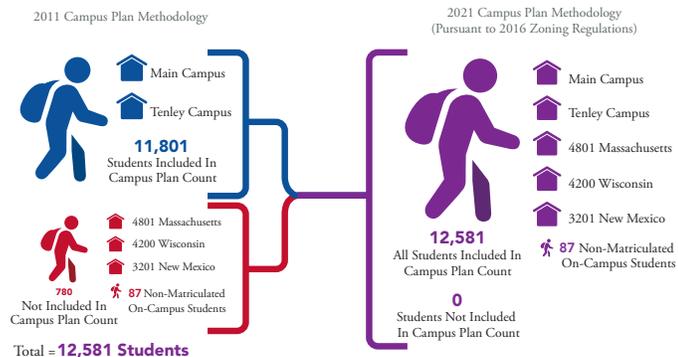
E-012

Who comprises the 780 students who were not previously counted in the 2011 Campus Plan?

The 780 students counted under the 2016 Zoning Regulations that were not counted in the *2011 Campus Plan*

primarily include students enrolled in classes at the additional AU properties which will now be included in the Campus plan pursuant to the 2016 Zoning Regulations (4801 Massachusetts Avenue, 4200 Wisconsin Avenue, and 3201 New Mexico Avenue), as well as a relatively small number of students enrolled in non-degree/non-credit classes at the main campus. See graphic below for more details:

IMPACT OF 2016 ZONING REGULATIONS ON FALL 2019 AMERICAN UNIVERSITY STUDENT POPULATION COUNT



E-013

How is AU factoring the Free College Movement and COVID-19 into the current campus plan?

AU is deeply attuned to college affordability as reflected in its five-year strategic plan and meets the fully demonstrated need of all of its admitted students. The events of the past several months associated with the COVID-19 pandemic have presented unprecedented challenges across the nation and around the world. Certainly the outcomes of the experience will shape decision-making, inform policy decisions, and influence operational models across all levels of education well into the future. Yet even before COVID-19 unexpectedly precipitated the rapid transition to university-wide online learning, AU identified the development of leading-edge online programming as a core component of the university's future vision. At the same time, AU fully anticipates continued and ongoing demand for its on-campus, face-to-face academic programs, research opportunities, and vibrant residential student experience that will support and depend upon the types of high-quality facilities—at a scale of development intended to be significantly reduced from the *2011 Campus Plan*—outlined in the *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and *Proposed 2021 Campus Plan*. See also FAQ: How is the COVID-19 pandemic impacting the Campus Plan process and priorities?

E-014

What was the enrollment cap in 2011?

Condition #3 of the *2011 Campus Plan* Order of Approval (Zoning Commission Order No. 11-07) states that “student enrollment (headcount) shall not exceed 13,600 students, including any matriculated student enrolled in at least one class in any property included in the 2011 Plan.”

E-015

Do you have an enrollment cap and a separate cap for people living off campus? Why not increase the 67% cap instead of building more space?

Condition #3 of the *2011 Campus Plan* Order of Approval (Zoning Commission Order No. 11-07) states that “student enrollment (headcount) shall not exceed 13,600 students, including any matriculated student enrolled in at least one class in any property included in the 2011 Plan.” There is not a separate cap for students living off-campus. The university is also required to maintain a supply of housing sufficient to make housing available for 67 percent of all full-time undergraduates. AU has proposed to maintain this 67 percent standard in the *2021 Campus Plan* along with a focus on prioritizing renovations to existing housing inventory and proposing new facilities that provide unit configurations and amenities that respond to student preferences. As part of this effort, AU will support the creation of learning communities, affinity housing, and other community-oriented housing experiences to encourage more upperclass students to live on campus beyond their freshman year.

E-016

Is AU required to address projected financial and enrollment issues related to COVID-19 in the campus plan?

There is no regulatory requirement to specifically address projected financial and enrollment issues related to COVID-19 in the Campus Plan. While AU is actively navigating the current uncertainty surrounding the COVID-19 pandemic, the university continues to plan for the long term, and the *2021 Campus Plan* will reflect AU's planning priorities for the 10-year term of the plan.

E-017

What are the zoning commission's specific requirements for raising enrollment?

Information regarding the DC Zoning Commission's regulations regarding Campus Plans can be reviewed at <https://dcoz.dc.gov/page/campus-plan-0>.

E-018

How are Osher Lifelong Learning Institute (OLLI) students counted?

While a valued institutional partner, OLLI is an independent organization from AU. As such, OLLI students are not included in the AU student population because they are not AU students.

E-019

How will the AU acceptance rate remain low with an increased enrollment cap?

AU is not seeking to increase the enrollment cap, when adjusted to reflect the revised student count methodology established by the 2016 Zoning Regulations. Initially, in the *March 3, 2020 Preliminary Campus Plan Framework*, AU proposed to maintain the existing enrollment cap, when adjusted to reflect the revised methodology. After extensive discussion, review, and collaboration, the university has modified its approach to the enrollment cap for the *2021 Campus Plan* to reflect the methodology favored by several community members of the Neighborhood Partnership and other neighborhood stakeholders engaged in the planning process. As a result, the revised proposed *2021 Campus Plan* enrollment cap of 14,380, which would be in effect through 2031, is lower than the student enrollment cap established in the *2011 Campus Plan*, when adjusted for the new methodology for counting students mandated under the 2016 Zoning Regulations. The proposed enrollment cap is not expected to impact the university's admit rate.

E-020

Does AU need to justify the number of potential building sites to the zoning commission based on enrollment?

As articulated in the *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and *Proposed 2021 Campus Plan*, proposed new campus development is not aimed at accommodating increases in approved enrollment levels, but rather providing the types of high-quality facilities that are required to further the university's academic and research missions, balanced with the need to maximize the university's limited financial resources.

E-021

How does greater enrollment increase the potential for impact on the surrounding communities?

AU is taking a deliberate and intentional approach to addressing student enrollment over the term of the *2021 Campus Plan*, focused around effectively managing impacts. Specifically, AU has more clearly articulated and expanded its commitments to work collaboratively with members of the community through the AU Neighborhood Partnership to effectively address impacts associated with AU students on the neighborhoods surrounding campus. While the scope of the reported impacts is relatively small compared with other universities in DC, AU is firmly committed to a results-oriented approach to reduce these impacts further, by revising student policies to more explicitly reference standards for off-campus living; providing additional on-campus housing in marketable unit configurations to encourage more students to remain on campus beyond their freshman year and reduce the number of undergraduates living in the neighborhoods surrounding campus; enhancing on-campus opportunities for student activities and social engagement; and evaluating programs and efforts over the term of the Campus Plan to ensure their efficacy.

E-022

Are there enrollment figures or plans specific to the Spring Valley building? Will AU's growth in the building will impact OLLI's future?

AU intends to continue using the Spring Valley Building over the term of the Campus Plan for administrative and academic purposes. The priorities set forth in the *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and *Proposed 2021 Campus Plan* do not have a direct impact on OLLI; space and programs needs of AU and OLLI at the Spring Valley Building will continue to be evaluated over time.

E-023

Are universities eliminating non-compete rules in their codes of ethics to attract students to their enrollment?

AU is aligning with the new guidelines set forth by the National Association for College Admission Counseling (NACAC).

E-024

Now that universities are offering incentives to attend their schools, can students applying to other universities change their minds?

Under the current National Association for College Admission Counseling (NACAC) guidelines, schools can continue to recruit students even if they have committed to other institutions.

E-025

Georgetown University has a cap on its undergraduate enrollment. Why is AU opposed to a cap on its undergraduate enrollment?

The university is taking a strategic and measured approach to enrollment management under the new Campus Plan, proposing to lower the on-campus student enrollment cap established in the *2011 Campus Plan*, when adjusted to reflect the student count methodology set forth in the city's updated zoning regulations. AU agreed to modify its initial position of maintaining the existing cap (when adjusted for the new regulations) in response to extensive discussion and engagement with its neighborhood partners.

AU's approach is shaped by a wide range of factors that are impacting the changing dynamics of enrollment management throughout higher education. The profile of students entering degree-seeking, certificate, and continuing education programs and the demand for these programs are in rapid flux, influenced by shifts in demographics as well as economic and market forces that impact the notion of a "traditional" student. While these rapidly changing conditions can

present challenges for long-range institutional planning and traditional methods of enrollment management, they also present opportunities for universities that can remain flexible to respond to emerging trends and offer unique programs that will attract and retain high-quality students. In order to remain competitive and thrive as a vibrant educational institution in the nation's capital, AU is focused on the need to maintain this responsive flexibility and institutional agility; this is even more important now, as AU effectively navigates the short-, medium-, and long-term impacts of the COVID-19 pandemic.

Accordingly, AU has taken a different approach to addressing the impact of student enrollment over the term of the *2021 Campus Plan*; specifically, one focused around managing impacts rather than attempting to project specific enrollment figures around defined programs. Importantly, as part of the *2021 Campus Plan*, AU will continue its dedicated efforts to work collaboratively with members of the community through the AU Neighborhood Partnership to effectively address impacts associated with AU students on the neighborhoods surrounding campus. While the scope of the reported impacts is relatively small compared with other universities in DC, AU is firmly committed to a results-oriented approach to reduce these impacts further, by revising student policies to more explicitly reference standards for off-campus living; providing additional on-campus housing in marketable unit configurations to encourage more students to remain on campus beyond their freshman year and reduce the number of undergraduates living in the neighborhoods surrounding campus; enhancing on-campus opportunities for student activities and social engagement; and evaluating programs and efforts over the term of the Campus Plan to ensure their efficacy.

AU's commitment to the focused implementation of these efforts, along with continued collaboration with neighborhood partners, will allow AU to maintain the flexibility necessary to continue to compete as a leading university in the nation's capital while, at the same time, respecting and enhancing the quality of life of those who live within the neighborhoods surrounding campus by actively addressing and effectively minimizing adverse impacts.

In addition, in support of AU's focus to manage the impacts of its student population and strengthen the living and learning experience on campus and also to provide an appropriate measure of flexibility and control with respect to the number of undergraduate students enrolled, the university will continue to maintain a supply of housing for 67 percent of the full-time undergraduate student population.

E-026

What will AU's enrollment look like for Fall 2020?

[JULY 2020 RESPONSE]: AU's fall 2020 enrollment has not yet been finalized; additional details regarding fall enrollment will be provided to the CLC at its December 2020 meeting consistent with prior years.

[01.15.2021 UPDATE]: AU's fall 2020 enrollment data was shared with the CLC at its December 2020 meeting. Specifically, AU reported the following information:

Enrollment:

Main Campus: 10,536 (6,933 full-time undergraduate; 2,494 graduate; 1,109 other)
 Tenley Campus: 1,263
 Total: 11,799
 AU Total Enrollment Cap: 13,600
 Tenley Campus Enrollment Cap: 2,000

Housing:

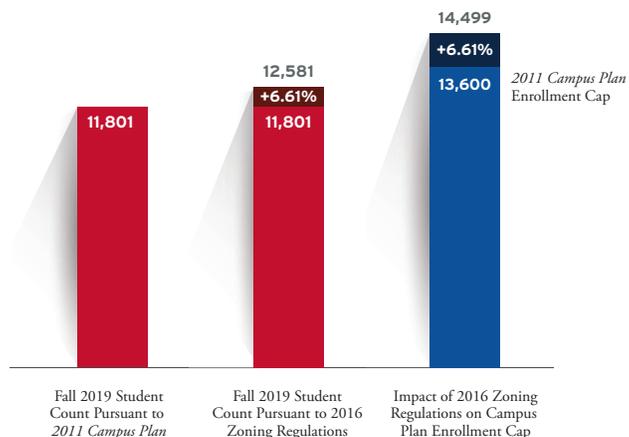
On campus capacity: 4,152
 Triples: 330
 AU-provided off campus: 200
 Total beds available: 4,682
 Full-time undergraduate enrollment: 6,933
 Full-time undergraduate housing capacity: 68 percent

E-027

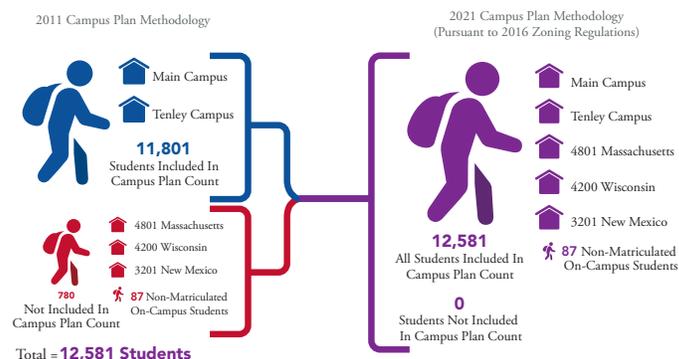
Can AU outline the enrollment numbers more clearly by providing a chart?

Enrollment numbers for fall 2019 are illustrated in bar chart format and in an infographic in the *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan*.

IMPACT OF 2016 ZONING REGULATIONS ON CAMPUS PLAN ENROLLMENT CAP



IMPACT OF 2016 ZONING REGULATIONS ON FALL 2019 AMERICAN UNIVERSITY STUDENT POPULATION COUNT



E-028

What is the current student breakdown across AU's main campus and the Washington College of Law?

Fall 2019 enrollment figures reported to the CLC in December 2019 reflected 10,460 students at the Main Campus and 1,341 students at Washington College of Law.

[01.15.2021 UPDATE]: Fall 2020 enrollment figures reported to the CLC in December 2020 reflected 10,536 students at the Main Campus and 1,263 students at the Tenley Campus (Washington College of Law students).

E-029

Is AU adding another 1,800 students to the cap?

No. As detailed in the *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan*, AU is proposing to adjust the *2011 Campus Plan* enrollment cap (13,800) to reflect the impact of the 2016 Zoning Regulations on how students are counted under the *2021 Campus Plan*. AU's proposed *2021 Campus Plan* cap (14,380) is lower than the *2011 Campus Plan* cap when adjusted for the changes mandated by the new Zoning Regulations.

E-030

Does AU have space in the cap for 1,800 students? Will those students live on-campus or off-campus?

As detailed in the *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan*, current enrollment across all Campus Plan properties for fall 2019 totaled 12,581 students. The proposed cap is 14,380 students, which is lower than the cap approved in the *2011 Campus Plan* when adjusted to reflect the changes mandated by the new Zoning Regulations with respect to how students will be counted. The university has proposed to add between 500–700 beds of on-campus housing over the term of the *2021 Campus Plan*.

E-031

How many of AU's undergraduate students would be taking classes on Tenleytown campus?

AU has proposed to allow students from programs other than the Washington College of Law (WCL) to attend classes at the Tenley Campus, up to the existing cap of 2,000 students.

E-032

Are the AU enrollment projections required for the Zoning Commission? And if so, are they binding?

Enrollment projections are not required pursuant to the DC Zoning Regulations.

E-033

Is the 2,000 student enrollment cap interpreted as a cap on the Washington College of Law (WCL) or the Tenley Campus?

The *2011 Campus Plan* Order provides for a maximum enrollment at the Tenley Campus of 2,000 students and describes enrollment at the Tenley Campus as “all matriculated students at the Washington College of Law registered for a regular academic program, whether full-time or part-time.” Given that the current and anticipated enrollment of the Washington College of Law is substantially less than the existing Tenley Campus enrollment cap, the *2021 Campus Plan* will seek flexibility to allow students enrolled in other academic programs, including those that present opportunities for interdisciplinary collaboration, to attend classes at the Tenley Campus subject to the existing 2,000 student cap.

E-034

Can AU Business School students take classes at the Washington College of Law, during COVID 19?

All classes are being conducted online in fall 2020.

E-035

Please provide clarification on condition #5.

Proposed condition 5 sets forth the proposed *2021 Campus Plan* enrollment cap of 14,380 students, including university students from all Campus Plan locations—which, for the purposes of the *2021 Campus Plan*, includes Main Campus, Tenley Campus, 4801 Massachusetts Avenue NW, 4200 Wisconsin Avenue NW, and 3201 New Mexico Avenue NW. The condition also notes that the number of students enrolled at the Tenley Campus shall not exceed 2,000 students.

E-036

What is the Fall 2021 enrollment for AU?

See response to Question E-026.

E-037

Will AU have enrollment numbers when they go before the Zoning Commission?

Enrollment data is included in Section 4.1.1 of the *Proposed 2021 Campus Plan* and also detailed in Exhibit G: Student Enrollment.

E-038

I am confused by the adjustment of the 6.61% increase to the student enrollment cap.

See responses to Questions E-007 and E-027.

E-039

What is AU's fall enrollment?

As reported at the December 1, 2020, meeting of the CLC, while fall 2020 courses were moved to an online platform in response to the COVID-19 pandemic, AU's fall enrollment of students who would have been taking courses on campus had it not been for the change in operations brought about by COVID-19 included 10,536 students at the Main Campus and 1,263 students at the Tenley Campus for a total enrollment of 11,799 students. These figures are well under the enrollment caps of 13,600 (overall enrollment) and 2,000 (Tenley Campus enrollment) established in the *2011 Campus Plan*. The entire December 1, 2020, CLC presentation, including the fall 2020 enrollment report, can be found on AU's Community Relations website.

E-040

Do study abroad students count toward the enrollment cap? Are they included in the "undergraduate" or "other" category?

Study abroad students are not included in the on-campus enrollment count data because they do not take any classes on campus.

ON-CAMPUS LIFE AND STUDENT HOUSING

H-001

How is AU's contract for apartments at The Frequency Apartments impacted by the mayor's affordable housing initiative. Does this arrangement take units off the housing market?

American University does not lease any affordable housing units at the Frequency. While AU has proposed to maintain an inventory of off-campus master-leased beds to provide AU students with housing alternatives that meet their desire to live in vibrant locations close to public transportation and retail amenities without adversely impacting the residential neighborhoods surrounding campus, a key goal of the *2021 Campus Plan* is to provide additional on-campus housing in marketable unit configurations to encourage more students to remain on campus beyond their freshman year and reduce the number of undergraduates living in the neighborhoods surrounding campus. See also FAQ: How will student housing be impacted on and around campus?

H-002

Does "bringing students back on to campus" mean mandating students to live on campus?

The *Proposed 2021 Campus Plan* does not propose a student housing mandate.

H-003

Can CLC members get the current breakdown of student housing numbers?

The current AU on-campus student housing capacity by residence hall is as follows: Anderson Hall—768 beds; Cassell Hall—360 beds; Centennial Hall—402 beds; Clark Hall—60 beds; Constitution Hall—279 beds; Duber Hall (formerly Congressional Hall)—136 beds; Federal Hall—175 beds; Hughes Hall—313 beds; Leonard Hall—371 beds; Letts Hall—604 beds; McDowell Hall—370 beds; Nebraska Hall—270 beds; Roper Hall—59 beds; for a total bed capacity of 4,167. Fifteen of those beds are allocated for full-time staff, leaving a remaining bed capacity of 4,152. The unit configurations of many of these existing residence halls do not

provide the types of housing desired by upperclass students; accordingly, the *Proposed 2021 Campus Plan* outlines AU's proposal to increase on-campus housing inventory, allowing the flexibility to update certain existing residence halls into configurations that align with student preferences.

H-004

How many students live on campus?

In fall 2019, 4,117 students lived in on-campus university housing.

H-005

Does AU plan to require students to live on campus, and what anticipated changes are expected at Tenleytown?

AU students are not required to live on campus; however, AU is required under the *2011 Campus Plan* to make housing available for 67 percent of all full-time undergraduate students. The *March 3, 2020 Preliminary Campus Plan Framework*, *June 1, 2020 Campus Plan Framework*, and *Proposed 2021 Campus Plan* carry forward the 67 percent housing requirement. Regarding the Tenley Campus, AU is not proposing any significant new development; however, improvements to Dunblane House to address accessibility requirements and accommodate academic and administrative needs are contemplated. In addition, given that the current and anticipated enrollment of the Washington College of Law is substantially less than the existing enrollment cap of 2,000 students, AU will seek flexibility to allow students enrolled in other academic programs, including those that present opportunities for interdisciplinary collaboration, to attend classes at the Tenley Campus, subject to the existing 2,000 student cap.

H-006

What are the numbers of available undergraduate "beds" on campus and what are the costs associated with this housing?

AU currently maintains an inventory of 4,152 beds of on-campus student housing; this does not include the 200

master-leased beds at the Frequency in Tenleytown. Housing rates can be reviewed at <https://www.american.edu/ocl/housing/housing-rates.cfm>.

H-007

How successful has AU been in achieving the goal of 67% on-campus residency? If AU has not achieved this goal, why not and what can be done to achieve the goal?

Since the completion of the residence halls (Duber Hall, Constitution Hall, and Federal Hall) on East Campus, AU has consistently met the Campus Plan requirement that the university provide a supply of housing for 67 percent of the full-time undergraduate student population.

H-008

Will AU provide additional graduate student housing?

As discussed in the *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan*, AU is exploring the possibility of providing graduate student housing on campus.

H-009

What are the impacts of bringing off-campus students back on-campus?

AU has established a target of developing an additional 500–700 beds of on-campus housing over the term of the Campus Plan. This additional on-campus housing capacity would support the university's goal of encouraging more students to live on campus after their freshman year; allow AU the necessary flexibility in inventory to renovate existing residence halls over time to make less desirable—and more densely populated—facilities more competitive in unit type and configuration; and would also provide AU the opportunity to offer on-campus graduate student housing. Along with other focused and dedicated efforts, this approach will support AU's commitment to effectively manage and mitigate the impact of students on the residential communities surrounding campus.

H-010

Is AU trying to eliminate triple dorms?

While AU will not be offering triples during the 2020-21 academic year as a result of the university's de-densification of campus in response to COVID-19, AU does intend to continue to offer triples over the term of the *2021 Campus Plan*.

H-011

Where do the majority of AU students currently live?

In fall 2019, AU housed a majority of its full-time undergraduate student population on campus.

H-012

What is the total amount of people that will be on-campus, or living in our neighborhoods?

[JULY 2020 RESPONSE]: As part of AU's fall 2020 reopening plan, AU will only allow one student to occupy each on-campus residential unit, reducing the university's on-campus housing capacity to approximately 2,300 students. At this time, AU does not know how many undergraduate students will return to campus for the fall 2020 semester, although the university does expect that a meaningful portion of the undergraduate population will attend AU remotely and from outside of the Washington, DC, area.

[09.10.2020 UPDATE] On July 30, 2020, AU announced an adapted reopening plan based on evolving health conditions and government requirements. Under the revised plan, all fall semester undergraduate and graduate courses are being offered online with no residential experience, with the exception of very limited emergency housing for students with demonstrated need. Also see response to Question H-015.

H-013

What type of student life use is AU planning on East Campus?

Additional student life uses at East Campus could include retail dining and other related uses and activities to help strengthen and support student life on campus. Details on proposed student life uses will be addressed as part of the further processing for each Campus Plan development project, including proposed development on East Campus.

H-014

AU Fall 2019 enrollment totaled 11,801 students, including 10,460 on the main campus (6,907 undergrads, 2,427 graduate students and 1,126 labeled "other") and 1,341 at the Washington College of Law. In addition there were 780 students at 3 other off-site locations.

How many students in each of the above categories lived off campus and how many lived on campus in the fall of 2019?

In fall 2019, there were a total of 4,117 students living on campus. Of those, 3,647 were full-time undergraduate students. Seven were graduate students, and one was a Washington College of Law student. The remaining 462 students were classified as "Other" (including students not enrolled as full-time undergraduates and those in non-degree-seeking programs), specifically including students enrolled in the following programs: Washington Mentorship (192), International Accelerator Program (143), Washington Semester Program (74), AU Abroad (52), and Dual Degree SIS (1).

In the fall of 2019, there were a total of 2,685 students living in the 20016 or 20008 zip codes. Of those, 1,747 were full-time undergraduate students, 504 were graduate students, 248 were Washington College of Law Students and 186 were classified as “Other.”

H-015

How will COVID -19 affect the number of students living on or off campus based on AU’s policy for re-opening in the fall of 2020?

On July 30, 2020, AU announced an adapted reopening plan for fall 2020 based on evolving health conditions and government requirements. Under the revised plan, all fall 2020 undergraduate and graduate courses are being offered online with no residential experience, with the exception of very limited emergency housing for students with demonstrated need.

As of September 4, 2020, 29 students reside in university provided emergency housing. 2,748 students are living off campus in the 20016 and 20008 zip codes. Of those, 1,796 are full-time undergraduate students, 461 are graduate students, 313 are Washington College of Law Students, and 178 students are classified as “Other.”

H-016

Can AU clarify secondary housing sites?

As outlined in the *Proposed 2021 Campus Plan*, AU has indicated a desire to add approximately 500 beds of on-campus student housing over the term of the Campus Plan. Sites 2 and 4 on West Campus would together meet this target, and have been identified as Primary Priority Residential Sites. As detailed more fully in the *Proposed 2021 Campus Plan*, these two new residence halls, along with the proposed Center for Athletic Performance (CAP) and consolidated student health and wellness facilities, would effectively transform an underutilized area of campus into a vibrant athletic, residential and campus life village, while maintaining a substantial distance and appropriate buffers from neighboring residential properties. While it is AU’s desired intent to maintain at least 200 master-leased beds off-campus—to meet the needs of students who desire to live in vibrant commercial locations close to public transportation and retail amenities, without adversely impacting residential neighborhoods surrounding campus—AU has noted throughout the planning process that in the event the current 200 off-campus master-leased beds are no longer counted toward the 67 percent housing requirement, the university’s target for additional on-campus beds would increase accordingly, up to approximately 700 total beds. The Secondary Priority Residential Sites identified in the *Proposed 2021 Campus Plan*, including Site 12 and the Beeghly Building (if converted to residential use), would provide for this additional capacity in the event the master-leased beds cannot be counted toward the housing requirement, are not available, or if additional housing capacity is otherwise necessary over the term of the plan.

