

Community Presentation

American University Hall of Science

August 14, 2017



PROJECT INFORMATION



AERIAL VIEW FROM SOUTHEAST

Need

- Enrollment growth in sciences
- Compromised science facility if Beeghly is renovated and expanded

Site

- Asbury parking lot

Program

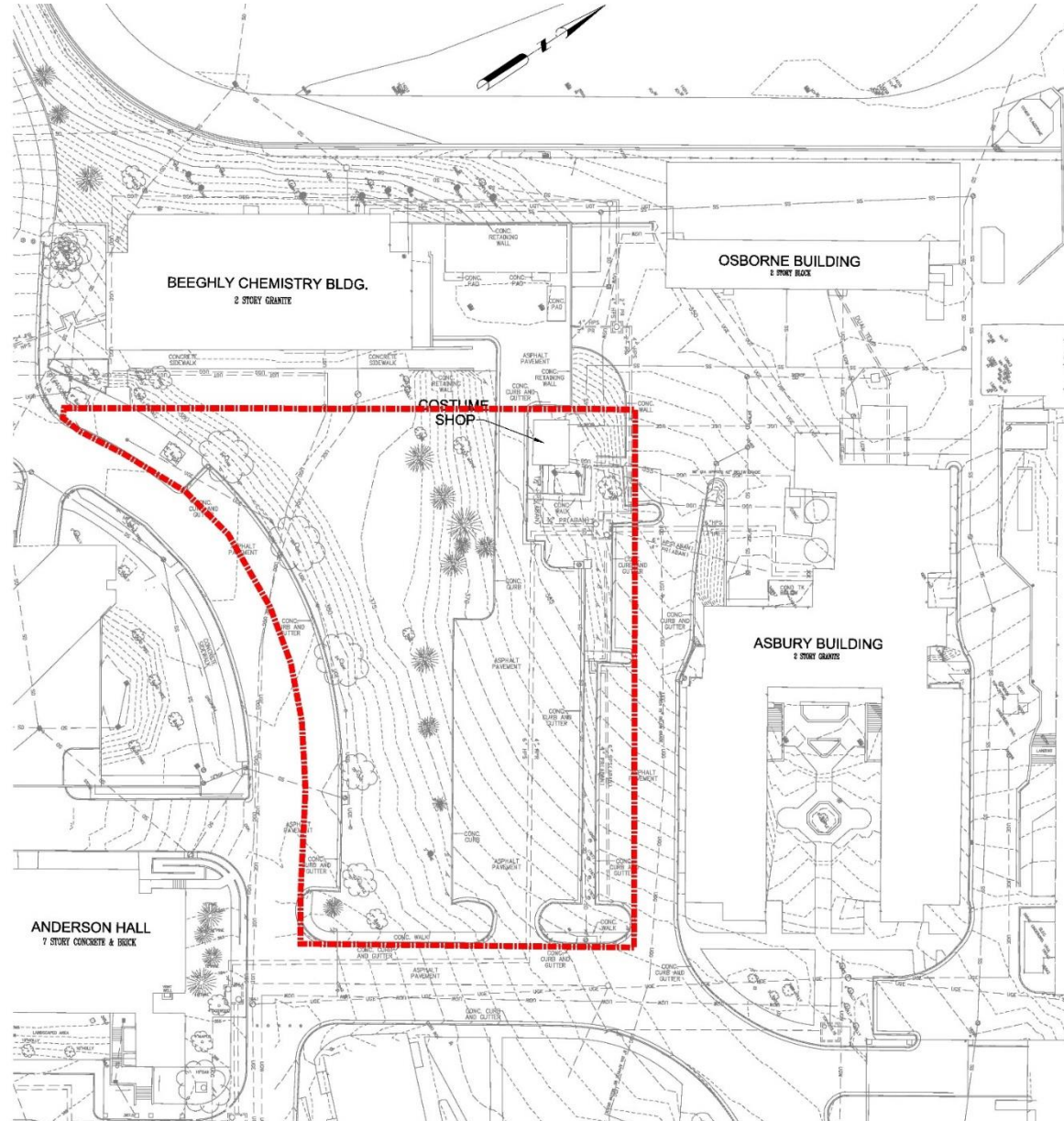
- Teaching Laboratories
- Research Laboratories
- Vivarium
- Classrooms
- Lecture hall
- Collaboration spaces
- Offices

Building

- 95,100 GFA
- 3 stories above grade, 2 below
- Height 54'-6" T.O. Parapet, 70'-0" T.O. Penthouse
- Over 500 feet from University Avenue

