



American University
Campus Plan Overview
April 6, 2011



Filed Plan with Zoning Commission on March 18

Present at ANC Meetings in April and May

Continue community discussions in April and May

File Tenley Campus further processing in mid-May

Zoning Commission hearings June 9, 23 and July 14



Facilities Priorities to Support Goals

- Undergraduate student housing
- Recreation, dining, activity space
- New law school facility
- Additional faculty offices
- Improved science instruction and research facilities
- Additional athletic facilities
- Admissions Welcome Center
- Alumni Center



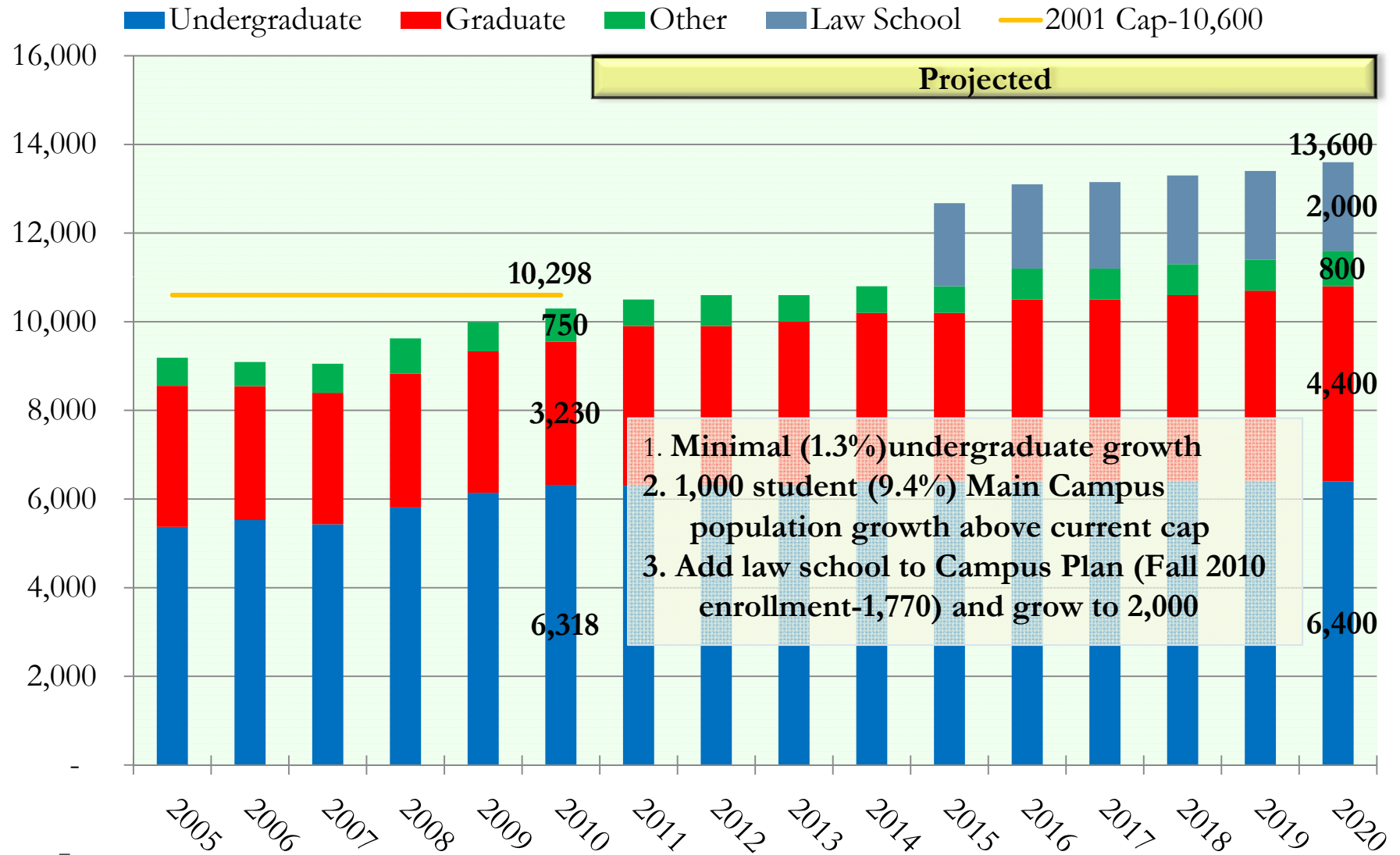
Changes Since January

1. Modified housing inventory target to 4,300
2. Proposed gross floor area 892,000 square feet including Tenley Campus
 - Added North Residence Hall – 200 beds
 - Added Butler Pavilion Tunnel enclosure
3. Further Developed Tenley Proposal
 - Addition of 244,000 square feet
 - Dunblane to be retained
 - Demolish Congressional, Federal, Constitution
 - New facility to approximate footprints of existing buildings
 - Maintain and enhance landscape buffers along Warren, 42nd and Yuma



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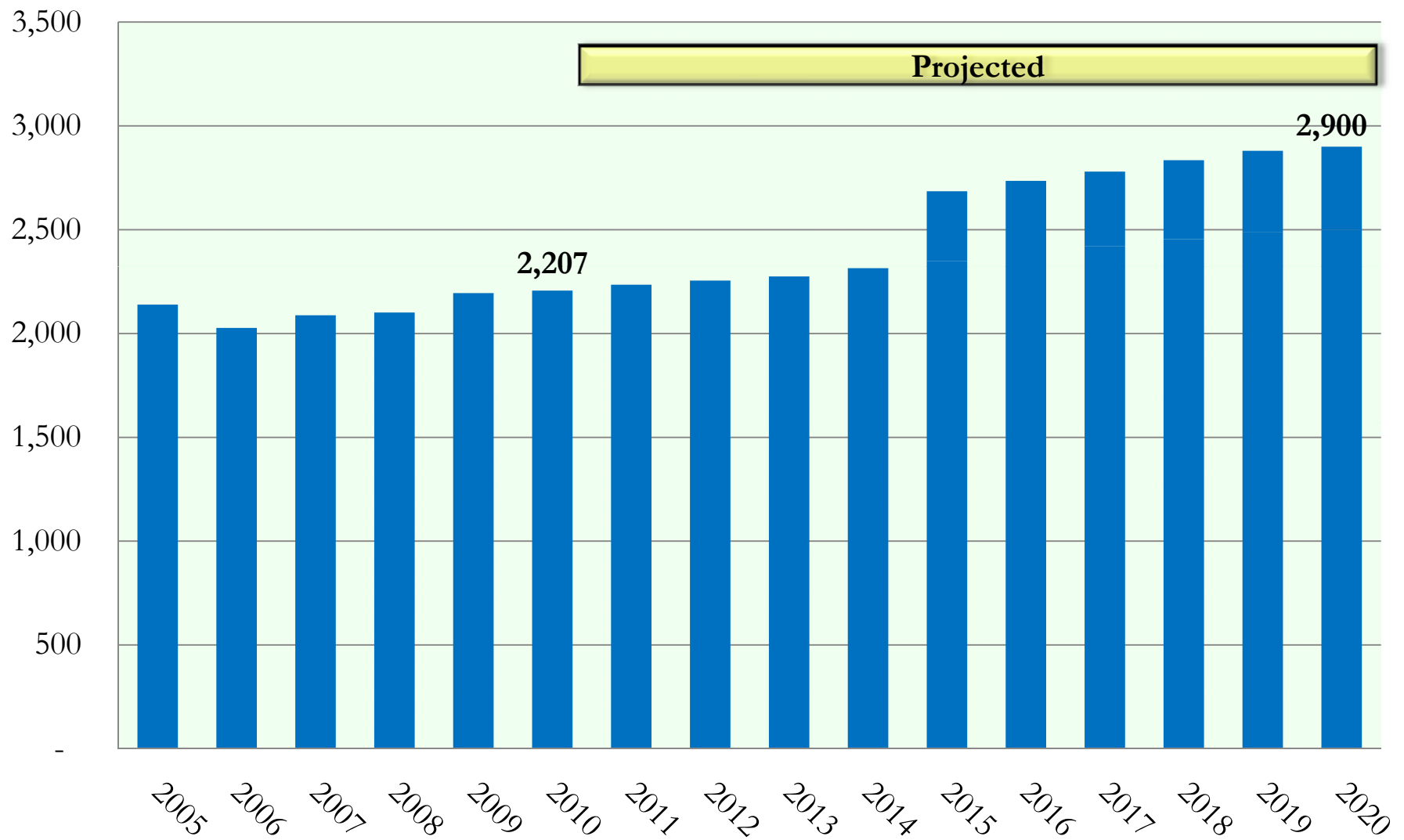
Student Population & Projections 2005-2020 w/ Law School





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Employee Population & Projections 2005-2020 w/ Law School





1. 62% of all students live in the District
2. 65% of Undergrads live in university-provided housing
3. 80% of Undergrads in Zip 20016 live in apartments
4. 238 Undergrads live in houses
5. 13 Undergrad group houses have 4 or more students



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Housing Capacity Plan

	Capacity	
	Design	Actual
Fall 2010 Capacity	3,533	4,083
Discontinued Beds		
Reduce Triples		(300)
Discontinue Berkshire		(200)
Discontinue Tenley	<u>(497)</u>	<u>(497)</u>
New Beds		
Nebraska Hall Addition	120	120
East Campus	770	770
South Hall	200	200
North Hall	<u>200</u>	<u>200</u>
	1,290	1,290
Net New Beds	<u>793</u>	<u>293</u>
2011 Campus Plan Capacity	<u>4,326</u>	<u>4,376</u>
Use of New Housing		
2010 Capacity	3,533	4,083
Relocate Existing Students	500	
Accommodate Undergraduate Growth	50	50
Attract Off-Campus Undergraduates	<u>243</u>	<u>243</u>
2011 Campus Plan Capacity	<u>4,326</u>	<u>4,376</u>

Goals

- Modernize housing
- Accommodate undergrads
- Open Tenley to law school



Main Campus Transportation Study Summary



- ▶ High volume of commuter traffic on Nebraska and Massachusetts Aves is the primary source of peak-hour congestion
- ▶ AU generated peak-hour traffic declined 3.9%/year since 1999, as a result of continued promotion of non-auto travel options
- ▶ AU Main Campus accounts for only a small proportion of local traffic
 - ▶ 7.5% of morning and 8.5% of evening traffic entering the area
 - ▶ 2.2% of morning and 11.2% of evening traffic leaving
- ▶ Parking use has declined by 3.1%/year
 - ▶ Current parking demand – 1,500 spaces
 - ▶ Current parking inventory – 2,700 spaces