H-017

Are there plans to take existing dorms off-service?

In the event Site 11 and/or Site 12 as described more fully in Section 4 of the *Proposed 2021 Campus Plan* are developed over the term of the Campus Plan, the student housing capacity at Clark Hall (60 beds) and Roper Hall (59 beds) would be taken out of service.

H-018

AU Fall 2019 enrollment totaled 11,801 students including 10,460 on the main campus (6,907 undergrads, 2,427 graduate students and 1,126 labeled “other”) and 1,341 at the Washington College of Law. In addition, there were 780 students at 3 other off- site locations.

How many students in each of the above categories lived off campus and how many lived on campus in the fall of 2019?

This question is answered in H-014.

H-019

How will COVID -19 affect the number of students living on or off campus based on AU’s policy for re-opening in the fall of 2020?

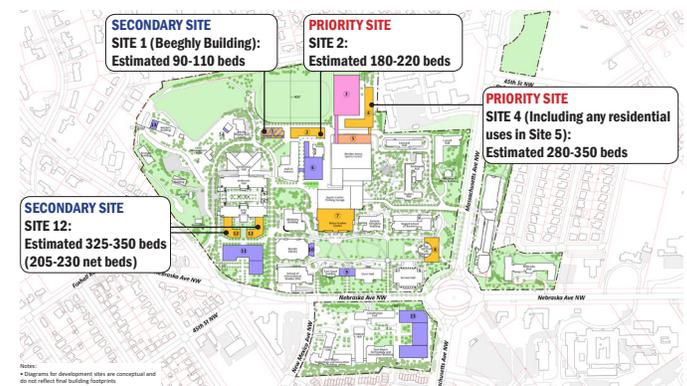
This question is answered in H-015.

H-020

How did AU get the 500 additional bed numbers using Sites 2 and 4?

Estimated bed counts for each proposed residential site, which clarify how Sites 2 and 4 together would provide a total of 500 beds, are illustrated in this diagram which is included in Section 4.3.3 of the *Proposed 2021 Campus Plan*.

PRIORITIZATION OF RESIDENTIAL SITES

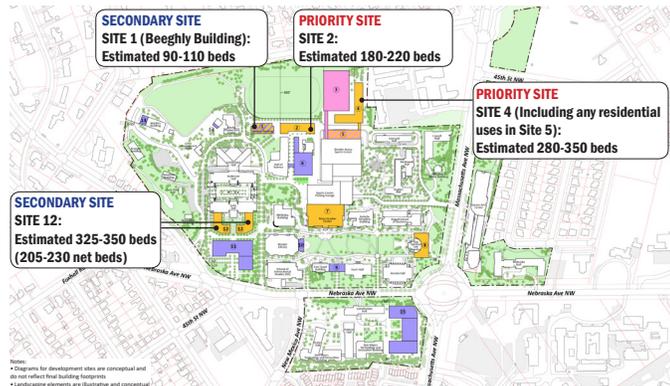


H-021

The bed count information should be in the 2021 Campus Plan draft.

Estimated bed counts for each proposed residential site are illustrated in this diagram, which was included in the *June 1, 2020 Campus Plan Framework* and has been incorporated into the *Proposed 2021 Campus Plan*.

PRIORITIZATION OF RESIDENTIAL SITES



H-022

How many beds could AU build if they built out all their residential options?

As detailed in Section 4.3.3 of the *Proposed 2021 Campus Plan*, AU's target number of new on-campus beds over the term of the plan will depend upon the number of off-campus master-leased beds that are counted toward the 67 percent housing requirement. Assuming the current status is maintained and off-campus master-leased beds continue to be counted toward the requirement, the university proposes to add up to 500 additional beds on campus over the term of the plan. In the event the current 200 off-campus master-leased beds are no longer counted toward the 67 percent housing requirement, the university's target for additional on-campus beds would increase accordingly, up to approximately 700 total beds.

H-023

Will the maximum number of additional beds beyond the additional 500 be 200 more if the Frequency lease expired?

In the event the current 200 off-campus master-leased beds are no longer counted toward the 67 percent housing requirement, the university's target for additional on-campus beds would increase accordingly, up to approximately 700 total beds.

H-024

Based on the language in the Campus Plan as it is now drafted, does AU believe the language prohibits building any more than 500 new beds for on-campus housing? Or does AU believe the language provides flexibility to increase the construction of new beds to reach the 1,130 cited in the campus plan?

As noted in the *Proposed 2021 Campus Plan* and its various precursor drafts and framework documents, AU's target number of new on-campus beds over the term of the plan will depend upon the number of off-campus master-leased beds that are counted toward the 67 percent housing requirement. Assuming the current status is maintained and off-campus master-leased beds continue to be counted toward the requirement, the university has proposed to add up to 500 additional beds on campus during the term of the plan. These new housing facilities would be designed in marketable and competitive unit configurations that meet student preferences, while also taking into consideration the implications of cost on students' housing decisions. The additional housing capacity proposed would support the university's goal of encouraging more students to live on campus beyond their freshman year; allow AU the necessary flexibility in inventory to renovate existing residence halls over time to make less desirable—and more densely populated—facilities more competitive in unit type and configuration; and would also provide AU the opportunity to offer on-campus graduate student housing. AU has further noted throughout the planning process that, in the event the current 200 off-campus master-leased beds are no longer counted toward the 67 percent housing requirement, the university's target for additional on-campus beds would increase accordingly, to approximately 700 total beds. As noted in the plan, Site 12 would provide for this additional capacity in the event the master-leased beds cannot be counted toward the housing requirement, are not available, or if additional housing capacity is otherwise necessary over the term of the plan.

OFF-CAMPUS AND NEIGHBORHOOD QUALITY OF LIFE

N-001

How does the campus plan address off-campus housing under master leases?

It is AU's desired intent to maintain at least 200 master-leased beds off campus, to meet the needs of students who desire to live in vibrant commercial locations close to public transportation and retail amenities, without adversely impacting residential neighborhoods surrounding campus. Currently these 200 master-leased beds count toward the university's 67 percent housing requirement; AU proposes that this approach be maintained in the *2021 Campus Plan*. The Campus Plan proposes to enhance its policies and implement robust engagement with students that choose to live off-campus to equip them to be responsible members of the community and promote positive relationships between students and their neighbors.

N-002

Can AU commit to eliminating master leasing in the new campus plan?

No; it is AU's desired intent to maintain at least 200 master-leased beds off campus, to meet the needs of students who desire to live in vibrant commercial locations close to public transportation and retail amenities, without adversely impacting residential neighborhoods surrounding campus. Currently these 200 master-leased beds count toward the university's 67 percent housing requirement; AU proposes that this approach be maintained in the *2021 Campus Plan*.

N-003

When does the master lease of the Frequency Building expire, and is up for renewal?

The master lease with The Frequency expires in June 2021. The university intends to extend the lease.

N-004

Why is the AU online training limited to the following two zip codes (20016 and 20008)?

As AU pilots the online training program, it will be focused on the neighborhoods closest to campus represented by zip codes 20016 and 20008.

N-005

Westover Place Homeowners Association has concerns about the AU air handlers on the East Campus. The noise is very loud even though technically they are under the noise level. Can AU reduce this noise?

AU has and will continue to work closely with residents of Westover Place to address the issue raised about noise associated with the air handlers on East Campus.

N-006

What is AU doing to mitigate the poor wooded buffer between Westover and AU? Some buildings were damaged in the last process and would like to understand how solid the "priority" listing for AU's potential residential sites are.

AU has and will continue to work closely with residents of Westover Place to ensure the buffer is appropriately maintained.

As outlined in the *Proposed 2021 Campus Plan*, AU has indicated a desire to add approximately 500 beds of on-campus student housing over the term of the Campus Plan. Sites 2 and 4 on West Campus would together meet this target, and have been identified as Primary Priority Residential Sites. As detailed more fully in the Draft Campus Plan, these two new residence halls, along with the proposed Center for Athletic Performance (CAP) and consolidated student health and wellness facilities, would effectively transform an

underutilized area of campus into a vibrant athletic, residential and campus life village, while maintaining a substantial distance and appropriate buffers from neighboring residential properties. While it is AU's desired intent to maintain at least 200 master-leased beds off-campus—to meet the needs of students who desire to live in vibrant commercial locations close to public transportation and retail amenities, without adversely impacting residential neighborhoods surrounding campus—AU has noted throughout the planning process that in the event the current 200 off-campus master-leased beds are no longer counted toward the 67 percent housing requirement, the university's target for additional on-campus beds would increase accordingly, up to approximately 700 total beds. The Secondary Priority Residential Sites identified in the *Proposed 2021 Campus Plan*, including Site 12 and the Beeghly Building (if converted to residential use), would provide for this additional capacity in the event the master-leased beds cannot be counted toward the housing requirement, are not available, or if additional housing capacity is otherwise necessary over the term of the plan.

PLANNING, PROCESS, AND TIMELINE

P-001

Why has the community engagement process for this campus plan not been as robust as the last two campus plans?

The 2021 campus planning effort has been shaped and informed by robust community engagement over the past two years, including a myriad of quality opportunities for meaningful community engagement. As a result of several months of dedicated and collaborative effort, the university and the AU Neighborhood Partnership have reached consensus on the objectives and commitments outlined in the *June 1, 2020 Campus Plan Framework* and the *Proposed 2021 Campus Plan*.

P-002

Why is the AU Neighborhood Partnership getting preferential treatment over residents who are not part of the Partnership?

The 2021 campus planning effort has been shaped and informed by robust community engagement over the past two years, including a myriad of quality opportunities for meaningful community engagement. As a result of several months of dedicated and collaborative effort, the university and the AU Neighborhood Partnership have reached consensus on the objectives and commitments outlined in the *Proposed 2021 Campus Plan*. The university values the input of the wide range of community members that have actively participated in the planning process. Since the inception of the partnership, neighbor leaders of the Steering Committee have conducted direct outreach to actively recruit community members to serve on Working Groups in order to provide a collection of perspectives and viewpoints that help shape balanced and well-informed alternatives and solutions. AU hosted an Open House for the partnership in February 2019 and regularly shares information about the partnership on AU's Community Relations website and at community events. Outside the work of the partnership, all residents of the community have been encouraged to participate in the planning process—for example, through attending CLC meetings, participating in Planning 101 sessions, and submitting questions and feedback through the online *Community Input Portal*.

P-003

Why have many of the questions asked by residents not received satisfactory answers from AU?

AU has documented questions raised by residents throughout the planning process and has posted responses on the Campus Plan website.

P-004

Can AU better inform neighbors about the steps for further processing?

Additional information about the steps for campus plan further processing review can be found at <https://handbook.dcoz.dc.gov/zoning-rules/general-procedures/campus-plans>. Any projects included in AU's *2021 Campus Plan* proposal will not move forward until (1) the *2021 Campus Plan* is approved by the Zoning Commission and (2) the specific project is further reviewed and approved by the Zoning Commission through the separate further processing process. When development projects are pursued in the future, the university will communicate with the AU community and neighbors through a variety of channels, including e-mail updates, public meetings, the Community Liaison Committee (CLC), the AU Neighborhood Partnership, the AU Community Relations newsletter, and direct discussions with neighborhood organizations.

P-005

What is the university's process for moving forward to include the community?

AU worked over summer 2020 to prepare the *September 8, 2020 Campus Plan Draft*, which is based on the priorities, objectives, and commitments set forth in the consensus *June 1, 2020 Campus Plan Framework*. AU made the full draft plan available for public review on September 8, 2020. The plan will be the subject of dedicated review and discussion at ANC3D and ANC3E meetings, and also CLC meetings, throughout the summer and fall of 2020. Members of the community can find the latest available information on the

Campus Plan website and are encouraged to provide feedback at any time through the *Community Input Portal*. The university intends to file the *2021 Campus Plan* with the DC Zoning Commission by December 2020.

P-006

Is there an easy way to view questions related to the 2021 Campus Plan?

A comprehensive list of FAQs, and responses to specific questions raised by members of the community can be viewed on the Campus Plan webpage. Questions have been organized by key subject matter categories to help facilitate review of the questions and responses.

P-007

Is the Planning 101 Session in lieu of a global neighborhood meeting regarding the 2021 Campus Plan?

AU's Planning 101 sessions are an ongoing meeting series which bring the members of the campus community and neighborhood residents together. It is one venue among many that members of the neighborhood can review information about and provide input on the Campus Plan. See also FAQ: When will the full Campus Plan be shared publicly? How will I be kept informed?

P-008

What does the word "framework" mean?

The term "framework" refers to the *March 3, 2020 Preliminary Campus Plan Framework* and subsequent *June 1, 2020 Campus Plan Framework*. The framework documents outline AU's key institutional objectives that are reflected in the *Proposed 2021 Campus Plan*. See also FAQ: What are key elements of the Campus Plan?

P-009

Who will be at the April CLC meeting? Will the architects be present?

AU staff associated with all relevant Campus Plan content areas (e.g., Enrollment, Development Plan and Campus Character, Student Life, Parking and Transportation) attended the April 2020 special CLC meetings. Representatives from Perkins Eastman, AU's planning consultant, were also present.

P-010

I was surprised and disappointed to hear your comments on the community organization phone call organized by ANC 3D Chairman Chuck Elkins earlier this week that AU was continuing to move forward with the process it is using in conjunction with select members of the

community for development of its 2021 Campus Plan. Given what AU has already posted on its web site about its campus planning process, it is clear that AU is at a stage in its planning that it should temporarily put on hold its planning process until it can hear from more community members.

AU is actively continuing its collaborative planning efforts in support of the development of the *2021 Campus Plan*, including engagement with a wide range of stakeholders. These efforts include meetings with members of the American University Neighborhood Partnership, the April 28 and April 30, 2020 and August 9, 2020, special meetings of the CLC focused on the Campus Plan, the May 19, 2020, Campus Planning 101 session, and other opportunities for engagement and exchange of ideas. Community members are also encouraged to submit questions or provide feedback in connection with the Campus Plan at any time through the *Community Input Portal* on the Campus Plan website. The input AU has and will continue to receive from neighbors, students, faculty, staff, and other interested stakeholders has been instrumental in the development of the *March 3, 2020 Preliminary Campus Plan Framework* and subsequent *June 1, 2020 Campus Plan Framework* which served as the basis for the *Proposed 2021 Campus Plan*.

P-011

How will AU further engage and collaborate with local schools, students, and parent-teacher associations concerning development (i.e. Mary Graydon Center)?

Throughout and following the campus planning process, AU will continue to engage with a wide range of stakeholders, including local schools, students, and parent-teacher associations. In particular, the Engagement and Communications Working Group of the AU Neighborhood Partnership is charged with ensuring that surrounding neighbors are aware of and have the ability to participate in campus events and activities, as well as promoting opportunities for engagement and the benefits to the community of having the university as a neighbor.

P-012

How close is AU to finalizing the Campus Plan Framework?

Following the release of the *March 3, 2020 Preliminary Campus Plan Framework*, AU continued to gather and evaluate input from members of the community. As a result of this dedicated and collaborative effort, the university and the AU Neighborhood Partnership reached consensus on the objectives and commitments outlined in the *June 1, 2020 Campus Plan Framework*, which served as the basis of the *Proposed 2021 Campus Plan*.

P-013

Can you provide a list of all meetings held by the AU Partnership Working Groups and minutes of those meetings associated with development of the AU Campus Plan Framework?

A comprehensive list of AU Neighborhood Partnership meetings, agendas, meeting summaries, and presentations can be found on the Campus Plan website. Both Steering Committee and Working Group meetings are included. AU will continue to update the website regularly.

P-014

What guarantees are there that the consensus of buildings right now will be maintained when further processing comes?

Consistent with the DC Zoning Regulations, the *2021 Campus Plan* will identify the location, height, bulk, and use of proposed development sites. More specific information including building footprints and design details will be developed and reviewed as part of the further processing approval process required for each proposed project.

P-015

Has the 2021 Campus Plan reached a consensus within the AU Neighborhood Partnership?

As noted in the *June 1, 2020 Campus Plan Framework*, as a result of several months of dedicated and collaborative effort, the university and the AU Neighborhood Partnership reached consensus on the objectives and commitments outlined in the Campus Plan Framework, which served as the basis of the *Proposed 2021 Campus Plan*.

P-016

What is the 2021 Campus Plan submission timeline?

AU worked over summer 2020 to prepare the *September 8, 2020 Campus Plan Draft*, which is based on the priorities, objectives, and commitments set forth in the AU Neighborhood Partnership-affirmed consensus *June 1, 2020 Campus Plan Framework*. The Campus Plan will be the subject of discussion and review over several months, including CLC meetings and ANC3D and ANC3E meetings throughout the summer and fall 2020. Members of the community can find the latest available information on the Campus Plan website and are encouraged to provide feedback at any time through the *Community Input Portal*. The university intends to file the *2021 Campus Plan* with the DC Zoning Commission by December 2020.

P-017

Why has there not been enough quality opportunity for community engagement as the current campus plan runs through March of 2022?

The 2021 campus planning effort has been shaped and informed by robust community engagement over the past two years, including a myriad of quality opportunities for meaningful community engagement. As a result of several months of dedicated and collaborative effort, the university and the AU Neighborhood Partnership reached consensus on the objectives and commitments outlined in the *June 1, 2020 Campus Plan Framework*, which served as the basis of the *Proposed 2021 Campus Plan*. See also response to Question P-013.

P-018

Why does AU want to finalize the 2021 Campus Plan two years ahead of time?

AU is not seeking to finalize the *2021 Campus Plan* two years ahead of time. AU has presented a timeline for review and development of the *2021 Campus Plan* that aligns with AU's strategic plan and the launch of its next major fundraising campaign. The 2021 campus planning effort has been shaped and informed by robust community engagement over the past two years, including a myriad of quality opportunities for meaningful community engagement. The planned target date for filing the *2021 Campus Plan* with the Zoning Commission will allow time for thorough review and consideration by the Commission prior to the expiration of the *2011 Campus Plan*.

P-019

Why has AU turned to the AU Neighborhood Partnership instead of the CLC, as the designated group in for the campus plan as per the Zoning Commission?

As detailed in the *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan*, AU has engaged with both the Neighborhood Partnership and the CLC, consistent with the roles and objectives of each forum as discussed in the *2011 Campus Plan* zoning order and subsequent related zoning orders.

P-020

Why is the CLC no longer the designated party for decision making?

The CLC has not been designated as a party for "decision-making" in any order of the Zoning Commission. As affirmed in the *2011 Campus Plan* order, the CLC continues to serve the purpose of fostering consistent communication between the university and the surrounding neighborhoods, discussing issues of mutual interest, and proposing solutions to problems that exist or arise in implementing the Campus Plan.

P-021

This year's Campus Plan cycle seems to be moving much faster than in previous cycles. Can you please share why AU has chosen not to slow the process down in the midst of COVID-19?

See response to Question C-002.

P-022

It is unreasonable to expect people to read through the campus plan in a week's time. There needs to be another CLC meeting to discuss the 2021 Campus Plan and this version of the Campus Plan is not as detailed as past campus plans, including the purposes of the new buildings.

The *September 8, 2020 Campus Plan Draft* reflects the priorities, objectives and commitments set forth in the June 1, 2020, framework. Questions regarding the *September 8, 2020 Campus Plan Draft* can be raised at ANC meetings, Campus Plan update meetings that have been scheduled with numerous community organizations, or submitted through the *Community Input Portal*. Consistent with the new requirements of the 2016 Zoning Regulations, the *2021 Campus Plan* does not include any concurrent further processing applications for specific buildings; as such, the *2021 Campus Plan* does not include building-level detail that had been included in prior Campus Plan applications that did include concurrent further processing applications.

P-023

Please use language that might make that clearer clarify conditions in the 2021 Campus Plan, using condition #2 for an example.

The campus locations referenced in Condition 2 are clearly identified and depicted in Exhibit A: Existing Campus Conditions of the *Proposed 2021 Campus Plan*.

P-024

Are there are further Working Group meetings scheduled for the Fall?

Several AU Neighborhood Partnership Working Group meetings have been scheduled for fall 2020; for additional information please see the AU Neighborhood Partnership documents page.

P-025

Who is Sherry Rutherford and what is her role in the campus plan development process? Why are questions about construction issues being addressed by AU staff to her?

Sherry Rutherford is a consultant who has been working with AU since summer 2019 in connection with the Campus Plan effort. As a part of the university's Campus Plan team, she supports AU staff on various aspects of the plan.

TRANSPORTATION AND PARKING

T-001

How much does AU charge for parking?

Parking rates for faculty and staff, students, and visitors can be found here: <https://www.american.edu/finance/transportation/parking.cfm>

T-002

Do the 275 parking spaces mentioned in the [June 2020 CLC] presentation belong to the Spring Valley building?

The Spring Valley Building garage includes 275 parking spaces.

T-003

Can AU influence the siting of bike share stations, and address removal of the scooters strewn about neighborhood sidewalks and streets?

Issues such as bike share stations and scooters will be addressed as part of the Comprehensive Transportation Review (CTR) that is a required component of the Campus Plan process.

[01.15.2021 UPDATE]: The CTR may be reviewed on the Campus Plan website at <https://www.american.edu/communityrelations/campus-plan/upload/american-university-2021-campus-plan-comprehensive-transportation-review-oct-30-2020-addendum-1.pdf>.

T-004

Does AU have any plans to improve the parking garage at 4801 Massachusetts Avenue? The poles are too close together.

AU is continuing to evaluate improvements to garage signage and wayfinding in the parking garage at 4801 Massachusetts Avenue.

T-005

Can the campus plan address the need for drop-off and pick-up zones that accommodate ride-sharing services in ways that do not disrupt traffic?

Issues including ride share pick-up/drop-off zones will be specifically addressed as part of the Comprehensive Transportation Review (CTR) that is a required component of the Campus Plan process.

[01.15.2021 UPDATE]: The CTR may be reviewed on the Campus Plan website at <https://www.american.edu/communityrelations/campus-plan/upload/american-university-2021-campus-plan-comprehensive-transportation-review-oct-30-2020-addendum-1.pdf>.

T-006

How can better enforcement of the Good Neighbor Parking Policy address the rules for parking so as to ensure cars from AU students are not parked in our neighborhoods?

AU continues to strive to improve its enforcement efforts to ensure that AU students are not parked on neighborhood streets. These issues will be specifically addressed as part of the Comprehensive Transportation Review (CTR) that is a required component of the Campus Plan process.

[01.15.2021 UPDATE]: The CTR may be reviewed on the Campus Plan website at <https://www.american.edu/communityrelations/campus-plan/upload/american-university-2021-campus-plan-comprehensive-transportation-review-oct-30-2020-addendum-1.pdf>.

T-007

How will the Campus Plan impact traffic on Nebraska Avenue?

Issues related to the impact of the proposals included in the *2021 Campus Plan* on the streets surrounding the campus will be specifically addressed as part of the Comprehensive

Transportation Review (CTR) that is a required component of the Campus Plan process.

[01.15.2021 UPDATE]: The CTR may be reviewed on the Campus Plan website at <https://www.american.edu/communityrelations/campus-plan/upload/american-university-2021-campus-plan-comprehensive-transportation-review-oct-30-2020-addendum-1.pdf>.

T-008

What is the number and amount of parking fines paid by AU visitors? Are there numbers you can share of tickets that were issued wrongfully?

Between March 1, 2019 and March 31, 2020, AU issued 948 citations for violations of the Good Neighbor Parking Policy. Of those, 402 have been noted as “inactive” which includes tickets voided for various reasons such as non-affiliated individual/neighbor, or if the individual provides documentation showing their visit was unrelated to AU.

T-009

Can AU more fully engage or encourage students and faculty to bike on and around campus?

As part of the university’s TDM strategy, AU actively works to encourage community members to utilize alternative forms of transportation that will reduce the number of single occupancy vehicles coming to campus. Part of this effort is focused on providing facilities that support bike use (e.g., bike racks, showers) as well as working with entities such as Capital Bikeshare to provide discount memberships. AU’s Office of Transportation Programs also partners with the Office of Sustainability to promote Bike to Work days and will continue to look for other opportunities to further encourage biking to and around campus.

T-010

To what extent, if any, is AU working with scooter companies?

The university is currently evaluating partnership opportunities with the scooter companies licensed to operate in the District of Columbia with the intent to exercise better control over scooter use on campus and in the surrounding community.

T-011

Of the roughly 3,000 parking spaces included in the AU Campus Plan framework, how many of these parking spaces will be located on the main campus?

The *June 1, 2020 Campus Plan Framework* and *Proposed 2021 Campus Plan* outline a strategy for parking that would modify

the Campus Plan requirement to maintain a parking inventory of no more than 3,000 spaces for university use (inclusive of all properties included in the *2021 Campus Plan*, specifically Main Campus, Tenley Campus, 4801 Massachusetts Avenue, 4200 Wisconsin Avenue, and 3201 New Mexico Avenue). The number of spaces that would be located on the Main Campus at any given time would depend upon the sequencing of proposed development projects described in the *Proposed 2021 Campus Plan* and whether below-grade parking is included in the proposed development at Sites 11/12 and Site 15 (which will be determined as part of the further processing review for each of those sites). Based on these considerations, the range of parking spaces that could be located on the Main Campus over the term of the *2021 Campus Plan* is between approximately 1,580 and 2,180 spaces, assuming that university use of parking spaces at 4801 Massachusetts Avenue, 4200 Wisconsin Avenue, and 3201 New Mexico Avenue (as detailed in the *September 8, 2020 Campus Plan Draft*) remains consistent with current utilization.