Green Building Certification

- Gold Mandate



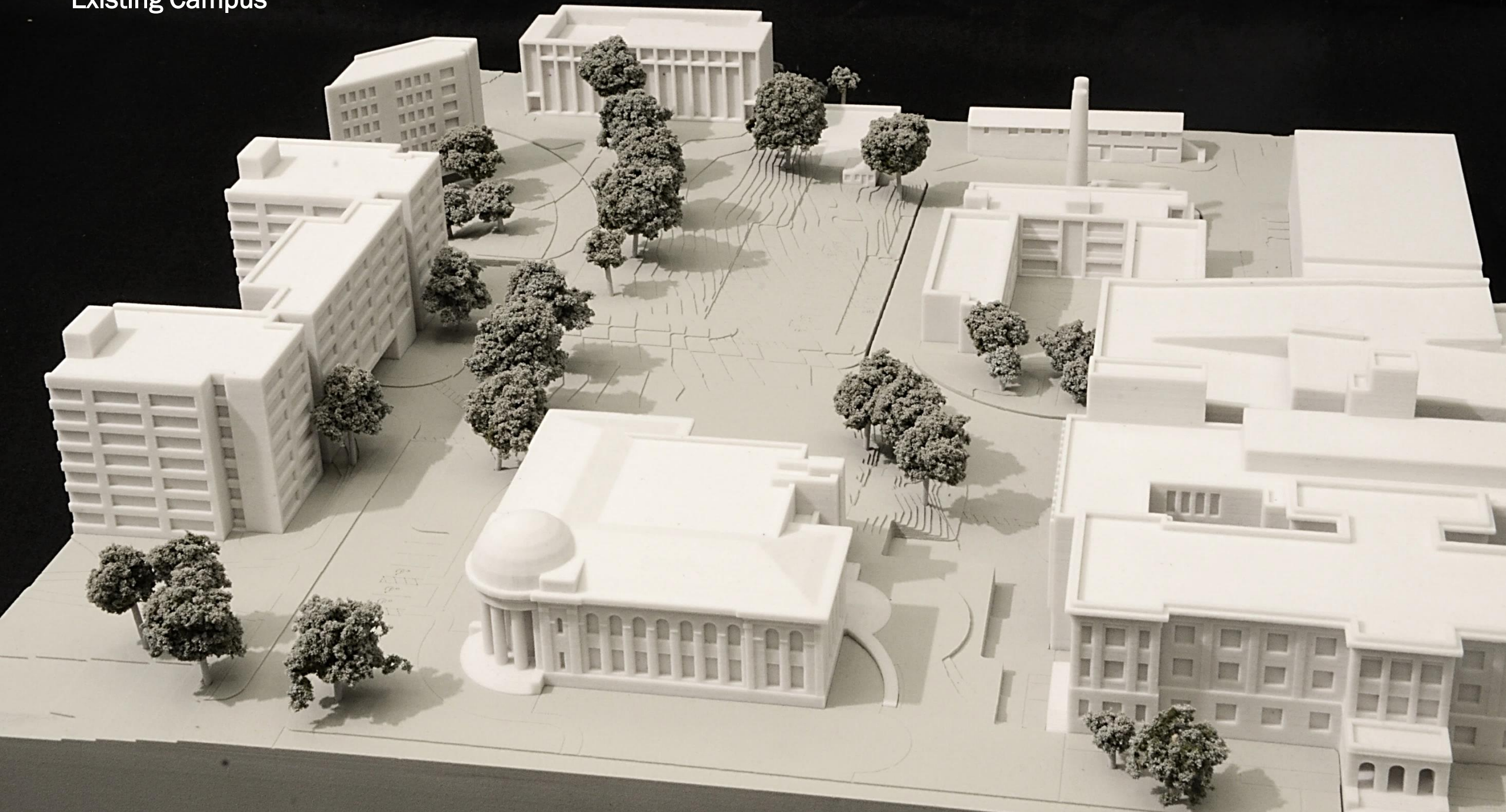
LOCATION

- Asbury parking lot and surrounding area
- Permanently removes approximately 72 parking spaces from the campus inventory
- Internal to campus and is over 90' further away from University Avenue than Beehly Chemistry Building
- Adjacent to Asbury Hall and associated science facilities
- View corridor from University Avenue and Quebec Street partially blocked by Beehly Chemistry Building



