FEBRUARY 27, 2023 – FACILITIES PLANNING WORKING GROUP

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
• INTRODUCTION
• NEIGHBOR QUESTIONS
• UPDATES
  • RENDERING VIEWS
  • NOISE STUDY
  • LIGHTING STUDY
  • PLANT BUFFER DESIGN
• SCHEDULE REVIEW
• FAQ
What type of noise will be generated by the building? Why here?
What will be located on the roof of the buildings and what will it look and sound like?
What are the plans for exterior lighting?
What will be visible from the neighborhood?
What is the access road for?
Where will windows be located and what is plan for addressing light coming from inside and outside the building?
What is the plan for tree removal, preservation, and replacement?
What will happen to the tennis courts?
What will the impact on the buffer area?
What activity is going to occur in the area closest to the neighborhood?
Can the building be smaller?
What will the exterior look like?
What will the exterior look like?
What size is the building?
How will light pollution be addressed?
What will the hours of operation be?
What will be the impact on pedestrian traffic be?
What will the traffic and parking impacts?
Will there be green roofs?
Why is this building needed?
How will the building serve the public?
Will there be food service at the facility?
Will there be exterior fencing?
Will there be tennis courts?
How will light pollution be addressed?
What will the hours of operation be?
What will be visible from the neighborhood?
What will the exterior look like?
What size is the building?
How will light pollution be addressed?
What will the impact on the buffer area?
Others...
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.
MELTZER CENTER/SCAN – NORTH VIEW FROM NEW SERVICE ALLEY

This rendering may be updated in the future
MELTZER CENTER/SCAN – SOUTH VIEW FROM SCAN

This rendering may be updated in the future.
MELTZER CENTER/SCAN – EAST VIEW FROM EXISTING SERVICE ROAD

This rendering may be updated in the future.
NOISE STUDY
REFERENCE SOUND CHART

AVERAGE DNL IN dB

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>Quiet Suburban Residential</th>
<th>Suburban Residential</th>
<th>Urban Residential</th>
<th>Noisy Urban Residential</th>
<th>Very Noisy Urban Residential</th>
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</thead>
<tbody>
<tr>
<td>DNL (dB)</td>
<td>50</td>
<td>55</td>
<td>60</td>
<td>65</td>
<td>70</td>
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NOISE STUDY - KEY ASSUMPTIONS

• 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.

• DOES NOT INCLUDE BENEFIT FROM TREES AND ELEVATED TERRAIN WHICH MAY PROVIDE MINIMAL TO MODERATE SOUND ABSORPTION AND REFLECTION.

• DOES INCLUDE GENERATOR WITH SOUND ENCLOSURE.

• DOES INCLUDE PROPOSED SOLID AND CONTINUOUS ACOUSTICAL BARRIER/SCREENING FOR EQUIPMENT.
MELTZER CENTER/SCAN PROJECT – PROPOSED MECH. EQUIP. DIAGRAM

- 294 – 6"
- 1ST LEVEL ROOF POTENTIAL GREEN ROOF AREA
- 2ND LEVEL ROOF POTENTIAL GREEN ROOF AREA
- 3RD LEVEL ROOF POTENTIAL GREEN ROOF AREA
- RTUs (5)
- GENERATOR
- ROOFTOP EQUIPMENT
- DOAS
- FENCE AT HEALTH AND WELLNESS COURT
- FENCE AT REEVES FIELD
- 555'
MELTZER CENTER/SCAN PROJECT – SOUND DIAGRAM @ 5’ ELEV. (1ST FLOOR RESIDENCE) – RTU’S, DOAS & GENERATOR ON
MELTZER CENTER/SCAN PROJECT – SOUND DIAGRAM @ 5’ ELEV. (1ST FLOOR RESIDENCE) – RTU’S, DOAS ON & GENERATOR OFF
MELTZER CENTER/SCAN PROJECT – SOUND DIAGRAM @ 13’ ELEV. (2ND FLOOR RESIDENCE) – RTU’S, DOAS & GENERATOR ON
MELTZER CENTER/SCAN PROJECT – SOUND DIAGRAM @ 13’ ELEV. (2ND FLOOR RESIDENCE) – RTU’S, DOAS ON & GENERATOR OFF
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.

• FULL REPORT TO BE POSTED ON AUNP FORUM.

