

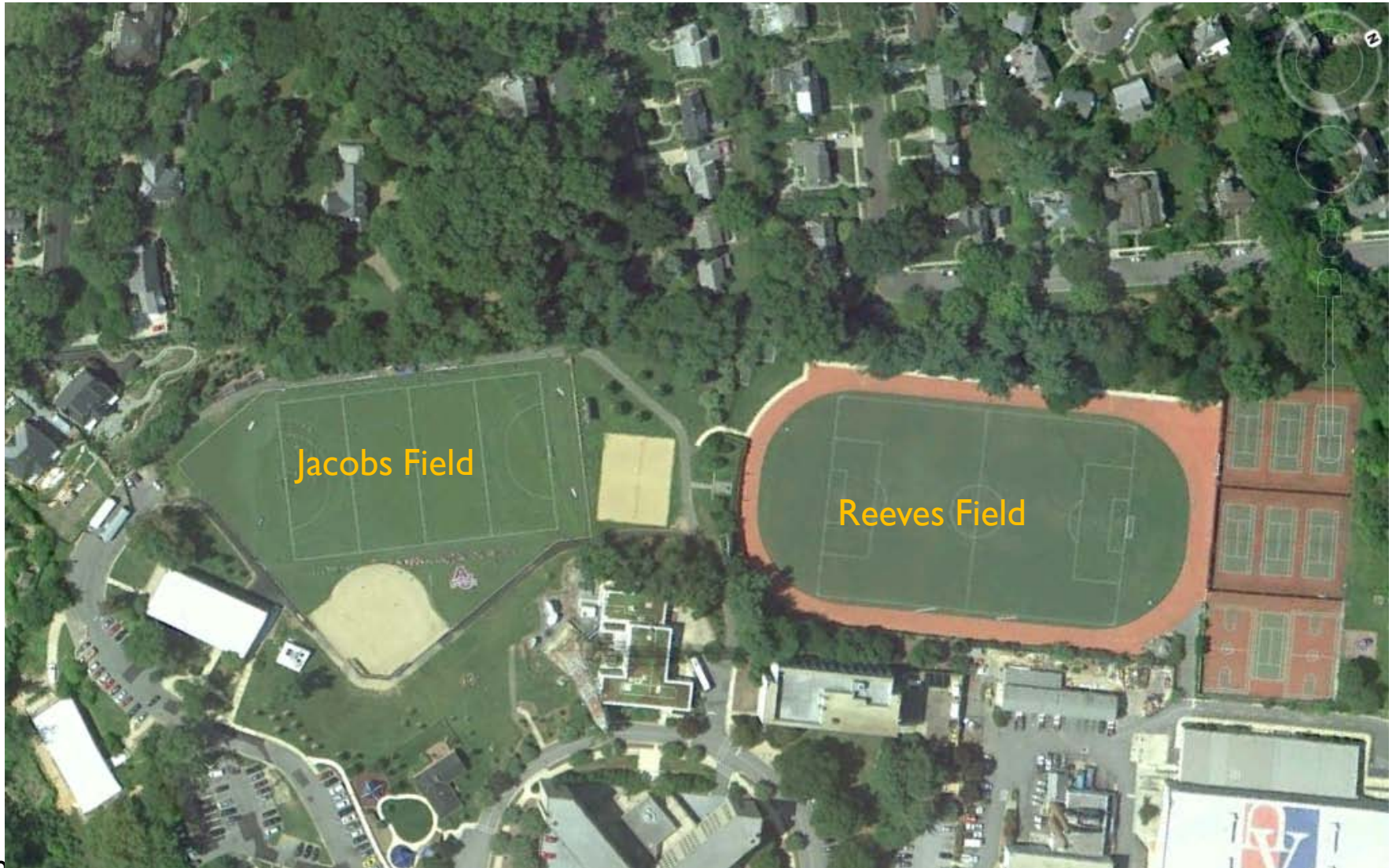


AMERICAN UNIVERSITY  
WASHINGTON, DC

# 2011 Campus Plan Rebuttal



Athletic Fields





Reeves Field Bleachers





Reeves Field Bleachers

Original Proposal – 2,000 Seats

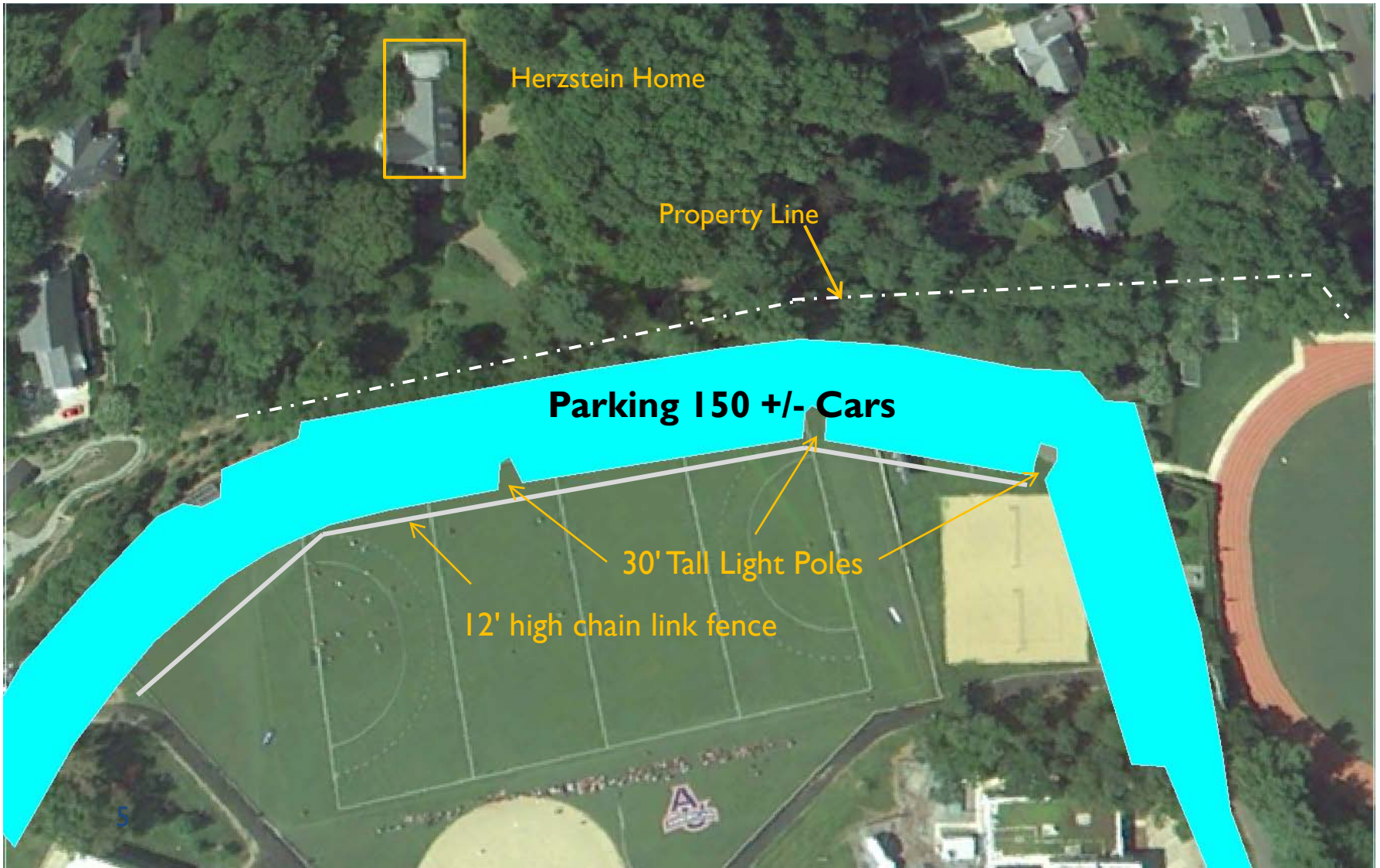


Revised Proposal – 250 Seats



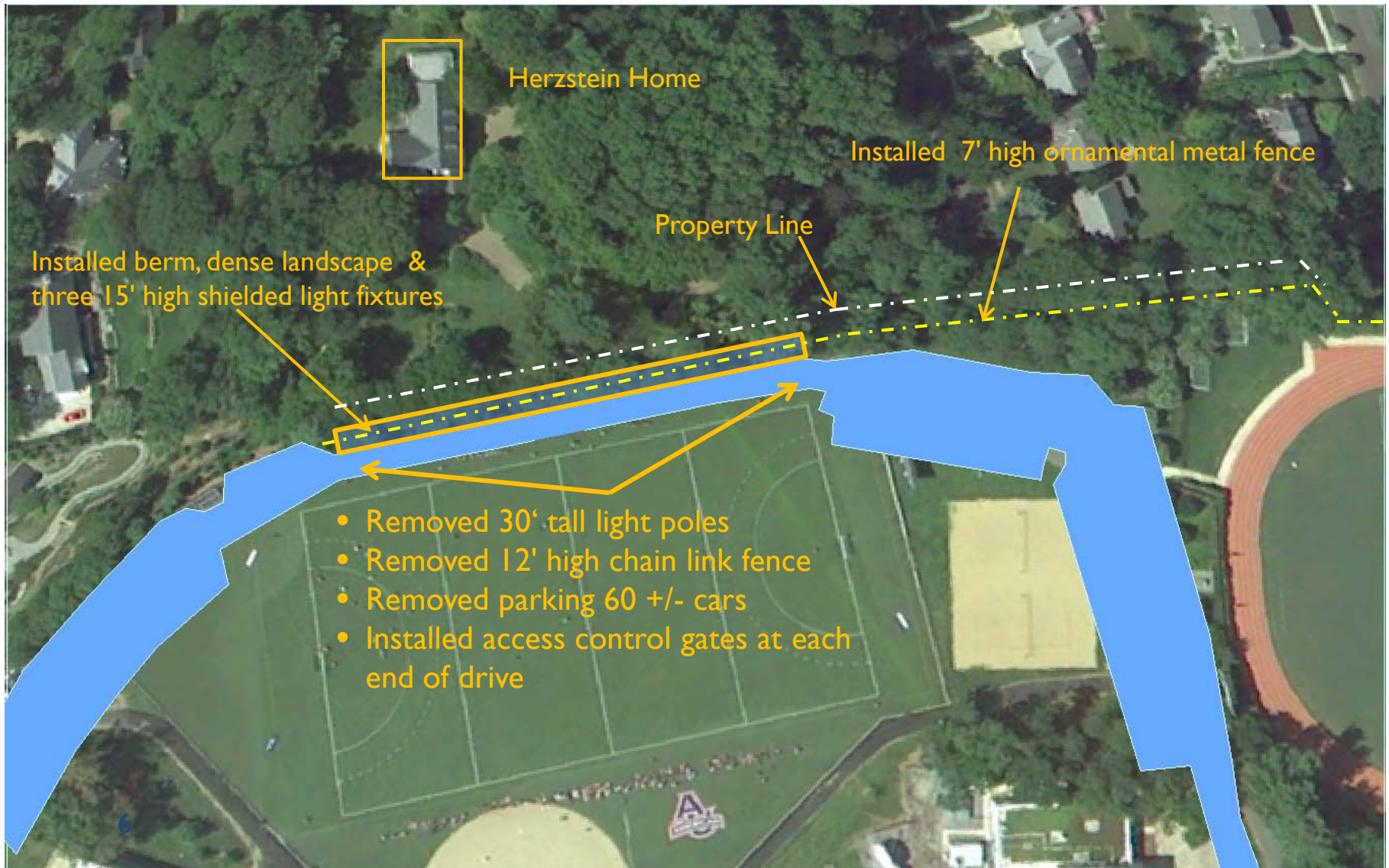


Jacobs Field 1987



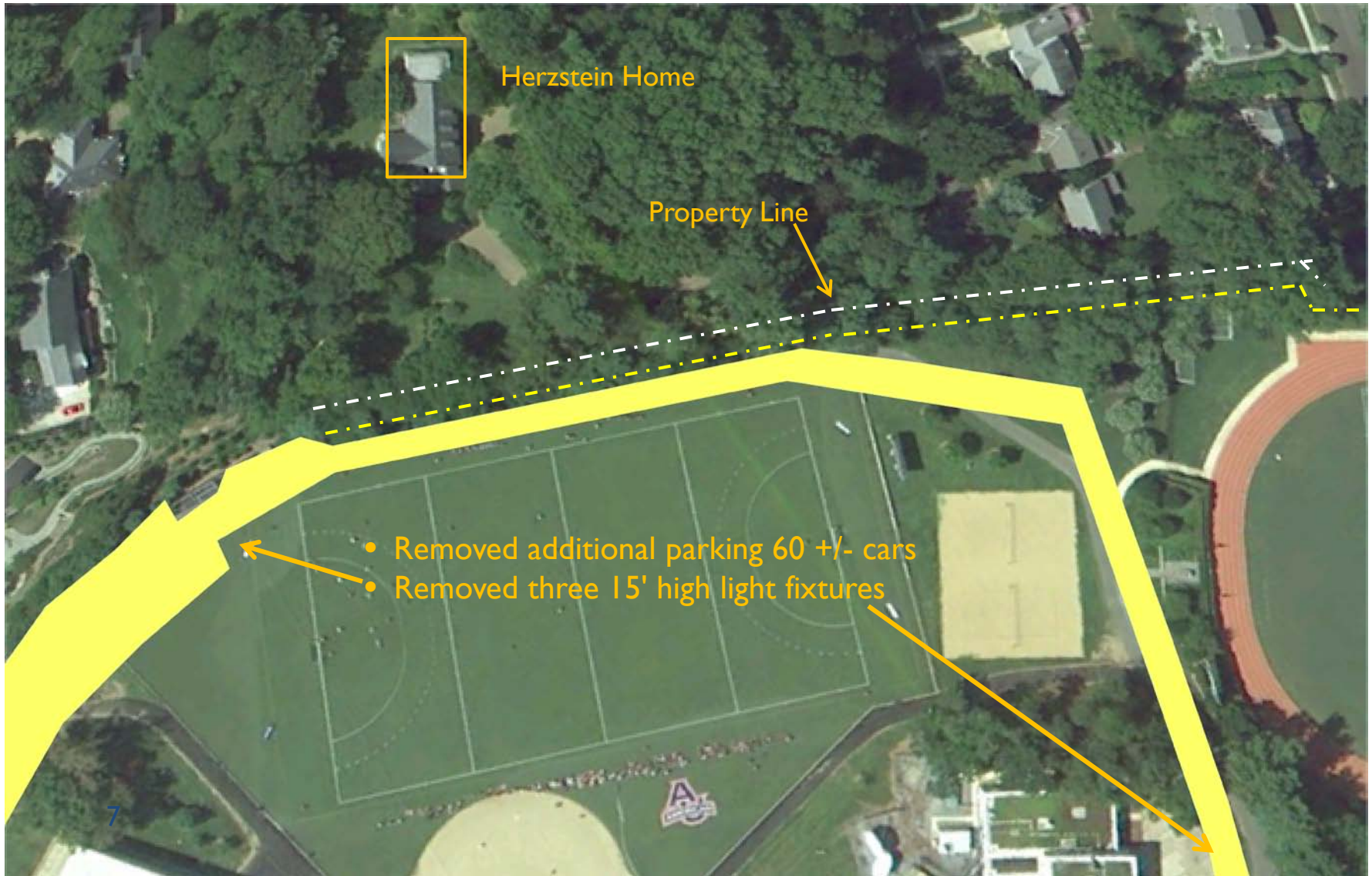


## Jacobs Field 1990



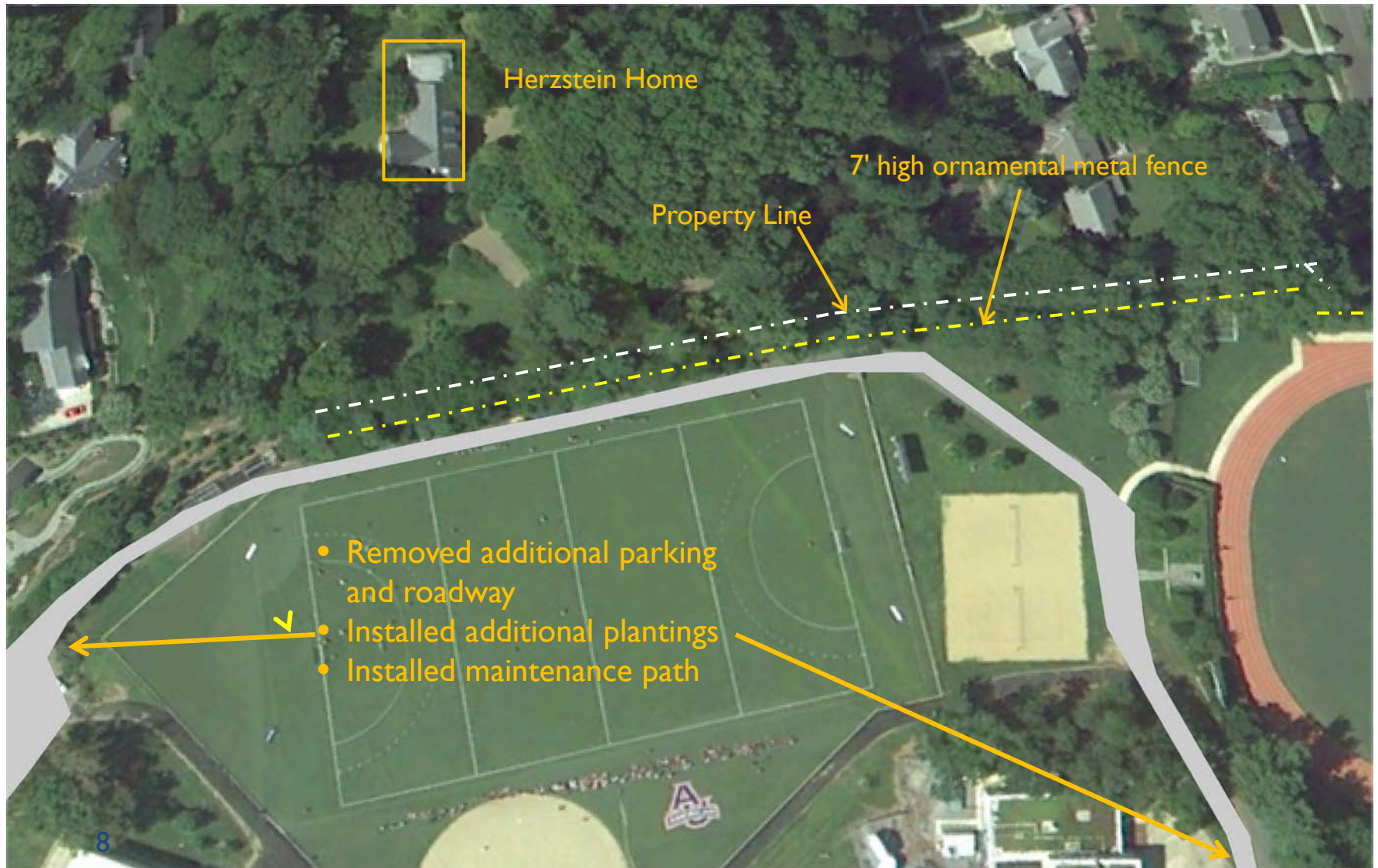


## Jacobs Field 2001





## Jacobs Field 2008







## Athletic Field Noise Controls

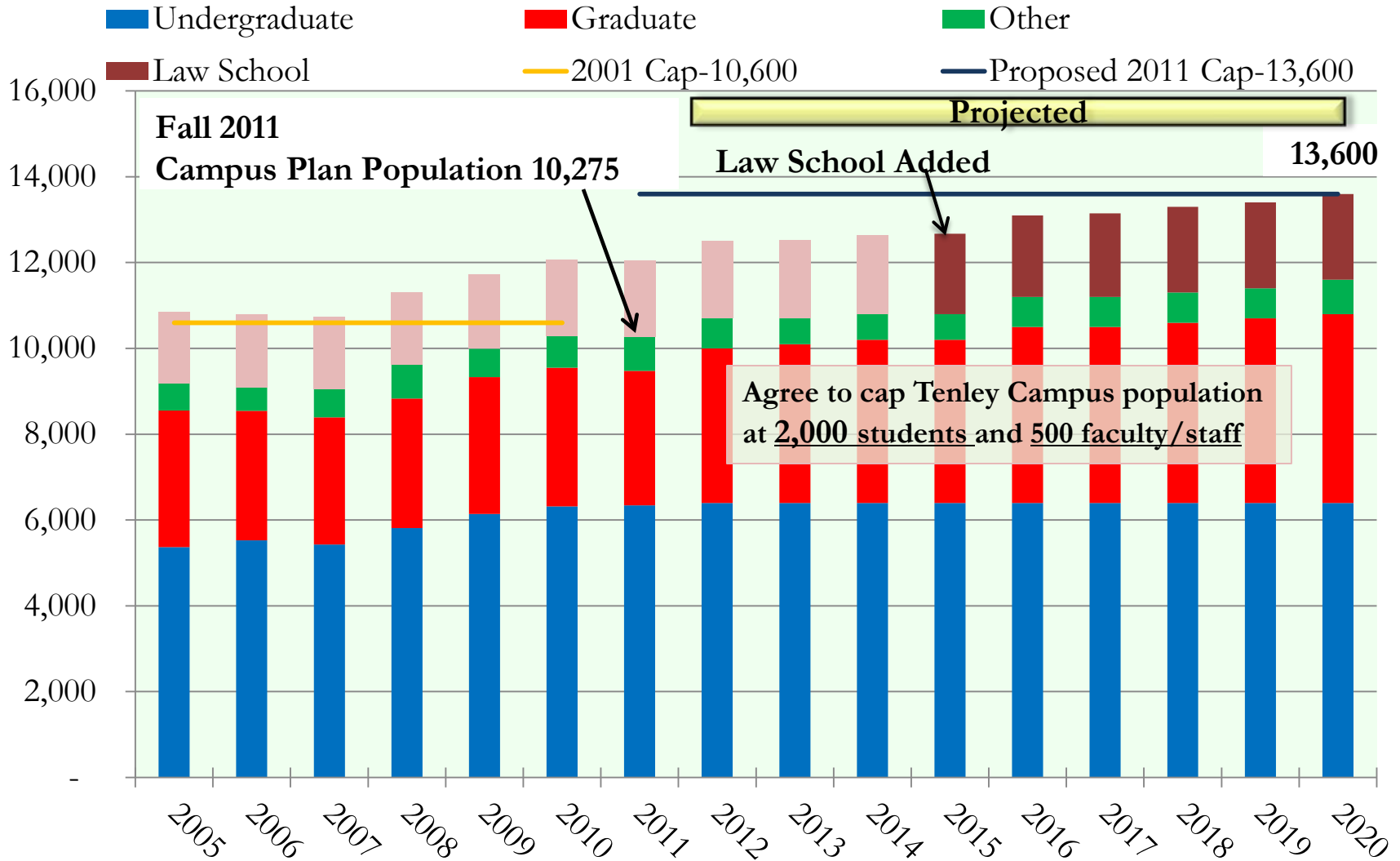
- ▶ Amplified sound permitted only for AU sponsored athletic events and for 12 non-AU events per year
- ▶ Continue sound level monitoring
- ▶ Modify sound system as needed to keep amplified sound within noise regulation





# AMERICAN UNIVERSITY 2011 Campus Plan

## Student Population & Projections 2005-2020 w/ Law School





# AMERICAN UNIVERSITY 2011 Campus Plan

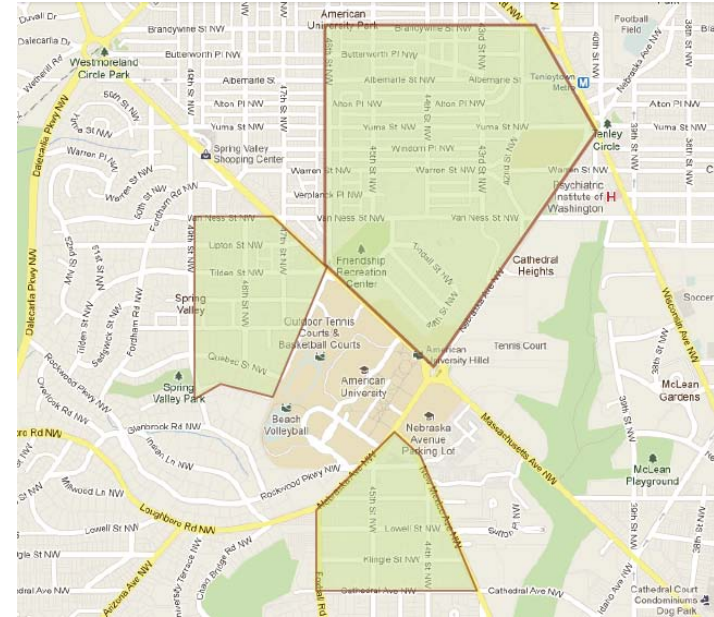