T-012

Will AU publicize the results of the traffic study conducted for the campus plan?

The Comprehensive Transportation Review (CTR) is available on the Campus Plan website at <https://www.american.edu/communityrelations/campus-plan/upload/american-university-2021-campus-plan-comprehensive-transportation-review-oct-30-2020-addendum-1.pdf>.

T-013

Is the Osher Lifelong Learning Institute (OLLI) included in data related to transportation and parking?

Intersection traffic analysis for the Campus Plan Comprehensive Transportation Review (CTR) is based on data collected in February 2020 for all Campus Plan locations, which included OLLI participants at 4801 Massachusetts Avenue as well as all other university-related and non-university related (background) traffic impacts within the transportation study area.

T-014

Are the AU shuttles running this Fall semester?

Due to campus operational changes resulting from the university’s response to the COVID-19 pandemic, the AU shuttles are operating on a limited basis during the fall 2020 semester for AU staff, faculty, and students.

T-015

How many parking spaces is AU planning to eliminate on the main campus?

The number of parking spaces eliminated (or gained) on Main Campus will depend on the sequencing of the proposed development projects on campus and whether or not any underground parking will be included in connection with proposed development Sites 11/12 and proposed development Site 15 as described in the *Proposed 2021 Campus Plan*. Based on the current proposed development sites, the maximum number of spaces that could potentially be lost on the Main Campus is approximately 298 spaces. On the other hand, if below ground parking is included on proposed development Sites 11/12 and/or Site 15, then the Main Campus parking inventory could increase. In any event, as noted in the *Proposed 2021 Campus Plan*, AU has proposed that the total university-use parking inventory across all Campus Plan properties (including Main Campus, Tenley Campus, 4801 Massachusetts Avenue NW, 4200 Wisconsin Avenue NW, and 3201 New Mexico Avenue NW) will not exceed 3,000 parking spaces.

T-016

Can we have more information about the draft traffic study for AU?

The Comprehensive Transportation Review (CTR) that has been submitted to DDOT in connection with the *2021 Campus Plan* can be viewed on the Campus Plan website at <https://www.american.edu/communityrelations/campus-plan/upload/american-university-2021-campus-plan-comprehensive-transportation-review-oct-30-2020-addendum-1.pdf>.

T-017

Is the Comprehensive Transportation Review (CTR) available for review?

See response to Question T-016.



AMERICAN UNIVERSITY

WASHINGTON, DC

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B



AMERICAN UNIVERSITY
2021
CAMPUS PLAN

STATEMENTS OF SUPPORT
SUBMITTED THROUGH
AU'S CAMPUS PLAN
SUPPORT PORTAL

Since filing the 2021 Campus Plan in December 2020, American University has received approximately 80 statements of support from a wide range of interested stakeholders, including residents of the neighborhoods surrounding campus, local business owners, students, members of the university’s board of trustees, and alumni. Statements of support received by AU through February 26, 2021 have been compiled in this report.

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Name: Gerard Gallucci
Email: jerrygallucci@yahoo.com
Address: 4364 Westover Pl. NW, Washington, DC

I live in a Westover Place townhome right behind the wall separating our community from the Dan Myers building on AU's East Campus. The room in which I am writing this looks out at that building some seventy-five feet or so away. My community struggled with AU over the 2011 Campus Plan that led to the building of the East Campus as it now stands. That process was brutal as the AU leadership at the time acted like a 800 lb. gorilla trying to bulldoze us away. In the end, after we hired lawyers, picketed on Ward Circle and contested AU all the way to the Zoning Commission, significant changes in the plans were made that led to what was then built.

I can say three things about the experience this time concerning the 2021 Plan submitted by American University.

1. The process this time was excellently handled by AU. It was a night and day difference from 2011 and a tribute to the new AU leadership. The Partnership process — I represented Westover on the Steering Committee and as a member of the Facilities Working Group — allowed productive discussion that informed both AU and neighbors and led AU to adjust its initial designs to take our concerns into account. The Westover Board of Directors (of which I was a member) supported our joining the positive AU/neighbors consensus on the Plan.
2. The submission for site 15 in the parking lot behind the Mass Ave side of the wall with Westover is to me acceptable. Right from the start, AU agreed with us to not seek to put a residence in the space. Changes were made during discussions that stepped the building rear down to be consistent with the height of Westover townhomes. Agreements were made to limit student life to the front of the building and to avoid impacts to Westover residents at the rear.
3. Living behind the Dan Myers building has presented no serious issues for my household. AU agreed to turn off lights at night. While sound emanating 24/7 from air handlers has been more noticeable than it should be (DC noise standards are insufficient for 24/7 sources in a residential neighborhood), AU says it is making an effort to improve it. AU has done a good job maintaining the green buffer.

So, I can fully support the AU's submission of its 2021 Campus Plan.

Name: Sara Nieves Grafals
Email: snievesgra@aol.com
Address: 2817 McKinley Place NW, Washington, DC

Dear Sir/Madam:

I am writing in full support of the American University Campus Plan. The University is a significant community resource that improves the daily lives of our residents. Their collaboration and access to resources enriches our lives. As a senior citizen and taxpayer in the vicinity of American University, I enthusiastically support the approval of the proposed 2021 American University Campus Plan.

Kind regards,

Sara Nieves Grafals
Washington DC resident since 1980

Name: Marie Duellman
Email: mcreevers@gmail.com
Address: 4600 Yuma St. NW, Washington, DC

I am in support of the proposed plans for AU improvements. AU is a gem in the neighborhood.

Name: Kani Xulam

Email: kani@kurdistan.org

Address: Sedgwick St NW, Washington, DC

I am writing to express my support for the proposed Campus Plan 2021.

My family lives behind the Katzen Arts Center (on Sedgwick Street NW) and we were its regular patrons before the pandemic.

On a personal note, I am an alumnus of the American University and know the campus well and use its facilities—Jacobs Fitness Center and Bender Library.

Since moving to the AU neighborhood, I have also volunteered to serve on the AU Neighborhood Partnership Engagement and Communications Working Group.

It has been a pleasure to get to know our neighbors and work with the representatives of the university.

I support the plan because the university provides an invaluable service to me and to my family and the community.

Sincerely yours,

Kani Xulam

Name: Hunt La Cascia
Email: hunt.lacascia@gmail.com
Address: 4456 Sedgwick Street NW, Washington, DC

As a resident of Fort Gaines Citizen Association, I am pleased to lend my support to AU's 2021 Campus Plan. The Plan, which was developed through a collaborative and consensus-based process, outlines a thoughtful approach to managing campus growth that effectively balances both university and community interests.

The Campus Plan provides opportunities for new, leading-edge academic facilities to advance the university's academic and research missions and support its stature as a world-class institution, and also includes a strong emphasis on campus life and student housing to encourage more upperclass students to live on campus beyond their freshman year. Importantly, the Campus Plan reinforces AU's focus on enhancing landscape and open space features to ensure that students as well as members of the surrounding community can enjoy AU's unique campus green spaces, while actively supporting AU's strong commitment to sustainability.

Of note to members of the community, in the 2021 Campus Plan AU has committed to a more proactive approach to addressing the impact of its students on the neighborhoods surrounding campus. Understanding that many students live off campus at some point during their time at AU, the university will work to expand its engagement with students that choose to live off-campus to equip them to be responsible members of the community and promote positive relationships between students and their neighbors. The Campus Plan also details numerous policy and programming enhancements developed in consultation with the AU Neighborhood Partnership Student Life and Safety Working Group and confirms that community members of the Partnership will continue to play an important role in ensuring the effective implementation of these programs over the term of the Plan.

AU actively partners with members of the community to support local neighborhood-based efforts, including working with Tenleytown Main Street, supporting beautification efforts at local parks, sponsoring and participating in community events, and working with teachers in students in neighborhood schools. These types of programs are important to fostering a vibrant and rich community, and AU's plays a key role in ensuring their ongoing success.

As a member of the AU Neighborhood Partnership Steering Committee and community co-chair of the Data Analytics Working Group, I got to participate firsthand in the effort that AU made to enhance the collaborative nature of the 2021 Campus Planning process. After many years in the workings this collaborative effort was well received, and I believe will help to build partnership moving forward.

For all of the foregoing reasons, and to maintain AU as a leading university in the nation's capital, as an important community resource, and a valued neighborhood partner, I am pleased to support the Campus Plan and encourage its approval.

Best,

Hunt La Cascia (FGCA)

Name: Kate Perrin

Email: kateprosol@gmail.com

Address: 5122 Warren Place, NW, Washington, DC

I have lived within walking distance of the American University campus for decades, the past four years in Spring Valley. Having read through the Campus Plan for the next 10 years it has my hearty support as a neighbor who appreciates the in-fill approach and efforts to house more students on campus.

There are AU students living in my neighborhood, who are good neighbors. However, the campus approach outlined to house more students on campus will help contain parking and traffic issues in the area.

I am among many members of the neighborhoods surrounding the campus who enjoy using the many resources that AU allows us to share. As a walker I support the AU arboretum and love walking the beautiful campus. I take advantage of the yoga classes open to the public in the AU Museum, and have attended show openings there, and hope to again post Pandemic.

AU continues to be a good neighbor, and its coordination of the next campus plan with community groups, finding compromise and collaboration, is much appreciated. I look forward to seeing some of the proposed plans implemented.

Name: Bruce Klein

Email: brucewklein@aol.com

Address: 4455 Springdale St., NW, Washington, DC

After much hard work by university staff and neighborhood groups, we have drawn a successful campus plan for this decade.

Name: Richard Ringell

Email: Richard.ringell@gmail.com

Address: 4434 Lowell Street NW, Washington DC

I support the Proposed 2021 Campus Plan.

Living two plus blocks from the main campus of American University, I suggest, adds to the vibrancy of the surrounding community. The ability to attend lectures and guest speakers at A.U. allows us to be intellectually connected. The presence of a young, gifted and diverse student body adds to the diversity and vibrancy of the community. Allowing the community to share in A.U.'s many gifts benefits us all.

Name: Monica Morin

Email: mmorin@american.edu

Address: 4540 MacArthur Blvd. NW, Apt B8, Washington, DC

I live in ANC3D and am very supportive of these plans. I would appreciate it if AU were to attend ANC meetings about the bike lanes in the vicinity and advocate for the bike lanes that are mentioned in this document.

The ANCs do not want increased motor vehicle traffic to AU, but they often do not see improved bicycle facilities as part of the things needed to make that happen. The conversation is therefore disjointed.

Name: Douglas Saunders

Email: dj.saunders01@gmail.com

Address: 4342 Westover Place NW, Washington, DC

AU Campus Plan: Zoning Commission case no. 20-31

I am writing to urge approval of American University's 2021 Campus Plan by the D.C. Zoning Commission.

Early on, American University reached out to surrounding neighborhoods, inviting them to become involved in collaborative development of the 2021 Plan.

Through the Neighborhood Partnership, which was formed for this purpose, and other outreach, a 2021 Plan acceptable to both American University and its surrounding neighborhoods emerged. I had a small role as member of the Partnership's Transportation and Parking Working Group and an inside view of how professional facilitation kept the process moving and parties interacting toward consensus on major decisions.

I believe the resulting Plan will be good for both American University and its neighbors and urge its approval.

Douglas Saunders

4342 Westover Place NW 20016

Name: Betsy White

Email: betsymwhite@aol.com

Address: 4505 Lowell Street NW, Washington, DC

I have lived in Wesley Heights, two blocks from American University, since 1987. I must say over the last few years American U has become a more and more important element in my life and I support the 2021 Campus Plan as a means of continuing to build on this positive relationship.

There are many benefits to living in close proximity to American University. I have enjoyed stimulating lectures by both faculty and invited guests. The Katzen Center almost always has unique exhibits and discussions. And even the antique shows it hosts add to the available neighborhood activities once a year. In the past I have been a member of the fitness center and in the warmer weather I often take advantage of the weekly fresh produce market on campus. Perhaps the most important addition to my daily life, well almost daily, is the University's status as an arboretum. A walk around the campus any time of year is always enjoyable. In the Spring the bulbs and flowering trees are delightful. The numerous tall trees provide cooling shade in the summer and it goes almost without saying that Fall colors make a walk around campus a stunning experience.

The other manner in which I have come to be involved with American University is through dialogue/personal interaction. The first interaction occurred a number of years ago when a house two doors down from us was rented to a group of AU fraternity members who considered it as their party house. We quickly learned that the university considered such off campus parties to be under the jurisdiction of the DC police department. This situation was resolved but not before my husband and AU set up a joint committee with to deal with such student behavior. A few years later, he also became involved in the establishment of the AU Neighborhood Partnership. As I understand it, the Partnership was developed to provide a constructive forum for the university to interact with the community, rather than the more adversarial relationship which characterized the university's relationship with the community when the 2011 Campus Plan was under consideration and being implemented. The Partnership with its Steering Committee and five standing working groups deals with issues related to university operations and the development of 2021 campus plan. From my perspective as a member and now co-chair of the Engagement and Communications Working Group, as well as a nearby neighbor of American University, the university has demonstrated its willingness to engage with the community on issues of concern to the community (e.g. off campus student life) and the evolution of the 2021 Campus Plan. As an example, the initial campus plan proposal presented to the community included a number of large dormitories and administrative buildings. The plan as submitted to the Zoning Committee shows scaled down and prioritized dormitories and the sections of the administrative buildings facing the community are also scaled back. The plan also includes a commitment to proactively address student life and other issues with the community.

I am also a long time member of OLLI at AU (the Osher Lifelong Learning Institute). Since we became part of the AU family, we have been able, pre-Covid, to hold all our classes and lectures in one building, 4801 Massachusetts Ave, rather than scattered about in various church basements. There is social space to gather in, the classrooms are bright and well set up, and we have been able to expand our course offerings, often by drawing the AU faculty and grad students.

Name: Jane E. Leonard
Email: jeleo@erols.com
Address: 4445 Lowell St. NW, Washington, DC

February 20, 2021

Letter in support of the 2021-31 A. U. Campus Plan

TO WHOM IT MAY CONCERN:

Please add my words of support to those of other Wesley Heights neighbors and friends. My family came to the neighborhood over forty years ago and I have watched with appreciation the growth and improvement of the AU campus over the years. Some time ago, I served on one of the ten year plan committees and found a fair amount of opposition to the growth plans of the university. Since that time, I feel persuaded that the university has made a good-faith effort to be in dialog with the surrounding neighbors and to offer transparency in arriving at our common goals of livability and the pursuit of happiness.

American University has enhanced my neighborhood enjoyment in several ways.

On my daily walks, I often explore parts of both the east and west campuses, enjoying the trees, flowers and herb plantings as well as appreciating the shoveled walkways and pavements during stormy weather! I listen to WAMU almost daily—a wonderful service for so many; I occasionally hop on the commuter bus for a lift from the Metro station; have taken classes with the OLLI folks and attended programs and exhibits at the Katzen Center; my children learned to swim at the AU pool and took various classes in the summer and your campus police even rescued our errant dog on a few occasions, years ago! I applaud the AU commitment to becoming carbon-neutral and to the non-smoking environment fostered on campus.

Thank you for continuing to value the “town-gown” relationship we share—and protecting it, for the common good of us all.

Name: Paul McKay
Email: pauldavidmckay@gmail.com
Address: 4220 Albemarle St. NW, Washington, DC

February 22, 2021

Dear Members of the Zoning Commission:

As a resident of American University Park, I am pleased to lend my support to AU's 2021 Campus Plan. In my opinion, the plan outlines a thoughtful approach to managing campus growth that effectively balances both university and community interests.

Importantly, the plan reinforces AU's focus on enhancing landscape and open space features to ensure that students as well as members of the surrounding community can enjoy AU's unique campus green spaces, while actively supporting AU's strong commitment to sustainability.

Additionally, the 2021 Campus Plan AU has committed to a more proactive approach to addressing the impact of its students on the neighborhoods surrounding campus. Understanding that many students live off campus at some point during their time at AU, the university will work to expand its engagement with students that choose to live off-campus to equip them to be responsible members of the community and promote positive relationships between students and their neighbors.

As a youth coach in the neighborhood, I have witness countless instances of AU's amazing support with neighborhood-based efforts, including providing access to their facilities for youth athletics, supporting beautification and safety efforts at local parks, and sponsoring community events. The university's support of these types of activities are important to fostering a vibrant and rich community.

AU is an important community resource and a valued neighborhood partner. I support the Campus Plan and encourage its approval.

Sincerely,

Paul McKay

Name: Katherine Buckley
Email: kbuckley@ttrsir.com
Address: 4456 Springdale St. NW, Washington, DC

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As a resident of American University Park and as the President of Friends of Friendship Park, I am pleased to lend my support to AU's 2021 Campus Plan. The Plan, which was developed through a collaborative and consensus-based process, outlines a thoughtful approach to managing campus growth that effectively balances both university and community interests.

AU actively partners with members of the community to support our neighborhood-based efforts, including working with Tenleytown Main Street, supporting beautification efforts at Friends of Friendship Park, sponsoring and participating in community events, and working with teachers and students in neighborhood schools. These types of programs are important to fostering a vibrant and rich community, and AU plays a key role in ensuring their ongoing success.

AU is proactive in their support of our neighborhood and include the neighborhoods surrounding the campus with meeting at the school so that we as neighbors are informed of their Campus Plan and have a platform to voice our support and concerns.

For all of the foregoing reasons, and to maintain AU as a leading university in the nation's capital, as an important community resource, and a valued neighborhood partner, I am pleased to support the Campus Plan and encourage its approval.

Sincerely,
Katherine Buckley
(202) 255-6536
kbuckley@ttrsir.com

Name: George "Cookie" Reed-Dellinger

As a native Washingtonian, Double Golden Eagle, former Adjunct (KSB), proud Alumni and next door neighbor, I was glad to read all 70 pages of the Ten Year Campus Plan.

I was impressed with the abundance of detail and the diversity of transit "offerings". Unless I missed something, I was somewhat surprised at the absence of discussion surrounding my recent peeve.... Scooters. But I do recall the University has recently addressed the scooter issue, and am confident the officials will remain vigilant.

The Summary notes that the "2021 Campus Plan is not likely to have an objectionable impact" on the surrounding transportation network and the neighboring properties. Moreover, as an alum in walking distance of the main campus, (downhill only because I live seven houses from the very of Arizona Avenue), I was pleased that the AU Neighborhood Partnership has reached a consensus on the Plan.

I write to add my support and offer to lend assistance in any way possible to help advance the objectives.

All the best
George "Cookie" Reed-Dellinger

Name: Chris L. Kalavritinos
Email: clkalavritinos@yahoo.com
Address: 5018 Van Ness St., NW, Washington, DC 20016-1918

Dear Zoning Commission,

I have lived in the Spring Valley residential subdivision behind American University since 1961.

I am a graduate of the AU School of Business, Real Estate Major, (1970.) For four decades, I had been active in the real estate business as an investor, consultant, and earlier in my career, a Real Estate Broker. Normally, I do not write about past accomplishments. However, I wish to express to any reader of my unconditional recommendation and support for the 10 Year 2021 AU Campus Plan of my connection to American University.

I firmly believe President Sylvia Burwell and the Board of Directors have carefully crafted the plan in the best interests of the University as well as the Community at large. Knowing the quality of expertise vested with the President and Board Members, the 10 Year 2021 AU Campus Plan will be an overwhelming success inuring to the benefit of all.

Thank you for your consideration.

Sincerely,

Chris L. Kalavritinos

Name: Dolores Subiza

Email: dolisubiza@verizon.net

Address: 3253 Sutton Place, NW, Washington, DC

As an alumni and as resident of the American University Park neighborhood, I support the AU 2021 Campus Plan. American University and its beautiful campus are an asset to the community.

Thank you

Dolores Subiza

Name: Elinor Tucker
Email: elinor_tucker@yahoo.com
Address: 4518 Lowell Street NW, Washington, DC 20016

Re: "AU Campus Plan: Zoning Commission Case No. 20-31"

I have lived in Wesley Heights -- the neighborhood bordering American University on its south side -- for 49 years. I am writing in support of "AU Campus Plan: Zoning Commission Case No. 20-31."

I appreciate the way the university has worked with the community to develop a mutually acceptable plan for its growth. The university has consistently sought community input and worked to modify its proposed plans in response.

I appreciate the way the university has developed a smoke-free campus and a local "arboretum" by carefully choosing plantings to enhance the beauty of the campus. By labeling those plantings and inviting the neighborhood to tours of the arboretum, it provides neighbors with a learning experience about what species thrive in our neighborhood.

The university has been a "good neighbor" to us in the community and its careful planning for future growth is a welcome approach to this need.

Sincerely,

Elinor Tucker
4518 Lowell Street NW
Washington, DC 20016

January 26, 2021

Members of the District of Columbia Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As a resident and business owner in the Wesley Heights for over 20 years, I am pleased to lend my support to AU's 2021 Campus Plan. The Plan, which was developed through a collaborative and consensus-based process, outlines a thoughtful approach to managing campus growth that effectively balances both university and community interests, including measured enrollment management; a balanced development program aimed at invigorating a living and learning campus experience, enhancing landscape and open space features, and actively supporting AU's commitment to sustainability; a focus on providing student housing opportunities that encourage more students to remain on-campus during their time at AU, while also expanding engagement with students that choose to live off-campus to equip them to be responsible members of the community and promote positive relationships between students and their neighbors; and continued commitment to effective Transportation Demand Management (TDM) strategies aimed at promoting sustainable transportation options, along with active enforcement of AU's existing off-campus parking policies to preserve on-street parking capacity for members of the community; continued commitment to environmentally beneficial development.

This comprehensive approach, developed in a years-long collaboration with members of the community, provides benefits for a wide range of stakeholders, including the local business community that relies on AU students, faculty, staff, and visitors. Now more than ever, a vibrant university is critical to the continued success of many of our local businesses. AU has a strong history of actively partnering with residents, businesses, and organizations and institutions throughout the community to support local neighborhood-based efforts, including working with Tenleytown Main Street, supporting beautification efforts at local parks, sponsoring, and participating in community events, and working with teachers in students in neighborhood schools. These types of programs are important to fostering a vibrant and rich community, particularly now as we all emerge from the challenges and uncertainties caused by the COVID-19 pandemic.

AU has also been a vital partner in helping our restaurant navigate the pandemic. Chef Geoff's would have faced even more significant challenges without its rent support during 2020 and 2021. Early in the pandemic AU provided us with a catering opportunity that provided critical revenue during an unprecedented period. AU has proved itself as a community focused landlord.

In 2010, AU proposed the development of the parking lot at the corner of New Mexico Ave and Nebraska. That project has proven to be a very positive development turning a surface lot into beautiful residential buildings that only create value for the entire neighborhood. AU did this while working with neighbors to address all concerns.

For all of the foregoing reasons, and to maintain AU as a leading university in the nation's capital, as an important community resource, and a valued neighborhood partner, I am pleased to support the Campus Plan and encourage its approval.

Sincerely,
Geoffrey Tracy
Owner – Chef Geoff's (since 2000)
Wesley Heights Resident (since 2002)

Dear Members of the Zoning Commission,

The Board of Directors of the Osher Lifelong Learning Institute at American University (OLLI at AU) is pleased to support the proposed 2021 Campus Plan that American University has recently submitted to you. OLLI at AU is an independent nonprofit organization offering a wide array of year-round academic programs and providing an intellectual community to its more than 1,500 retired and semi-retired members residing in the District of Columbia and surrounding region. Many OLLI at AU members live in the neighborhoods immediately surrounding the University campus. OLLI at AU is one of 124 learning institutes nationwide supported in part by the Bernard Osher Foundation. Since 1982 when its predecessor organization was launched on the AU campus, OLLI has enjoyed a close and collaborative association with the University.

OLLI's classrooms, lecture hall, social common areas, and administrative offices occupy leased space in AU's Spring Valley Building at 4801 Massachusetts Avenue, NW. As a landlord, the University has consistently demonstrated its commitment to the OLLI program on issues such as sharing classroom space and accessibility accommodations for our seniors. And in this time of pandemic that has placed great financial stress on universities and nonprofits everywhere, AU has proven to be a flexible and responsive landlord.

The true strength of the OLLI – American University relationship is intellectual exchange. Every semester, generous University faculty members volunteer to teach courses and give lectures that are among the most popular of the OLLI curriculum. OLLI members regularly take advantage of Katzen Museum programs and exhibits and the many public lectures offered by the University's schools and colleges. OLLI members also enjoy free access to the University's Bender Library, and use of the Jacobs Fitness Center at reduced rates. One of the most successful collaborations is a mentorship program in which OLLI at AU members partner with newly arrived international students for English language conversation and cultural exchange.

In reviewing the 2021 Campus Plan, the Board of Directors recognizes that an intellectually vibrant, financially secure, and community engaged University redounds to the benefit of OLLI at AU. In our view, the Plan proposes thoughtful and measured campus growth over its ten-year term, balancing the requirements of a leading-edge academic and research center with the quality of life issues of the surrounding neighborhoods. We applaud the University's concerted efforts to engage neighborhood and community organizations in the planning process and particularly appreciate AU participation in a recent Town Hall meeting of the OLLI at AU membership where senior University administrators reported on development of the plan and invited comment. We look forward to a future of continued shared intellectual engagement and organizational support with American University and urge approval of its 2021 Campus Plan by the District of Columbia Zoning Commission.

