



**AMERICAN UNIVERSITY
2011 CAMPUS PLAN
Public Comment Draft
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SECTION 1: EXECUTIVE SUMMARY

American University embraces its role as a private university with a public responsibility. From outreach to D.C. schools and student volunteers, to pro bono law clinic assistance and being a national leader in providing Peace Corps recruits, “service” is a vital part of an AU education.

AU values its setting in a green landscaped corner of the nation’s capital and works to augment that distinctiveness. Our campus is an arboretum with 2,500 trees of 130 different species and varieties combined with ornamental gardens, flower beds, and pocket parks for the aesthetic enjoyment of students and community. It will remain that way, with green building designs, sustainability objectives, and commitment to reduce our carbon footprint.

Increasingly prominent academically, AU’s rise is driven by strategic planning to guide its education mission and financial stability, being a valuable contributor to intellectual life and public debate, and a vital economic contributor to Washington, D.C. AU injects more than \$400 million annually into the District economy, brings out-of-town guests to the nation’s capital to support local businesses, and creates jobs and contract opportunities for area residents.

American University’s 2011 Campus Plan reflects a commitment to strengthen AU’s impressive growth in academic prestige, as an asset to Washington, D.C., and an amenity to the surrounding community. For a year and one half, we have been in a public discussion with community members regarding our academic objectives, planning ideals, and potential sites. All materials were posted and documents made available as we sought a practical balance between university objectives and community concerns. The resulting facilities needs to support academic objective are to:

- Enhance Undergraduate Housing To Remain Competitive in Higher Education;
- Provide Recreation, Dining, and Activity Space To Keep Students Focused and On-Campus;
- Create a New Law School Campus Close to Public Transportation and a Retail Corridor;
- Build Additional Offices to Attract and Keep Top Faculty;
- Improve Science and Research Facilities To Upgrade Our Scholarly Edge;
- Add Athletics Facilities For Fitness and Campus Wellness;
- Establish an Admissions Welcome Center For New Students and Parents;
- Create an Alumni Center to Serve Our Graduates -- 40% Who Live in the D.C. Area.

In response to community comment we have:

- Reduced the total proposed gross floor area from 1,200,000 to 750,000 square feet;
- Removed several buildings from the plan;
- Reduced the housing inventory target from 4,900 to 4,100 beds and distributed new housing to three different sites throughout the campus;
- Re-oriented East Campus buildings to mitigate views, reduced the number of beds proposed (from 1000 to 765), added a building to buffer potential impacts on adjacent properties, and retained the location of the vehicular entrance from New Mexico Avenue into the site; and

- Engaged Tenleytown community members and their architect in discussions regarding the development of the Washington College of Law on the Tenley campus, which helped define the development goals of keeping the new and renovated facilities largely within the footprint of the existing structures, maintaining existing site access points and curb cuts, and preserving and strengthening the historic character of Capital Hall.

American University believes that being part of a community means working to fulfill our academic objectives while living up to a planning aesthetic that is achieved through: design and sustainability; managing our daily impact through transportation management; and creating a behavioral expectation for the young people who attend AU to become educated and responsible citizens. We take these commitments seriously and have adapted our practices to fulfill our obligations through the following policies:

- Enhanced use of public transportation, and do our part to manage auto and pedestrian traffic;
- Vowed to be carbon neutral by 2020 by reducing consumption, buying green, and producing renewable energy;
- Commitment to Green building design; and
- Modified our student conduct code to encompass off campus issues and have continued to foster a culture to be good neighbors.

American University's goal is to submit a campus plan that is academically exciting, financially feasible, developmentally reasonable, on sites that are appropriate, and is responsive to community concerns. Our future student growth is modest, our impact is manageable, and our commitment is solid – to continue to be a vital part of the nation's capital and Northwest Washington in ways that enhance the life of campus, city, and community.

We have a commitment that spans 118 years; we will continue that promise.

SECTION 2: INTRODUCTION

This document and the attached Appendix of exhibits make up the American University Campus Plan (the “2011 Plan” or the “Campus Plan”) for the period from 2011-2020.

The 2011 Plan is the product of an extensive effort by representatives of American University, the various communities surrounding the Main and Tenley campuses of American University, and Advisory Neighborhood Commissions (“ANC”) 3D and 3E, representatives of the Office of Planning (“OP”) and DDOT, as well as Councilmember Cheh and her staff. American University began a dialogue with these community stakeholders in mid-2009 regarding the 2011 Plan. American University believes that the Plan that is detailed in this Statement and in the attached Appendix of exhibits is a better plan as result of the community dialogue process.

The Campus Plan's primary goal is to support AU's Strategic Plan and academic and facilities needs and:

- Improve and offer attractive student housing to encourage more undergraduate students to live on campus;

- Create on campus recreation, dining, athletics, and activity space to support student needs;
- Build a new home for the Washington College of Law at the Tenley Campus near the Metro and a major transportation corridor;
- Provide additional faculty office, research, and related spaces;
- Improve science facilities and instructional space;
- Build additional athletics facilities, an admissions/welcome center, and an alumni center.

These goals are achieved through the development of the projects proposed in the 2011 Plan. This plan includes four Further Processing applications that specifically target the goals of improving the student housing options and dining/recreation facilities, and the relocation of the Washington College of Law to the Tenley Campus. The four Further Processing applications include:

East Campus includes six buildings and an associated underground parking and service area, to be built on the site of the current Nebraska Avenue Parking Lot. The project will accommodate 765 new beds in contemporary housing units, recreation and activity space for students, instructional spaces, the Admissions Welcome Center, and administrative offices. All delivery, waste removal and service are designed to be underground, along with parking for 300 cars. Small scale retail spaces are planned along Nebraska Avenue. These spaces are primarily to serve university needs but will be available for the surrounding community as well. (Exhibit 19)

Nebraska Hall Addition will add 120 beds in apartment-style units similar to the existing building. The addition's bulk, height and appearance will match the existing building. An existing fence will be extended and increased in height and appropriate landscaping will be developed in consultation with nearby residents. (Exhibit 20)

Mary Graydon Addition will add 20,000 square feet of dining and activity space to the student center. The addition, to be located at the south end of the building, will match the existing building's four stories with a complementary design. (Exhibit 21)

Washington College of Law-Tenley Campus will provide a new integrated facility for the law school. Capital Hall will be renovated for use by the law school and integrated with a new facility of approximately 244,000 square feet. All other buildings on the site will be demolished, except for the existing service (garage) building. The new building will be four and five stories in height and designed to complement Capital Hall. (Exhibit 22)

This statement and the attached Appendix discusses in detail how the 2011 Plan and the Further Processing applications satisfy the requirements of § 210 of the Zoning Regulations.

SECTION 3: THE UNIVERSITY AND THE DISTRICT OF COLUMBIA

3.1 History and Academic Profile

3.1.1 History

American University was incorporated by the government of the District of Columbia in 1891 and chartered by an Act of Congress in 1893. Founded under the auspices of the United Methodist Church, it is an independent coeducational university with students enrolled in undergraduate,

masters, doctoral and professional degree programs. The first building was completed in 1898, and the first class graduated in 1916.

Practical idealism, a passion for public service, and global outlook were ideals of American University when founded by Methodist Bishop John Fletcher Hurst, and they remain a strong part of AU today. The vision was to create a university to train public servants for the future, and the land chosen was on the rural fringe of the nation's capital -- an area already rich with Washington history. Abraham Lincoln visited Fort Gaines (perched high on ground now held by Ward Circle and the Katzen Arts Center) to inspire the Union troops defending the nation's capital, and Presidential footsteps have echoed through AU's history. In 1902, President Theodore Roosevelt laid the cornerstone of a building, named for Hurst's friend, President William McKinley, and when AU opened in 1914, President Woodrow Wilson gave the dedication.

Growing with Washington

If AU's Washington ties were evident from the start, so was its groundbreaking spirit. The first 28 students included five women, a notable number at a time before women could vote, and an African American student won a fellowship in 1915 to pursue a doctorate.

Undergraduates were first admitted in 1925, by which time graduate students had shifted to a downtown campus on F Street, near the White House. It was there in the heart of downtown that in 1934, at the start of the New Deal, AU launched a program to help train federal employees in new methods of public administration. President Franklin Roosevelt, who spoke at the event launching the program, promised it would have the "hearty cooperation" of all branches of his administration. The program would evolve into today's School of Public Affairs.

During World War II, students shared the campus with the Navy, which used it for research and training. It wasn't the first time that war impacted AU directly. During World War I, the still largely undeveloped campus was used by the war department as a military camp, testing and training site.

The period after World War II was a time of growth and innovation. The Washington Semester Program, founded in 1947, began attracting students from around the nation (and ultimately, the world) to participate in what was then a new concept -- semester internships in the nation's capital.

In 1949, the Washington College of Law merged with AU, adding its rich history (it was founded for women in 1896) to the pioneering spirit of the university. By that same year, although the nation's capital was still a segregated town, the AU community included over 400 African American students.

Post-war expansion

The 1950s brought further expansion; by 1955, the business program had grown so large it became a separate school, now known as the Kogod School of Business. In 1957 President Dwight D. Eisenhower broke ground for the School of International Service and urged the new school to remember that "the waging of peace demands the best we have." And in 1963, an AU commencement was the occasion that President John F. Kennedy used for his historic foreign policy speech which called on the Soviet Union to work with the United States on a nuclear test ban treaty.

Through the years new centers, institutes and programs were born to enable faculty and students to examine pertinent issues, and in 1984, the School of Communication was established, reflecting the growth of the journalism program from the first courses in the 1920s.

A new century

Academic programs have continuously gained high national rankings, and the increasing quality of AU's students is reflected in the high number of merit awards and prestigious national scholarships and fellowships, such as Fulbright awards and Presidential Management Fellowships.

AU's reputation in the creative arts was underscored in 2003 with the opening of the 296-seat Harold and Sylvia Greenberg Theatre and in 2005 with the Katzen Arts Center. With 130,000 square feet of space, the Katzen includes a 30,000 square foot art museum with three floors of exhibition space, the Washington area's largest university facility for exhibiting art.

In 2007, Neil Kerwin, SPA/BA '71, became the first alum to be president of AU. A noted scholar of public policy and the regulatory process, he has been part of the life of AU for 40 years, as student, professor, dean, and provost, and is now guiding the university through the process of implementing its strategic plan, "American University and the Next Decade: Leadership for a Changing World," which expresses a conviction that AU's academic strengths are grounded in its core values of social responsibility and a commitment to cultural and intellectual diversity.

It's a vision for the twenty-first century that is grounded in ideals that go back to Bishop John Fletcher Hurst and the dream of a university that makes a difference in the lives of its students, its community, and the world.

3.1.2 *Academic Profile*

American University offers a range of undergraduate and graduate programs – including 57 bachelors, 52 masters, 9 doctoral programs, and 3 law degrees, as well as more than 60 certificate programs (mostly graduate level) -- through its six major schools and colleges:

- College of Arts and Sciences – Founded in 1925, it is AU's largest school or college and includes 16 departments and the School of Education, Teaching and Health that has numerous teaching collaborations with D.C. schools.
- Kogod School of Business – Founded in 1955, it includes six departments and has been ranked among the country's top business schools -- #28 in Business Week's "Best Undergraduate Business Schools" (2009), #36 by the Wall Street Journal (2007) and #54 by the Economist (2009).
- School of Communication – Established in 1984, it is a laboratory for professional education, communication research, and innovative production in journalism, film and media arts, and public communication; its alumni are prominent in news, film, and communications in Washington and nationwide;
- School of Public Affairs – Created as a department in 1934 and established as a school in 1957, it has three departments – government, public administration, and justice, law and society. The school has been ranked by U.S. News & World Report (2009) as #14 nationally; among Public Management/Public Administration programs as #6; and among Public Finance and Budgeting Programs as #18. It has earned acclaim for areas such as campaign management, women and politics, and lobbying.
- School of International Service – Founded in 1957, it is the largest school of international affairs in the country, with programs in international communication,

international development, international economic relations, U.S. foreign policy, international peace and conflict resolution, global environmental politics, international politics, and comparative and regional studies. The SIS international relations track ranked #8 among master's programs and was #17 on Foreign Policy magazine's list of top undergraduate programs.

- Washington College of Law – Established in 1896 as the first law school founded by women it became part of AU in 1949. It provides unparalleled opportunities for real-world experience through its highly acclaimed programs in clinical law, international law, human rights, intellectual property, business, international commercial arbitration, health, and the environment. Its multi-cultural environment is a particular strength, including a #1 ranking by Hispanic Business (2010) as the top law school for Hispanic students.

American University is ranked by U.S. News and World Report (2010) as #79 in the list of “Best National Universities,” and the National Survey of Student Engagement (NSSE) ranked AU above its peer institutions for “Level of Academic Challenge,” “Student/Faculty Interaction,” and “Enriching Educational Experiences.”

The faculty includes renowned experts and distinguished scholars of national and international reputation. Some 95% of our full time faculty members hold the highest degree in their field. In addition to more than 600 (646) full time faculty members, adjunct faculty are drawn from the surrounding Washington, D.C. professional community and includes policy makers, diplomats, government officials, journalists, artists, writers, scientists, and business leaders.

AU has a number of certificate and other academic programs such as the Washington Semester Program -- an integral part of American University since 1947. Each year some several hundred students from across the country (and the world) come to AU for credit classes in subject areas such as U.S. foreign policy, journalism, peace and conflict resolution, and American politics while participating in internships in and around the nation's capital.