Main Campus Transportation Study Summary

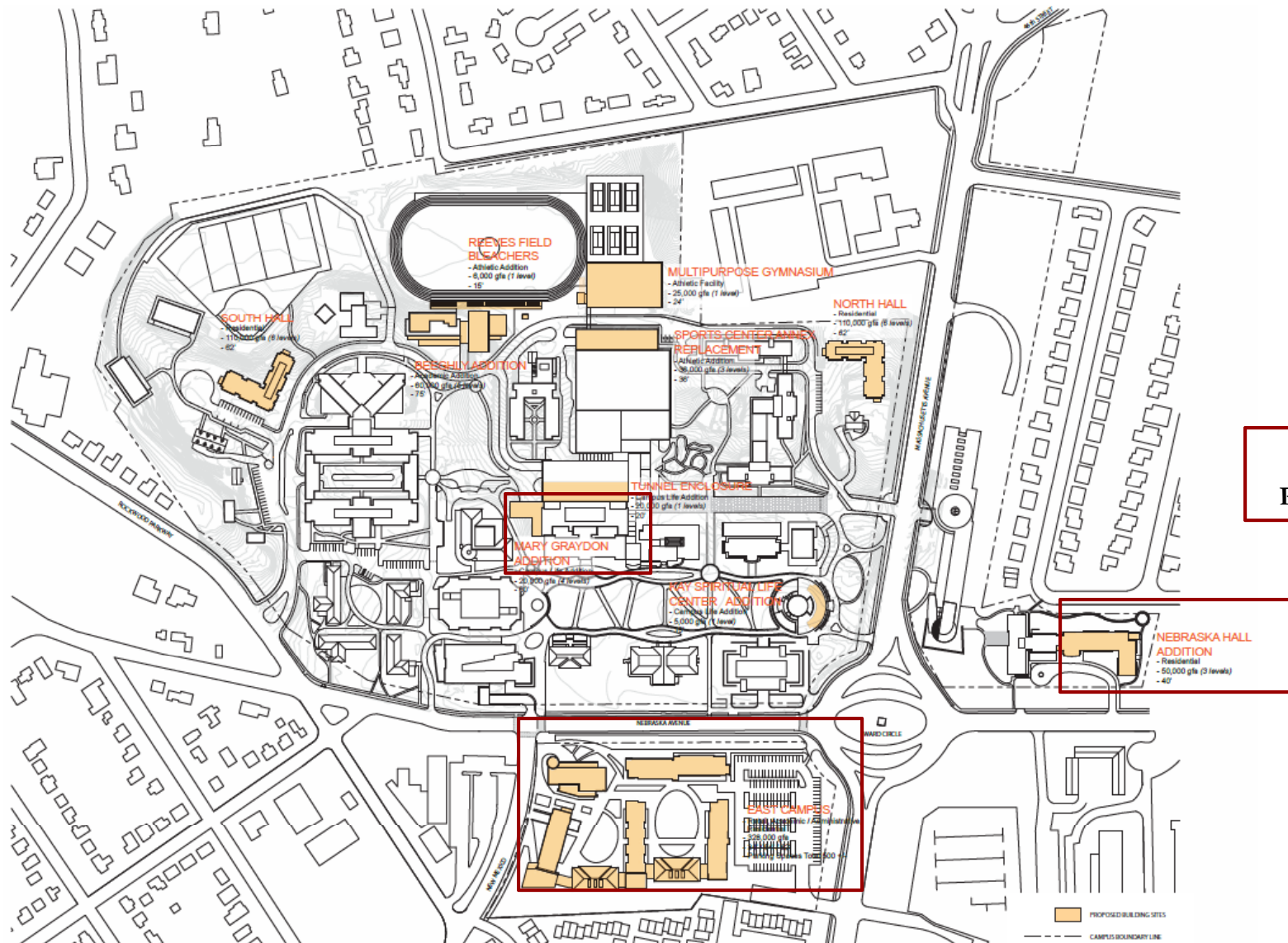


- ▶ Pedestrian crossings on Nebraska and Massachusetts need safety improvements
 - ▶ Recommend signal changes on Nebraska
 - ▶ DDOT RCW II report recommends signals on Massachusetts
- ▶ Changes in traffic generated by Campus Plan are small and will not impact overall traffic conditions
- ▶ Potential impacts from growth in pedestrian traffic can be minimized through:
 - ▶ Channelizing pedestrians to signalized crosswalks
 - ▶ Employing signal timings that separate pedestrians and vehicles
- ▶ Projected pedestrian crossings on Nebraska can be accommodated without negative impacts



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Campus Plan 2011 – Main Campus

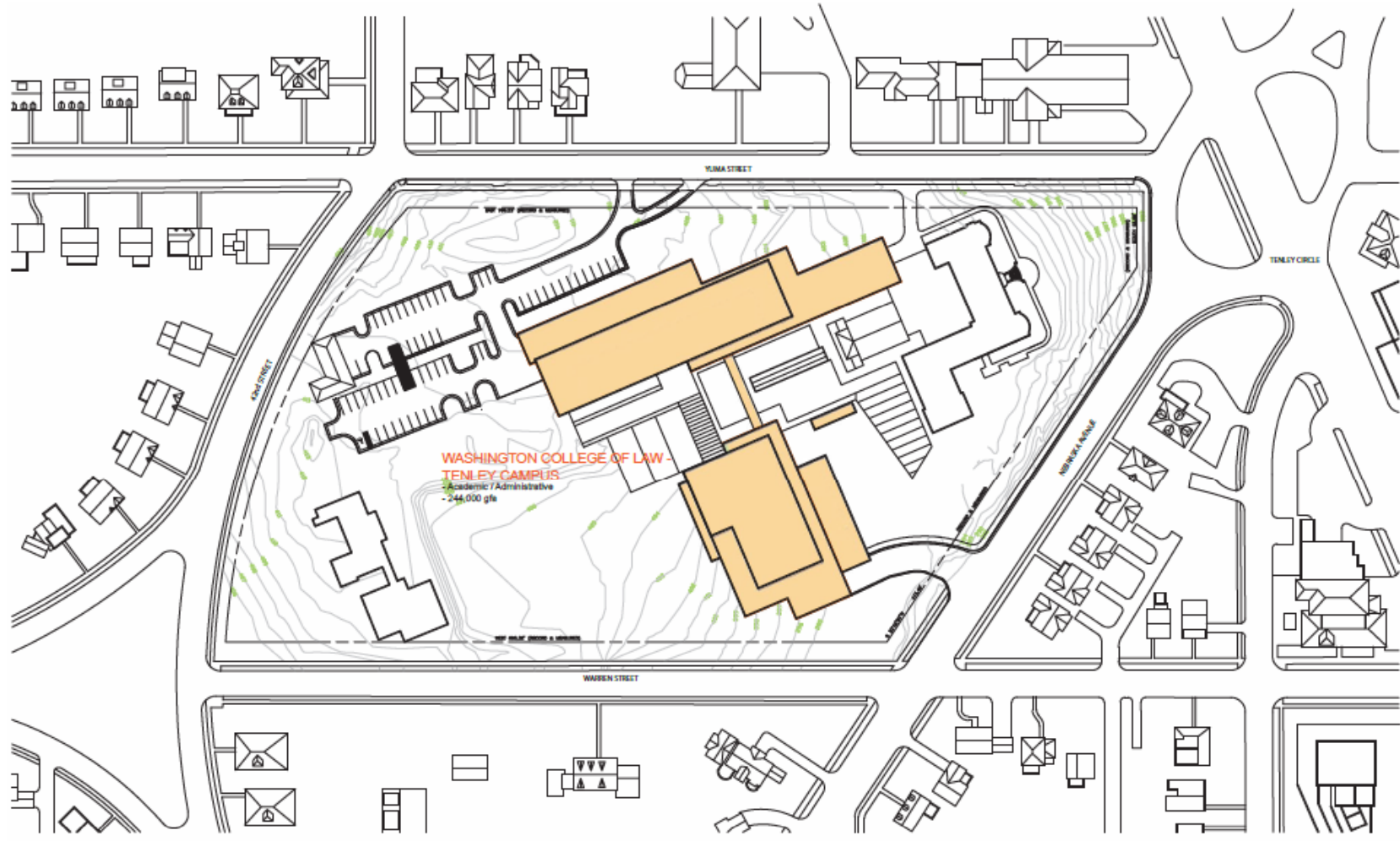


Further Processing



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Campus Plan 2011 – Tenley Campus



WASHINGTON COLLEGE OF LAW
TENLEY CAMPUS
Academic / Administrative
~244,000 gfa

PROPOSED BUILDING SITES

CAMPUS BOUNDARY LINE

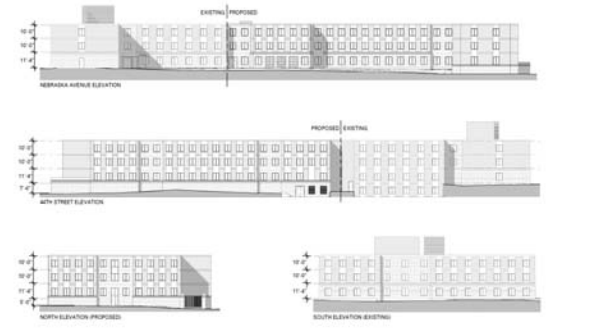


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Campus Plan 2011 Nebraska Hall Addition



