



PERKINS —
EASTMAN

Human by Design

JONATHAN
CECI
LANDSCAPE
ARCHITECTS

MARCH 2, 2023 – INFORMATION FORUM #2

THE ALAN AND AMY MELTZER CENTER FOR ATHLETIC PERFORMANCE (MELTZER CENTER) AND SPORTS CENTER ANNEX (SCAN)



Ground Rules:

- **Respect the Process**
- **Be present and Engaged**
- **Follow the Facilitators' Directions**
- **Allow Every Voice to Be Heard**
- **Speak Courteously and Respectfully to Others**
- **Maintain Zero Tolerance for Any Comment (Written or Verbal) that is Meant to Attack or Intimidate Another Person or is Obscene**

INFORMATION FORUM - AGENDA

- **NEIGHBOR QUESTIONS**
- **PROJECT RECAP**
- **RENDERING VIEWS**
- **HEALTH AND WELLNESS COURT**
- **VISUAL AND NOISE RELATED**
 - GEO-IMAGING STUDY
 - NOISE STUDY
 - LIGHTING STUDY
 - PLANT BUFFER DESIGN
- **NEIGHBOR ENGAGEMENT SCHEDULE HIGHLIGHTS**
- **QUESTIONS AND ANSWER**
- **CLOSING COMMENTS AND ADJOURN**



What is the access road for?
What will be located on the roof of the buildings and what will it look and sound like?
Where will windows be located and what is plan for addressing light coming from inside and outside the building?

How will the use of Reeves Field change?
What are the plans for exterior lighting?
What is the plan for tree removal, preservation, and replacement?
What will be visible from the neighborhood?
What will happen to the tennis courts?

Why here?
What are the traffic and parking impacts?
Will there be exterior fencing?
What will the exterior look like?
Will there be green roofs?
What activity is going to occur in the area closest to the neighborhood?

Will there be food service at the facility?
Can the building be smaller?
What type of noise will be generated by the building?
What size is the building?
What will the impact on Pedestrian traffic be?

Why is this building needed?
How will light pollution be addressed?
What is the impact on the buffer area?

How will the building serve the public?
What will the hours of operation be?

Others...

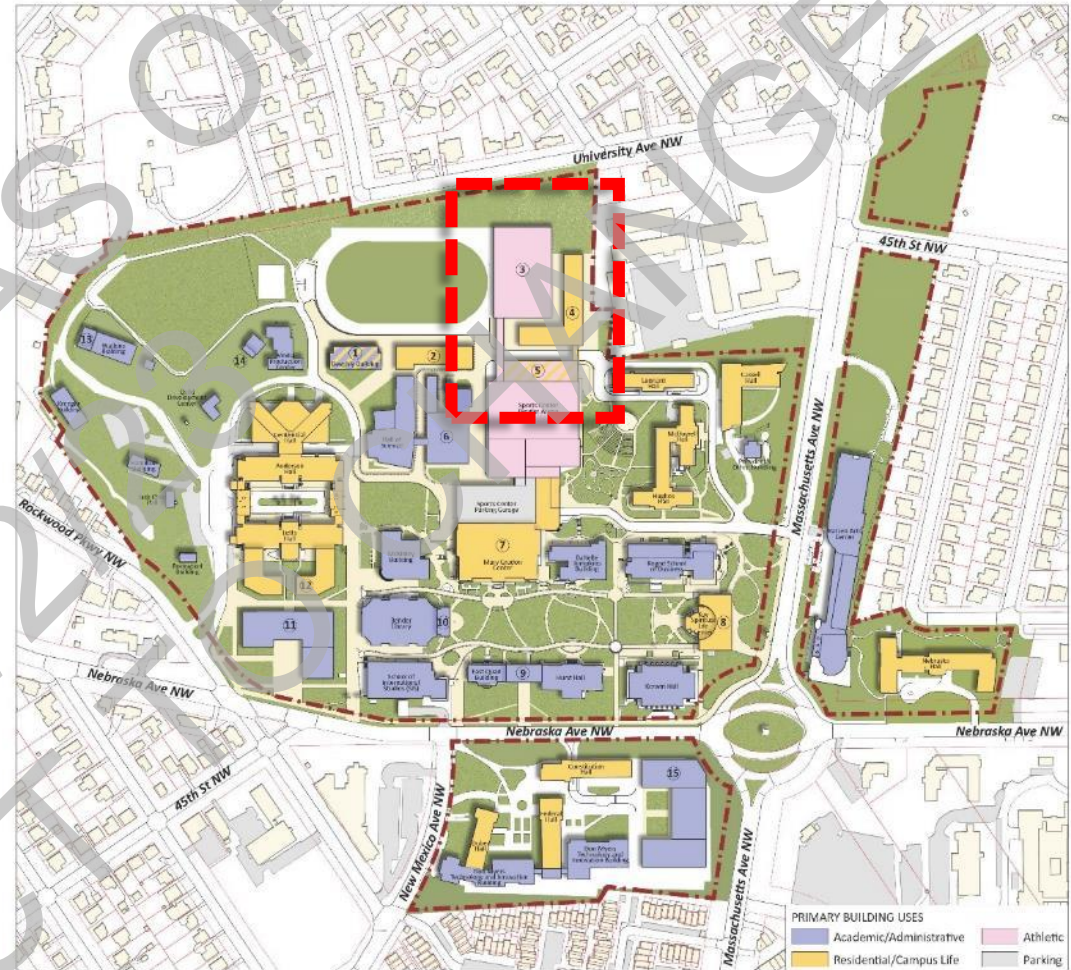
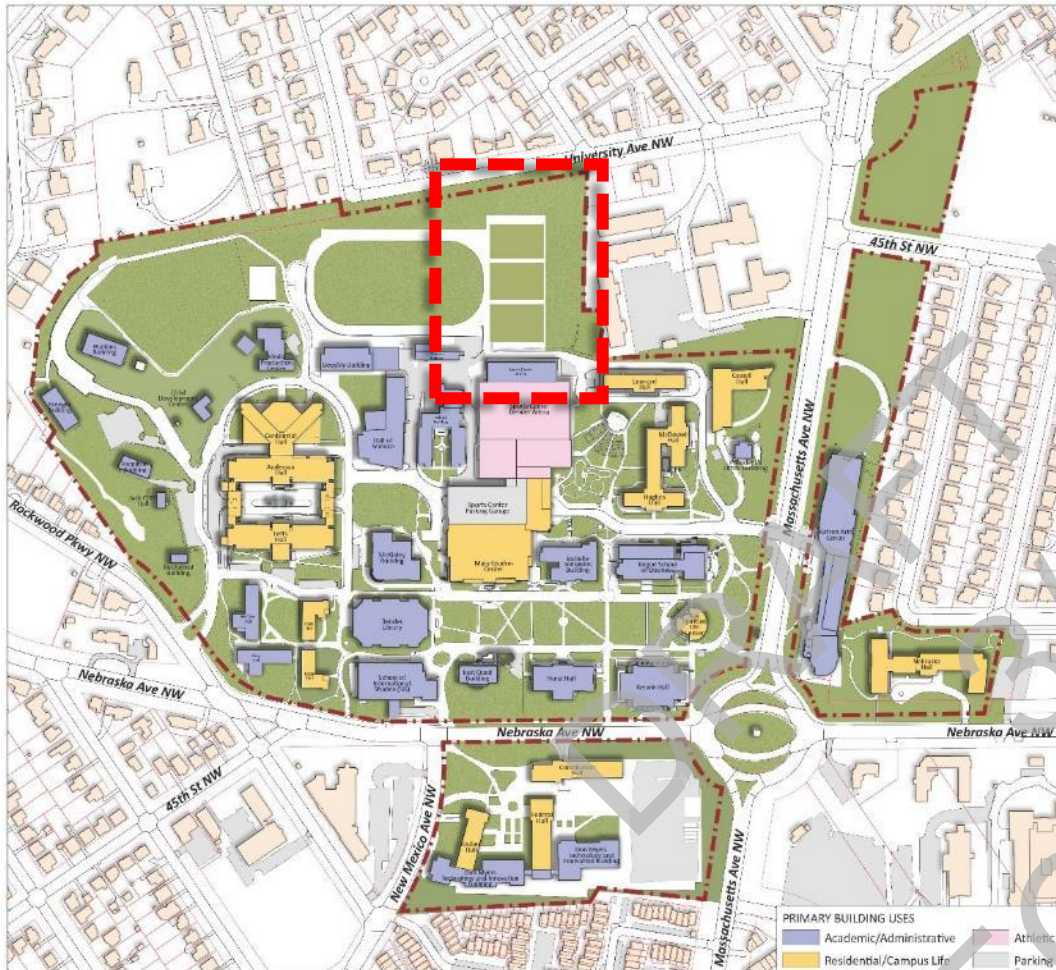
QUESTIONS?