Sincerely,
Judy Havemann, Board Chair
OLLI at American University

Members of the District of Columbia Zoning Commission
441 4th Street, NW Suite 2005
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As the owner of Georgetown Events, a restaurant group with several locations around the American University campus, I am pleased to lend my support to AU's 2021 Campus Plan. The Plan was developed through a collaborative and consensus-based process and outlines a thoughtful approach to managing campus growth that effectively balances both university and community interests, including:

- measured enrollment management;
- a balanced development program aimed at invigorating a living and learning campus experience, enhancing landscape and open space features, and actively supporting AU's commitment to sustainability;
- a focus on providing student housing opportunities that encourage more students to remain on-campus during their time at AU, while also expanding engagement with students that choose to live off-campus to equip them to be responsible members of the community and promote positive relationships between students and their neighbors; and
- continued commitment to effective Transportation Demand Management (TDM) strategies aimed at promoting sustainable transportation options, along with active enforcement of AU's existing off-campus parking policies to preserve on-street parking capacity for members of the community.

This comprehensive approach, developed in a years-long collaboration with members of the community, provides benefits for a wide range of stakeholders including the local business community that relies on AU students, faculty, staff, and visitors. Now more than ever, a vibrant university is critical to the continued success of many of our local businesses.

AU has a strong history of actively partnering with residents, businesses, and organizations and institutions throughout the community. Their efforts support local neighborhood-based initiatives, including working with Tenleytown Main Street, beautification programs at local parks, sponsoring and participating in community events, and working with teachers and students in neighborhood schools. Specifically, we have been pleased to partner with AU at our Surfside Tenleytown location which opened in March 2020, whose location is owned by the University. As our landlord, their support of both our business and their surrounding community during the challenges and uncertainties caused by the COVID-19 pandemic has been invaluable.

For all of the foregoing reasons, and to maintain AU as a leading university in the nation's capital as an important community resource and a valued neighborhood partner, I am pleased to support the Campus Plan and encourage its approval.

Sincerely,



Bo Blair
Owner
Georgetown Events

Name: Lilli Marcia

Email: lm4410a@student.american.edu

Address: 4222 46th Street NW, Washington, DC

Dear Members of the Zoning Commission:

As a current undergraduate student at American University class of 2023 and as a member of the women's soccer team, I am pleased support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

The Campus Plan provides opportunities for new leading-edge academic facilities to further the university's academic and research missions and proposes new and renovated campus life and student housing facilities to provide much-needed space that will encourage students to spend more time on campus during their time at AU. The Plan also emphasizes AU's focus on enhancing campus landscape and open space features to ensure that students as well as neighbors can enjoy AU's unique campus green spaces, while supporting AU's strong commitment to sustainability.

As a student-athlete at AU, I particularly appreciate the Campus Plan's recognition of the role that athletics and recreation play in the lives of AU students. As noted in the Plan, while competitive intercollegiate athletics, robust recreational sports, and comprehensive fitness programs are all integral components of the AU student experience, AU's current facilities do not adequately serve the needs of the university community. To address this, the 2021 Campus Plan specifically proposes additional space and facilities to support a range of athletics and recreational activities, including the Center for Athletic Performance (the "CAP"). As a new, state-of-the-art facility, the CAP would provide training and support areas for AU athletics as well as varsity, club, and intramural competition venues. Being a transfer to the university I was drawn here by the people but the facility update would not only allow us to get more transfers from big programs but also recruit some of the top recruits in the country showing off our state of the arts facilities. Facilities would not only help recruiting to make us have the best teams possible with a higher national ranking but also help us further our personal careers. With state of the art facilities I can grow myself as a player and athlete and live out my dreams of playing professionally in the future. Being a professional athlete takes a lot of hard work and determination with support from all areas. In order for us to continue our careers in the future we would be greatly impacted with the new CAP and it would be part of the support that we need to live out our dreams being the best us we can be. The importance of CAP to the university has been underscored by the philanthropic interest and support that has already been generated over the past few years. If approved as part of the 2021 Campus Plan, this exciting vision can advance one step closer to becoming an important new reality for AU, serving as a catalyst to recruit and retain world class student-athletes and inspire competitive excellence, enhance the university's national profile, and heighten alumni and community engagement.

To ensure the continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students and student-athletes to come, I am pleased to support the Campus Plan and encourage its approval.

Name: Olivia Sekimoto

Email: os0004a@student.american.edu

Address: 458 Via Maggiore, Chula Vista, CA

Dear Members of the Zoning Commission:

As a current undergraduate student at American University class of 2024 and as a member of the AU Women's Soccer Team, I am pleased support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

The Campus Plan provides opportunities for new leading-edge academic facilities to further the university's academic and research missions and proposes new and renovated campus life and student housing facilities to provide much-needed space that will encourage students to spend more time on campus during their time at AU. The Plan also emphasizes AU's focus on enhancing campus landscape and open space features to ensure that students as well as neighbors can enjoy AU's unique campus green spaces, while supporting AU's strong commitment to sustainability.

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To ensure the continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students and student-athletes to come, I am pleased to support the Campus Plan and encourage its approval.

Olivia Sekimoto

Name: Abigail Dillon

Email: ad4004b@student.american.edu

Address: 4421 Brandywine Street, NW, Washington, DC

Dear Members of the Zoning Commission:

As a current undergraduate student at American University 2024 and as a member of the American University Women's soccer team, I am pleased support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

The Campus Plan provides opportunities for new leading-edge academic facilities to further the university's academic and research missions and proposes new and renovated campus life and student housing facilities to provide much-needed space that will encourage students to spend more time on campus during their time at AU. The Plan also emphasizes AU's focus on enhancing campus landscape and open space features to ensure that students as well as neighbors can enjoy AU's unique campus green spaces, while supporting AU's strong commitment to sustainability.

As a student-athlete at AU, I particularly appreciate the Campus Plan's recognition of the role that athletics and recreation play in the lives of AU students. As noted in the Plan, while competitive intercollegiate athletics, robust recreational sports, and comprehensive fitness programs are all integral components of the AU student experience, AU's current facilities do not adequately serve the needs of the university community. To address this, the 2021 Campus Plan specifically proposes additional space and facilities to support a range of athletics and recreational activities, including the Center for Athletic Performance (the "CAP"). As a new, state-of-the-art facility, the CAP would provide training and support areas for AU athletics as well as varsity, club, and intramural competition venues. I believe the facility updates will motivate those participating on the collegiate teams as well as inspiring those that are being recruited to American. Updating the fields with turf will inevitably bring more consistency for teams because weather is playing a prominent part in our training schedule. The importance of CAP to the university has been underscored by the philanthropic interest and support that has already been generated over the past few years. If approved as part of the 2021 Campus Plan, this exciting vision can advance one step closer to becoming an important new reality for AU, serving as a catalyst to recruit and retain world class student-athletes and inspire competitive excellence, enhance the university's national profile, and heighten alumni and community engagement.

Name: Alysa Vazquez

Email: av2621a@student.american.edu

Address: 2816 38th St. NW, Washington, DC

To whom it may concern,

I am Alysa Vazquez, a student athlete on the Women's Soccer team. I will be graduating in 2023 with a major in Legal Studies and minor in Sociology.

Today I am writing to you with my full support behind the 2021 Campus Plan with personal experience and perspectives regarding the importance of the CAP to student experience.

Though I am highly appreciative of what American University has already provided its student athletes, I believe that the growth of our programs include the growth of our technologies, our facilities, and our fields. Our locker rooms, training rooms and weight rooms are all very small which inhibit our athletes to have a more efficient schedule.

We do much for this program to try and make staples on the award charts. As athletes, though we are grateful, we believe that this revamp can help make it a more pleasant place for not only the athletes but the students.

I hope this letter does not come across in any harmful way. As stated previously, we are very grateful for what we have already and understand that other schools do not have an ounce. Personally, I cannot wait to see the changes and am excited to continue to represent AU in every best way possible.

Best,

Alysa Vazquez (2023 WOMENS SOCCER)

Name: Tanner Mecham

Email: tm9850a@american.edu

Address: 5327 43rd St. NW, Washington, DC

As a current class of 2021 undergraduate student at American University, I am pleased to support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

Leadership opportunities have allowed me to grow into the person I am today. Currently though, there is a lack of spaces on campus to accommodate the large variety of clubs and organizations on campus. Additionally, being involved on campus also means being present. A lack of upperclassmen housing prevents many students from living on campus -- even if they want to. I was unable to secure desired housing my sophomore year which forced me to live off campus. This meant I spent less time in the AU community which likely impacted my. Lastly, as someone who has participated in IM and intramural sports, there is a need for updated athletics facilities on campus. This will allow students to maintain their physical fitness without having to venture off-campus for additional resources.

To ensure continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students to come, I am pleased to support the Campus Plan and encourage its approval.

Name: Eleanor Felton
Email: ef6810a@student.american.edu
Address: 4843 Yuma St. NW, Washington, DC

Members of the District of Columbia Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As a current undergraduate student in the American University class of 2021 and as a member of the Swimming and Diving Team, I am pleased to support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

The Campus Plan provides opportunities for new leading-edge academic facilities to further the university's academic and research missions and proposes new and renovated campus life and student housing facilities to provide much-needed space that will encourage students to spend more time on campus during their time at AU. The Plan also emphasizes AU's focus on enhancing campus landscape and open space features to ensure that students, as well as neighbors, can enjoy AU's unique campus green spaces while supporting AU's strong commitment to sustainability.

As a student-athlete at AU, I particularly appreciate the Campus Plan's recognition of the role that athletics and recreation play in the lives of AU students. As noted in the Plan, while competitive intercollegiate athletics, robust recreational sports, and comprehensive fitness programs are all integral components of the AU student experience, AU's current facilities do not adequately serve the needs of the university community. To address this, the 2021 Campus Plan specifically proposes additional space and facilities to support a range of athletics and recreational activities, including the Center for Athletic Performance (the "CAP"). As a new, state-of-the-art facility, the CAP would provide training and support areas for AU athletics as well as varsity, club, and intramural competition venues. The importance of CAP to the university has been underscored by the philanthropic interest and support that has already been generated over the past few years. If approved as part of the 2021 Campus Plan, this exciting vision can advance one step closer to becoming an important new reality for AU, serving as a catalyst to recruit and retain world-class student-athletes and inspire competitive excellence, enhance the university's national profile, and heighten alumni and community engagement.

To ensure the continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students and student-athletes to come, I am pleased to support the Campus Plan and encourage its approval.

Sincerely,
Eleanor Felton

Name: Mary Burke

Email: mb6438a@student.american.edu

Address: 4400 Massachusetts Ave. NW, Washington, DC

To the Members of the Zoning Commission:

Hello, my name is Mary Burke; I am a freshman at American University. I want to reach out to reflect my support of the 2021 Campus Plan. The plan would provide new academic opportunities exciting especially for STEM majors like me. Additionally, as a member of the Swim and Dive team, I would be extremely grateful for the new horizons expanded for athletics. Although I am a new student and lack normal on-campus experience, I feel I must communicate how innovative and promising this plan is. I hope my reflection can further motivation for approval of this plan. Thank you for your time and best of luck in your future endeavors!

Name: Luc Maschino

Email: lm5429a@student.american.edu

Address: 5805 Namakagan Road, Bethesda, Maryland

I am Luc Maschino, a sophomore on the AU Wrestling Team. I am majoring in SIS with a regional focus in East Asia and minoring in Japanese.

I am writing this letter in support of the 2021 Campus Plan, specifically the CAP (Center for Athletic Performance). I believe the CAP will do tremendous good for all student-athletes and in my specific case, the wrestling team. Having a modern consistent space to train is integral to cultivating a mindset ready for competition at the Division 1 level. Especially during this COVID year the consistency of a training location is sorely missed.

I hope the 2021 Campus Plan is able to be approved so that wrestling has the proper facilities to work hard and recover hard

Name: Taylor Berlin

Email: tb0799a@student.american.edu

Address: 450 Massachusetts Ave. NW Apt 1032, Washington, DC

I am proud to support AU's proposed 2021 Campus Plan. I am a current graduate student graduating this spring from the School of Public Affairs, a former undergraduate student class of 2019 and a two-term Advisory Neighborhood Commissioner for 3D07, American University. I am extremely connected to this university and invested in its longevity and ability to meet the evolving needs of students. I have been extremely impressed by the care with which this campus plan was created. I can also personally attest to the university's efforts to engage with students and the wider AU Park community; I was a member of an AU Neighborhood Partnership Committee on Student Life & Safety. These committees, created to allow open dialogue on all aspects of the campus plan, have been extremely productive.

The Campus Plan itself is student-focused and effective. It addresses the need for more student housing and student spaces for mental and physical wellbeing. Students require a space fully dedicated to student life in the Mary Graydon Center. Further, the proposed Center for Athletic Performance would allow more students to engage in physical fitness while studying at AU, this is a valuable part of the student experience and a way to stay physically and mentally well. I am proud of my university for working to create this plan and the small part I played in shaping it.

I urge the AU Proposed 2021 Campus Plan's approval and look forward to seeing its implementation when I am a double eagle Alumna.

Name: Aidan Rossman

Email: ar8515a@student.american.edu

Address: 3521 39th Street NW A494, Washington, DC

Dear Members of the Zoning Commission:

Hello, I am Aidan Rossman, a current undergraduate at American University (Class of December 2021). As a member of the field hockey team, I am excited for AU's proposed 2021 Campus Plan. The University has put extensive efforts into the planning process of this proposal, involving the partnership of the whole of the AU community. This has resulted in a campus plan that will consider the evolving needs of the University and deliver growth and development to meet those needs.

The Campus Plan introduces new facilities and improvements, while continuing to maintain the University's role as a leader in sustainability. It aims to improve the Mary Graydon Center as the campus hub as well as add student health and wellness programs, with a particular focus on mental health. I believe this is a great addition as it will make health and wellness more accessible to students in a much-needed way. The Plan also has proposed efforts to increase the number and quality of on campus housing. It directly addresses wishes from upperclassmen to have more opportunity to stay on campus. The University also plans to reach beyond the scope of the campus by promoting high-quality living for students off-campus and their neighbors. This will be achieved by encouraging and supporting positive relationships, community events and beautification efforts. All these improvements I am excited to see come to life in the coming years at AU.

As a student-athlete, I am especially appreciative for the portion of the Campus Plan directed at the athletics and recreation which plays a significant role in the lives of students at AU. Competitive intercollegiate athletics, recreational sports and fitness are all fundamental for the success of the student experience at AU. However, the current facilities at AU are not sufficient for the needs of the AU community, and I am pleased that the 2021 Campus Plan makes efforts to address this. The newly planned Center for Athletic Performance would provide the expanded facilities for recruiting and supporting world class athletes and providing new and updated spaces for athletics from varsity sports, to club and routine fitness. Athletes and students alike will benefit from increased training space both indoors and outdoors. This will alleviate some of the past issues we have faced in trying to fit so many committed, competitive and excellent teams in a small space. It will also support the viewing of sports by providing new technologies that better showcase our athletes and give viewers a better experience. The CAP will also provide improvements to sports medicine and athlete space, which aids in the ever-important recovery and health of student-athletes.

Even though I will not be at AU by the completion of the CAP, I cannot understate its importance for future student athletes. Many of us share this view despite not being able to reap the plans rewards. This speaks to strong community of athletes, students, coaches, fans, and alumni that is working to making AU athletics better with each year. The effort that we as a community put into athletics is why I am so proud to be an eagle. I was fortunate enough to be able to speak with some of the donors to the CAP, Jack and Denise Cassell, who were lovely to talk to and embody the family-like spirit of AU Athletics. Support such as theirs makes it possible for all of us to play the games we love, and simultaneously play those games for all our family, friends, and fans. One of the stories that is constantly reiterated to myself and my teammates as a field hockey player is how our team used to have to travel in vans every morning to go to a field to practice because we did not have our own. Now we are on our second AstroTurf and have an amazing new scoreboard. It is because of people like those in the vans, who went to take that extra time to drive elsewhere and practice, who showed that field hockey was a team worth fighting for, a team worth a turf field, that I have the privileges that I do today at AU. However, there is more we can do for our athletes for all that they do to elevate the image of AU with athletic success and bring home championships. Just as the field hockey teams of the 90's and 00's are remembered for the vans, I hope for our recent teams to be remembered for our era before the CAP and how year after year, our team and others put their best competition forward for the sake of not only themselves, but everyone to come after them. We build every year to make AU a house-hold name through athletics, and the CAP would be the next great and important step in that climb.

I am proud to call AU my home, to be able to conduct my undergraduate degree in the nation's capital. The 2021 Campus Plan will serve to continue AU's tradition of excellence as well as prepare it to be the proud home of many future students, and I am therefore happy to support this plan and hope for its approval.

Sincerely,
Aidan Rossman

Name: Pablo Soto

Email: Ps0697a@american.edu

Address: 44028 Riverpoint Dive, Leesburg, Virginia

As a current undergraduate student at American University, I am pleased to support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

The plan supports the creation of learning communities, affinity housing, and other community-oriented housing, which a good amount of students benefit from, opportunities to encourage more upper-class students to live on campus beyond their freshman year.

To ensure continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students to come, I am pleased to support the Campus Plan and encourage its approval.

Name: Edward Ruggieri

Email: er2813a@student.american.edu

Address: 4301 Massachusetts Ave. NW, Washington, DC

As a current undergraduate student at American University, I am pleased to support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

I am specifically supporting it for the mental health support and campus life excitement with an emphasis on the Mary Graydon Center. I believe it will give students a reason to be more involved on campus in their daily lives and give AU a reinvigoration that is much needed after the time spent away from campus!

To ensure continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students to come, I am pleased to support the Campus Plan and encourage its approval.

Name: Jad Charabati

Email: jadcharabati125@gmail.com

Address: 4400 Massachusetts Ave. NW, Constitutional Hall 305, Washington, DC

I support the well-balanced approach the campus plans has in offering students at American University a positive, meaningful, college experience.

Name: Colin Smalls

Email: cs4184a@student.american.edu

Address: 4000 Brandywine Street Northwest, Washington, DC

My name is Colin Smalls and I am a freshman business major on the men's basketball team. The plan for the CAP sounds like a great idea and I am in full support. Having an extra place for student athletes to train, practice, and prepare would allow more time for productivity for peak performance. The resources the CAP will provide will benefit the American University community for years to come and I am happy to be a part of that.

Name: Isaac Righter

Email: ir5985a@student.american.edu

Address: 4400 Massachusetts Ave. NW, Washington, DC

Members of the District of Columbia Zoning Commission

441 4th Street, NW Suite 200S

Washington, DC 20001

Re: American University 2021 Campus Plan

Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

My name is Isaac Righter and I am the heavyweight for the Men's Wrestling team at American University. I am currently a first-year student at American living in the dorms with all the other first-year wrestlers. I could not possibly support American University's proposed campus plan more. I really appreciate how the plan thoughtfully approaches the managing of campus growth that balances university and community interests, while specifically addressing many important student priorities.

I personally identify as a leader so I can truly appreciate the 2021 Campus Plan providing opportunities for new leading-edge academic facilities to further the university's academic and research missions. This will help give me the tools and opportunities I can utilize to change the future. I have taken numerous courses on environmental health and protection so the Plan emphasizing AU's focus on enhancing campus landscape and open space features to ensure that students, as well as neighbors, can enjoy AU's unique campus green spaces while supporting AU's strong commitment to sustainability really appeals to me.

I have dedicated a larger portion of my life to wrestling and the pursuit of athletic prowess. With that being said I can really appreciate how the new proposed plan recognizes the role that athletics and recreation play in my life and the lives of AU students. While the current campus has its highlights it is nowhere it needs to be in the way of athletic facilities. In the Bender Arena, the words "CHARACTER FORGED THROUGH COMPETITION" are printed in large letters on the wall. I have never found a motto more fitting for my life. Competition can bring out the best in everyone. I have developed a good deal of my personality from the triumphs and tribulations both under the spotlight and in the practice room. If it wasn't for the self-discipline I developed I wouldn't be able to push myself to keep pace with the demanding academic workload that American University demands. I, like a lot of wrestlers on the team and athletes of all sports, owe our lives to the gifts our sports have given us.

I would finally like to conclude this letter by furthering my endorsement of the 2021 campus plan. I believe that it will help the American University community grow and thrive not just for the foreseeable future but for generations to come. I hope to one day send my children to American University and be proud of the difference this plan made for them.

Name: Ben Lubarsky

Email: BI7379a@student.american.edu

Address: 4400 Massachusetts Ave. NW, Washington DC

This new facility would benefit not just the student athletes at American University, but all students and staff as well. The building would provide the entire school with another place to exercise and would allow everybody the opportunity to play basketball, because pre-covid, the gym was always packed. The same goes for the weight room, it is very limited right now. It would allow for my students to maintain their physical and mental health through the rigors of college classes.

Name: Chris Gleaton

Email: cg3259a@student.american.edu

Address: 4400 Massachusetts Ave NW, Cassell Hall, Washington, DC

To the DC Zoning Commission,

My name is Chris Gleaton, and I am currently a freshman at American University majoring in business. I play on the basketball team, and I would like to show my support for the 2021 consensus plan. I think this will benefit the future of American University athletics, and will push AU in the right direction!

Thanks

Members of the District of Columbia Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear members of the Zoning Commission,

Currently, I'm one of the many students at American University class of 2021, studying Psychology with a business minor, a proud member of the field hockey team, and I'm pleased to support AU's propose 2021 campus plan. The Plan outline has been made with the student priorities in mind, campus growing and the community interests.

The Plan provides many opportunities for all students. Many of them include leading-edge academic facilities, seeking more academic and research possibilities, renovating campus life and the student housing facilities, creating the chance for students to stay on campus longer during their time at AU. The Plan has a detailed outline of the campus landscape, designed for students and the neighboring community to enjoy AU green spaces while staying sustainable.

For the student-athletes and myself, the campus plan has recognized the role of athletics on campus and has taken us into consideration. Part of the AU experience is the recreational sports, the comprehensive fitness programs, and the very competitive intercollegiate athletics teams. Although, as of now, the currently available facilities do not adequately serve all these needs for the athletes or the university community. A new space that will support a range of athletes and many recreational activities is one of the proposes in the Plan. Athletes especially would benefit a lot from a new Center for Athletic Performance; this would be a great place for athletes to connect and grow to be better athletes. Student-athletes are held to a high standard in the classroom, which has led us to national recognition many times. Enhancing the talent AU athletes already have will benefit the university as a whole and create a complete student-athlete. Over the years, there has been so much support, generating more interest and has heightened the enthusiasm from the university. When this part of the Plan gets approved, it will serve as a catalyst for more engagement from the current students, alumni and it will enhance the national profile.

By approving this Plan, the university will be able to grow its success, allowing greater opportunities for the university community and the athletes to come. I am pleased to support the Campus Plan and encourage its approval.

Noor Coenen

Dear Members of the Zoning Commission:

My name is Onuchi Ndee and as a member of the 2023 class of American University and a current player on the AU's Women's Volleyball team, I am glad to support the proposed 2021 Campus Plan put forward by the university. This plan addresses the interests of both the university and the larger surrounding community, all while keeping student priorities in the mx: an ambitious task I fully believe will bear meaningful fruit for not only students like me but residents within the DC community.

The new Campus Plan will create an opening for the creation of new state-of-the-art academic and research facilities as well as improved campus life and housing quarters, all encouraging students to spend more time on the campus. As a current sophomore in the School of International Service, these proposals are very important to me in the closing years of my time at American University. The reason I have been able to establish and maintain my 3.9 GPA is due to the great professors and amazing resources that American University has provided within both my specific school of interest and in the university at large. The Camps Plan to improve the university's facilities will only give students more resources to further their education and eventually their career. The Campus Plan also doubles down on AU's pledge to enhance the campus landscape and maintain campus green spaces, a beneficiary feature for both students and neighbors to the school as well.

As a student-athlete at AU, I am appreciative that the plan takes into consideration athletics and recreation as important aspects of the lives of American University students. As explained in the plan, although competitive intercollegiate athletics, robust recreational sports, and comprehensive fitness programs are all integral components of the AU student experience, AU's current facilities do not adequately serve the needs of the university community. With the plan of the CAP or the Center for Athletic Performance, these concerns will be met as the CAP will provide training and support for AU athletic as well as intramural and club sports. Training is such an integral part of my life at AU. In between games, practices, film sessions, and lifts the athletic training center has become a second home for me and many of my fellow teammates. After my shoulder injury last year, I was unable to practice during the spring before being sent home due to COVID-19. Though only for a few weeks, that time felt like an eternity being unable to be on the court with my teammates and grind with my friends. Returning to AU and sports this semester has been what of the brighter spots of the year, one that would only be made brighter with the creation of the CAP. If approved as part of the 2021 Campus Plan, not only will this new athletic center be a game changer for current athletes but it will also help in recruiting the next generation of AU Eagles as well as enhancing the overall profile of the university on a national level.

As a student, an athlete, a supporter of AU's future, and a newfound resident of DC, I am in full support of the university's Campus Plan and am glad to encourage its approval. I hope that you will feel the same.

Best,

Onuchi Ndee

Name: Connor Nelson

Email: cn0983a@student.american.edu

Address: 4400 Massachusetts Ave. NW, Washington, DC

My name is Connor Nelson, I am a Junior here at American University and I think the plan to build a new athletic facility is going to benefit athletes in a tremendous way. Having to split Bender Arena between 3 different teams makes it extremely tough for athletes to get in extra practice time on their own. I personally don't have classes on Wednesdays, and I'd love to be able to get in the gym earlier in the day and shoot around for about an hour. With our current situation I am not able to do that because volleyball has the court for 3 hours, then our Women's basketball team follows them for 3 hours and then we (Men's basketball) finally get to use the court. I think being able to get in to another facility and work out on my own when I have the time would make the season and my time as a basketball player at American a better experience. I think the facility would be able to help progress our athletic abilities and limit injuries as well. Lifting weights and maintaining your body is a crucial aspect of athletics, and I think having a much bigger weight room would allow for that and our strength and conditioning coaches would be able to implement new lifts for us.