3.2 Mission and Strategic Plan

3.2.1 *Campus Mission*

American University's efforts to become a more prominent and higher quality university have stemmed from strategic planning and prudent budgeting to align resources with academic priorities. Current institutional planning and strategic direction can be traced to the Statement of Common Purpose, approved in 1994, which stated:

“The place of American University among major universities with first rate faculties and academic programs grounded in the arts and sciences is secured by its enduring commitment to uncompromising quality in educating its students. But its distinctive feature – unique in higher education – is its capacity as a national and international university to turn ideas into action and action into service by emphasizing the arts and sciences and then connecting them to the issues of contemporary public affairs writ large, notably in the areas of government, communication, business, law, and international service....”

...The university actively encourages a commitment to public service, inclusive participation in university governance, equity and equal access, and an appreciation of diverse cultures and viewpoints. Its commitment to social justice, its ability to respond to the needs of a changing world while retaining its core values, and its capacity to turn to educational advantage the resources of the nation's capital are hallmarks of this institution."

3.2.2 *Current Strategic Plan*

In 2009, the Board of Trustees adopted a strategic plan to guide AU's vision and planning over the next decade. Ten strategic initiatives (transformational goals) align our efforts to achieve academic greatness and underscore our mission to:

- Epitomize the scholar-teacher ideal;
- Provide an unsurpassed education and experience;
- Demonstrate distinction in graduate, professional, and legal studies;
- Engage the great ideas and issues of our time;
- Reflect and value diversity;
- Bring the world to AU and AU to the world;
- Act on our values through social responsibility and service;
- Engage alumni in the life of the university;
- Encourage innovation and high performance;
- Win recognition and distinction.

To achieve our transformational goals, we must pursue six enabling goals to ensure their effectiveness:

- Diversify our revenue sources;
- Employ technology to empower excellence;
- Enhance the university library and research infrastructure;
- Forge partnerships by leveraging our capital location;
- Continue as a model for civil discourse;
- Align our facilities planning with strategic goals.

Key to fulfilling AU's strategic objectives and helping the transformational goals become real is item #6 of the enabling goals – "Align our facilities planning with strategic goals."

3.2.3 *Finances*

As virtually every segment of society (including higher education) was affected by the challenging global economic environment, American University has continued to thrive as a result of a cautious approach to its finances and prudent investment strategies. Along with a current budget of some \$450 million in annual revenue and expenditures, the endowment has grown to close to \$400 million; during calendar year 2009, AU's endowment return was 33 percent – which ranked first in an independent report of more than 150 colleges and universities.

As a result, Standard & Poor's (2009) upgraded AU's long-term and underlying bond ratings from A to A+ which was a distinction matched by only one other private higher education institution. Moody's also reaffirmed AU's A2 credit rating (positive outlook).

3.3 Students

3.3.1 *Student Profile*

American University students come from all 50 states, the District of Columbia, Puerto Rico and the territories, and more than 140 nations. The current enrollment is 10,298 students – including 6,318 undergraduate, 3,230 graduate, 750 other, and 1,770 law students. AU is 62% female and 38% male. Twenty-three different religious faiths are represented.

As an increasingly selective institution of higher academic caliber, AU's standards for admitted students have risen in recent years, and students who enroll at AU tend to stay. Nearly 17,000 students applied for admittance into the Class of 2014, representing the largest (by 13%) and strongest applicant pool in the university's history. The admit rate (those granted admission) for the Class of 2014 was 43%, a decrease of 10 percentage points over the past three years which continues the trend of increased selectivity and stronger academic credentials. This group had a GPA/SAT profile of 3.87/1299 or an 11 point increase over the previous year.

Along with the increase in student applicant numbers and quality, AU has improved its retention of enrolled students; entering fall semester 2010, almost 91% of freshmen returned for their sophomore year, and some 85% of sophomores returned for their junior year. Despite these trend lines of becoming a more prestigious and popular university -- AU seeks to “hold the line” in the number of new freshman admitted by targeting 1,500 new freshmen enrollees each year.

AU students can be described as having practical idealism, a global outlook, and a passion for public service. Service has always have been part of the educational mission with a particular focus on the Washington, D.C. community. Indications of the “typical” AU student might be suggested by a few statistics:

- During the 2009-10 academic year 2,224 students volunteered 104,815 hours at more than 170 sites across Washington; had they been paid, they would have earned \$2,185,464.
- The Princeton Review (2009) ranked AU #1 with the most politically active students in the nation for the second time in five years.
- The Institute for International Education (Open Doors 2010) ranked AU #5 among top doctoral institutions undergraduate students studying abroad, and almost 60% will do so.
- The Peace Corps (2010) ranked AU #2 nationally for undergraduates and #5 for graduate students going into Peace Corps service after graduation.
- After graduating many AU students remain in the region as active alumni. Some 40% of AU graduates live in the District of Columbia or the metropolitan Washington area.

3.3.2 *Athletics*

In synch with its moderate institutional size, AU athletics also is “right sized” in scope with a quality focus in intent. AU sponsors nine women's and seven men's teams in NCAA Division I intercollegiate competition with conference affiliation in the Patriot League – a collection of like-minded academically focused universities (Lafayette, Lehigh, Bucknell, Holy Cross, Colgate, U.S.

Military Academy and U.S. Naval Academy). The teams are the Eagles, and the average GPA was 3.38 (spring semester 2010) for student athletes.

3.4 Outreach Opportunities and Service

Despite its location in an affluent part of Washington, D.C., AU recognizes the District's challenges in housing, health, education, and social services. The recent economic downturn has placed additional strain on nonprofit sector human resources making collaboration with higher education institutions even more critical. With a strong tradition of service, American University has continued its extensive outreach to and services for the D.C. community (see Exhibit 2), encompassing student volunteer efforts, education outreach, and service learning, among others.

AU's School of Education, Teaching and Health (SETH) oversees a large number of formal partnerships with the D.C. schools (see Exhibit 2). Since 2002, SETH has provided approximately \$17 million to DC schools through funding of teacher professional development and new teacher training programs. This ranges from classroom assistance and student teaching, to improving the teaching of specific subject areas, to assisting teachers with professional certification and master's degree education.

Student volunteer/involvement efforts are largely coordinated through the Center for Community Engagement & Service (CCES) in the Office of Campus Life. The CCES is AU's liaison to hundreds of community partners ranging from small non-profits to large public schools working to address the city's needs. Community partners value the outcomes achieved through collaborations with AU, such as indoor and outdoor beautification projects that include clean-ups, painting, and gardening; increased motivation, academic achievement and college aspirations among youth; literacy, citizenship and employment preparation for adults; and food delivery and services for seniors, ill individuals and homeless people.

Volunteer activities, co-curricular programming, service-learning, community-based research and engaged scholarship by AU faculty are gateways for AU's involvement and collaboration with community partners. Other campus programs or units serve other local populations and augment their lives as DC citizens. A small sampling would include:

- Freshman Service Experience – A tradition began in 1990, more than half of the incoming freshman class each year reports to campus early for a four-day program to orient students to community service and Washington, D.C. Student volunteers work at some 40 different nonprofit work sites throughout the city during the day and during evenings discuss how community work relates to their life at AU.
- Additional Help for DC Schools – Interactions with DC students, teachers, and administrators underline AU's fundamental commitment to the District's schools in ways beyond teacher education/professional development – such as DC Reads, which involved 244 AU students volunteering 62,464 hours tutoring children in need; helping middle and high school students learn how to do library research; hosting Wilson High School's graduation (in Bender Arena) and after-school labs for Advanced Placement chemistry classes; parking for Janney Elementary School teachers while their school is renovated; or landscaping help for Horace Mann Elementary School.

- Osher Lifelong Learning Institute (OLLI) –Close to 750 people participate in this program for close by neighbors and other Washingtonians who seek learning in a context of social interaction, new friendships, and collegiality. Housed at American University, supported by a grant from the Osher Lifelong Learning Institute, and often utilizing AU faculty and academic experts, OLLI makes the joy of learning accessible to all through a fall and spring semester that each run from 8-10 weeks.
- Arts in DC - With the opening of the 296-seat Harold and Sylvia Greenberg Theatre in 2003 and the Katzen Arts Center in 2005, AU's commitment to the arts is strong and growing. The museum's three floors of exhibit space make Katzen the area's largest university facility for exhibiting art. Public events include artists' receptions, talks by curators, multi-media presentations, and a chance to meet the artists and other like-minded patrons. Gallery talks enable artists to discuss their work and "Kids at Katzen" offers children a chance to artistically engage. The museum programming often reflects AU's global commitment to human rights, social justice, and political engagement, and underlines the active and responsible role AU plays in contemporary art and culture.
- Washington College of Law Service Initiatives – Each year, approximately 230 law students participate in one of eight clinics or several other programs designed to serve needy clients from D.C. The clinics range from helping low-income women with civil issues, to assisting individuals seeking political asylum, to assisting area taxpayers with tax problems. In addition, students represent low-income tenants facing eviction in Landlord-Tenant Court. Students not participating in school-sponsored programs but participating in other pro-bono activities pledge at least 75 hours of their time before graduation.

3.5 Economic Contributions

As the second largest employer in Washington DC (aside from the federal government), higher education is a strong economic generator for the city and region, and a snapshot of AU's impact would indicate that in FY 2009-10, AU injected roughly \$415 million into the District economy. This consists of direct institutional spending of more than \$220 million and that money was spent and re-spent many times over. (AU's true economic impact – the total change in the economy created by the university – is its direct spending plus the effects of re-spending. Based on an economic multiplier of 1.88, AU's total economic impact for the academic year comes to \$415 million).

Salaries, wages, and fringe benefits totaled \$80.5 million, purchases of goods and services totaled approximately \$39 million, and the faculty, staff, students and visitors are a catalyst for additional economic support of local businesses. AU brings close to 12,000 out of town guests to DC each year supporting local hotels, restaurants, and tourist attractions. The income tax withholding alone from AU's full and part time employees who reside in the District was some \$2.7 million in 2009-10. Support of local businesses creates jobs and contract opportunities for area residents; proceeds from a recent \$99 million bond issue, for example, were used to finance campus improvements, which added to other ongoing construction projects creates employment opportunities for DC residents. AU is committed to providing economic opportunities for women and minorities

through hiring and contracting; since 1992, AU has paid \$45 million to LSDBE certified enterprises for projects related to bond issues and other university services.

3.6 Sustainability

AU's long-standing commitment to preserve our environment was reinforced by a Strategic Plan goal. A Climate Action Plan (adopted in May 2010) solidifies this commitment and targets carbon neutrality by 2020 – an ambitious goal that AU embraces. The university will employ four strategies to achieve neutrality -- reduce consumption; produce renewable energy; buy green power; and buy/develop offsets for unavoidable emissions. Additionally, AU has:

- Cut carbon emissions in half by purchasing renewable energy credits for 100% of its electricity, making AU the sixth largest buyer of renewable energy credits in higher education;
- Adopted a Green Building Policy that mandates new construction, major renovations, and operations and maintenance conform to LEED Silver standards or better;
- Instituted a Sustainable Purchasing Policy that mandates the creation of sustainable purchasing guidelines for a range of products, including emissions-reducing products, such as those rated to ENERGY STAR standards;
- Adopted a Zero Waste Policy, establishing waste reduction and diversion benchmarks, with a long-term goal of achieving zero waste;
- Completed a new School of International Service building which is a LEED Gold candidate;
- Installed four green roofs with two more planned in 2011;
- Installed photovoltaic solar panels on one building with six more planned in 2011;
- Continued its commitment to reduce vehicle trips to campus by providing bus service, car share and bike share programs.

SECTION 4: CAMPUS PLAN OVERVIEW

4.1 Campus Development History

AU's Main Campus is located at the intersection of Massachusetts and Nebraska Avenues in upper Northwest Washington, D.C. -- the main site since the founding in 1893. Noted landscape architects Frederick Law Olmsted and Van Brunt & Howe prepared plans for future campus development, and the Van Brunt & Howe plan ultimately selected proposed an L-shaped Quadrangle configuration parallel to Nebraska Avenue, with buildings framing the Quadrangle on all sides.

Today's campus (Exhibit 10.2) retains some of the original framework of that plan, including the Friedheim Quadrangle, Hurst Hall, and McKinley Building.

The campus developed slowly in the early years. In 1917-18 and again in 1942-45, AU made its campus available to the federal government for the national war effort. From the mid-1950s to the late 1960s, the campus grew rapidly to support dramatic rises in enrollment as the baby boom generation reached college age. AU owned and operated a downtown campus for approximately 20

years, ending in the early 1960s, and in 1985 acquired the Tenley Campus and adapted it to meet its needs.

In the past four decades, AU submitted and had approved three Campus Plans. The 1974 Campus Plan (BZA Order 11646) was approved in September 1974; the 1989 Campus Plan (BZA Order 14640) was approved in February 1990; and the 2001 Campus Plan (Zoning Commission Orders 949 A-C) was approved in August 2001. The 2001 plan proposed a maximum of 400,000 square feet of additional gross floor area, of which only 94,700 has actually been built. Moderate density of buildings and abundant green spaces characterize the Main and Tenley campuses today.

The Floor Area Ratio (FAR) of the combined campuses is .51, which is only 29% of the 1.8 permitted by the zoning regulations.

Development since the 2001 Campus Plan approval has focused on improving the academic facilities – with completing the Katzen Arts Center and School of International Service as the flagship achievements. Additional academic facility improvements were done by renovating existing buildings, such as the Kogod School of Business expansion into an adjacent building. In 2010, 116 beds were added to the student housing inventory by renovating two existing buildings. In the past ten years, AU removed over 300 surface parking spaces, in an effort to use underground parking and preserve green space.

4.2 Campus Plan Goals

The Campus Plan's primary goal is to support AU's Strategic Plan and academic and facilities needs and:

- Improve and offer attractive student housing to encourage more undergraduate students to live on campus;
- Create on campus recreation, dining, athletics, and activity space to support student needs;
- Build a new home for the Washington College of Law at the Tenley Campus near the Metro and a major transportation corridor;
- Provide additional faculty office, research, and related spaces;
- Improve science facilities and instructional space;
- Build additional athletics facilities, an admissions/welcome center, and an alumni center.