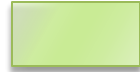
## University Provided Housing Proposal

	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013	Fall 2016	Future
Existing Capacity	3,465	3,549	3,549	3,549	3,549	3,549	3,549
Changes							
<i>Discontinue Tenley</i>					(497)	(497)	(497)
<i>Nebraska Hall Addition</i>					150	150	150
<i>North Hall</i>					360	360	360
<i>East Campus</i>						590	590
<i>South Hall</i>							200
Net New On-Campus					13	603	803
Triples	345	212	130	200	200	50	50
University Provided Off-Campus	200	200	200	200	200	100	
New Capacity	4,010	3,961	3,879	3,949	3,962	4,302	4,402
Undergraduate Enrollment	6,141	6,318	6,343	6,400	6,400	6,400	6,400
Percent of Undergraduates Housed	65%	63%	61%	62%	62%	67%	69%



## Off-Campus Parking Enforcement

General enforcement area



Street	Tickets Issued Calendar 2010
45TH St	474
Rockwood Parkway	381
Massachusetts Ave	218
Macomb St	127
Newark St	86
New Mexico Ave	76
Warren St	67
University Ave	54
44th St	50
Lowell St	33
All Other	463
<b>Total</b>	<b>2,029</b>

Disposition	Tickets	
Paid	345	17%
First Offense Warning	873	43%
Dismissed (Non-AU)	546	27%
Appeal Granted	62	3%
Unpaid or Unchallenged Tickets	226	10%
<b>Total</b>	<b>2,029</b>	

- ▶ Correct Previous Testimony
- ▶ Report Status of “Planned Enhancements”
- ▶ Describe Additional Measures





## 2001 Campus Plan required Neighborhood Action Program

- ▶ Students charged under Conduct Code when:
  - ▶ Conduct poses a *substantial* danger to themselves or others
  - ▶ Violation of District or Federal law
- ▶ Actions on all other cases addressed outside conduct process:
  - ▶ investigate complaints from neighbors and identify students;
  - ▶ counsel students about university policies, prohibited conduct and the legal consequences of their behavior; and
  - ▶ follow up with neighbors to assess the status of reported complaints.