Name: Christian Lornng

Email: ll6971a@student.american.edu

Address: 4400 Massachusetts Ave., Washington, DC

Dear Zoning Commission,

I'm Christian Lornng, a transfer student that came to American University Last year. As a part of the men Basketball Program all my concerns repose on me and my teammate ability to prepare and perform. However, we been sharing the same gym with many other team which is not ideal. Since the school have so many different sport and athletes I believe it will be really helpful to have another arena with a bigger training room and Locker room.

Thank you very much,

Christian Lornng

Name: Lorenzo Donadio

Email: lorenzo.donadio50@gmail.com

Address: 4400 Massachusetts Ave. NW, Washington, DC

Lorenzo Donadio

Business Administration 2024

Men Basketball

I would like to thank you to the people that are working hard to build new facilities at AU. I really like practice and play games at Bender Arena and I can't wait to play in front of the student section. Bender is already a nice facility and adding new facilities would be great. Therefore, I really hope that these facilities would be build because sports are a big part of AU.

Thank you

Lorenzo

Name: Josh Alexander

Email: ja0497a@student.american.edu

Address: 4400 Massachusetts Avenue, Washington, DC

My name is Josh Alexander and I am a junior majoring in Business Administration. I am on the Men's Basketball team and I believe that the CAP will not only benefit the basketball team but the athletic department as a whole. Practice is very crucial for basketball not only to sharpen our own skills but to allow our team to prepare for competition against other schools. I feel like having a brand new state of the art facility would help student athletes and coaches perform at higher level than what we are performing at and will help us stay ahead of our competition, not only within the Patriot league but other programs and conferences as well.

Members of the District of Columbia Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As a current Political Science undergraduate student at American University class of 2023 and as a member of the Women's Volleyball team, I am pleased to support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

The Campus Plan provides opportunities for new leading-edge academic facilities to further the university's academic and research missions and proposes new and renovated campus life and student housing facilities to provide much-needed space that will encourage students to spend more time on campus during their time at AU. The Plan also emphasizes AU's focus on enhancing campus landscape and open space features to ensure that students as well as neighbors can enjoy AU's unique campus green spaces, while supporting AU's strong commitment to sustainability.

As a student-athlete at AU, I particularly appreciate the Campus Plan's recognition of the role that athletics and recreation play in the lives of AU students. As noted in the Plan, while competitive intercollegiate athletics, robust recreational sports, and comprehensive fitness programs are all integral components of the AU student experience, AU's current facilities do not adequately serve the needs of the university community. To address this, the 2021 Campus Plan specifically proposes additional space and facilities to support a range of athletics and recreational activities, including the Center for Athletic Performance (the "CAP"). As a new, state-of-the-art facility, the CAP would provide training and support areas for AU athletics as well as varsity, club, and intramural competition venues.

For the past two years I have been part of a diverse community and have experienced the love and support the AU community has to offer. Specifically, I am grateful to be a part of a hardworking and dedicated sports team. Between watching film sessions, pushing ourselves in the weight room and in practice, it was a great accomplishment to win another Patriot League Championship and move onto the NCAA tournament. With CAP, the AU volleyball team, current and future players, are eager to transfer our hard work and dedication to the new facility to win more Patriot League Championships and potentially an NCAA championship. The importance of CAP to the university has been underscored by the philanthropic interest and support that has already been generated over the past few years. If approved as part of the 2021 Campus Plan, this exciting vision can advance one step closer to becoming an important new reality for AU, serving as a catalyst to recruit and retain world class student-athletes and inspire competitive excellence, enhance the university's national profile, and heighten alumni and community engagement.

To ensure the continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students and student-athletes to come, I am pleased to support the Campus Plan and encourage its approval.

Best,

Ally DeGaray

Name: Kevin Gold
Email: kg0575a@american.edu
Address: 1276 N Wayne St, PH18, Arlington, VA 22201

February 26, 2021

To Whom It May Concern:

Hello, my name is Kevin Gold and I am the President of the Graduate Student Leadership Council (GLC) at American University. I am also a 2nd year MBA student at Kogod pursuing certificates in Real Estate and Data Analytics with an expected graduation date of May of this year. I am writing to inform you of my support for the proposed 2021 Campus Plan.

As our world shifted over the last year and we've adapted to working and studying in the virtual space, the desire to getting back to a pre-pandemic lifestyle is only growing stronger by the day. I have great faith with the help of science, we will someday soon get there. And when that day comes, though I will be long past graduation, the future students of American University deserve an enhanced on-campus life.

The Mary Graydon Center has long been a hub for both undergrad and grad students where student clubs and organizations plan and host events. Reinvigorating this building will truly benefit the student body by helping improve campus activity which is so vital to the undergrad and graduate experience. New academic facilities and student housing are also essential for this experience. And while American University is such a beautiful campus, adding and improving existing greenspace will only add to that beauty while actively supporting AU's commitment to sustainability.

As a second generation AU student, preserving and improving our campus is of extreme importance to me. This plan does so, and I am more than happy to sign my name in support of it.

Thank you,

Kevin Gold
2021 MBA Candidate | American University
Real Estate Certificate Candidate | Data Analytics Certificate Candidate
President Graduate Leadership Council
kg0575a@american.edu



Alan Meltzer

Members of the District of Columbia Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As a member of the Board of Trustees and alum of American University, I am writing to express my strong support for AU's 2021 Campus Plan – not only because of the opportunities it will provide for AU, but also in recognition of the collaborative and consensus-based process through which it was developed. The resulting Plan provides a comprehensive yet flexible approach to managing campus growth and development that will meet the evolving needs of AU students, faculty and staff while respecting and enhancing the quality of life of those who live in the neighborhoods surrounding campus.

The Campus Plan outlines opportunities for new leading-edge facilities to advance the university's academic and research missions and support its stature as a world-class institution – including research labs and interactive classrooms that promote the types of specialized instruction that is fundamental to the AU experience and differentiates AU from other peer institutions. With a strong emphasis on campus life and student housing, the Plan calls for reinvigorating Mary Graydon Center as a campus hub for student-focused activities and repurposing existing and developing new space to accommodate integrated student health and wellness programs, particularly those focused on supporting students' mental health. New student housing facilities responsive to student preferences are proposed, and the Plan supports the creation of learning communities, affinity housing, and other community-oriented housing opportunities – all of which are aimed at encouraging students to spend more time on campus during their time at AU.

Recognizing the importance of athletic and recreational opportunities for students, the Campus Plan proposes additional space to support these activities, including the new Center for Athletic Performance (CAP), which would provide training and support areas for AU athletics as well as much needed space for AU varsity, club, and intramural teams. Significant philanthropic interest and support has already been generated for this important effort, and if approved as part of the 2021 Campus Plan, this exciting vision can advance one step closer to becoming a new reality for AU. In addition, the Plan reinforces AU's focus on emphasizing campus landscape and open space features to ensure that students as well as members of the surrounding community can enjoy AU's unique campus green spaces and nationally-acclaimed arboretum, while actively supporting AU's leading commitment to advancing a comprehensive culture of sustainability.

AU has also made extensive commitments to maintain and enhance AU's role as a positive contributor to enhancing the quality of life in the neighborhoods surrounding campus – not only by proactively and effectively managing impacts associated with its day-to-day campus operations, but also through the wide range of community benefits provided to members of the surrounding neighborhoods and active support of local civic organizations, schools, and neighborhood businesses.

To ensure the continued success of AU as a vibrant university in the nation's capital that will provide outstanding opportunities for generations of students to come, I am pleased to support the 2021 Campus Plan and encourage its approval.



Alan Meltzer

5020 Klingle Street, NW
Washington, DC 20016

February 20, 2021

Members of the District of Columbia Zoning Commission
441 4th Street, NW
Suite 200S
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As a member of the Board of Trustees and alum of American University, I am writing to express my strong support for AU's 2021 Campus Plan – not only because of the opportunities it will provide for AU, but also in recognition of the collaborative and consensus-based process through which it was developed. The resulting Plan provides a comprehensive yet flexible approach to managing campus growth and development that will meet the evolving needs of AU students, faculty and staff while respecting and enhancing the quality of life of those who live in the neighborhoods surrounding the campus.

The Campus Plan outlines opportunities for new leading-edge facilities to advance the university's academic and research missions and support its stature as a world-class institution – including research labs and interactive classrooms that promote the types of specialized instruction that is fundamental to the AU experience and differentiates AU from other peer institutions. With a strong emphasis on campus life and student housing, the Plan calls for reinvigorating Mary Graydon Center as a campus hub for student-focused activities and repurposing existing and developing new space to accommodate integrated student health and wellness programs, particularly those focused on supporting students' mental health. New student housing facilities responsive to student preferences are proposed, and the Plan supports the creation of learning communities, affinity housing, and other community-oriented housing opportunities – all of which are aimed at encouraging students to spend more time on campus during their time at AU.

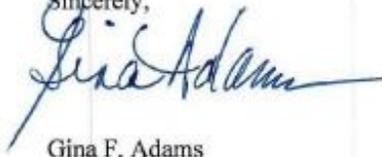
Recognizing the importance of athletic and recreational opportunities for students, the Campus Plan proposes additional space to support these activities, including the new Center for Athletic Performance (CAP), which would provide training and support areas for AU athletics as well as much needed space for AU varsity, club, and intramural teams. Significant philanthropic interest and support has already been generated for this important effort, and if approved as part of the 2021 Campus Plan, this exciting vision can advance one step closer to becoming a new reality for AU. In addition, the Plan reinforces AU's focus on emphasizing campus landscape and open space features to ensure that students as well as members of the surrounding community can enjoy AU's

unique campus green spaces and nationally-acclaimed arboretum, while actively supporting AU's leading commitment to advancing a comprehensive culture of sustainability.

AU has also made extensive commitments to maintain and enhance AU's role as a positive contributor to enhancing the quality of life in the neighborhoods surrounding campus – not only by proactively and effectively managing impacts associated with its day-to-day campus operations, but also through the wide range of community benefits provided to members of the surrounding neighborhoods and active support of local civic organizations, schools, and neighborhood businesses.

As a lifelong DC resident who received all three of my degrees (BS, JD and LLM) at DC's esteemed institutions of higher education, I can think of no better way to invest in the District than by supporting this Campus Plan. To ensure the continued success of AU as a vibrant university in the nation's capital that will provide outstanding opportunities for generations of students to come, I am pleased to support the 2021 Campus Plan and encourage its approval.

Sincerely,

A handwritten signature in blue ink that reads "Gina Adams". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Gina F. Adams



THE BERNSTEIN COMPANIES

February 19, 2021

Members of the District of Columbia Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

Re: American University 2021 Campus Plan
Zoning Commission Case Number 20-31

Dear Members of the Zoning Commission:

As a member of the Board of Trustees and alum of American University, I am writing to express my strong support for AU's 2021 Campus Plan – not only because of the opportunities it will provide for AU, but also in recognition of the collaborative and consensus-based process through which it was developed. The resulting Plan provides a comprehensive yet flexible approach to managing campus growth and development that will meet the evolving needs of AU students, faculty and staff while respecting and enhancing the quality of life of those who live in the neighborhoods surrounding campus.

The Campus Plan outlines opportunities for new leading-edge facilities to advance the university's academic and research missions and support its stature as a world-class institution – including research labs and interactive classrooms that promote the types of specialized instruction that is fundamental to the AU experience and differentiates AU from other peer institutions. As the executive vice president and chief operating officer of the Bernstein Companies, a Washington, DC-based real estate developer, I know first-hand the importance of innovation and forward-thinking to create future value. With a strong emphasis on campus life and student housing, the Plan calls for reinvigorating Mary Graydon Center as a campus hub for student-focused activities and repurposing existing and developing new space to accommodate integrated student health and wellness programs, particularly those focused on supporting students' mental health. New student housing facilities responsive to student preferences are proposed, and the Plan supports the creation of learning communities, affinity housing, and other community-oriented housing opportunities – all of which are aimed at encouraging students to spend more time on campus during their time at AU.

Recognizing the importance of athletic and recreational opportunities for students, the Campus Plan proposes additional space to support these activities, including the new Center for Athletic Performance (CAP), which would provide training and support areas for AU athletics as well as much needed space for AU varsity, club, and intramural teams. Significant philanthropic interest and support has already been generated for this important effort, and if approved as part of the 2021 Campus Plan, this exciting vision

Since 1933
3299 K STREET NW, SUITE 700, WASHINGTON, DC 20007
(PHONE) 202-333-9000 · (FAX) 202-333-3323 · (INTERNET) WWW.THEBERNSTEINCOMPANIES.COM

can advance one step closer to becoming a new reality for AU. In addition, the Plan reinforces AU's focus on emphasizing campus landscape and open space features to ensure that students as well as members of the surrounding community can enjoy AU's unique campus green spaces and nationally-acclaimed arboretum, while actively supporting AU's leading commitment to advancing a comprehensive culture of sustainability.

AU has also made extensive commitments to maintain and enhance AU's role as a positive contributor to enhancing the quality of life in the neighborhoods surrounding campus – not only by proactively and effectively managing impacts associated with its day-to-day campus operations, but also through the wide range of community benefits provided to members of the surrounding neighborhoods and active support of local civic organizations, schools, and neighborhood businesses.

To ensure the continued success of AU as a vibrant university in the nation's capital that will provide outstanding opportunities for generations of students to come, I am pleased to support the 2021 Campus Plan and encourage its approval.

Feel free to follow up with any questions.

Sincerely,

Marc N Duber

Marc N Duber
COO/EVP
Chair, American University Board of Trustees
Alumnus, Kogod School of Business, American University

Name: Maria Latimer

Email: ml6866a@student.american.edu

Address: 8646 Sanderling Dr., Manassas, VA

I support the continued development of Washington College of Law. While the AU main campus felt very detached from my years at WCL, I support the continued development as it helps to grow our reputation among D.C. area schools and law schools. There is extreme competition, and drawing more students, professors, alumni, and public figures to our school only helps enhance our reputation as well as our academia.

Name: Melvin Torres

Email: melvin.j.torres@gmail.com

Address: 5300 W Moonlight Dr., Fayetteville, AR

As an alumni of American University, I support the 2021 Campus Plan.

Name: Claudia Montoya
Email: cmontoya@jaeckelmontoya.com
Address: 4441 Magnolia Ridge Drive, Weston, Florida

To District of Columbia Zoning Commission.

I support AU 2021 Campus Plan as AU has been and it is committed with the communities involved in campus.

I had the opportunity to live for more than 2 years in Spring Valley, and have visited many times the area. I can assure AU has been responsible and thoughtful with the neighborhood and the people as the campus has growth.

AU offers a safe environment and provide the community services and alternatives that make life easier in the neighborhoods involved.

Best,

Claudia Montoya
LLM 2011

Name: Joseph Wilensky
Email: joe.wilensky@gmail.com
Address: 760 Breconshire Ln., Coralville, IA

To Whom It May Concern:

As a proud Eagle (Class of '08) reviewing the 2021 Campus Plan filled within me a sense of wonder at the development of campus, a sense of wistfulness for the campus I remember, and joy at the proposed path forward for an institution that has had a profound impact on greatly shaped who I am today. I recall with fondness my time studying and living in in Northwest DC and am heartened to see that the campus, through the new plan and other ongoing activities, is deeply involved with and cognizant of their neighbors needs and concerns while also being responsive to the housing, entertaining, and transportation needs of university students, faculty, and staff.

I hope the Zoning Commission is similarly impressed with the 2021 Campus Plan and votes to accept the proposal.

Joseph Wilensky, APA, AICP Candidate
AU Class of '08

Name: Andrew Colbert

Email: andrewcolbert@gmail.com

Address: 1415 W Cucharas St., Colorado Springs, CO

The vitality of American's campus is an important part of what makes living in the surrounding neighborhood so valuable. I believe that increases in volume of youth will continue to offer a vibrant environment for all involved for another 100+ years. Think for then as much as next semester!

Name: Randall Tenor

Email: tenor3@Verizon.net

Address: 410 Center Pointe Drive Apt 103 Ent A, Mechanicsburg, PA

The proposed plan will ensure a balance between the needs of the university and the surrounding community. As an alumnus who has been on the campus numerous times since the 1960s I can vouch for the growth of American University first hand. A progressive university in a progressive place and hopefully in a progressive state of the United States is a match made in heaven. The depth of detail is amazing. Please support the proposed plans.

Thank you.

Name: Samuel Williams
Email: hellosam@verizon.net
Address: 1407 Westby Ct., McLean, VA

The University has prepared an excellent report detailing its growth plans for the next decade. American University has grown enormously in both physical size and reputation since I graduated in 1967, and as a proud alumnus I enthusiastically embrace their growth plan.

Name: Jan Gustin
Email: janta1226@gmail.com
Address: 2558 Rutland Road, Davidsonville, MD

Dear Residents of the District of Columbia,

The American University student body is worthy of your support. The students show the utmost respect for their environment and surroundings. Please consider all the positive aspects that come with a fine University as your neighbor.

Thank you.

Sincerely,

Jan M. Gustin BS/BA '83

Name: Dana Lerner

Email: lnrnfam@aol.com

Address: 1539 Ensley Ave., Los Angeles, CA

I, Dana Stein Lerner, as an alumni (class of 1995) and parent of a current freshman am in support of the new 2021 Campus plan.

Name: Jay Glucksman

Email: glujay@yahoo.com

Address: 4900 Rosehedge Drive, Apt 309, La Mesa, California

Good morning - I am writing to show my support for American University's 2021 Proposed Campus Plan. I graduated from AU in 1973 with a Bachelor of Science degree in Business Administration, major in Accounting. Then, as now, the strength of the program was deemed to be at such a level that I, and many of my degree-mates, had a job long before graduation. And those jobs were for the most part in the DC area. That speaks to a very strong partnership encompassing students, faculty, the city, local neighborhoods and the university. Although I live on the west coast today, I maintain a strong emotional connection to AU and Washington, DC. I continue to involve myself in alumni activities and staying in touch with the growth and progress of AU. I believe AU to be an integral part of the DC community and how that relationship flourishes. I have reviewed the 2021 Campus Plan and am thrilled to see how the university and the community have an inter-dependency that goes well beyond a student attending school. There are growth opportunities which well exceed expectations from all involved. Personally, I developed an awareness of my own capabilities and expanded my views as I became more integrated and involved in the AU community and the DC community. I heartily endorse the process and the 2021 Plan put forth by the university and neighborhood leadership. I would be happy to be part of further discussions as the approval process continues. Thank you for the opportunity to contribute.

Best Regards,

Jay Glucksman

School of Business Administration (Kogod), Class of 1973

Name: Patricia Aiken-O'Neill
Email: paokansas@aol.com
Address: 8101 Connecticut Avenue, Chevy Chase, MD

January 29, 2021

ATTN: DC Zoning Commission

RE: AU 2021 Campus Plan

As an American University alumna and perhaps, more importantly, a long time Spring Valley resident prior to relocating to Chevy Chase, I heartily support and endorse AU's 2021 Campus Plan.

It has been thoroughly refined, revisited and vetted by all interested parties and it's content reflects a commitment to the long term quality of life both on the campus and to its neighbors. It will enhance the value of its graduate's degrees and, reinforcing its accessibility to the neighborhood for their use and enjoyment, will contribute to rising property values.

The Washington College of Law at American University was my first choice: its reputation and historical roots - founded by women in the 19th century - combined with the ease of attending an institution close to home, offered me a distinct advantage. My son obtained his Masters at AU.

It's a beautiful place and a beautiful environment. It's a treasure in our midst and warrants ours - and the city's - support.

Thank you for your consideration.
Sincerely,
Patricia Aiken-O'Neill
Washington College of Law, '80

Name: William Regardie

Email: warhimself@mac.com

Address: 3303 Water St, NW #8E, Washington, DC

As a DC native, a DC school graduate (Coolidge '59) and an AU alumni (BS and MBA,68) as well as a retired local businessman (Regardie's Magazine), I believe I have a unit perspective on the University's future's plans.

Simply, I have watched in awe over 60 year of responsible growth to a modern, nationally respected and highly ranked institution that has become a respected component of the finest neighborhood in the city.

Further, in that time, twice as a residential neighbor, and still a city resident, I have watched with admiration as the University has worked in harmony with its neighbors and the city as it has matured and expanded its geographic foot print.

My wife and I proudly established scholarships in our name so that the next next generation can their find their place in our wonderful city, and urge the Campus Plan be adopted.

Name: Charlotte Jones-Carroll
Email: cjonescarroll@aol.com
Address: 11 E Irving St, Chevy Chase, MD 20815

February 1, 2021

Dear DC Zoning Commission:

I am writing to support American University's proposed 2021 Campus Plan, subject to hearings in March. I have read the entire proposal, including the collaborative process of working closely with the AU Neighborhood Partnership. I am impressed with the creative use of AU's limited space and its adjustment of the proposal, especially on building near its borders with the neighborhood, to use step-back and thus increase the apparent height near the edges of the main campus.

I am a graduate of the University's School of International Service (BA, SIS, '67) and have remained in touch with and active in the University's affairs for over fifty years. In addition to alumni activities, I have been a lay chaplain regularly on campus to meet with students for over 15 years (2001 – 2017). I was one of the leading promoters and a donor to the creation of the labyrinth in front of the Kay Spiritual Life Center, which is (post-pandemic) available to the community. I audited Peace and Conflict Resolution classes on campus after I retired for over six years. Together with a classmate, I have for over ten years donated to award an international undergraduate a special grant to use for educational or service purposes. And now, I have been a study group leader and student of the learning-in-retirement classes that are sponsored by AU Partner OLLI. Thus, I am normally on one or another of the campuses frequently and can appreciate (and reminisce) at what developments have occurred since my days there in the mid-1960s. The move to become an arboretum is one of the most impressive decisions – and I know from the labyrinth endeavor that the University is quite disciplined about keeping that. Further, I know that the new School of International Service building is a top-notch LEED building, taking the environment into account. I know (the hard way) the rigor with which the University enforces the no-parking-in-the-neighborhood rules.

The fame which has spread of the quality of American University's programs attests to the serious and dedicated approach of its leadership. I believe the DC Zoning Commission must recognize that supporting the University's ability to continue to attract top quality students will benefit the city both culturally and economically.

While I currently live 50 yards into Maryland, in Chevy Chase, less than ten minutes from campus, I lived in DC for over 12 years on two occasions. I worked for 30 years in DC; I still regularly shop in DC and undertake advocacy and cultural activities in DC. Five of our family members live in DC, all at the Westchester, walking distance from the University. Thus, I feel I can speak with some authority in support of the 2021 Campus Plan. Please approve this 10-year plan as presented.

Sincerely,

Charlotte Jones-Carroll, AU, SIS BA, 1967
Chevy Chase, MD 20815

Name: Donn R. Walters
Email: dwaltersgov18@gmail.com
Address: 9733 Elmcrest Drive, Dallas, TX

Thank you. As an AU alumni residing in Texas, I appreciate being included in this discussion after a long career in the Federal government as well as the private sector. Like many have done, I attended AU in the evenings while working in the public sector.

Thus I would only wish to add this comment: AU should continue to strive to enhance its national image (and overall Ratings) in Academic, leadership, in public affairs and business, etc.

Thank you.

Name: Russ Abbott

Email: sawpented@gmail.com

Address: 16513 Minuteman Terrace, Rockville, MD

I am a 1970 MBA graduate of AU who fully supports the expansion of the University. Obviously much has changed in the past 50 years but the University itself remains one of the outstanding learning institutions in not only the DC meto area but across the United States. As graduate student I did not experience much of the on campus life but I clearly remember life at and around ward circle. 1969/70 was a collection of protests, tear gassing, arrests and even a bit of national exposure (the picture of the student on top of the statute at Ward Circle). But the University survived and since has continued to excel with some but not many expansions into the surrounding community. It is necessary, especially as the student population changes at an ever increasing rate, to meet the challenge of matching, even exceeding, their goals and educational requirements. The proposed Campus Plan does this and more. Again I fully support this.

Name: Michael Kroopnick
Email: mkroopn@gmail.com
Address: 222 East 8th Street, Apartment 6H, Brooklyn, NY

American University (“AU” or “the University”) has presented a commendable 2021 Campus Plan Draft (“Campus Plan”) for the next decade. It is prudent in both its overarching goals for the University and the site-specific implementation of these goals.

The Campus Plan limits its projected enrollment growth over the next decade to a student population of 14,380, which is below the 2011 enrollment cap when adjusted for methodological changes that the Zoning Commission adopted in 2016. This decision is warranted because AU’s current student population exceeds the number of facilities on campus to adequately serve this population. In turn, future buildings that the Campus Plan envisions, combined with the University’s existing building inventory, will be more commensurate with the size of the University’s anticipated student population. The University will better serve its student population since most of the proposed buildings will provide additional housing opportunities and student activity space on campus -- two areas in which the University currently lacks enough space to meet all of its students’ needs. More on-campus housing will also alleviate pressure on the housing market within the immediate vicinity.

At the same time, the Campus Plan has identified underutilized spaces on campus to locate the new buildings, namely the area that stretches from Beeghly Hall past Reeves Field (“West Campus”) and the remaining developable land on “East Campus.” These locations ensure that the University will focus its growth within its traditional borders rather than enlarging the size of campus to accommodate future buildings. This approach benefits the surrounding neighborhoods by limiting the impact that additional buildings may have on them, while promoting a more cohesive campus culture.

