



AMERICAN UNIVERSITY

**Campus Plan Overview**

**January 11, 2011**



Timetable

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Issue draft Plan week of January 17

Present at ANC Meetings in February

File Plan with Zoning Commission in early March

Discussion at ANC Meetings in April

Zoning Commission hearings begin in May/June



## Facilities Priorities to Support Goals

- Undergraduate student housing
- Recreation, dining, activity space
- New law school facility
- Additional faculty offices
- Improved science instruction and research facilities
- Additional athletic facilities
- Admissions Welcome Center
- Alumni Center



Small meetings with Ft. Gaines, Westover/NLC, Tenley, Embassy Park

### Plan Changes

1. Reduced housing inventory target from 4,900 to 4,100
2. Reduced total proposed gross floor area from 1,200,000 to 750,000 square feet including Tenley Campus
3. East Campus
  - Reduced beds from 860 to 765
  - Reoriented housing to mitigate views
  - Added Academic/Administrative building to separate student housing from residences
  - Moved New Mexico driveway to keep existing location



## Changes Since October

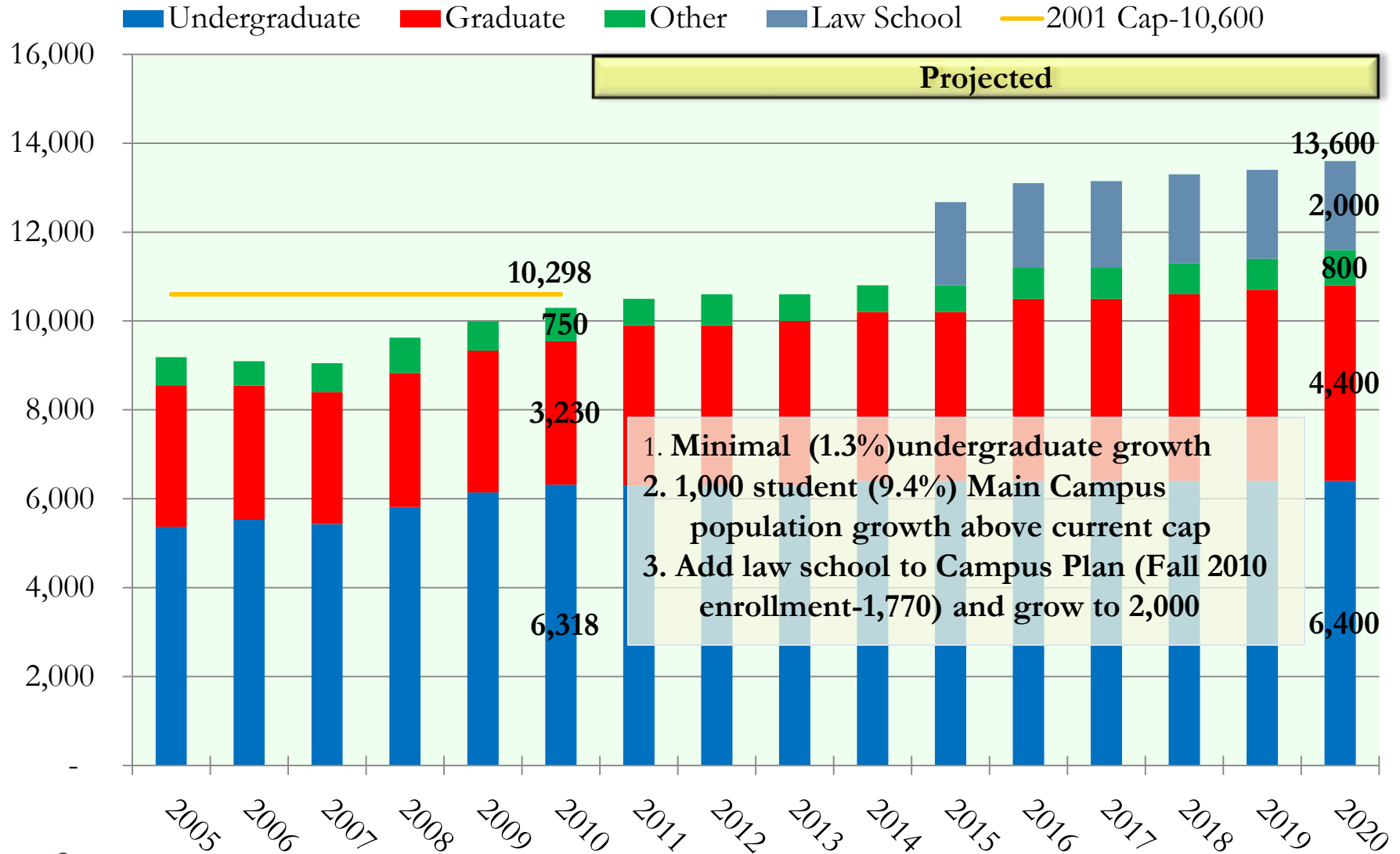
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4. Removed several buildings from Plan – 2 South Campus, 2 Clark Site, LA Pavilion and East Quad
5. Added 1 project – Mary Graydon South Addition
6. Developed Tenley Proposal
  - Addition of 244,000 square feet
  - Demolish Congressional, Federal, Constitution, Dunblane
  - New facility to approximate footprints of existing buildings
  - Maintain and enhance landscape buffers along Warren, 42<sup>nd</sup> and Yuma