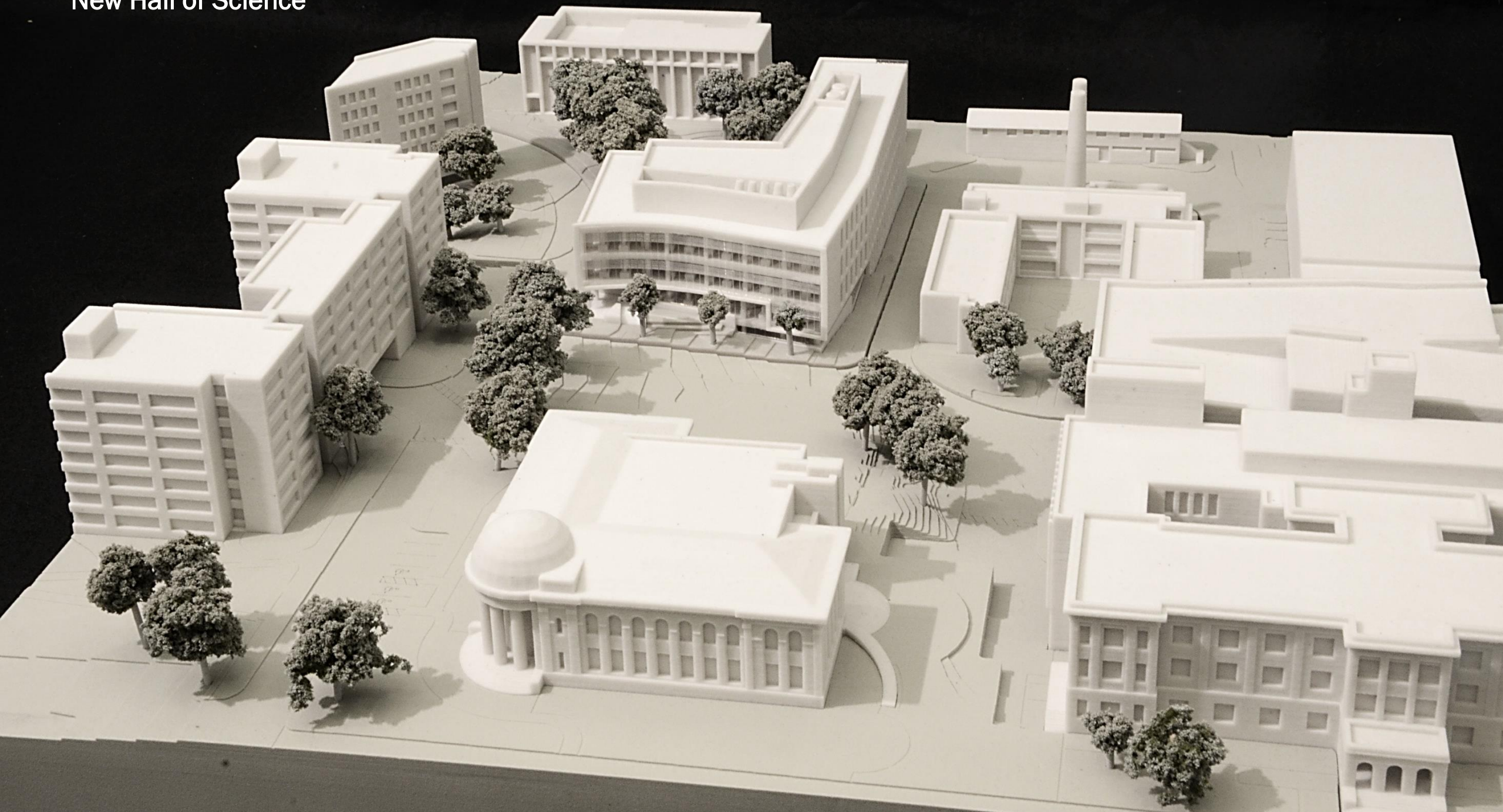
(University Avenue Beyond)

Existing Campus



(University Avenue Beyond)