STUDENT THRIVING COMPLEX

- The creation of the Student Thriving Complex marks a new era in AU's commitment to its students and will shape a campus where all students can build community and resilience.
- Signature priority of the Change Can't Wait campaign.
- Encompasses renovations to Mary Graydon Center, a new Student Well-Being Commons, and the Alan and Amy Meltzer Center for Athletic Performance.
- Provides students with dedicated spaces to gather and engage.
- Centralizes and expands critical support services that advance overall well-being.
- Builds on university's commitment to empower student-athletes to succeed on the field and in the classroom.
- Brings together students with common interests, boosts Eagle pride, and forges connections that create a sense of belonging – all essential to student thriving.

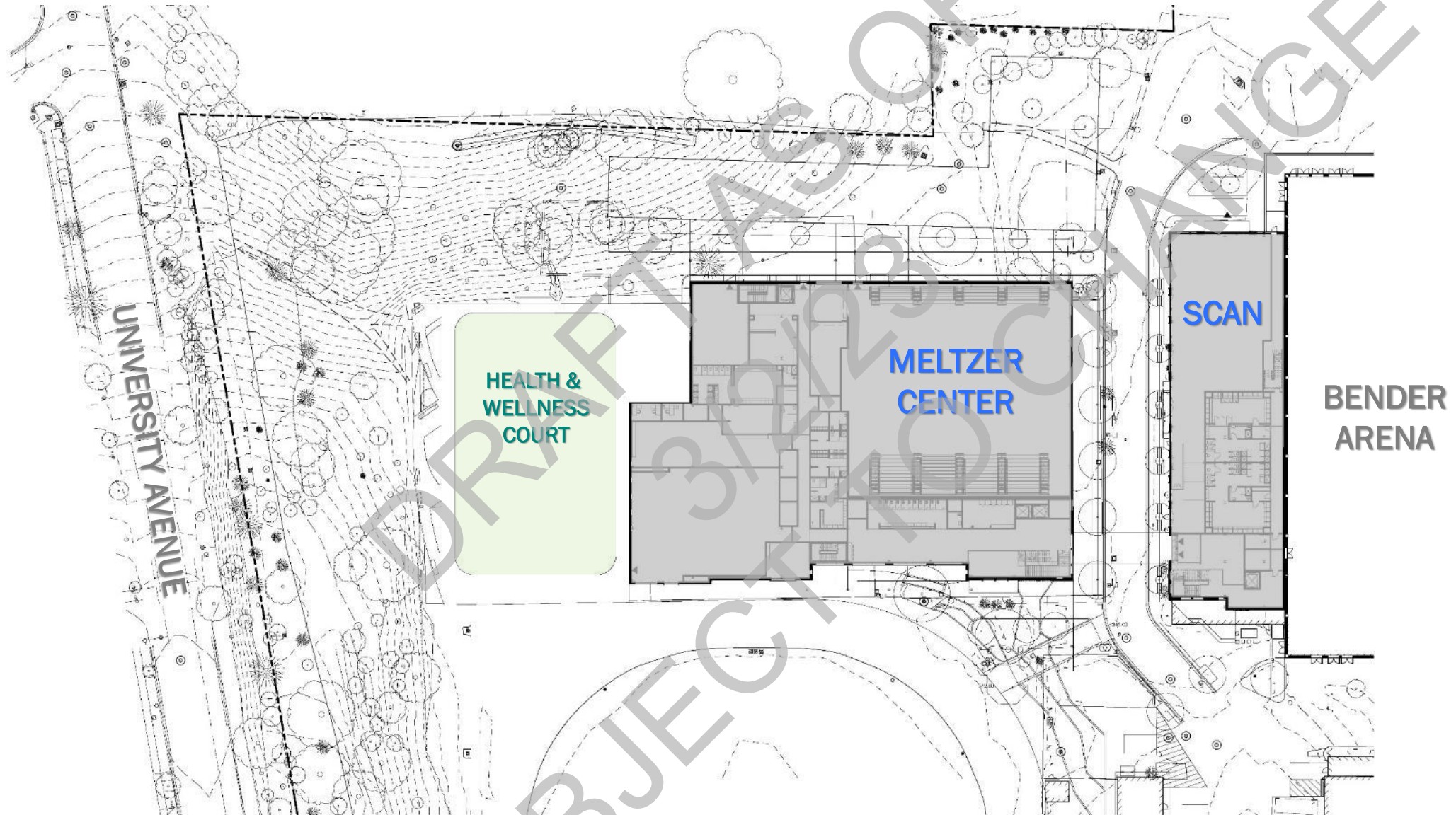
2021 CAMPUS PLAN - EXISTING AND PROPOSED USES



Notes:

- Building Uses identified are primary proposed uses; buildings may contain other incidental uses, including ground floor campus life uses as discussed in Section 4
- Diagrams for development sites are conceptual and do not reflect final building footprints

MELTZER CENTER/ SCAN PROJECT – PROPOSED SITE PLAN



*APPROVED CAMPUS PLAN VS. SMALLER PROPOSED PLAN

MELTZER CENTER

*APPROVED Campus Plan- Meltzer Center

266'
180'
3 Stories (Up to 60')
75,000 GFA
110'

PROPOSED Meltzer Center

Length 237'
Width 160'
Height 51'
Size (GFA) 52,862 GFA
Closest Distance to Univ. Ave. 180'-200'

SCAN

*APPROVED Campus Plan- SCAN

236'
40'
5 Stories (up to 60')
55,000 GFA

PROPOSED SCAN

Length 208'
Width 40'
Height 51'
Size (GFA) 35,610 GFA

*Per approved Campus Plan: Final lengths and widths to be determined as part of Further Processing.



RENDERING VIEWS

MELTZER CENTER/SCAN – WEST VIEW FROM NEW PLAZA



This rendering may be updated in the future

MELTZER CENTER/SCAN – WEST VIEW FROM REEVES FIELD



This rendering may be updated in the future

MELTZER CENTER/SCAN – NORTH VIEW FROM UNIVERSITY AVE



This rendering may be updated in the future

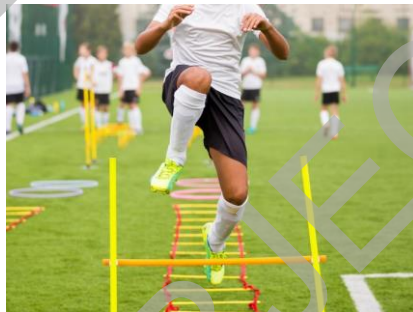
HEALTH AND WELLNESS COURT

- **What it is:**

- An area where athletes recovering from injuries will perform stretching and other related activities.
- An area where groups of athletes will perform motion and movement exercises such as sprints.
- An area where small groups (e.g. 3 vs. 3) of soccer players will play pick up games.
- An area that is ~17,500 SF (as compared to typical soccer field size of ~80,000 SF).
- An area that will be accessible to neighbors when not in use by AU.

- **What it is not:**

- An area where events with spectators will take place.
- An area where field hockey games will happen.
- An area where concerts will occur.
- An area with exterior lighting (other than what may be needed for safety and security).