# AMERICAN UNIVERSITY

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

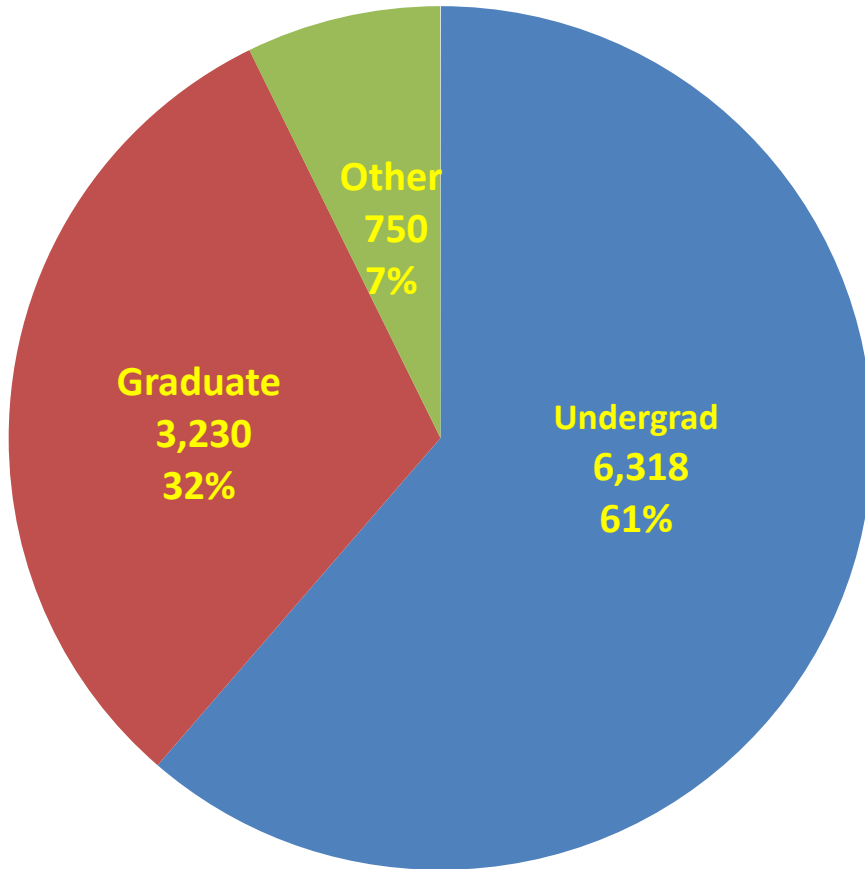




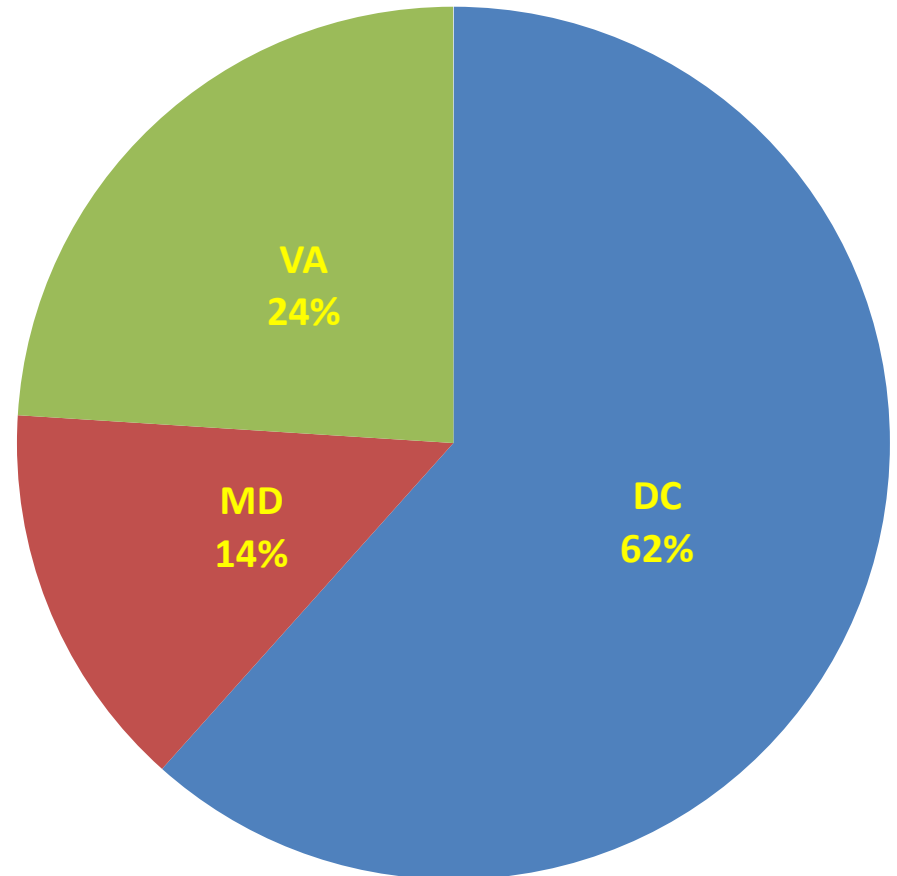
1. 62% of all students live in the District
2. 65% of Undergrads live in university-provided housing
3. 80% of Undergrads in Zip 20016 live in apartments
4. 238 Undergrads live in houses
5. 13 Undergrad group houses have 4 or more students



Students by Type  
(10,298 Campus Plan Enrollment)



