

DISCUSSION DRAFT

2001 Campus Plan Conditions

1. Approval of the Campus Plan shall be until August 15, 2011.
2. The approved Campus Plan boundary shall be the Main and Tenley Campuses as shown in the American University 2000 Campus Plan and marked as Exhibits 7 and 7A in the record.
3. Student enrollment (headcount) over the life of the plan shall not exceed 10,600 students and the full-time equivalent shall not exceed 9,250 students. The number of employees shall not exceed 2,200.
***Current Status. In compliance in prior years, with enrollment chart provided; (historic chart is posted online, as well as potential/possible projection for the next 10 years).**
4. The Applicant shall maintain a supply of on-campus housing sufficient to make housing available for 85 percent of its full-time freshman and sophomore students (headcount) and for two-thirds of all full-time undergraduates (headcount).
***Current Status – In compliance in prior years and with additional housing accommodated via adjacent rental units.**
5. Campus facilities built for instructional purposes (such as classrooms, laboratories, and conference rooms) may, from time to time, be used for conferences; however, any purpose-built conference facility proposed to be constructed by the Applicant on campus shall require amendment of the Campus Plan and specific approval of the conference- facility use through the special exception process.
***Current Status – No conference facility was built.**
6. The University shall work with community representatives to form a Liaison Committee for the purpose of fostering consistent on-going 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 Liaison Committee be composed of an equal number of representatives of the University and the community and meet as necessary, but at least quarterly. Upon request, the University shall provide timely data relevant to campus plan issues to the Liaison Committee, provided that the data is not confidential or overly burdensome to produce.
***Current Status – Meetings ongoing & beneficial to dialogue. AU desire is to maintain.**
7. The University shall adopt the following program regarding enforcement of student, faculty, staff, and vendor off-campus parking:
***Current Status – Parking program created and in-effect, with system of ticketing & fines. AU intent is to maintain an appropriate program.**
 - 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, and 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 the

- 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.
8. In light of the Applicant's decision to allow students at the Tenley Campus to bring their vehicles to the campus, the Applicant shall designate at least 12 of the 76 existing parking spaces at the Tenley Campus for student use.
***Current Status – In effect.**
9. 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, the number of full-time undergraduate students, and the number of full-time freshman and sophomore students.
***Current Status – In effect/has been done.**
10. The Applicant shall not construct more than 400,000 square feet of new gross floor area during the term of this Campus Plan. Any further processing application for a project approved conceptually in this Campus Plan shall incorporate the following development guidelines and parameters:
***Current Status – Total square feet constructed was 145,000. Net square feet was 95,000. Projects done included the Katzen Arts Center; Kogod School of Business Expansion; and the School of International Service.**

Project A:

- (i) building height shall not exceed 40 feet and its gross floor area shall not exceed 30,000 square feet;
- (ii) design shall be residential, rather than institutional, in character and scale;
- (iii) building shall relate to the existing topography to limit visibility impacts (*e.g.*, built into the hill between the Watkins and Kreeger buildings);
- (iv) Applicant shall provide ample landscape buffer, especially with respect to the residential area down the hill to the south;
- (v) Applicant shall implement a plan for lighting (interior and exterior) that reduces external visual impacts on neighborhood properties; and
- (vi) noise-generating activities (*e.g.*, air conditioners) shall be enclosed or placed at the farthest point away from neighbors.

Project B:

- (i) building height shall not exceed 40 feet in height and its gross floor area shall not exceed 50,000 square feet;
- (ii) building design shall be residential, rather than institutional, in character;
- (iii) building shall use existing topography to limit visibility impacts (*e.g.*, built into the hill);
- (iv) Applicant shall provide ample landscape buffer, especially with respect to the houses along Rockwood Parkway, down the hill to the south;
- (v) Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts; and
- (vi) noise-generating activities (*e.g.*, air conditioners) shall be enclosed or placed at the farthest point away from neighbors.

Project C

Shall include no more than 250 new permanent bleacher seats, constructed on the ground and arranged horizontally in three rows facing the nearby residences.

Projects D and E:

- (i) height of the buildings shall not exceed 60 feet and gross floor area shall not exceed 100,000 square feet for Project D or 80,000 feet for Project E;
- (ii) buildings shall be set back from Nebraska Avenue the same distance as Hurst Hall;
- (iii) Applicant shall provide trees and softscape to enhance the special character of Nebraska Avenue;
- (iv) Applicant shall work with District of Columbia agencies, neighboring property owners, and the community to develop a detailed streetscape plan for Nebraska Avenue from north of Ward Circle to Rockwood Parkway, incorporating the provision for widening Nebraska Avenue, using the University's property, to add a fifth lane for turning movements; and
- (v) Applicant shall design ramps to the parking garage under each building to minimize their impact on Nebraska Avenue traffic from turning movements.

