

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+++

ZONING COMMISSION

+++

PUBLIC HEARING

+++

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

Thursday,
September 22, 2011

Hearing Room 220 South
441 4th 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 4th 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)

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.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

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

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com