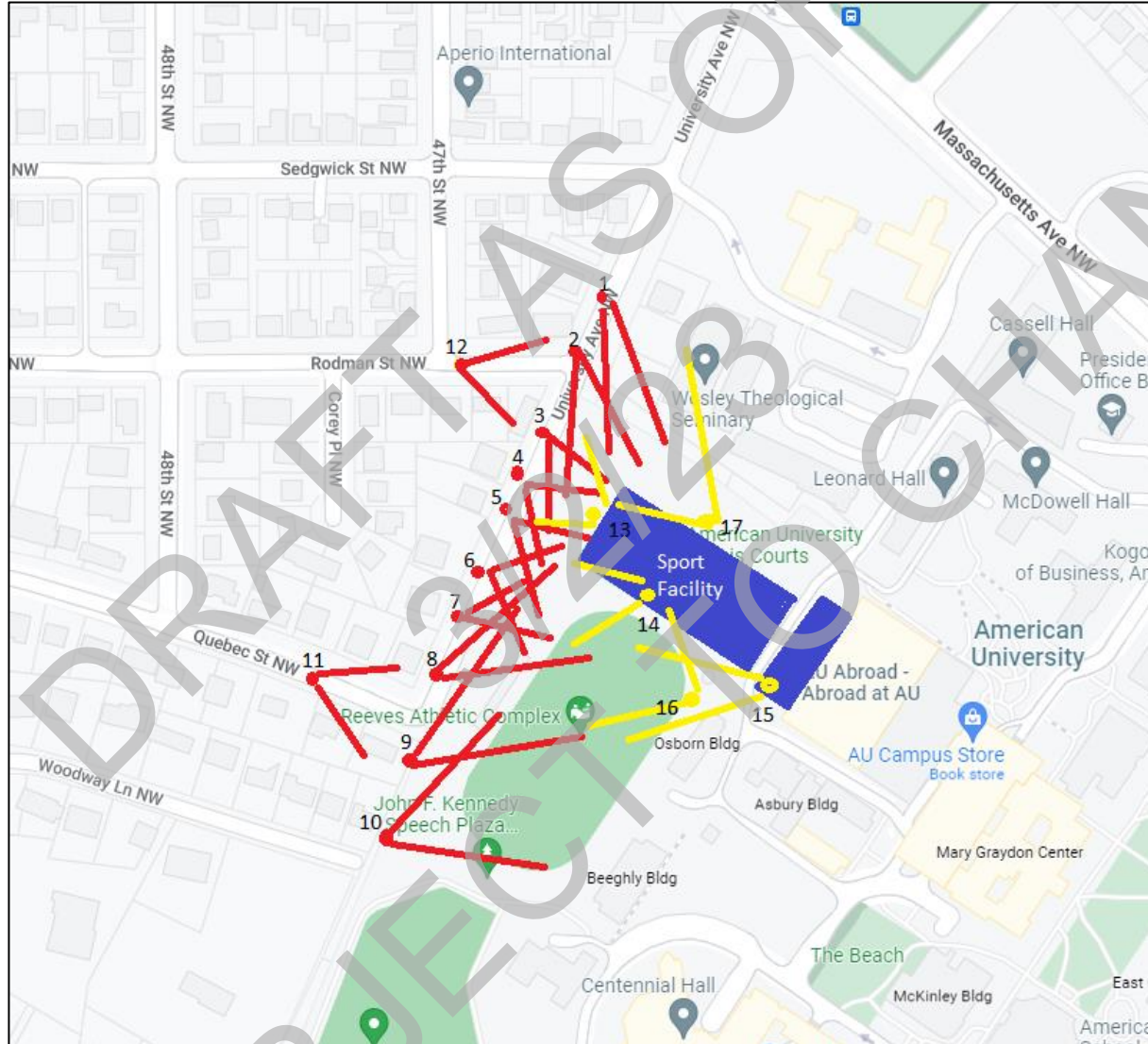




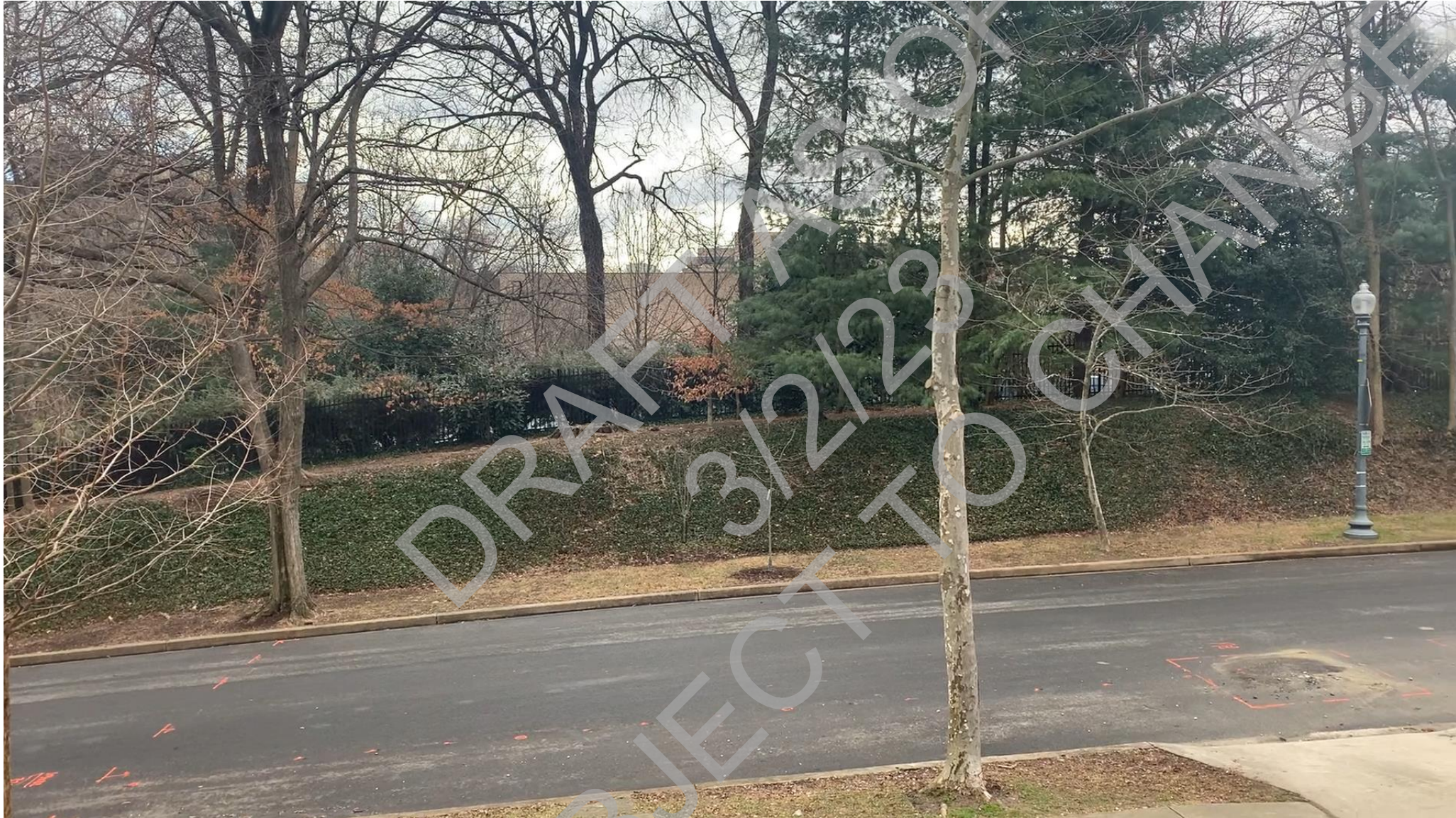


GEO-IMAGING STUDY

MELTZER CENTER/ SCAN PROJECT – GEO-IMAGING STUDY

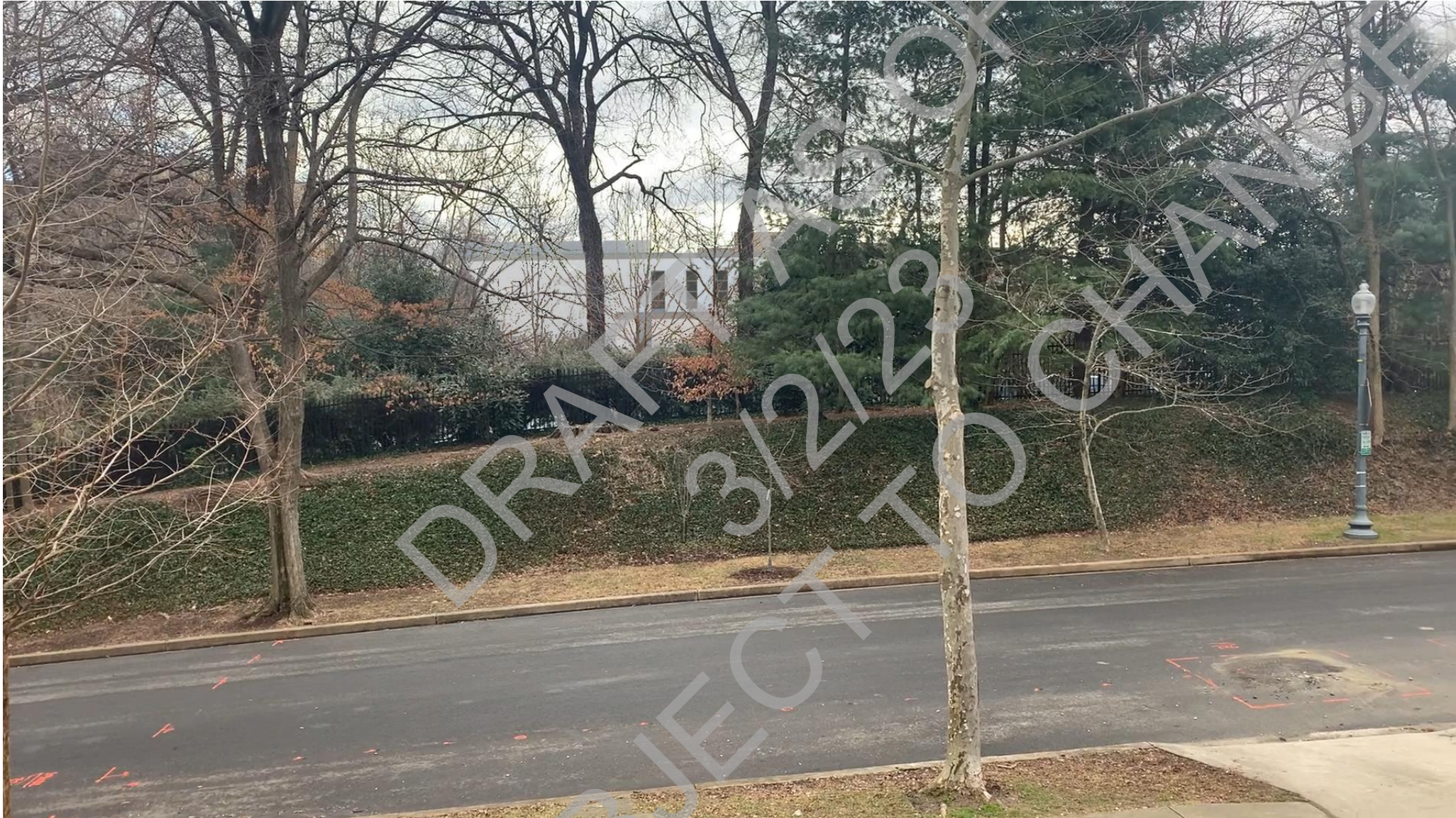


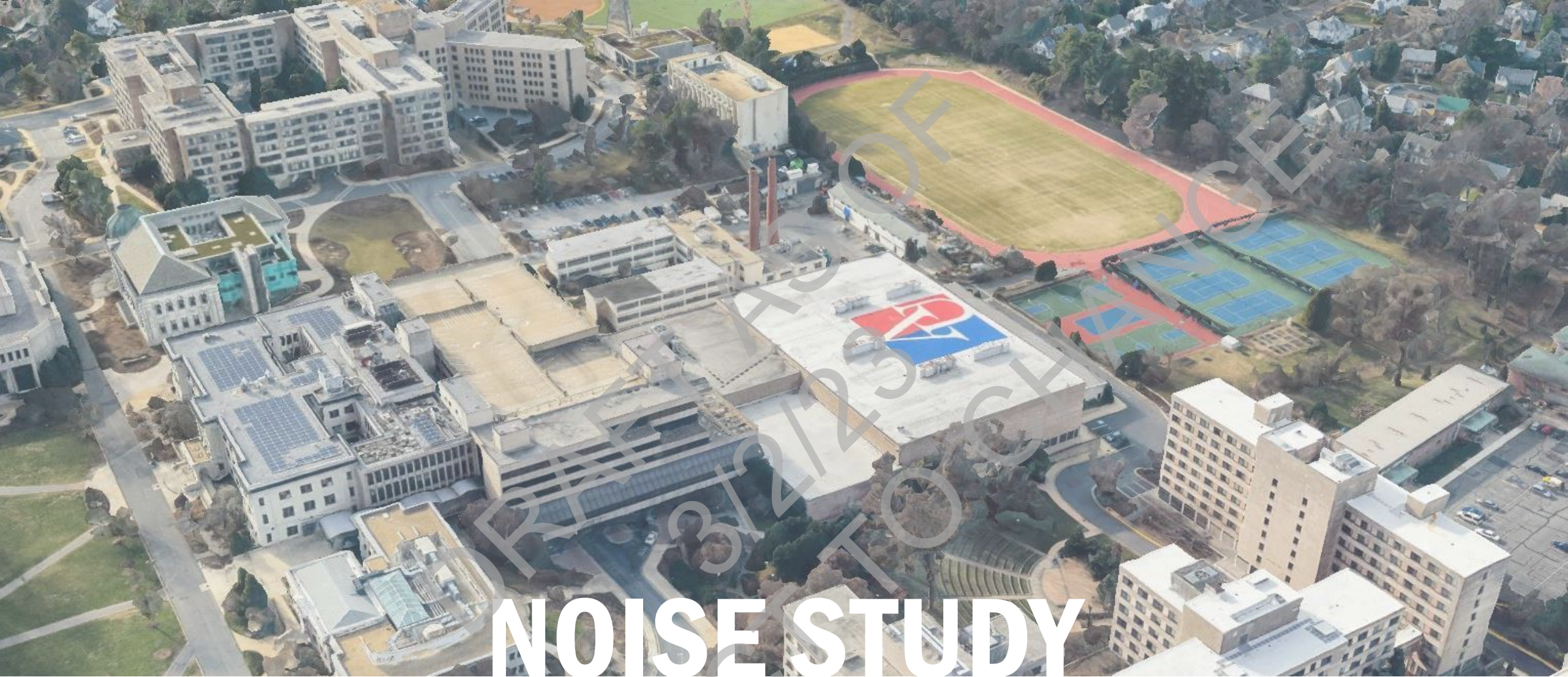
MELTZER CENTER/ SCAN PROJECT – GEO-IMAGING STUDY