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

*ILLUMINATING ENGINEERING SOCIETY HANDBOOK AND AE DESIGN GUIDELINES*

<table>
<thead>
<tr>
<th>AREA</th>
<th>FC</th>
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<tr>
<td>ROAD</td>
<td>5-10</td>
</tr>
<tr>
<td>SERVICE ROAD</td>
<td>3-5</td>
</tr>
<tr>
<td>WALKWAY</td>
<td>5-10</td>
</tr>
<tr>
<td>PLAZA</td>
<td>3-5</td>
</tr>
<tr>
<td>PATH</td>
<td>3-5</td>
</tr>
<tr>
<td>FIELD</td>
<td>20-30</td>
</tr>
<tr>
<td>BUILDING ENTRY</td>
<td>10-15</td>
</tr>
<tr>
<td>BUILDING FAÇADE</td>
<td>0.5-2</td>
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</table>

REFERENCE IF TRACK AND FIELD WERE ILLUMINATED:
- TRACK AND FIELD – 50FC
- SOCCER – 150FC
MELTZER CENTER-SCAN ROAD/WALKWAY

1. Catenary Lighting Across the Street between Trees - 3000K/3500K
   Intimacy, visual coherence with bridge, gathering

2. Supplement with Pole Lighting (can also be used in Plaza) - 3000K/3500K
1. Low-Level Pole Lights on Residential Side for Road and Walkway - 3500K
   - Full cut-off, backlight control
   - Can be removed if residential building in constructed in future
   - Can be equipped with motion sensor to dim lighting if no occupancy is on the service road

2. Building-Mounted Wall Luminaires - 3500K
   - Scallop lighting pattern on wall
   - Can be equipped with motion sensor to dim lighting if no occupancy is on the service road
   - Can add uplight component to illuminate mural wall if desired
MELTZER CENTER ENTRY PLAZA

1. Area and Bollard – 3000K/3500K
2. Forward throw Step lights - 3000K/3500K
Linear under-bench/landsMELTZER CENTERe tree lighting
Combo lights for fewer poles
PEDESTRIAN PATH AND MELTZER CENTER FIELD

1. Continue pedestrian/bollard family from Plaza – 3000K/3500K
2. Building-Mounted Wall Luminaires - 3500K
MELTZER CENTER BUILDING ENTRY - ARCHITECTURE

1. Column Narrow Beam Spotlight - 3000K/3500K
2. Linear wall graze luminaire
3. Canopy downlights
4. Tall Front Canopy (mullion mounted uplight under canopy only)

Luminaires to aim down only. Create contrast with non-lit surfaces, but no excessive glare.
MELTZER CENTER BUILDING - FACADES

1. Egress lighting at doors - 3000K/3500K
2. Lighting through exterior windows
3. Murals
4. Tall Front Canopy (mullion mounted uplight under canopy only)

Luminaires to aim down only except under main canopy.
TOP VIEW LIGHT DISTRIBUTION PATTERNS

Patterns
5 fc
3 fc
2 fc
1 fc
0.5 fc
0.25 fc
ISO LIGHT VIEW FROM N-W AND S-W
MELTZER CENTER FIELD, WALK, AND PATH – LIGHT PHOTOMETRICS & VIEW

<table>
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<tr>
<th>Track</th>
<th>Neighbor Path</th>
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<tbody>
<tr>
<td><strong>Illuminance (Fc)</strong></td>
<td><strong>Illuminance (Fc)</strong></td>
</tr>
<tr>
<td>Average = 2.21</td>
<td>Average = 2.00</td>
</tr>
<tr>
<td>Maximum = 5.5</td>
<td>Maximum = 4.3</td>
</tr>
<tr>
<td>Minimum = 0.3</td>
<td>Minimum = 0.2</td>
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NOTE: No under bench lighting shown at tiered seating
FULL REPORT WITH ALL PHOTOMETRICS TO BE POSTED ON AUNP FORUM
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

<table>
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<tr>
<th>Calculation Label</th>
<th>Test Results</th>
<th>Max. Illum.</th>
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<tbody>
<tr>
<td>ObtrusiveLight_III_Seg1</td>
<td>PASS</td>
<td>0.0</td>
</tr>
<tr>
<td>ObtrusiveLight_III_Seg2</td>
<td>PASS</td>
<td>0.0</td>
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</tbody>
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NOTE: No trees or elevations included in lighting model
PLANT BUFFER DESIGN
Each of the following planting approaches suggests a different palette of plant species based on anticipated growing conditions and microclimates:

**Approach #1 – The Evergreen Windbreak**
- Primary Benefit: May allow for the eventual maturation of a solid evergreen plant screen.
- Key Considerations: May require clear cutting areas of existing deciduous plantings, in order to create the growing conditions that are suitable for a robust evergreen screen, and the resultant screening may not appear very continuous in the early years after planting.

**Approach #2 – The Woodland Understory**
- Primary Benefit: Celebrates the existing woodland character of this campus edge by leaving much of the existing planting intact but with selective infill of evergreen understory specimens to densify the visual screening.
- Key Considerations: May not result in a dense solid wall of green but instead leaves intact a mature buffer that provides psychological foregrounding and separation from the campus.

