SITE ANALYSIS

Tenley Campus Area
355,910 sf

Zoning
R-1-B

Boundaries / Adjacencies
North- Yuma Street
South- Warren Street
East- Nebraska Avenue
West- 42nd Street

Development Guidelines
- Create highly effective and functional new facilities for the Washington College of Law that build upon the College’s rich heritage and enhance its academic resources and diverse programs.
- Preserve and strengthen the historic character of American University’s Tenley Campus and Capital Hall.
- Develop a meaningful campus aesthetic that maintains accessibly to open areas and green space.
- Develop 300,000 gross square feet of new and renovated facilities, largely within the footprint of the existing structures on the Tenley Campus.
- Concentrate development density to minimize the visual impact on the surrounding neighborhoods
- Maintain existing site access points and curb cuts, to the greatest possible degree
- Leverage access to the Tenley Metro and provide 400-500 below grade parking spaces
STREET VIEWS
BEEGHLY ADDITION
Beeghly Building Loading Area

Site Area
100 ft x 120 ft
12,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Beeghly Building Loading Area

Boundaries / Adjacencies
North - Osborn Building / Surface Parking
South - Beeghly Building
East - Surface Parking
West - Reeves Field

Site Attributes
- Directly adjacent to Beeghly Building
- Adjacent to existing Osborn Building
- Reeves Field exposure to the West
- Site currently serves as Beeghly Building loading area

Potential Uses
- Retain loading area and hold for future development
- Develop as 65,000 gsf 4 level structure

Bird's Eye Aerial

Campus Plan

PROPOSED BUILDING SITE
BEEGHLY ADDITION
Science Building Addition

Building Addition Footprint 13,500 SF
First Floor 13,500 SF
Second Floor 13,500 SF
Third Floor 13,500 SF
Fourth Floor 13,500 SF
Fifth Floor 6,000 SF
Total 60,000 SF

Existing Beeghly Building 36,000 SF

Building Height
First Floor 15'-0"
Second Floor 15'-0"
Third Floor 15'-0"
Fourth Floor 15'-0"
Fifth Floor 15'-0"
Total 75'-0"
BEEGHLY ADDITION
Proposed View from Reeves Field

Drawing Name

Drawing No.
18.1.2f
SOUTH HALL
Child Development Center

Site Area
220 ft x 250 ft
55,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Child Development Center
Area    2,000 sf
Height  10 ft

Boundaries / Adjacencies
North   - Media Production Center
South   - Hamilton Building
East    - Centennial Hall and Anderson Hall
West    - Williams / Jacobs Recreational Complex

Site Attributes
- Near William / Jacobs Recreational Complex
- Adjacent to existing residential campus halls, Letts and Anderson
- Site located in the southern part of the campus
- Adjacent to shuttle bus stop
SOUTH HALL
Child Development Center

New Building Footprints 18,330 SF Each
First floor 18,330 SF
Second floor 18,330 SF
Third floor 18,330 SF
Fourth Floor 18,330 SF
Fifth Floor 18,330 SF
Sixth Floor 18,330 SF
Total 110,000 SF

Building Height
First floor 10' - 0"
Second floor 10' - 0"
Third floor 10' - 0"
Fourth Floor 10' - 0"
Fifth Floor 10' - 0"
Sixth Floor 10' - 0"
Roof Parapet 2' - 0"
Total 62' - 0" Maximum
42' - 0" Minimum
NORTH HALL

Surface Parking

Site Area
164 ft x 195 ft
32,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Surface Parking     65 spaces

Boundaries / Adjacencies
North - Tree buffer, Massachusetts Avenue
South - Campus roadway and McDowell Hall
East - President’s Office Building
West - Wesley Theological Seminary

Site Attributes
- Directly off of main campus roadway
- Adjacent to existing residential campus halls, Leonard, McDowell, and Hughes
- Site located at campus perimeter with tree buffer at two sides
- Adjacent to shuttle bus stop and north campus entrance
NORTH HALL
Surface Parking

New Building Footprints 18,330 SF Each

First floor 18,330 SF
Second floor 18,330 SF
Third floor 18,330 SF
Fourth Floor 18,330 SF
Fifth Floor 18,330 SF
Sixth Floor 18,330 SF
Total 110,000 SF

Building Height
First floor 10'-0"
Second floor 10'-0"
Third floor 10'-0"
Fourth Floor 10'-0"
Fifth Floor 10'-0"
Sixth Floor 10'-0"
Roof Parapet 2'-0"
Total 62'-0" Maximum
MULTIPURPOSE GYMNASIUM
Tennis and Basketball Courts

Site Area
167 ft x 347 ft
58,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Basketball and Tennis Courts – surface area 52,500 sf

Boundaries / Adjacencies
North - Landscape Buffer / Welsey Theological Seminary
South - Reeves Field
East - Sports Center Annex
West - Landscape Buffer / University Avenue

Site Attributes
- Adjacent to Reeves Field
- Landscape buffer to the West
- Significant topographical variation at West and North boundaries
- Campus roadway alignment separates site from sports center annex