4.3 Campus Plan Process

4.3.1 Process Overview

The process of drafting a new plan has involved a number of steps including:

- Approval of the Strategic Plan by the Board of Trustees in 2009;
- Reviewing the current (2001) Campus Plan priorities and accomplishments;
- Identifying the current facility needs;
- Assessing potential building sites and matching those sites with current priorities;
- Ongoing discussion with neighbors and other stakeholders of the priorities, sites, mitigation strategies and concerns.

4.3.2 *Community Dialogue*

Efforts to involve neighbors in the process began in mid 2009 with the creation of a Campus Plan Community Task Force. This group included more than three dozen people representing neighboring communities adjacent to AU's main and Tenley campuses including Wesley Heights; Westover Place; Spring Valley; AU Park; Ft. Gaines; Neighbors for a Livable Community; and the Tenley campus area, and was significantly larger than the 2001 campus plan process. Also attending were Advisory Neighborhood Commissioners from ANC 3E and ANC 3D and representatives from the Office of Planning and from the Office of Council Member Mary Cheh.

From July 2009 through January 2011, 15 meetings were held with the full Campus Plan Task Force to review, discuss and garner community input regarding the university's facilities priorities, proposed sites, transportation studies, population data, and plans to build new residence halls and relocate the Washington College of Law.

Additional "small group" meetings were held with representatives of specific neighborhoods including Ft. Gaines; Tenley; Westover/Spring Valley; Wesley Heights; and Embassy Park. AU officials also hosted a campus tour (April 2010) to review potential building sites, and toured the Westover townhouse development in December 2010 with community association representatives to see their view of the adjacent university property.

A Campus Plan Web page www.american.edu/finance/fas/campus-plan.cfm was created and added to the university's Web site www.american.edu to make accessible information pertaining to the new Campus Plan including agendas, handouts, presentation materials, meeting notes, transportation study results and related reports. Task Force members were notified by email in advance of each meeting and afterwards with any follow-up materials.

Attendance has been strong and the discussion lively at the Campus Plan Task force meetings, with 30 to 40 (or more) often participating. In consultation with the Office of Planning, a facilitator joined the Task Force meetings in September 2010 to assist with the discussions and review of topics and issues.

The meetings and ongoing dialogue have resulted in significant changes to AU's initial concepts regarding building locations, where to house students, how many students to house, and whether retail is desirable. The 2011 Plan reflects the university's best effort to respond constructively to the issues raised. Large scale/conceptual changes have included:

- Reduced total proposed gross floor area from 1,200,000 to 750,000 square feet (including Tenley Campus);
- Removed several buildings from plan (including two South Campus, two Clark site, Letts-Anderson Pavilion, and East Quad);
- Reduced proposed development and worked to utilize the footprint of most Tenley Campus/existing structures for new law school and maintain and enhance landscape buffers along Warren, 42nd, and Yuma Streets.
- East Campus – reduced beds from 1,000 to 765; reoriented housing/building placement to mitigate views; added academic/administrative building to separate

- student housing from Westover Place residences; moved New Mexico Avenue driveway away from Westover perimeter wall to keep at existing location;
- Reduced housing inventory target from 4,900 to 4,100 to reduce number of buildings needed as part of 2011 Campus Plan.

SECTION 5: POLICIES SHAPING THE FUTURE

5.1 Student Needs

Along with AU's efforts to become an academically stronger institution with improved selectivity and higher undergraduate retention rates, the university has invested in programming and activities to provide on campus options and increased student involvement in campus life. In addition to increased participation in on-campus activities, undergraduates have a stronger desire to live on or near the Main Campus. The Strategic Plan goal to provide an unsurpassed undergraduate experience reflects this, and a significant part of that experience must be supported by high quality facilities for student activities and housing.

5.1.1 Housing

In the competition for top students, the type and quality of housing can be a distinguishing factor in whether a student chooses to attend AU or another institution. With the last major residence hall project (Centennial) dating back to 1987 and the housing oversubscribed, AU must address its housing needs and improve its housing stock.

AU provides housing only for undergraduate students, and its residence halls are currently designed to accommodate 3,533 students. Most rooms (85%) are traditional style double rooms with shared bathroom facilities. However, AU currently houses 4,083 undergraduates – which includes some 300 students assigned to triple rooms (i.e., three students living in rooms designed for two), and 200 students living under a university lease in a nearby apartment complex (The Berkshire). The need for the tripling and apartment lease “solution” is based on the Zoning Commission order from the 2001 Campus Plan, which requires AU to be able to accommodate 85% of freshman and sophomores and two-thirds of undergraduates in university-provided housing.

A key Campus Plan goal, therefore, is to provide a better on-campus experience while upgrading the quality of student housing and updating the inventory by offering more apartment and suite style units. The 2011 Plan proposes to accomplish this by building contemporary housing on the Main Campus to accommodate 1,085 students, and discontinuing the use of 497 beds on the Tenley Campus. Because of its age and outdated style, Tenley housing receives the lowest satisfaction scores from students and the campus is slated for demolition to prepare for the new home for the Washington College of Law.

This would significantly improve housing quality and reduce to 60% the proportion of our housing inventory comprised of traditional rooms.

In campus plan discussions with the surrounding neighborhoods over the past 18 months, identifying sites for expanded housing prompted community concerns about housing structures on the campus perimeter and requests to not utilize those sites. For a combination of reasons, therefore -- including reducing the number of buildings needed as part of the 2011 campus plan --

AU proposes a modification in the current housing requirement (dating back to 2001 in Zoning Commission Order 949).

Modifying the percentage may prompt concerns about the impact of students living in the surrounding community and requires explanation of where AU students live. Key facts are presented below and in Exhibit 5.

- 62% of total AU students live in DC;
- 65% of AU undergraduates live in university-provided housing;
- Some 1,176 of AU undergraduates (not in university housing) live in the 20016 zip code;
- 80% of the undergraduates (938) in the 20016 zip code live in apartments;
- 42% (393) of the apartment dwelling undergraduates live in the Berkshire; 24% (221) live in the Avalon; 34% (324) live in 45 other apartments;
- 20% of the undergraduates (238) in the 20016 zip code live in 146 individual houses;
- 13 undergraduate group houses have been identified (with four or more students).

Assessing where the “undergraduate only” houses are by neighborhood suggests: Tenleytown (15); AU Park (12); Wesley Heights (6); Cathedral Heights (4); Cleveland Park (3); Palisades (3); Friendship Heights (2); and Spring Valley (2).

Due to the nature of the housing market near the university, student group houses are expensive and not a popular option. As a result of these demographics and the university’s proactive approach (see Exhibit 4), student behavior problems are limited to isolated instances at a handful of addresses, and AU has strengthened even further its response to community complaints. (Exhibit 5 provides additional insight on where students live).

While occasional complaints from community members do occur, the totality suggests that AU students have lived successfully in the surrounding community. There is ample supply of rental housing close by and students pay approximately \$10 million a year to local landlords. AU suggests that a Zoning Commission modified housing percentage (of 100% freshman and sophomores and 55% all undergraduates) would enable AU to build sufficient housing to accomplish its programmatic objectives and reduce the building area on the campus. This is discussed in more detail in Section 7.2.3.

5.1.2 Graduate Programs

A key strategic plan objective is to “Demonstrate Distinction in Graduate, Professional, and Legal Studies” – and to become known as a world-class institution for legal and advanced graduate studies.

As a Carnegie-classified research university, AU is committed to creating knowledge, including creative and professional activity in the arts, humanities, social sciences, natural sciences, and the professions, and strongly supports research by faculty and students. And as a college-centered research university, AU values scholar-teachers who are fully engaged both in research and in undergraduate and graduate teaching. Laboratories—ranging from chemistry to social science to art design to business behavior—and academic centers researching various subjects—from social media to war crimes to global peace to Congress and the presidency—produce new knowledge. In selected

fields and professions, AU rates among the finest universities in the nation, if not the world, and with a culture of academic excellence, sets high standards and seeks constant improvement.

Proud of its scholarly achievements, AU must continually add resources to guide its teaching and research and further enrich the classroom experience, advance academic disciplines and the professions, inform policy debates, and address the challenging issues of our time. Key to this are improvements to the campus infrastructure to support our current and emerging academic offerings and strengths. The sciences, for example, are an area targeted for enhancements to further augment AU's academic standing in the arts and sciences.

The Washington College of Law (WCL), the first law school founded by women and one of the nation's best, combines rigorous legal education with a passion for legal issues and a genuine commitment to values – breaking down barriers, interconnectedness, innovation, and creativity. It is known for superior programs in experiential learning, international law (human rights and commercial arbitration), law and government, environmental and intellectual property, and an entrepreneurial spirit designed to educate future lawyers to confront unprecedented national and international change.

Yet the success, creativity, and richness of the WCL's programs has resulted in that in 15 years after moving to a new facility (at 4801 Massachusetts Ave.,) the school has outgrown its current home (195,000 square feet) and is leasing an additional 16,000 square feet in nearby office buildings. Distance from Metro/major transportation access is another hindrance that can be overcome with the right (new) location – at the Tenley Campus of American University -- for a LEED Certified Gold facility of some 300,000 square feet with underground parking for 400 to 500 cars.

American University has experienced growth in its graduate and professional program enrollment – which is a different student demographic and matriculation pattern than undergraduate programs. Future program growth is anticipated and must be supported with additional facilities that are appropriately planned to enhance the value of an AU education and the services we provide to our students, the Washington community, and surrounding neighborhoods.

5.2 Enrollment and Personnel

For the past 20 years, AU has improved the quality of its academic programs while keeping enrollment within a fairly narrow range close to our current Campus Plan headcount of 10,298 students (see Exhibit 6). This does not currently include the law school (which would add approximately 1,770 students to this headcount total).

Going forward, the 2011 Campus Plan proposes modest enrollment growth, while continuing to improve our academic quality measures. As shown in Exhibit 6, total enrollment (undergraduate, graduate, and law) is projected to grow by 13% from 2010 to 2020, with most of that growth planned in graduate and law enrollment. Since the Plan calls for moving the law school from commercially zoned to residentially zoned property (covered by the Campus Plan) adding the law school enrollment would result in a total enrollment of 13,600 students.

Employment has increased slowly to its current level of 2,318 for Campus Plan properties and 411 for the law school. As shown on Exhibit 6, employment is projected to grow to a total of 2,900.

5.3 Flexibility

While the academic program is rooted in a classical liberal arts education, new programs, education technology, and teaching delivery methods continue to evolve. The future of higher education will see many changes, and AU is positioning itself to be responsive.

Planning the facilities to support a dynamic organization in a highly competitive field requires flexibility. While AU has developed a plan that outlines its general intent, the exact nature of programs to be housed in various facilities cannot be precisely predicted for some of the buildings contemplated. The 2011 Campus Plan provides a structure for planned future construction but does not attempt to answer every question about these planned facilities. Building sites, sizes, heights, and general descriptions of contemplated construction and change are identified. Taken as a whole, this information creates a picture of what the campus could be like in 2020, depending on the program needs and the financial means available.

SECTION 6: EXISTING CAMPUS FEATURES AND PROPOSED PLAN

6.1 Existing Campus Buildings

A distinguishing characteristic of the university is a balance between open space and buildings. Both the Main and Tenley campuses share this feature, with the Floor Area Ratio (FAR) of the combined campuses at .51, which is only 29% of the 1.8 permitted by the Zoning Regulations. Significant attention has been paid to landscape design throughout the campuses, for both interior spaces as well as at the perimeters. Large open spaces balance with large building complexes, more intimate gardens create gathering spots throughout the campus and well-planned buffers screen views from neighboring residences but allow views into the campus from the major public streets. Exhibit 10 shows current campus building locations and site plans.

6.1.1 Main Campus

The Main Campus includes 43 buildings, totaling 1.8 million square feet of gross floor area on 76 acres of land. The centrally located Friedheim Quadrangle (Quad) is the primary hub of activity with the principal academic buildings arrayed around it, which gives the campus a traditional university atmosphere. Clusters of residential buildings are located at the north and south ends of the campus, with apartment-style housing also located in Nebraska Hall, just north of Massachusetts Avenue. Non-academic student activity is focused on Mary Graydon Center, Butler Pavilion and the Sports Center, which extend west of the Quad in the center of campus. Administrative offices are spread throughout various buildings. Exhibit 12.1 presents Main Campus buildings and their uses.

6.1.2 Tenley Campus

The eight acre Tenley Campus has 6 buildings totaling 171,000 square feet of gross floor area. It contains the housing, classrooms and offices for the Washington Semester Program and offices for several administrative units. Exhibit 12.3 presents Tenley Campus buildings and their uses.

6.2 Proposed Campus Development

Future development of the Main Campus will be consistent with the existing framework of buildings and open spaces and will maintain the rich landscaping of the campus. We propose to reduce vehicle traffic in many areas by relocating the main campus road to the west and reducing surface parking. The campus has two large green spaces (Woods-Brown Amphitheater and Friedheim Quadrangle

that support both formal and informal gatherings. The relocation of the campus road and elimination of a surface parking lot will create a third large green space at the south end of the campus. This new green space will provide balance to an area bordered by two large building complexes, the Sports Center/Mary Graydon Center to the north and a 1,700 student residence hall complex to the south.

The Tenley Campus, which has changed little since 1987 and now poorly meets the university's needs, will be developed to preserve green spaces that exist along its perimeter, while building a significant new facility in the heart of the campus, attached to the existing Capital Hall.

