

**Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D**

**P.O. Box 40846
Palisades Station
Washington, D.C. 20016**

February 27, 2007

**Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
One Judiciary Square
441 Fourth Street, N.W. Suite 210-S
Washington, D.C. 20001**

**Re: Z.C. Case No. 06-43 Further Processing Application for the Partial Renovation
and Reconstruction of the McKinley Building on the American University
Campus, 4400 Massachusetts Avenue, N.W.**

Dear Chairman Mitten:

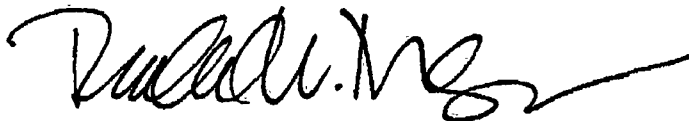
Advisory Neighborhood Commission 3D held its regularly scheduled meeting at Sibley Hospital's Ernst Auditorium on February 7, 2007 and a quorum (3) was present at all times. Notices of the meeting were posted throughout the neighborhood, on the ANC Website and in two issues of the Northwest Current. The Commission's agenda was also posted on the Palisades listserv.

American University officials appeared before ANC 3D at two regularly-scheduled meetings, January and February, to present their application and address commission concerns.

The Commission by a vote of 6-0-0 subsequently adopted the attached resolution in support of the application of American University in this case subject to five conditions.

Advisory Neighborhood Commission 3D requests that its resolution on Application No. 06-43 be given the "great weight" to which it is entitled under DC law.

Sincerely,



**Rachel W. Thompson
Chair, ANC 3D**

**enc: ANC 3D Resolution in Case No. 06-43
cc: Mr. Jorge J. Abud
ANC 3D Commissioners**

**ANC 3D Resolution Concerning the Partial Renovation and
Reconstruction of the McKinley Building at American University
Case No. 06-43 before the District of Columbia Zoning Commission
Adopted February 7, 2007**

Whereas, American University is seeking a special exception to permit the renovation of the existing McKinley Building to add approximately 3,152 square feet of new gross floor area to enable the School of Communication to be housed in one facility; and

Whereas, the Zoning Commission's Order No. 949 requires the University to be in compliance with a set of sixteen conditions in order to obtain a special exception, including the following conditions:

- American University shall maintain a supply of on-campus housing sufficient to make housing available for 85 percent of its full-time freshman and sophomore students and for two-thirds of all full-time undergraduate students (Condition No. 4);
- American 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 (Condition No. 6);
- American University shall submit an updated traffic analysis for each individual request to construct a building as a special exception and a report indicating the supply of on-campus housing (Condition No. 9); and
- American University shall implement its "Neighborhood Action Program" to address off-campus conduct by students living in neighborhoods adjacent to the campus (Condition No. 11).

And whereas, contrary to information provided in its application to the Zoning Commission requesting the special exception, American University plans no longer to provide approximately 580 beds at Park Bethesda that it counts as on-campus housing to fulfill its requirement to maintain a supply of housing available for two-thirds of all full-time undergraduate students;

Whereas, given the expansion of American University over the years in which the University now crosses many ANC and neighborhood borders, many neighborhoods and residents of the surrounding campus community who are impacted by the university are not represented on the Liaison Committee;

Whereas, American University does not believe a traffic analysis is necessary, arguing that no additional traffic will be created by the expansion of the building despite the acknowledgement that a new 200-seat auditorium in the building will feature regular "high profile public programs" (Application, page 7) throughout the year in addition to being used for instructional purposes;

Whereas, American University's Neighborhood Action Program has failed to address serious and ongoing neighborhood disturbances, reported by residents, and, perhaps, even illegal activities, among students living off-campus in individual and group rental units as well as fraternity houses located in the neighborhoods in violation of DC's zoning regulations;

And Whereas, previous applications for new projects by the University for "further processing application of an approved campus plan" that were not envisioned in the 2000 Campus Plan have been considered by ANC 3D, including an addition to the Kogod School of Business and the construction of a new building to house the School of International Service; and the need to add new projects outside the plan should be brought to the attention of the Zoning Commission even though these changes would not exceed the square footage allowed under the 2000 campus plan;

Therefore, be it resolved that ANC 3D supports the special exception for the renovation and rebuilding of the McKinley Building with the following conditions:

- American University shall be required to document as part of its application how it plans to make housing available for 85 percent of its full-time freshman and sophomore students and for two-thirds of all full-time undergraduate students as required under Condition No. 4 of the Zoning Commission's Order No. 949;
- American University shall agree to expand its Liaison Committee to include neighborhoods represented by ANC's 3E and 3F (to include neighborhood groups, individuals, and ANC Commissioners from those affected areas) whose communities now border an expanding University campus;
- American University shall be required to complete a new traffic analysis that takes into account use of the new McKinley auditorium and document that the McKinley renovation will not have a significant impact on traffic as required under Condition No. 9 of the Zoning Commission's Order No. 949;
- American University shall be required, in cooperation with the affected ANCs and neighborhood groups, to develop an action plan in writing agreed to by the University, the affected ANCs, and neighborhood groups, outlining strategies and processes to address disruptive off-campus conduct by students living in neighborhoods adjacent to the campus; and that
- American University shall be required to develop a policy outlining how it will shut down fraternities that violate local zoning or other regulations and implement the policy.

February 7, 2007
Adopted by a vote of 6-0-0


Chair at the time of the vote