2011 Campus Plan
Athletic Fields

Jacobs Field

Reeves Field
Reeves Field Bleachers

Original Proposal – 2,000 Seats

Revised Proposal – 250 Seats
2011 Campus Plan
Jacobs Field 1987

Herzstein Home
Property Line

Parking 150 +/- Cars
30' Tall Light Poles
12' high chain link fence
Jacobs Field 1990

- Removed 30' tall light poles
- Removed 12' high chain link fence
- Removed parking 60 +/- cars
- Installed access control gates at each end of drive

- Installed 7' high ornamental metal fence
- Installed berm, dense landscape & three 15' high shielded light fixtures

Herzstein Home
Property Line
2011 Campus Plan

Jacobs Field 2001

- Removed additional parking 60 +/- cars
- Removed three 15' high light fixtures
2011 Campus Plan
Jacobs Field 2008

- Removed additional parking and roadway
- Installed additional plantings
- Installed maintenance path

7' high ornamental metal fence
Property Line
Herzstein Home
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
Undergraduate
Graduate
Other
Law School
2001 Cap-10,600
Proposed 2011 Cap-13,600

Fall 2011
Campus Plan Population 10,275

Law School Added 13,600

Agree to cap Tenley Campus population at 2,000 students and 500 faculty/staff
# 2011 Campus Plan

## University Provided Housing Proposal

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

#### General enforcement area

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

#### Disposition

<table>
<thead>
<tr>
<th>Disposition</th>
<th>Tickets</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paid</td>
<td>345</td>
<td>17%</td>
</tr>
<tr>
<td>First Offense Warning</td>
<td>873</td>
<td>43%</td>
</tr>
<tr>
<td>Dismissed (Non-AU)</td>
<td>546</td>
<td>27%</td>
</tr>
<tr>
<td>Appeal Granted</td>
<td>62</td>
<td>3%</td>
</tr>
<tr>
<td>Unpaid or Unchallenged Tickets</td>
<td>226</td>
<td>10%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,029</strong></td>
<td></td>
</tr>
</tbody>
</table>
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.
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
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
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, 2nd District.
• 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

Excluded in Bed Density Calculation 12.2 Acres
## 2011 Campus Plan

### Alternative Housing Land Area Calculation

<table>
<thead>
<tr>
<th>Location</th>
<th>Acres</th>
<th>% of Land Area</th>
<th>Athletic Fields Acres</th>
<th>Net Acres</th>
<th>% of Net Land Area</th>
<th>Proposed 2011 Plan Beds</th>
<th>% of Beds</th>
<th>Beds/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Campus-South of Massachusetts Ave</td>
<td>58.5</td>
<td>77%</td>
<td>12.2</td>
<td>46.3</td>
<td>75%</td>
<td>3,483</td>
<td>80%</td>
<td>75</td>
</tr>
<tr>
<td>Nebraska Hall</td>
<td>2.3</td>
<td>3%</td>
<td>-</td>
<td>2.3</td>
<td>4%</td>
<td>265</td>
<td>6%</td>
<td>114</td>
</tr>
<tr>
<td>East Campus</td>
<td>8.1</td>
<td>11%</td>
<td>-</td>
<td>8.1</td>
<td>13%</td>
<td>590</td>
<td>14%</td>
<td>73</td>
</tr>
<tr>
<td>Remainder of Main Campus</td>
<td>6.8</td>
<td>9%</td>
<td>2.0</td>
<td>4.7</td>
<td>8%</td>
<td>-</td>
<td>0%</td>
<td>-</td>
</tr>
<tr>
<td><strong>Main Campus Total</strong></td>
<td>75.7</td>
<td>100%</td>
<td>14.2</td>
<td>61.5</td>
<td>100%</td>
<td>4,338</td>
<td>100%</td>
<td>71</td>
</tr>
</tbody>
</table>
All Existing and New Housing: 4,352 Beds +/-

- **SOUTH CAMPUS**: 2,086 Beds +/- 48%
- **EAST CAMPUS**: 590 Beds +/- 14%
- **NORTH CAMPUS**: 1,411 Beds +/- 32%
- **NEBRASKA HALL**: 265 Beds +/- 6%
Study Methodology

- Field Measurements – existing background and simulated noise
- Noise Model
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
2011 Campus Plan

Katzen and Nebraska Hall Setbacks
2011 Campus Plan
Katzen and Nebraska Hall Setbacks
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.
East Campus Building 4 First 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.

FIRST FLOOR PLAN
- ADMINISTRATIVE / ACADEMIC
- LOBBY/CIRCULATION
- SUPPORT
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.
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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.
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Westover Context
Westover Context
East Campus
2011 Campus Plan

East Campus Planting Plan

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

**NORWAY SPRUCE**
- AT PLANTING: 8′ - 10′
- AT 5 YEARS: 18′ - 20′

**AMELANCHIER**
- AT PLANTING: 10′ - 12′
- AT 5 YEARS: 16′ - 18′

**RED MAPLE**
- AT PLANTING
- AT 5 YEARS