**Approach #3 – A Hybrid Approach**
- Primary Benefit: Combines aspects of the first two approaches by being more opportunistic in looking to create dense clusters of new evergreen plantings in gaps in the canopy or where existing trees are aging and/or structurally unsound.
- Key Considerations: May not yield a wall of green but may fill some of the existing gaps and windows while preserving a sense of maturity along this campus edge.
PLANTING TYPE I TREES

THUJA ‘GREEN GIANT’

MAGNOLIA BRACKEN’S BROWN BEAUTY

ILEX X ‘NELLIE STEVENS’

PICEA ORIENTALIS

PLANTING TYPE II SHRUBS

MYRICA PENNSYLVANICA

VIBURNUM X PRAGENSE

HAMAMELIS VIRGINIANA

AESCULUS PARVIFLORA

PLANTING TYPE III SMALL SHRUBS

AZALEA ‘AUTUMN EMBERS’

ILEX CRENATA

HYDRANGEA QUERCIFOLIA

FOTHERGILLA ‘BLUE SHADOW’

E = Evergreen, D = Deciduous
Selective removal of Viburnums and Red-buds

Prune canopy to provide increased light and planting opportunities

Transplant selective deciduous trees & shrubs
MELTZER CENTER/SCAN PROJECT – GEO-IMAGING (VIEW 2)

NO BUILDING

W/ BUILDING

W/ BUILDING + PLANTINGS
MELTZER CENTER/SCAN PROJECT – GEO-IMAGING (VIEW 3)
MELTZER CENTER/SCAN PROJECT – GEO-IMAGING (VIEW 4)

NO BUILDING

W/ BUILDING

W/ BUILDING + PLANTINGS
MELTZER CENTER/SCAN PROJECT – GEO-IMAGING (VIEW 6)

NO BUILDING

W/BUILDING

W/BUILDING + PLANTINGS
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.
APPENDIX
MELTZER CENTER/ SCAN PROJECT – GEO-IMAGING
2021 CAMPUS PLAN
INTERIOR FLOOR PLANS
MELTZER CENTER/SCAN PROJECT – BUILDING PLANS, FIRST LEVEL
MELTZER CENTER/ SCAN PROJECT – BUILDING PLANS, MEZZANINE LEVEL
MELTZER CENTER/ SCAN PROJECT – BUILDING PLANS, 2^{ND} LEVEL
MELTZER CENTER/ SCAN PROJECT – BUILDING PLANS, 3RD LEVEL
ZONING AND SETBACK ANALYSIS
<table>
<thead>
<tr>
<th>MELTZER CENTER</th>
<th>PROPOSED Meltzer Center</th>
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<tbody>
<tr>
<td><strong>APPROVED Campus Plan- Meltzer Center</strong></td>
<td><strong>PROPOSED Meltzer Center</strong></td>
</tr>
<tr>
<td>266’</td>
<td>Length 237’</td>
</tr>
<tr>
<td>180’</td>
<td>Width 160’</td>
</tr>
<tr>
<td>3 Stories (Up to 60’)</td>
<td>Height 48’</td>
</tr>
<tr>
<td>75,000 GFA</td>
<td>Size (GFA) 52,862 GFA</td>
</tr>
<tr>
<td>110’</td>
<td>Closest Distance to Univ. Ave. 180’-200’</td>
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<table>
<thead>
<tr>
<th>SCAN</th>
<th>PROPOSED SCAN</th>
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<tbody>
<tr>
<td><strong>APPROVED Campus Plan- SCAN</strong></td>
<td><strong>PROPOSED SCAN</strong></td>
</tr>
<tr>
<td>236’</td>
<td>Length 208’</td>
</tr>
<tr>
<td>40’</td>
<td>Width 40’</td>
</tr>
<tr>
<td>5 Stories (up to 60’)</td>
<td>Height 51’</td>
</tr>
<tr>
<td>55,000 GFA</td>
<td>Size (GFA) 35,610 GFA</td>
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*Per approved Campus Plan: Final lengths and widths to be determined as part of Further Processing.
MELTZER CENTER/ SCAN PROJECT – SITE SECTION @ UNIV. AVE.

KEY PLAN

MELTZER CENTER

SCAN

BENDER
ARENA

198'

EDGE OF
SIDEWALK

UNIVERSITY
AVENUE

PROPERTY
LINE

LANDSCAPE

HEALTH & WELLNESS COURT

PROPOSED BUILDING

PROPOSED
BUILDING

0' 25' 50'

+357'

+343'

ELEV +343'

(ROAD)

ELEV +351'

(TOP OF BERM)

ELEV +341'

(NEW FIELD)
MELTZER CENTER/ SCAN PROJECT – SITE SECTION DETAIL

+357'
+343'

EDGE OF SIDEWALK

PROPERTY LINE

UNIVERSITY AVENUE

LANDSCAPE

198'

HEALTH & WELLNESS COURT

ELEV +343' (ROAD)
ELEV +351' (TOP OF BERM)
ELEV +341' (NEW FIELD)

MELTZER CENTER

WINDOW
MELTZER CENTER/ SCAN PROJECT – LIMIT OF CONSTRUCTION

PROJECTED LIMIT OF DISTURBANCE

BENDER ARENA

SCAN

REEVES FIELD
MELTZER CENTER/ SCAN PROJECT – PROPOSED SITE PLAN
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).