## Off-Campus Student Conduct

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- ▶ **Results 2001 – 2010**
  - ▶ Addressed incidents at 6-10 houses each year
  - ▶ 70 conduct cases filed from off-campus conduct investigations involving police citations
  - ▶ Sanctions
    - ▶ participation in alcohol and drug education programs
    - ▶ community service
    - ▶ restriction from holding office in student organizations
    - ▶ restriction from participating in study abroad programs



## 2010 Response to Community Concerns

- ▶ Amended Student Conduct Code to prohibit conduct that:
  - ▶ Has a negative effect on the university's pursuit of its mission
  - ▶ Has a negative effect on the well-being of the greater community
- ▶ Prohibited conduct includes:
  - ▶ disorderly conduct and interfering with the rights of others
  - ▶ harassment
  - ▶ violation of local, state or federal law – such as the new Disorderly Conduct Amendment Act of 2010
  - ▶ failure to comply with the directive of a university official





## Off-Campus Student Conduct

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- ▶ Results Fall 2011 to-date
  - ▶ 7 reported incidents
  - ▶ 3 resolved without conduct charges
  - ▶ 4 resulted in conduct charges

### Actions implemented from June 9 testimony

- ✓ Letter to all off-campus students
- ✓ Registration of group houses and meetings with members of sports teams, fraternities or other organizations
- ✓ Communication with landlords
- ✓ Meetings with neighbors to discuss AU expectations of students



## Off-Campus Student Conduct

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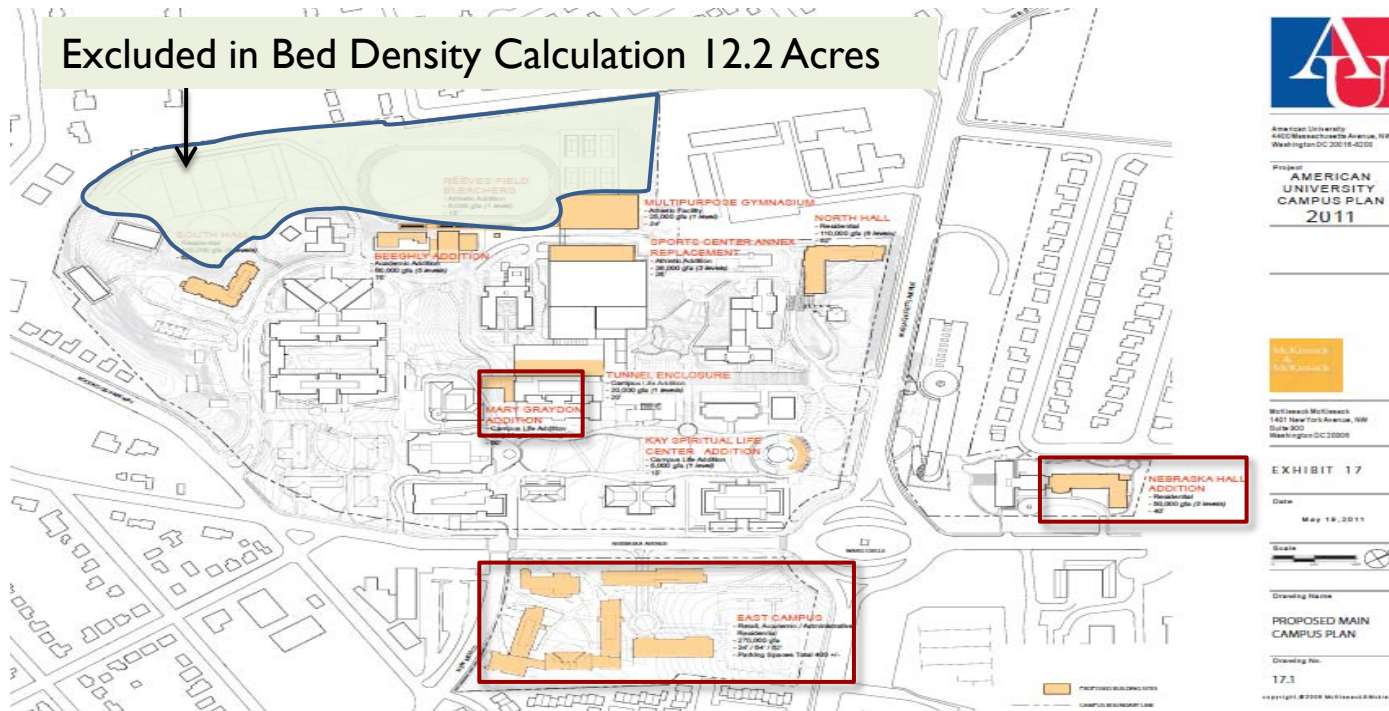
### Additional Measures

- ▶ Quicker and increased frequency of follow-up with reporting neighbor;
- ▶ Use of direct mail and improved electronic communication measures between university and neighbors;
- ▶ In-person meetings and regular communication with communal property managers;
- ▶ Report to DCRA on unlicensed rentals
- ▶ Increased attention to “high activity” events and holidays
- ▶ Enhanced partnership with MPD, 2<sup>nd</sup> District.



## East Campus Housing Capacity

- ▶ OP established new metric comparing land areas to beds for sections of the Main Campus
- ▶ Applied only to AU
- ▶ Applied inconsistently on Main Campus
- ▶ If used, should be recalculated





# AMERICAN UNIVERSITY 2011 Campus Plan

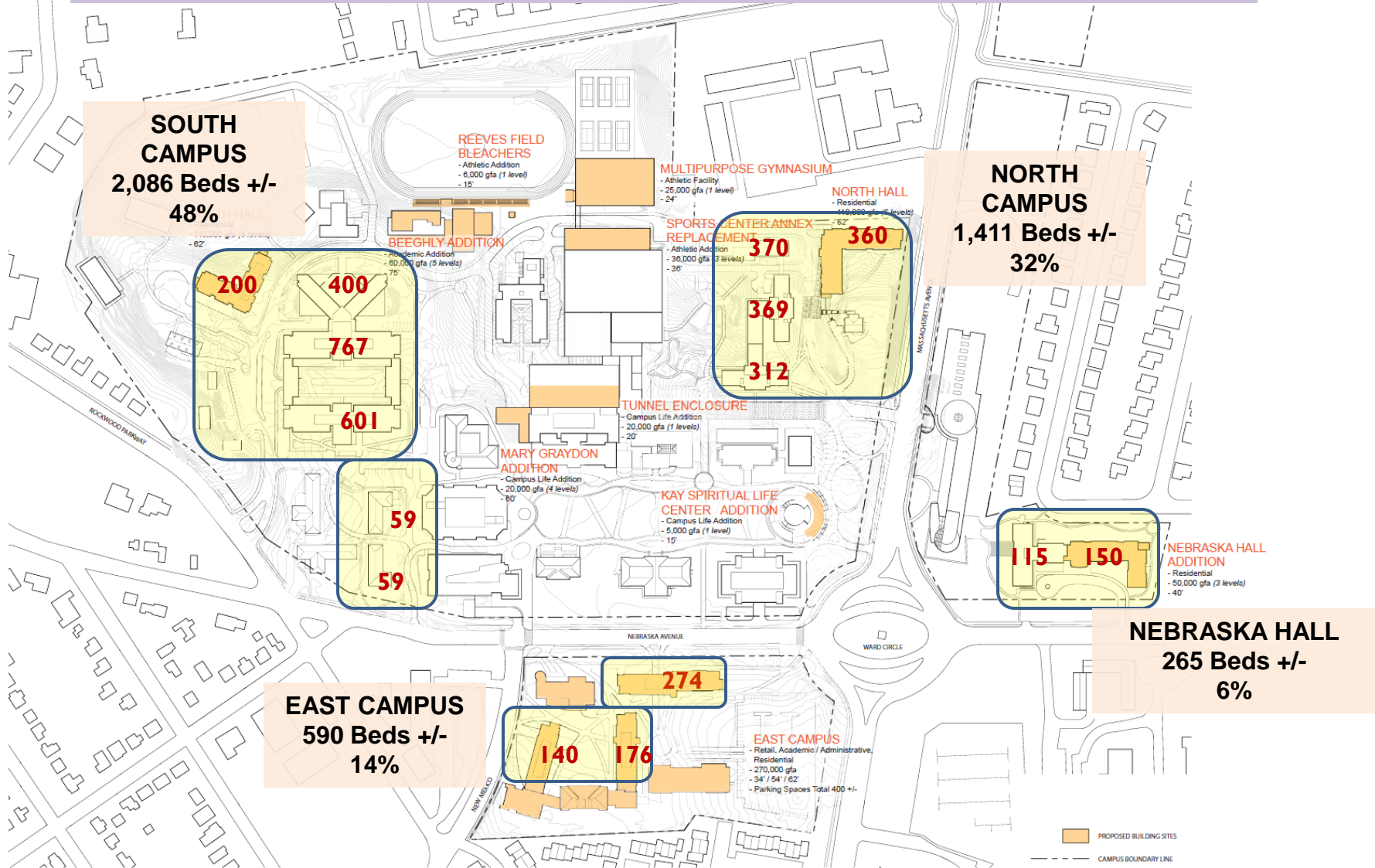
## Alternative Housing Land Area Calculation

