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December 15, 2005

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Ms Carol Mitten
Chairperson, DC Zoning Commission
441 4th Street, Room 210
Washington, DC 20001

Re: Z.C. Case No. 05-27 - American University Special Exception Application for Further Processing of an Approved Campus Plan – Applicant's Response to Supplemental DDOT Report

Dear Chairperson Mitten and Members of the Commission

In response to a request from the Zoning Commission, the District Department of Transportation ("DDOT") submitted a supplemental report in the above-mentioned case on December 7, 2005 This letter serves as American University's (the "Applicant") response to the DDOT supplemental report

The Applicant agrees with DDOT's conclusion that the establishment of a four-way signalized intersection at New Mexico and Nebraska Avenues will "greatly enhance the opportunity for traffic control and pedestrian safety" The Applicant also agrees with DDOT's conclusion that the use of the internal roadway system of the University to access the parking garage in the SIS building will "cause greater opportunities for pedestrian and vehicular conflict to occur" The Applicant continues to believe that the widening of Nebraska Avenue is not necessary given the amount of traffic that will be generated by the proposed SIS building

The DDOT supplemental report also recommends that

> American University and its consultants should embark upon a comprehensive neighborhood traffic audit This audit should look at street systems in the immediate proximately [sic.] that would allow for cut through traffic and present an analysis to DDOT that recommends and outlines specific streets which are candidates for left-turn prohibitions during peak hours This comprehensive analysis and implementation forces commuter traffic onto the major arterials, rather into [sic] the neighborhoods

[redacted]
District of Columbia

CASE NO. 05-27
EXHIBIT NO. 32

ZONING COMMISSION
District of Columbia
CASE NO.05-27
EXHIBIT NO.32

The Applicant does not believe it is appropriate for the Zoning Commission to include DDOT's recommendation for a neighborhood traffic audit as a condition of approval for the proposed SIS building The traffic audit that DDOT is requesting is intended to address conditions that are created by commuter traffic on adjacent streets, rather than traffic created by the proposed SIS building There was ample evidence submitted in the record of this case to show that the vast majority of vehicles on Nebraska Avenue and New Mexico Avenue during the peak traffic periods are not associated with American University Therefore, the Applicant does not believe that it should be required to undertake the requested neighborhood traffic audit

The Applicant looks forward to the Zoning Commission's decision on this application at the January 9, 2006 public meeting

Sincerely yours,

Paul A. Tummonds, Jr

Enclosures

cc Jorge Abud/Hisham Khalid/David Taylor
Hugh Mullane, ANC 3D
Stephen Mordfin, OP