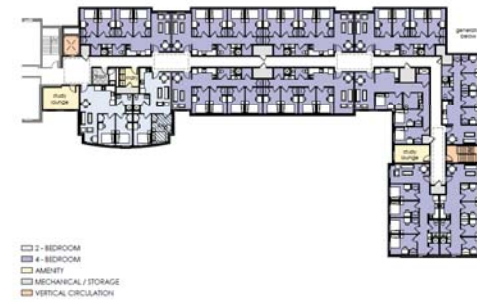
AMERICAN UNIVERSITY NEBRASKA HALL ADDITION
SITE PLAN
01.18.2011
LITTLE



AMERICAN UNIVERSITY NEBRASKA HALL ADDITION
ELEVATIONS
01.18.2011
LITTLE



AMERICAN UNIVERSITY NEBRASKA HALL ADDITION
FIRST FLOOR PLAN
01.18.2011
LITTLE



AMERICAN UNIVERSITY NEBRASKA HALL ADDITION
SECOND FLOOR PLAN (THIRD FLOOR SIM)
01.18.2011
LITTLE



AMERICAN UNIVERSITY NEBRASKA HALL ADDITION
NEBRASKA AVENUE FACING SOUTH
01.18.2011
LITTLE

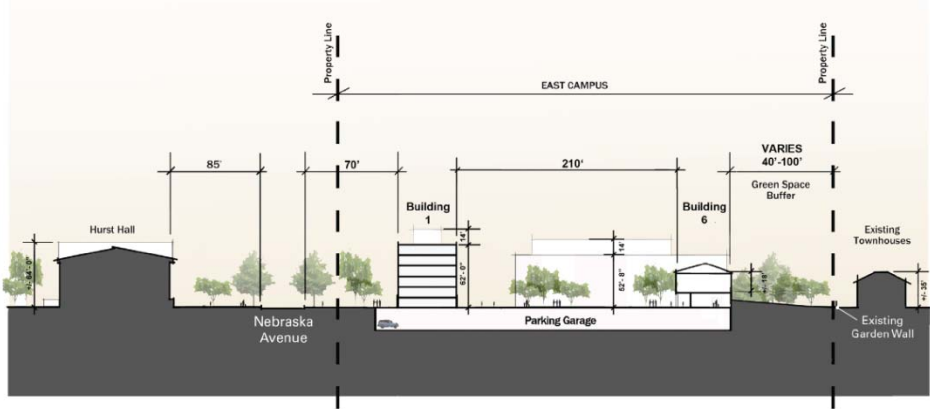
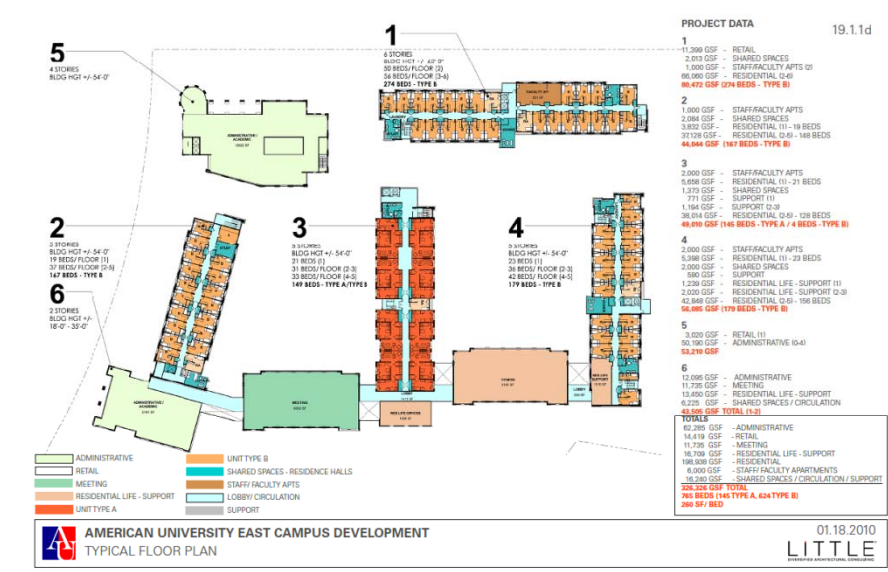
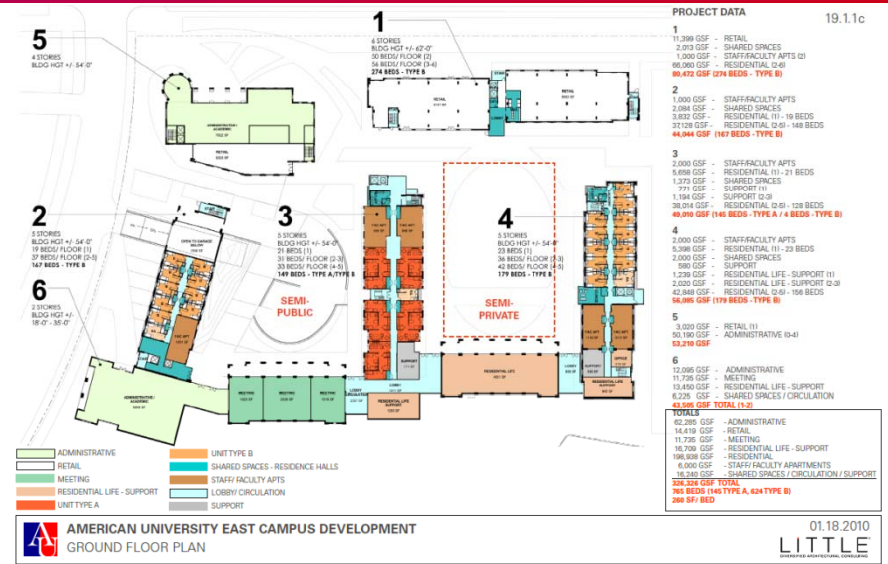
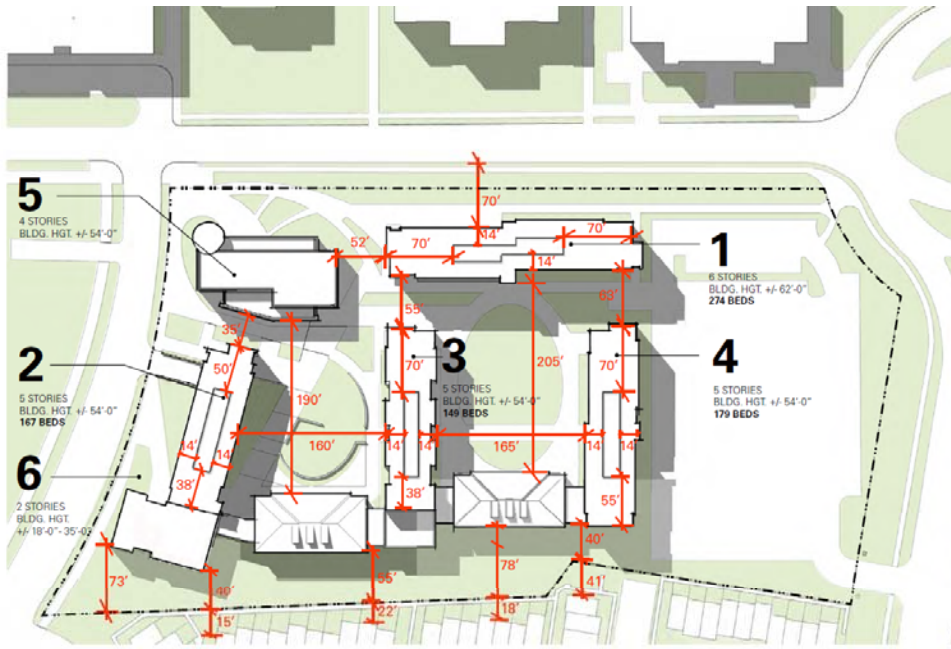


AMERICAN UNIVERSITY NEBRASKA HALL ADDITION
44th STREET FACING NORTH
01.18.2011
LITTLE



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Campus Plan 2011 East Campus

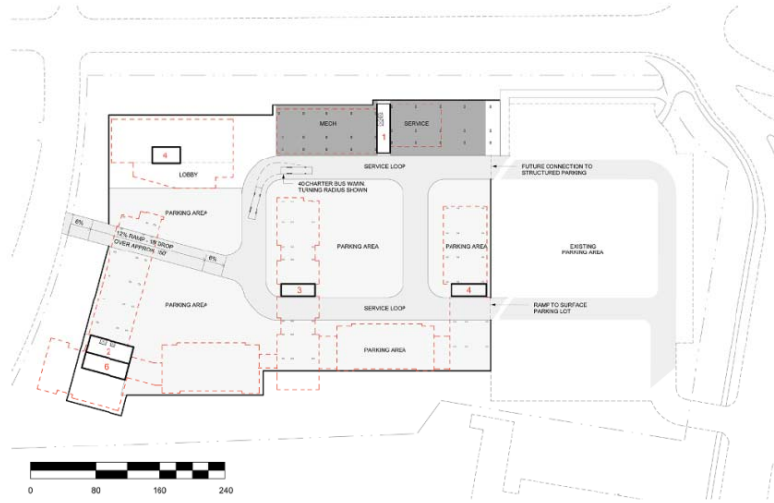




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Campus Plan 2011 East Campus