View 4 - Existing

MELTZER CENTER/ SCAN PROJECT – GEO-IMAGING STUDY





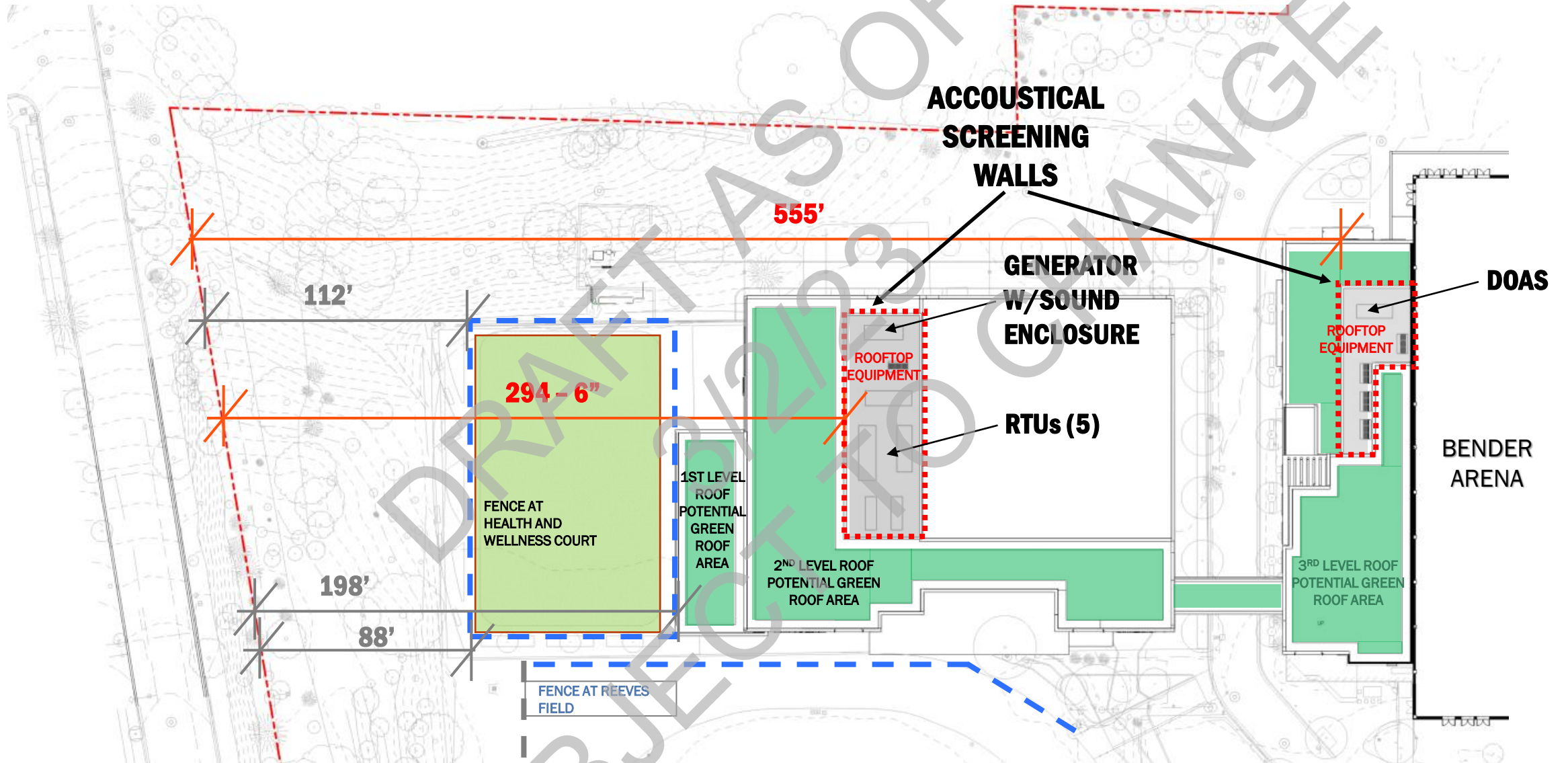
NOISE STUDY

NOISE STUDY - REFERENCE SOUND CHART



Source: Federal Agency Review of Selected Airport Noise Analysis Issues, Federal Interagency Committee on Noise, August 1992.