To support attainment of the university's strategic goals, 10 projects are proposed, totaling approximately 750,000 square feet. All but one of these are planned on existing building sites, parking lots, roads or other paved areas. The table below lists the proposed new facilities and their uses:

Project	Use	Exhibit Reference	Gross Floor Area (SF)
Beeghly Addition	Academic/Administrative	18.1.1	60,000

South Hall	Residential	18.1.2	110,000
Multipurpose Gymnasium	Athletic/Campus Life	18.1.3	25,000
Sports Center Annex Replacement	Athletic/Campus Life	18.1.4	36,000
Reeves Field Bleachers/Storage	Athletic/Campus Life	18.1.5	6,000
Kay Addition	Campus Life	18.1.6	5,000
East Campus	Residential	19	328,000
Nebraska Hall Addition	Residential	20	50,000
Mary Graydon Addition	Campus Life	21	20,000
Washington College of Law-Tenley Campus	Academic/Administrative	22	244,000
<i>Child Development</i>	<i>Demolish Existing</i>		<i>-2,000</i>
<i>Sports Center Annex</i>	<i>Demolish Existing</i>		<i>-12,000</i>
<i>Osborn</i>	<i>Demolish Existing</i>		<i>-7,000</i>
<i>Costume Shop</i>	<i>Demolish Existing</i>		<i>-1000</i>
<i>Congressional</i>	<i>Demolish Existing</i>		<i>-42,000</i>
<i>Federal</i>	<i>Demolish Existing</i>		<i>-35,000</i>
<i>Constitution</i>	<i>Demolish Existing</i>		<i>-23,000</i>
<i>Dunblane</i>	<i>Demolish Existing</i>		<i>-12,000</i>
Total			<u>750,000</u>

Beeghly Addition is an expansion of the existing chemistry building and will allow consolidation of all science instruction and research within one facility. The 60,000 square feet addition is planned to be five stories tall to complement the existing building.

South Hall will provide additional housing for 200 students adjacent to the existing south residence hall complex. It is planned to be six stories to match nearby residence halls.

Multipurpose Gymnasium and Sports Center Annex Replacement are additions to the athletic facilities to accommodate increased student interest in athletic and recreational opportunities. These buildings will connect to the existing Sports Center and are planned to be low in height.

Reeves Field Bleachers will create additional seating for the university's natural grass competition field. Storage and service space for the field will be located under the bleachers. This project requires demolition of the Osborn Building and reconfiguration of the main campus roadway.

Kay Spiritual Life Center Addition is a 10,000 square feet expansion to the university’s interfaith religious center that will be located at the north end of the existing building. Its expansion will support the needs of AU’s diverse community.

East Campus includes six buildings and an associated underground parking and service area, to be built on the site of the current Nebraska Avenue Parking Lot.

	Use	Gross Floor Area	Stories	Height (Feet)
Building 1	Residential, 1st Floor Retail	80,000	6	62
Building 2	Residential	42,000	5	54
Building 3	Residential	48,000	5	54
Building 4	Residential	56,000	5	54
Building 5	Academic/Administrative , 1st Floor Retail	53,000	4	62
Building 6	Academic/Administrative	49,000	3	34
Parking Garage	Car & Bicycle Parking, Delivery, Service	0		N/A

The project will accommodate 765 students in contemporary housing units, recreation and activity space for students, instructional spaces, the Admissions Welcome Center, Alumni Center, and administrative offices. All delivery, waste removal and service are designed to be underground, along with parking for 300 cars. Small scale retail spaces are planned along Nebraska Avenue. These spaces are primarily to serve university needs but will be available for the surrounding community as well. (Exhibit 19)

Nebraska Hall Addition will add 120 beds in apartment-style units similar to the existing building. The addition’s bulk, height and appearance will match the existing building. An existing fence will be extended and increased in height and appropriate landscaping will be developed in consultation with nearby residents. (Exhibit 20)

Mary Graydon Addition will add 20,000 square feet of dining and activity space to the student center. The addition, to be located at the south end of the building, will match the existing building’s four stories with a complementary design. (Exhibit 21)

Washington College of Law-Tenley Campus will provide a new integrated facility for the law school. Capital Hall will be renovated for use by the law school and integrated with a new facility of approximately 244,000 square feet. All other buildings on the site will be demolished, except for the existing service (garage) building. The new building will be four and five stories in height and designed to complement Capital Hall. (Exhibit 22)

SECTION 7: COMPLIANCE WITH PROVISIONS OF CAMPUS PLAN REGULATIONS (11 DCMR § 210)

As set forth below, the 2011 Plan satisfies the standards enumerated in Section 210 of the District of Columbia Zoning Regulations:

- 7.1 College or University which is an Academic Institution of Higher Learning (Subsection 210.1)

American University was chartered as an educational institution of higher learning by act of Congress on February 24, 1893 and founded under the auspices of the United Methodist Church.

- 7.2 The Use is Located So That it is Not Likely to Become Objectionable to Neighboring Property Because of Noise ,Traffic, Number of Students, or Other Objectionable Conditions (Subsection 210.2)

For the reasons set forth below, the university's proposed use is not likely to become objectionable to neighboring property.

7.2.1 Noise

Uses within the Campus Plan boundaries are designed to minimize objectionable impacts on the neighboring community. Specifically, new facilities proposed in the 2011 Plan have been designed and located to minimize impact on the surrounding community in terms of noise. The proposed new buildings on the East Campus, Tenley Campus, and the addition to Nebraska Hall are designed to minimize impact on neighboring properties and include features to buffer neighboring properties from any noise generated by these buildings. These buildings and their impact on the surrounding area are discussed in greater detail in Section 9 of this statement.

In the continuing effort to control and reduce objectionable noise, the 2011 Plan proposes to:

- locate campus activities to address the needs of students, staff and faculty for appropriately quiet and secure places to study, work and live, as well as to minimize objectionable impacts on the neighboring community;
- work with students to create a respectful and peaceful environment;
- enforce rules against disruptive student behavior;
- provide open space and landscaping buffers between University facilities and the surrounding community;
- locate and design loading docks and mechanical systems to reduce, as much as possible, the noise they produce;
- design and locate activities within the Campus Plan boundaries in order to minimize impact on the community.

In the 2001 Campus Plan approval, the university agreed to a condition that guided use of the athletic fields on the western edge of the campus for special events (such as graduation, Homecoming, picnics, receptions, or charitable events). The university will agree to a similar condition in the 2011 Plan. The details of the guidelines for special events to be held on the athletic fields can be found in Section 8 of this statement.

7.2.2 *Traffic and Parking*

Transportation consultants from Gorove/Slade have prepared a detailed Transportation Report evaluating the impacts of the development plan proposed in the 2011 Plan (Exhibit 23). The Report concludes that the 2011 Plan will cause only slight changes to the transportation network in the adjacent area.

Highlighted below are the major findings of the Transportation Report.

- AU Main Campus-based vehicles account for 7.5% and 8.5% of all traffic into the study area on roadways adjacent to the campus during the commuter weekday AM and PM peak hours, respectively. Traveling out of the study area, AU Main Campus-based vehicles account for 2.2% and 11.2% of all traffic on roadways adjacent to the campus during the commuter weekday AM and PM peak hours, respectively.
- The amount of vehicular trips generated by the AU Main Campus during the weekday AM and PM peak hours is declining, at a rate of 3.9% per year since 1999.
- The amount of parked vehicles on campus during a typical fall semester weekday on the AU Main Campus is declining, at a rate of 3.1% per year since 1999.
- Future traffic models with and without the development of the 2011 Plan show no significant differences due to changes in vehicular or parking demand.
- Because the traffic and parking demand of the university is in decline, impacts to the surrounding transportation network will be minimal with the development of the 2011 Plan, given that the university maintains its programs and policies directed to the reduction of vehicular based traffic.
- Development of the Campus Plan will lead to increases in use of non-vehicular trips, such as bicycling and walking.
- Future traffic models with and without development of the 2011 Plan do show an impact on vehicular traffic patterns as a result of increased pedestrian activity in crosswalks adjacent to campus, this is a result of the increased number of students, faculty, and staff that will be using these crosswalks.
- The detailed technical analysis contained in the Transportation Report shows that the impact of the 2011 Plan is focused on crosswalks adjacent to campus, primarily around Ward Circle. Discussion of mitigation measures to address these impacts are included in the further processing section (9.1.4) related to the development of the East Campus.

During the development of the Transportation Report and through discussions with the community, it became clear that several concerns exist regarding transportation congestion and safety in the network surrounding the Main Campus. Although the technical analysis showed that the development of the 2011 Plan would not have an effect on these pre-existing conditions, the university does recognize that improving the quality and safety of the area transportation network would be in its best interest. Thus, the university is willing to work with neighborhood stakeholders in order to address existing vehicular and pedestrian traffic issues at Ward Circle. At this point, no recommendations can be made regarding potential solutions, but the goal of such a study would be to reach a conclusion on a long-term solution.

The university encourages the use of public transportation by all members of the AU community. In the last year, more than 1.8 million riders used the university's free shuttle buses, thereby

replacing thousands of individual car trips. Between 1995 and 2010, shuttle use nearly doubled, increasing 195%. These shuttle buses connect the Main Campus with the Tenleytown Metrorail Station, the Tenley Campus, and the Washington College of Law (located at 4801 Massachusetts Avenue, NW). This extensive use of the shuttle bus system increases the availability of parking on campus and promotes safe and efficient circulation of traffic on and near the campus.

The existing and continued success of the university at reducing dependence on vehicular transportation is led by their Shuttle program and other Transportation Demand Management (TDM) measures. The Transportation Report summarizes the existing TDM programs and policies and discusses potential additions for the 2011 Plan, including the following:

- Maintain the following programs:
 - o AU Shuttle routes;
 - o SmartBenefits program;
 - o Carpooling program & web-based ride matching service; and
 - o Commuter bike benefit program.
- Add the following programs:
 - o Enhance marketing of programs, including an enhanced website consolidating all transportation information in a single location, incorporation of information kiosks and electronic message boards in new campus buildings, and marketing of transportation options to incoming new residential students at orientation; and
 - o Incorporate bike parking with new residence halls and reserve space for future expansion of Zipcar parking and Capital Bikeshare stations.

7.2.3 Number of Students

7.2.4 The Proposed Increase in Student Population can be Accommodated without Creating Objectionable Impacts.

The development proposed in the 2011 Plan will not create objectionable conditions due to the proposed number of students. The total number of students counted in the 2011 Plan will increase with the addition of Washington College of Law students – who are currently not included in AU’s authorized enrollment numbers but will be added after moving to the Tenley Campus. As shown in Exhibit 6, the university is also seeking a limited increase in enrollment of undergraduate students and modest growth in its graduate and professional programs (which has a different matriculation and residential demographic). The 2011 Plan envisions a total enrollment of up to 13,600.

The university has engaged in an exhaustive analysis of where its students, undergraduate and graduate, live in the surrounding neighborhoods (defined as neighborhoods in the 2016 Zip Code). The university has found that undergraduates living off campus overwhelmingly (approximately 80%) live in apartment buildings and more than 50% live in two specific apartment buildings -- the Berkshire and the Avalon at Foxhall, both on Massachusetts Avenue within walking distance to campus. As a result, the vast majority of its students living in these neighborhoods do not live in group houses; indeed, only 238 undergraduates live in houses in all of 2016. The data (in Exhibit 5), shows that of the 1,176 undergraduate students living in the 2016, there are only 13 group houses with four or more students.

Historically AU has had few problems with inappropriate off-campus student behavior; nevertheless, additional efforts have been taken to be even more effective in responding when necessary. The student conduct code has been amended to extend jurisdiction and empower AU to bring charges under the code for off campus transgressions. A standing committee of university administrators meets every other week to track cases and coordinate interventions. And AU Public Safety collaborates regularly with MPD 2nd District on these matters.

The Dean of Students' office tracks and responds to complaints and the data indicates that since 2002, from six to 10 "problem addresses" emerge each year; during 2009-10, for example, eight addresses required intervention. Upon receiving a complaint, the Dean of Students' staff teams with AU Public Safety to respond and curb objectionable behaviors. The associate dean meets with all students who live at the problem address; if troubles persist, the associate dean will engage the landlord or property manager; if more formal action is required, the offending students may face discipline by the university, police intervention, or termination of the lease by the landlord. A more complete description is included in Exhibit 4.

In the 2011 Plan, AU proposes to reduce the total percentage of students for which it will provide housing to 55%, while increasing to 100% the number of freshmen and sophomores in university housing. Given where its students live in the surrounding area and the type of housing that they live in (coupled with the comparatively low rate of inappropriate off-campus behavior incidents), AU suggests a modification in the requirement to house two-thirds of its undergraduate students.

While one of the main goals of the 2011 Plan is to provide significant upgrades to on campus student housing, maintaining the two-thirds threshold will be difficult – especially with community resistance to additional student housing proposals discussed for East Campus and South Campus (i.e., west of Nebraska Avenue). AU believes it can continue to satisfy the Zoning Regulations' requirements of not creating adverse impacts on adjacent properties by providing housing for 100% of freshmen and sophomores and 55% of all undergraduate students. For these reasons, the development proposed in the 2011 Plan will not create objectionable conditions due to the proposed number of students.

7.2.5 Faculty and Staff Count

Faculty and staff population headcount as of Fall 2010 was 2,200, excluding 400 law school faculty and staff, who are not on Campus Plan property. The 2011 Plan proposes a faculty and staff population headcount of 2,900, including the law school.

7.2.6 Other Objectionable Conditions

The 2011 Plan does not create any other objectionable conditions on adjacent or nearby properties. Just as it has in the past, the university will continue to work with the surrounding community in addressing the issues and concerns that have been raised and may be raised in the future.