New Hall of Science

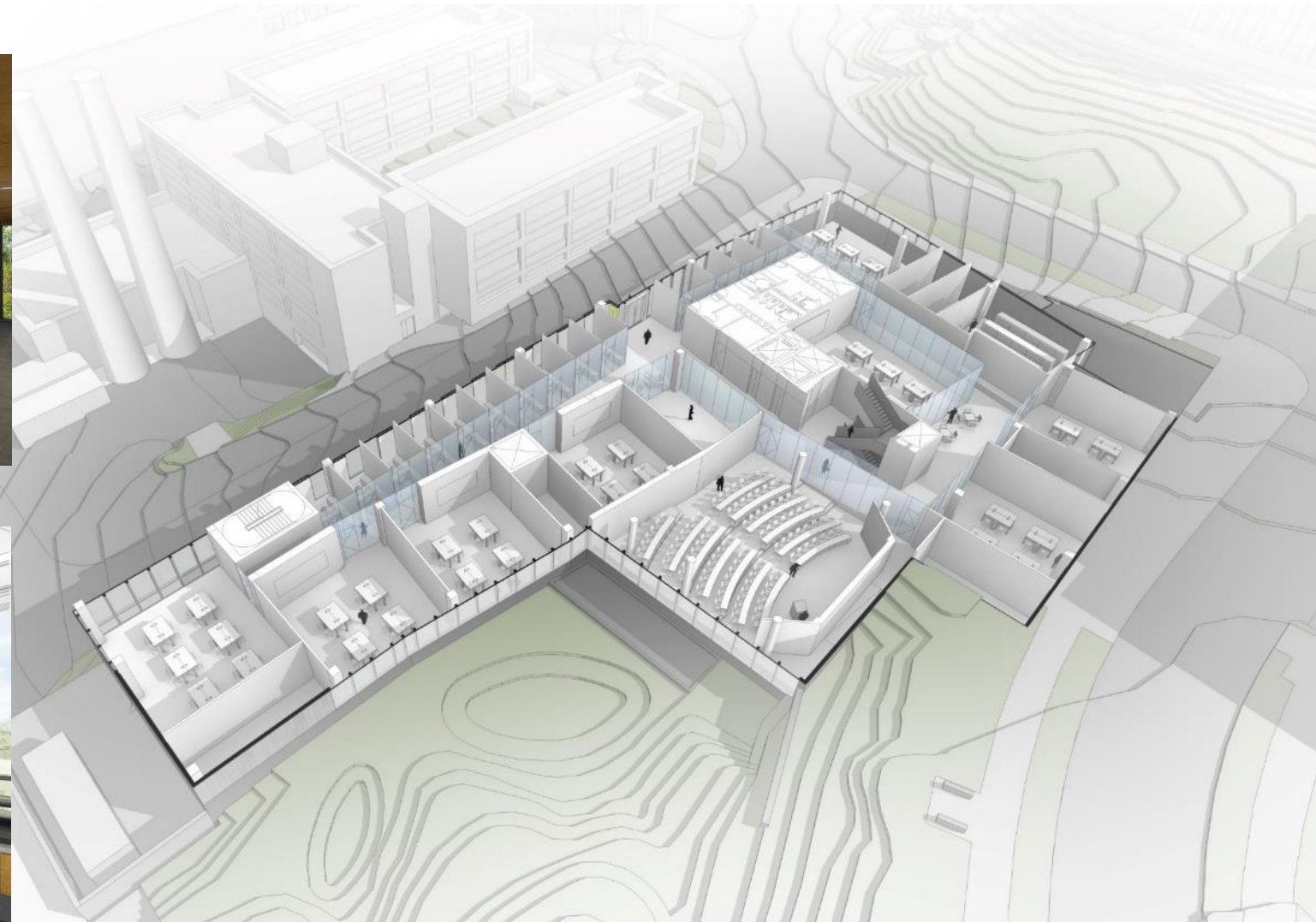




Lecture Hall



Teaching Laboratory



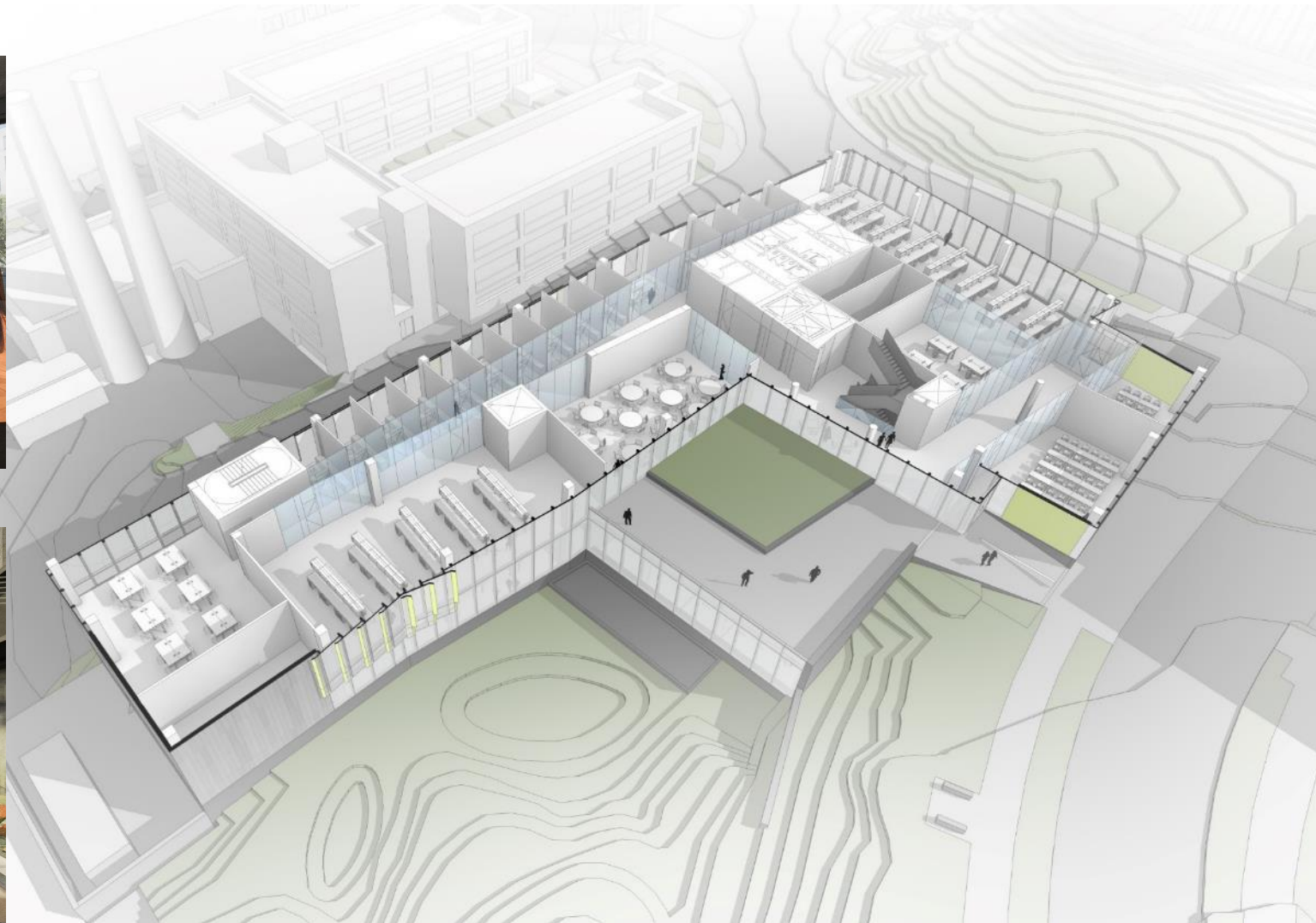
Lecture Hall, Teaching Laboratories & Offices