Project F:

- (i) building height shall not exceed 60 feet and gross floor area shall not exceed 100,000 square feet;
- (ii) Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts;
- (iii) Applicant shall provide ample buffering and vegetation;
- (iv) noise-generating activities (*e.g.*, air conditioners) shall be enclosed or placed at the farthest point away from the residential area on University Avenue and the adjacent areas; and
- (v) Applicant shall utilize a quality design that minimizes visual impacts from residential areas to the west.

Project H:

- (i) garage façade shall be constructed of a material that complements the design of adjacent buildings;
- (ii) Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts; and
- (iii) Applicant shall allow use of the Sports Center garage for parking until an equal number of parking spaces are constructed and open to cars elsewhere on campus.

Project J:

- (i) building height shall not exceed 25 feet and gross floor area shall not exceed 10,000 square feet;
- (ii) Applicant shall utilize a high-quality building design that complements the Massachusetts Avenue corridor; and
- (iii) Applicant shall improve the landscape setting.

Project K:

- (i) building height shall not exceed 20 feet and gross floor area shall not exceed 15,000 square feet;
- (ii) building design shall preserve the scale of the President's Office Building;
- (iii) integrity of the existing topography shall be protected;
- (iv) visual quality of the President's Office Building and setting shall not be adversely affected; and
- (v) project shall be designed with consideration of the Massachusetts Avenue visual corridor.

Project M (on Tenley Campus):

- (i) building height shall not exceed 40 feet and the building shall contain a maximum of 75,000 square feet of gross floor area;
- (ii) building shall include residential use and shall provide housing for a maximum of 200 students;
- (iii) underground parking garage shall contain a maximum of 200 parking spaces to supplement 25 surface parking spaces;
- (iv) At least 34 parking spaces of the 225 spaces shall be designated for use by students residing at the Tenley Campus;
- (v) building shall be residential, rather than institutional, in design character;
- (vi) Applicant shall provide ample landscape buffer with open space;
- (vii) Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts; and
- (viii) Noise-generating activities (*e.g.*, air conditioners) shall be enclosed or placed at the farthest point away from neighbors.

11. The University shall implement its “Neighborhood Action Program” to address off-campus conduct by students living in neighborhoods adjacent to the campus. This program shall include the following:

***Current Status – In effect; will continue.**

- (a) University shall promote its “Good Neighbor Guidelines” through student workshops sponsored by the Off-Campus Housing Office.
- (b) University shall publicize its 24-hour crime reporting system, which includes a Crime Tips Hotline, a Public Safety non-emergency line, a Public Safety emergency line, and the phone number of the Dean of Students Office.
- (c) Subject to applicable laws, in situations where a student’s misconduct poses a substantial danger to themselves or others, or there is a violation of District of Columbia or federal law, the University shall seek to charge students under its Student Conduct Code. In all other cases, the University shall investigate and address student misconduct through procedures described in its Neighborhood Action Program, which include receiving and investigating complaints from neighbors; identifying whether the residents of particular property are university students; meeting with residents and informing them of University policies, Student Conduct Code violations, and legal consequences of such behavior; and contacting neighbors periodically to determine the status of the situation.

12. The Applicant shall direct its students to register their vehicles in the District of Columbia, or obtain a reciprocity sticker if eligible to do so. The Applicant shall direct its students to provide proof of compliance with D.C. registration requirements, if applicable, and 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.

***Current Status – Done. Intent is to continue.**

13. The University shall adopt the following Campus Lighting Plan:

***Current Status – Done. Intent is to continue.**

- (a) All new outdoor lighting fixtures shall be designed, located, and installed so as to avoid the extension of spotlights beyond the boundaries of the campus.
- (b) All lighting fixtures installed inside new campus buildings shall be equipped with motion sensors that turn the lights off when not in use, except for lighting fixtures installed in common areas or in other locations where constant lighting is needed for security or other reasons.