Where Students Live in the Area

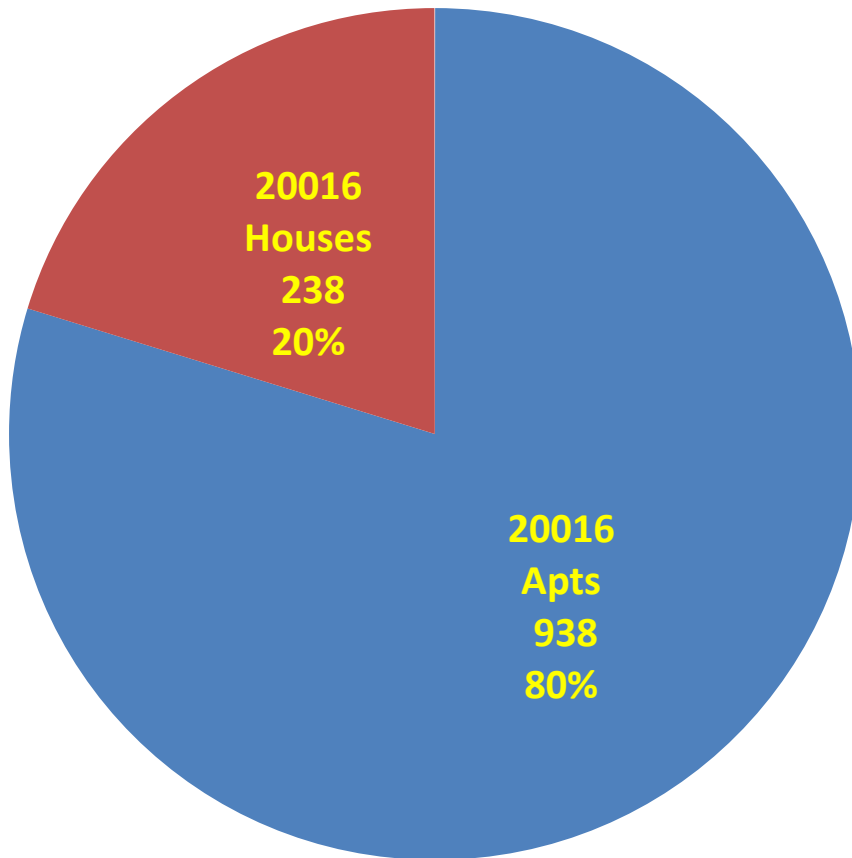


Source: Student information database

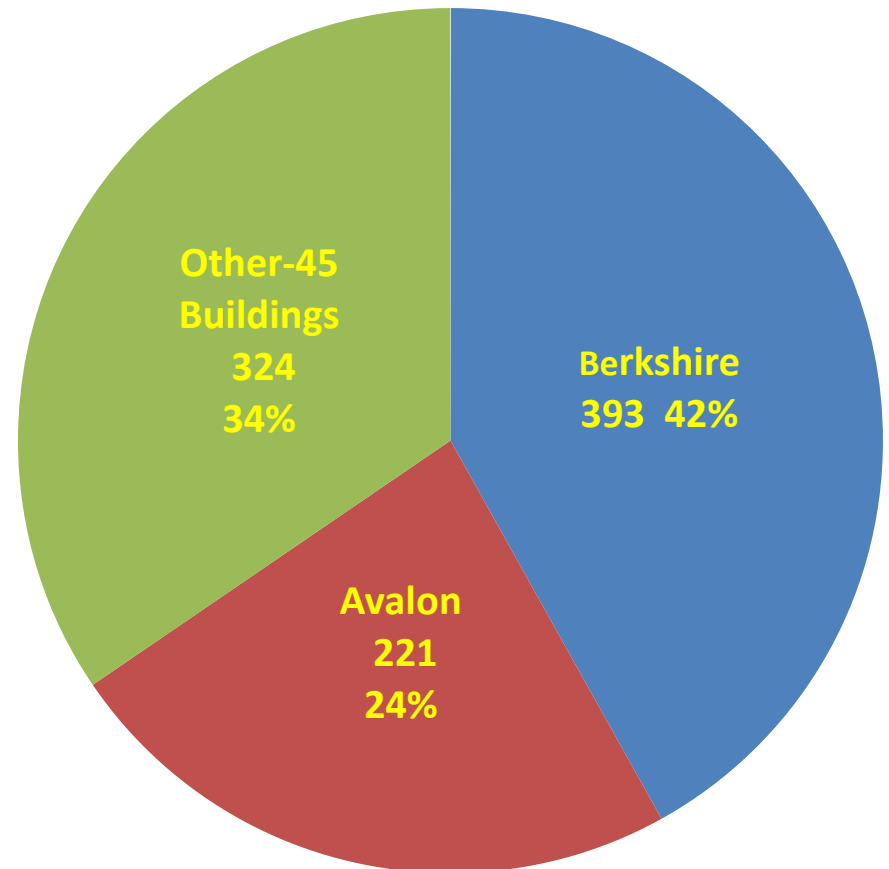




Where Off-Campus Undergraduates Live  
(1,176 Undergraduates In Zip 20016)



