

**Community Liaison Committee Meeting**  
**Thursday, March 3, 2016**  
**American University – Washington College of Law – Claudio Grossman Hall**  
**7 p.m.**

**Introductions & Opening Remarks**

The meeting of the Community Liaison Committee (CLC) was opened by AU Vice President of Campus Life Gail Hanson, who convenes and leads the meetings for American University. She opened the meeting at 7:03 p.m. by welcoming neighbors, representatives of neighborhood organizations, and local Advisory Neighborhood Commissions (ANCs).

Gail Hanson reminded attendees of the 2016-2017 CLC meeting dates (June 7, 2016; September 21, 2016; December 1, 2016; January 5, 2017 [Town Hall & Reception]; March 15, 2017; and June 5, 2017). She noted that the March 2017 meeting date has been changed from March 2 to March 15.

She then invited CLC members to tour the new Washington College of Law facility at the conclusion of the meeting.

Attendees introduced themselves and stated their affiliations.

**Old Business**

*Plan for Smoking Management on Rockwood Parkway*

David Dower, AU's Assistant Vice President for Planning and Project Management, updated the CLC on plans to install a smoking shelter at the university's Fletcher Gate. The shelter, scheduled to be installed by mid-April, will be on AU property. The goal is to shelter and protect AU students, faculty, and staff, as well as to keep smokers off of Rockwood Parkway.

Gail Hanson added that the shelter also will have seating and include smoking cessation information.

Jeffrey Kraskin, of the Spring Valley/Wesley Heights Citizens Association, offered his thanks.

*Problem Resolution: Loading/Unloading for Washington Antiques Show*

Andrew Huff, AU's Director of Community Relations, described a recent situation at the Katzen Arts Center involving large trucks loading and unloading just below Ward Circle in connection with the annual Washington Antiques Show. He indicated that while the proper permits for this activity were issued by the District Department of Transportation (DDOT), AU will require future unloading and loading to occur either at the loading dock at the rear of the building, or from vehicles parked at metered spaces further down Massachusetts Avenue to address the concerns expressed about traffic flow and safety.

Tom Smith, of Advisory Neighborhood Commission 3D, indicated that DDOT had informed him that the activity was not permitted.

Andrew Huff responded that he has a copy of DDOT's approved traffic control plan for the loading/unloading and that the activity was, in fact, permitted by the agency.

#### *Status Report: Campus Police Bill*

Linda Argo, AU's Assistant Vice President for External Relations & Auxiliary Services, stated that Ward 5 Councilmember Kenyan McDuffie, Chair of the D.C. Council's Committee on the Judiciary, canceled a committee hearing recently on the proposed campus police bill. She added that concerns were raised by student and community groups about the bill as drafted and said that it is not clear when the hearing will be rescheduled.

Gail Hanson said that Phil Morse, AU's Executive Director of University Police and Emergency Management, is tracking the issue closely and can help interpret any future action. She reiterated that AU's only interest is to codify current administrative practices. The university has no interest in extending police authority into neighborhoods.

Tom Smith asked if AU was aware of any new language added to the bill.

Linda Argo replied that some changes were under consideration that would help to clarify the original intent of the bill, which was to allow campus police officers administrative authority to enforce AU's student code of conduct in the neighborhood.

Tom Smith asked if AU could share whatever language is being considered currently.

Linda Argo stated that she does not know if specific language has been offered and repeated that AU's consistent position has been that campus police should have only administrative authority off-campus and that there should be a community engagement component to any public safety plan that is developed for the university.

Tom Smith added that Councilmember McDuffie's office has not been forthcoming in sharing information about this legislation.

#### *Sale of Commercial Real Estate Properties*

Linda Argo advised the CLC that AU closed on three commercial properties (4000 Brandywine Street, NW; 4620 Wisconsin Avenue, NW; and 4545 42<sup>nd</sup> Street, NW) recently with Urban Investment Partners (UIP). She added that UIP has announced plans to develop the Brandywine and Wisconsin properties as housing and maintain the 42<sup>nd</sup> Street commercial offices for the time being. She added that the properties served specific purposes for the university when originally purchased, but they no longer serve any strategic purpose for AU.

John Wheeler, of Ward 3 Vision, asked if the 42<sup>nd</sup> Street property would eventually be developed into housing, to which Linda Argo responded that she does not know.

David Fehrmann, of Westover Place Homeowners Association, asked if in light of these sales, AU is changing its stance on purchasing properties in the neighborhood. Gail Hanson responded that she does not think the university's position has changed. If properties go on the market that might serve an unmet need, it is likely that the university would consider new purchases.

Jeffrey Kraskin stated that AU also sold a residential property recently at 48<sup>th</sup> and Massachusetts Avenue, NW.