	Acres	% of Land Area	Athletic Fields Acres	Net Acres	% of Net Land Area	Proposed 2011 Plan Beds	% of Beds	<b>Beds/Acre</b>
Main Campus-South of Massachusetts Ave	58.5	77%	12.2	46.3	75%	3,483	80%	<b>75</b>
Nebraska Hall	2.3	3%	-	2.3	4%	265	6%	<b>114</b>
East Campus	8.1	11%	-	8.1	13%	590	14%	<b>73</b>
Remainder of Main Campus	6.8	9%	2.0	4.7	8%	-	0%	-
<b>Main Campus Total</b>	<b>75.7</b>	<b>100%</b>	<b>14.2</b>	<b>61.5</b>	<b>100%</b>	<b>4,338</b>	<b>100%</b>	<b>71</b>



## Proposed Housing Distribution

**All Existing and New Housing: 4,352 Beds +/-**





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus Ground Floor Plan – Revised Retail Plan



### PROJECT DATA

<b>1</b>	9,100 GSF - RETAIL (1)
	2,000 GSF - SHARED SPACES (1)
	1,000 GSF - STAFF/FACULTY APT (2)
	66,250 GSF - RESIDENTIAL (2-6)
	<b>78,350 GSF (274 BEDS - TYPE B)</b>
<b>2</b>	4,900 GSF - ADMINISTRATIVE / ACADEMIC (1)
	2,000 GSF - SHARED SPACES (1)
	37,200 GSF - RESIDENTIAL (2-5)
	<b>44,100 GSF (140 BEDS - TYPE B)</b>
<b>3</b>	2,000 GSF - STAFF/FACULTY APTS (1)
	5,800 GSF - RESIDENTIAL (1)
	2,000 GSF - SHARED SPACES (1)
	500 GSF - RESIDENTIAL LIFE - SUPPORT (1)
	41,200 GSF - RESIDENTIAL (2-5)
	<b>51,500 GSF (176 BEDS - TYPE B)</b>
<b>4</b>	24,000 GSF - ADMINISTRATIVE / ACADEMIC (1-2)
	<b>24,000 GSF TOTAL</b>
<b>5</b>	3,020 GSF - RETAIL (1)
	50,190 GSF - ADMINISTRATIVE (0-4)
	<b>53,210 GSF TOTAL (0-4)</b>
<b>6</b>	7,500 GSF - ADMINISTRATIVE (1-2)
	10,200 GSF - ADMINISTRATIVE / ACADEMIC (1-2)
	<b>17,700 GSF TOTAL</b>

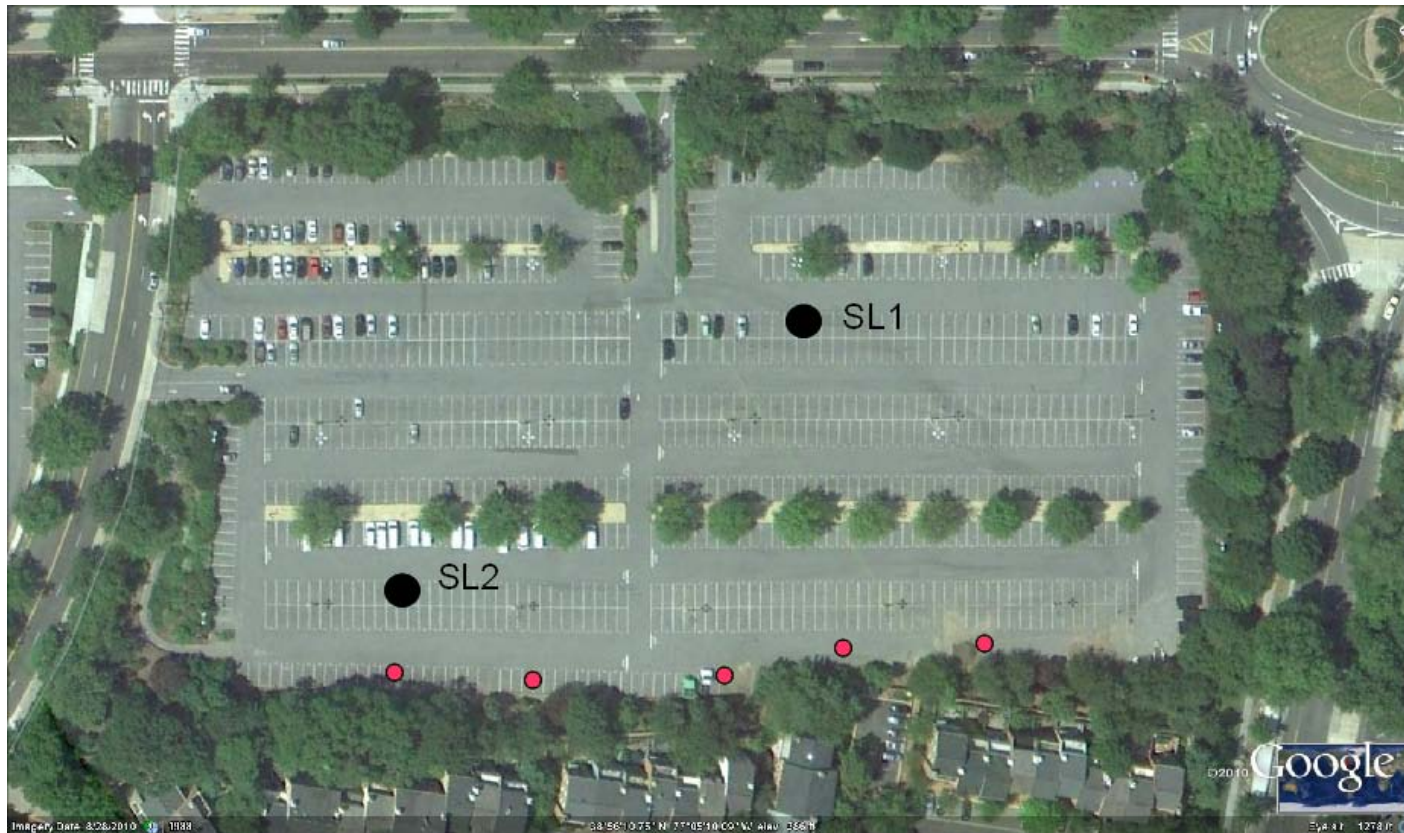
<b>TOTALS</b>	
57,690 GSF	- ADMINISTRATIVE
39,100 GSF	- ADMINISTRATIVE / ACADEMIC
12,120 GSF	- RETAIL
500 GSF	- RESIDENTIAL LIFE - SUPPORT
150,450 GSF	- RESIDENTIAL
3,000 GSF	- STAFF / FACULTY APARTMENTS
6,000 GSF	- SHARED SPACES / CIRCULATION / SUPPORT
<b>268,860 GSF TOTAL</b>	
<b>590 BEDS (TYPE B)</b>	
<b>255 SF / BED</b>	



## East Campus Noise Propagation Study

### ▶ Study Methodology

- ▶ Field Measurements – existing background and simulated noise
- ▶ Noise Model





## East Campus Noise Propagation Study

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- ▶ Existing Background Measurements
  - ▶ Noise levels louder near public streets
  - ▶ Average noise levels at Westover property line – 48-55 dBA
- ▶ Noise Model Simulation Results
  - ▶ Most projected noise will not exceed existing background levels
  - ▶ Orientation of housing buildings and location of buildings 4 and 6 minimize noise at Westover property line
  - ▶ Worst case scenario (loud party music from multiple sources) noise levels at Westover property line – 51-58 dBA
  - ▶ Worst case scenario is unlikely and can be managed by AU