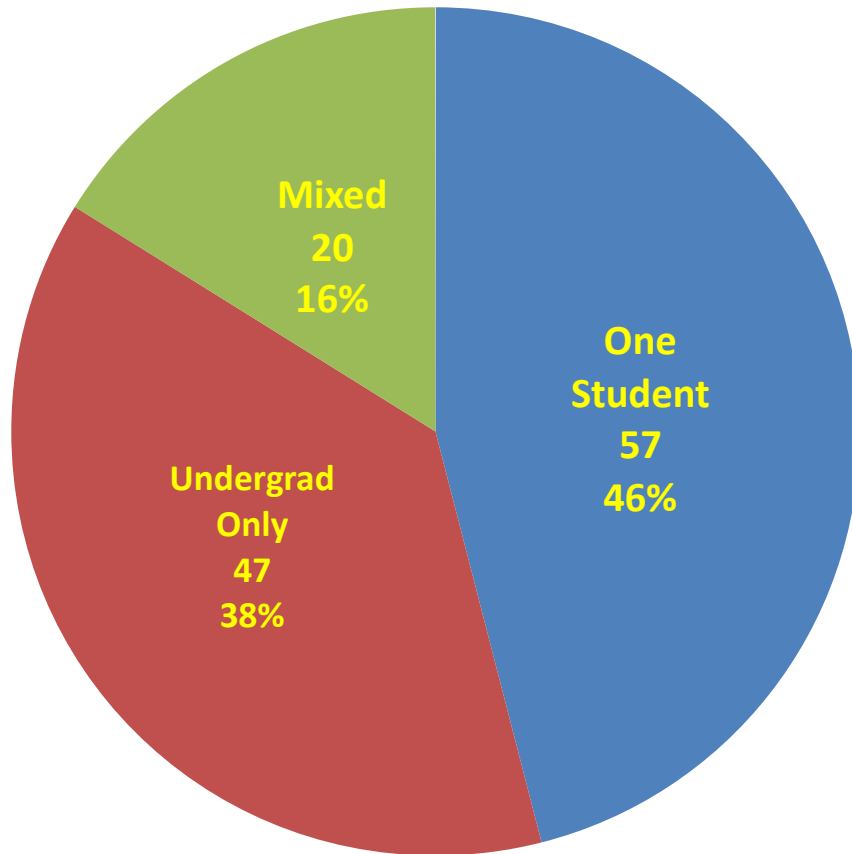
Apartments Where Undergraduates Live  
(938 Undergrads in Apartments In Zip 20016)



