

Paula Feeney

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Subject: Case 11-07C (American University)

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From: Paula Feeney PaulaFeeney2004@yahoo.com; Paula.Feeney@Cardno.com

Date: February 1, 2015

To: zcsubmissions@dc.gov

Subject: Case 11-07C

To the Zoning Commission Board:

As a resident of Westover Place since 1988, I would like to express my opposition to multiple changes proposed by American University:

- It is my understanding that the design change from a one level to a two level garage will not allow emergency vehicles such as ambulances to access the buildings from the garage and they will have to access from the surface creating potential safety risks to all involved.
- This change to the garage design will naturally increase the intense use of the East Campus site which, according to the plan approved by the Zoning Commission, would not have intense use – but would be residential (dormitories) buffered by administrative and faculty buildings - that would be empty at night. At the recent ANC meeting American University's representatives informed the community that they plan to have the office of Public Safety located in one of the East Campus buildings. This is a 24 hour a day operation and is not in compliance to that which was approved by the Zoning Commission. This will add to the noise and disturbance of the adjacent neighbors.
- The change in the garage design re: loading docks will also impact the amount of truck traffic. With the newest AU large trucks won't fit in the loading zone of the garage. Purportedly, deliveries will be made to the main campus, the loads will then be transferred to smaller trucks or service vehicles which will deliver to the East Campus using the less efficient/less accommodating loading dock in the garage. The increased number of off leads will increase the traffic in an already very congested traffic area at/surrounding the campus.
- We understand a two story garage will need more noisy equipment installed to ensure proper airflow.
- The deeper excavation could potentially affect the groundwater flow and could impact our neighborhood by diverting water into/onto our residential property. Westover has already suffered a significant sinkhole several years ago and we don't want to have to deal with water issues again.
- The language in the original order is not clear nor specific as to what is AU's responsibility to the Westover residents/community if water damage occurs at a result of their construction. Should the Zoning Commission, approve this new garage design - the legal language must be very specific as to what are AU's responsibilities to our community.
- We firmly believe that the garage can be redesigned to maintain the one level as originally planned by extending it under the space for building No. 6 or defining other options.

In presentations made by AU at several meetings with the community the heights of the buildings were changed in their plans. We pointed out these discrepancies took the height of the buildings back to what was originally presented to the Zoning Commission for approval. This project is a moving target and we feel the need to be alert or AU will construct whatever fits their needs.

Westover residents are truly disappointed with the lack of professional design and planning by AU. A project of this magnitude which impacts nearby residents must be thoroughly

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analyzed by the Zoning Commission before construction starts and not on the fly as construction time clocks are running.

AU also reported in the recent ANC meeting that it plans to have AU shuttle buses circulate through the East Campus in order to alleviate the traffic on Nebraska Ave. Again, this will be contradictory to the use of the East Campus space as approved by the original Zoning Order. The shuttle bus schedule provides daytime and night time service to eligible AU riders.

Thank you for taking into your calculations the thoughts and the voices of those neighbors impacted significantly by this AU East Campus project which increases our community's population size significantly – within direct eye sight and earshot.

Best regards,



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