

Attention: Ms. Donna Hanousek – Zoning Case 11-07C/Feb. 2, 2015

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Zoning Commission Board

As residents of Westover Place, we would like to express our opposition to the changes proposed by American University from a one level to a two level garage for the following reasons:

1. The new design of the two level garage will not allow emergency vehicles such as ambulances to access the building from the garage. They will have to access from the surface creating noisy conditions for the neighbors. This change to the garage design will increase the intense use of the space. According to the plan approved by the Zoning Commission, the site would not have intense use as it would be residential buffered by administrative and faculty buildings that would be empty at night except for the dorms.
2. The change in garage design will also impact the amount of traffic as now big loading vehicles can't fit in the loading zone of the garage and deliveries will be made to the main campus. The loads will then be transferred to smaller trucks or service vehicles which will then deliver to the East Campus using the loading dock in the garage. All these transfers will increase the traffic in an already extremely congested area.
3. The deeper excavation could potentially affect the groundwater flow and impact our neighborhood by diverting water that can seep into our basements. It's like adding half a football field 7' deep.
4. The language in the original order is too vague as to what is A.U.'s responsibility to the Westover residents if water damage occurs as a result of their construction. If they are allowed to proceed with this new design the legal language in the order must be very specific as to what A.U. will be responsible for to our community.
5. In addition, at the last ANC meeting A.U.'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 24/7 operation and in total opposition to what was approved by the Zoning Commission regarding the space being vacant at night except for the dorms. This will add to the noise and disturbance of the adjacent neighbors.
6. A.U. also revealed in the last ANC meeting that plan to have their shuttle buses circulate thru the East Campus in order to alleviate the traffic on Nebraska Ave. Again this will be contradictory to the use the space as approved by the original Zoning Order. If A.U. wanted to alleviate the traffic on Nebraska Ave., they should not have constructed on the East Campus adding more students and traffic in the area. Why add more parking if the shuttle runs Monday through Saturday over 18 hours daily? (Weekends until 3 AM)
7. We are amazed at the lack of design and planning by A.U. that realized all these issues with the garage after the fact. A project of this magnitude should be thoroughly thought out and planned before construction starts and not on the fly as the project is progressing. In presentations made by A.U. at several meetings with the community the heights of the buildings were changed in their plans since we pointed out these discrepancies the height of the buildings are back to what they originally presented to the Zoning Commission for approval. This project is like a moving target, and we feel the need to be alert or A.U. will construct whatever fits their needs at the moment. We firmly believe that the garage can be redesigned to maintain the one level as originally planned by extending it under

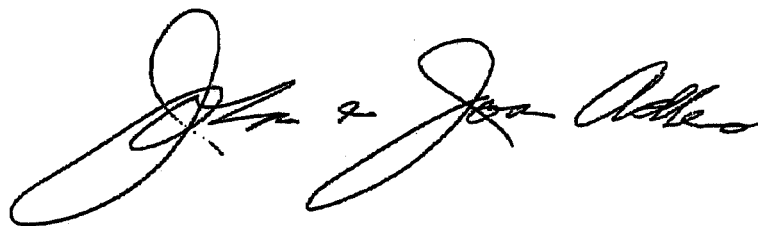
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the space for building #6 or looking for other options. If A.U. loses parking spaces they will have to figure out a way to make up or adapt to the new number of spaces.

Respectfully submitted,

John and Joan Adler
4362 Westover Place, N.W.
Washington, DC 20016

A handwritten signature in cursive script, appearing to read "John & Joan Adler". The signature is written in dark ink and is positioned below the typed name and address.