Community Liaison Committee and Neighborhood Collaborative

American University Hall of Science

August 7, 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. Feedback Received: Collaborative and ANC
**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
Beeghly Building & Campus
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
**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
Schematic Diagram: Campus Integration
Landscape Plan

AMERICAN UNIVERSITY LIFE SCIENCES BUILDING
Interior Character - First Floor

Lecture Hall

Teaching Laboratory

Lecture Hall, Teaching Laboratories & Offices
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
The labs at the Northwest corner of the building will have vacancy sensors to ensure the lighting is off when they are unoccupied. Automated shades could be added if this proved necessary.
## 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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<tr>
<td><strong>Gross Floor Area</strong>&lt;br&gt;(Excludes Cellar Floor Area = ceiling &lt; 4'-0&quot; above finished grade)</td>
<td>95,872 GFA&lt;br&gt;(Exhibit 12.2 shows 95,872 GFA)&lt;br&gt;(Page 30 shows 60,000 GFA Addition)</td>
<td>95,100 GFA&lt;br&gt;(Excludes 21,800 at Basement + 6,100 at 1st Floor)</td>
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</table>
| **Building Height**<br>(400.16 - BHMP at existing grade at mid-point of principal façade)<br>(400.5 - Code maximum height = 90'-0") | 70'-0"
(T.O. Building Parapet) | 54'-6"
(18'-6" above roof level) |
| **Building Height w/ Penthouse**<br>(400.8 - Penthouse may exceed maximum bldg. height) | - | 70'-0"
(18'-6" above roof level) |
| **Building Stories**<br>(400.1 – Maximum height in stories in R-5-A district is 3.)<br>(The number of stories shall be counted at the point from which the height of the building is measured.) | 5<br>(See Exhibit 18.1.2c.) | 3<br>(Story shall not include cellars – B, 1)<br>(Roof structures don’t count if they don’t exceed 1/3 roof area) |

### Diagram

- **Gross Floor Area**: 95,872 GFA<br>(Exhibit 12.2 shows 95,872 GFA)<br>(Page 30 shows 60,000 GFA Addition)
- **Building Height**: 70'-0"<br>(T.O. Building Parapet)<br>54'-6"<br>(18'-6" above roof level)
- **Building Stories**: 5<br>(See Exhibit 18.1.2c.)<br>3<br>(Story shall not include cellars – B, 1)<br>(Roof structures don’t count if they don’t exceed 1/3 roof area)
View from Quebec Street

Proposed Life Sciences Building

Beeghly Building
View from Quebec Street

View A: From Quebec St. – Near corner with 48th Street

New building appears shorter than Beeghly in perspective due to greater distance from camera.
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.
Parking Impact

22 parking spaces
15 parking spaces
16 parking spaces
72 total parking spaces

2 parking spaces
7 parking spaces
12 parking spaces
Feedback Received

The following questions and issues have been raised for discussion:

1. **LEED rating:** Is it possible to achieve Platinum and/or net zero?

2. **Describe best practices to mitigate fume emissions from the building.**

3. **Describe potential light and noise emissions from the building?**

4. **What does the façade facing University Avenue look like? How will we control fugitive light in the evening?**

5. **Provide a rendering of the view from University Avenue & Quebec Street.**

6. **Provide an accurate count of the parking spaces being removed.**
THANK YOU.