Linda Argo confirmed this and added that a residential property on Warren Street, across from the new Washington College of Law, also was sold recently.

## **Scheduled Reports**

### **Construction Update**

David Dower, AU's Assistant Vice President for Planning and Project Management, provided updates on all of the university's planned and ongoing construction projects. His presentation can be viewed at <http://www.american.edu/communityrelations/clc/upload/Capital-Projects-Update-03-03-16.pdf>.

#### *Wrap-Up: Washington College of Law @ Tenley Circle*

David Dower stated that the Washington College of Law (WCL) is open and classes on the campus began on January 11. Landscaping on the site will begin in the next couple of weeks and the project contractor should be off site by the end of April.

Jeffery Kraskin asked if the old curb cut on Nebraska Avenue was going to be used, to which David Dower responded no.

John Wheeler asked if the Yuma Street sidewalk was going to be widened as part of the project.

David Dower responded that some portions will be widened by the end of April.

David Fehrmann asked if the WCL opening has had any impact on AU shuttle service.

Dan Nichols, AU's Executive Director of Risk, Safety, and Transportation Programs, responded that AU is engaged currently in an assessment of its shuttle program to be completed by the end of April. The assessment also will look again at Massachusetts Avenue to determine the feasibility and practicality of running a shuttle from the Berkshire Apartments to the main campus.

Gail Hanson stated that student patterns also change and that this is another reason the study is being undertaken.

Tom Smith asked if an altered shuttle plan would require Zoning Commission approval.

Linda Argo replied that she did not think so, but would check and confirm.

### *East Campus*

David Dower advised the CLC that the delivery of pre-cast façade panels is now under way.

Trucking routes for these oversized pieces were established by DDOT. The trucks are coming from Winchester, VA to the site via the Beltway, Connecticut Avenue, and Nebraska Avenue. The trucks are escorted once they reach the District line on Connecticut Ave. Three or four trucks at a time are arriving at the site between 10:30 a.m. and 2 p.m., Monday – Thursday. DDOT issued a traffic advisory prior to the beginning of deliveries, and thus far, there have been no major traffic impacts.

Mike Ralston, of the Greenbrier Condominium, asked about the status of Building 5.

David Dower responded that construction of this building was deferred to allow AU to focus on the housing component of the East Campus development.

Mike Ralston asked if Building 1 is the site's main residence hall.

David Dower replied that while it is, due to sequencing issues, buildings 2 and 3 are being accelerated at this time. He continued that landscaping will likely take place in the fall to allow the plantings the greatest chance of survival.

Gail Hanson stated that contingency plans are being developed to house students in the event that East Campus is not completed in time for August move in.

Linda Argo added that AU is planning a contingency of 600 beds, which will include approximately 300 triples on campus and approximately 300 apartments off campus. Of these, more than half will be in the Berkshire Apartments. In response to a question from Clare Craik of Westover Place, she stated that AU is not looking at homes or group houses, but rather a master lease situation staffed with resident assistants as if students were residing in an AU-owned facility.

Gail Hanson stated that the goal is to minimize disruption and inconvenience for everyone. Jeffrey Kraskin stated that if AU's undergraduate enrollment remains consistent, housing at East Campus still will not achieve on campus housing for 67 percent of full-time undergraduate students.

Linda Argo replied that full-time undergraduate enrollment for fall 2016 cannot be projected accurately at the beginning of March, and the university understands it must manage admissions and enrollment to comply with the housing requirements in the campus plan. She added that because of the uncertainty surrounding the completion of all the East Campus residence halls, AU will be going back to the D.C. Zoning Commission to seek a modification of the condition

that requires the university to have on campus housing available for 67 percent of its full-time undergraduates by the start of the 2016 fall semester.

Jeffery Kraskin asked if AU will seek to eliminate the 67 percent requirement or move the date forward to the next campus plan.

Gail Hanson reiterated that to manage through the fall, many students will be housed in triples and added that there are some students who prefer this arrangement because it reduces their housing costs. She stated that AU cannot yet know its fall enrollment figures and that graduation and retention of current students also must be factored. She stated that AU will meet its commitment to have sufficient housing to accommodate 100 percent of freshmen and sophomores and will make every effort to meet the other requirements as well.

Tom Smith said that the issue of over enrollment beyond projections was an issue in the last campus plan and that AU needs to commit to the community that these obligations can be met.

Linda Argo responded that at the March meeting of Advisory Neighborhood Commission 3D, AU advised that it was never the university's intent or expectation that it would exceed the enrollment target. While this did happen two years in a row, there were extraordinary circumstances that contributed to this outcome, which we now have to manage. AU understands the commitment it made, and is making no attempt to build a larger undergraduate community as part of this process.

