

EXHIBIT 3

COMMUNITY DIALOGUE PROCESS

The university's efforts to involve its neighbors in the process for developing a new Campus Plan began in mid 2009 with the creation of a Campus Plan Task Force. This group, significantly larger than the last Campus Plan, comprised more than three dozen people representing neighboring communities adjacent to AU's main campus and Tenley campus including Wesley Heights, Westover Place, Spring Valley, AU Park, Ft. Gaines and the Tenley area.

Beginning in July, 2009, through January, 2011, university officials convened 15 meetings with the full Campus Plan Task Force. The purpose of these meetings was to review, discuss and garner community input regarding the university's priorities, including plans to build new residence halls on existing campus property including the East Campus, and to move the Washington College of Law to AU's Tenley campus.

At the request of a number of Task Force members, an additional 10 smaller meetings were convened with representatives of specific neighborhoods including Ft. Gaines, Tenley, Westover/Spring Valley, Wesley Heights, Embassy Park. University officials also toured the Westover townhouse development in December, 2010, with community association representatives.

A Campus Plan Web page www.american.edu/finance/fas/campus-plan.cfm was created and added to the university's Web site www.american.edu. The Web page contains all of the information pertaining to the new Campus Plan including agendas, meeting notes, transportation study results and related reports. Task Force members were notified by email in advance of each meeting and afterwards with any follow-up materials.

At the Campus Plan Task Force meetings – usually attended by more than 40 people – discussions focused on subjects including transportation study results, parking and pedestrian safety, as well as updates on the location, size and configuration of potential buildings, buffers and landscaping. In consultation with the Office of Planning, a facilitator joined the Task Force meetings in September, 2010, in an effort to improve the tenor of the discussions and to assist with the review and documentation of all topics and outstanding issues that had been raised during previous Campus Plan Task Force discussions.

To date, as a result of the large and small meetings and our continuing dialogue with neighbors, the university has made significant changes to its initial concepts for East Campus, altered the location of new buildings, and reduced the number of students projected to live there. The university also removed several proposed new residence halls from the South side of main campus that were objectionable to neighbors, and reviewed new locations for residence halls on the existing campus. The university also removed retail from proposed buildings on New Mexico Avenue.