Interactive Classroom



Roof Garden



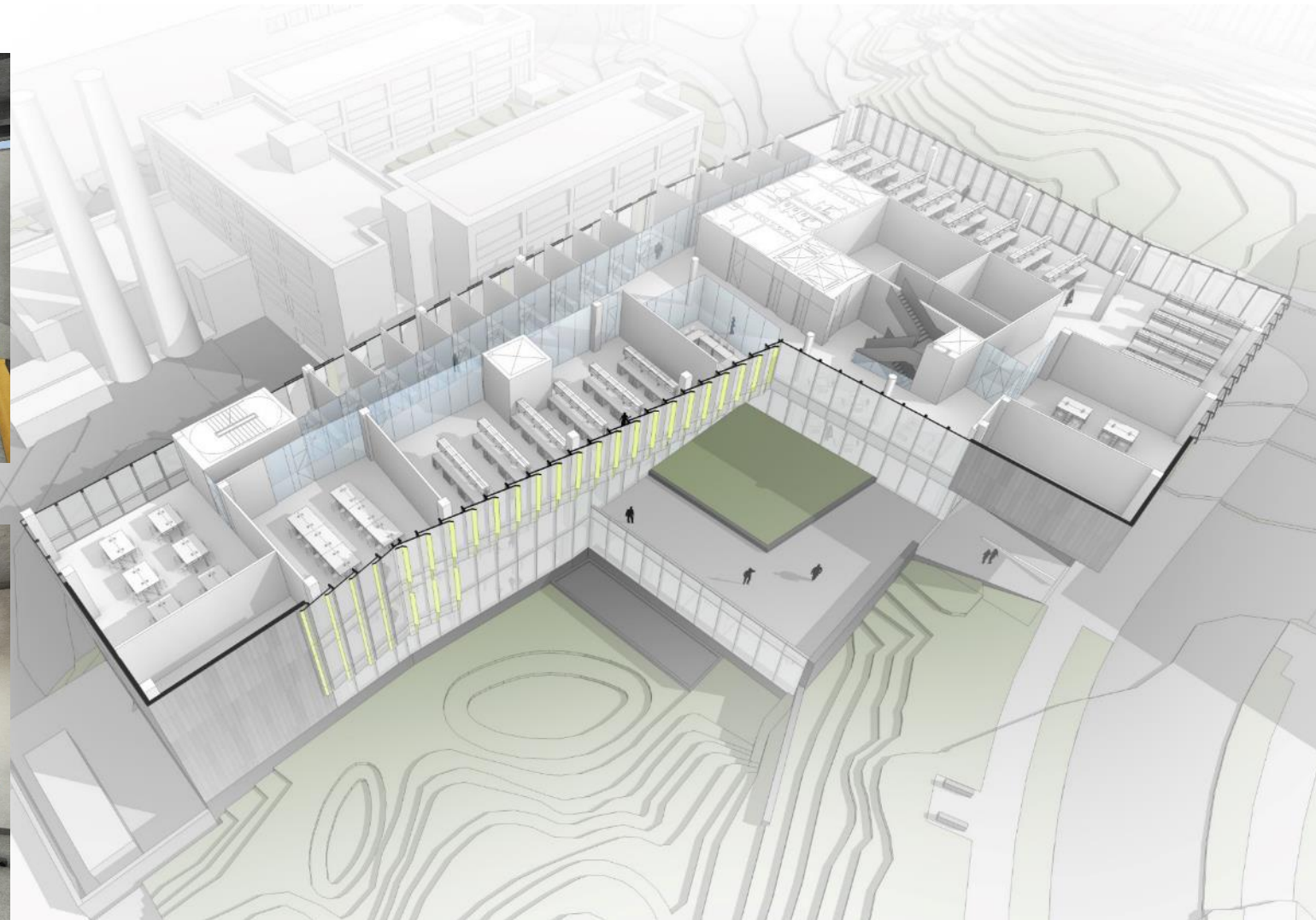
Classrooms, Multi-purpose Room, Teaching Laboratories, Research Laboratories & Offices



