GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

RECEIVED
D.C. OFFICE OF ZONING
2005 OCT 28 PM 4:41

TO: Zoning Commission of the District of Columbia

FROM: ELS for Ellen McCarthy, Director

DATE: October 28, 2005

SUBJECT: **Z.C. CASE NO. 05-27** – Request filed by Pillsbury Winthrop Shaw Pittman, LLP for a special exception for further processing for American University, proposed by American University at 4400 Massachusetts Avenue, N W.

APPLICATION

The applicant proposes to construct a new School of International Service Building on the main campus of American University. It is proposed to contain 64,398 square feet of gross floor area in a 48-foot high building consisting of 4 floors, one which will be below grade A two-level 300 space parking garage will be located beneath the building

Government of the District of Columbia
05-27
12
Exhibit No.

SUMMARY RECOMMENDATION

The Office of Planning recommends **APPROVAL** of the application, subject to the following condition

1. The combined total of underground parking for Projects D and E shall not exceed 520 spaces

BACKGROUND

Zoning Commission Order No 949 approved the American University 2000 Campus Plan and three further processing requests on July 19, 2001, subject to 18 conditions (See Attachment No. 1). The further processing requests were for the construction of the Katzen Arts Center, an addition to the Mary Graydon Center and the enclosure of the driveway underneath the Butler Pavilion and Sports Center Complex Zoning Commission Order No 949A amended that approval through the addition of Condition No 19 on April 30, 2002 (See Attachment No 2)

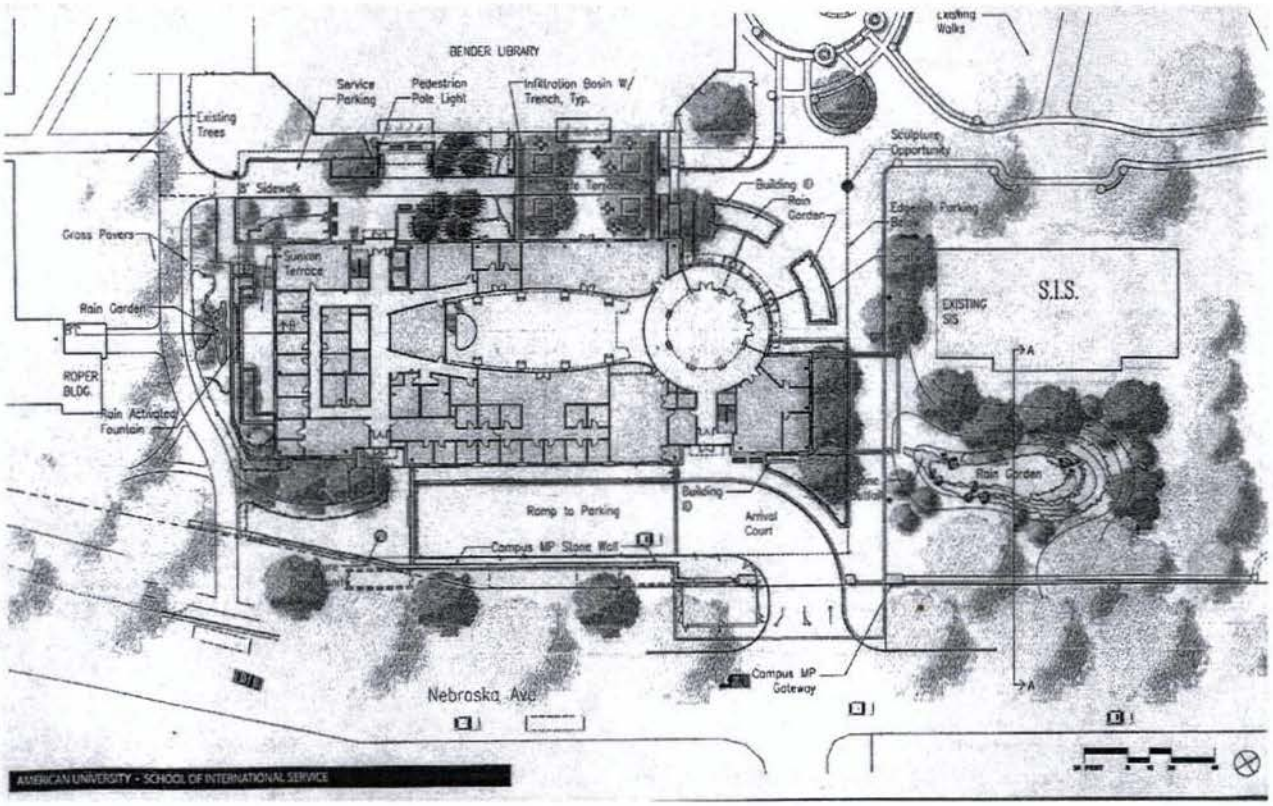
A fourth further processing request, Z.C Case No. 05-16, was filed by the applicant to add 2,137 square feet of gross floor area to the campus and connect the Kogod School of Business Building with the New Lecture Hall Building. The Commission heard that request on September 1, 2005 and voted to approve the application.

