

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :  
: :  
AMERICAN UNIVERSITY - CAMPUS : Case No.  
: :  
PLAN AND FURTHER PROCESSING : 11-07  
: :  
-----: :

Thursday,  
September 22, 2011

Hearing Room 220 South  
441 4<sup>th</sup> Street, N.W.  
Washington, D.C.

The Public Hearing of Case No. 11-07 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at 441 4<sup>th</sup> Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman  
KONRAD W. SCHLATER, Vice Chairman  
MICHAEL G. TURNBULL, FAIA,  
Commissioner (OAC)

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Board of Zoning Adjustment  
District of Columbia  
Board of Zoning Adjustment  
CASE NO. Transcript  
District of Columbia  
EXHIBIT NO. null  
CASE NO. 18837  
www.nealrgross.com IT NO. 18D

1 the character of the low-density Wesley  
2 Heights, Spring Valley and Westover Place  
3 residential neighborhoods adjacent to the  
4 site.

5 Again let me contrast the  
6 presentation made by AU with the reality that  
7 we face. This is the slide of the model.  
8 Even this model suggests a high level of  
9 intensity. This slide highlights the buffer  
10 with Westover Place suggesting this large  
11 green area. But this is the reality of the  
12 40-foot buffer that AU is proposing at the  
13 site. People will be close enough to be  
14 visible to wave to their new student  
15 neighbors. Note the view of Westover Place  
16 from across the street of the parking lot that  
17 will soon house the East Campus. Today, it is  
18 the buffer, and not much in the way of trees  
19 or other landscaping separates Westover from  
20 the campus. That buffer will disappear, and  
21 no adequate replacement is being offered.

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1           ANC 3D recommends also that the  
2   Nebraska Avenue surfaced parking lot on the  
3   East Campus along the Massachusetts Avenue  
4   side of Ward Circle be eliminated and turned  
5   into greenspace as a buffer with the  
6   surrounding neighborhoods. Even if this  
7   requires AU to increase the amount of the  
8   underground parking at the site, this will  
9   have the effect of reducing overall density  
10   and create a more balanced physical  
11   environment at the eight-acre site.  
12   Additionally, conditions need to be imposed  
13   that would prevent any amplified events from  
14   being held on the East Campus given its close  
15   proximity to neighbors and the lack of any  
16   sound buffer.

17           ANC 3D notes that AU's further  
18   processing did not include a stormwater  
19   management plan for review by residents and  
20   the District Department of the Environment.  
21   Although such review is not required as part

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