19.11e



AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
GARAGE PLAN

01.18.2010
LITTLE



AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
NEBRASKA AVENUE ELEVATION

01.18.2010
LITTLE

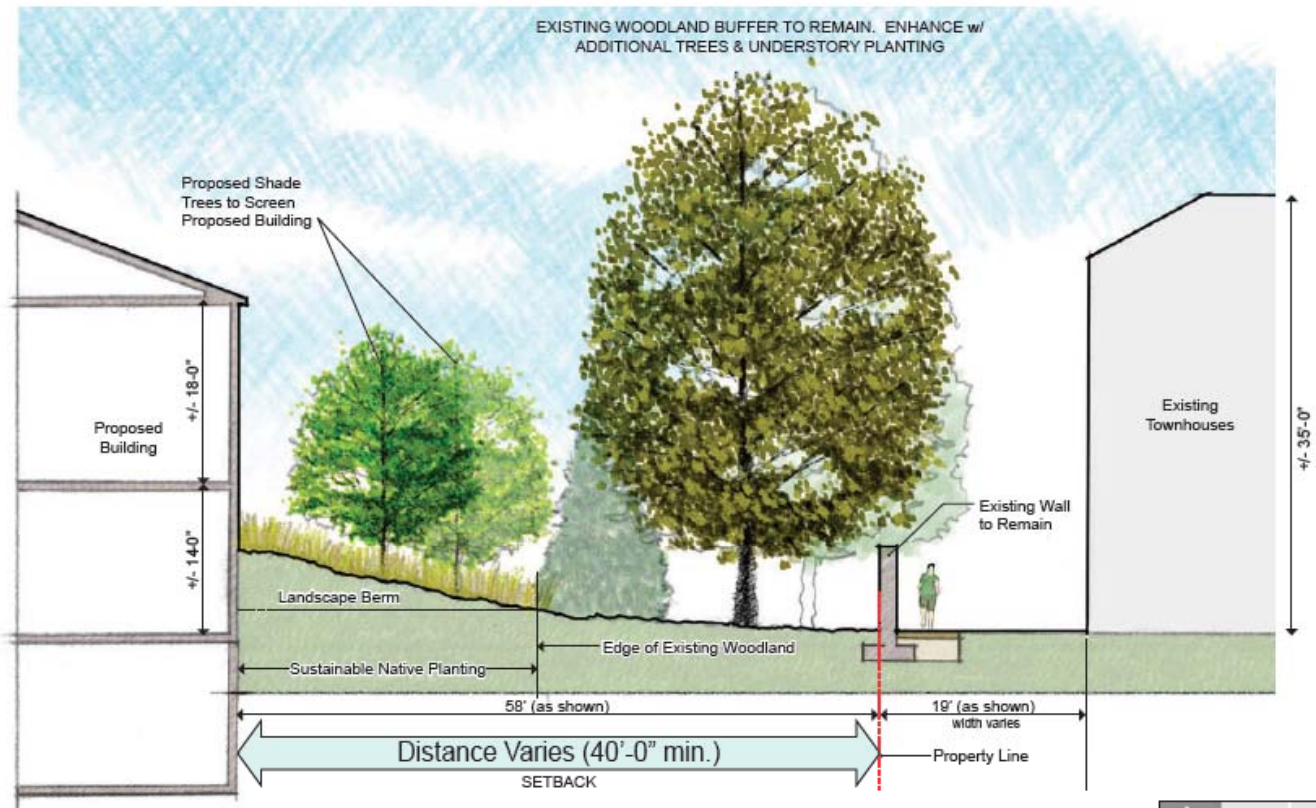


AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
NEW MEXICO AVENUE ELEVATION

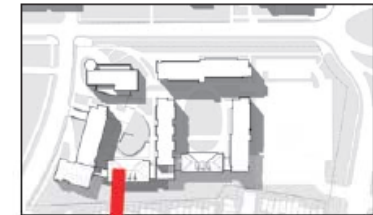
01.18.2010
LITTLE



East Campus – East Property Line Section



Existing Condition



KEY PLAN



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Campus Plan 2011 Mary Graydon Center Addition

<p>MARY GRAYDON SITE Mary Graydon Center</p> <p>Site Area 52 ft x 94 ft 5,500 sf</p> <p>Zoning R-5-B Currently included in 2001 campus plan</p> <p>Existing Structures Mary Graydon Center Area 120,550 sf Height 40 ft</p> <p>Boundaries / Adjacencies North - Mary Graydon Center South - McKinley Building / greenpase East - Eric Friedman Quadrangle West - Vehicular drive through Sports Center Parking Garage</p> <p>Site Attributes - Central campus location - Mary Graydon Center Connection - Adjacent to major student life functions - Location between the McKinley Building and Mary Graydon Center - Minimal visual impact on the campus</p>	<p>360° Eye Aerial</p> <p>360° Eye Aerial</p> <p>Campus Plan</p>		<p>AMERICAN UNIVERSITY Office of the University Architect 4422 Wisconsin Avenue, N.W., 2nd Floor Washington, D.C. 20016 Tel: (202) 885-1000 Fax: (202) 885-1004</p> <p>AMERICAN UNIVERSITY CAMPUS PLAN 2011</p> <p>Mary Graydon Center Addition American University Main Campus 4400 Massachusetts Ave., N.W. Washington, DC 20016</p> <p>Project Description</p> <p>DESIGNED BY: OMG DRAWN BY: OMG/JSB CHECKED BY: OMG DATE: 1/14/2011 APPROVED BY: OMG DATE: 1/14/2011</p> <p>Zoning R-5-B Date: January 14, 2011</p> <p>EXHIBIT 21 21.1a</p> <p>SHEET NO. 1 OF 3 SHEETS</p>
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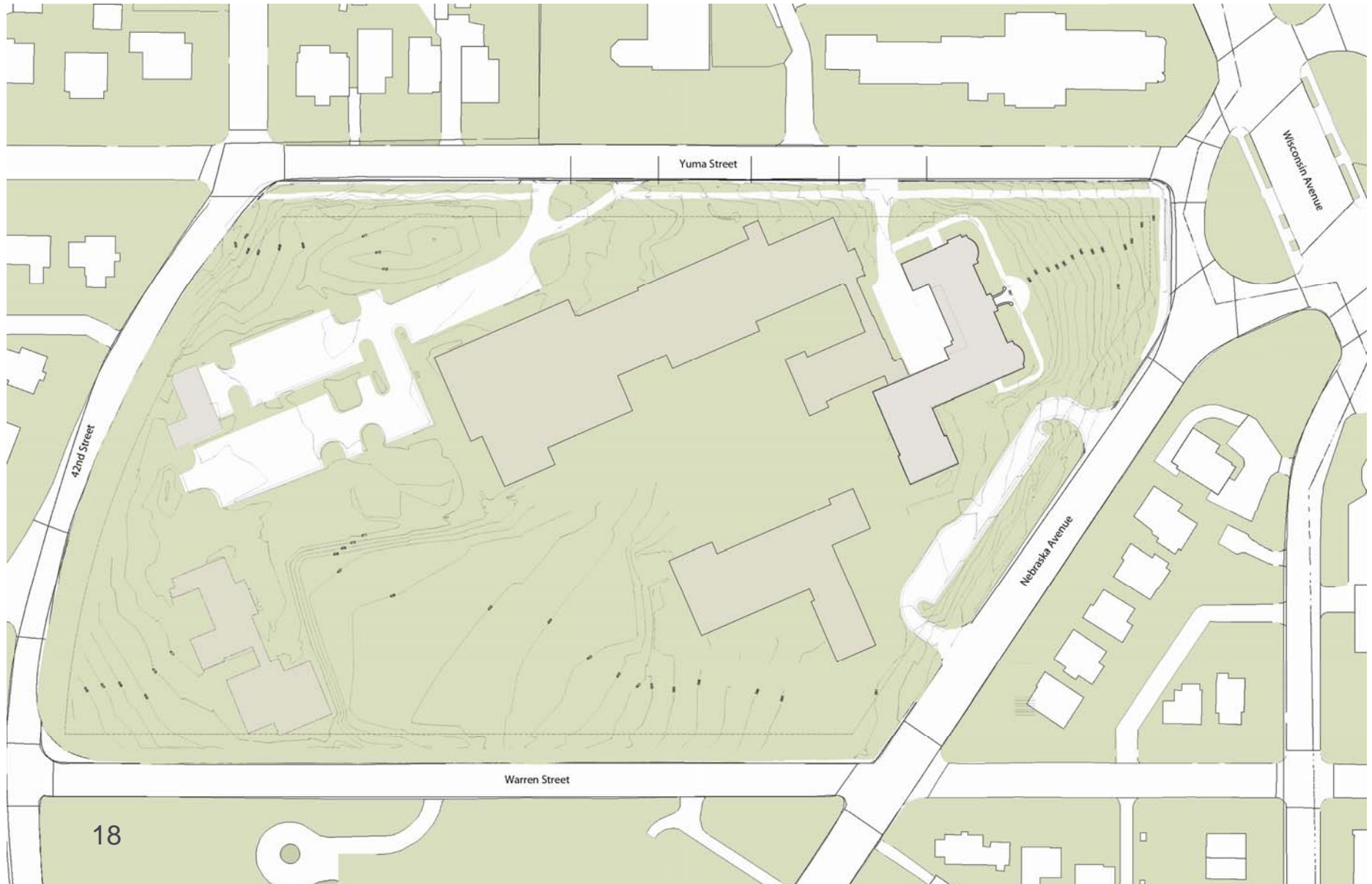
<p>SECTION A</p> <p>SECTION B</p>		<p>AMERICAN UNIVERSITY Office of the University Architect 4422 Wisconsin Avenue, N.W., 2nd Floor Washington, D.C. 20016 Tel: (202) 885-1000 Fax: (202) 885-1004</p> <p>AMERICAN UNIVERSITY CAMPUS PLAN 2011</p> <p>Mary Graydon Center Addition American University Main Campus 4400 Massachusetts Ave., N.W. Washington, DC 20016</p> <p>Site Plan</p> <p>DESIGNED BY: OMG DRAWN BY: OMG/JSB CHECKED BY: OMG DATE: 1/14/2011 APPROVED BY: OMG DATE: 1/14/2011</p> <p>Zoning R-5-B Date: January 14, 2011</p> <p>EXHIBIT 21 21.1b</p> <p>SHEET NO. 2 OF 3 SHEETS</p>
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<p>Site</p> <p>Basement</p> <p>First</p> <p>Second</p> <p>Third</p> <p>Terrace</p>	<p>AMERICAN UNIVERSITY Office of the University Architect 4422 Wisconsin Avenue, N.W., 2nd Floor Washington, D.C. 20016 Tel: (202) 885-1000 Fax: (202) 885-1004</p> <p>AMERICAN UNIVERSITY CAMPUS PLAN 2011</p> <p>Mary Graydon Center Addition American University Main Campus 4400 Massachusetts Ave., N.W. Washington, DC 20016</p> <p>Site and Floor Plans</p> <p>DESIGNED BY: OMG DRAWN BY: OMG CHECKED BY: OMG DATE: 1/14/2011 APPROVED BY: OMG DATE: 1/14/2011</p> <p>Zoning R-5-B Date: January 14, 2011</p> <p>EXHIBIT 21 21.1c</p> <p>SHEET NO. 3 OF 3 SHEETS</p>
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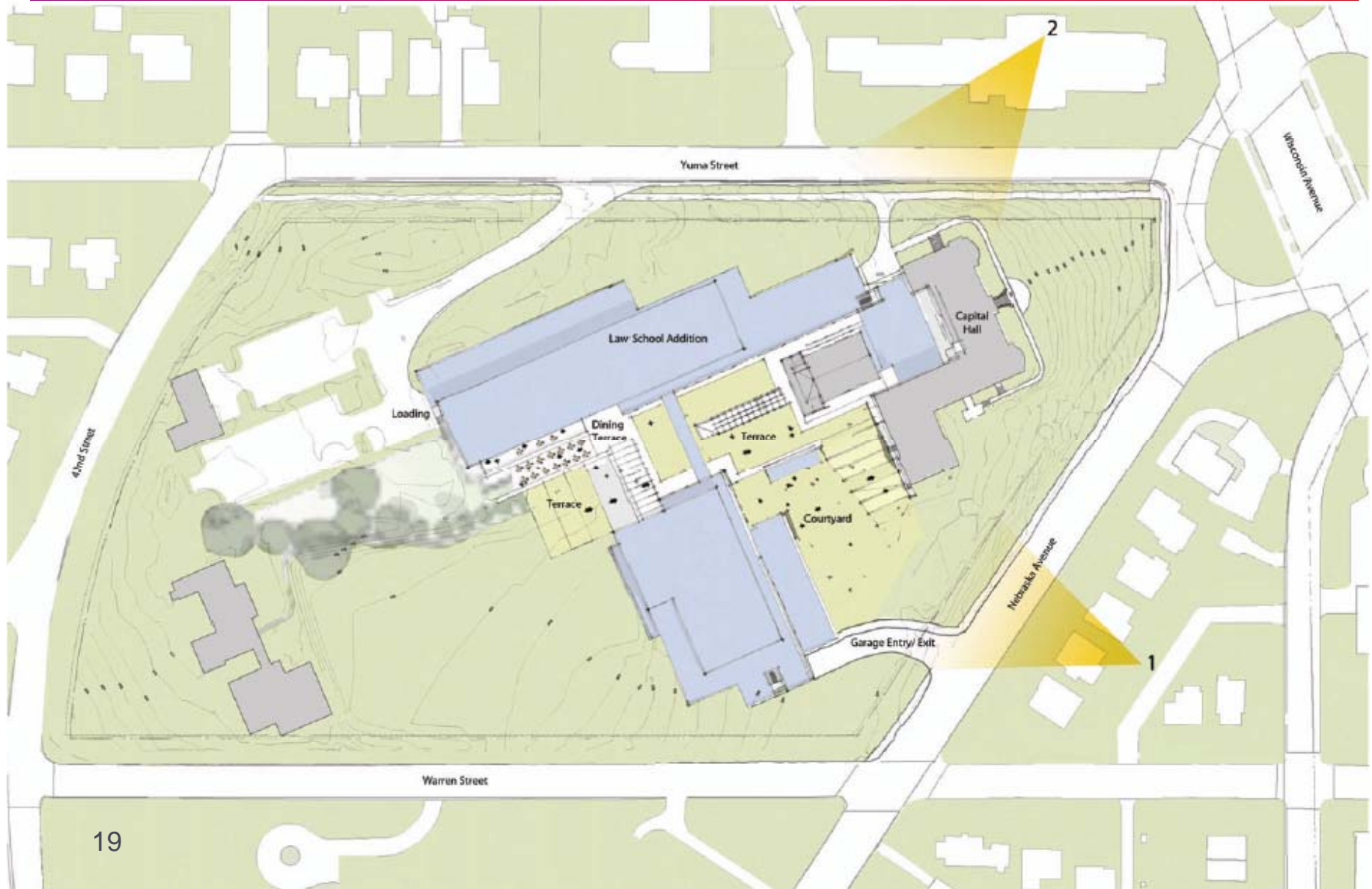