### ▶ Conclusions

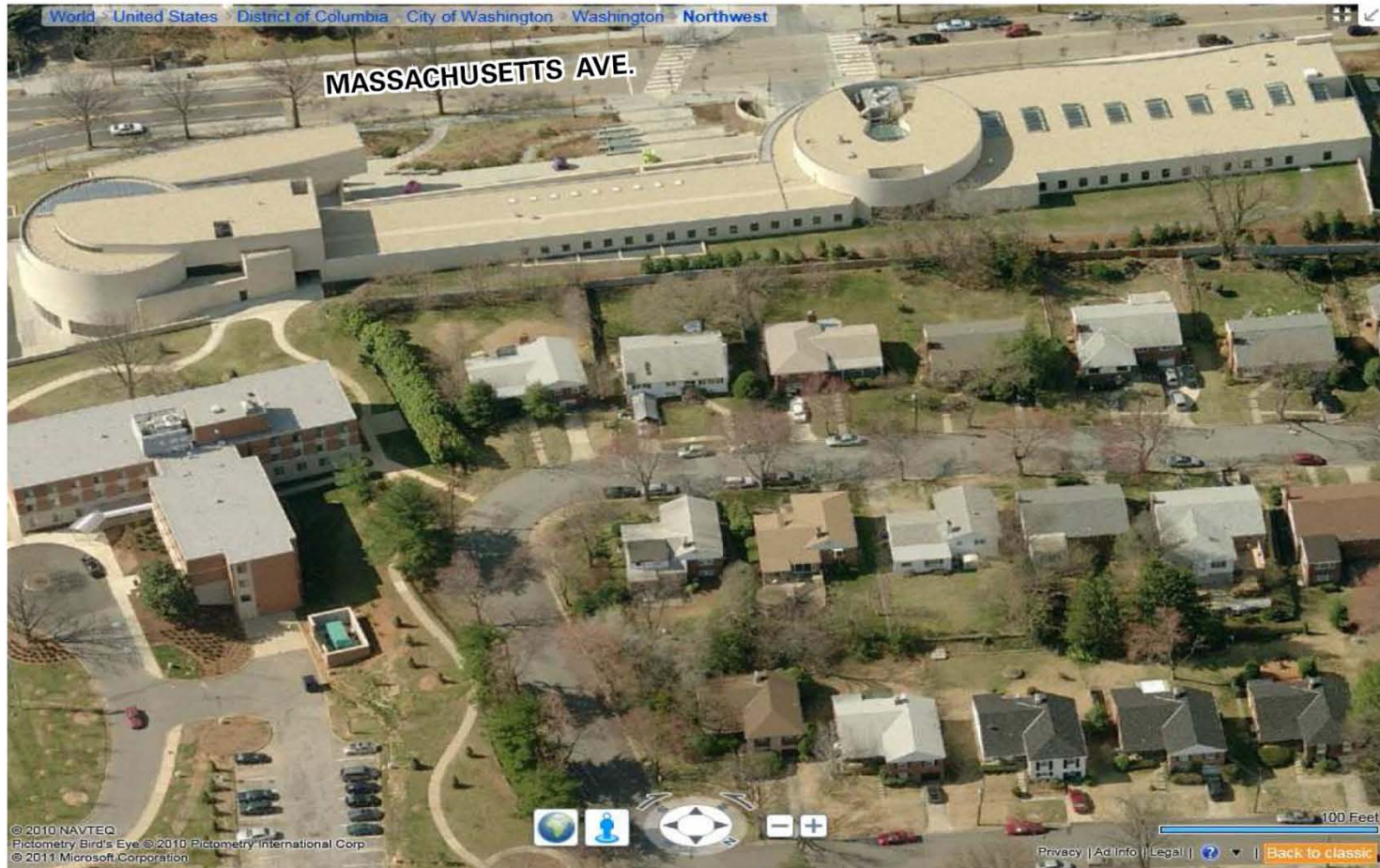
- ▶ Buildings 4 and 6 serve as sound buffers
- ▶ Sound from normal activities will not be above background noise level
- ▶ Professional opinion is that it will not create an objectionable condition
- ▶ On-site management of activities will prevent worst case scenario





# AMERICAN UNIVERSITY 2011 Campus Plan

## Katzen and Nebraska Hall Setbacks





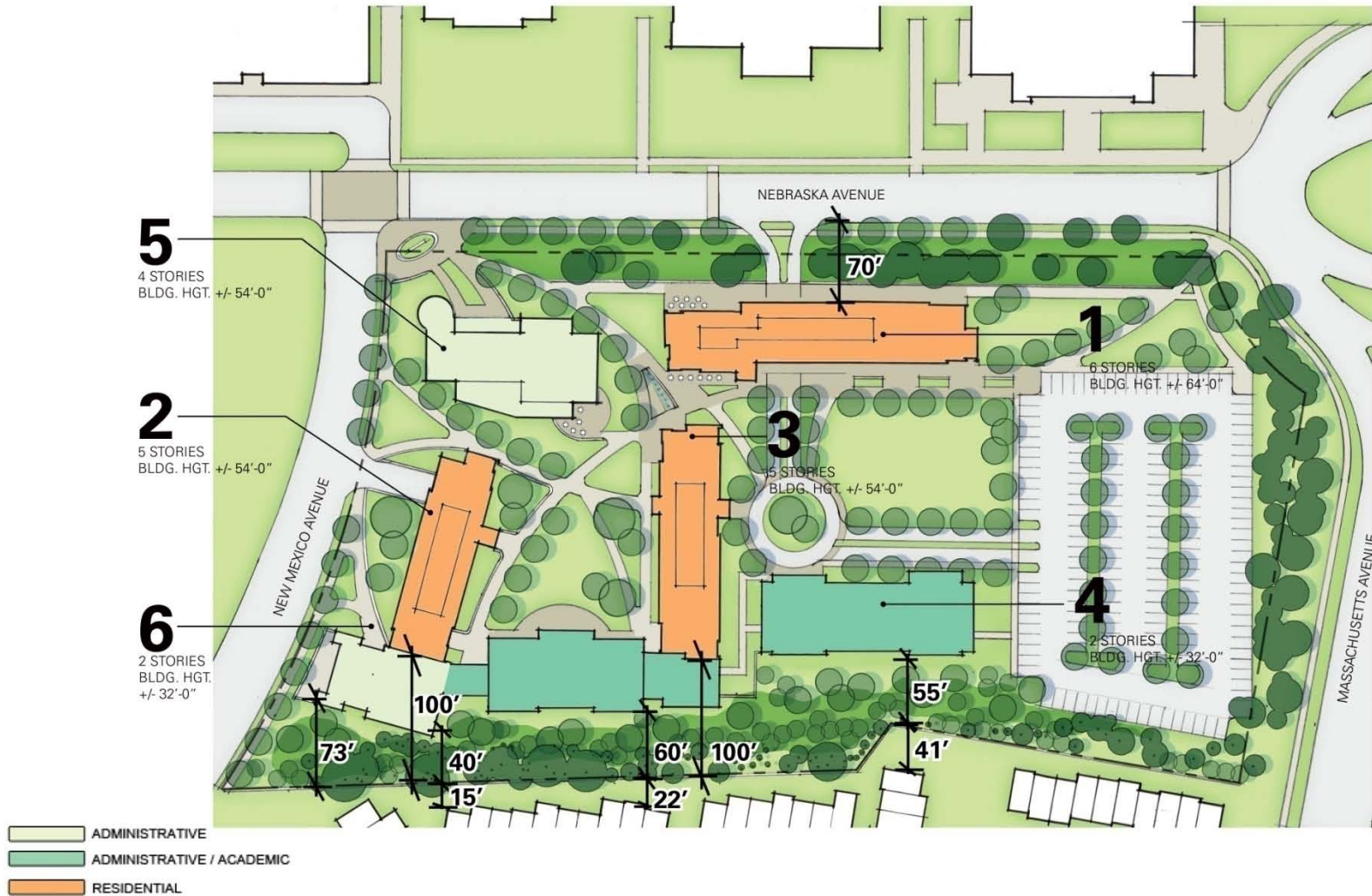
# AMERICAN UNIVERSITY 2011 Campus Plan

## Katzen and Nebraska Hall Setbacks





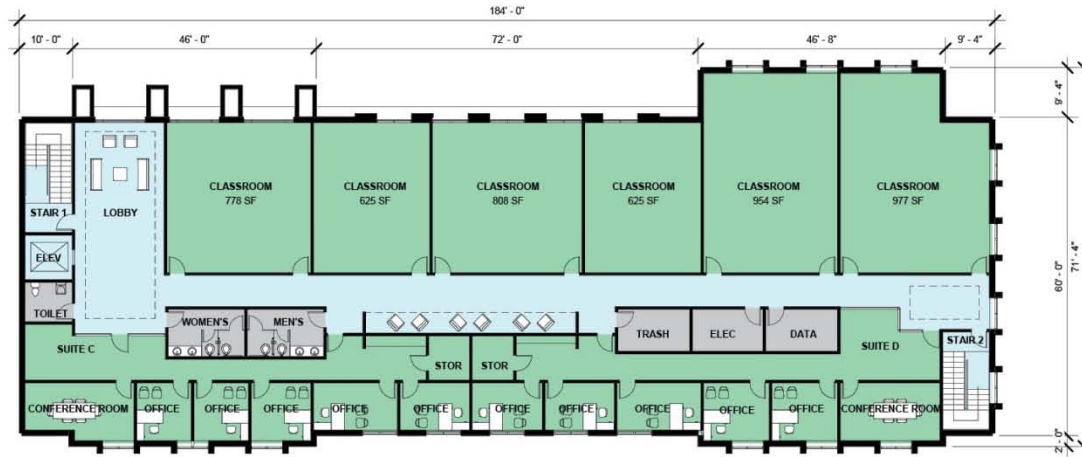
## East Campus Site Plan





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus Building 4 Second Floor Plan



THE APPLICANT REQUESTS THE FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, MECHANICAL ROOMS, ELEVATORS AND TOILET ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE STRUCTURE.