Bird's Eye Aerial
MULTIPURPOSE GYMNASIUM
Tennis and Basketball Courts

New Building Footprint
25,000 SF

New Multipurpose Gymnasium
First Floor
25,000 SF
Total
25,000 SF
Building Height
24'-0"
SPORTS CENTER ANNEX REPLACEMENT
Sports Center Annex

Site Area
55 ft x 218 ft
12,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Sports Center Annex – 10,800 sf

Boundaries / Adjacencies
North - Leonard Hall
South - Osborn Building
East - Bender Arena and Jacobs Fitness Center
West - Main campus roadway and Tennis / Basketball Courts

Site Attributes
- Adjacent to Reeves Field
- Connected to Bender Arena and Jacobs Fitness Center
- Located directly off main campus roadway
- Campus roadway alignment separates site from tennis and basketball courts

Bird's Eye Aerial

Campus Plan

Bird's Eye Aerial

TENNIS COURTS
REEVES FIELD
BENDER ARENA
AND JACOBS FITNESS CENTER
SPORTS CENTER ANNEX REPLACEMENT  
Sports Center Annex

New Building Footprint  
12,000 SF

Existing Sports Center Annex Replacement  
First Floor  12,000 SF  
Second Floor  12,000 SF  
Third Floor  12,000 SF  
Total  36,000 SF  
Building Height  36'-0"
REEVES FIELD BLEACHERS
Osborne Building

Site Area
150 ft x 160 ft
24,000 sf

Zoning
R-5-A
Currently included in 2001 campus plan

Existing Structures
Osborn Building
Area 7,000 sf
Height 20 ft
Parking 11 spaces

Boundaries / Adjacencies
North - Campus Roadway / Sports Center Annex
South - Beeghly Building
East - Surface Parking
West - Reeves Field

Site Attributes
- Adjacent to sports and recreational related activities
- Adjacent to existing Ashbury Building
- Osborn Building and wall adjacent to the field currently occupy the site
- Limited space between the Beeghly Building and the track.

Bird's Eye Aerial

Campus Plan

Drawing Name
18.1.7a

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McKissack & McKissack
1401 New York Avenue, NW
Suite 900
Washington DC 20005

Date
March 14, 2011

Scale

American University Campus Plan 2011

American University
4400 Massachusetts Avenue, NW
Washington DC 20016-8200
REEVES FIELD BLEACHERS
Bleacher Addition

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<table>
<thead>
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PROPOSED SITE PLAN

Scale: 1/2" = 1'-0"

REEVES FIELD BLEACHERS
Bleacher Addition

Bleacher / Storage Area Footprint: 5,500 SF
Building Area Footprint: 500 SF
Total: 6,000 SF

Building Height: 15'-0"
REEVES FIELD BLEACHERS
Proposed View from Reeves Field

Drawing Name
REEVES FIELD BLEACHERS
Proposed View from Reeves Field

Drawing No.
18.1.7d
KAY SPIRITUAL LIFE CENTER ADDITION
Kay Spiritual Life Center

Site Area
140 ft x 100 ft
14,000 sf

Zoning
R-5B
Currently included in 2001 campus plan

Existing Structure
Area 7,000 sf
Height 20 ft

Boundaries / Adjacencies
North - Lecture Hall Landscape / Massachusetts Avenue
South - Eric Friedheim Quadrangle
East - Ward Circle Building
West - Kogod School of Business

Site Attributes
- Eric Friedheim Quadrangle location
- Adjacent to new landscape which has replaced previous surface parking
- Screened from Massachusetts Avenue exposure
### KAY SPIRITUAL LIFE CENTER ADDITION

#### Kay Spiritual Life Center

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<td>First Floor</td>
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<td><strong>5,000 SF</strong></td>
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<tr>
<td>Building Addition Height</td>
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#### Proposed Additional Building Area
- **5,000 GFA**
- (1 LEVEL)

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KAY SPIRITUAL LIFE CENTER ADDITION
Proposed View from Massachusetts Avenue
Sketch No. 18.1.8d
TUNNEL ENCLOSURE
Sports Center / Butler Pavilion / Parking Structure

Site Area
280 ft x 140 ft
30,200 sf

Zoning
R-5-B
Currently included in 2001 campus plan

Existing Structures
Sports Center Parking Garage
Area 156,972 sf
Height 60 ft
Parking 466 spaces

Butler Pavilion
Area 50,110 sf
Height 60 ft

Boundaries / Adjacencies
North - Campus Roadway / Amphitheater Garden
South - Campus Roadway / green space
East - Mary Grayton Center
West - Bender Arena and Jacobs Fitness Center

Site Attributes
- Central campus location
- Adjacent to major student life functions
- Recyclable structure
- Location between the Bender Arena and Mary Grayton Center has minimal visual impact on the campus from East and West
- Butler Pavilion connection

Potential Uses
- Remain as parking structure and hold for future development
- Dismantle garage and reconstruct structural elements to accommodate alternate function
- Develop for expanded student life activities
BUTLER TUNNEL ENCLOSURE
Sports Center Parking Garage

New Enclosure Footprint 20,000 SF

First Floor 20,000 SF
Total 20,000 SF

Building Height Match Existing