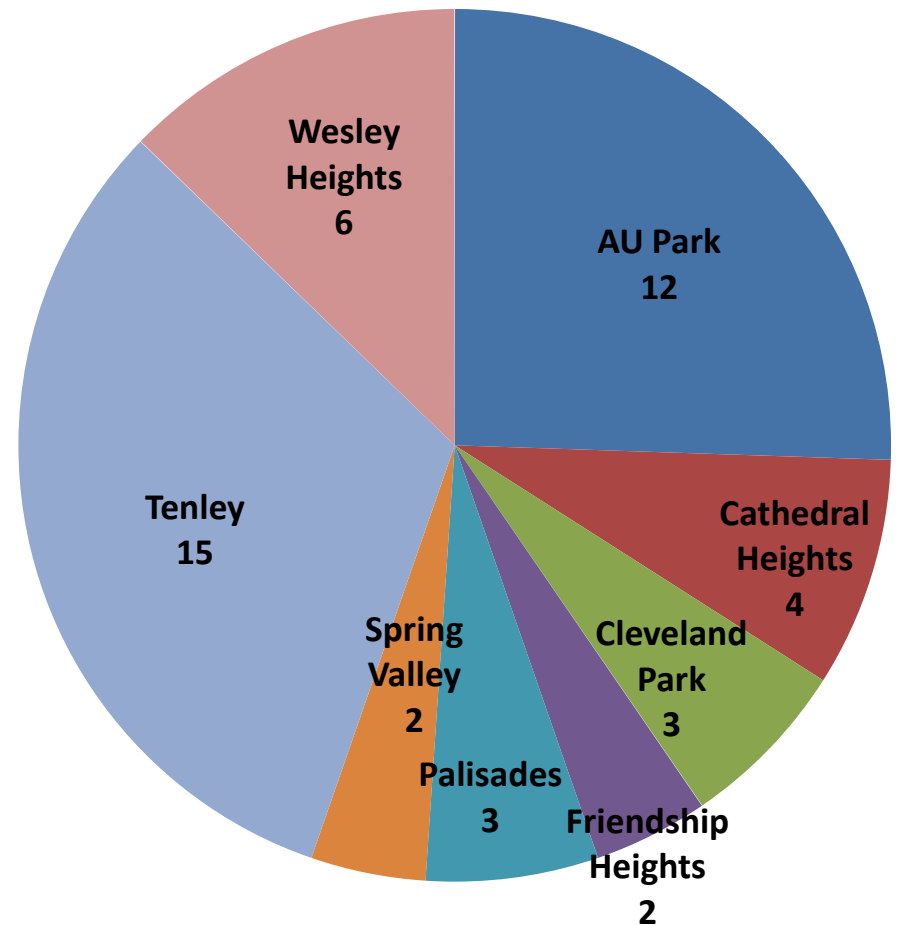
Source: Student information database



### Undergraduates Living in Houses Number of Occupants (124 Houses)



### Undergraduates Living in Houses Undergrad Only Houses By Neighborhood



Source: Student information database



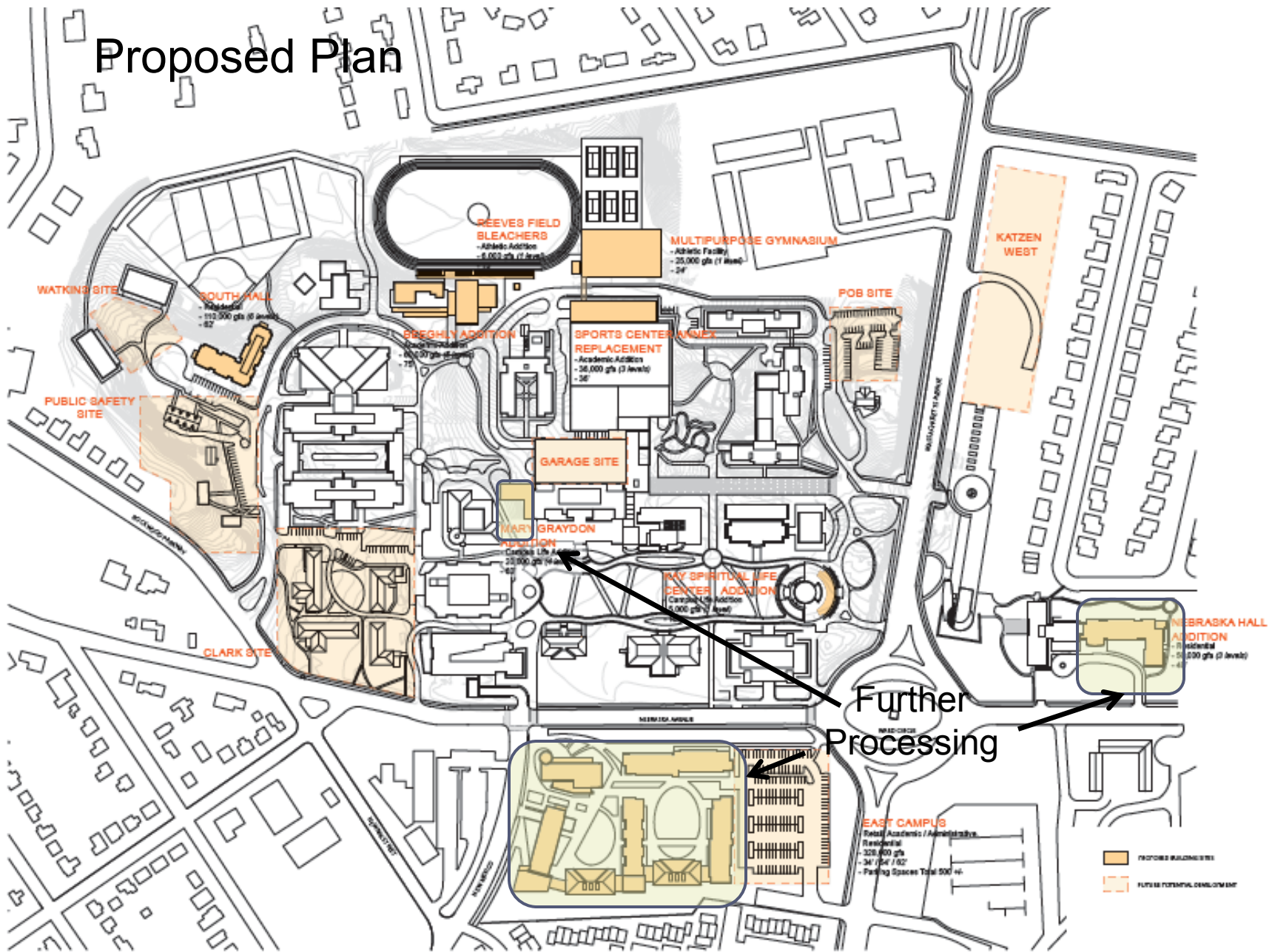
## Housing Capacity Plan

	Capacity	
	Design	Actual
<b>Fall 2010 Capacity</b>	<b>3,533</b>	<b>4,083</b>
<b>Discontinued Beds</b>		
Reduce Triples		(300)
Discontinue Berkshire		(200)
Discontinue Tenley	<u>(497)</u>	<u>(497)</u>
<b>New Beds</b>		
Nebraska Hall Addition	120	120
East Campus	770	770
South Hall	<u>200</u>	<u>200</u>
<b>Net New Beds</b>	<u><b>573</b></u>	<u><b>93</b></u>
<b>2011 Campus Plan Capacity</b>	<u><b>4,126</b></u>	<u><b>4,176</b></u>
<b>Use of New Housing</b>		
2010 Capacity	3,533	4,083
Relocate Existing Students	500	
