

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, June 9, 2011, @ 6:30 p.m.**
 Thursday, June 23, 2011, @ 6:30 p.m.
 Thursday, July 14, 2011, @ 6:30 p.m.
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-S
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 11-07 (American University – Campus Plan and Further Processing)

THIS CASE IS OF INTEREST TO ANCs 3D & 3E

Application of American University, pursuant to 11 DCMR §§ 3104.1 and 210, for special exception review and approval of the American University Campus Plan for a period of ten years. The American University campus is located in the R-1-B, R-5-A, and R-5-B Zone Districts. The Main Campus is roughly bounded by Massachusetts Avenue N.W. to the northeast; Nebraska Avenue N.W. to the southeast; Rockwood Parkway N.W. to the south; a residential area to the west; Wesley Theological Seminary to the northwest; and it includes parcels across Massachusetts Avenue N.W. and Nebraska Avenue N.W. (Square 1560, Lot 807; Square 1599, Lots 24 & 812; Square 1601, Lot 3; Square 1600, Lots 1, 5, 801, 804 – 806, 810, 812, 816, & 817). The Tenley Campus is bounded by Yuma Street N.W. to the north; Nebraska Avenue N.W. to the east; Warren Street N.W. to the south; and 42nd Street N.W. to the west (Square 1728, Lot 1).

American University is also seeking approval of three Further Processing applications:

- **Nebraska Hall Addition** – A proposed addition of 120 beds to the existing Nebraska Hall dormitory located along Nebraska Avenue, adjacent to the Katzen Arts Center.

- **Mary Graydon Center Addition** – A proposed addition of 20,000 square feet of dining and student activity space to the existing Mary Graydon student center located in the center of the American University Campus.

- **East Campus** – The development of six buildings (consisting of approximately 329,000 gross square feet), with frontage along Nebraska Avenue and New Mexico Avenue, on a portion of the current 8.1 acre Nebraska Avenue parking lot. Four new student residential buildings (with building heights ranging from 54 feet tall to 62 feet tall) will include 770 dormitory beds and recreation and activity space for students. The new student residential building to be located along Nebraska Avenue will include approximately 11,000 square feet of university-related retail space. A new administrative building is proposed at the intersection

of New Mexico Avenue and Nebraska Avenue. This administrative building will have a height of approximately 54 feet and will include a new Admissions Welcome Center and approximately 3,000 square feet of university-related retail space. The final building is an administrative and academic building located on the eastern end of the site. This administrative and academic building will house meeting space, residential life activities space, offices and academic spaces and will be approximately 34 feet tall. The new buildings on the East Campus will have a single underground parking and service area that will include approximately 300 parking spaces.

PLEASE NOTE:

- Failure of the Applicant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Commission.
- Failure of the Applicant to be adequately prepared to present the application to the Commission, and address the required standards of proof for the application, may subject the application to postponement, dismissal, or denial.

The public hearing in this case will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to § 3117.4 of the Regulations, the Commission will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Commission. All requests and comments should be submitted to the Commission through Jamison L. Weinbaum, Director, Office of Zoning, 441 4th Street, NW, Suite 200-S, Washington, D.C. 20001. Please include the case number on all correspondence.

Individuals and organizations wishing party status in this case must request that status and should do so in writing not less than 14 days prior to the date set for the public hearing on the particular application in accordance with § 3106.2. A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which is attached hereto.** This form may also be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov.

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The Applicant shall also provide any additional information pursuant to § 3113.8 no later than 14 days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3115.1 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3115.1 (a) through (i).

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, KONRAD W. SCHLATER, GREG M. SELFRIDGE, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.