Tom Smith stated that folks are frustrated as this will be the fourth time AU returns to the Zoning Commission for a modification and that we are not even half way through the current campus plan.

Gail Hanson said that enrollment is as much an art as it is a science. She continued that if students accept offers of enrollment at an historic rate, as happened with AU, adjustments are made. The situation with AU over the past two years was unintended. This year we will further reduce our admit rate to around 30 percent and give this matter our full attention.

Bill Krebs, of the Spring Valley/Wesley Heights Citizens Association, asked for additional discussion on this matter at the June meeting of the CLC.

Claire Craik, of the Westover Place Homeowners Association, stated that her community does not want any further delays with the East Campus project and that the sooner it is complete, the better.

Tom Smith said that this discussion is separate from the East Campus construction and will not delay its completion.

Gail Hanson restated that AU takes this issue very seriously and is working to manage enrollment and student housing to meet our commitment to the community and Zoning Commission.

Tom Smith asked for a breakdown of students by year.

Gail Hanson replied that AU is happy to provide this information. She added that the CLC agreed to a format for the presentation of enrollment data and has presented preliminary enrollment data in September and a final report in December in this format for several years. The detail requested (students by year in school) will be added to this format.

*Spring Valley Building (4801 Massachusetts Avenue, NW)*

David Dower advised the CLC that design and planning continues on the former Washington College of Law building at 4801 Massachusetts Avenue, NW. He stated that the list of proposed occupants remains unchanged and that minimal interior work is planned. This work will begin in May, and tenants will begin moving in August and through the beginning of the fall semester.

### **Student Conduct Off-Campus**

Michelle Espinosa, AU's Associate Dean of Students, reported that since the last CLC meeting in December, there have been eight (8) complaints about off-campus student behavior, all of which were related to noise and disruptive behavior. She added that there were no repeat offenders during this reporting period.

She mentioned AU's annual off-campus housing fair in the spring, and that planning is under way for the annual off-campus living orientation in the fall.

Kathy Silva, of McLean Gardens Condominiums, advised that there are issues in her community with students not having the required carpeting on their floors, as well as with trash and marijuana smoking.

Michelle Espinosa replied that the only complaint she has received from McLean Gardens relates to noise from voices and walking on the floor and that she has scheduled a meeting with these students.

Gail Hanson added that complaints of this nature result in a meeting with the Dean of Students' staff and if students do not comply with our stated expectations, they are sent to student conduct for further action.

Kathy Silva said that in the past, AU staff has met with the McLean Gardens Board of Directors to discuss these and other issues and asked if a similar meeting could be arranged.

Michelle Espinosa replied that she would be more than happy to participate in such a meeting.

### **New Business – Open Discussion**

#### **Good of the Order**

*Off-Campus Housing Fair (add the date, time, place)*

### *2016-2017 CLC Meeting Dates*

Gail Hanson once again reminded attendees of the upcoming CLC meetings dates (June 7, 2016; September 21, 2016; December 1, 2016; January 5, 2017 [Town Hall & Reception]; March 15, 2017; and June 5, 2017). She also stated that again this year, the winter CLC meeting has been decoupled from the annual Town Hall meeting with AU President Neil Kerwin and reception.

### **Tour – Washington College of Law**

Attendees participated in a tour of the new Washington College of Law at Tenley Circle.

The next meeting of the CLC will be on June 7, 2016 in the Abramson Family Founders room at the School for International Service.

### **Attendees**

#### *Community:*

Claire Craik, Westover Place Homeowners Association  
Bonnie Edwards, Neighborhood Resident  
Ralph Edwards, Neighborhood Resident  
David Fehrmann, Westover Place Homeowners Association  
Mary Ellen Fehrmann, Westover Place Homeowners Association  
Jeffrey Kraskin, Spring Valley/Wesley Heights Citizens Association  
Bill Krebs, Spring Valley/Wesley Heights Citizens Association  
Elaine Marshall, Greenbrier Condominiums  
Jonathan McHugh, Advisory Neighborhood Commission 3E  
Michael Ralston, Greenbrier Condominiums  
Kathy Silva, McLean Gardens  
Tom Smith, Advisory Neighborhood Commission 3D  
Ben Tessler, Westover Place Homeowners Association  
John Timmer, Embassy Park Homeowners Association  
John Wheeler, Ward 3 Vision

#### *American University Staff:*

Linda Argo, Assistant Vice President for External Relations & Auxiliary Services  
David Dower, Assistant Vice President for Planning and Project Management  
Michelle Espinosa, Associate Dean of Students  
Gail Hanson, Vice President of Campus Life  
Dan Nichols, Executive Director of Risk, Safety, and Transportation Programs  
David Taylor, Chief of Staff to the President