NOISE STUDY - PROPOSED MECH. EQUIP. DIAGRAM

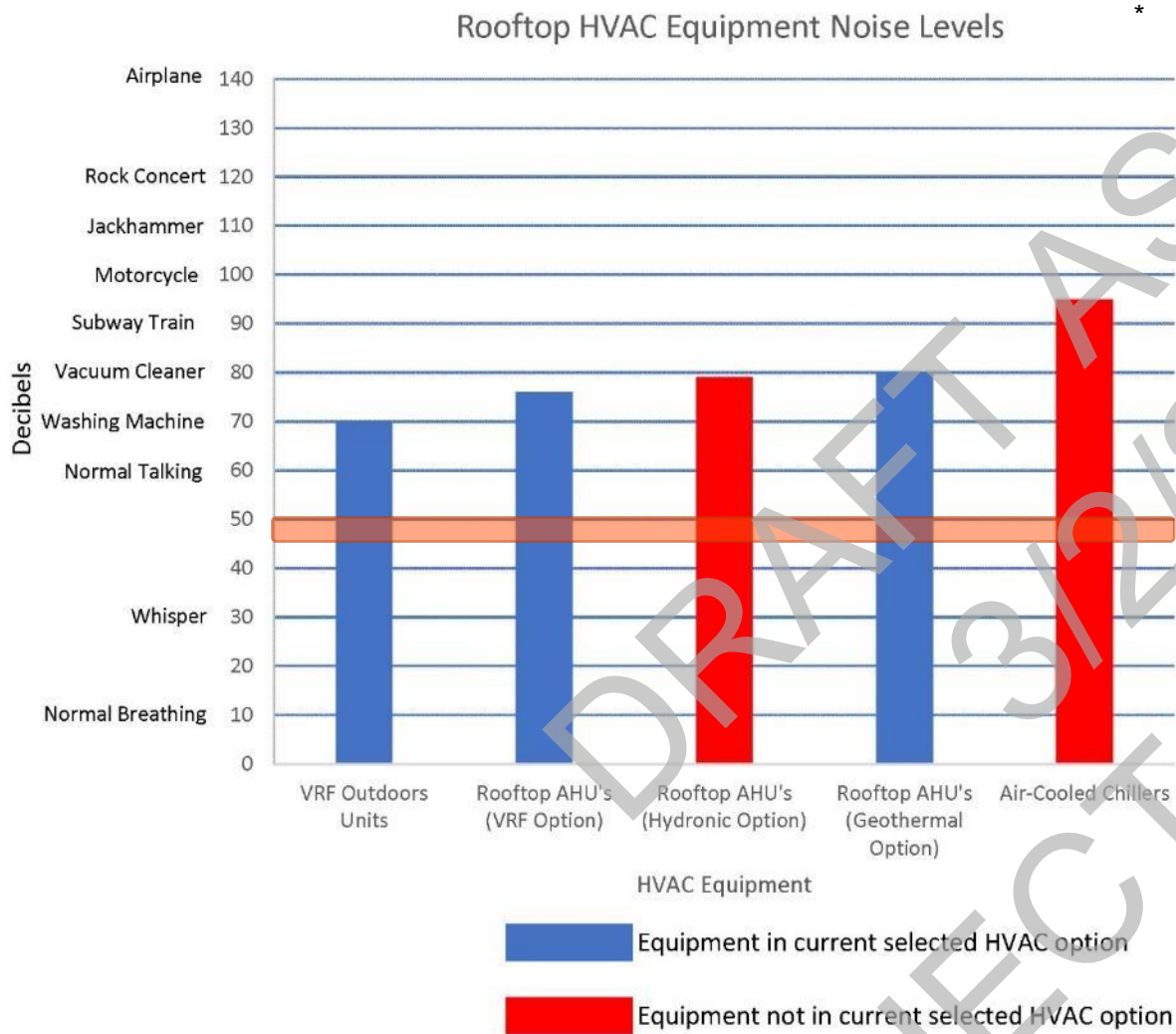


NOISE STUDY – SOUND DIAGRAM @ 5' ELEV. (1ST FLOOR RESIDENCE) – RTU'S, DOAS ON & GENERATOR OFF (TYPICAL CONDITIONS)



- ASSUMES LOCATION OF RECEIVER AT UNIVERSITY AVENUE IS 411 FT FROM MELTZER CENTER NOISE SOURCE.
- ASSUMES THAT THERE ARE NO OTHER STRUCTURES OR OBJECTS BETWEEN THE NOISE SOURCE AND THE RECEIVER.

NOISE STUDY – MECH. EQUIP. SOUND (DBA) CHART*



D.C. Noise Code

Chapter 27 Noise Control of District of Columbia Municipal Regulations, Section 2701 MAXIMUM SOUND LEVELS provides a guideline on maximum noise levels per zone.

ZONE	MAXIMUM NOISE LEVEL	
	Daytime	Nighttime
Commercial or light manufacturing zone	65 dB(A)	60 dB(A)
Industrial zone	70 dB(a)	65 DB(a)
Residential, special purpose, or waterfront zone	60 db(A)	55 db(A)

ESTIMATED DECIBEL RANGE @ UNIVERSITY AVENUE (45-50 dba)

* *Decibels measured at source. Acoustical impacts will decrease with distance and mitigation - calculations in progress and more information will be forthcoming.*

NOISE STUDY - KEY FINDINGS

- **THE PREDICTED NOISE LEVELS AT THE RECEIVER LOCATION AT UNIVERSITY AVENUE ARE BETWEEN 45 AND 50 DBA AND ARE CONSISTENT WITH WHAT MAY BE EXPECTED IN A QUIET SUBURBAN RESIDENTIAL NEIGHBORHOOD* .**
- **THE NOISE LEVEL OF THE RTUS IS ANTICIPATED TO BE ~ 45 DBA.**
- **NO NOTICEABLE DIFFERENCE IN NOISE LEVELS IS ANTICIPATED FOR 1ST VS. 2ND STORY LEVELS AT RESIDENCES.**
- **HIGHEST ANTICIPATED LEVEL WILL OCCUR WHEN EMERGENCY GENERATOR IS RUNNING DURING SCHEDULED TESTING OR UNPLANNED POWER OUTAGES.**

*** THE AMBIENT BACKGROUND NOISE LEVEL IS ANTICIPATED TO BE BETWEEN 50-55 DBA DUE TO VEHICLE TRAFFIC, SIRENS, AIRPLANES, ETC.**