For these reasons, I believe that enactment of the Campus Plan will not only improve the University, but will make a positive contribution to the District of Columbia. I strongly encourage the Zoning Commission to adopt the Campus Plan.

Thank you for considering my Comments.

Michael Kroopnick
Class of 2002

Name: Ian Jacobs

Email: ian.w.jacobs@gmail.com

Address: 416 S. Leyden St., Denver, Colorado

American University has been an incredible asset to the DC community. The new campus plan will launch AU into the future and improve the educational landscape of DC. As an alumni, I wholeheartedly support the approval of the updated campus plan.

Name: Nakeesha Ceran

Email: nakeesha.ceran@gmail.com

Address: 8510 Old Georgetown Road, Bethesda, MD

It is with great pleasure that I share my letter of support regarding The American University 2021 Campus Plan. As a student and then former staff member of the University, I spent 12 consecutive years on campus. We have had several modifications of campus buildings and then vital campus expansions to help us maintain our capacity to support the greater campus experience of our students and community. However, while these expansions have been important and have shaped the trajectory of our community, this new Campus Plan affords the University to grow at the rate and frequency that we need to sustain the current capacity and beyond and continue to offer services that increase our competitiveness and add value to the greater Washington, D.C. experience.

Continually our community is restricted to limited space to meet the growing needs of our population. And in particular in light of Health & Safety in a COVID and public health responsive way, this 2021 Campus Plan allows for us to meet those needs and meet our strategic priorities to create an environment that encourages the next generation of global citizens and changemakers.

Name: George Rosenberg

Email: grosenberg@therosenberggroup.com

Address: 11778 East Mariposa Grande Drive, Scottsdale, AZ

I enthusiastically support the 2021 Proposed Campus Plan. Not only is it tremendously comprehensive, it is well thought out and takes into account not only the needs of the students but also the neighborhoods to which AU is integral.

I urge support of this plan and thank you for your consideration.

Sincerely,

George A. Rosenberg

B.A. 1967

Name: Michael Johnston
Email: mke137@gmail.com

Thank you for the opportunity to review and provide feedback on the AU Campus Plan. Being a former university staff member and a university alumni, I wholeheartedly support this plan and appreciate the inclusive process that was taken. I look forward to the future opportunities that American University will be able to provide and the positive impacts the Campus Plan will have for the District of Columbia.

Name: Abigail Lore

Email: lore.abby@gmail.com

Address: 1409 Monroe Street NW, Apt B

My name is Abigail Lore, SPA'17 18'. I would like to thank you for the opportunity to hear alumni input on the 10 year strategic plan. I am in support of the implementation of this plan over the next two years. I support this plan because I feel it send AU in the right direction. I gained so much from my experience at AU and I know that can only get better, per the steps outlined in the campus plan. Thanks!

Name: Andrew Steven Breza

Email: andrew.breza@gmail.com

Address: 1027 46th Street NE, Washington, DC 20019

As a fifteen-year resident of Washington DC and an alumnus of American University, I am writing to express my support of the Campus Development Plan. I believe it balances the needs of the city and the future of the university.

Name: Andrew Huff

Email: huffytime@gmail.com

Address: 914 Emerson Street NW, Washington, DC

To Whom It May Concern:

As a former seven year Director of Community Relations at American University, I can personally attest to the level of community involvement in the formation of the AU Neighborhood Partnership, a major impetus in the wide-spread support for the university's latest campus plan.

I was directly involved in the inclusive and deliberative process that formed the AU Neighborhood Partnership, an effort which required considerable time, energy, and concessions on behalf of both the university and neighborhood.

While some of the neighborhood "old guard" will continue to resist any plans the university has for growth and expansion, the vast majority understand that the benefits outweigh any negative impacts of having AU as a neighbor.

The dialogue and working relationships established with ANC 3D, 3E, and the neighborhood associations around the campus will ensure an open, transparent, and positive implementation.

I encourage the District's Zoning Commission to approve this campus plan and join as a partner with AU and the neighborhood on the course they have set.

Thank you,

Andrew Huff

Name: Tatiana Rodrigues nascimento

Email: Tatianarnascimento@hotmail.com

Address: 6416 Crane Terrace, Bethesda, MD

I fully support AU plan for the next 10 years.

Name: Sarah Sibicky

Email: sarah.sibicky@gmail.com

Address: 1506 Swann St. NW, Washington, DC

This Plan looks well researched and carefully constructed.

Name: Arnold Freiman

Email: arnie@arniefreiman.com

Address: 716 19th Avenue N, St. Petersburg, FL

To maintain academic excellence at American University having a campus with modern amenities is critical. The school is deeply aware of its commitment to being a steward of the land and neighborhood. The campus is an arboretum and sustainably maintained. American University is a leader in the country in keeping care in the forefront.

I am writing to you to share my support for the campus plan and the rare leadership that the University continues to show.

Name: Elizabeth Henry
Email: emhenry1@verizon.net
Address: 13310 Glen Taylor Lane, Herndon, VA

I am writing to express my support for the AU 2021 Campus plan. This plan balances the need for student wellness and on-campus living with the neighborhood concerns for quality of life.

Name: Emily Janson
Email: emilyejanson@gmail.com
Address: 1056 Paper Mill Court NW, Washington, DC

Dear Members of the Zoning Commission:

As a resident of the District, and current American University Athletics employee, I am pleased to support AU's proposed 2021 Campus Plan. The Plan outlines a thoughtful approach to managing campus growth that balances university and community interests, while specifically addressing many important student priorities.

The Campus Plan provides opportunities for new leading-edge academic facilities to further the university's academic and research missions and proposes new and renovated campus life and student housing facilities to provide much-needed space that will encourage students to spend more time on campus during their time at AU. The Plan also emphasizes AU's focus on enhancing campus landscape and open space features to ensure that students as well as neighbors can enjoy AU's unique campus green spaces, while supporting AU's strong commitment to sustainability. As supporting student-athlete is my job, I particularly appreciate the Campus Plan's recognition of the role that athletics and recreation play in the lives of AU students. As noted in the Plan, while competitive intercollegiate athletics, robust recreational sports, and comprehensive fitness programs are all integral components of the AU student experience, AU's current facilities do not adequately serve the needs of the university community. To address this, the 2021 Campus Plan specifically proposes additional space and facilities to support a range of athletics and recreational activities, including the Center for Athletic Performance (the "CAP"). As a new, state-of-the-art facility, the CAP would provide training and support areas for AU athletics as well as varsity, club, and intramural competition venues.

The importance of CAP to the university has been underscored by the philanthropic interest and support that has already been generated over the past few years. If approved as part of the 2021 Campus Plan, this exciting vision can advance one step closer to becoming an important new reality for AU, serving as a catalyst to recruit and retain world class student-athletes and inspire competitive excellence, enhance the university's national profile, and heighten alumni and community engagement.

To ensure the continued success of AU as a vibrant university in the nation's capital that will provide opportunities for generations of students and student-athletes to come, I am pleased to support the Campus Plan and encourage its approval.

Name: Maye Vanarsdel
Email: mayevanarsdel@yahoo.com
Address: 8007 Colonial Lane, Clinton, MD 20735

I approve of the development plan.

Name: Carol FriedenberG Steinbach

Email: turbowrite@aol.com

Address: 2816 McKinley Place NW, Washington, DC 20015

Having a world class institution like American University as a neighbor can benefit the surrounding community in multiple ways -- from arts and cultural events and newsmaker lectures to sports programs and educational opportunities. The key to success is thoughtful development, planned with community input. I support AU's efforts in its Campus Plan.

Name: Corinne Kacmarek

Email: ck9611b@american.edu

Address: 3010 Wisconsin Ave NW, Washington, DC 20016

I support AU's 2021 10 year campus plan!

C

AMERICAN UNIVERSITY 2021 CAMPUS PLAN
COMPLIANCE WITH CONDITIONS OF THE 2011 CAMPUS PLAN (ZC ORDER 11-07)

American University is in compliance with all conditions of approval of the 2011 Campus Plan set forth in Zoning Commission Order 11-07 (and, with respect to Condition 5, as subsequently revised in Order 11-07F; and, with respect to Condition 14, as subsequently revised in 11-07H), as detailed below.

1. The Campus Plan shall be approved for a term of 10 years beginning with the effective date of this Order as indicated below.

Affirmed. The 2021 Campus Plan has been submitted in a timely manner to ensure its review and approval prior to the expiration of the 2011 Campus Plan.

2. The approved Campus Plan boundary shall be the Main Campus (including the East Campus) and the Tenley Campus as shown in the American University 2011 Campus Plan and marked as Exhibits 8 and 9 in the record.

The Campus Plan boundary has remained unchanged under the 2011 Campus Plan. The 2021 Campus Plan boundary will continue to include the Main Campus (including the East Campus) and the Tenley Campus. In addition, in response to Subtitle X, Section 302.10(d) of the 2016 Zoning Regulations, the 2021 Campus Plan boundary will also include university-owned properties located at 4801 Massachusetts Avenue NW, 4200 Wisconsin Avenue NW, and 3201 New Mexico Avenue NW.

3. Student enrollment (headcount) shall not exceed 13,600, including any matriculated student enrolled in at least one class in any property included in the 2011 Plan. Enrollment of students at the Tenley Campus (i.e., all matriculated students at the Washington College of Law registered for a regular academic program, whether full-time or part-time) shall not exceed 2,000. The maximum 2,000 students at the Tenley Campus shall be included in the Applicant's overall cap of 13,600 students. Enrollment shall be determined annually on a headcount basis.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has remained in compliance with this condition. As reported to the CLC on December 1, 2020, and detailed below, AU's fall 2020 student enrollment is below the established enrollment caps¹:

	<u>Fall 2020</u>	<u>2011 Campus Plan Cap</u>
Overall Student Enrollment	11,799	13,600
Tenley Campus Enrollment	1,263	2,000

4. The number of employees shall not exceed 2,900.

¹ In response to the COVID-19 pandemic, fall 2020 courses were moved to an online platform and were not held on campus. AU's reported fall enrollment is based on students who would have been taking courses on campus had it not been for the change in operations brought about COVID-19.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has remained in compliance with this condition. As of Fall 2019, AU’s employee count was 2,461, below the 2,900 cap.

5. a. Until the start of the fall 2017 semester, the University shall maintain a supply of housing sufficient to make housing available for 85% of its full-time freshman and sophomore students and for 62% of all full-time undergraduates. All of the freshman and sophomore housing and 59% of the housing for full-time undergraduates shall be located entirely on campus. By the start of the fall 2017 semester, the University shall maintain a supply of on-campus housing sufficient to make housing available for 100% of its full-time freshman and sophomore students and 67% of all full-time undergraduates. Housing provided by the University through a master lease (such as the Berkshire Apartments), and that is subject to AU residence hall regulations, may be considered to be “on campus” housing for the purpose of calculating the housing percentages noted above through the end of this Campus Plan. American University will be able to continue to use on-campus triples (up to 330) in the calculation of the number of beds that it is required to make available to undergraduate students for the remainder of the 2011 Campus Plan. Nothing in this condition is intended to preclude the University from continuing to house undergraduate students who are not freshmen or sophomores in off-campus housing after the fall 2017 semester begins; provided that the University maintains the minimum percentage of on-campus housing required.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has remained in compliance with this condition. As reported to the CLC on December 1, 2020 and as detailed below, AU maintained a supply of housing sufficient to make housing available for 68% of the full-time undergraduate student population in Fall 2020, exceeding the 67% requirement set forth in Condition 5:

	<u>Fall 2020</u>
On-Campus Student Housing Capacity	4,152
Triples	330
Qualified Master Lease (The Frequency)	<u>200</u>
Total Beds Made Available	4,682
Full-Time Undergraduate Enrollment	6,933
Percentage University Student Housing Provided	68%

This supply of housing also satisfies the requirement to maintain a supply of housing sufficient to make housing available for 100% of full-time freshman and sophomore students.

- b. American University will not pursue a Further Processing application for development of the South Hall residential building during the remainder of the 2011 Campus Plan. The University will meet with the community to discuss and explore sites for possible future housing development prior to the next campus plan, and/or before submitting any amendment for additional housing to the existing 2011 Campus Plan. The University will monitor and address any objectionable impacts attributable to student enrollment, staff, and/or faculty.

Affirmed. AU did not pursue a Further Processing application for the development of the South Hall residential building under the 2011 Campus Plan. After extensive discussions with members of the community, and specifically with members of the AU Neighborhood Partnership Facilities Planning Working Group, South Hall was not included as a potential development site in the proposed 2021 Campus Plan. The University has continued to actively monitor and, as necessary, address objectionable impacts attributable to student enrollment, staff, and/or faculty.

6. The University shall enforce its residence hall regulations in all University-provided housing, including the student residences on the East Campus.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has remained in compliance with this condition. AU residence hall regulations are enforced in all University-provided student housing, including all East Campus student residences as well as AU master-leased units at The Frequency Apartments.

7. Campus facilities built for residential and instructional purposes may, from time to time, be used for conferences; however, any purpose-built conference facility proposed to be constructed by the University on campus shall require amendment of the Campus Plan and specific approval of the conference-facility use through the special exception process.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has remained in compliance with this condition. Certain campus facilities are used, from time to time, for conferences; however, no purpose-built conference facilities have been constructed by the University under the 2011 Campus Plan.

8. The University shall abide by the terms of the student code of conduct, which shall apply to student behavior both on and off campus, and shall continue to implement its “Neighborhood Action Program” to address off-campus conduct by students living in neighborhoods adjacent to the campus. The University shall promote its “Good Neighbor Guidelines” through student workshops sponsored by the Off-Campus Housing Office.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has remained in compliance with this condition and continues to abide by the terms of the student code of conduct; has continued to implement its “Neighborhood Action Program” to address off-campus conduct by students living in the neighborhoods adjacent to the Campus; and continues to promote its “Good Neighbor Guidelines”. The University has proposed to enhance and augment several off-campus and neighborhood quality of life programs as detailed in Section 4.4 of the proposed 2021 Campus Plan.

9. The University shall abide by the terms of the lighting plan submitted at Exhibit 440 of the record and described in Finding of Fact No. 203.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has remained in compliance with this condition and has abided by the terms of the lighting plan submitted as part of the 2011 Campus Plan.

10. The University shall submit to the Commission, as a special exception, each individual request to construct a building or structure described in the Campus Plan. Along with each request, the University shall submit information as to how the particular building or structure complies with the Plan as well as an updated traffic analysis and a report indicating the supply of on-campus housing and the number of full-time undergraduate students.

Affirmed. In connection with each further processing application submitted under the 2011 Campus Plan, the University submitted information indicating how each proposed building or structure complied with the Campus Plan, an updated traffic analysis, and a report indicating the supply of on-campus housing and the number of full-time undergraduates.

11. At the time the University files a permit application with the Department of Consumer and Regulatory Affairs for ground clearance, excavation, or other major construction that would implicate remedial work performed at or around the campus by the Army Corps of Engineers, the University shall provide notification to the D.C. Department of the Environment or other appropriate agency, the Army Corps of Engineers (Baltimore Office), and the U.S. Environmental Protection Agency, Region 3, that the University intends to undertake such activities.

Affirmed. For all permit applications pursued since the approval of the 2011 Campus Plan that implicated remedial work at or around the campus by the Army Corps of Engineers, the University has provided notice as required by this condition.

12. No special exception application filed by the University for further processing under this plan may be granted unless the University proves that it has consistently remained in substantial compliance with the conditions set forth in this Order. Any violation of a condition of this Order shall be grounds for the denial or revocation of any building permit or certificate of occupancy applied for by, or issued to, the University for any University building or use approved under this plan, and may result in the imposition of fines and penalties pursuant to the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985, D.C. Official Code section 2-1801.01 to 2-1803.3 (2001).

Affirmed. The University successfully demonstrated that it has consistently remained in substantial compliance with the conditions set forth in Zoning Commission Order 11-07 in connection with each further processing application submitted under the 2011 Campus Plan.

13. The University shall continue to implement traffic demand management (“TDM”) measures to minimize any adverse impacts of university-related traffic:
 - a. Transit. The University shall, at a minimum, maintain its existing shuttle bus and SmartBenefits programs. The University shall also investigate ways to improve transit service on campus through measures such as (i) improving information on websites, including maps of specific routes (AU shuttle and Metrobus) that serve the campus, (ii) coordinating with the Washington Metropolitan Area Transit Authority (“WMATA”) to make SmarTrip cards available on campus, and (iii) assessing the feasibility of implementing real-time tracking of AU shuttles on a website, mobile devices, and displays at transit stops. The University shall measure the success of its transit programs, considering factors such as the levels of ridership on various

routes served by the shuttle buses and proportion of employees registered for the SmartBenefits program, and shall publish the results in monitoring reports;

Affirmed. AU has maintained its shuttle bus and expanded its Commuter Benefits programs (including WMATA SmartBenefits), and has consistently worked to improve transit service on campus, including implementing a comprehensive transportation website; partnering with WMATA to provide the U*PASS Program for all full-time undergraduate, graduate, and law students; and providing real-time tracking capabilities through TransitScreen technology as well as through the AU transportation mobile app. The effectiveness of these measures is tracked and reported as part of AU's annual transportation monitoring reports, which are available on AU's transportation programs website at <https://www.american.edu/finance/transportation/>.

b. Carpooling. The University shall, at a minimum, maintain its existing carpool program, and shall investigate ways to encourage participation in the carpool program through measures such as providing preferred parking and larger discounts for participants, and by implementing a "guaranteed ride home" ("GRH") program of eligible carpoolers. The University shall measure the success of its carpool programs, considering factors such as the number of carpools and total participants relative to the number of employee parking passes on campus, and shall publish the results in monitoring reports.;

Affirmed. The University has maintained a successful carpool program, and has partnered with Commuter Connections, the Metropolitan Washington Council of Government's carpool matching program, to strengthen and expand sustainable transit and ride-sharing services for the AU community. The effectiveness of these measures is tracked and reported as part of AU's annual transportation monitoring reports, which are available on AU's transportation programs website at <https://www.american.edu/finance/transportation/>.

c. Car-sharing. The University shall maintain the availability of car-sharing on campus (including during construction of the East Campus) with an appropriate number of spaces, and shall investigate means to encourage use of car-sharing through measures such as marketing the service as an alternative to private automobile ownership and providing spaces sufficient to accommodate usage. The University shall measure the success of its car-sharing program, and shall publish the results in monitoring reports;

Affirmed. The University has maintained a successful car-sharing program, including the launch of the AU Lyft Ride Smart Program, a corporate ride service program aimed at reducing the number of vehicles being driven to campus. The effectiveness of these measures is tracked and reported as part of AU's annual transportation monitoring reports, which are available on AU's transportation programs website at <https://www.american.edu/finance/transportation/>.

d. Bicycle Programs. The University shall, at a minimum, maintain its existing bicycle programs. The University shall also investigate ways to encourage the use of bicycles to help reduce demand for other transportation services through measures such as: (i) providing incentives to encourage bicycling; (ii) improving both short- and long-term bicycle parking, consistent with DDOT's standards, in appropriate locations; (iii) providing information about bicycle riding in the District, bicycle routes between campus and major destinations, and locations on campus for bicycle parking and storage; and (iv) encouraging the use of Capital BikeShare, such as by

marketing and providing additional space for the service. The University shall measure the success of its bicycle programs, considering factors such as the number and location of bicycle parking spaces and the number of new bicycle registrations, and shall publish the results in monitoring reports;

Affirmed. The University has maintained successful bicycle programs, including improving short- and long-term bicycle parking, offering financial incentives to promote biking to campus through AU's *Bike to Work* program, and actively encouraging the use of Capital BikeShare. Through discussions with DDOT, AU agreed to a condition of approval of the 2021 Campus Plan to fund the costs associated with the installation of a 19-dock Capital BikeShare station near campus (see American University Comprehensive Transportation Review, Addendum 2). The effectiveness of these measures is tracked and reported as part of AU's annual transportation monitoring reports, which are available on AU's transportation programs website at <https://www.american.edu/finance/transportation/>.

e. Marketing. The University shall create a TDM marketing program to provide detailed, comprehensive information to the campus community on matters related to transportation policies and travel options, using a variety of means such as an access guide, a dedicated web site, brochures for students and employees, and information kiosks. The University shall measure the success of its TDM marketing programs and shall publish the results in monitoring reports; and

Affirmed. The University has maintained a successful TDM marketing program, providing information to the campus community on a variety of platforms including a comprehensive transportation programs website and a mobile application that provides real-time transit tracking data. The effectiveness of these measures is tracked and reported as part of AU's annual transportation monitoring reports, which are available on AU's transportation programs website at <https://www.american.edu/finance/transportation/>.

f. Monitoring. The University shall adopt a monitoring program to evaluate campus travel habits and the effectiveness of various TDM strategies, considering factors such as measurements of traffic, parking, transit use, and mode splits, for the purpose of implementing improvements to its TDM program. The University shall provide a monitoring report annually to ANCs 3D, 3E, and 3F, and shall make the reports available to the public.

Affirmed. The University has adopted a monitoring program to evaluate the effectiveness of its various TDM strategies, including a university-wide commuter mode split survey. AU provides its annual TDM report to ANCs 3D, 3E, 3F, and the CLC, and also makes the report available to members of the communities surrounding the campus and the general public by distribution through the university's community engagement listserv and posting on AU's transportation programs website at <https://www.american.edu/finance/transportation/>.²

² AU's annual transportation monitoring reports include information responsive to the transportation-related conditions of Zoning Commission Order 11-07 as well as the TDM monitoring requirements established in Zoning Commission Order 11-07B (related to the Tenley Campus). Due to the significant impact the COVID-19 pandemic had on transportation-related performance metrics that are reported in AU's annual transportation monitoring report, DDOT waived the requirement for submission of the annual transportation monitoring report for 2020.

14. The University shall maintain an inventory of approximately 2,200 parking spaces on campus. The University shall continually evaluate its pricing policies for parking with the intention of discouraging vehicle trips to the campus without generating demand for off-campus parking by university-affiliated vehicles. The University shall provide DDOT with annual reports on parking utilization that reflect the number of non-carpool passes sold each year relative to the number of full-time equivalent employees and the number of occupied spaces on a typical semester weekday.

Affirmed. The University currently maintains an inventory of 2,316 parking spaces on the Main and Tenley campuses and continues to evaluate its pricing policies for campus parking with the intention of discouraging vehicle trips to campus without generating demand for off-campus parking. AU includes information regarding parking utilization as part of its annual transportation monitoring reports, which are available on AU's transportation programs website at <https://www.american.edu/finance/transportation/>.

15. The University shall continue to implement the following program regarding enforcement of student, faculty, staff, and vendor off-campus parking:
 - a. The University shall use its best efforts to require all students, faculty, staff, and vendors servicing the campus to park on the campus and shall prohibit, to the extent permitted by law, students, faculty, staff, and vendors from parking on the streets adjacent to and surrounding the campus. The University shall use its best efforts to cause other University-related vehicles to park on the campus. To accomplish these purposes, the University shall have in place a system of administrative actions, contract penalties, fines, which may be adjusted from time to time as needed, and/or termination of contracts for violations;
 - b. Construction employees, contractors, and subcontractors shall by contract be prohibited from parking on residential streets, subject to contractual penalties or termination. Visitors to campus, including attendees of all conferences, shall be encouraged to use on-campus parking and, where feasible, notified in advance to do so;
 - c. For conferences and large special events, the Applicant shall work with area institutions in order to provide additional parking as needed; and
 - d. The University shall direct its students to register their vehicles in the District of Columbia, or to obtain a reciprocity stick if eligible to do so. The University shall withhold parking privileges from students who do not comply with D.C. registration requirements. Failure to abide by District law concerning registration of student vehicles shall constitute a violation of the Student Conduct Code.

Affirmed. AU continues to actively enforce its *Good Neighbor Parking Policy* which proactively and effectively addresses the considerations detailed in Condition 15. Continued enforcement of the *Good Neighbor Parking Policy* is also described in Section 4.5.4 of the proposed 2021 Campus Plan.

16. The University shall continue to work with community representatives to maintain the Community Liaison Committee created in the 2001 Campus Plan, with the enhancements to the composition, structure, purpose and leadership proposed by the Applicant for the 2011 Plan

(see Findings of Fact 207-208.) for the purpose of fostering consistent communication between the University and the surrounding neighborhoods, discussing issues of mutual interest, and proposing solutions to problems that exist or arise in implementing the approved campus plan. It is recommended that the Community Liaison Committee be composed on an equal number of representatives of the University and the community and meet as necessary, but at least quarterly; separate meeting may be held to discuss matters of particular interest to the Main or Tenley Campus, if desired. Upon request, the University shall provide timely data relevant to campus plan issues to the Community Liaison Committee, provided that the data is not confidential or overly burdensome to produce. The University shall convene the first meeting of the Community Liaison Committee within three months of the effective date of this Order.

Affirmed. The University has continued to work with community members to maintain the CLC throughout the term of the 2011 Campus Plan, including holding quarterly meetings as well as special Campus Plan-focused sessions and responding to requests for data relevant to Campus Plan issues. As detailed in Section 3.3 of the proposed 2021 Campus Plan, the university also worked closely and effectively with the AU Neighborhood Partnership, a collaborative forum connecting AU and leaders in the communities surrounding the university that is focused on improving university and neighborhood relations through discussion, information sharing, and problem solving. As a result of the dedicated and collaborative effort, the university and the AU Neighborhood Partnership reached consensus on the objectives, proposals and commitments set forth in the proposed 2021 Campus Plan.

17. The University shall be permitted to use Jacobs Field for university events, defined as intercollegiate athletic events, university club sports, university Greek life sports, university intramural sporting events, university-related athletic activities (such as ROTC training and informal athletics events), and sporting camps sponsored by the University. All other uses of Jacobs Field shall be considered “special events” (as defined below).