Tenley Campus Existing Site Plan





Tenley Campus Proposed Site Plan





Tenley Campus Proposed Washington College of Law



1 Nebraska Avenue View



2 Yuma Street View

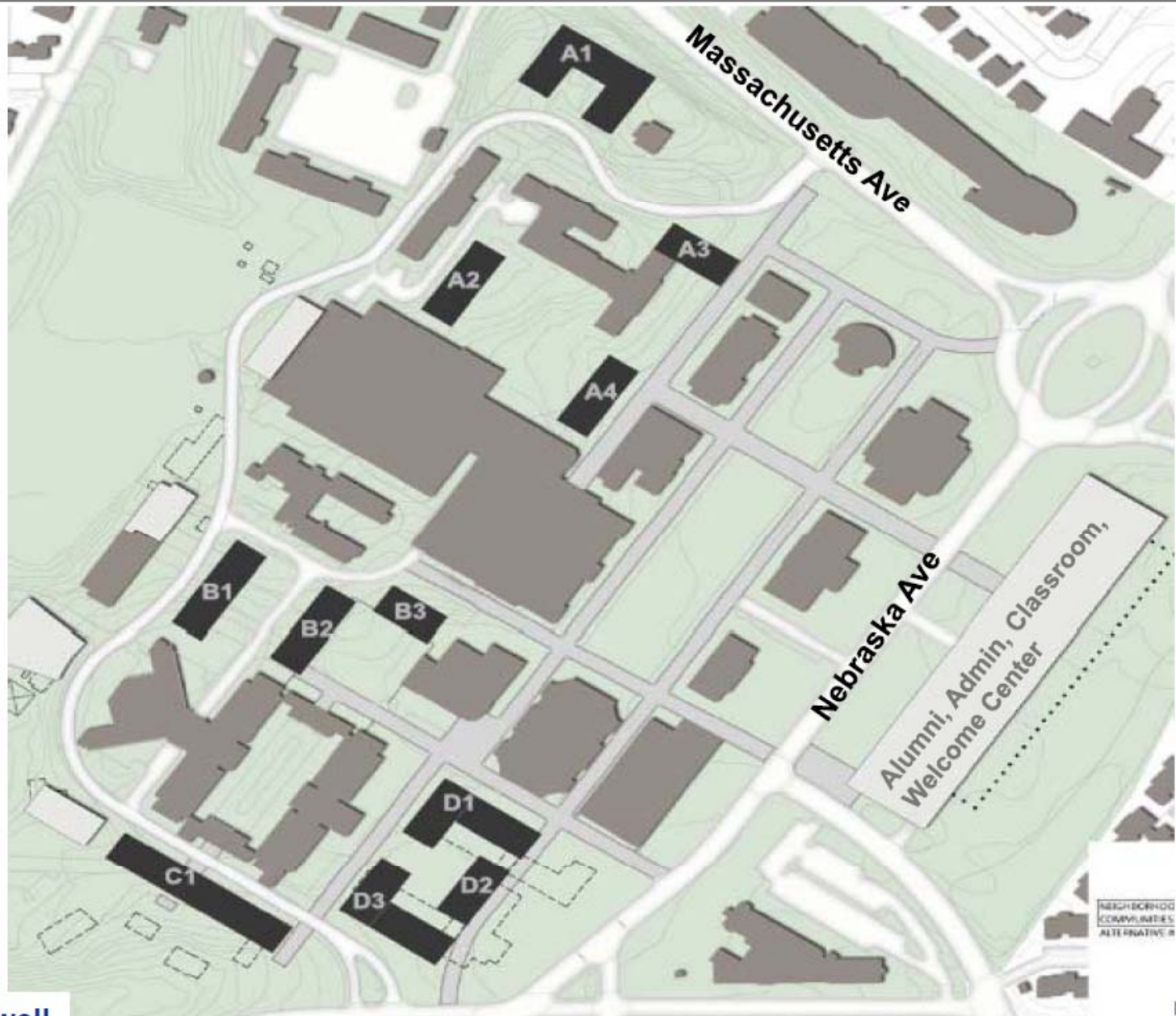
Rhodeside and Harwell Alternative Framework for Student Neighborhoods & Quads



Legend

- Existing Buildings
- Proposed Residential Building Sites
- Proposed Academic / Administrative Building Sites

Dorm areas in priority
A to D and
scaled to AU
Plan sq. footage





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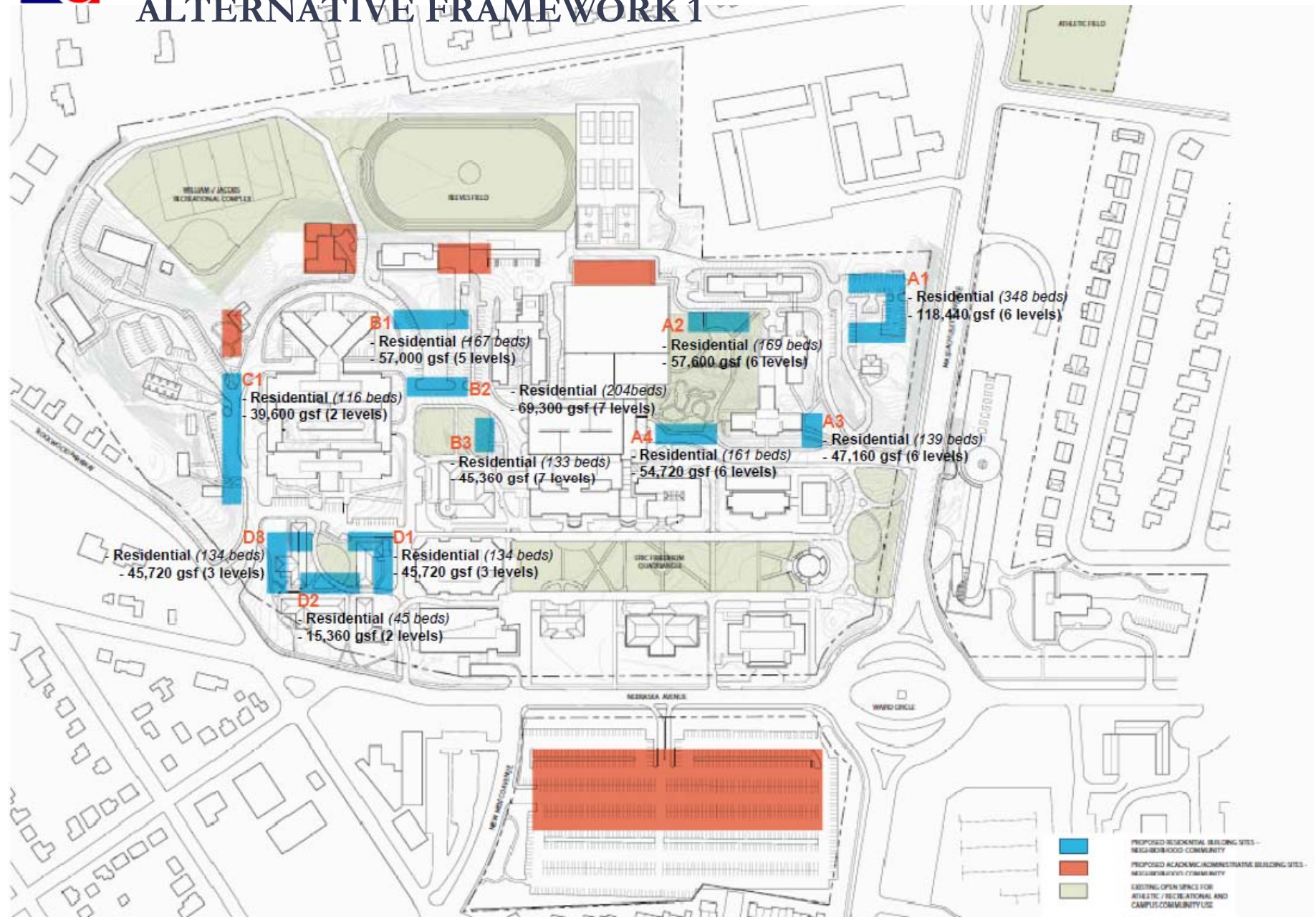
ALTERNATIVE FRAMEWORK