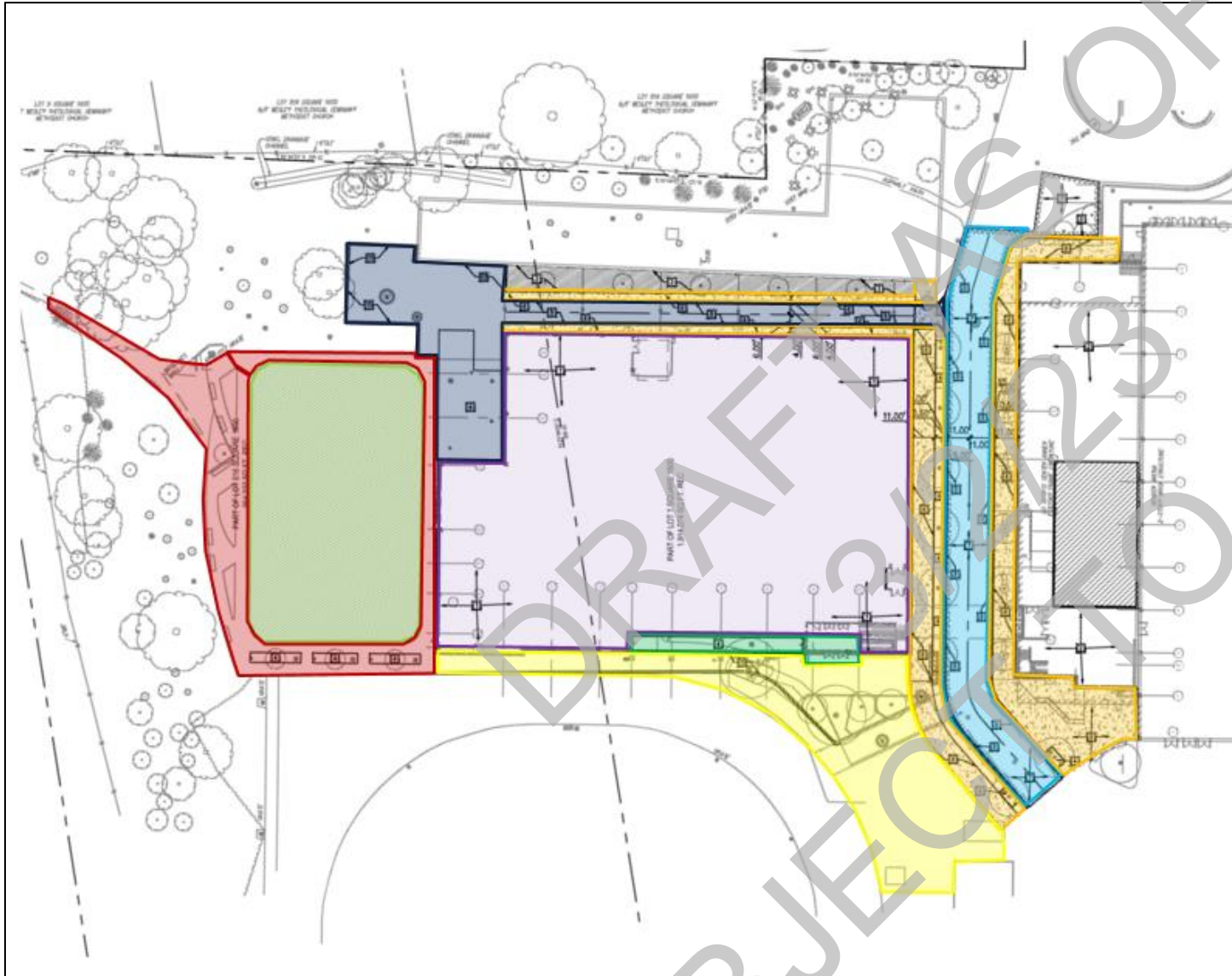


LIGHTING STUDY

EXTERIOR LIGHTING GOALS

- **ADDRESS PUBLIC SAFETY BY PROVIDING ADEQUATE ILLUMINATION.**
- **ENHANCE CHARACTER OF BOTH OPEN SPACES AND BUILDINGS.**
- **LIMIT LIGHT TRESPASS IN SKY AND BEYOND PROPERTY LINES.**
- **PROVIDE FULL CUT-OFF LUMINAIRES WHERE APPLICABLE (WASHINGTON GLOBE CAMPUS STANDARD – NOT APPLICABLE).**
- **PROVIDE ENERGY CODE CONTROLS TO DIM EXTERIOR LUMINAIRES AFTER MIDNIGHT.**
- **PROVIDE 3000K OR 3500K COLOR TEMPERATURE FOR WARM/NEUTRAL ILLUMINATION.**

LIGHTING STUDY - LIGHT LEVEL RECOMMENDATIONS



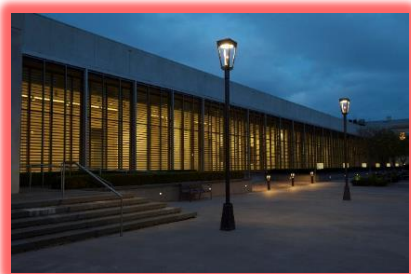
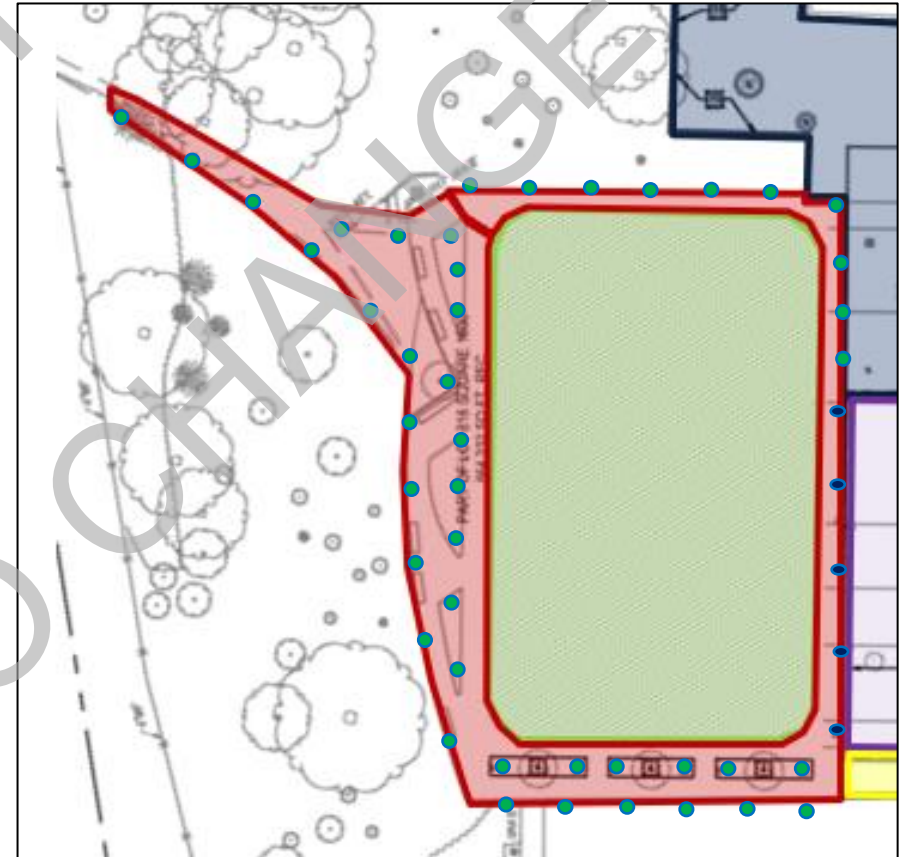
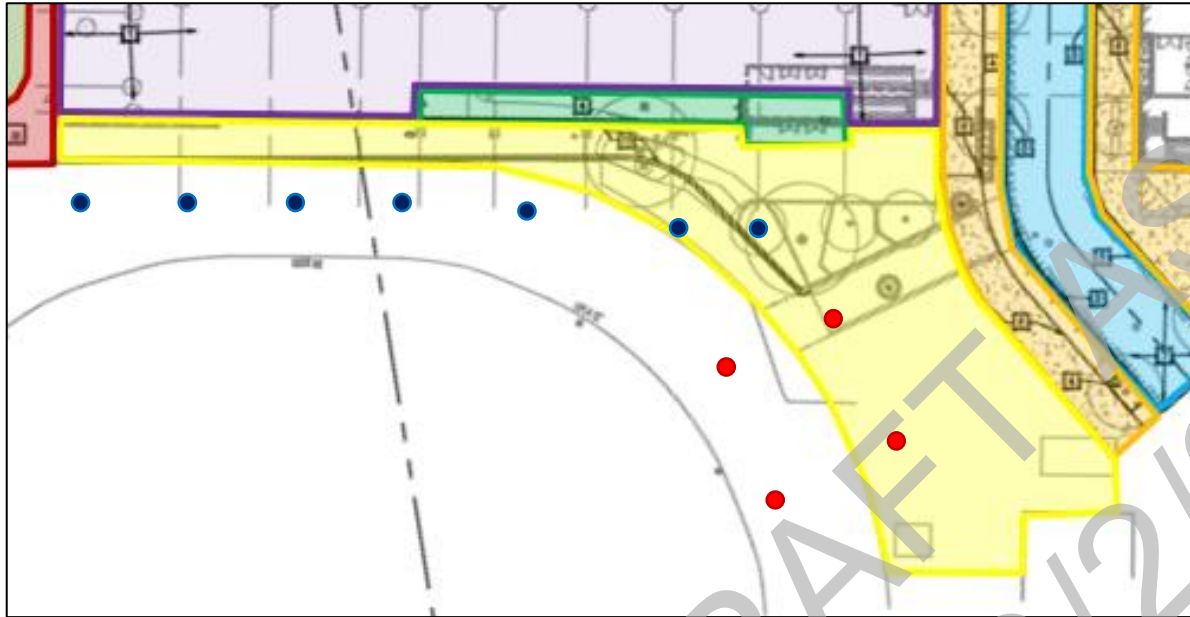
LIGHT LEVEL RECOMMENDATIONS

