Advisory Neighborhood Commission 3D
American University Hall of Science

May 3, 2017
Agenda

1. Why a Life Science Building?
   - STEM Growth
   - Obsolete Facilities
2. Options Considered
   - Beeghly Re-use
   - Beeghly Front Yard
3. Future Growth: Phase 1 and Phase 2
4. Interior and Exterior Character
5. Proposed LSB Zoning Characteristics
   - Comparison to Beeghly Expansion
   - Footprint, Height and Gross Floor Area
   - Distance from Property Line & Visibility
   - Parking Impacts
6. Next Steps: 1 yr Design / 2 yrs Construction
EXISTING BEEGHLY HALL: SEVERE OBsolescence

Structure: vibration / limited live load / low height
Envelope: concrete block with no insulation
Building Systems: end of useful life / must be replaced
Interiors: not ADA and Life Safety code compliant
1. Beeghly Site:
   • Renovate or Replace Beeghly in future Phase 2

2. Beeghly Front Yard Site
   • Transforms Campus
   • Expandable towards Asbury or Beeghly
   • Opens Beeghly Site for Renewal

2011 AU MASTER PLAN
**Beeghly Site**

**PHASE 1:**
NEW CONSTRUCTION
5 Flr + P New Bldg
95,000 GSF

17,000 GSF/FLR +
10,000 GSF @ P

**PHASE 2:**
BEEGHLY BLDG
43,000 GSF

RENOVATION POSSIBLE,
REPLACEMENT RECOMMENDED
Beeghly Front Yard

- Eliminates 72-77 surface parking spaces – consistent with Master Plan
- Adds Density to Campus Core
- Brings Sciences to Central Location
- Creates Two Attractive Campus Garden Spaces
- Mitigates Grade Changes Across Campus – Multiple Entrance Levels

Existing Beach and Surface Parking
Landscape Plan

AMERICAN UNIVERSITY LIFE SCIENCES BUILDING
Existing Campus
Lecture Hall, Teaching Laboratories & Offices
Interior Character - Second Floor

Interactive Classroom

Roof Garden

Classrooms, Multi-purpose Room, Teaching Laboratories, Research Laboratories & Offices
Interior Character - Third Floor

Research Laboratory

Office and Interaction Areas

Research Laboratories, Teaching Laboratories & Offices
SUSTAINABILITY FEATURES:

LEED GOLD Mandate

- Stormwater Treatment: Raingardens, Green roofs
- High efficiency ventilation
- Maximize free cooling
- Daylight harvesting
- Energy management
- Integral shading at windows
- Landscape Garden Site
Exterior Character: Reference Images
### Zoning and Setback Analysis

#### Code of D.C. Municipal Regulations

<table>
<thead>
<tr>
<th></th>
<th>AU 2011 Campus Plan</th>
<th>2015 Formation Study</th>
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<tbody>
<tr>
<td><strong>Gross Floor Area</strong></td>
<td>95,872 GFA</td>
<td>95,100 GFA</td>
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<tr>
<td>(Excludes Cellar Floor Area = ceiling &lt; 4'-0&quot; above finished grade)</td>
<td>(Exhibit 12.2 shows 95,872 GFA)</td>
<td>(Includes 21,800 at Basement + 6,100 at 1st Floor)</td>
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<tr>
<td>(Page 30 shows 60,000 GFA Addition)</td>
<td></td>
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<tr>
<td><strong>Building Height</strong></td>
<td>70'-0&quot;</td>
<td>54'-6&quot;</td>
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<tr>
<td>(400.16 - BHMP at existing grade at mid-point of principal façade)</td>
<td></td>
<td>(T.O. Building Parapet)</td>
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<tr>
<td>(400.5 - Code maximum height = 90'-0&quot;)</td>
<td></td>
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<tr>
<td><strong>Building Height w/ Penthouse</strong></td>
<td></td>
<td>70'-0&quot;</td>
</tr>
<tr>
<td>(400.8 - Penthouse may exceed maximum bldg. height)</td>
<td></td>
<td>(18'-6&quot; above roof level)</td>
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<tr>
<td><strong>Building Stories</strong></td>
<td>5</td>
<td>3</td>
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<tr>
<td>(400.1 – Maximum height in stories in R-5-A district is 3.)</td>
<td></td>
<td>(Story shall not include cellars – B, 1)</td>
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<tr>
<td>(The number of stories shall be counted at the point from which the height of the building is measured.)</td>
<td></td>
<td>(Roof structures don’t count if they don’t exceed 1/3 roof area)</td>
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</tbody>
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#### Diagram Details

- **EAST**
- **El. 447.5’**
- **El. 431’ +/+**
- **El. 431’ +/+**
- **+- 500’**
- **BEGIN BUILDING**
- **THE BEACH**
- **STREET**
- **FIRST FLOOR 38’**
- **SECOND FLOOR 38’**
- **THIRD FLOOR 38’**
- **FOURTH FLOOR 41’**
- **PENTHOUSE 40’**
- **MANUEL BUILDING**
- **REEVES FIELD**
- **TRACK**

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20  AMERICAN UNIVERSITY LIFE SCIENCES BUILDING
THANK YOU.