

November 7, 2011

VIA HAND DELIVERY

Ms. Sharon Schellin
Secretary to the D.C. Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Z.C. Case No. 11-07B - American University (“Applicant” or “University”)
Further Processing Application for the Tenley Campus – Updated Plans and
Materials, Resumes of Proposed Expert Witnesses, Outline of Witness Testimony
and Report of the Historic Preservation Office Staff in HPA Case No. 11-467

Dear Ms. Schellin:

In anticipation of the Zoning Commission’s November 21, 2011 public hearing in the
above-mentioned case, enclosed please find the following information:

Exhibit A – Updated architectural plans, sections, perspectives, shadow studies, photo
simulations, material samples, and elevations of the proposed WCL facilities on the Tenley
Campus.

Please note that based on dialogue with the Historic Preservation Office Staff and final
refinements to the overall site plan, American University was able to increase the
minimum setback along Yuma Street to 22.12 feet. Therefore, the proposed new building
on Yuma Street no longer requires variance relief from the setback requirements of
Section 400.9. The proposed setback for the Nebraska Avenue building has not changed
and variance relief from the setback requirements of Section 400.9 for that building is
still required.

Exhibit B - Resumes of the following witnesses that American University requests be deemed to
be experts are attached:

• David King and Tom Butcavage of SmithGroup Architects – proposed expert
witnesses in architecture, Mr. King (who has been deemed to be an expert witness

previously by the Zoning Commission) will be presenting testimony and Mr. Butcavage will be available to answer questions as well; and

Daniel Van Pelt and Robert Schiesel of Gorove/Slade Associates – proposed expert witnesses in transportation engineering, Mr. Van Pelt (who has been deemed to be an expert witness previously by the Zoning Commission) will be presenting testimony and Mr. Schiesel will be available to answer questions as well.

Exhibit C – An outline of the proposed testimony of the Applicant's witnesses is attached.

Exhibit D – American University and the Washington College of Law continue to pursue the objective of achieving LEED Gold Certification for this project. A preliminary LEED checklist is attached.

Exhibit E – A copy of the Historic Preservation Office's (HPO) Staff Report and Recommendation in HPA Case No. 11-467 is attached.

The Applicant filed a conceptual design review application for the proposed WCL facilities with the Historic Preservation Review Board (HPRB) on August 22, 2011 (HPA Case No. 11-467). On October 27, 2011, HPRB unanimously adopted the attached Staff Report which recommended approval of the conceptual design as "consistent with the purposes of the preservation act".

There are many aspects of the HPO Staff Report that are relevant to the Zoning Commission's review of the Further Processing application. The HPO Staff Report discusses the community dialogue process which occurred during the development of the proposed WCL facilities and noted the following:

"The concept proposal is the result of a process of redesign and refinement undertaken in response to the design principles and feedback gathered at the community meetings. The process has resulted in a project that is compatible with and enhances the historic character of the site, provides for the school's desired expansion, is respectful to the surrounding community, and substantively addresses the publicly-identified design goals."

In regard to the proposed WCL facilities, the Staff Report noted:

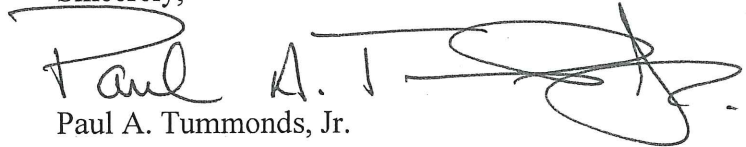
"As redesigned, the project now retains the significant historic buildings on the site, sensitively adapts and reuses those buildings for new uses, retains and reinforces the central quadrangle as an open and accessible public space, preserves the majority of mature trees and the natural topography of the site, and results in significant improvements to the front lawn and perimeter of the site that will increase opportunities for public access and enjoyment. The new

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construction has been massed and broken down in scale to ensure compatibility with the historic buildings on the site, and to respect the scale of the abutting residential and institutional buildings, while also being concentrated at the eastern end of the site, closest to Metro and a respectful distance from Dunblane.”

The Applicant looks forward to presenting its case at the November 21, 2011 Public Hearing. The Applicant anticipates that it will take 40-45 minutes to present its case. Please do not hesitate to contact the undersigned if you have any questions regarding the information provided in this letter.

Sincerely,


Paul A. Tummonds, Jr.

Enclosures

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on November 7, 2011, copies of the attached letter and enclosure were delivered via messenger or U.S. Mail to the following:

Arlova Jackson*
D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

Janet Thomas*
District Department of
Transportation
55 M Street SE, 5th Floor
Washington, DC 20003

3F01- Adam Tope*
4319 Reno Road NW
Washington, DC 20008

3F02 - Karen Perry*
3003 Van Ness Street NW
#W-118
Washington, DC 20008

3F03 - Karen Beiley*
2837 Chesapeake Street NW
Washington, DC 20008

3F05 - Roman Jankowski*
3511 Davenport Street NW #105
Washington, DC 20008

3F06 - Cathy Wiss*
3810 Albemarle Street NW
Washington, DC 20016

3F07 - Bob Summersgill*
3701 Connecticut Avenue NW
#139
Washington, DC 20008

3F04 - Tom Whitle*
4600 Connecticut Avenue NW
#819
Washington, DC 20008

ANC 3D
P.O. Box 40846
Palisades Station
Washington, DC 20016

3E01 - Beverly Sklover*
4504 Albemarle Street NW
Washington, DC 20016

3E02 - Matthew Frumin*
4709 Albermarle Street, NW
Washington, DC 20016

3E03 - Jonathan Bender*
4411 Fessenden Street NW
Washington, DC 20016

3E04 - Tom Quinn*
5322 41st Street NW
Washington, DC 20015

3E05 - Sam Serebin*
4300 Van Ness Street, NW
Washington, DC 20016



Paul Tummonds

* = delivery via messenger