ILLUMINATING ENGINEERING SOCIETY HANDBOOK AND
AU DESIGN GUIDELINES

AREA	FC
ROAD	5-10
SERVICE ROAD	3-5
WALKWAY	5-10
PLAZA	3-5
PATH	3-5
FIELD	20-30
BUILDING ENTRY	10-15
BUILDING FAÇADE	0.5-2

REFERENCE IF TRACK AND FIELD WERE ILLUMINATED:
TRACK AND FIELD – 50FC
SOCCER – 150FC

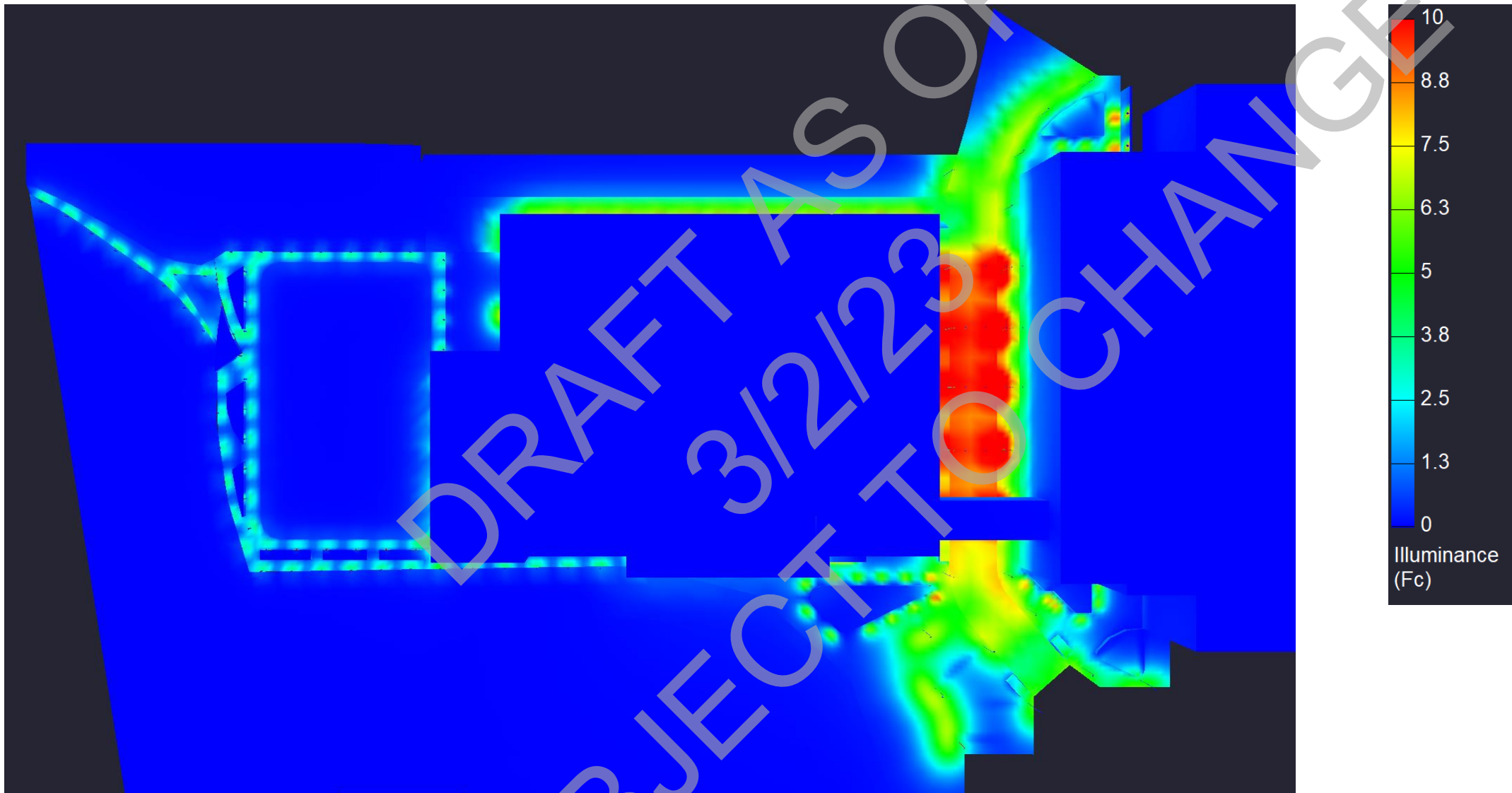
LIGHTING STUDY - LIGHTING DESIGN EXAMPLES



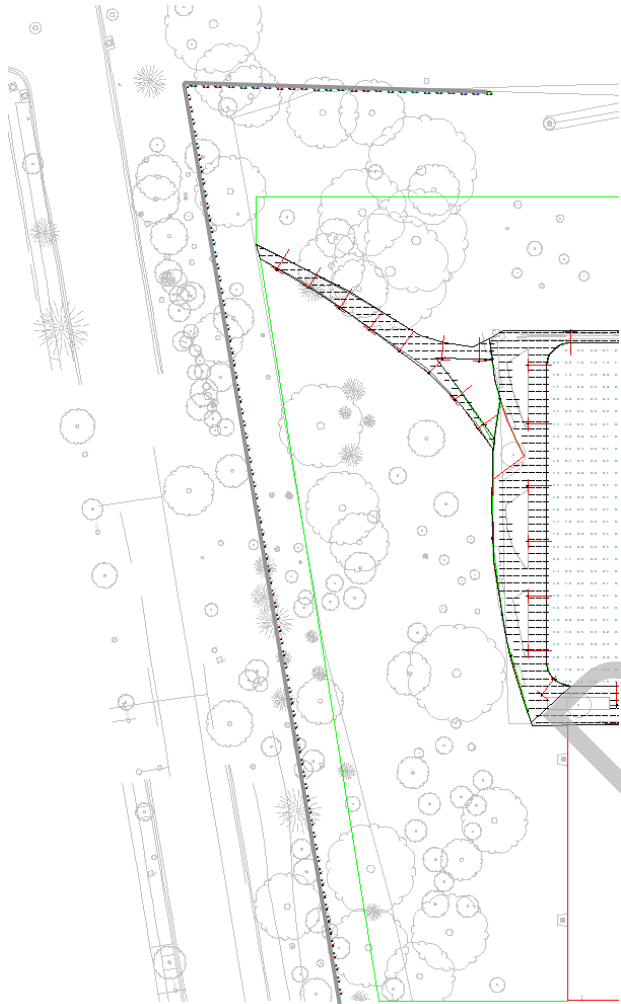
LIGHTING STUDY - TOP VIEW LIGHT RENDERING



LIGHTING STUDY - TOP VIEW LIGHT LEVELS



LIGHTING STUDY - UNIVERSITY AVENUE PROPERTY LINE LIGHT CALCULATIONS



Field Lights OFF

Obtrusive Light - Compliance Report

LEED v4, LZ2 - Moderate Ambient Lighting

Filename: Site

2/23/2023 3:30:40 PM

Illuminance

Maximum Allowable Value: 0.1 Fc

Calculations Tested (2):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight_Ill_Seg1	PASS	0.0
ObtrusiveLight_Ill_Seg2	PASS	0.0

NOTE: No trees or elevations included in lighting model



PLANT BUFFER DESIGN

PLANTING TYPE I TREES



E

THUJA 'GREEN GIANT'



E

MAGNOLIA BRACKEN'S
BROWN BEAUTY



E

ILEX X 'NELLIE
STEVENS'



E

PICEA ORIENTALIS

PLANTING TYPE II SHRUBS



E

MYRICA
PENNSYLVANICA



E

VIBURNUM X
PRAGENSE



D

HAMAMELIS
VIRGINIANA



D

AESCULUS
PARVIFLORA

PLANTING TYPE III SMALL SHRUBS



E

AZALEA 'AUTUMN
EMBERS'