Research Laboratory

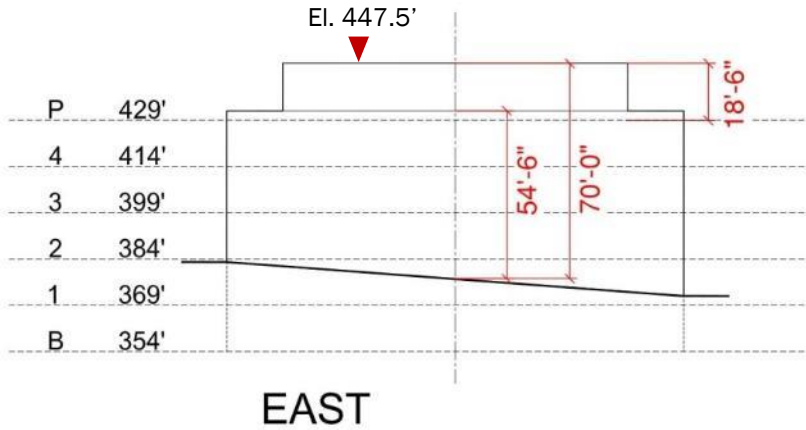


Office and Interaction Areas

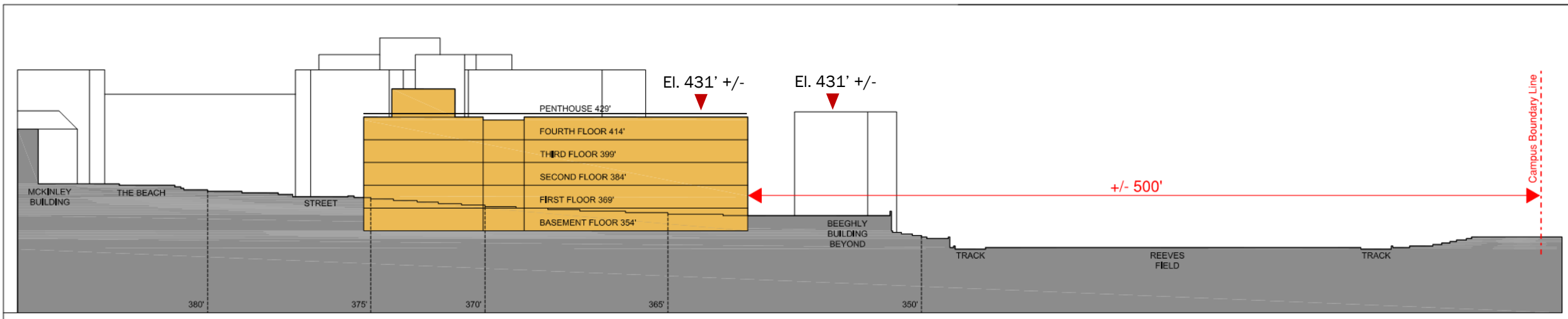


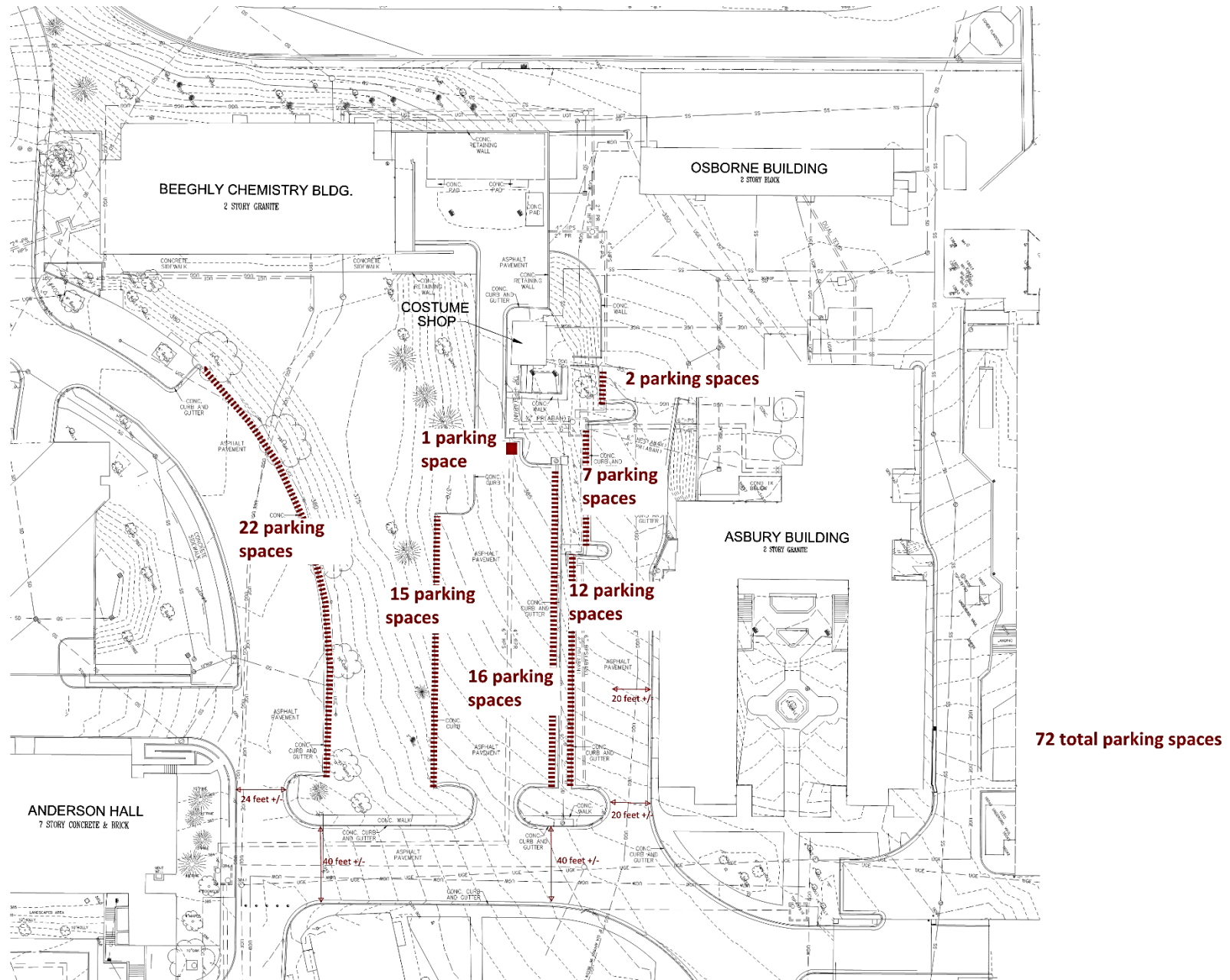
Research Laboratories, Teaching Laboratories & Offices

