Advisory Neighborhood Commission 3D

American University Hall of Science

September 6, 2017
PROJECT INFORMATION

Need
• Enrollment growth in sciences
• Compromised science facility if Beeghly is renovated and expanded

Site
• Asbury parking lot

Program
• Teaching Laboratories
• Research Laboratories
• Vivarium
• Classrooms
• Lecture hall
• Collaboration spaces
• Offices

Building
• 92,970 GFA
• 3 stories above grade, 2 below
• Height 54'-6" T.O. Parapet, 70'-0" T.O. Penthouse
• Over 500 feet from University Avenue

Green Building Certification
• Gold Mandate
LOCATION

- Asbury parking lot and surrounding area
- Permanently removes approximately 75 parking spaces from the campus inventory
- Internal to campus and is over 90' further away from University Avenue than Beeghly Chemistry Building
- Adjacent to Asbury Hall and associated science facilities
- View corridor from University Avenue and Quebec Street partially blocked by Beeghly Chemistry Building
Interior Character - First Floor

Lecture Hall

Teaching Laboratory

Fume hood discharge at roof

University Avenue

Lecture Hall, Teaching Laboratories & Offices
Classrooms, Multi-purpose Room, Teaching Laboratories, Research Laboratories & Offices

Fume hood discharge at roof

University Avenue

Interactive Classroom

Roof Garden
Research Laboratories, Teaching Laboratories & Offices
### Zoning and Setback Analysis

<table>
<thead>
<tr>
<th>Code of D.C. Municipal Regulations</th>
<th>AU 2011 Campus Plan</th>
<th>2015 Formation Study</th>
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</thead>
<tbody>
<tr>
<td><strong>Gross Floor Area</strong> (Excludes Penthouse and Floor Area less than 4’-0” above finished grade)</td>
<td>95,872 GFA (Exhibit 12.2 shows 95,872 GFA) (Page 30 shows 60,000 GFA Addition)</td>
<td>92,970 GFA (Excludes 6,400 at Penthouse, 18,600 at Basement, 5,650 1st Floor)</td>
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<tr>
<td><strong>Building Height</strong> (203.3/4 – Code maximum height = 90’-0”)</td>
<td>75’-0”</td>
<td>54’-6” (T.O. Building Parapet)</td>
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<tr>
<td><strong>Building Height w/ Penthouse</strong> (400.8 - Penthouse may exceed maximum bldg. height)</td>
<td>-</td>
<td>70’-0” (18’-6” above roof level)</td>
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<tr>
<td><strong>Building Stories</strong> (303.1 - Maximum height in stories in RA-1 district is 3) (310.1 - The number of stories shall be counted at the point from which the height of the building is measured.)</td>
<td>5 (See Exhibit 18.1.2c.)</td>
<td>3 (310.2 “Story” shall not include cellars and penthouse – B, 1, P)</td>
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Parking Impact

75 total parking spaces
Landscape Plan

American University Life Sciences Building
Aerial Views of Site from University Avenue and Quebec Street
The labs at the Northwest corner of the building will have vacancy sensors to ensure the lighting is off when they are unoccupied and automated shades to block light transmission at night.

Facade facing University Avenue is 48'-10” wide
Window fenestration is approximately 17” wide on each floor
New building appears shorter than Beeghly in perspective due to greater distance from camera.

View A: From Quebec St. – Near corner with 48th Street
New building appears shorter than Beeghly in perspective due to greater distance from camera.

View B: From Quebec St. - Several houses downhill from corner with University Avenue
New building appears shorter than Beeghly in perspective due to greater distance from camera.

View C: From Quebec St. – Close to corner with University Avenue
Views of University Avenue and Quebec Street from the Site