Alternative Framework 1						Alternative Framework 2					
Area	Building	# Floors	Total Building Area (GSF)	Residential		Area	Building	# Floors	Total Building Area (GSF)	Residential	
				GSF	# Beds					GSF	# Beds
				76.01%						76.01%	
A	A1	6	118,440	90,029	348	A	A1	4	78,960	60,020	232
	A2	6	57,600	43,783	169		A2	5	48,000	36,486	141
	A3	6	47,160	35,848	139		A3	5	39,300	29,872	115
	A4	6	54,720	41,594	161		A4	5	45,600	34,662	134
Subtotal A			277,920	211,254	817	Subtotal A			211,860	161,040	622
B	B1	5	57,000	43,327	167	B	B1	3	34,200	25,996	100
	B2	7	69,300	52,677	204		B2	4	39,600	30,101	116
	B3	7	45,360	34,479	133		B3	4	25,920	19,702	76
Subtotal B			171,660	130,483	504	Subtotal B			99,720	75,799	292
C	C1	2	39,600	30,101	116	C	C1	2	39,600	30,101	116
Subtotal C			39,600	30,101	116	Subtotal C			39,600	30,101	116
D	D1	3	45,720	34,753	134	D	D1	3	45,720	34,753	134
	D2	2	15,360	11,676	45		D2	2	15,360	11,676	45
	D3	3	45,720	34,753	134		D3	2	30,480	23,169	90
Subtotal D			106,800	81,182	313	Subtotal D			91,560	69,598	269
Total			595,980	453,020	1,750	Total			442,740	336,538	1,299



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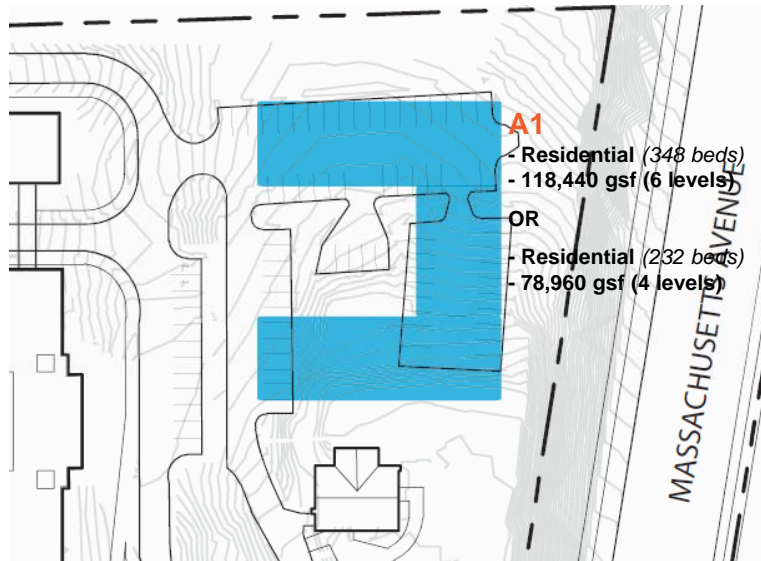
ALTERNATIVE FRAMEWORK 1





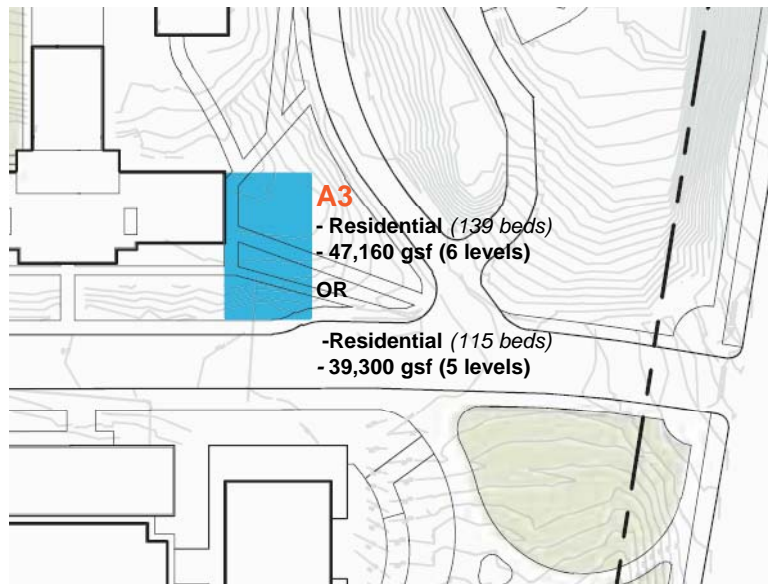
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ALTERNATIVE FRAMEWORK



Building A1

- This building has been integrated into the 2011 Campus Plan.



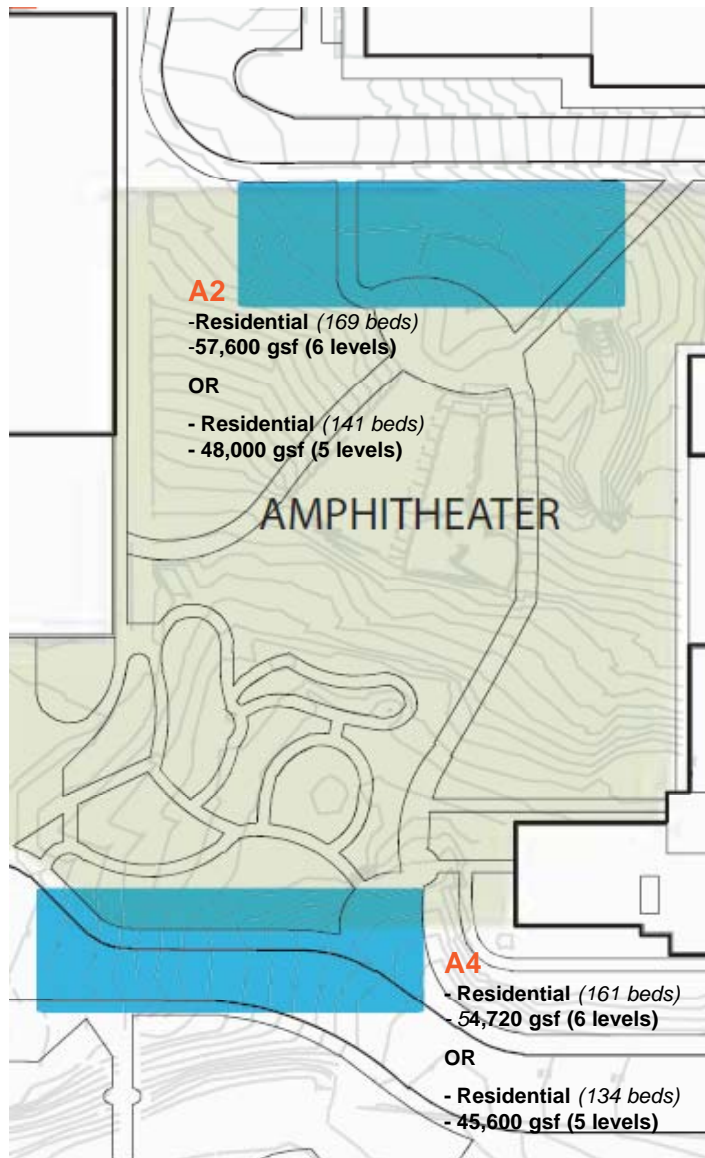
Building A3

- The proposed location of A3 requires relocation/closure of main campus road and associated walks.



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ALTERNATIVE FRAMEWORK



Building A2

- The proposed location is on the Woods Brown Amphitheatre, which is an important gathering place on campus to host events, concerts, and annual traditions such as convocation and freshman orientation.

Building A4

- The proposed location of A4 is situated:
 - on the current main vehicular thoroughfare;
 - on part of the Zatkan-Butler Garden; and
 - in such close proximity to Butler Pavilion that it would detrimentally alter campus design and layout standards.



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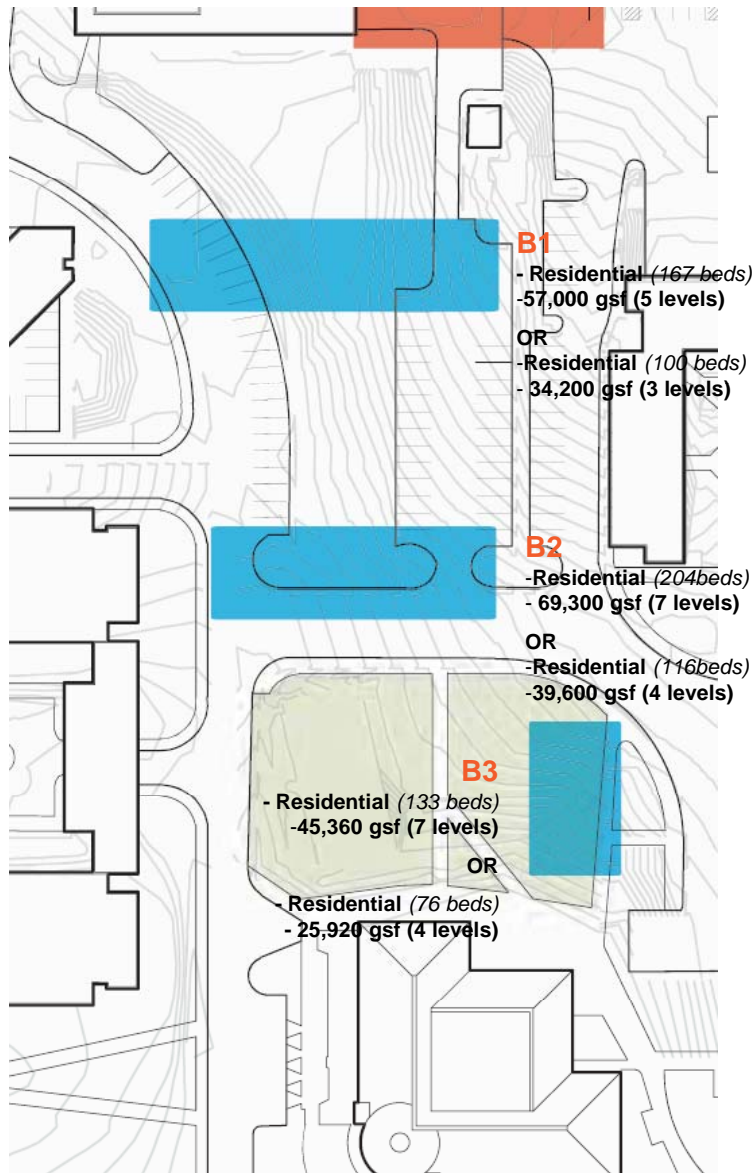
WOODS-BROWN AMPHITHEATRE





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ALTERNATIVE FRAMEWORK



Buildings B1

- The proposed location interferes with both the existing and future vehicular circulation and future science addition.