Zoning and Setback Analysis



Code of D.C. Municipal Regulations	AU 2011 Campus Plan	2015 Formation Study
Gross Floor Area (Excludes Cellar Floor Area = ceiling < 4'-0" above finished grade)	95,872 GFA (Exhibit 12.2 shows 95,872 GFA) (Page 30 shows 60,000 GFA Addition)	95,100 GFA (Excludes 21,800 at Basement + 6,100 at 1 st Floor)
Building Height (400.16 - BHMP at existing grade at mid-point of principal façade) (400.5 - Code maximum height = 90'-0")	70'-0"	54'-6" (T.O. Building Parapet)
Building Height w/ Penthouse (400.8 - Penthouse may exceed maximum bldg. height)	-	70'-0" (18'-6" above roof level)
Building Stories (400.1 - Maximum height in stories in R-5-A district is 3.) (The number of stories shall be counted at the point from which the height of the building is measured.)	5 (See Exhibit 18.1.2c.)	3 (Story shall not include cellars - B, 1) (Roof structures don't count if they don't exceed 1/3 roof area)







VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST: BRICK AND WINDOW



Facade facing University Avenue is 48'-10" wide
Window fenestration is approximately 17" wide
on each floor



R E E V E S F I E L D

The labs at the Northwest corner of the building will have vacancy sensors to ensure the lighting is off when they are unoccupied and automated shades to block light transmission at night.

View from Quebec Street



New building appears shorter than Beeghly in perspective due to greater distance from camera.

View A: From Quebec St. – Near corner with 48th Street

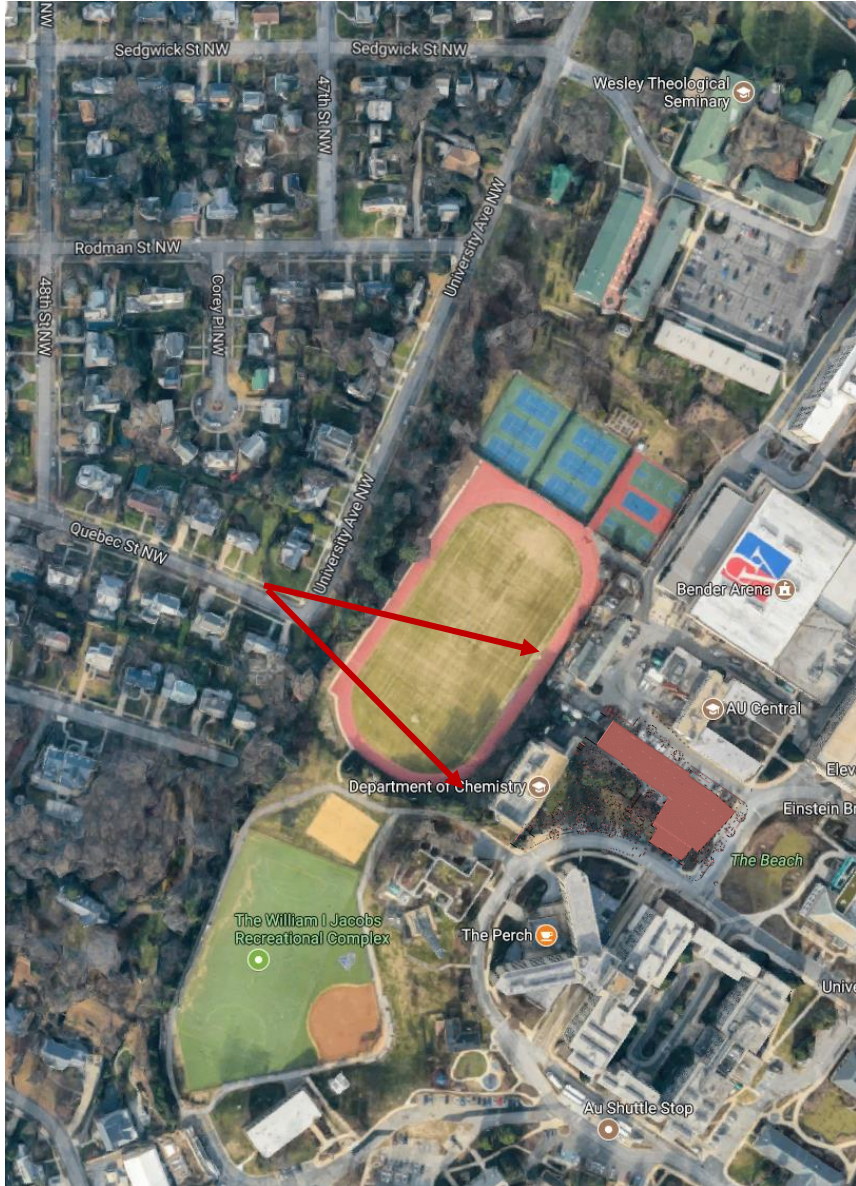
View from Quebec Street



New building appears shorter than Beeghly in perspective due to greater distance from camera.

View B: From Quebec St. – Several houses downhill from corner with University Avenue

View from Quebec Street



New building appears shorter than Beeghly in perspective due to greater distance from camera.