ZONING COMMISSION
District of Columbia
CASE NO.05-27
EXHIBIT NO.21

PROJECT DESCRIPTION

The applicant requests special exception approval for further processing under the approved Campus Plan to construct a 65,398 square foot building in place of an existing 90-space surface parking lot. The new building will contain:

- 8 classrooms;
- 7 conference and meeting spaces;
- Office space for approximately 70 faculty and support staff; and
- Informal gathering areas.



Proposed Site Plan

A two-level 300-space garage will be located under the building. Vehicular access to the garage will from Nebraska Avenue, opposite New Mexico Avenue.

The existing 11,586 square foot SIS Building will be retained and used for classroom and office space, consistent with the "academic/administrative" use proposed for the site by the Campus Plan.

The application indicates that the Nebraska Avenue and Massachusetts Avenue perimeters will be improved with the addition of plantings, low stone walls and pedestrian gates to create an identifiable campus perimeter. The site plan for the proposed building includes the addition of two rain gardens and a rain activated fountain, and the planting of shade trees, ornamental trees, shrubs and groundcover. Outdoor seating areas, a stone wall screening the garage entrance from the Nebraska Avenue frontage and stone pavers for pedestrian walkways are also proposed.

Design of the proposed building will employ several green building techniques. Those techniques include:

- Collection and storage of rainwater from the roof for landscape irrigation use;
- Optimization of window and skylight locations to reduce the need for artificial lighting;
- Provision of fresh air and natural air flows into offices through the use of operable windows and ventilated skylights, and
- A vegetated roof

Nebraska Avenue is proposed to be widened to five lanes in the vicinity of the proposed building. The additional lane will be added on the American University side of Nebraska Avenue, or the northwest side of the street It will provide for left turning movements into the proposed garage from northbound traffic on Nebraska, and for left turning movements onto New Mexico Avenue from southbound Nebraska Avenue traffic. The widening of Nebraska Avenue will extend from the Hurst Building, past the existing SIS Building to the new SIS Building.

CAMPUS PLAN

The location of the new SIS Building is identified in the 2000 Campus Plan as "Project D." Project D is described as a "*[f]our-Story, 100,000 square feet building built on an existing parking lot and adjacent to Bender Library, to accommodate library expansion and academic needs, with underground parking, a facility at this site was part of the 1989 Campus Plan.*" The proposed SIS Building is located next to and southeast of the Bender Library It will accommodate academic needs but will not be used to accommodate library expansion.

The academic needs will include office space for faculty, classrooms and conference rooms

The building is in conformance with the bulk requirements of this provision, as shown below.

	Project D	**Proposed SIS Building**
No. of Stories	4	3
Building Height in Feet	60	48
Square Feet	100,000	65,398
Underground Parking	260 cars	300 cars*
Setback from Nebraska Ave.	Equal to Hurst Bldg setback	Equal to Hurst Bldg setback

Table 1

* The number of cars within the garage is in excess of that permitted by Project D. However, the building for Project D and the proposed adjacent building to the northeast, Project E, are proposed to have adjoining underground garages. The total amount of

parking permitted for the two projects combined by the 2000 Campus Plan is 520, or 220 more than proposed by the subject application. Therefore, if 300 underground parking spaces are provided for the new SIS Building, only 220 may be permitted for Project E.