### SECOND FLOOR PLAN

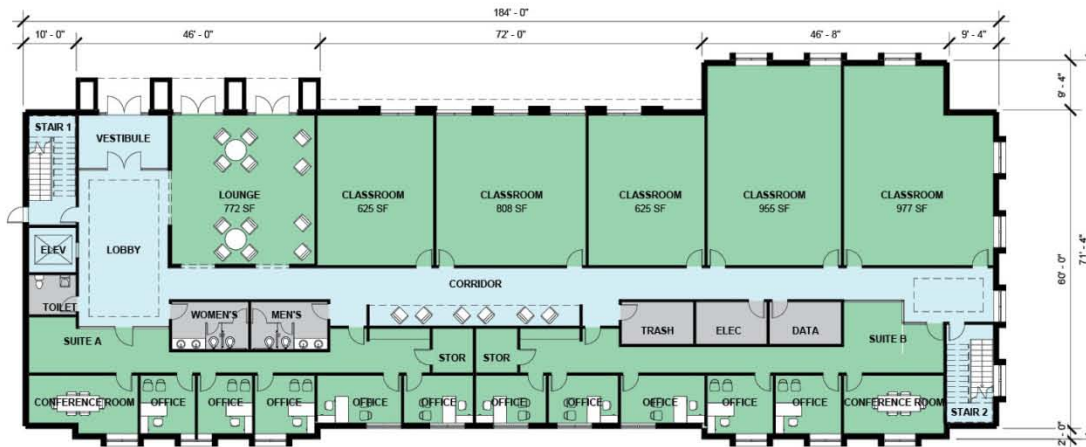
- ADMINISTRATIVE / ACADEMIC
- LOBBY/ CIRCULATION
- SUPPORT





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus Building 4 First Floor Plan



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### FIRST FLOOR PLAN

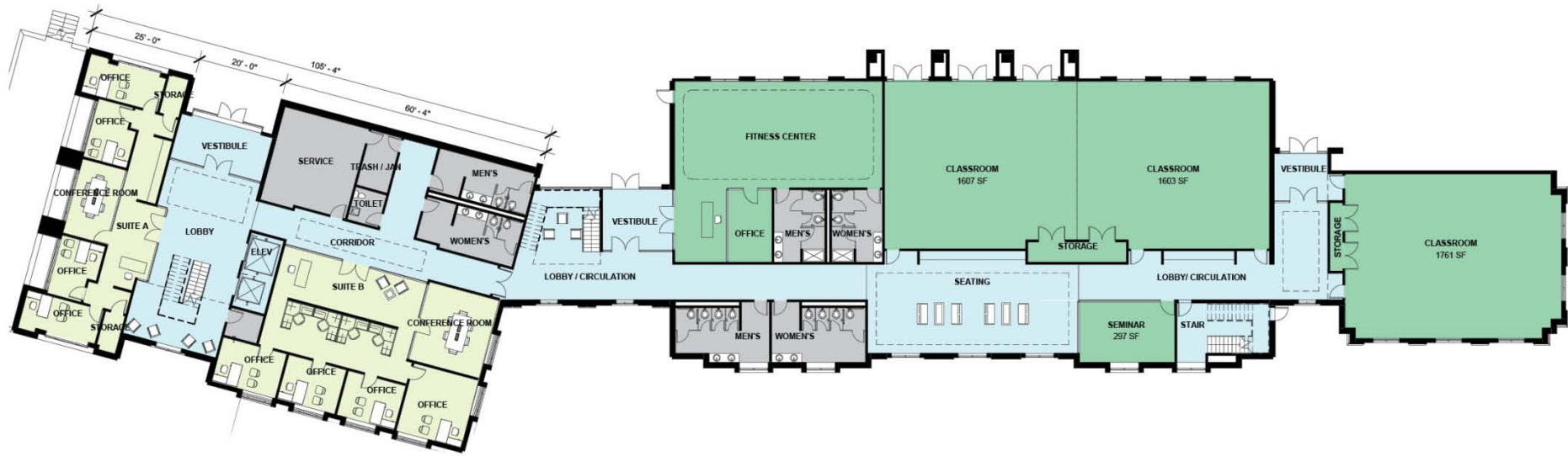
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- SUPPORT





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus Building 6 First Floor Plan



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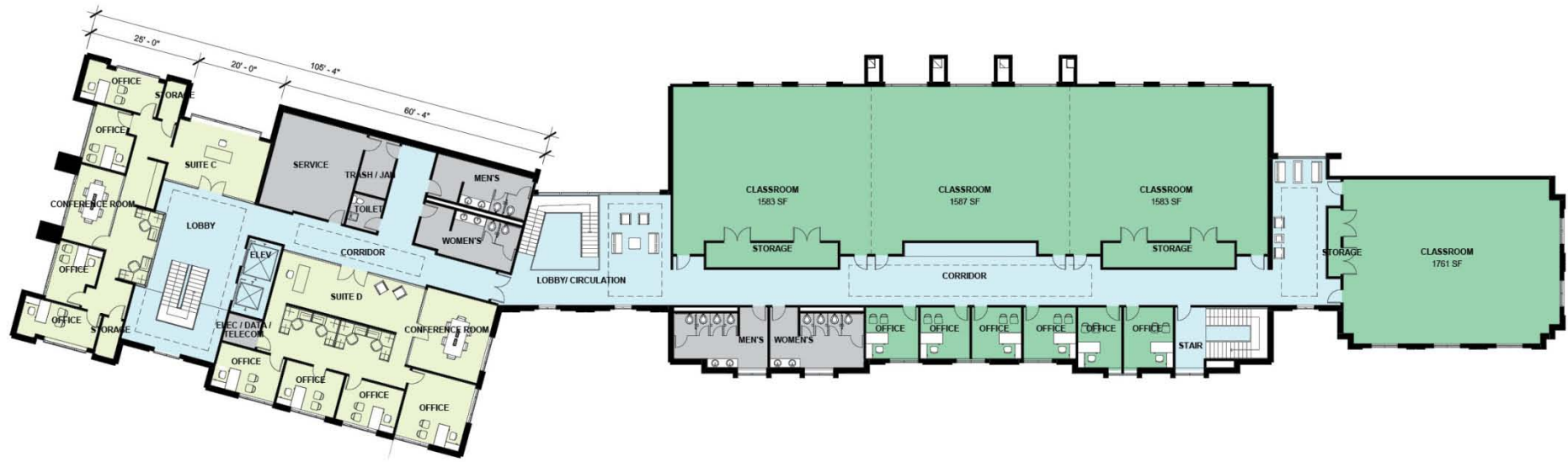
- ADMINISTRATIVE
- ADMINISTRATIVE / ACADEMIC
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## East Campus Building 6 Second Floor Plan



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### SECOND FLOOR PLAN

- ADMINISTRATIVE
- ADMINISTRATIVE / ACADEMIC
- LOBBY/ CIRCULATION
- SUPPORT







## East Campus Typical Building Detail – Building No. 1



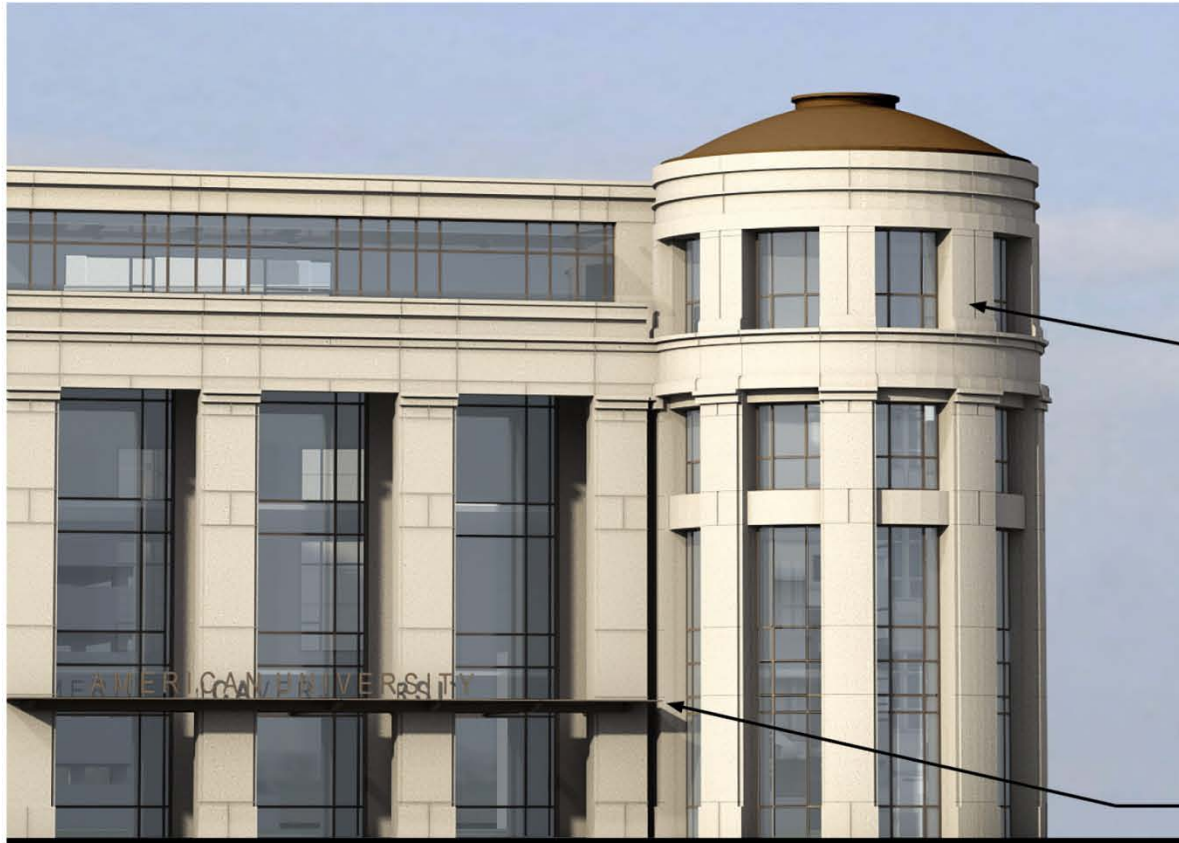
- Metal Panelling 
- Precast Concrete 
- Brick 
- Canopy and Roof Metal 