- (c) Spotlights and outdoor lighting, both new and existing, shall be directed inward, downward, and away from the campus perimeter, and shielded when necessary to avoid lighting on the outside of the perimeter, to avoid objectionable impacts on neighboring property.
 - (d) Energy-efficient lighting shall be used to illuminate roadways, parking lots, pedestrian walkways, and building exits, in order to achieve legitimate security requirements. Such lighting shall be shielded to prevent spotlights from extending beyond the campus boundary.
 - (e) Additional landscape screening shall be installed along the west elevation of the Watkins Building to further buffer those views.
 - (f) Lighting at the rear of the Katzen Arts Center shall be minimized due to the absence of access points and shall be shielded downward, consistent with minimum requirements of security.
14. The University shall implement the landscape plans submitted as Exhibits 93, 129, 151, and 213, including the proposed landscaping surrounding the interior ring road and the Katzen Arts Center. The University shall maintain all of the landscaped areas of the campus.
***Current Status – Done/continuing**
15. To the extent that the University’s athletic fields on the western edge of the campus are used for special events, such as graduation, homecoming, picnics, receptions, or charitable events, the special events shall be conditioned as follows:
***Current Status – Main “additional” use of athletics fields (beyond university intramural & intercollegiate athletics use) has been for an annual fundraiser for juvenile diabetes; have worked with the event sponsors to understand the event restrictions. Notice has gone to Mr. Herzstein (Woodway Lane) & Mr. Paul (University Ave.) to advise them of the annual event. For athletics events, sound monitoring mechanisms are in effect to keep the decibel level at the property line to 60 decibels or under.**
- (a) Number of events: The number of special events requiring sound amplification systems shall be limited to 12 per calendar year, unless an additional number is approved by the Liaison Committee. The University shall provide neighboring property owners with telephone numbers to reach appropriate representatives of its Public Safety Department, or the Dean of Students Office, to address concerns regarding noise and activity on the intramural athletic field.
 - (b) Notice: The University shall use its best efforts to provide written, fax, or e-mail notice of special events — as far in advance as possible, but at least 30 days prior to an event — to residents in the vicinity of the athletic fields, to residents on Woodway Lane and University Avenue, and to any other residents who request notice or whose names are supplied to the University by the Liaison Committee. Events not requiring notice include intercollegiate or intramural sports events, informal athletic events, or similar recreational activities so long as such activities involve and are for the benefit of student teams or other groups of the University.
 - (c) 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.
 - (d) Guidelines: The University shall use its best efforts to observe the following guidelines relating to special events on the athletic fields:
 - (i) Special events will be conducted between the hours of 8:00 a.m. and dusk;
 - (ii) Sound amplification at special events produced by public address systems, loudspeakers, bullhorns, musical amplifiers, or other similar devices for the intensification of sound shall not be permitted unreasonably to interfere with or disturb neighbors’ enjoyment of their property or with the University’s academic or administrative activities;
 - (iii) Vehicles essential for servicing the special events may park in the western parking area closest to the field, but only if other parking locations are not feasible, and in no event shall service vehicles park next to adjacent residences;
 - (iv) If an unauthorized special event (an event not scheduled by the University) occurs, neighbors may contact the designated University staff contact person; and

- (v) 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 event.
16. 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 Health, the Army Corps of Engineers (Baltimore Office), and the U.S. Environmental Protection Agency, Region 3, that the University intends to undertake such activities.
***Current Status – Army Corps has been notified prior to each construction project.**
17. 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 Conditions I through 16 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 Civil Enforcement Act, D.C. Official Code §§ 2-1801.01 to 2-1803.03 (2001).
***Current Status – Special exception sought and obtained for the Kogod School of Business addition, School of International Service construction, and School of Communication plans.**
18. The Applicant shall prepare a revised campus plan that is consistent with this Order, accompanied by a table of changes that lists each page on which a change appears and describes each change. The Applicant shall submit an original and 10 copies of the revised plan to the Commission no later than 90 days from the effective date of this Order, and shall, on the same day, serve a copy of the revised plan and table of changes on each party to this proceeding. Each party shall have 30 days in which to submit to the Commission, and to serve on all other parties, its comments on the Applicant's proposed changes. Comments on the revisions shall be strictly limited to whether the revisions correctly and clearly reflect the Order. After review of the Applicant's proposed revised plan and the parties' comments, the Commission shall determine whether further proceedings are warranted or shall certify the revised plan as the approved campus plan. The revised plan shall be deemed approved 60 days after submission, absent action by the Commission before that date. Copies of the approved plan shall be maintained in the Office of Zoning and the Office of the Zoning Administrator.
***Current Status – Done.**