The above chart indicates that the proposed building is not only in conformance for number of stories, building height, square footage and setback from Nebraska Avenue, but that the proposed building is smaller than what is allowed by the 2000 Campus Plan

The 2000 Campus Plan also contains four conditions for the construction of the building known as Project D, which are discussed below under Section 210.2

ZONING REGULATIONS

Section 210 of the Zoning Regulations, Colleges and Universities, sets forth the criteria required for approval of university uses within residential zone districts.

210 1 *Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section*

The subject application requests special exception approval by the Zoning Commission to permit a building addition to construct an academic building for academic purposes on the Main Campus of American University within a residential zone district.

210.2 *Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions*

The applicant submitted a copy of a revised transportation analysis dated October 20, 2005, as required by Condition No. 9 (See Attachment 1) that concludes

> "The level of service analysis in itself does not justify widening Nebraska Avenue to five lanes with exclusive left turn lanes at New Mexico Avenue While such a widening would improve the *calculated* intersection level of service, the improvements would not result in noticeable travel time differences along Nebraska Avenue during peak periods because the true capacity constraints in the corridor would remain unaddressed."

The District Department of Transportation concluded in their memorandum of October 17, 2005 to the Office of Zoning that *"[t]he additional parking spaces do not compromise ingress and egress."* No increase in number of students is proposed.

The 2000 Campus Plan contains four conditions to guide the development of Project D, proposed as the new SIS Building. A review of those conditions, and how the subject application conforms to them, is listed below.

1. The building will be set back from Nebraska Avenue the same distance as Hurst Hall

   The proposed building is set back the same distance from Nebraska Avenue as Hurst Hall

2. Trees and softscape will be provided to enhance the special character of Nebraska Avenue.

   Trees and softscape will be provided to enhance the special character of Nebraska Avenue. The Proposed Landscape Plan indicates that shade trees will be planted along the Nebraska Avenue frontage and a rain garden will be added between the existing SIS Building and Nebraska Avenue.

3. The university will work with District of Columbia agencies, neighboring property owners, and the community to develop a detailed streetscape plan for Nebraska Avenue from north of Ward Circle to Rockwood Parkway, incorporating the provision for widening Nebraska Avenue, using the University's property, to add a fifth lane for turning movements.

   The application indicates that the University met with the community in the development of its plan In response to concerns expressed by the ANC regarding the addition of a fifth lane and the condition above requiring the widening of Nebraska Avenue, the application has been revised to include left turning lanes at the intersection of Nebraska Avenue and New Mexico Avenue. The application indicates that additional lane will be added on the American University side of the street and will include the replacement of the sidewalk and street trees as necessary to accommodate the widening. The District Department of Transportation informed the Office of Planning that it supports the addition of a fifth lane to Nebraska Avenue to allow for left turning movements into the proposed garage.

4. Ramp(s) to the parking garage will be designed to minimize their impact on Nebraska Avenue traffic from turning movements.

   The ramp to the proposed garage is designed with no gates so as to not slow the movement of traffic into the garage from Nebraska Avenue. In addition, the distance to the first parking space on the subject property is approximately 360 feet, allowing for sufficient stacking of vehicles as they enter the garage without the need for queuing on Nebraska Avenue.

As a result of the proposal to add a fifth lane to Nebraska Avenue, the addition of trees and a rain garden along the Nebraska Avenue frontage, the approximately 360 foot long

distance between the entrance to the garage ramp and the first parking space and maintaining the same set back from Nebraska Avenue for the proposed building as is provided for the Hurst Building, the University should not become objectionable to neighboring property

210.3 *In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the districts may be increased for specific buildings or structures, provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted, provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts*

The subject application will increase the FAR from 0.55 to 0.57, which is less than the maximum FAR permitted of 1.80. The proposed building is also in conformance with the specific bulk regulations for Project D, including building height, number of floors and square footage, as shown in Table 1 above

210.4 *As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following.*

(a) Buildings and parking and loading facilities,

(b) Screening, signs, streets, and public utility facilities,

(c) Athletic and other recreational facilities, and

(d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.