Buildings B2

- B2 obstructs the existing vehicular thoroughfare.

Building B3

- The proposed location of B3 is too close to existing buildings (McKinley Building and Mary Graydon Center), detrimentally altering campus design and layout standards.

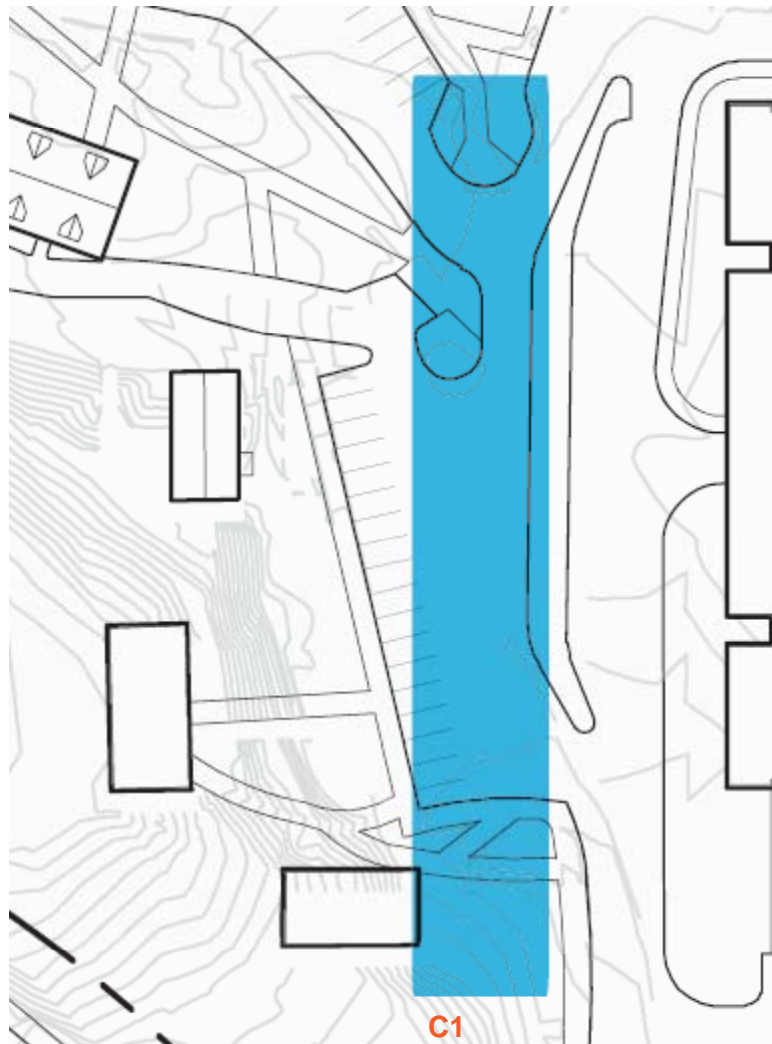
Other Considerations

- This proposal eliminates green space that balances against large buildings.



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ALTERNATIVE FRAMEWORK



C1

- Residential (116 beds)
- 39,600 gsf (2 levels)

Building C1

- The proposed location interferes with our shuttle bus terminus.
- It also cuts vehicular access to number of academic buildings, including Watkins, Kreeger, and Hamilton.

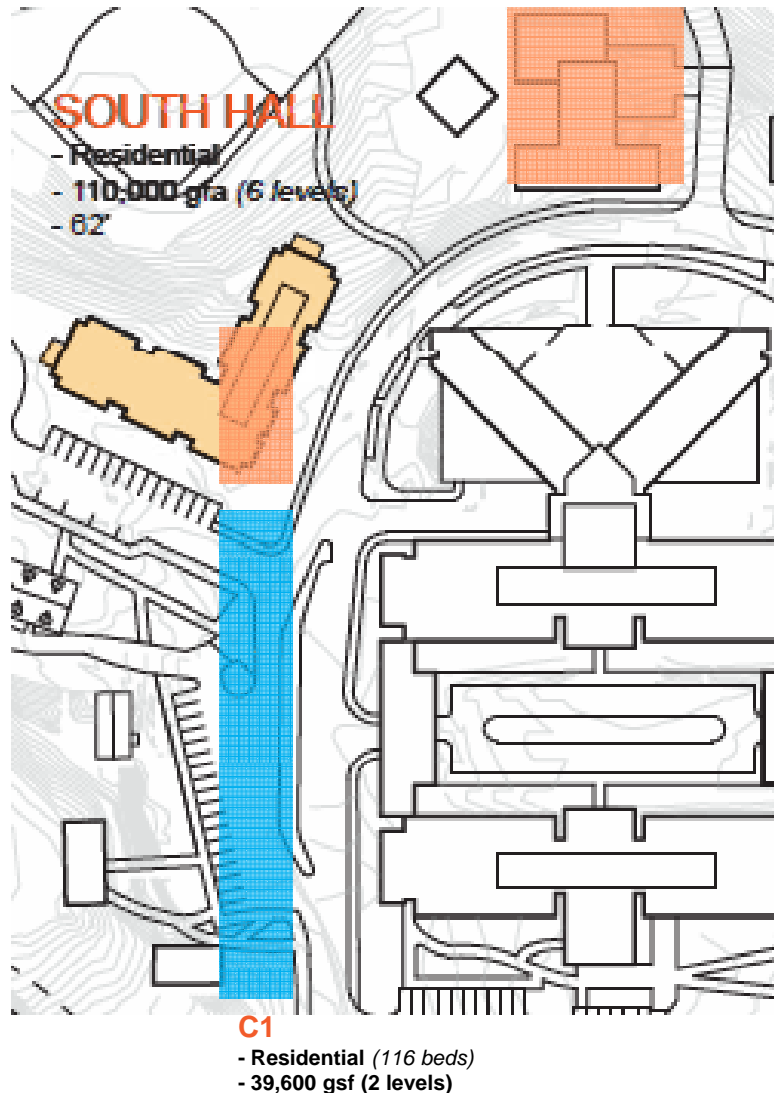
Other Considerations

- The south side of campus currently houses nearly 50 percent of our on-campus students.
- Our plan is to distribute housing more evenly around campus.



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SOUTH HALL – ALTERNATIVE TO BUILDING C1



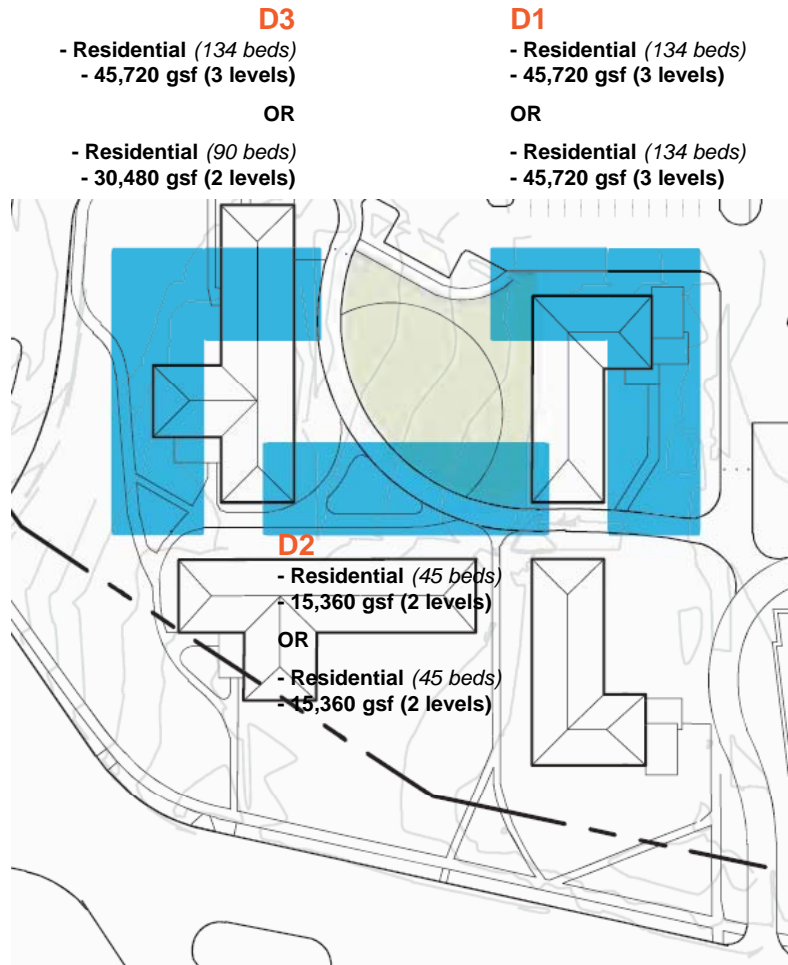
Building C1 Alternative

- The 2011 Campus Plan has integrated one residence hall on the south side of campus. The proposed location is where the Child Development Center (CDC) is located currently.
- This location does not interfere with the shuttle bus terminus or cut access to academic buildings.
- It eliminates one of the Alternative Framework's proposed academic/administrative buildings.



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ALTERNATIVE FRAMEWORK



Buildings D1 & D2 & D3

- These building are located on the site of newly-renovated buildings that currently house 118 students, faculty/staff offices, and essential student health facilities.

