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GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3D

PO Box 40486, Palisades Station

Washington, DC 20016

***PALISADES – KENT - SPRING VALLEY - WESLEY HEIGHTS - NEW MEXICO/CATHEDRAL –
THE AMERICAN UNIVERSITY - FOXHALL VILLAGE -BERKELEY***

April 3, 2015

Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

RE: Request for a Minor Modification to an Approved Campus Plan Further
Processing Application – Zoning Commission Order No 11-07 – Proposed
Revision to Permitted Construction Hours

Dear Chairman Hood and Members of the Commission:

At its regularly scheduled meeting on April 1, 2015 at the Elderdice Hall on the campus of Wesley Theological Seminary, and with a quorum present at all times, Advisory Neighborhood Commission (ANC) 3D voted 8-0-1 to support the application of American University (AU) for a modification of Zoning Commission (Z C) Order No 11-07 for the Further Processing of the East Campus. If approved, this modification would revise the approved construction hours outlined in Condition No 41(c) of Z C. Order No 11-07 which now limits outdoor construction at the East Campus site to the hours of 7:30 AM – 4 PM Monday-Friday.

As part of its application for a modification, AU has proposed that it be permitted outdoor construction hours of 7 AM – 7 PM Monday-Friday AU would also be permitted outdoor construction on Saturdays from 8 AM – 4 PM beginning September 1, 2015 through the completion of outdoor construction work expected to be on or about February 29, 2016 However, Saturday outdoor construction would only be allowed in the event that the University experiences a lost day of construction due to weather AU would be required to inform adjacent neighbors and the ANC of a lost day of construction activity by 9 AM on the day of lost construction activity

AU also has agreed to add another condition that would require the University to expand its landscape buffer on the East Campus surface parking lot by removing six parking spaces closest to the Westover Place community and by planting additional landscaping at that area. AU also has agreed to install cameras on the surface parking lot to monitor activity

The original outdoor construction hours approved by the Z.C. in March 2012, as outlined in Condition No 41 (c), were intended to mitigate the construction impacts for residents living immediately adjacent to the construction site. Various factors, including but not limited to weather and environmental issues, have delayed the construction work and may jeopardize completion of the project in time for students to occupy the new East Campus Residence Halls by August 2016, as planned. ANC 3D believes the interests of the University and neighbors would best be served if the East Campus Residence Halls can be completed on schedule.

Therefore, ANC 3D has been pleased to work with AU and the neighbors to achieve a balance between (a) AU's need for added flexibility in its work schedule to ensure the project is completed on time and (b) residents' interests in being able to enjoy their property, especially on summer weekends, free of the noise and dirt of outside construction taking place immediately adjacent to their homes. AU has indicated this compromise will meet its needs for flexibility in its work schedule. This balanced compromise also will continue to help mitigate the construction impacts likely to be experienced by about 50 home owners at Westover Place who live immediately adjacent to the construction site. ANC 3D also applauds AU for seeking to address the concerns about post-construction impacts for about 10 homeowners adjacent to the East Campus surface parking lot by agreeing to increase the landscaped buffer at that point.

ANC 3D is pleased and proud to have been able to play a role in achieving this compromise by working with AU, the Board of the Westover Home Owners Corporation, and other Westover Place residents living adjacent to the construction site. Not only does ANC 3D support this compromise, but we applaud the spirit with how it was achieved – open dialogue and full engagement by AU with ANC 3D and the residential community.

After nearly five years of wrangling between AU and the community over the plans for the construction of AU's East Campus, it is ANC 3D's hope that this compromise agreement helps to set a tone for all involved in campus planning issues in our neighborhood of what can be achieved when – jointly and respectfully – we make it our priority to seek common ground.

Given the time that has been expended to reach this compromise and AU's indication that additional construction hours are needed now, ANC 3D joins with AU and the Westover Place Homes Corporation in requesting that the Zoning Commission expedite this application and defer holding a public hearing on this application.

Thank you for the opportunity to express our views on this application. ANC 3D requests that the Z.C. give great weight to the views outlined in this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Smith", written in a cursive style.

Thomas M. Smith
Chair, ANC 3D

CERTIFICATE OF SERVICE

I hereby certify that on April 3, 2015 copies of this letter were delivered by e-mail to the following.

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