The 2000 Campus Plan, approved by Zoning Commission Orders 949 and 949A, includes a plan for all present and proposed improvements. The subject application proposes to construct a new SIS Building, known as Project D in the Campus Plan, within the parameters specified within the plan for that building Underground parking for the building includes not only the spaces allotted for Project D, but also for Project E, as those two underground garages could adjoin The plan also proposes to retain the existing SIS Building for academic and office uses, in concert with the Campus Plan

Reuse of the existing SIS Building is also consistent with the provisions of Project E, the proposal for the site of the existing SIS Building Project E is a proposal to replace the existing SIS Building with a new 80,000 square foot, 60-foot high four story building

The existing 2-story, 11,586 square foot building is significantly smaller and therefore in conformance with the Campus Plan

210 5 *Within a reasonable distance of the college or university campus, and subject to compliance with § 210 2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.*

The subject application does not propose interim use of land located off-campus.

210.6 *When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site, provided, that for this purpose a major new building is defined as one specifically identified in the campus plan*

No major new buildings are proposed to be moved off-campus as a result of this application.

210.7 *In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.*

The subject application is to construct a new SIS Building, pursuant to the approved Campus Plan. The request is consistent with the themes and provisions of the District Elements of the Comprehensive Plan, including the following.

> *"Ward 3 has a variety of cultural resources, including colleges and universities,..." (§ 1400 2(c)(2))*
>
> *"Like many other areas, Ward 3 is primarily a residential sector of the District, rather than a center for commercial or industrial activity Because of this, Ward 3's role in contributing to the District's economic development is limited to.*
>
> *Maintaining existing commercial and institutional uses,* (§ 1401.1(a)(1))
>
> *Carefully controlling infill development,* (§ 1401.1(a)(3))

The proposed addition of 64,398 square feet of gross floor area is consistent with the approved 2000 Campus Plan and the Comprehensive Plan in that it will maintain the low density residential neighborhood and will contribute toward maintaining American University as an institutional use in Ward 3 with a carefully controlled infill development

210 8 *As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus*

as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

The subject application contains documentation of the existing and proposed FARs for the campus as a whole. The proposed FAR is 0.57, less than the maximum 1.80 permitted.

The 2000 Campus Plan also restricts the amount of additional gross floor area that may be added by 2010 to 400,000 square feet, although the Plan proposes 573,000 square feet. The three further processing applications previously approved, plus the one heard by the Commission in September 2005, added 122,137 of new square footage and removed 36,078 square feet, for a net gain of 86,059 square feet to the Campus, as shown in the table above. The addition of the new SIS Building will reduce the amount of additional GFA to 248,053 square feet. As a surplus still exists, the proposed new building and retention of the existing SIS Building are in conformance with the maximum amount of GFA permitted.

	Academic/Administrative GFA	Residential/Campus Life/Athletic GFA	TOTAL GFA
GFA Proposed by Campus Plan	421,000	152,000	573,000
Maximum GFA Permitted by 2010	--	--	400,000
Previously Approved GFA	82,137	40,000	122,137
GFA Requested this Application	0	65,398	65,398
GFA Demolished	36,078	0	-36,078
Remainder of GFA Permitted by 2010	309,543	112,000	248,053

Table 2

210 9 *Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C Office of Planning and the D.C Department of Transportation for review and written reports*

The subject application was referred to the Office of Planning and the Department of Transportation for review and written reports. The District Department of Transportation prepared a memorandum dated October 17, 2005 that indicated that that the increased parking provided by the garage will not compromise ingress and egress

Based on the analysis above the Office of Planning concludes that the subject application is in conformance with the provisions of the § 210, provided the total amount of garage parking provided for Projects D and E does not exceed 520 spaces.

COMMUNITY COMMENTS

ANC 3D, at its regularly scheduled meeting of October 5, 2005, *"voted 6-0-0 to oppose the application of American University for a Special Exception for Further Processing of an Approved Campus Plan "* The ANCs main issues with application, as stated in their letter of October 17, 2005 to the Zoning Commission, are.

"I AU's Plan is flatly inconsistent with the 2000 Campus Plan."
"II AU's building proposal will cause gridlock and its HNTB Traffic Study is fatally flawed "
"III. AU's Plan violates the 2000 Campus Plan and creates unmitigated traffic congestion that will have serious adverse consequences for the neighborhood."
"IV AU has failed to abide by its obligation to 'work with' the community "
"V AU has failed to inform the Community of its plans for the original school of International Service Building "

AGENCY COMMENTS

The **District Department of Transportation,** in a memorandum dated October 17, 2005, indicated that the increased parking provided by the garage will not compromise ingress and egress DDOT also informed the Office of Planning by telephone that it supports the addition of a fifth lane to Nebraska Avenue to allow for left turning movements into the proposed garage.