E

ILEX CRENATA



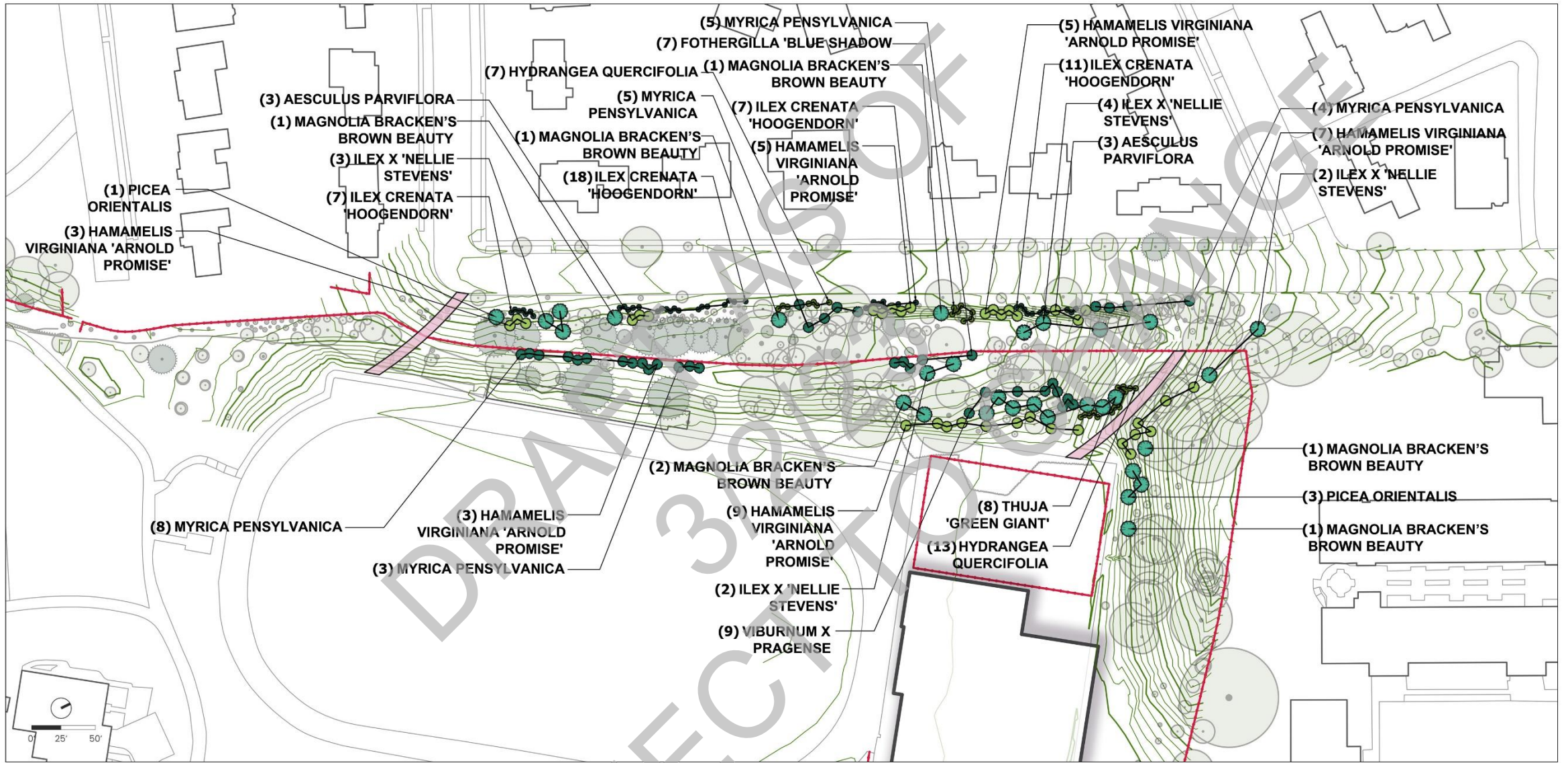
D

HYDRANGEA
QUERCIFOLIA



D

FOTHERGILLA 'BLUE
SHADOW'



- Evergreen trees
- Deciduous shrubs
- Evergreen shrubs
- Deciduous, small shrubs
- Evergreen, small shrubs

Proposed Mulch Paths

PLANTING PLAN

DESIGNED TO SUPPLEMENT

MELTZER CENTER/SCAN PROJECT – GEO-IMAGING (VIEW 4)



MELTZER CENTER/ SCAN PROJECT – GEO-IMAGING (VIEW 13)



SCHEDULE REVIEW

- 12/13: FPWG meeting.
- 1/18: Steering Committee meeting.
- 1/24: FPWG meeting.
- 1/26: Information Forum #1.
- **Late January:** Release of NOI.
- 2/6: FPWG meeting.
- 2/7: CLC meeting.
- 2/27: FPWG meeting.
- 3/1: ANC 3D.
- **3/2:** Information Forum #2.
- **3/9:** ANC 3E.
- **3/15:** FPWG meeting.
- **3/21:** ANC 3A.
- **3/28:** FPWG meeting.
- **4/4:** Steering Committee meeting.
- **Early April:** Filing of FPA.
- **April:** Additional post-FPA filing FPWG meeting(s).
- Formal ANC approval prior to ZC hearing.

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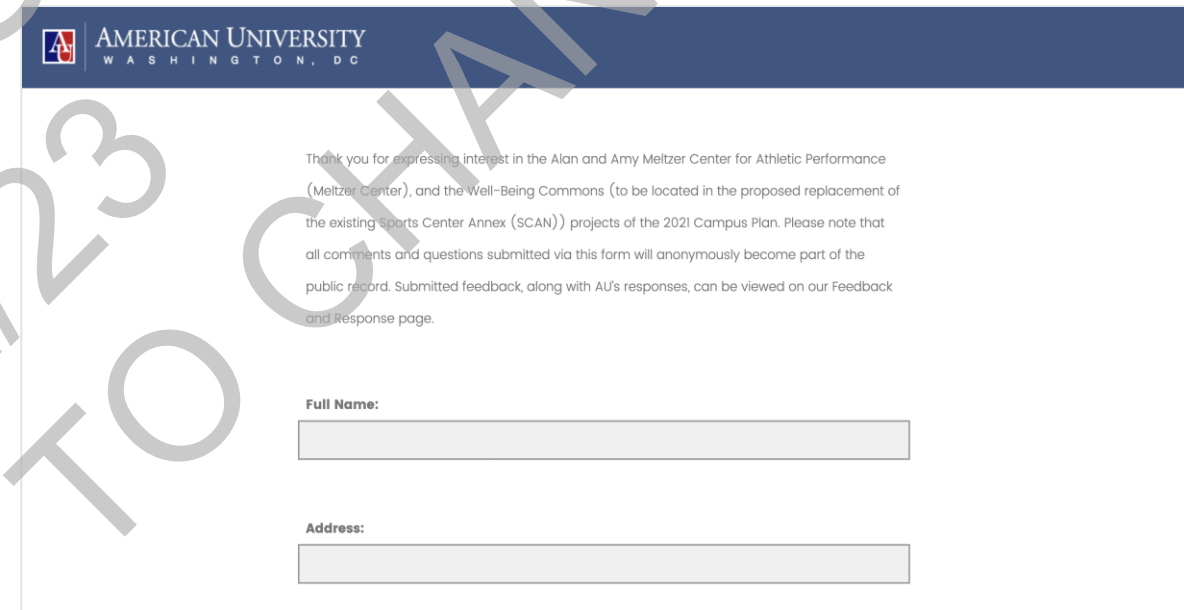
What will the hours of operation be?

Others...

QUESTIONS?

NEIGHBOR ENGAGEMENT: MARIA BARRY & COMMUNITY INPUT PORTAL

- If you or a group of neighbors is interested in having AU present about the Meltzer Center/SCAN please contact Maria Barry, Director of Community Relations: 202-885-2146 or mariab@american.edu
- Please direct any questions or feedback about the Meltzer Center and Well-Being Commons projects to the Community Relations team via the **Community Input Portal**:
 1. Please visit the AU website at: www.American.edu/communityrelations
 2. Click on the Campus Plan box
 3. Click on the Meltzer Center box
 4. Ask questions via [Community Input Portal](#)
- FAQs will be posted and updated regularly



AMERICAN UNIVERSITY
WASHINGTON, DC

Thank you for expressing interest in the Alan and Amy Meltzer Center for Athletic Performance (Meltzer Center), and the Well-Being Commons (to be located in the proposed replacement of the existing Sports Center Annex (SCAN)) projects of the 2021 Campus Plan. Please note that all comments and questions submitted via this form will anonymously become part of the public record. Submitted feedback, along with AU's responses, can be viewed on our Feedback and Response page.

Full Name:

Address:



TRANSFORMING ASPECTS OF CHANGE