Affirmed. Throughout the term of the 2011 Campus Plan, the University has made use of Jacobs Field as described above and has remained in compliance with this condition.

18. The University shall maintain key-access gates between Jacobs Field and University Avenue. These gates shall be available only to neighbors to enter and exit University grounds, and shall not be used by University personnel or students to exit or enter University property.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has maintained access-controlled gates between Jacobs Field and University Avenue for use by the neighbors to enter and exit University grounds and has remained in compliance with this condition.³

19. The University shall not install roads or parking lots in the area between Jacobs Field and the property line abutting neighboring properties to the west of Jacobs Field.

³ Since March 2020 access to campus facilities have been temporarily restricted due to the COVID-19 pandemic; while the gates along University Avenue remain operational neighbors have been requested not to use them to access the athletic fields during the public health emergency.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has not installed roads or parking lots in the area between Jacobs Field and the property line to the west of Jacobs Field and has remained in compliance with this condition.

20. The University shall maintain the existing landscape buffering between Jacobs Field and the property line adjacent to the neighboring properties to the west of Jacobs Field.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has maintained the existing landscape buffering and has remained in compliance with this condition.

21. The University shall maintain the existing fence, which is six to seven feet tall, adjacent to the neighboring properties to the west of Jacobs Field.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has maintained the existing fence and has remained in compliance with this condition.

22. The University shall permit use of Jacobs Field only between dawn and dusk, and shall not illuminate Jacobs Field for evening or night uses.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has permitted use of Jacobs Field only between dawn and dusk and has not illuminated Jacobs Field for evening or night use, and has remained in compliance with this condition.

23. The University shall make its athletic schedules publicly available via the University's website, and shall use its best efforts at the beginning of each academic year to publicize the schedule of athletic events at Jacobs Field. For athletic events scheduled less than 30 days ahead, the University shall make all reasonable efforts to publicize the athletic events as soon as possible.

Affirmed. Throughout the term of the 2011 Campus Plan, the University has made its athletic schedules available as detailed above and has remained in compliance with this condition.

24. The University shall implement measures to limit the noise impacts of activity on Jacobs Field on neighboring residential properties:
- a. Amplified sound shall not be used until a new sound system is installed and objectionable impacts of amplified sound are eliminated. With the assistance of expert sound engineers and in close collaboration with and personal involvement of Robert Herzstein of 4710 Woodway Lane, NW, the University shall install an alternative speaker/sound system that will distribute sound more evenly at the ground level (as opposed to the use of a traditional loudspeaker system) and other measures that the acoustics engineers recommend to remedy the problem and that comply with applicable sound regulations. In the event of an intractable dispute between Mr. Herzstein and the University regarding the new sound system that renders the parties unable to reach agreement, the University shall commit to alternative dispute resolution and engage, within one month and at the University's expense, a third-party mediator. The University shall seek the participation of Mr. Herzstein in the selection of the mediator or mediation services;

Affirmed. A new sound system was installed in 2012 to distribute sound more evenly at the ground level and the University has remained in compliance with this condition for the term of the 2011 Campus Plan.

b. Amplified music shall not be permitted until the new sound system is installed and objectionable impacts of amplified sound are eliminated;

Affirmed; as noted above, the new sound system was installed in 2012 and the University has remained in compliance with this condition for the term of the 2011 Campus Plan.

c. The scoreboard air horn shall not be used on Jacobs Field until a satisfactory method for using it is devised;

Affirmed. The scoreboard air horn is not in use at Jacobs Field and the University has remained in compliance with this condition for the term of the 2011 Campus Plan.

d. The University shall not permit the use of bullhorns, cowbells, or any other similar device by spectators;

Affirmed. The University does not permit the use of bullhorns, cowbells, or any other similar devices by spectators and has remained in compliance with this condition for the term of the 2011 Campus Plan.

e. Pursuant to playing rules and requirements of specific sports, a game management sound device (such as a sound that makes players and referees aware of substitutions, the end of period, etc.) may be used, but shall be operated within applicable sound regulations;

Affirmed. In order to comply with NCAA regulations, since 2018 the University has used a shot clock for women's lacrosse games. The installation and use of the shot clock equipment was discussed with the owner of 4710 Woodway Lane NW. The University has remained in compliance with this condition for the term of the 2011 Campus Plan.

f. If the above measures do not reduce the sound from Jacobs Field ("Field") to a level satisfactory to the adjacent neighbor, the University shall take such other remedial measures along the western boundary of the Jacobs Field, including sound curtains or other devices as suggested by the Office of Planning, as are effective in reducing the sound from the Field to a non-objectionable level and are agreeable to the adjacent neighbor;

Affirmed. The University has worked closely over the term of the 2011 Campus Plan with the adjacent neighbor at 4710 Woodway Lane NW to explore remedial measures to address their concerns with sound from Jacobs Field, and has proposed an acoustical sound barrier wall along the campus boundary adjacent to Jacobs Field as part of the 2021 Campus Plan. The University has remained in compliance with this condition for the term of the 2011 Campus Plan.

g. After a new sound system is installed, amplified sound may be used only for intercollegiate games and special events not to exceed a total of 40 each year; and

Affirmed; such events have not exceeded 40 each year and the University has remained in compliance with this condition for the term of the 2011 Campus Plan.

h. The University shall provide owners of neighboring properties the telephone numbers for appropriate representatives (e.g., staff of its Public Safety Department or Community Relations or Dean of Students offices) to address concerns regarding noise on Jacobs Field.

Affirmed; the University has provided owners of neighboring properties with contact information for University representatives and has remained in compliance with this condition for the term of the 2011 Campus Plan.

25. To the extent that Jacobs Field is use for a special event (i.e., not a University-sponsored athletic event as defined in Condition 23), such as graduation, homecoming, picnics, receptions, or charitable events (such as the Juvenile Diabetes Research Foundation’s annual Real Estate Games), or exhibitions, the University shall comply with the following requirements:

a. The use of amplified sound shall not be permitted until the University installs a new sound system (described above) and thereafter the number of special events using sound amplification shall be limited to 12 per calendar year;

b. The University shall provide owners of neighboring properties with telephone numbers to reach appropriate representatives of the University (such as staff of the Public Safety Department, Community Relations office, or office of the Dean of Students) to address concerns regarding noise and activity on Jacobs Field;

c. The University shall provide notice of special events to residents in the vicinity of Jacobs Field, on Woodway Lane, and on University Avenue, as well as to any other persons who request notice or whose names are supplied to the University. Notice shall be provided in writing or by fax or email as far in advance as possible, but generally at least 30 days before an event;

d. The University shall use its best efforts to avoid scheduling a special event for a date on which a neighbor has informed the University in advance that the neighbor is planning a party or other important occasion;

e. The University shall use its best efforts to observe the following guidelines relating to special events on the athletic fields:

(i) Special events shall be conducted only between the hours of 8:00 a.m. and dusk;

(ii) Amplified sound for special events on Jacobs Field shall be permitted only with permission for the Office of Student Activities. Sound amplification produced by public address systems, loudspeakers, bullhorns, musical amplifiers, or other similar devices for the intensification of sound shall not be permitted to unreasonably interfere with or disturb neighbors’ enjoyment of their property or with the University’s academic or administrative activities, consistent with the University’s Sound Amplification Policy;

(iii) Vehicles essential for servicing the special events may park in the western parking area closest to Jacobs Field, but only if other parking locations are not feasible. In no event shall service vehicles park next to adjacent residences;

(iv) If an unauthorized special event (and event not scheduled by the University) occurs, neighbors may contact the designated university staff contact person; and

(v) Noise guidelines shall be provided to, and made part of, any arrangement between the University and the organization sponsoring the special event or the department or student group sponsoring the special event.

Affirmed. The University has complied with all of the requirements set forth above and has remained in compliance with this condition for the term of the 2011 Campus Plan.

Conditions 26 through 32 are specifically related to the Zoning Commission's approval of the further processing application for the Nebraska Hall Addition which accompanied the 2011 Campus Plan application. These conditions have been satisfied in connection with the Nebraska Hall Addition project.

Conditions 33 through 37 are specifically related to the Zoning Commission's approval of the further processing application for the Mary Graydon Center which accompanied the 2011 Campus Plan application. The addition to Mary Graydon Center approved in the 2011 Campus Plan was not constructed, and these conditions are not relevant to the 2021 Campus Plan application.

Conditions 38 through 41 are specifically related to the Zoning Commission's approval of the further processing application for the East Campus which accompanied the 2011 Campus Plan Application. These conditions have been satisfied and/or modified in connection with Zoning Commission Order 11-07F.

D

Historic Preservation Considerations

As discussed in Section 2.1, AU’s rich history in the District of Columbia extends back more than 125 years. Although the original plan for the Main Campus developed by Frederick Law Olmsted was significantly modified due to financial constraints, the northern part of the planned quadrangle (now the Friedheim Quadrangle) serves as the most prominent open space on the campus. Early university buildings, including Hurst Hall and McKinley Hall, remain as key academic buildings and important architectural resources. At the Tenley Campus, Washington College of Law students study in a state-of-the-art 300,000 square-foot LEED Gold-certified facility that was intentionally and thoughtfully designed to honor the history and the legacy of the site, as the 1904 Capital Hall, 1921 Chapel and circa 1839 Dunblane House all continue to contribute to the character of the campus.

Throughout the campus planning process, AU has given careful and thoughtful consideration to campus historic resources, as reflected in its approach to various plan elements. For example, potential development around the Friedheim Quadrangle (as discussed and illustrated on pages 38 and 39) has been appropriately sited and scaled to respect the prominence of the historically significant campus open space. Development Site 9 in particular was carefully considered in light of the context of adjacent Hurst Hall and East Quad Building; the proposed development is aimed at addressing accessibility and programmatic challenges associated with the existing structures, while maintaining their unique architectural integrity.

Proposed landscape and open spaces have similarly been influenced by historical planning considerations. For example, the concept of reinforcing a landscaped, pedestrian-oriented east-west connection through campus from Nebraska Avenue NW to Reeves Field was influenced by the prominent east-west open space contemplated by early plans for the American University campus conceived by Olmsted and further developed by Henry Ives Cobb, as illustrated below.



Early AU Campus Plan Concept (circa 1900)



'Eagle Walk' Concept in 2021 Campus Plan (Exhibit Q-1)



'Eagle Walk' Concept Illustration

AU will continue its active stewardship of the built campus environment, including working with key stakeholders in connection with future development projects that impact historic resources (i.e., Site 9) as part of the further processing approval process.

Further information detailing the history of Main Campus and Tenley Campus buildings, including a map of notable historic resources, is included in EXHIBIT V: HISTORIC RESOURCES.

EXHIBIT V: HISTORIC RESOURCES

Main Campus

The Main Campus of American University is located along Nebraska and Massachusetts Avenues at Ward Circle. The original plan for the Main Campus was developed by Frederick Law Olmsted, but over time the plan was significantly modified due to financial constraints. Although new buildings have further compromised the spaces of the Olmsted plan, the northern part of the planned quadrangle (now the Friedheim Quadrangle) remains as the most important space on the original campus.

Construction of Hurst Hall, designed by Van Brunt and Howe and W. M. Poindexter, began in 1897. It was the only building completed by the university's official dedication on May 15, 1914. The second building on the Main Campus was McKinley Hall, which dates from 1917 and was designed by Henry Ives Cobb. Both the Van Brunt and Howe firm and Cobb were nationally significant, and both had experience designing collegiate buildings. Van Brunt and Howe was based in Boston. With an earlier partner (William Ware), Van Brunt designed Memorial Hall at Harvard. With Howe he designed the Medical School at Harvard and the library at the University of Michigan. Cobb was based in Chicago. He designed the Chicago Federal Building, several buildings at the 1893 World's Columbian Exposition, and buildings for Lake Forest College and the University of Chicago.

American University first offered undergraduate degrees when it established the College of Liberal Arts (now the College of Arts and Sciences) in 1925. As the university gained financial stability, it was able to focus on fulfilling the intentions of the school's founders that AU take full advantage of its location and proximity to the federal government and the resources available in the national's capital. The establishment of the School of Public Affairs in 1934 and the School of International Service in 1958 particularly reflected the founders' intentions.

The history of the university has been greatly affected by and related to activities associated with the two World Wars. During both wars the university allowed the government to use part of the original campus for military purposes. These uses would have long-term implications for the then-undeveloped neighborhood to the southwest of the university.

Relatively little construction occurred during and between the World Wars. The buildings that were constructed were designed by Peter M. Anderson, an engineer who served for a time as the university's architect. Anderson's first building on the Main Campus was the Mary Graydon Center (1920). Although it occupies a prominent location on the Quad, it has been significantly altered over the years. Anderson's second building on the American campus was the President's House (1925). This frame structure, now used as offices, sits atop a rise on the south side of Massachusetts Avenue. By material and design it stands in sharp contrast to the other buildings on the Main Campus. Anderson also designed Hamilton Hall (1935), which was

built in an area of the Main Campus that was at one time intended for student housing. However, Hamilton is the only building contemplated by that plan that was actually constructed. The design of this stone, vaguely Collegiate Gothic building also stands in sharp contrast to the other buildings on the Main Campus; there is none other like it. The unrealized plan for this part of the campus and its remote location limit the contribution Hamilton has made to the development and evolution of the Main Campus. Anderson also worked on the 1926 design of Battelle Library.

The university experienced the spirit of optimism and interest in progress that swept the country in the post-World War II years, and the middle years of the twentieth century saw significant growth of the university. American formally incorporated the Washington College of Law, founded in 1896 as the first coeducational law school in the city, into the university in 1949. During the 1950s, various departments of the university were reorganized, resulting in the establishment in 1955 of the School of Business Administration, now the Kogod School of Business, and in 1957 the School of Government and Public Administration, now the School of Public Affairs. The addition and growth of these schools resulted in a mid-century building boom on the original campus. Buildings from that campaign, even after some of them have been significantly altered and numerous later buildings have been constructed, largely define the character of the Main Campus.

Most of the twenty-eight buildings constructed during the 1950s and 60s were designed by the Washington architectural firm of Faulkner, Kingsbury, and Stenhouse and its successor firm. This architectural firm was noted for its successful designs of numerous buildings on several college and university campuses. Particularly important among the Faulkner, Kingsbury, and Stenhouse buildings are the East Quad (1957) and the residential complex of Hughes, McDowell, and Leonard Halls (1959, 1962, and 1967 respectively). The East Quad, for which the architects designed symmetrical side additions that were never built, fronts on the Quad. It is part of the formal, public aspect of the Main Campus, and a significant building from the mid-century building boom. The building's rear elevation fronts Nebraska Avenue NW. In contrast, the residential complex is located in a less prominent, quieter interior part of the campus. They are part of the aspect of the university that is far more private than the buildings on the quad, in spite of their size.

The Faulkner firm also designed a complex of smaller residential buildings at the southwest corner of the campus, west of Nebraska Avenue. These four buildings, Clark, Roper, McCabe, and Gray Halls, the first two dating from 1954 and the latter two dating from 1955, are small two-story buildings. Their stylistic expression is more traditional and less remarkable than typical Faulkner, Kingsbury, and Stenhouse buildings, both on the campus and elsewhere.

One of the historically more interesting mid-century buildings is the Media Production Center (1953). It was designed by the local firm of Porter and Lochie, a firm most noted for its residential work. Its spare, rectilinear elevations are architecturally unremarkable for the period. However, the building was the original home of WAMU, American's National Public Radio affiliate. WAMU played an important role in the development of public radio. It

operated out of the Media Production Center from 1961 to 1994, when it moved to a new facility off campus.

Perhaps one of the most interesting buildings on the Main Campus is the Kay Spiritual Life Center. This distinctive, round non-denominational place of worship is unlike anything else on the Main Campus. Its location at the north end of the quad gives it a remarkable prominence. It was designed in 1965 by Alpha Hensel Fink, a Philadelphia architect who specialized in ecclesiastical buildings. Fink also designed the five buildings constructed between 1957 and 1961 at the nearby Wesley Theological Seminary.

Later buildings on the Main Campus generally lack the architectural distinction of those early buildings that remain unaltered (Hurst and McKinley) and the best mid-century buildings on the campus. The 1979 Bender Library, while distinctive, does little to enhance the appearance of the campus, and its location across the south end of the quad is particularly unfortunate. The Bender Library was designed by Daniel, Mann, Johnson, and Mendenhall, one of the first combined architecture and engineering firms in the western part of the country; their focus was on transportation-related projects. Elsewhere on the quad, renovations from the last several decades have altered buildings in a way that appears designed to surround the quad with “classical” buildings, even though “classical” is not the predominant architectural character of the Main Campus.

The 2005 Katzen Arts Center on the north side of Massachusetts Avenue, designed by Einhorn Yaffee Prescott, features an ever-changing display of outdoor sculpture that enlivens the streetscape and softens the long Massachusetts Avenue elevation of the building. Nebraska Hall, the other building on that part of the Main Campus, dates from 1957. The university purchased this undistinguished building in 1984; it is the only building on the Main Campus not constructed by the university.

On the area of Main Campus commonly referred to as East Campus (bounded by New Mexico Avenue NW, Nebraska Avenue NW, and Massachusetts Avenue NW), a set of entry gates remain along Massachusetts Avenue NW near the entrance to the Westover Place residential community. These gates are a physical remnant of “Westover,” the estate constructed in 1896 by notable Washingtonian Charles C. Glover, who himself had strong ties to American University. In addition to AU’s East Campus, a number of residential developments were built on the site of the former Westover estate.

Tenley Campus

The university acquired the Tenley Campus, located between Nebraska Avenue NW and Yuma Street NW, at Tenley Circle in 1986. At that time there were five primary buildings on the Tenley Campus – freestanding Dunblane and Congressional Halls and the connected Capital, Federal, and Constitution Halls. These buildings provided residential, classroom, and office space and include a dining facility for the university. The history and development of these buildings are unrelated to AU.

The mid-nineteenth century house known as Dunblane was built on a very small portion (63 acres in 1858) of what was once part of the southern half of the tract originally known as Friendship. Used as a country house by its various owners, the property changed hands often during the nineteenth century. It was ultimately divided in 1896, along with part of an adjacent property, as part of the Grasslands and Dunblane subdivision. By 1906 the Sisters of Providence owned the two lots that comprise the entirety of Square 1728, where they would build and operate a school for girls – the Seminary of Our Lady Immaculate, known as Immaculata – in various forms until 1984.

The house known as Dunblane, used by Immaculata and the University for institutional purposes, is much-altered from its original appearance. The original square three-bay house remains at the center of several large additions. The two-story addition at the north side of the house is almost as large as the original house. The two-story 1935 institutional addition at the back of the house and the 1974 addition to the south are not compatible with the original house. Dunblane’s historic importance derives from being one of DC’s few extant examples of an early 19th century country home. Its early history and later use as a school are an example of how the Tenleytown community grew and changed over time.

Immaculata operated primarily in a large school building that was dedicated in 1905. This prominent and substantial three-story limestone building, known as Capital Hall, was designed by A.O. Von Herbulis. The front façade is divided into five parts, with the outermost projecting from the rest of the façade and featuring two-story round bays. The center entrance bay, which also projects slightly from the adjacent plane, features a classically-detailed front entrance and a broken-arch pediment at the top. An overhanging denticulated cornice wraps around the top of the building. The 1921, L-shaped dormitory addition was designed by Murphy and Olmsted to match the appearance of the original building. A chapel was also constructed in 1921, off the back of the original building. The 1950s saw the construction of the two-story Constitution Hall, the three-story Federal Hall, and the four-story, free-standing Congressional Hall. Stylistically, none of these additions to the campus related to the original building and its 1921 dormitory addition.

The growth and demise of Immaculata is similar to many girls’ schools of its type. The seminary became The Immaculata Junior College in 1922 and the elementary and secondary program was renamed Immaculata Preparatory School in 1965. Both thrived through the 1960s, however enrollment at the Junior College declined in the 1970s as it did at many junior colleges across the country, and it closed in 1978. The prep school closed in 1984, and the property was purchased by American University in 1986.

In 2011, in light of the foregoing considerations, the Immaculata Seminary building and Dunblane were included in the DC Inventory of Historic Sites as the Immaculata Dunblane Historic District. The non-contributing Constitution Hall, Federal Hall, and Congressional Hall buildings were demolished as part of the 2013 redevelopment of Tenley Campus for the relocation of AU’s Washington College of Law. New and renovated buildings that incorporate

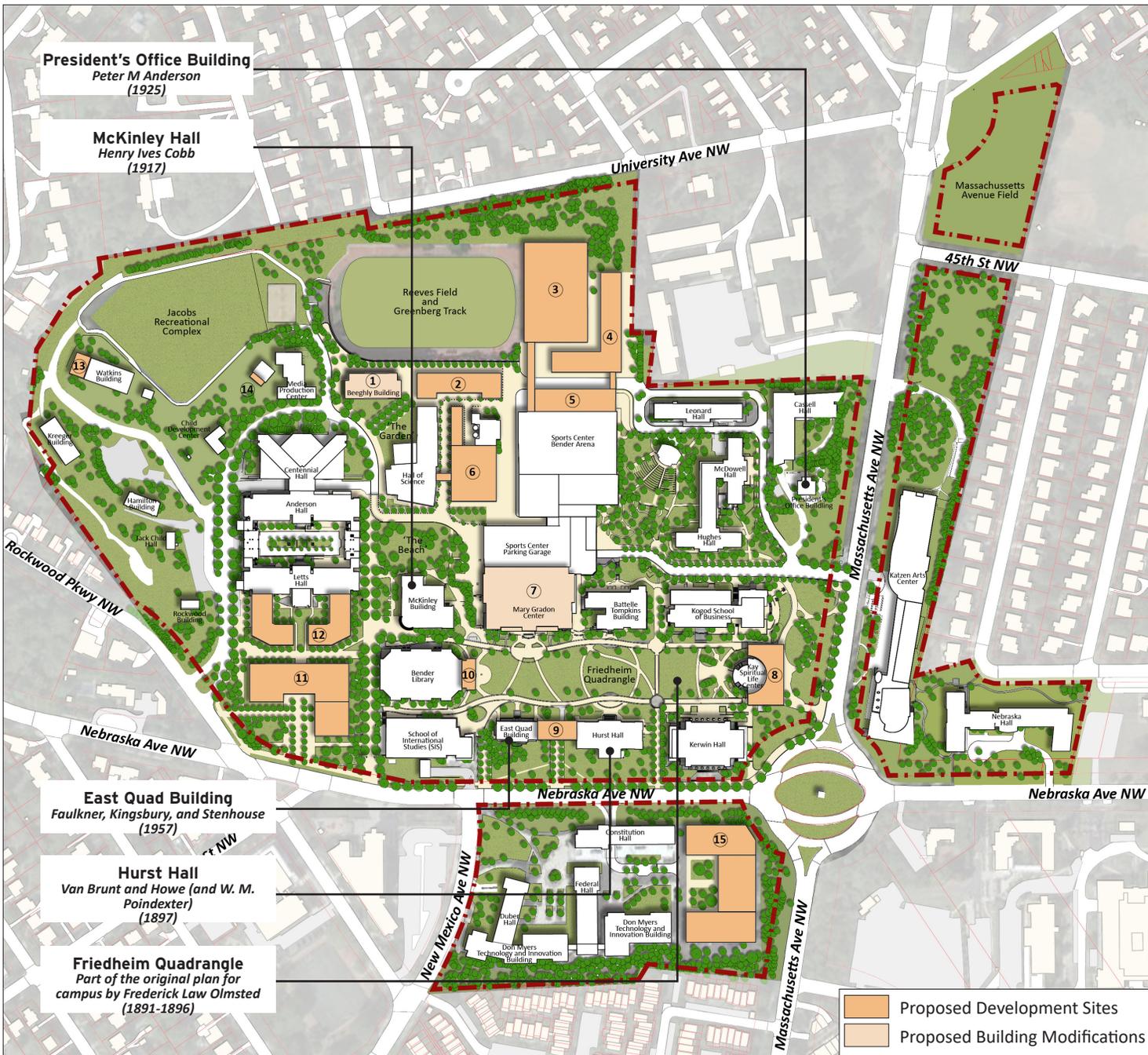
the prominent Capital Hall and historic chapel form a connected complex of instructional spaces, conference facilities, legal clinic resources, teaching courtrooms, law library, alumni center, faculty and staff offices, and multiple student study/meeting spaces.

The Tenley Campus is located in the Tenleytown neighborhood of Washington, [a community with a robust history and many historic buildings](#), which has its origins in the late eighteenth century and which grew up along and around what is now known as Wisconsin Avenue NW. The early road provided access from far rural Maryland, through this rural area of farms and large estates, to the port of Georgetown. The village of Tenleytown developed slowly throughout most of the nineteenth century. It gained prominence and population during the Civil War, particularly with the construction of Fort Reno. However, the area remained predominantly rural; development in the area did not really get started until the arrival of the streetcar in the late nineteenth century.

There were churches—Methodist, Presbyterian, Episcopal, Baptist, and Catholic—and schools, both public and private religious, in the area from the mid-nineteenth century. Public services, including a fire house (1900), a post office (by 1903), police call boxes (a few dating from the late nineteenth century but most from after 1900), and a telephone exchange (1908), arrived in Tenleytown around the turn of the twentieth century. There was a proliferation of subdivisions planned and platted from the late nineteenth century through the early decades of the twentieth century. Houses, both architect-designed and from kits houses, were built in these subdivisions.

