

October 15, 2025

Via IZIS

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: **American University - Application for Modification Without Hearing of an Approved Further Processing Application of an Approved Campus Plan (ZC Case No. 20-31B)**

Dear Chairperson Hood:

American University (the “University” or “AU”) hereby requests a Modification Without Hearing of the Further Processing Application approved in ZC Order No. 20-31B to allow for the addition of 2,955 square feet of gross floor area internal to the Sports Center Building, which is located on AU’s main campus at 4400 Massachusetts Avenue, NW. This application will be filed and processed pursuant to Subtitle Z, Section 703 of the 2016 Zoning Regulations.

1. **Background**

On July 6, 2023, the Zoning Commission approved AU’s Further Processing Application for the construction of the Alan and Amy Meltzer Center for Athletic Performance (“Meltzer Center”) and the Sports Center Annex (“SCAN”). (See ZC Order No. 20-31B effective November 24, 2023, attached as Exhibit C.) The Meltzer Center is a multi-purpose facility that has been specifically designed to address AU’s need to provide competition, practice, and training space for existing AU athletics programs that are not adequately accommodated in the Bender Arena and Sports Center Building. The SCAN building includes space for the University’s wellbeing program, including a mind/body center, a musical performance area and various social and fitness areas. Construction of the Meltzer Center and the SCAN building started in March 2024, and both are expected to be open for use by December 31, 2025.

During the construction of the SCAN building, the University continued to analyze spaces within the existing Sports Center Building that could be renovated to better support

students' health, wellness, and recreational needs. This modification application is the result of that analysis.

2. Modification Request and Satisfaction of Standards for Approving a Modification Without Hearing

Section 703 of Subtitle Z of the 2016 Zoning Regulations establishes the standards and requirements for approval of a Modification Without Hearing. Section 703.6 notes that a Modification Without Hearing is a modification in which the impact may be understood without witness testimony and includes a redesign or relocation of architectural elements from the final design approved by the Commission. Given the very limited scope of this modification application, as discussed below, it is appropriate for the Commission to review and approve this application without a public hearing.

The renovation that is the subject of this application includes space on the first and second floors of the existing Sports Center Building which currently houses the Jacobs Recreation Center. In its current state, this space includes an existing second floor mezzanine area with open space to the first floor below. An analysis of this space identified underutilized double-height areas that could be captured to better satisfy programmatic needs. The University wishes to demolish the mezzanine and infill the open area with a new slab to create additional space for student well-being and clinical office space. But for the modest infill portion of this work, which would result in the addition of approximately 2,955 square feet of gross floor area (GFA), this renovation project would not trigger any sort of Zoning Commission review, as it is entirely internal to the building, does not create any additional building footprint, and does not involve a change in use of the Sports Center Building. Materials depicting the location of the Sports Center Building, the Meltzer Center and SCAN, and the proposed internal modifications to the Sports Center Building are included in the attached Exhibit D.

The University is seeking approval of this Modification Without Hearing to allow for this very modest increase in GFA. The additional square footage, when coupled with the 35,000 square feet of GFA for the SCAN project approved in 2023, is well below the 55,000 square feet of GFA approved by the Zoning Commission for the project site as part of American University's 2021 Campus Plan. This application does not propose any increase in the student and faculty/staff caps that were established in the 2021 Campus Plan approval. Similarly, the application will create no adverse traffic impacts on adjacent properties as there is no impact on the number or location of parking spaces provided on campus. In addition, given the Sports Center Building's internal location on the campus, and the fact that the proposed additional GFA is located entirely within the existing footprint of the Sports Center Building, this application

will not create objectionable conditions with respect to any neighboring residential property and is consistent with the standards for approval of a university use in a residential zone.

3. **Review with and Service on Parties**

This application is being served on the affected ANC's (ANC 3D, ANC 3E, ANC 3A) and the Neighbors for a Livable Community, the parties in ZC Application No. 20-31B. The University has discussed this matter with representatives of the Parties through the AU Neighborhood Partnership ("AUNP") and presentations were made to ANC 3D on October 8, 2025, and to ANC 3E on October 9, 2025 (for informational purposes).

ANC 3D adopted a resolution in support of this application at their October 8, 2025, public meeting. A copy of that resolution is attached as Exhibit E. The AUNP is also in support of this application. A copy of their email in support is also attached as part of Exhibit E. ANC 3E did not raise any concerns with the application and is expected to take formal action on the application at their November 13, 2025 public meeting.

4. **Exhibits**

Included with this application are the following materials:

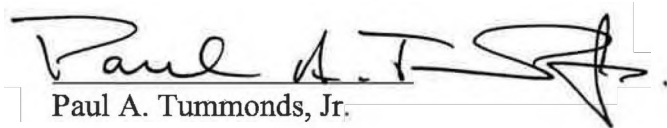
- Executed application signature form (Exhibit A);
- Agent authorization letter signed by American University (Exhibit B);
- Copy of Z.C. Order No. 20-31B (Exhibit C);
- Plans depicting the Sports Center Building renovation project (Exhibit D); and
- Letter in support from ANC 3D and email in support from the AUNP (Exhibit E).

5. **Conclusion**

Approval of this modification application is consistent with the Commission's approval of the Alan and Amy Meltzer Center for Athletic Performance and SCAN building. The minor increase in GFA of the Sports Center Building, all within the existing footprint of that building, will not result in objectionable impacts to the surrounding residential community and is supported by the AUNP and ANC 3D.

Please feel free to contact me at any time if you have questions or comments regarding this application.

Respectfully Submitted,


Paul A. Tummonds, Jr.

CERTIFICATE OF SERVICE

I hereby certify that on October 15, 2025, the Applicant's Proposed Findings of Fact and Conclusions of law were delivered via e-mail to the following:

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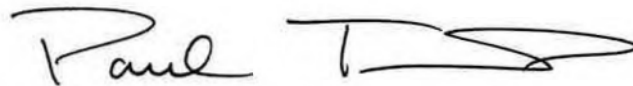
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