

**AMERICAN UNIVERSITY**  
**2011 Campus Plan Community Task Force Meeting**  
**Flip Chart Notes**  
**September 28, 2010**

Contact: Don Edwards: (202) 297-1603

- 65,000 Square Foot Retail: be open to the idea of getting rid of retail space to bring down total square footage
  - Clarification: Only 11,000 sq. ft. is retail – 54,000 sq. ft. is Welcome Center
- Residential Support
  - Staff offices and Community Office
- Do plan on having some food in retail space
- There will be a mechanical penthouse on top of every building – 12 ft. high
  - Will be surrounded by screen to muffle sound – intention is that penthouse will not be seen from ground level angles
- Plant that will service all buildings will be underground
- Consider putting mechanical under a full roof instead of penthouse because it is more attractive
- 60 – 90 ft. distance from existing buildings to curb
  - Plan has a 70 ft. set-back to be consistent
  - Increasing size of wall between Westover and AU property?
    - No: increasing vegetation
  - What about buffer in the winter?
    - We will plant some evergreens and shrubs
    - Evergreens will grow to 18 ft. in 10 years
    - Shrubs will grow to 12 ft. in 5 – 6 years
- Sensible neighbor / Maintain characteristic: Goals stated
  - Why not keep / limit buildings to 3 floors?
    - Number of stories might be different, but the heights are similar
- Gathering spot by Welcome Center is great, but what about a gathering area on the other side for students coming back?
  - New SIS building does have a space: 22 ft.
  - Will look at connecting the 2 gathering places better
- What about a tunnel between New Mexico and Nebraska Avenues?
- 300 parking spaces on 1 level
- Building 1 on Nebraska Avenue
  - Do we envision community using this retail space?
    - Yes, and we want neighbor feedback on what

- Couldn't this possibly cause double parking on Nebraska Avenue?
    - Maybe have entrances on other side, not facing Nebraska Avenue
- Design constraints with regard to light and sound?
  - Not at this level of detail yet
- Removing crest: how does it impact?
  - Floor levels of buildings will be set at street level – not pushed down, but not elevated
- Develop perspectives that show grade and below grade with garage
- Cars in above-ground parking lot will have access to underground garage and be able to exit on New Mexico Avenue
- Would like to see what the lot / garage will look like if a new building is built on surface lot area
- Where is Glove Gate?
- If there is an underground lot, why not build a tunnel under Nebraska Avenue?
  - Students will use path of least-resistance – prefer crosswalks
  - Security concerns with underground tunnels
- There will be security concerns with parking garage as well
- Height of garage will be 14 ft. to allow for service vehicles
- Will there be a charge for parking?
  - Yes: it is paid parking today and will remain
- New Mexico Avenue sidewalk cafes – will there be access from the streets
- We want to hear from community about retail spaces on both New Mexico and Nebraska
  - What types, how to access, etc.
- Will there be eco-certification
  - Yes: will be following SIS building standards
- Important to think about the vibrancy of the development – as compared to Bethesda's revitalization
- Grade of Nebraska Avenue: don't understand how the grade of curbs at bottom by New Mexico Ave. and up by Nebraska Ave will be at same level
  - It is hard to see but it is accurate
  - Will have some perspectives drawn
- Any thought of creating a berm by Westover line, since we are taking land out?
  - Yes: but after existing trees / buffer
- Grows international student accommodations – what does that mean?
  - More suite-style apartments for international students who come for a semester / year

- Will these be used for high school students in summer?
  - No: will be used for more adult conference housing, because suite-style
- Next Meeting: October 12 – MGC 5 & 6
  - More massing information on the other buildings on campus
- Tenley:
  - Will have 1 plan including WCL on Tenley but without further processing application for Law School
  - Still looking for architect (Mid-October)
  - Will then proceed with detailed design
- Would like presentations on website prior to meetings
  - Will try, but not always possible