View C: From Quebec St. – Close to corner with University Avenue

Views of Site from University Avenue and Quebec Street



Views of University Avenue and Quebec Street from the Site



View from Quebec Street

Proposed Life Sciences Building

Beeghly Building



AMERICAN UNIVERSITY

2011 CAMPUS PLAN

EXHIBIT: 18.1.2

Proposed New Facilities

- Beeghly Addition

Exhibits:	18.1.2a
	18.1.2b
	18.1.2c
	18.1.2d
	18.1.2e
	18.1.2f

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




Bird's Eye Aerial



Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



American University
 4400 Massachusetts Avenue, NW
 Washington DC 20016-8200

Project
**AMERICAN
 UNIVERSITY
 CAMPUS PLAN
 2011**



McKissack McKissack
 1401 New York Avenue, NW
 Suite 900
 Washington DC 20006

EXHIBIT 18

Date
 March 14, 2011



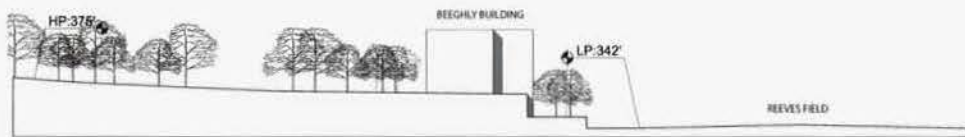
Drawing Name

**BEEGHLY ADDITION
 EXISTING SITE PLAN**

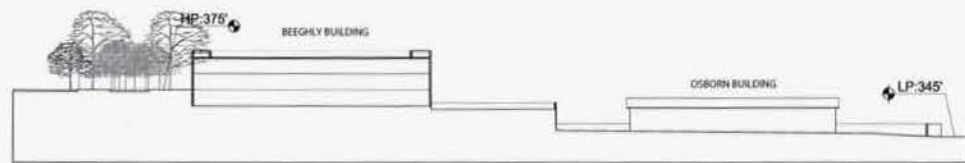
Drawing No.

18.1.2a

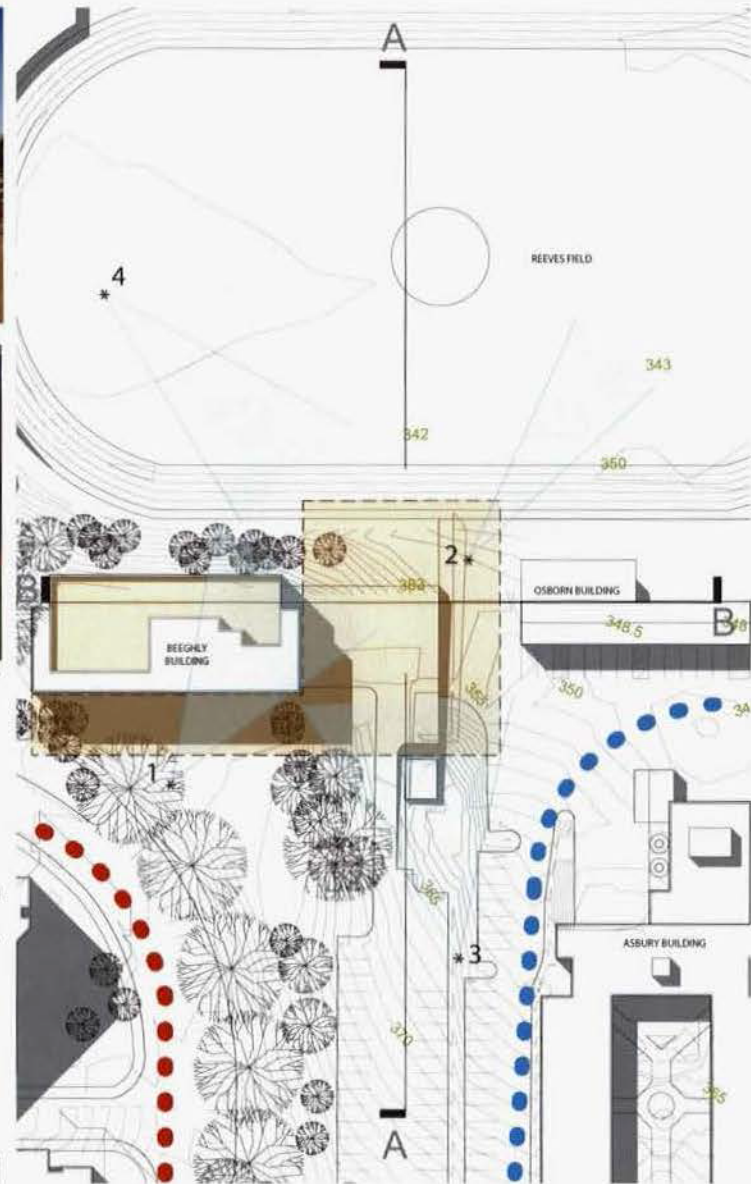
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SECTION A



SECTION B



- PROPOSED BUILDING SITE
- EXISTING PRIMARY CAMPUS VEHICULAR CIRCULATION
- EXISTING SECONDARY CAMPUS VEHICULAR CIRCULATION



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1401 New York Avenue, NW
Suite 900
Washington DC 20006

Date
March 14, 2011



Drawing Name

**BEEGLY ADDITION
EXISTING SITE SECTION
AND PHOTOS**

Drawing No.

18.1.2b

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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"



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Drawing Name
BEEGHLY ADDITION
PROPOSED SITE PLAN

Drawing No.

18.1.2c

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Date
March 14, 2011

Scale
N.T.S.

Drawing Name
**BEEGHLY ADDITION
Proposed View from
Parking Lot**

Drawing No.
18.1.2d

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Date

March 14, 2011

Scale

N.T.S.

Drawing Name

**BEEGHLY ADDITION
Proposed View
Campus Road**

Drawing No.

18.1.2e

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Date
March 14, 2011

Scale
N.T.S.

Drawing Name
**BEEGLY ADDITION
Proposed View from
Reeves Field**

Drawing No.
18.1.2f

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