The **Department of Fire and Emergency Medical Services** had no comment.

The **Metropolitan Police Department** informed the Office of Planning by telephone that they had no problems with the application.

Comments were also solicited from the **Department of Health,** but none were received

RECOMMENDATION

The Office of Planning recommends **APPROVAL** of the application, subject to the following condition.

1. The combined total of underground parking for Projects D and E shall not exceed 520 spaces

EMc/sjm$_{AICP}$

Attachment 1: Z.C. Order No. 949 Conditions of Approval

1. Approval of the Campus Plan shall be until August 15, 2011
2 The approved Campus Plan boundary shall be the Main and Tenley Campuses as shown in the American University 2000 Campus Plan and marked as Exhibits 7 and 7A in the record.
3. Student enrollment (headcount) over the life of the plan shall not exceed 10,600 students and the full-time equivalent shall not exceed 9,250 students. The number of employees shall not exceed 2,200.
4 The Applicant shall maintain a supply of on-campus housing sufficient to make housing available for 85 percent of its full-time freshman and sophomore students (headcount) and for two-thirds of all full-time undergraduates (headcount)
5 Campus facilities built for instructional purposes (such as classrooms, laboratories, and conference rooms) may, from time to time, be used for conferences, however, any purpose-built conference facility proposed to be constructed by the Applicant on campus shall require amendment of the Campus Plan and specific approval of the conference-facility use through the special exception process.
6 The University shall work with community representatives to form a Liaison Committee for the purpose of fostering consistent on-going communication between the University and the surrounding neighborhoods, discussing issues of mutual interest, and proposing solutions to problems that exist or arise in implementing the approved campus plan. It is recommended that the Liaison Committee be composed of an equal number of representatives of the University and the community and meet as necessary, but at least quarterly. Upon request, the University shall provide timely data relevant to campus plan issues to the Liaison Committee, provided that the data is not confidential or overly burdensome to produce.
7. The University shall adopt the following program regarding enforcement of student, faculty, staff, and vendor off-campus parking.
    (a) The University shall use its best efforts to require all students, faculty, staff, and vendors servicing the campus to park on the campus and shall prohibit, to the extent permitted by law, students, faculty, staff, and vendors from parking on the streets adjacent to and surrounding the campus. The University shall use its best efforts to cause other University-related vehicles to park on the campus. To accomplish these purposes, the University shall have in place a system of administrative actions, contract penalties, and fines (which may be adjusted from time to time as needed), and/or termination of contracts for violations
    (b) Construction employees, contractors, and subcontractors shall by contract be prohibited from parking on residential streets, subject to contractual penalties or termination Visitors to the campus, including attendees of all conferences, shall be encouraged to use on-campus parking and. where feasible, notified in advance to do so

(c) For conferences and large special events, the Applicant shall work with area institutions in order to provide additional parking as needed.

8 In light of the Applicant's decision to allow students at the Tenley Campus to bring their vehicles to the campus, the Applicant shall designate at least 12 of the 76 existing parking spaces at the Tenley Campus for student use.

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

10 The Applicant shall not construct more than 400,000 square feet of new gross floor area during the term of this Campus Plan. Any further processing application for a project approved conceptually in this Campus Plan shall incorporate the following development guidelines and parameters·

(a) Project A:

(i) the building height shall not exceed 40 feet and its gross floor area shall not exceed 30,000 square feet:

(ii) the design shall be residential, rather than institutional, in character and scale;

(iii) the building shall relate to the existing topography to limit visibility impacts (e g., built into the hill between the Watkins and Kreeger buildings),

(iv) the Applicant shall provide ample landscape buffer, especially with respect to the residential area down the hill to the south,

(v) the Applicant shall implement a plan for lighting (interior and exterior) that reduces external visual impacts on neighborhood properties, and

(vi) noise-generating activities (e.g., air conditioners) shall be enclosed or placed at the farthest point away from neighbors.