7.3 Compliance with the Maximum Bulk Requirements (Sub-section 210.3)

The property within the Campus Plan boundaries is zoned R-1-B, R-5-A, and a portion of the Nebraska Avenue parking lot (East Campus) is zoned R-5-B. Pursuant to the Zoning Regulations, the maximum bulk for all buildings and structures on campus cannot exceed the gross floor area prescribed for the R-5-B district. The maximum amount of development proposed in the 2011 Plan

results in a FAR of only 0.7, less than 45% of the 1.8 FAR permitted under the Zoning Regulations. This low-density development is consistent with the university's interest in maintaining the residential character of the campus.

7.4 Submission of a Plan for Developing the Campus as a Whole (Sub-section 210.4)

This statement and the attached Appendix serves as the university's plan for developing the campus as a whole, as required under 11 DCMR § 210.4.

7.4.1 *Buildings, Parking, and Loading Facilities*

(a) Buildings

In determining its facility and space needs, AU has been guided by the following principles:

- The university must provide its students with an outstanding academic program and a complete learning environment, and must provide its faculty and staff with a high quality working environment and adequate resources and facilities.
- The university must maintain and upgrade its facilities in order to stay competitive with other universities.
- The university is committed to improving the undergraduate experience, which includes a focus on providing improved on-campus housing to undergraduates.

Four projects are being presented with the Campus Plan application as Further Processing applications. The Further Processing applications are for:

- i. the development of East Campus;
- ii. an addition to Nebraska Hall;
- iii. the relocation of the Washington College of Law to the Tenley Campus; and
- iv. an addition to the Mary Graydon Center.

The Further Processing applications are discussed in detail in Section 9 of this statement.

The non-Further Processing applications are discussed in more detail in Section 6 of this statement.

The last major housing project, Centennial Hall constructed on the AU Campus is approximately 23 years old. It is essential to improve AU's housing in order to better connect students to campus life and attract the best and brightest prospective students. As noted above, under the 2001 Plan AU must provide housing for 85 percent of freshmen and sophomores and two-thirds of its undergraduates: a requirement AU can meet only through tripling students in rooms meant for two; housing 200 students in the Berkshire apartment building (located nearby on Massachusetts Avenue) under an AU lease; and housing close to 500 students on the Tenley Campus in residence halls that will be replaced as part of the plan to relocate the Washington College of Law to the Tenley Campus.

The 2011 Plan proposes the construction of approximately 1,085 new beds, which will be developed on the following building sites:

- East Campus: 765 new beds;
- Nebraska Hall addition: 120 new beds; and
- South Hall (currently the Child Development Center): 200 beds.

The construction of these new residential facilities will raise AU's capacity to approximately 4,126 beds. These new residential facilities will allow for de-tripling of students, the removal of the 500 beds on the Tenley Campus, and will provide beds for the proposed increase in undergraduate enrollment. The East Campus and Nebraska Hall addition projects are described in detail in Section 9 of this statement.

Information regarding the location of all existing and proposed buildings, including the approximate height and bulk of all proposed buildings, can be found in Exhibits 10-22.

(b) Parking

American University's current parking inventory includes approximately 2,724 off-street spaces. Since the year 2000, demand for on-campus parking spaces has declined. From 2000 to 2008, the average daily demand for parking has dropped such that in 2010, approximately 55%-60% of the parking spaces on campus are occupied. Parking spaces will be added to accommodate new and expanded buildings, while some will be removed to accommodate new buildings.

(c) Loading

Most of the university's general deliveries take place at central receiving facility in Anderson Hall, while most food deliveries are received in Mary Graydon center. A small number of special deliveries occur at loading docks and departments located throughout the campus.

7.4.2 *Screening, Signs, Streets, Public Utility Facilities*

(a) Screening

The university takes great effort to maintain an attractive campus environment and continues to develop streetscape improvements and enhancements throughout the campus. AU has planted more than 1,200 trees on its campus in the past 12 years, in addition to thousands of shrubs and perennials. The university's grounds have earned designation as a public garden and arboretum. More than 2,500 trees of over 130 different species and varieties demonstrate AU's commitment to the community standard of natural beauty. Pocket parks, gathering spots, sculpture sites, and small water features are laced throughout the campus and the university's neighbors are welcome to walk the campus. The landscaped elements of the 2011 Campus Plan seek to enhance the visual impact of the campus, form a stronger sense of place, create a sense of harmony with the surrounding community, improve pedestrian connections, and enhance AU's open space system.

(b) Signs

The university has a comprehensive signage program that has been implemented throughout the Campus. This includes signs on Massachusetts and Nebraska Avenues. These signs provide identification and direction to the university and its facilities. Signs will be updated to accommodate proposed changes to the Campus.

(c) Public Utilities and Facilities

The university is currently served by all major utilities. It also has a central steam plant to serve many of its buildings. The utility infrastructure is in good condition and is regularly maintained. The increased use of public utility services that will occur as a result of the implementation of the 2011 Plan will not adversely impact the District's delivery systems. The utility infrastructure is adequate to serve the future development contemplated in the 2011 Plan. No special utility development conditions are expected to be required in connection with the 2011 Plan.

(d) Lighting

In the 2001 Plan, the university adopted a lighting plan that included the following elements:

- All new outdoor lighting fixtures shall be designated, located, and installed so as to avoid the extension of spotlights beyond the boundaries of the campus.
- 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.
- 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.
- 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.

The university will continue to abide by these conditions in the 2011 Plan.

7.4.3 Athletic and Other Recreational Facilities

As noted above, the university plans to construct bleachers on the Osborn site that will add 2,000 seats to the existing 800 seats, and to improve the entry pavilion at Reeves Field. This was also proposed in the 2001 Campus Plan. The university also seeks to add a gymnasium on the site of the existing outdoor tennis courts. The existing Sports Center Annex will be replaced by an expanded facility. Neither of these projects are currently proposed as Further Processing applications. At the time the university proposes to move forward with these projects, the university will file Further Processing applications that will allow for community review and input to the Zoning Commission.

7.4.4 Description of All Activities and of Capacity of All Present and Proposed Campus Development

The activities to be conducted on campus include those activities associated with general and auxiliary university uses and are consistent with the activities included in the 2001 Plan. The general land use categories presented in the 2011 Plan to describe campus activities are: Academic/Administrative; Campus Life/ Residential; Parking; and Athletic. There is no proposed increase in the amount of building square footage devoted to Parking in the 2011 Plan. Exhibit 10

depicts existing land use zones, and Exhibit 12 shows proposed land use zones. With the exception of the East Campus and the Tenley Campus, the proposed land use patterns will remain largely unchanged, and all planned buildings will provide an environment consistent with the existing campus.

7.4.5 Historic Preservation Element

The development of the AU Campus visually reflects the development of the university as it has grown into the educational institution it is today. The original 1893 campus consisted of 90 acres at the southwest quadrant of Ward Circle, between Nebraska and Massachusetts Avenues. A portion of the campus was donated for the founding of Wesley Seminary and other portions were sold at various points in the university's history. This campus was expanded in the late twentieth century by the acquisition of two parcels at Ward Circle. In 1978, the university acquired land forming the southeast quadrant of Ward Circle and in 1983 it acquired land at the northwest quadrant of that circle. More recently, in 1986, the university purchased the eight-acre Tenley Campus, just west of Tenley Circle. That campus was, until that time, completely unrelated to the university's history and development.

The university must continue to evolve and grow in order to maintain and further its position as a nationally-recognized institution of higher learning. The university recognizes that as it grows it must consider the physical representations of its history, particularly those buildings and places most important to its evolution, and that it must continually balance the demands -- educationally, physically, and financially -- with its appropriate stewardship of those buildings and places. Therefore, new development proposed in the 2011 Plan will be accomplished in a manner that addresses the university's programmatic and space needs, while at the same time considering historic preservation concerns.

As part of the development of the 2011 Plan and in response to requests of OP and the Historic Preservation Office ("HPO"), the university has undertaken efforts to better understand its history as expressed by its buildings and the development of its campuses, including the Tenley Campus, even though the association of that campus with American only dates from 1986. This effort, which is on-going, has allowed the university to consider the potential of the 2011 Plan to affect buildings and spaces that are particularly important to the university. As a result of this effort, the university is no longer proposing the site of the original School for International Service ("SIS") as a development site. Indeed, the 2011 Plan now proposes no demolition of existing buildings on the Main Campus.

The Historic Preservation Element ("HP Element") of the 2011 Plan will provide for the identification and evaluation of the university's buildings and spaces to fully understand their role in the development of the university and the evolution of its campuses. The university will consult with HPO on its findings and, in consideration of its stewardship responsibilities, about an appropriate mechanism for efficient review of future work affecting those buildings and spaces identified as significant. A short history of the university and discussion of some of its buildings is provided in Exhibit 7.

7.4.6 No Interim Use of Land is Proposed (Sub-section 210.5)

No interim use of residentially-zoned land is specifically requested as part of the 2011 Plan.

7.4.7 No New Use Sought for Approved Site of Buildings Moved Off-Campus (Sub-section 210.6)

The university does not seek approval for any new use of a previously-approved building site to be moved off-campus.

7.4.8 Compliance with the Policies of the District Elements of the Comprehensive Plan (Sub-section 210.7)

American University is located in the Institutional Land Use category on the Future Land Use Map of the 2006 Comprehensive Plan and is designated as an Institutional site on the Generalized Policy Map of the Comprehensive Plan. The property's continued use as a university campus as well as the proposed changes within the 2011 Plan are consistent with these map designations, which provide for "change and infill" on university campuses consistent with campus plans. See 10 DCMR § 223.22. Modernized facilities and new residential buildings will enhance the university in a way that is consistent with the Institutional Land Use designation. Overall, the 2011 Plan, as discussed herein, is not inconsistent with the Comprehensive Plan.

The 2011 Plan incorporates many elements of the Land Use Element of the Comprehensive Plan. Policy 2.3.5 recognizes the importance of universities to the "economy, character, history, and future of the District of Columbia." Policy LU-2.3.5 calls for "institutions and neighborhoods to work proactively" to address issues such as traffic and parking and facility expansion. Consistent with this directive, the university developed the proposed 2011 Plan through a meaningful community-based planning process that solicited input on key issues and sought to address each issue in the Plan itself. The proposed 2011 Plan includes efforts to mitigate traffic and parking impacts through the AU shuttle bus system, onsite parking, and other transportation demand management measures detailed in Policy LU-3.2.1. In addition, Policies LU-1.3J and LU-1.3.2 call for development around Metrorail stations to "minimize the necessity of automobile use and maximize transit ridership."

The 2011 Plan envisions the relocation of the Washington College of Law to the Tenley Campus, which is approximately two blocks from the Tenleytown Metrorail station. Faculty, staff, students and visitors to the law school will have a great incentive to take Metro. In addition, Policy LU-1.3.4 calls for site planning to encourage the use of public transit. Accordingly, the 2011 Plan will incorporate site planning features, such as improved pedestrian access, to encourage and sustain public transit use. The infill development of the East Campus will enhance the urban fabric and will improve the character of the neighborhood, as directed by Policy LU-1.4.1. Finally, the proposed 2011 Plan will not impose "significant adverse effects" on the quality of life for adjacent residential areas based on noise, lighting, number of students, and other factors. See Policy LU-3.2.3. As a result, the 2011 Plan is designed and intended to operate in a manner that is "sensitive to neighborhood issues," as required by Policy LU-2.3.5, and will minimize objectionable impacts, as prescribed by Policy LU-3.2.3.

American University is committed to mitigating transportation impacts on the surrounding neighborhood as part of the 2011 Plan. Policy T-3.1.1 implores the use of programs and strategies to reduce car trips. In accord with this policy, the 2011 Plan includes a transportation demand management program that will incorporate numerous measures aimed at reducing car trips to and from campus. The university's proposed transportation demand management program is discussed in detail in Section 7.2.2 and Exhibit 23.

The 2011 Plan will continue to permit American University to thrive and evolve, which furthers important policies and goals of the Economic Development and Education Elements of the Comprehensive Plan. The Economic Development Element notes that educational services, as one of the 20 largest private sector industries as well as one of the top 15 projected high growth industries in the District, are a “core” District industry. See Policy ED-1.1.2. In recognition of this importance, the Comprehensive Plan specifically “supports growth in the higher education” sector based on its potential to create jobs and income opportunities as well as enhance District cultural amenities. See Policy ED-2.4.1.

The preparation and content of the proposed 2011 Plan is consistent with Educational Element policies that encourage University growth and development through the campus plan process and attention to community issues and concerns. See Policies EDU-3.3.2 and EDU-3.3.3. Specific features of the 2011 Plan support the Education Element’s call for good “corporate citizenship” by universities through commitments to environmentally sustainable design, high-quality design, and adaptive reuse and preservation of historic buildings. See Policy EDU-3.2.2. The 2011 Plan specifically includes measures intended to “support community improvement and neighborhood conservation objectives.” See Policy EDU-3.3.2. Finally, the 2011 Plan is consistent with Policy EDU-3.3.5’s call to mitigate traffic and parking impacts by promoting alternative transportation methods and by implementing transportation demand management measures.

The 2011 Plan fulfills several aspects of the Urban Design Element of the Comprehensive Plan. The Campus Plan incorporates extensive landscaping elements to shade surface parking areas, *but, more importantly, the 2011 Plan reduces the amount of surface parking from the campus.* All of these measures are consistent with Policy UD-2.2.10. Also, the 2011 Plan incorporates sustainable design, the adaptive reuse of an historic building on the Tenley Campus, and the incorporation of existing features of the campus to improve the overall campus design. These design features advance Policy UD-2.3.5.

Finally, the 2011 Plan is consistent with numerous Elements of the Rock Creek West Area. Policy RCW-1.1.8 calls for the redevelopment or expansion of institutional land uses to be compatible with the physical character of the community, indicates that the density of future institutional development should reflect surrounding land uses as well as input from the local community, and encourages potential adverse effects to be minimized. As described above, the proposed 2011 Plan is consistent with this policy. In addition, the infill development proposed for the East Campus, the Tenley Campus and the Nebraska Hall addition, advances Policy RCW-1.1.4, which calls for recognizing opportunities for infill development and developing it in a way that is sensitive to the community. Finally, the 2011 Plan includes numerous measures to control traffic congestion and to mitigate the impacts of student, faculty, staff, and visitor traffic; all of these measures are consistent with Policy RCW-1.1.12.