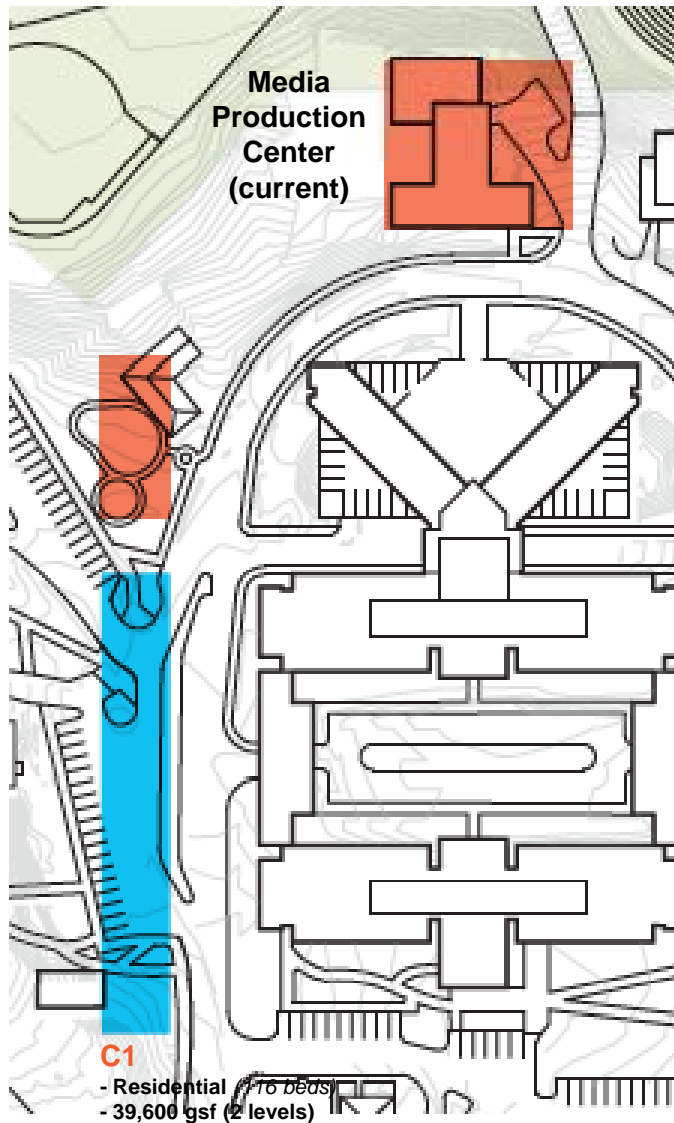
Other Considerations

- The south side of campus currently houses nearly 50 percent of on-campus students.
- AU plan is to distribute housing more evenly around campus.



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ALTERNATIVE FRAMEWORK



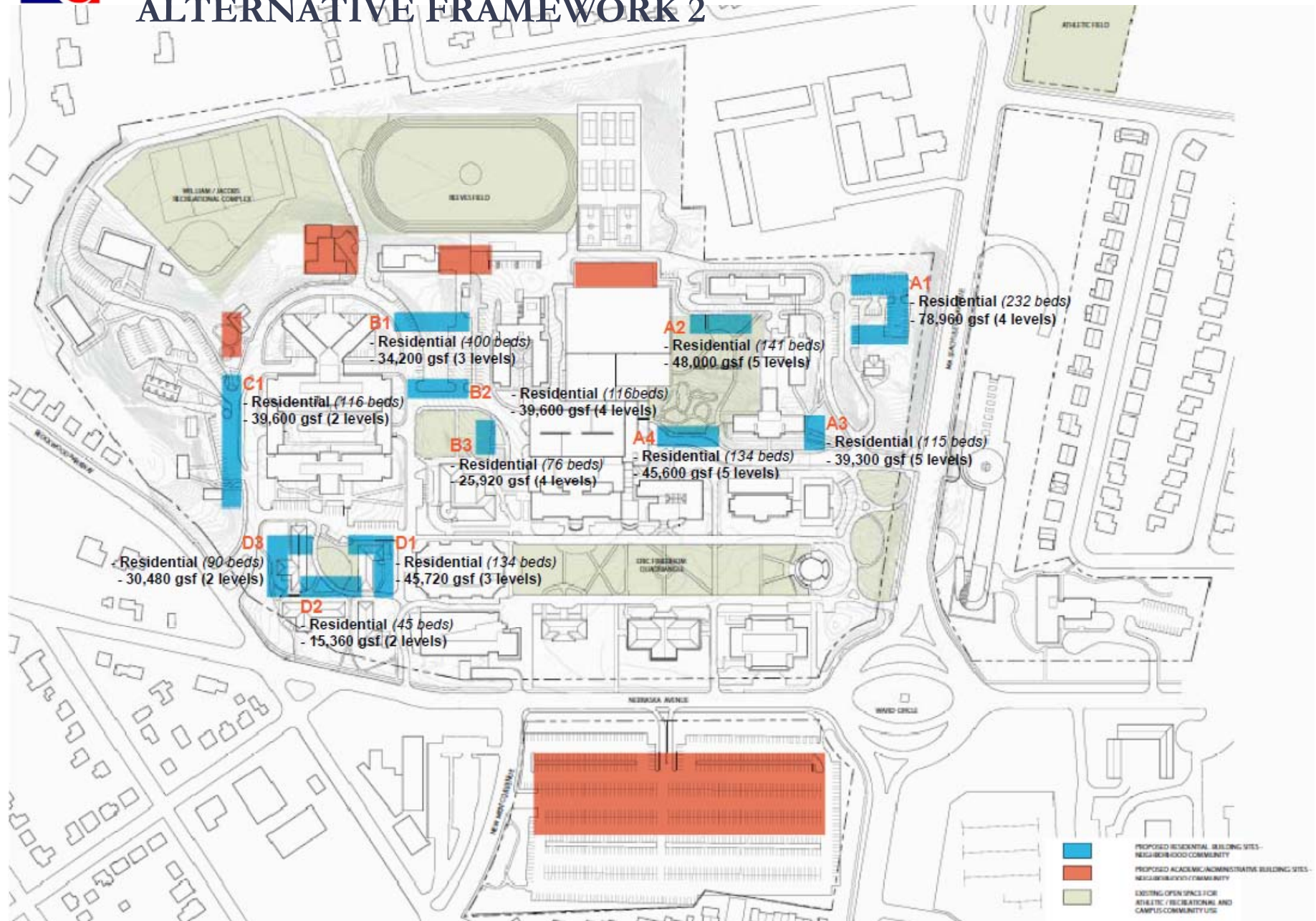
Academic/Administrative Buildings

- The Alternative Framework proposes an academic/administrative building where the Media Production Center (MPC) is located currently.
 - The University has made a significant investment in the MPC facility, and it would be difficult to replace.
 - Demolishing this building for a future academic/ administrative building is not a viable option.



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ALTERNATIVE FRAMEWORK 2





General Issues

- Proposal achieves a narrow goal (keep housing off Nebraska Lot) but does not address overall needs.
- Proposal does not address transportation and roadway needs.
- Proposal does not address practical needs of constructability, investment in current facilities and balancing green and built space.
- AU plan is to distribute housing more evenly around campus.



Addressing Concerns

Concern

Noise in the community from students both on and off-campus

Noise from traffic/service entries near houses

How Addressed

- Housing designed with entrances facing in toward campus and away from neighboring residences
- Activity focused inward and away from perimeter
- Building and landscape buffers diffuse noise
- Student education and conduct policies encourage behavior that is respectful of surrounding community
- Service and parking access located away from residences or underground



Concern

Pedestrian safety crossing
Nebraska and
Massachusetts Aves

Traffic congestion on public
streets

How Addressed

- East Campus pedestrian paths lead to signalized crossings, improving pedestrian safety
- Proposed pedestrian signal improvement on Nebraska Ave will reduce conflicts with vehicles
- Support city proposal to improve Massachusetts Ave crossing
- Continue policies and actions that encourage greater use of public transportation
- Increase shuttle bicycle and other services as needed
- Engage city and others on “Big Ideas” to improve Ward Circle traffic



Concern

Views into the university from neighboring communities and views out from university into neighboring communities

University-related parking on residential streets

How Addressed

- Revised orientation of buildings on East Campus to minimize views
- On East Campus no student room windows face adjacent properties
- Setbacks provided and heights of buildings reduced to minimize views
- Landscape buffers (including berms where applicable) provided to screen views
- Continue parking policy, enforcement and education



Community Relations web page

<http://www.american.edu/communityrelations/>

Campus Plan web page

<http://www.american.edu/finance/fas/Campus-Plan.cfm>

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WASHINGTON, DC

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Find: Schools & Colleges, Offices, Degrees

› AU in the Neighborhood

COMMUNITY RELATIONS HOME

CAMPUS RESOURCES

- Athletics
- Campus Dining & Retail
- Events & Programs
- Fitness Center Memberships
- Katzen Arts Center
- Learning at AU
- Library Access
- Neighborhood Guide
- Osher Lifelong Learning Center
- WAMU
- Working at AU

COMMUNITY INFORMATION

UNIVERSITY LINKS

The Garden of Knowledge

With over 2,000 trees on campus, AU was designated an arboretum and public garden.

READ MORE

Katzen Center | Arboretum and Public Garden | Retail Shops | Campus Store | Dining on Campus

› Campus Plan

FAS HOME

› FAS DEPARTMENTS

› CAMPUS PROJECTS

- Facilities Projects
- Campus Plan

› STRATEGIC INITIATIVES

› CAMPUS FEATURES

› MEET THE STAFF

› FINANCE AND TREASURER DEPARTMENTS

Campus Plan

› ABOUT THE CAMPUS PLAN

American University's Campus Plan is a "roadmap" that details proposals and objectives to enhance and build upon our campus facilities for the next decade. We are launching a new Campus Plan - to be approved by the Zoning Commission - to replace the existing plan.

Visit this site frequently to keep abreast of all the latest news and developments regarding the Campus Plan currently in the works, as well as information about the 2000 Campus Plan.

› WHAT'S NEW

Next 2011 Campus Plan Meeting

Tuesday, October 20, 7 p.m., Mary Graydon Center, Rooms 3

[Previous Meetings](#)

› 2000 CAMPUS PLAN

READ THE ENTIRE CAMPUS PLAN

› 2011 CAMPUS PLAN DEVELOPMENTS

Get the latest developments of our "roadmap" for the next decade.

LEARN MORE ABOUT THE 2011

› QUESTIONS?

Email campusplan@american.edu