(b) Project B:

(i) the building height shall not exceed 40 feet in height and its gross floor area shall not exceed 50,000 square feet;

(ii) the building design shall be residential, rather than institutional, in character,

(iii) the building shall use existing topography to limit visibility impacts (e.g , built into the hill);

(iv) the Applicant shall provide ample landscape buffer, especially with respect to the houses along Rockwood Parkway, down the hill to the south;

(v) the Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts, and

(vi) noise-generating activities (e.g., air conditioners) shall be enclosed or placed at the farthest point away from neighbors

(c) Project C shall include no more than 250 new permanent bleacher seats, constructed on the ground and arranged horizontally in three rows facing the nearby residences

(d) Projects D and E

(i) the height of the buildings shall not exceed 60 feet and gross floor area shall not exceed 100,000 square feet for Project D or 80,000 feet for Project E;

(ii) the buildings shall be set back from Nebraska Avenue the same distance as Hurst Hall,

(iii) the Applicant shall provide trees and softscape to enhance the special character of Nebraska Avenue,

(iv) the Applicant shall work with District of Columbia agencies Neighboring property owners, and the community to develop a detailed streetscape plan for Nebraska Avenue from north of Ward Circle to Rockwood Parkway, incorporating the provision for widening Nebraska Avenue, using the University's property, to add a fifth lane for turning movements, and

(v) the Applicant shall design ramps to the parking garage under each building to minimize their impact on Nebraska Avenue traffic from turning movements

(e) Project F

(i) the building height shall not exceed 60 feet and gross floor area shall not exceed 100,000 square feet;

(ii) the Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts;

(iii) the Applicant shall provide ample buffering and vegetation;

(iv) noise-generating activities (e.g , air conditioners) shall be enclosed or placed at the farthest point away from the residential area on University Avenue and the adjacent areas; and

(v) the Applicant shall utilize a quality design that minimizes visual impacts from residential areas to the west

(f) Project H:

(i) the garage façade shall be constructed of a material that complements the design of adjacent buildings;

(ii) the Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts; and

(iii) the Applicant shall allow use of the Sports Center garage for parking until an equal number of parking spaces are constructed and open to cars elsewhere on campus

(g) Project J·

(i) the building height shall not exceed 25 feet and gross floor area shall not exceed 10,000 square feet;

(ii) the Applicant shall utilize a high-quality building design that complements the Massachusetts Avenue corridor, and

(iii) the Applicant shall improve the landscape setting.

(h) Project K.

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

(i) Project M (on Tenley Campus)·
(i) The building height shall not exceed 40 feet and the building shall contain a maximum of 75.000 square feet of gross floor area,
(ii) The building shall include residential use and shall provide housing for a maximum of 200 students;
(iii) The underground parking garage shall contain a maximum of 200 parking spaces to supplement 25 surface parking spaces;
(iv) At least 34 parking spaces of the 225 spaces shall be designated for use by students residing at the Tenley Campus;
(v) The building shall be residential, rather than institutional, in design character;
(vi) The Applicant shall provide ample landscape buffer with open space,
(vii) The Applicant shall implement a plan for lighting (interior and exterior) that reduces visual impacts: and
(viii) Noise-generating activities (e g., air conditioners) shall be enclosed or placed at the farthest point away from neighbors

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

12 The Applicant shall direct its students to register their vehicles in the District of Columbia, or obtain a reciprocity sticker if eligible to do so. The Applicant shall direct its students to provide proof of compliance with D.C. registration requirements, if applicable, and shall withhold parking privileges from students who do not comply with D C registration requirements Failure to abide by District law concerning registration of student vehicles shall constitute a violation of the Student Conduct Code.

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

(a) All new outdoor lighting fixtures shall be designed, located, and installed so as to avoid the extension of spotlights beyond the boundaries of the campus

(b) All lighting fixtures installed inside new campus buildings shall be equipped with motion sensors that turn the lights off when not in use, except for lighting fixtures installed in common areas or in other locations where constant lighting is needed for security or other reasons.

(c) Spotlights and outdoor lighting, both new and existing, shall be directed inward, downward, and away from the campus perimeter, and shielded when necessary to avoid lighting on the outside of the perimeter, to avoid objectionable impacts on neighboring property.