7.4.9 Proposed Buildings are Within the Floor Area Limit for the Campus as a Whole (Sub-section 210.8)

When added to all existing buildings and structures on campus, development under the 2011 Plan will not exceed the proposed aggregated FAR limits for the campus. If all proposed development is constructed, the gross floor area within the Campus Plan boundaries will total approximately 750,000 square feet. This results in an overall FAR of 0.7 (Exhibit 8).

7.4.10 Referral to the District of Columbia Office of Planning and the District of Columbia Department of Transportation (Sub-section 210.9)

AU and its development team have engaged in significant dialogue and meetings with representatives of the OP and the DDOT. This Campus Plan application has been referred to OP and DDOT for their review and report.

SECTION 8: PROPOSED CONDITIONS OF CAMPUS PLAN APPROVAL

The Zoning Commission approved AU's 2001 Campus Plan in Order Nos. 949A-C (the "2001 Order"). The 2001 Order contained 19 conditions. In the 2011 Plan, the university is proposing the following conditions:

Undergraduate Housing Requirement – AU shall maintain a supply of housing sufficient to make housing available for 100% of its full-time freshman and sophomore students and for 55% of all full-time undergraduates. The rationale for this condition is addressed in detail on pages 12-13 and 21-23 above.

Conference Use of University Facilities - Campus Facilities built for residential and instructional purposes may, from time to time, be used for conferences. AU presents several high profile public programs, networking receptions, and alumni events each year, from American Forums and Center for Social Media events, to screening and presentation in the Wechsler Theater, to gallery exhibits of student and faculty work. These special programs are important to AU, as outlets to faculty for research and scholarly and professional development, as conduits for public service to the various disciplines, and as vehicles for public outreach and development of AU's reputation and standing within the media community.

Liaison Committee - Since the adoption of the 2001 Campus Plan, the Applicant has held regular meetings with the Neighborhood Liaison Committee that was created to foster on-going communication between the university and the surrounding neighborhoods. AU will continue to hold regular meetings with the Neighborhood Liaison Committee on a quarterly basis or as desired.

Off-Campus Parking Enforcement – In the 2001 Campus Plan, the university was required to adopt a program regarding enforcement of student, faculty, staff and vendor off-campus parking. In addition, the 2001 Campus Plan required the university to direct its students to register their vehicles in the District of Columbia, or obtain a reciprocity sticker if eligible to do so. The Applicant withheld parking privileges from students who did not comply with D.C. registration requirements. AU will continue to operate these components of the off-campus parking enforcement program during the 2011 Campus Plan.

Update at Time of Each Special Exception Application – The 2001 Campus Plan required that with each special exception application, the university must also submit information as to how the structure complies with the approved Campus Plan, an updated traffic analysis, a report indicating the supply of on-campus housing, the number of undergraduate students, and the number of full-time freshman and sophomore students. The university agrees to include such a condition of approval in the 2011 Campus Plan.

Off-Campus Student Behavior – As a result of the 2001 Campus Plan, the university implemented a "Neighborhood Action Program" to address off-campus conduct by students living

in neighborhoods adjacent to the campus. In 2010, in response to concerns from some members of the community regarding the university's handling of some off-campus student behavior incidents, the university adopted changes to its Student Conduct Code. Those changes to the Code of Student Conduct are discussed in detail on page 22 above. The university will include as a condition of the 2011 Plan that it will abide by the terms of the amended Student Conduct Code adopted in fall 2010.

Special Events on the AU Campus - 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:

(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.

Notification to DDOH, EPA and Corps of Engineers - In the 2001 Campus Plan, the university was required to 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, each time that the university files a permit application 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 has satisfied this condition and will continue to do so in the 2011 Campus Plan

Construction Activity – The university will abide by all DC noise regulations in its operations and during construction activities. Construction activity will occur only during the hours of 7:30 AM to 4:00 PM Monday – Friday. However, interior work not creating an impact on neighboring residences may take place outside these hours.

SECTION 9: FURTHER PROCESSING APPLICATIONS FOR DEVELOPMENT OF THE EAST CAMPUS, THE NEBRASKA HALL ADDITION, THE MARY GRAYDON CENTER ADDITION, AND THE RELOCATION OF THE WASHINGTON COLLEGE OF LAW TO THE TENLEY CAMPUS

9.1 Development of the East Campus (former Nebraska Avenue Parking Lot Site)

9.1.1 Description of East Campus Property and Surrounding Area

The proposed East Campus will be located on an 8.1 acre parcel that is located across Nebraska Avenue from the central campus and is currently used as a surface parking lot with approximately 900 surface parking spaces. Those parking spaces are used by AU faculty, staff, students, and visitors to the campus. The East Campus property is bound by Massachusetts Avenue to the north, the Westover Place townhouse community to the east, New Mexico Avenue to the south, and Nebraska Avenue to the west. The headquarters for the Federal Department of Homeland Security is located to the north of the property directly across Massachusetts Avenue. Numerous large apartment and condominium buildings are located along Massachusetts Avenue to the east of the property. A significant number of AU students live in these buildings and walk along Massachusetts Avenue to the AU Campus.

9.1.2 Summary of Proposed East Campus Development

The university proposes to construct six new buildings on the East Campus. These buildings will include: four new residential buildings that will provide approximately 765 new residential beds; a new administrative building that will be located at the intersection of Nebraska and New Mexico Avenues; and an administrative and academic building located on the eastern end of the property, which will serve as a buffer between the institutional uses on the East Campus and the Westover Place townhouse community on the adjacent property.

Development of the new East Campus will include a total of approximately 329,000 gross square feet of new space. Of the new building area, 245,100 square feet will be dedicated to student housing. The northern part of the East Campus, with frontage along Massachusetts Avenue and adjacent to Ward Circle, is not included in the Further Processing application. That area will remain a surface parking lot with approximately 200 parking spaces and will be reserved for a future

signature academic building, similar to the Katzen Arts Center. The 2011 Plan does not anticipate that such a signature academic building will be constructed in the period of 2011 – 2020.

9.1.3 Functional, Sensitive, and Appropriate Design

(a) Development Goals and Results of Community Dialogue Process

The Applicant and its design team have engaged in extensive dialogue with members of the surrounding community, including residents of the Westover Place townhouse community, regarding development of the East Campus. In a presentation at the September 28, 2010 Community Taskforce Meeting, the project architects noted that development of the East Campus will be successful if it:

- promotes student life, success equal to the academic reputation of AU;
- identifies the student as the center of the campus success;
- contributes to the diversity of housing options on campus;
- grows international student accommodations;
- is a sensitive neighbor to its surroundings;
- embraces a sustainable strategy consistent with the campus initiative;
- provides an expanded campus that is safe for students and residents;
- provides flexible facilities that can adapt to changing campus needs over time; and
- promotes an architectural character consistent of the existing campus.

The university has sought to address the following community concerns as it has designed and refined the proposed buildings on the East Campus:

- increased noise in the community due to the proposed residential use on the East Campus;
- the proposed location of the new residential structures on the former parking lot;
- issues related to pedestrian safety for the new students that will be crossing Nebraska Avenue from their residence halls to campus on the west side of Nebraska Avenue and concerns about current patterns of mid-block pedestrian crossings of Nebraska Avenue;
- enhanced traffic from personal vehicles and trucks that will be coming to the East Campus;
- the amount of density proposed on the East Campus in terms of the number of students to be housed and the size and scale of the buildings proposed; and
- the visual impact that the proposed development will have on adjacent properties.

Specific steps that have been taken by the university in response to these concerns include:

- a significant reduction in the number of beds proposed on the East Campus, from an initial proposal of 1,000 beds to the current proposal for 765 beds;
- a re-orientation of the residential buildings in order to lessen the visual impact on the adjacent residential properties and to remove all windows on the residential buildings that would have views towards the adjacent residential properties;

- the creation of an academic/administrative building that will serve as a buffer, both visually and in order to block noise, between the residential uses on the East Campus and the adjacent residential properties; and
- the relocation of the entrance to the underground parking and loading facilities to a point that is further from the East Campus boundary with the adjacent residential property.

All of the buildings on the East Campus will be designed and constructed in order to achieve LEED Gold certification. Plans, elevations, and drawings of the proposed East Campus development, as well as photographs of existing conditions, are attached as Exhibit 19.

(b) Detailed Description of the Proposed East Campus Development

Entrance to the East Campus will be marked by a new administrative building located at the intersection of Nebraska Avenue and New Mexico Avenue. This administrative building (labeled as **Building No. 5** in the site plan provided in Exhibit 19) is intended to house a new Visitors Center, other administrative offices and 3,000 square feet that will be reserved for retail uses that are intended to cater to the residents of the East Campus. This building will be four stories tall with a measured building height of approximately 54 feet tall. The architectural character of this building, including its curved entrance features and tower element at the corner of the intersection of Nebraska and New Mexico Avenues is intended to evoke the architectural character of the McKinley Building on the campus west of Nebraska Avenue and helps connect the campus as one crosses Nebraska Avenue. The exterior of this building will include glass and light-colored pre-cast in an effort to be responsive to the limestone appearance of the buildings (the Ward Circle Building, Hurst Hall, and the Old SIS building) located along the west side of Nebraska Avenue.

The first student housing building on the East Campus (identified as Building No. 1 in the materials included in Exhibit 19) is located along Nebraska Avenue, to the north of Building No. 5. This building will be six stories tall, with a measured building height of approximately 62 feet. The height, mass, and setbacks of this building (along with Building No. 5) have been carefully studied to assure that the appearance of this building is consistent with the appearance of the buildings along Nebraska Avenue on the campus west of Nebraska Avenue. The goal has been to maintain the character of this part of Nebraska Avenue as a leafy, broad avenue. As shown in a site section through Nebraska Avenue, included in Exhibit 19, Building No. 1 on the East Campus will be setback from the Nebraska Avenue curb approximately 70 feet. The buildings along the west side of Nebraska Avenue are setback approximately 85 feet from the curb along Nebraska Avenue.

The streetscape treatment of Nebraska Avenue on the East Campus has also been carefully studied in order to create an inviting and active pedestrian experience, while also creating landscape and hardscape barriers to prevent mid-block pedestrian crossings of Nebraska Avenue. As shown in a section along Nebraska Avenue in Exhibit 19, the existing row of mature street trees that currently shield the existing parking lot on Nebraska Avenue will remain in a six foot planting strip. Adjacent to the planting strip is an eight foot sidewalk and then a vegetative buffer of approximately 38 feet. This vegetative buffer will include enhanced understory planting that will provide views to the first floor uses in Building No. 1, but will also restrict pedestrian movement from the sidewalk to the 24 foot wide promenade area that is adjacent to Building No. 1. The existing roadway lighting will be replaced with fourteen foot tall ornamental lights that are more in scale with the pedestrians walking along on the adjacent sidewalk.

Building No. 1 will include approximately 280 residential beds. The ground floor uses will include approximately 11,000 square feet of retail space. There will be no central cafeteria in any of the residential buildings on the East Campus. The first floor of Building No. 1 also includes meeting space for residential life activities, which will have direct access to the promenade along Nebraska Avenue, and faculty and staff apartments that will face a landscaped quad that is bound by the other residential buildings on the East Campus. The residential units on floors 2-6 will be a mix of unit types.

Building No. 2 is located behind Building No. 1 (the administrative building located at the intersection of New Mexico and Nebraska Avenues). Building No. 2 will be five stories tall, with a measured building height of approximately 54 feet. This building will include approximately 140 residential beds. Building No. 2 has frontage along New Mexico Avenue and will define the southern border of the East Campus. The proposed streetscape treatment along New Mexico Avenue has also received significant attention from the university's design team. In response to concerns raised during the community dialogue process, the university has removed the university-related retail uses that were initially proposed in the street level of Building No. 2. In addition, the university has re-designed the New Mexico Avenue elevation of Building No. 2 so that the vehicular entrance to the below-grade parking and loading can occur in the same location as the existing curb cuts on New Mexico Avenue.

Building No. 3 is a five story residential building, approximately 54 feet tall, that is located in the center of the East Campus. It is flanked by courtyards to the south and to the north that are 165 feet wide and are intended to provide active and passive recreation spaces for the residents of East Campus. The ground floor of this building will include meeting space and staff/faculty apartments. In total, the building will include approximately 157 residential beds. In response to concerns that were raised by the Westover Place residents, the orientation of this building, as well as Building Nos. 2 and 4, has been shifted so that all windows from dormitory rooms now face into one of the courtyards and not towards the Westover Place community.

Building No. 4 is also a five story residential building, approximately 54 feet tall, that is located on the northern end of the residential core of the East Campus. This building will include approximately 195 beds with faculty and staff apartments on the ground floor. Just as in Building No. 3, all windows from the dormitory rooms will face the courtyard and the surface parking lot to the north.

Building No. 6 is an administrative/academic building that has been sited on the property in order to provide a physical buffer between the residential uses on the East Campus and the Westover Place community to the east. Building No. 6 will be two and ½ stories tall, with a measured building height of approximately 34 feet. The proposed height of Building No. 6 is approximately the same as the height of the townhomes in the Westover Place community. The intended uses of the building will include meeting space, residential life activities space, offices and academic space. In response to comments from OP and the Westover Place residents, Building No. 6 has been set back from the property line with the Westover Place community a minimum distance of 40, but the majority of the setback ranges from approximately 55 to 78 feet.

