

AMERICAN UNIVERSITY'S RESPONSES TO THE OFFICE OF PLANNING'S PROPOSED CONDITIONS OF APPROVAL

The Office of Planning recommends approval of the American University ("AU" or the "university") 2011-2020 Campus Plan and three further processing applications with 13 conditions. Throughout this process, the university has refined its plan in response to concerns from OP, the community, the ANCs, and the Zoning Commission. As outlined below, AU has sufficiently addressed all 13 of OP's conditions.

OP Condition 1: *Reduce and reorient the bleachers at Reeves Field.*

AU has decreased the number of seats for the proposed new bleachers to 250 seats. Due to the reduced number of bleacher seats and because the proposed new bleachers are located approximately 450 feet from the nearest property line, it is unnecessary to reorient the bleachers in order to mitigate any potential noise impacts on adjacent properties.

OP Condition 2: *Install an alternative speaker/sound system at Williams/Jacobs Recreational Complex to more evenly distribute sound at ground level.*

Amplified sound on Jacobs Field shall be permitted only for intercollegiate athletic events, sporting events sponsored by the university, and for limited special events. The university will explore alternative sound systems on Jacobs Field in order to more evenly distribute sound at the ground level. Athletic team practices, intramural sporting events, university club sports, and university Greek life sports shall **not** use amplified sound.

OP Condition 3: *Take such other measures along the western boundary of the Wm. Jacobs Recreational Complex fields, including sound curtains or other devices as are effective in reducing the sound from the field to a non-objectionable level and are agreeable to neighboring homeowners.*

AU is proposing 14 conditions that will govern the use of Jacobs Field. These conditions will mitigate any objectionable noise impacts as a result of the use of AU's Jacobs Field. These conditions are attached to this document.

OP Condition 4: *Create an enforcement policy for activities on playing fields.*

Athletics Department staff shall monitor sound levels during athletic events with amplified sound. Athletics staff shall use decibel meters and take three readings per event: one during pre-game activities and two during the event. If decibel meters indicate sound levels above 60 decibels, then athletics staff then athletics staff will lower the volume of the amplified sound.

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The university shall maintain records of all sound level readings taken at each event during which amplified sound is used. These records shall be provided to athletic team head coaches, to administrators of sports that compete on the fields, to the Director of AU Community Relations, and to the Neighborhood Liaison Committee.

The university shall provide neighboring property owners with telephone numbers to reach appropriate representatives of its Public Safety Department, or the Dean of Students Office to address concerns regarding noise on the fields.

The university shall use its best efforts via written, fax, email, and the university's community relations website to publicize all athletic events scheduled for Jacobs Field at the beginning of the academic year. For athletic events scheduled less than 30 days ahead of time, the university shall make all reasonable efforts to publicize the athletic events as soon as possible.

OP Condition 5: *Overall student cap to include all undergraduate, graduate, and law students taking at least one class at the university.*

AU will commit to maintaining its enrollment cap of 13,600 students, which will apply to any student -- undergraduate, graduate, or other -- who enrolls in at least one class at any of the properties that are included in the Campus Plan. Within this overall cap, the university will commit to an enrollment cap of 2,000 Washington College of Law students at the Tenley Campus.

OP Condition 6: *Hold graduate student enrollment at 2010 level and provide more information to Zoning Commission about anticipated growth of graduate programs.*

Based on additional information that the university provided, OP removed this condition in its June 22, 2011 supplemental report.

OP Condition 7: *Cap law student enrollment at 2,000.*

The university will agree to a cap of 2,000 law students at the Tenley Campus.

OP Condition 8: *Maintain the amount of university-provided housing for 67% of undergraduates.*

AU agrees to the Office of Planning's condition that 67% of its undergraduate student enrollment be offered university provided housing. A chart attached to this document details how that can be accomplished by the Fall Semester of 2016.

OP Condition 9: *Reduce the number of beds on East Campus to 400.*

As discussed in detail in its written materials submitted into the record and the testimony presented at the public hearings, the university has demonstrated that the proposed 590 beds on East Campus are located in buildings that will not create adverse impacts on the

adjacent property owners due to noise, traffic, number of students, or other objectionable conditions. The creation of 590 beds on the East Campus is critical to the university's goal of creating university providing housing for 67% of its undergraduates. OP's "bed density" calculation is flawed and is not consistent with the number beds that OP supports on other parts of the AU campus. Development of the East Campus with 590 beds will result in the East Campus providing only 14% of the total amount of beds on campus.

OP Condition 10: *Locate additional housing on the main campus as needed.*

As discussed in detail in its written materials submitted into the record and the testimony presented during the public hearings, the university has demonstrated that sites selected for the construction of approximately 1,300 new residential beds and the addition of approximately 800 net new beds are appropriate and will not cause adverse impacts on adjacent property owners. Since the filing of the Campus Plan application in March of 2011, the Applicant filed a Further Processing application for the construction of approximately 360 beds on the North Hall site on the main campus. The Zoning Commission has held a public hearing on that Further Processing application.

OP Condition 11: *Locate a 65-foot landscaped buffer along the property line adjacent to Westover Place on East Campus.*

The university is proposing a significant landscaped buffer between the East Campus buildings and the Westover Place community. The majority of this buffer is 55-60 feet deep, with one small "pinch point" where the buffer is 40 feet. These dimensions note the distance between the Westover Place property line and the two story (approx. 32 foot tall) academic/administrative buildings on the East Campus, which are approximately the same height as the Westover Place townhomes. Offices, with motion sensor lighting that turns off lights when no one is present, are located along the wall of the academic/administrative buildings that will face the Westover Place property line.

OP Condition 12: *Locate non-residential buildings on East Campus at 2 and 3 stories within next 40 feet from buffer with Westover Place. Residential uses no closer than 100 feet from Westover Place.*

As discussed in detail in its written materials submitted into the record and the testimony presented at the public hearings, AU has demonstrated that the proposed orientation, siting, massing, height and use of the buildings proposed on the East Campus (with 590 beds) is appropriate and will not create adverse impacts on the adjacent property owners due to noise, traffic, number of students, or other objectionable conditions. The residential buildings are located 100 feet from the Westover Place with no dorm room windows facing the Westover Place community.

OP Condition 13: *Limit retail uses to 3,020 square feet in proposed Visitor Center on East Campus.*

Limiting the proposed retail use to 3,020 square feet in only the proposed Visitor Center will diminish the overall mixed residential/academic/administrative experience that the university is seeking to create on the East Campus. As AU's comprehensive retail plan demonstrates, there is an unmet market demand for much more retail, and the retail component is an important part of the East Campus. Nevertheless, in response to concerns from both OP and the community, AU has agreed to reduce the amount of retail use on the East Campus to 12,000 square feet through the removal of the originally proposed retail space along New Mexico Avenue.

OP Condition 14: *Submit a comprehensive retail plan.*

Attached to this document is a comprehensive retail plan for the proposed retail space on the East Campus. This plan identifies the amount of retail space that can be supported and the types of retail that AU anticipates at East Campus. As the retail plan demonstrates, East Campus is well suited to provide campus-serving food and non-food retail uses, and both the university and the community will benefit from such food and non-food retail uses. The university has no plans to include "regional-serving" retailers such as Apple; rather, the focus of the retail is on merchants who will provide goods and services suited to students, staff, and the immediate residential community.