(d) Energy-efficient lighting shall be used to illuminate roadways, parking lots, pedestrian walkways, and building exits, in order to achieve legitimate security requirements. Such lighting shall be shielded to prevent spotlights from extending beyond the campus boundary.

(e) Additional landscape screening shall be installed along the west elevation of the Watkins Building to further buffer those views

(f) Lighting at the rear of the Katzen Arts Center shall be minimized due to the absence of access points and shall be shielded downward, consistent with minimum requirements of security

14. The University shall implement the landscape plans submitted as Exhibits 93, 129, 151, and 213, including the proposed landscaping surrounding the interior ring road and the Katzen Arts Center. The University shall maintain all of the landscaped areas of the campus

15 To the extent that the University's athletic fields on the western edge of the campus are used for special events, such as graduation, homecoming, picnics, receptions, or charitable events, the special events shall be conditioned as follows.
(a) Number of events: The number of special events requiring sound amplification systems shall be limited to 12 per calendar year, unless an additional number is approved by the Liaison Committee. The University shall provide neighboring property owners with telephone numbers to reach appropriate representatives of its Public Safety Department, or the Dean of Students Office, to address concerns regarding noise and activity on the intramural athletic field.
(b) Notice· The University shall use its best efforts to provide written, fax, or e-mail notice of special events - as far in advance as possible, but at least 30 days prior to an event - to residents in the vicinity of the athletic fields, to residents on Woodway Lane and University Avenue, and to any other residents who request notice or whose names are supplied to the University by the Liaison Committee

Events not requiring notice include intercollegiate or intramural sports events, informal athletic events, or similar recreational activities so long as such activities involve and are for the benefit of student teams or other groups of the University.
(c) The University shall use its best efforts to avoid scheduling a special event for a date on which a neighbor has informed the University in advance that the neighbor is planning a party or other important occasion
(d) Guidelines: The University shall use its best efforts to observe the following guidelines relating to special events on the athletic fields:

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

(ii)Sound amplification at special events produced by public address systems, loudspeakers, bullhorns, musical amplifiers, or other similar devices for the intensification of sound shall not be permitted unreasonably to interfere with or disturb neighbors' enjoyment of their property or with the University's academic or administrative activities;

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

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

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

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

17 No special exception application filed by the University for further processing under this plan may be granted unless the University proves that it has consistently remained in substantial compliance with Conditions 1 through 16 set forth in this Order. Any violation of a condition of this Order shall be grounds for the denial or revocation of any building permit or certificate of occupancy applied for by, or issued to, the University for any University building or use approved under this plan, and may result in the imposition of fines and penalties pursuant to the Civil Enforcement Act, D.C. Official Code §§ 2-1801.01 to 2-1803.03 (2001).

18. The Applicant shall prepare a revised campus plan that is consistent with this Order, accompanied by a table of changes that lists each page on which a change appears and describes each change. The Applicant shall submit an original and 10 copies of the revised plan to the Commission no later than 90 days from the effective date of this Order, and shall, on the same day, serve a copy of the revised plan and table of changes on each party to this proceeding Each party

shall have 30 days in which to submit to the Commission, and to serve on all other parties, its comments on the Applicant's proposed changes Comments on the revisions shall be strictly limited to whether the revisions correctly and clearly reflect the Order. After review of the Applicant's proposed revised plan and the parties' comments, the Commission shall determine whether further proceedings are warranted or shall certify the revised plan as the approved campus plan. The revised plan shall be deemed approved 60 days after submission, absent action by the Commission before that date. Copies of the approved plan shall be maintained in the Office of Zoning and the Office of the Zoning Administrator

Attachment 2: Z.C. Order No. 949A Conditions of Approval

19 The University (a) shall install a chain barrier closing the western campus road to vehicular traffic, with the exception of vehicles that need access for emergency or maintenance purposes, until the western road is removed, as shown in the Campus Plan, (b) shall not install gate controls at the entrances of parking garages with vehicular access from Massachusetts or Nebraska Avenue; (c) shall maintain the perimeter fence and gates adjoining the residential neighborhoods; and (d) shall continue to provide access cards for neighboring residents in accordance with the procedure implemented pursuant to the 1989 Campus Plan.