Commercial development along Wisconsin Avenue began in earnest in the years after World War I. Some existing residential buildings were converted to commercial use and new small-scale buildings were constructed for a bank, a dry-goods store, and other commercial establishments. In the 1930s chain stores such as Giant, Kresge's, and People's drug store opened larger stores along Wisconsin Avenue NW. In 1940 the largest of the chains, Sears & Roebuck, built the largest store on the avenue, and Tenleytown had a commercial strip that served both the immediate neighborhood and a larger area.

A number of significant buildings in the Tenleytown area, including the Eldbrooke Methodist Church, the Convent of Bon Secours, the Western Union Telegraph Company's Washington Radio Terminal, and the Sears & Roebuck store, are landmarks listed in the DC Inventory of Historic Sites. [A full listing of the Tenleytown sites listed in the DC inventory is available at https://www.tenleytownhistoricalsociety.org/sites-dhs.php.](https://www.tenleytownhistoricalsociety.org/sites-dhs.php)



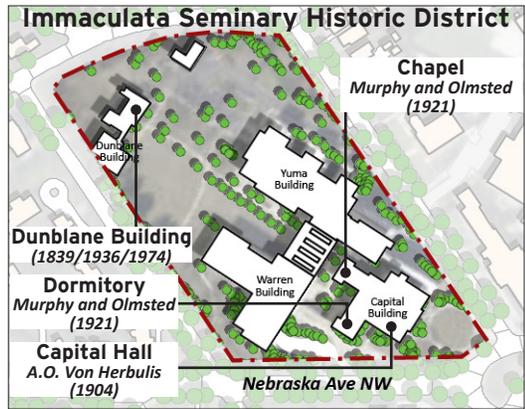
President's Office Building
Peter M Anderson
(1925)

McKinley Hall
Henry Ives Cobb
(1917)

East Quad Building
Faulkner, Kingsbury, and Stenhouse
(1957)

Hurst Hall
Van Brunt and Howe (and W. M. Poindexter)
(1897)

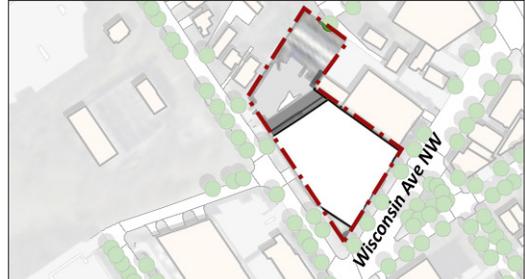
Friedheim Quadrangle
Part of the original plan for campus by Frederick Law Olmsted
(1891-1896)



TENLEY CAMPUS



4801 MASSACHUSETTS AVE NW



4200 WISCONSIN AVE NW



3201 NEW MEXICO AVE NW

MAIN CAMPUS

- Notes:
- Diagrams for development sites are conceptual and do not reflect final building footprints
 - Landscaping elements are illustrative and conceptual

E

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

SYLVIA M. BURWELL; PRESIDENT, AMERICAN UNIVERSITY AND
EDWARD FISHER; ASSISTANT VICE PRESIDENT, COMMUNITY & GOVERNMENT
RELATIONS, AMERICAN UNIVERSITY

- I. Introduction
- II. Planning for The Future
 - a. AU in the District of Columbia
 - b. AU's Integrated Planning Framework: Strategic Plan, Campus Plan, Fundraising Plan
 - c. 2021 Campus Planning Process: An Inclusive, Transparent and Consensus-Based Approach
 - i. AU Neighborhood Partnership
 - ii. Community Liaison Committee (CLC)
 - iii. Development of the 2021 Campus Plan
- III. The Campus Plan
 - a. Campus Populations
 - i. Student Enrollment
 - ii. Employees
 - b. On-Campus Life and Student Housing
 - i. On-Campus Student Life
 - ii. Athletics and Recreation
 - iii. Student Housing
 - c. Neighborhood Quality of Life Efforts
 - i. Student Conduct Code
 - ii. Good Neighbor Guidelines
 - iii. Orientation Programs
 - iv. Community Outreach
- IV. Proposed Conditions of Approval and Campus Plan Implementation
 - a. Proposed Conditions
 - b. Collaborative Implementation of the 2021 Campus Plan
- V. Conclusion

OUTLINE OF TESTIMONY OF MATTHEW BELL, PERKINS EASTMAN

- I. Introduction: Development Plan and Campus Character
- II. Main Campus Development Sites
 - a. West Campus
 - b. Central Campus
 - c. Southeast Campus
 - d. East Campus
- III. Landscape, Streetscape and Open Spaces
- IV. AU's Culture of Sustainability
- V. Historic Preservation Considerations

OUTLINE OF TESTIMONY OF IAIN BANKS; TRANSPORTATION ENGINEER, NELSON
NYGAARD

- I. Introduction: Transportation and Parking
- II. Parking
- III. Transportation Demand Management
- IV. CTR Recommendations

F



MATTHEW BELL FAIA

PRINCIPAL

EDUCATION

Master of Architecture in
Urban Design,
Cornell University,
Ithaca, New York

Bachelor of Architecture,
University of Notre Dame,
Notre Dame, Indiana

REGISTRATION

Matt is a registered architect
licensed in the District of Columbia,
Maryland, and New York.

MEMBERSHIPS

Matt is a member of the College of
Fellows of the American Institute of
Architects (FAIA), charter member
of the Congress for the New
Urbanism, former President of
the Neighborhood Design Center
of Baltimore, Maryland, former
Director of the Mayor's Institute
on City Design Northeast, and the
Vice President of Restoring Ancient
Stabia, Castellammare di Stabia, Italy.
Matt has also contributed to the
American Architectural Foundation's
Forum on Urban School Design.

TEACHING

University of Maryland School of
Architecture, professor with tenure

University of Miami, part-time and
visiting appointments

Cornell University, Department
of Architecture, lecturer and
visiting critic

Specializing for more than 30 years in large-scale architecture and sustainable urban and campus design, Matt brings unique insights on challenges facing our cities, towns, and campuses that have resulted in a diverse portfolio of award-winning work spanning national and international contexts. Ranging from waterfronts, new towns, and neighborhoods to residential, civic, campus, and mixed-use projects, Matt also lends his nationally-recognized expertise as a professor at the University of Maryland, where he leads the urban design curriculum and lectures on architecture and urban design. In addition, he serves as Vice President of the Restoring Ancient Stabia Foundation, an international effort to realize a new archaeological park for the ancient seaside villas of Castellammare di Stabia, Italy.

Matt builds solid relationships and is actively committed to the D.C. region, serving as a member of the Congress for the New Urbanism, the Urban Land Institute, and DCBIA; he has also served as President of the Neighborhood Design Center and Director of the Mayor's Institute on City Design Northeast.

LARGE SCALE MIXED USE

Collection 14

Washington, District of Columbia

Redevelopment of a 29,000 sf site on 14th Street NW in the greater U Street Historic District. Located at the former Martha's Table headquarters, the seven-story mixed-use project includes commercial office space, 230 rental apartments, below-grade parking, rooftop, club room, and retail.

4-H National Headquarters

Chevy Chase, Maryland

The preparation of a master plan, workplace strategies, and hospitality repositioning to meet both the long- and short-term goals of the 4-H. The first phase is the interior design renovation of J.C. Penney and Turner Halls.

Anacostia Waterfront Initiative

Washington, District of Columbia

A new waterfront plan reconnects the important asset of the waterfront to the adjacent neighborhoods and provides for a new waterfront park system, public amenities along the waterfront, and improved pedestrian circulation to sports venues on the site.

Armed Forces Retirement Home

Washington, District of Columbia

The oldest veteran's retirement home in America currently housing more than 1,000 retired military personnel. The proposed concept involves a mixture of adaptive reuse and sensitive new development, retaining and building upon the general character of the site and surrounding parcels. Incorporating a mix of uses to serve the local community, adjacent and regional institutions and desired tenants, the concept design creates a special place, woven into the fabric of the city.

Art Place at Fort Totten

Washington, District of Columbia

A new mixed-use neighborhood near the Fort Totten Metro encompassing 270 apartments including artist live/work units; a food hall; a 24,000 sf grocery store; 35,000 sf of retail including ground-floor art studios and makerspaces; and a Family Entertainment Zone that will incorporate a 30,000 sf children's museum and a 78,000 sf location for experiential outlet Meow Wolf.

Arverne By-The-Sea

Rockaways, New York

This award-winning design knits together the subway and the sea, creating a unique transit-based beachfront community. The radial plan orients each of the neighborhoods around the previously underutilized subway station.

Barry Farm

Washington, District of Columbia

Master plan to redevelop a troubled 25-acre public housing site, establishing a mixed-use program comprised of retail, generous open spaces, and

diverse residential types. The plan is centered around a two acre park and provides for direct connections to the existing Metro Station as well as future light rail. Phasing plan maintains the existing residents on site during construction.

Biscayne Landing

Miami, Florida

The community will offer a variety of housing types, including high-rise condominiums, villas, townhouses, and mid-rise lofts, located around a vibrant town center, filled with shops, entertainment, and restaurants. The entire development will overlook lush mangroves and the thriving wildlife habitat of the Oleta River State Park - the largest urban park in Florida.

Crown

Gaithersburg, Maryland

A transit-oriented community in close proximity to a state-of-the-art high school, high-quality retail, and a light rail station. Allows for approximately half the population to live within two blocks of the transit station, and more than 70% within walking distance.

- Crown HOA: 8,000 sf community center adjacent to an existing pool. The new building features a community great room, yoga studios, climbing wall, and a terrace with grilling capabilities for community use.

Crystal City Redevelopment Plan

Arlington, Virginia

Mixed-use urban neighborhood developed on the principles of the super block. With the Base Realignment and Closure Commission (BRAC) dictating the relocation of many tenants to military bases the firm undertook an effort to create a new vision repositioning the development for major landowner, Vornado/Charles E. Smith.

DC Ballpark Site Evaluation Study

Washington, District of Columbia

A comprehensive review 32 potential sites in the city that could be considered for a ballpark, further study on how the final two preferred sites offer the greatest

potential for economic development associated with a new ballpark district.

Eisenhower East, Master Plan

Alexandria, Virginia

A master plan that accommodates over 16M sf of retail, residential, and office space. The plan features an interconnected system of neighborhood squares, public plazas, and parks, all woven together by a new street network.

Georgia Avenue - Petworth Metro Station Site

Washington, District of Columbia

A new master plan for one of the oldest retail and residential corridors in the Nation's Capital. Long considered the poor cousin of residential/retail areas in the city, this initiative will remake the area into a series of neighborhoods, each with their own retail center, and renovated or new housing stock.

Great Streets

Washington, District of Columbia

A comprehensive strategy encompassing 22 miles of roadway, utilizing public investments in infrastructure, streetscape improvements, land use planning, and development assistance to catalyze private investment and improve neighborhood quality of life; creates a physical environment for expanded opportunities in retail, housing, employment, and community needs.

Hill East Waterfront

Washington, District of Columbia

A new plan for the 67-acre Hill East Waterfront neighborhood on Capitol Hill in our Nation's Capital. The plan will transform the area from an isolated campus of aging and abandoned buildings and large parking lots to a new mixed-use waterfront community of streets, parks and public spaces.

Hull Street Corridor Revitalization Plan

Richmond, Virginia

Master plan for an auto-oriented street through redesigned street sections, massing varieties, and a plan for new development strategically placed along a corridor. The design will guide a gradual transformation

of the street, which will connect a series of new open spaces and existing neighborhoods.

McMillan

Washington, District of Columbia

- Master Plan: 1.8M sf development that will significantly transform the adjacent neighborhoods, bringing jobs, workforce housing, and great public places to the treasured landmark. Anchored at the north by medical offices, the plan involves reuse of unique historic resources, as well as the creation of a series of parks, retail street, piazza, and various housing types throughout the 25-acre site.
- Community Center: 17,500 sf community center with a 25-meter lap pool, gallery spaces, multi-purpose catering kitchen, fitness rooms, locker/support spaces .

Michigan Avenue and Irving Street NE

Washington, District of Columbia

Design for the mixed-use master plan which incorporates two 250 key hotels, a conference center, 55,000 sf of new retail, and 445 apartment units in two mixed-use multifamily buildings. The plan creates a new town-square-focused place close to Catholic University and the Washington Hospital Center to provide amenities and functions to underserved local residents, students, and employees.

Mt. Vernon Square District Plan

Washington, District of Columbia

A new and exciting vision for the district that meets the challenges of future growth, accommodates the growing needs of current residents, and connects the many surrounding neighborhoods together into a Mount Vernon Square that becomes the next great neighborhood for the Nation's Capital.

Nannie Helen Burroughs Avenue Streetscape

Washington, District of Columbia

The Nannie Helen Burroughs Avenue public realm will integrate functional and decorative arts, in order to convey the surrounding neighborhoods' legacy as an historically self-reliant African American community,

while exploiting proximity to the Anacostia Waterfront Eastern Parklands and Marvin Gaye Park.

Newport News Downtown Design Vision

Newport News, Virginia

Vision plan to redesign the downtown area of Newport News by enhancing the waterfront potential, connecting downtown to adjacent neighborhoods, transforming the area into vibrant mixed-use environments, and expanding the transit network.

New River at Las Olas

Fort Lauderdale, Florida

This mixed-use development along the banks of New River will transform and revitalize downtown Fort Lauderdale, giving it a new skyline and making it a distinctive destination.

RIA

Washington, District of Columbia

Master plan for a vibrant mixed-use, mixed-income community located near the Rhode Island Avenue Metro; replaces an existing 1930s affordable housing project. Analysis of habitation patterns, multiple phasing strategies with housing typologies for each strategy. A stage 1 PUD has been filed for the project.

Shady Grove Master Plan

Rockville, Maryland

The 95-acre site at the western terminus of the DC Metro Red Line is turned from a bus parking facility into a thriving urban neighborhood centered around a series of parks, various public square types, and immediate access to the Metro. A variety of densities and housing typologies mixed with offices and retail define different neighborhoods within the design.

Southern Green Line: Corridor Action Plan

Prince George's County, Maryland

Transit oriented development action plan for four southern green line metro stops at Southern Avenue, Naylor Road, Suitland, and Branch Avenue for the planning department of the M-NCPPC in order to stimulate growth to a well defined urban development plan.

St. Elizabeths East: Phase I Master Development

Washington, District of Columbia

Master plan for 183-acre campus to create a mixed-use technology-focused development, providing a mix of uses, including office, retail, residential, and the creative reuse of historic structures. The plan maximizes value to the District by creating new job and education opportunities for DC Residents.

Strathmore Square

Bethesda, Maryland

A compelling vision plan for the Grosvenor Metro site and neighborhood, establishing the properties as essential parts of the TOD master plan. The plan will be supported by new uses including residential, retail, public spaces, and possible programmatic and site connections to Strathmore Hall. The master plan creates publicly accessible open spaces, improves connections to the neighborhood, metro and open spaces, and promotes smart growth while protecting the surrounding green spaces.

The District Wharf

Washington, District of Columbia

The revitalization of the Southwest Waterfront delivers a vibrant, mixed-use community totaling 3.2M sf with a variety of public spaces and amenities, blending maritime activity, commerce, and residential housing, three hotel, cultural attractions, and 10 acres of parks and open space. The maritime heritage is celebrated through preservation of existing resources and the reactivation of the water's edge.

Uptown District Master Plan

Washington, District of Columbia

A new vision for the heart of the historically African-American cultural district around the Howard Theater and U Street.

Van Dorn District

Alexandria, Virginia

The planning area is transformed from its current suburban, auto-oriented character into an active urban community with smaller blocks and landscaped streets designed for pedestrians and new transit services.

*Designates work completed prior to joining Perkins Eastman

Westbard

Bethesda, Maryland

Vision and framework plan to transform Westbard Avenue into a signature, pedestrian-friendly main street integrating residential, retail, office, and open space into an existing neighborhood.

City of Bahçesehir, Master Plan: Phase II*

Bahçesehir, Turkey

The design was guided by the idea that the form of cities and towns should support and nurture the qualities of civic life and community. The scheme includes a vast range of residential buildings, 10,000 sm of commercial retail and office space.

David Taylor Research Center*

Annapolis, Maryland

The proposed redevelopment envisions the design and construction of a state-of-the-art high technology campus situated at the mouth of the Severn River, overlooking the US Naval Academy and historic Annapolis.

East Campus Town Center*

College Park, Maryland

A series of master plan studies which focused on providing sites for housing, research, and retail development integrated the area with the campus proper and provided clear direction about how new development could be intelligently and sensitively integrated with the surrounding context.

King Farm Plan & Implementation*

Rockville, Maryland

The plan is based upon older small towns and residential areas and provides an interconnected street network with alleys, streets, and boulevards designed to promote the sharing of the street by both the pedestrian and the automobile.

National Cathedral Close Master Plan*

Washington, District of Columbia

The master plan for the National Cathedral Close in Washington, DC coordinates the future growth needs for the diverse groups and institutions occupying the

site with a thoughtful plan that respects the history of the site.

New East Baltimore Community*

Baltimore, Maryland

A new neighborhood for living, working, and shopping in one integrated place, emphasizing existing street and block networks. Creates a seamless joining of the Johns Hopkins' Hospital Campus and town, connecting with the future transit station at north, existing housing at east and future development along Broadway.

HIGHER EDUCATION

American University: Visioning Plan

Washington, District of Columbia

Visioning plan for future residents, academic facilities, student life, and outdoor space, as well as vehicular circulation additions to its main and satellite campuses in Washington, DC.

Bowling Green State University: Executive Architecture Services

Bowling Green, Ohio

Programming, planning, and conceptual design for the multi-project implementation of the first phase of the University's master plan. Innovative features include examining how to transform learning processes to improve retention, graduation rates, and bolster the University's research; as well as the use of space pilots to test and align pedagogical and facility approaches.

The Catholic University of America: Dining Facility

Washington, District of Columbia

A new 40,000 sf student dining hall at the north end of the campus that includes 500 seats, student lounges, and outdoor spaces for al fresco dining.

Collegetown Master Plan

Atlanta, Georgia

The plan reinforces and establishes the principal characteristics of a college town including walkable streets, welcoming entries, a dominant landscape, a main street, and a town center.

- Collegetown Square: The town center of the master plan includes ground floor retail around

the square, a mixture of residential building types, a 125-room inn, and a new community center.

- Collegetown at West End: Plan establishes small, interior parked blocks, walkable, tree-lined streets with parallel parking, a system of connected small and large residential parks, a variety of housing types, and a town center.

George Mason University

Fairfax, Virginia

- Peterson Family Health Sciences Hall: New 160,000 sf public health facility featuring classrooms, academic offices, research medical clinic, student services, nursing simulation teaching laboratories, outdoor courtyards, and significant site restoration. The project will further the University Presidents' Climate Commitment, currently tracking LEED Gold.
- North Sector Plan: Provides a welcoming new face for the campus, designed to change the character from one of surface parking and automobiles to one of a vibrant pedestrian-oriented campus community.
- Southwest Sector Plan: Creates a flexible framework for growth that can respond to changing circumstances. At the core of the plan is the transformation of a site, currently dominated by surface parking lots, into a mixed-use campus village.
- Innovation District Master Plan: 40 acres of available property were identified to develop an Innovation District, a land development opportunity to allow for joint venture partnerships with private corporate partners and real estate developers. Perkins Eastman and its traffic and economic analysis team conducted a three-day public workshop at George Mason University with over 170 people in attendance.
- Bull Run Hall 2 Programming Study: Programming and planning for a new 100,000 gsf allied health and library building at the Prince William campus. Highlights include the inter-relationships and shared space/opportunities between the

University's programming and the adjacent bio-tech innovation park.

George Washington University: Foggy Bottom Campus Master Plan

Washington, District of Columbia

The plan provides for the university the necessary growth over the next twenty years — to accommodate both its student housing and academic programming needs — on the Foggy Bottom campus, as well as significant, tangible benefits to the campus and neighborhood community.

George Washington University: Mt. Vernon Campus Plan

Washington, District of Columbia

A campus plan that will accommodate targeted growth in student residences, academic facilities, and support services that will serve the university in its next period of expansion. The new plan supports a vision that enhances the historic existing campus and guides the thinking for new facilities, campus entries and gateways, circulation, and program relocation.

Harper Community College: Master Plan

Palatine, Illinois

A plan to realize Harper's vision as a leading 21st-century community college, recognizing the needs of an increasingly diverse student body for campus places that enhance the college experience, including a new campus center.

Johns Hopkins University: Belward Research Campus

Montgomery County, Maryland

Concept plan for the future of the Research Campus and surrounding area as part of the Vision 2030 for the Shady Grove Sector. The conceptual plan offers a new vision for the development of state-of-the-art applied research in a thriving, mixed-use community.

Pratt Institute: Historic Preservation Master Plan

Brooklyn, New York

The plan includes an inventory of buildings, landscapes, and structures with architectural, historical and/or cultural significance.

*Designates work completed prior to joining Perkins Eastman

St. John's College Master Plan

Annapolis, Maryland

New vision for the campus, building upon the unique culture and curriculum and enhances the landscape, providing opportunities for infill construction that reinforce that larger vision. Plan also calls for systematic renewal of historic buildings and relocating key program spaces to strategic sites that will better foster the on-going conversation.

SUNY Binghamton: Campus Site Improvements

Binghamton, New York

A site improvements plan for this 700-acre campus, home of one of the four university centers of the State of New York system.

SUNY New Paltz: Site and Landscape Master Plan

New Paltz, New York

A long-range, comprehensive vision including a framework to integrate existing buildings, potential sites for development, outdoor places, and vehicular and pedestrian circulation systems for the 226-acre campus.

SUNY New Paltz: Facilities Master Plan

New Paltz, New York

The Facilities Master Plan for the campus documents current building conditions establishes program needs for facilities to support the College's mission and goals, and advances new building and open space design concepts for the future of the campus.

The Catholic University of America: University Woods

Washington, District of Columbia

The design establishes a framework of streets and blocks organized to promote a balance of automobile and pedestrian movement throughout the site area. A college town "main street," connects with the western campus entry and becomes the organizing spine of the development along Harewood Street.

University of Maryland: East Campus Mixed-use Urban Design*

College Park, Maryland

Plan to develop a college town environment modeled on the great American college towns, on land the university owned east of US Route One.

PRIMARY AND SECONDARY EDUCATION

Brightwood Elementary School

Washington, District of Columbia

Modernization and expansion of a 1926-era school. Through three phases of construction, two temporary buildings were demolished; a new "Commons Building" and classroom wing were constructed. By celebrating the surrounding urban landscape, the design creates an inviting atmosphere that makes the school seem like an extension of the neighborhood to which it belongs.

Dunbar Senior High School

Washington, District of Columbia

A new 280,000 sf replacement of existing high school. The design honors the school's traditions, distinguished history and notable alumni, respects and enhances the neighborhood and creates a sustainable 21st Century learning environment that, like the school's original but demolished 1917 building, will become the pride of the District. Achieving 91 credits, the school is the highest credit earning LEED - Schools Platinum building in the world.

Roosevelt High School

Washington, District of Columbia

330,000 sf full modernization centered around a new enclosed atrium serving as the "heart" of the school. It demolishes a 1977 addition, which significantly degraded the quality of learning spaces, and introduced a new 3,200 sf pavilion providing a dedicated entrance for evening adult education courses and community use. The school is LEED - Schools 2009 Gold Certified.

School Without Walls

Washington, District of Columbia

\$30M modernization and addition. Housed in one of the earliest surviving public school landmark buildings in the District, the design creates a great urban learning environment that is a unique combination of new and old, specifically tailored to the curriculum. Certified LEED for Schools Gold.

St. John's College High School: Master Plan

Washington, District of Columbia

20-year campus master plan for the 1,000-student co-educational, Catholic high school. The new facilities include a performing arts center, major expansion of the athletic center, new and renovated fields, cafeteria and library expansion, and improvements to classrooms and support spaces. The master plan also addressed accessibility issues across the campus.

Stoddert Elementary School and Community Center

Washington, District of Columbia

The modernization and expansion reinforces the sense of community by creating a building that serves as both a school and a community center. New 48,000 sf addition creates a secure and accessible front door that responds to the surrounding context and reinforces the civic presence of the school. The school is LEED - Schools 2009 Gold Certified.

Yorktown High School

Arlington, Virginia

Multi-phased project whose design focuses not only to foster intellectual development, but also the social and emotional development of its 1,600 students. The 355,000 sf high school includes 21st century teaching classrooms and labs, auditorium and black box theater, as well as a 19,145 sf aquatic facility that is shared by both the school and the community. The project is certified LEED Gold.

CIVIC AND CULTURAL

Cleveland Park Library

Washington, District of Columbia

Architectural design of a new building for the busiest local branch library in the District. The design will take cultural queues from the surrounding neighborhood and matches the urban fabric. The new 21,500 sf library is expected to achieve LEED Gold Certification.

Edlavich DC Jewish Community Center

Washington, District of Columbia

Renovation of 57,500 sf of the DC JCC including early childhood and youth programs, classrooms, multi-purpose space, fitness facility, and rooftop event space.

Deanwood Community Center and Library

Washington, District of Columbia

An innovative joint-use LEED Silver facility featuring educational, recreational, and athletic programs for all ages. Its variety of programs—early care and education center, pool, sound recording studio, and public library—serve the local community and patrons from across the city.

DC DGS Northeast Heights Headquarters

Washington, District of Columbia

A new 290,000 gsf headquarters office for the DC Department of General Services (DGS) office in Ward 7. The five-story office building is designed as Class-A with an occupiable penthouse above grade and one story of parking below grade. Amenities will include outdoor terraces at the main roof and the second floor, a fitness center with locker rooms and yoga room, a bike room, mothers' rooms, and a public café.