The university is requesting the flexibility to vary the final selection of the exterior materials within the color ranges and material types proposed, based on the availability at the time of construction. The university is requesting the flexibility to make refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings, trim, and façade patterns and articulations



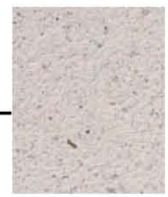
## East Campus Typical Building Detail – Building No. 5



Metal Panelling



Precast Concrete



Brick



Canopy and Roof Metal



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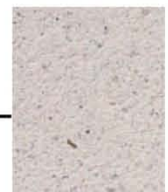
## East Campus Typical Building Detail – Building No. 6



Metal Panelling



Precast Concrete



Brick



Canopy and Roof Metal



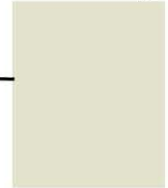
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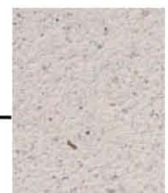
## East Campus Typical Building Detail – Building No. 6



Metal Panelling



Precast Concrete



Brick



Canopy and Roof Metal



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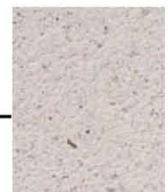
## East Campus Typical Building Detail – Building No. 4



Metal Panelling



Precast Concrete



Brick



Canopy and Roof Metal



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# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus and Surrounding Residential & Institutional Communities





# AMERICAN UNIVERSITY 2011 Campus Plan

## Westover Context



# AMERICAN UNIVERSITY 2011 Campus Plan

## Westover Context







# AMERICAN UNIVERSITY 2011 Campus Plan

## Westover Context





## East Campus





East Campus

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East Campus

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## East Campus







East Campus

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## East Campus







East Campus

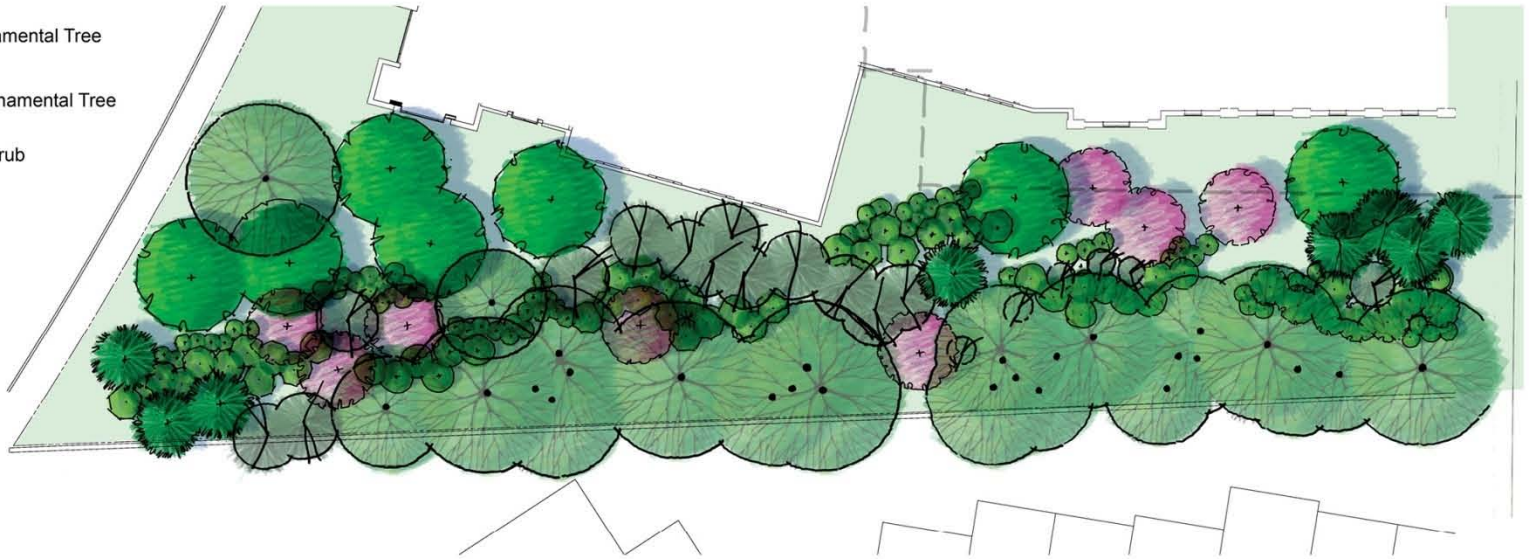






## East Campus Planting Plan

-  Existing Shade Tree
-  Proposed Shade Tree
-  Existing Evergreen Tree
-  Proposed Evergreen Tree
-  Existing Ornamental Tree
-  Proposed Ornamental Tree
-  Proposed Shrub





## East Campus Planting Plan

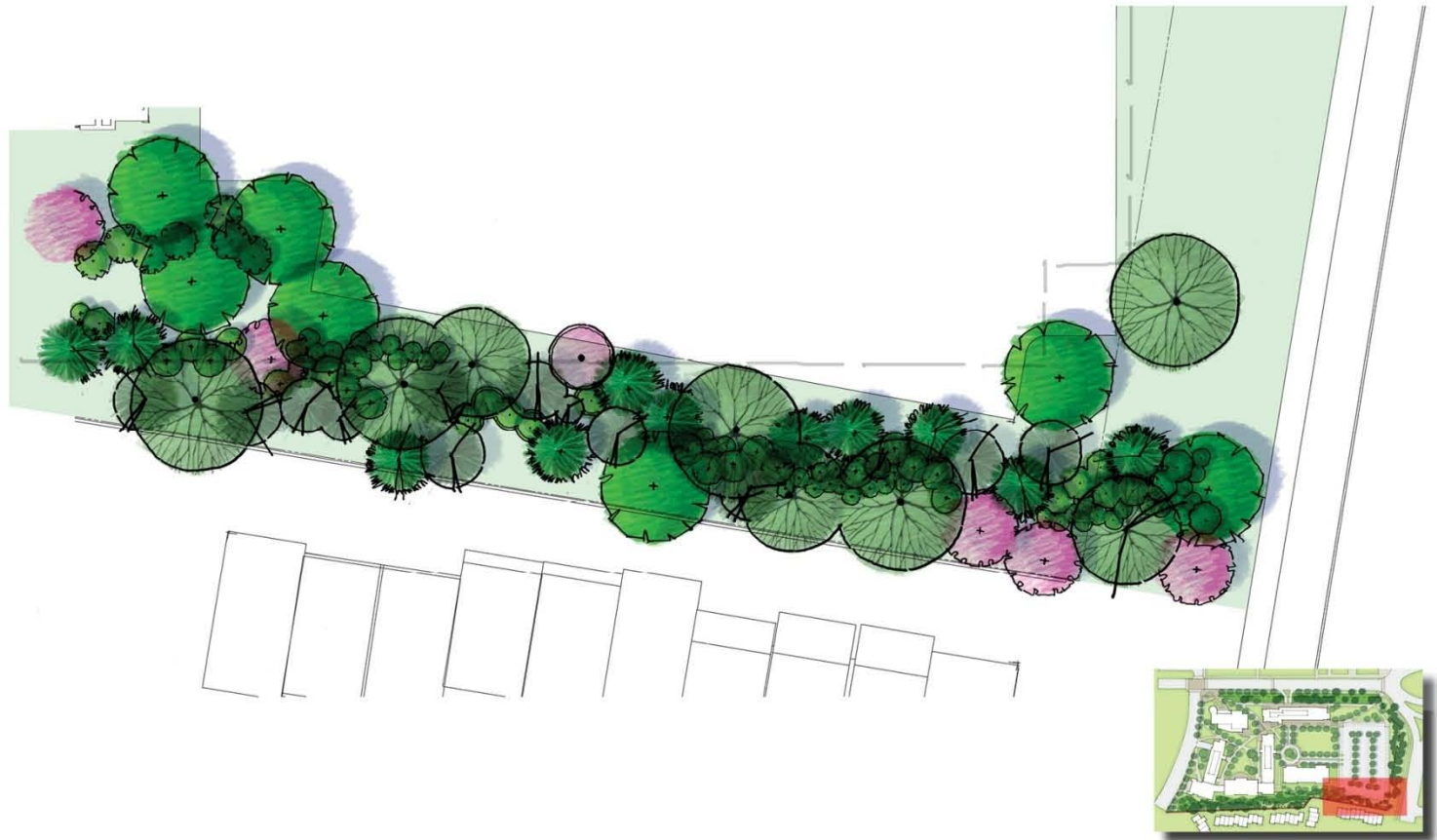
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## East Campus Planting Plan

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NORWAY SPRUCE AT PLANTING  
(8' - 10')

NORWAY SPRUCE AT 5 YEARS  
(18' - 20')



AMELANCHIER AT PLANTING  
(10 - 12')

AMELANCHIER AT 5 YEARS  
(16' - 18')



RED MAPLE AT PLANTING

RED MAPLE AT 5 YEARS





# AMERICAN UNIVERSITY 2011 Campus Plan

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