The appearance of Building No. 6 from Nebraska Avenue is intended to convey that the use of this building is not residential, so the materials on the west façade of the building are similar to those found on Building No. 5. The entrance to Building No. 6 also appears to peek out from behind

Building No. 2, in order to announce to students, faculty, and staff the location of this administrative/academic building. The university and its design team continue to refine the potential façade materials for the east elevation of the building (the elevation of the building that faces Westover Place), in order to create an appropriate transition to the Westover Place townhouses.

The existing buffer area between Building No. 6 and the Westover Place community is currently populated with a large number of significant trees as shown in Exhibit 19. The university will augment this area with a landscaped berm, which further reduces the appearance of Building No. 6 from the Westover Place community. Additional tree plantings in the understory of the landscaped buffer will be made in order to create a well designed and conceived landscape buffer that will be effective all year long.

The proposed development of the East Campus will result in a reduction in the overall number of vehicle parking spaces that will be provided on the property. There are currently 900 parking spaces on the East Campus. Construction of the proposed East Campus will result in only 500 parking spaces being located on the East Campus, 300 spaces located in a single below-grade level of parking that will be located under Building Nos. 1-6 and 200 spaces on the remaining surface parking lot adjacent to Massachusetts Avenue and Ward Circle. Significant amounts of bicycle parking spaces will also be provided for residents of East Campus, as well as university staff members that will work on the East Campus in the below-grade parking level. In addition, numerous bicycle parking spaces and facilities will be located throughout the East Campus development.

Loading facilities for all six buildings will also be located in this below grade level. Access to the parking and loading facilities will occur from New Mexico Avenue, in the approximate location of the existing entrance to the Nebraska Avenue parking lot. The existing curb cut and vehicular exit from the parking lot onto Nebraska Avenue will be removed as a result of the development of the East Campus. A new right turn in and right turn out only entrance/exit from the East Campus, which will be accessible from the six buildings and the remaining surface parking lot, onto Massachusetts Avenue will be created as a result of the proposed development of the East Campus. This entrance/exit will be aligned with the entrance to the Department of Homeland Security's parking lot entrance/exit on the other side of Massachusetts Avenue.

9.1.4 Development of the East Campus is not Likely to Become Objectionable to Neighboring Property Because of Noise, Traffic and Parking, Number of Students/Faculty/Staff, or Other Objectionable Conditions

(a) No Adverse Impacts Related to Noise Will Occur as a Result of the East Campus Development

As noted above, the residential buildings have been oriented in such a way that no windows on the upper floors of the buildings will face the Westover Place community. In addition to mitigating the visual impact of these buildings, this orientation also reduces the potential amount of noise generated by the residential use. The location of Building No. 6 will help block any noise from activities which occur on the two courtyards located in the center of the East Campus. In addition, there will be no direct entrance to the ground floor of Building No. 6 on the eastern elevation of the building. There will also be no balconies or terraces on the eastern elevation of this building. These

design features were created to address concerns from the Westover Place community regarding the potential noise that may arise from Building No. 6.

(b) No Adverse Impacts Related to Traffic and Parking Will Occur as a Result of the East Campus Development

The Transportation Report (Exhibit 23), contains a detailed analysis of transportation impacts of the 2011 Plan. Included is a determination of the impact of development of the East Campus. This analysis focused on the major differences in future traffic conditions with and without development of the East Campus:

- The increases in pedestrian traffic crossing Nebraska Avenue due to new building construction;
- The decreases in pedestrian traffic crossing Nebraska Avenue due to the loss of parking spaces on the Nebraska Avenue parking lot; and
- The change in how drivers will approach and depart parking on the East Campus generated by the removal of the right-in/right-out driveway on Nebraska Avenue, and its replacement on Massachusetts Avenue.

To account for these changes, the following pedestrian and vehicular trips were added to the future traffic projections:

- Pedestrian trips were generated for several sources, notably the additional beds in the residence halls but also for the new admissions welcome center and campus-related retail use. Trips for new residence halls were based on counts of existing on-campus residence halls. Trips for the proposed retail uses were based on activity data from the existing campus store.
- Some pedestrian trips were removed from crosswalks based on the loss of parking spaces on the Nebraska Avenue surface lot. These were determined by examining vehicular trip generation rates and assuming one person per car would cross Nebraska Avenue.
- The net increase in pedestrian trips were split between the crosswalks over Nebraska Avenue at New Mexico Avenue (75%) and Ward Circle (25%). The split was based on the layout of the East Campus and the likely destinations of pedestrians on the Main Campus.
- Changes to vehicular volumes were made based on existing trip counts at the driveway on Nebraska Avenue, and projected change on approach patterns of drivers that would take advantage of the new right-in/right-out at Massachusetts Avenue.

The future capacity analyses results, comparing traffic models both with and without the development of the 2011 Plan, came to the following conclusions:

- The intersection of Nebraska Avenue and New Mexico Avenue will operate under acceptable conditions. This is due to the existing traffic signal timing, which separates turning vehicles and pedestrians. Thus, the increased crosswalk traffic will not generate detrimental impacts.

- Additional pedestrians using the crosswalk over Nebraska Avenue at Ward Circle will generate impacts to vehicular delays. These delays can be mitigated through implementing changes to the traffic signal operation that separates the vehicular turning and pedestrian crossing movements (see mitigation measures below).
- Although the traffic model results show acceptable conditions at all intersections, the design of the East Campus and its surrounding roadways can incorporate some design measures to help further reduce impacts by organizing crosswalks, pedestrian facilities, and bus stop locations. These design elements are discussed in the Transportation Report. All recommendations that occur on the East Campus have been incorporated into its design.

The following summarizes the recommendations in the Transportation Report, aimed at mitigating the impacts to vehicular delay and congestion, and changing the orientation of transportation facilities to help reduce pedestrian/vehicular conflicts.

- Elimination of the right-in/right-out driveway on Nebraska Avenue to the Nebraska Avenue parking lot (helps reduce jaywalking);
- Inclusion of a landscaped buffer along Nebraska Avenue in the East Campus development (helps reduce jaywalking);
- Alteration of the traffic signal operations at the southwestern corner of Ward Circle across Nebraska Avenue to de-conflict right turning vehicles from pedestrians in the crosswalk (reduces vehicular delay predicted in traffic models);
- Installation of a HAWK pedestrian signal on Massachusetts Avenue south of Ward Circle at the new right-in/right-out driveway for the East Campus development (facilitates pedestrian crossings); and
- Consolidation of bus stops to take advantage of the new HAWK pedestrian signal and deter potential jaywalking to reach bus stops (reduces pedestrian desire lines where crosswalks do not exist).

The East Campus will also include the following measures as part of the overall Campus TDM program:

- All new residence halls will incorporate quality long-term bicycle storage for student use;
- Short-term bicycle parking at the ground level will be included and will meet DDOT design standards;
- A space for a future Capitol Bikeshare location will be located on the East Campus;
- The existing Zipcar spaces on the Nebraska Avenue surface lot will be available during construction of the East Campus in a temporary location and maintained with new Zipcar spaces constructed in the East Campus development;
- Information kiosks incorporating electronic message boards will be included in lobbies of new residential buildings; and

Incoming freshmen living on campus will be provided with a packet of information during orientation and/or move-in marketing transportation options.

- (c) No Adverse Impacts Related to the Number of Students/Faculty/or Staff Will Occur as a Result of the East Campus Development

The university and its design team believe that the creation of 765 residential beds on the East Campus can be accomplished without diminishing the quality of life of adjacent property owners and without creating adverse impacts on the neighboring property owners through three concepts that have guided the development of the East Campus: (i) the design of the buildings; (ii) the creation and maintenance of a physical and landscaped buffer between the proposed buildings and the adjacent Westover Place community; and (iii) the university's Residential Life policies.

The university initially proposed a series of residential buildings on the East Campus that included approximately 1,000 residential beds. During the community dialogue process, residents of the adjacent communities voiced concern about the ability of the East Campus to house any undergraduate students. These residents said that they would like to see only administrative and academic uses on the East Campus and that the university should construct zero residential beds on the East Campus. After numerous meetings and discussions with these residents, the university has agreed to reduce the number of beds that it is proposing on the East Campus to 765. This 23% reduction, voluntarily accepted by the university, allows for the university to address its goals of providing new and varied types of housing to its undergraduate students and also addresses the concerns of the adjacent community regarding the potential negative effects of housing undergraduate students on the East Campus.

The siting, orientation and uses of the proposed buildings truly mitigate the impacts that 765 residential beds on the East Campus will have on the adjacent property owners. As noted above in the section regarding the mitigation of noise impacts, the residential component of the East Campus development is effectively shielded from the nearby residential communities. The number of faculty, staff and visitors that will come to the Visitors Center in Building No. 5 and to the academic and administrative uses in Building No. 6 will have virtually no impact on the adjacent residential communities.

The significant landscaped buffer between the Westover Place property line and Building No. 6 truly mitigates the impact of the East Campus development on the Westover Place community. This buffer area already includes a significant number of trees of substantial size that will shield views of the new buildings for a majority of the year. In addition, the university has agreed to undertake significant additional plantings (including evergreen and deciduous plantings) in the understory of the existing trees and landscape material. This buffer area will also be contoured and landscaped in a manner that will make it unlikely that students will use this area for passive or active recreational activities.

As discussed previously in Section 5 of this Statement, the Residential Life policies of the university play a significant role in the overall experience that students have while enrolled at American University. All residents are required to sign a Housing and Residence Life license agreement, which, along with the Student Conduct Code, sets expectations and guidelines for appropriate student behavior. Each residential building will include approximately 24 Residential Life staff that will enforce these guidelines.

For all of these reasons, the proposed 765 residential beds and the faculty/staff that will work and live on the East Campus will not adversely impact adjacent properties, including the residents of the Westover Place community that live closest to the property line with the university.

(d) No Adverse Impacts Related to Other Objectionable Conditions Will Occur as a Result of the East Campus Development

In order to help ensure that the proposed development of the East Campus does not create any objectionable impacts during the construction of the East Campus, the university will work with all impacted stakeholders to create a construction management plan.

9.1.5 *Certification of FAR*

In conjunction with this request for further processing and pursuant to 11 DCMR §210.8, the university certifies that the addition of approximately 329,000 square feet of FAR associated with the development of the East Campus will result in the entire Campus having a FAR of approximately 0.7, which is within the approved FAR for the campus as a whole under both the existing and proposed campus plans.

9.2 Nebraska Hall Addition

9.2.1 *Description of Nebraska Hall Property and Surrounding Area*

The Nebraska Hall property is located to the northwest of Ward Circle, north of the Katzen Arts Center, and has frontage along Nebraska Avenue. The existing Nebraska Hall residential building includes approximately 115 beds and is three stories tall (as viewed from Nebraska Hall). The grade of the property changes such that there is a partial below-grade floor on the back of the existing building that is not visible from Nebraska Avenue. The existing Nebraska Hall residential building is setback approximately 104 feet from Nebraska Avenue and includes a driveway and circular drop-off area in front of the existing building. The existing site includes a surface parking lot with approximately 25 parking spaces. The existing building is setback approximately 45 feet from 44th Street in the rear.

The Ft. Gaines community is located immediately to the east of the Nebraska Hall property. This community, which includes homes on 44th Street, Sedgwick and Sunnyvale Streets, consists primarily of single family homes. The Temple Baptist Church is located immediately to the north of the Nebraska Hall Property on the same side (the western side) of Nebraska Avenue. The Department of Homeland Security's (DHS) Nebraska Avenue complex is located on the eastern side of Nebraska Hall, directly across from the property. The television studios and offices of NBC 4 are located to the north of the DHS facility and the National Presbyterian School and Church is located further to the north along Nebraska Avenue.

9.2.2 *Functional, Sensitive, and Appropriate Design*

(a) Development Goals and Community Dialogue Process

The proposed addition to Nebraska Hall (the "Addition") is designed to mesh seamlessly with the existing Nebraska Hall. The residential facilities provided in the Addition are designed to be the university's premium housing, primarily for juniors and seniors. The proposed Addition will allow the university to achieve its goals of enhancing the undergraduate student housing experience at AU, with minimal impacts on neighboring residences.

Representatives of the university have met a number of times with representatives of the Ft. Gaines community (including residents of the adjacent 44th and Sedgwick Streets, NW) in order to review the proposed plans for the Nebraska Hall Addition and create conditions related to the construction and operation of the expanded Nebraska Hall.

(b) Detailed Description of the Nebraska Hall Addition

As depicted in the materials included in Exhibit 20, the Addition will be constructed on the north end of the existing Nebraska Hall building on the site of the existing surface parking lot. The Addition will provide beds for 120 students, with a kitchen in each residential unit (which includes 3 or 4 beds). The appearance and scale of the Addition has been carefully designed to relate to the existing Nebraska Hall building and mitigate any impact on nearby residential properties. The Addition will maintain a significant setback from Nebraska Avenue, approximately 97 feet, in keeping with the setback of the existing building. (Please note that the National Park Service owns a 40 foot strip of property along Nebraska Avenue generally in front of Nebraska Hall and the Addition. The university has an agreement with the Park Service that allows access across the Park Service property and allows the university to maintain the grass on that property.) The window patterns and brick color of the proposed Addition will appropriately relate to the existing windows and brick color found on Nebraska Hall. The height of the proposed addition will be the same as the height of the existing building. There will be no rooftop mechanical equipment or antennas located on the roof of the Addition.

All of the mechanical equipment necessary for the Addition will be located in the “grade level” of the building, which is actually below-grade as viewed from Nebraska Avenue. This mechanical equipment includes the elevator machine room and an emergency generator which is currently located in an accessory structure on the portion of the Nebraska Hall property that will include the Addition. On the first level of the Addition, the level which is at-grade as the building is entered from Nebraska Avenue, a new multi-function space will be provided. This space will accommodate a maximum of approximately 40 people and is intended to serve the residents of Nebraska Hall. The Ft. Gaines Citizens Association has requested that it be allowed to hold its meetings in this space. The university has agreed to this request and will include such a requirement as a condition of approval of the Addition. Other uses on the first floor will include offices for the residential life staff, and residential units for students, residential advisors and a faculty apartment. The second and third floors of the Addition will include the majority of the beds and residential units.

The proposed addition to Nebraska Hall will maintain the approximate 45 foot setback of the existing Nebraska Hall from the rear property line, adjacent to 44th Street, NW. Extensive landscaping and trees will buffer the building from the residential areas to the west of the building. Photo simulations of the Addition and the relationship to the adjacent properties are included in Exhibit 20.

9.2.3 *Noise, Traffic and Parking, Number of Students/Faculty/Staff, Other Objectionable Conditions*

(a) No Adverse Impacts Related to Noise Will Occur as a Result of the Nebraska Hall Addition

All student access to the Addition will be made from the Nebraska Avenue frontage of the building. No ingress or egress to the proposed multi-function space in the Addition will be able to be accessed from the rear of the building adjacent to 44th Street. The existing landscape buffer and fence in the rear of the property will be maintained and extended for the length of the expanded Nebraska Hall building.

(b) No Adverse Impacts Related to Traffic and Parking Will Occur as a Result of the Nebraska Hall Addition

The proposed addition to Nebraska Hall will create no adverse traffic or parking impacts on adjacent properties. Vehicular access to Nebraska Hall will not change as a result of the construction of the proposed Addition. Vehicles dropping off residents or guests will continue to use the existing curb cut and entrance drive from Nebraska Avenue. The removal of the 25 parking spaces on the existing Nebraska Hall property will not result in any appreciable changes to traffic flow in the surrounding transportation system. Those people that currently park on the Nebraska Hall property will be able to park in the garage of the adjacent Katzen Arts Center, which has sufficient capacity to accept those 25 parking spaces. Deliveries to Nebraska Hall will continue to come from the Nebraska Avenue entrance with deliveries made through the main entry of the building or the central entry along the east face of the building.

(c) No Adverse Impacts Related to the Number of Students/Faculty/or Staff Will Occur as a Result of the Nebraska Hall Addition

The proposed Addition will not create any adverse impacts related to the 120 new residential beds that will be located in the building or as a result of the students/faculty and staff that will work in the expanded Nebraska Hall. The university has operated a 115 room residence hall on this property since 2006/2007. During that time there have been very few, if any, complaints from residents of the adjacent single family home neighborhood regarding the residence hall use on the property. The university believes that it has established an excellent working relationship with the Ft. Gaines community and will continue to do so in the future. The location of the Addition, on an existing surface parking lot, and the retention of the sizable landscaped buffer area between the expanded Nebraska Hall and the adjacent residential properties will help ensure that the additional students on the Nebraska Hall property will not adversely impact the adjacent residential properties.

(d) No Adverse Impacts Related to Other Objectionable Conditions Will Occur as a Result of the Nebraska Hall Addition

In consultation with representatives of the Ft. Gaines community, and residents of the adjacent residential neighborhood, the university proposes the following conditions of approval for the proposed Addition.

1. The Housing and Residence Life license agreement and Student Conduct Code set expectations for appropriate student behavior and will be enforced by AU staff. For the first month after opening, the university's Public Safety officers will perform special patrols along 44th Street, to determine and impact student behavior patterns. Future patrols will be scheduled as needed by ongoing observations and discussions with the Ft. Gaines Citizens' Association.

2. The Addition will be sited as shown in Exhibit 20 and will be set back from the rear (west) property line approximately 45 feet. The existing driveway will remain and be used for drop-off and service access. No resident parking will be provided on this site. The height of the Addition will be aligned with the height of the existing third floor of Nebraska Hall. There will be no rooftop mechanical equipment or antennas/dishes on the Addition.
3. The existing fencing will be extended along the north property line bordering the Temple Baptist Church until it reaches the east property line along Nebraska Avenue. The existing fence and additional fencing will be seven feet high. A landscape buffer of evergreen and deciduous plantings will be installed along the western perimeter to screen views of the building from neighboring residences, the design of which will be determined by future discussions with the Ft. Gaines Citizens' Association.
4. The building will contain a multipurpose room with capacity for a 35 person meeting. This room may be scheduled by the Ft. Gaines Citizen's Association for their meetings.
5. The university will minimize the impact of construction activity on neighboring properties by:
 - appointing a University staff liaison to address concerns and answer questions regarding construction activity;
 - establishing a 24-hour construction contractor telephone contact for reporting problems and establishing a process for timely response;
 - conducting preconstruction inspections (including a photographic record) of nearby properties to establish a baseline for assessing potential construction related damage and establishing a process for expeditiously and fairly handling damage claims;
 - holding a preconstruction community meeting to coordinate planned construction activities at least 90 days before construction to include construction managers;
 - limiting construction work to Monday through Friday 7:30 AM to 4:00 PM, however, interior work not creating an impact on neighboring residences may take place outside these hours; and
 - prohibiting construction traffic and construction worker parking on the nearby residential streets.

9.2.4 Certification of FAR

In conjunction with this request for further processing and pursuant to 11 DCMR §210.8, the university certifies that the additional 56,000 square feet of FAR associated with the addition to Nebraska Hall will result in the entire Campus having a FAR of approximately 0.7, which is within the approved FAR for the campus as a whole under both the existing and proposed campus plans.

9.3 Addition to the Mary Graydon Center

9.3.1 *Description of the Mary Graydon Center and the Proposed Addition*

The Mary Graydon Center is the student center for AU, providing activity space, dining facilities, and retail services. It is located in the heart of the main campus and is primarily bordered by academic, administrative, and athletic facilities. The Mary Graydon Center is not adjacent to any non-university properties. The university will add 20,000 square feet at the south end of the existing Mary Graydon Center. This addition will provide additional office and support space, enhanced dining facilities, and additional meeting and event space. The addition will include a terrace level and three levels above. Plans for the addition are included in Exhibit 21.

9.3.2 *Noise, Traffic and Parking, Number of Students/Faculty/Staff, Other Objectionable Conditions*

(a) No Adverse Impacts Related to Noise Will Occur as a Result of the Addition to the Mary Graydon Center

The proposed addition will house enhanced dining facilities and recreation facilities, as well as office and additional office and support space, and is entirely internal to the main campus. Therefore, the community will not experience any noise impacts from this addition.

(b) No Adverse Impacts Related to Traffic and Parking Will Occur as a Result of the Addition to the Mary Graydon Center

The proposed addition will not affect neighborhood traffic or available parking.

(c) No Adverse Impacts Related to the Number of Students/Faculty/or Staff Will Occur as a Result of the Addition to the Mary Graydon Center

The proposed addition will not add any students, faculty or staff.

(d) No Adverse Impacts Related to Other Objectionable Conditions Will Occur as a Result of the Addition to the Mary Graydon Center.

As noted above, the proposed addition is squarely in the center of campus and is for enhanced dining facilities and additional activity/meeting space. It will not add traffic, parking, or students. No adverse impacts or objectionable conditions will result from its construction.

9.3.3 *Certification of FAR*

In conjunction with this request for further processing and pursuant to 11 DCMR §210.8, the university certifies that the proposed construction of approximately 20,000 square feet of FAR associated with the addition to the Mary Graydon Center will result in the entire Campus having a FAR of approximately 0.7, which is within the approved FAR for the campus as a whole under both the existing and proposed campus plans.

9.4 Relocation of the Washington College of Law to the Tenley Campus

9.4.1 Description of the Tenley Campus and the Surrounding Area

The Tenley Campus is bordered by Wisconsin Avenue, Nebraska Avenue, Warren Street, 42nd Street and Yuma Street. The university purchased the Tenley Campus in 1986 and incorporated the Tenley Campus into the 1989 Campus Plan. There are five primary buildings on the Tenley Campus -- freestanding Dunblane and Congressional Halls and the connected Capital, Federal, and Constitution Halls. These buildings provide undergraduate residential uses (497 beds), classrooms, and office space. American University's Washington Semester program is also located at the Tenley Campus.

The area surrounding the Tenley Campus includes single-family homes located to the west of Warren and 44th Streets. Institutional uses, such as St. Ann's Church and School and the Convent of Ben Secours are located directly across Yuma Street to the north, with single family residential uses found as one heads further west along Yuma Street. Residential uses are found along the south side of Nebraska Avenue, across the street from the Tenley Campus. Wisconsin Avenue and Tenley Circle are located immediately to the east of the Tenley Campus, with an entrance to the Tenleytown Metro Station located approximately one block north along Wisconsin Avenue.

9.4.2 Summary of Proposed Relocation of the Washington College of Law

The university and the Washington College of Law have determined that the existing law school facilities located at 4801 Massachusetts Avenue, NW are not sufficient to meet the future needs of the students, faculty and staff of the Washington College of Law. In addition, the university believes that a new law school facility located at the Tenley Campus will bring more vibrancy and street level activity to the Tenleytown community. The university believes that the additional people that the Washington College of Law will bring to the sidewalks of Tenleytown will help bring new and exciting retail opportunities to this neighborhood. Associated with this move will be the transfer of the 497 undergraduate residential beds that currently exist on the Tenley Campus to the main campus. The undergraduates who live on the Tenley Campus consistently rate their residential life experience as poor. The relocation of these students to new beds on the main campus is consistent with the university's goal of enhancing the undergraduate residential experience at American University. For all of these reasons, the university is proposing the relocation of the Washington College of Law to the Tenley Campus.

9.4.3 Functional, Sensitive, and Appropriate Design – Community Dialogue Process

The university and the design team for the Washington College of Law have developed a number of goals that will guide the development of the Tenley Campus. These goals include:

- Create highly effective and functional new facilities that build upon the College's rich heritage and enhance its academic resources and diverse programs;
- Preserve and strengthen the historic character of American University's Tenley Campus and Capital Hall;
- Develop a meaningful campus aesthetic that maintains accessibility to open areas and green space;

- Develop 300,000 gross square feet of new and renovated facilities, largely within the footprint of the existing structures on the Tenley Campus;
- Concentrate development density to minimize the visual impact on the surrounding neighborhoods;
- Maintain existing site access points and curb cuts, to the greatest possible degree; and
- Leverage access to the Tenleytown Metro Station.

The proposed law school facilities are being designed to provide sufficient space for a total of 2,000 law students and 400 law school faculty and staff. Approximately 400-500 parking spaces are anticipated in a single level of parking that will solely be accessed from Nebraska Avenue. The location of this vehicular entrance/exit will be in the approximate locations of the existing curb cuts on Nebraska Avenue. Along Yuma Street, access to loading and service spaces will be provided from curb cuts that are in approximately the same location as the existing curb cuts on Yuma Street. Site plans depicting the footprints of the existing buildings and the proposed new buildings are included in Exhibit 22.

The plans for the new law school facilities continue to evolve and are not as fully refined as the plans that have been prepared for the East Campus and the Nebraska Hall Addition. Photo simulations of the massing and height of the proposed facilities are included in Exhibit 22. As the plans for the law school facilities evolve, the university will share those plans with the community.

The university, the architects for the law school relocation, residents of the adjacent community and their architect, and representatives of Advisory Neighborhood Commission (ANC) 3E have held numerous meetings regarding the proposed development of the Tenley Campus. The university will continue to meet and work with these groups as the plans for the Tenley Campus are further evolved and refined.

9.4.4 Noise, Traffic and Parking, Number of Students/Faculty/Staff, Other Objectionable Conditions

- (a) No Adverse Impacts Related to Noise Will Occur as a Result of the Relocation of the Washington College of Law to the Tenley Campus

The new law school facilities have been located on the approximate footprints of the existing buildings on the Tenley Campus. In general, these buildings are farther removed from the nearby residential uses. The proposed noise that may result from the new law school facilities will be appropriately addressed as the elevations of the facilities continue to evolve.

- (b) No Adverse Impacts Related to Traffic and Parking Will Occur as a Result of the Relocation of the Washington College of Law to the Tenley Campus

During the community dialogue process, numerous concerns and issues have been raised regarding the traffic and parking impacts that will occur as a result of the new student, faculty and staff population that will come to the Tenley Campus. Gorove/Slade is currently preparing an analysis of

those impacts and is reviewing the appropriateness of the proposed entrances to the parking garage and the loading area. The university believes that the proximity to the Tenleytown Metrorail station and numerous bus lines along Wisconsin Avenue will result in significant numbers of students, faculty and staff taking public transportation to the new law school facilities.

- (c) No Adverse Impacts Related to the Number of Students/Faculty/or Staff Will Occur as a Result of the Relocation of the Washington College of Law to the Tenley Campus

The Applicant believes that the location of the proposed law school facilities, on the portion of the Tenley Campus that is closer to Wisconsin Avenue and further removed from the nearby residential uses, will mitigate possible impacts that may occur as a result of the relocation of the Washington College of Law to the Tenley Campus. Mitigation of potential impacts on nearby properties will continue to be a major focus of the architects as the plans for the law school facilities mature and evolve.

- (d) No Adverse Impacts Related to Other Objectionable Conditions Will Occur as a Result of the Relocation of the Washington College of Law to the Tenley Campus

As noted above, the university will continue to engage in active dialogue with the adjacent property owners and ANC 3E representatives. During that dialogue process, the university anticipates that it will be able to create a series of conditions that will guide the development and operation of the Washington College of Law on the Tenley Campus.

9.4.5 Certification of FAR

In conjunction with this request for further processing and pursuant to 11 DCMR §210.8, the university certifies that the proposed construction of approximately 300,000 square feet of FAR associated with the relocation of the Washington College of Law to the Tenley Campus will result in the entire Campus having a FAR of approximately 0.7, which is within the approved FAR for the campus as a whole under both the existing and proposed campus plans.