Accommodate Undergraduate Growth	50	50
Attract Off-Campus Undergraduates	<u>43</u>	<u>43</u>
2011 Campus Plan Capacity	<u><b>4,126</b></u>	<u><b>4,176</b></u>

### Goals

- Modernize housing
- Accommodate undergrads
- Open Tenley to law school

# Proposed Plan



American University  
 440 Massachusetts Avenue, NW  
 Washington DC 20016-8289

Project  
**AMERICAN UNIVERSITY CAMPUS PLAN 2011**



McKissack McKissack  
 1491 New York Avenue, NW  
 Suite 900  
 Washington DC 20005

Date  
 January 10, 2011



Drawing Name

**PROPOSED BUILDING SITES**

Drawing No.

1.9

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PROPOSED SITE PLAN





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

Project  
**AMERICAN  
 UNIVERSITY  
 CAMPUS PLAN  
 2011**



McKisack McKisack  
 1401 New York Avenue, NW  
 Suite 500  
 Washington DC 20006

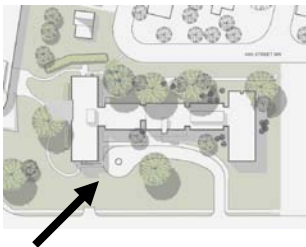
Date  
 October 13, 2010

Scale  
 N.T.S.

Drawing Name

**NEBRASKA SITE**  
 View from Ward Circle

Drawing No.





## ESTABLISHED KEY PROJECT GOALS:

*this project will be successful if it ...*

- promotes student life, success equal to the academic reputation of AU
- identifies the student as the center of the campus success
- contributes to the diversity of housing options on campus
- grows international student accommodations
- **is a sensitive neighbor to its surroundings**
- embraces a sustainable strategy consistent with the campus initiative
- **provides an expanded campus that is safe for students and residents**
- provides flexible facilities that can adapt to changing campus needs over time
- **promotes an architectural character consistent of the existing campus**

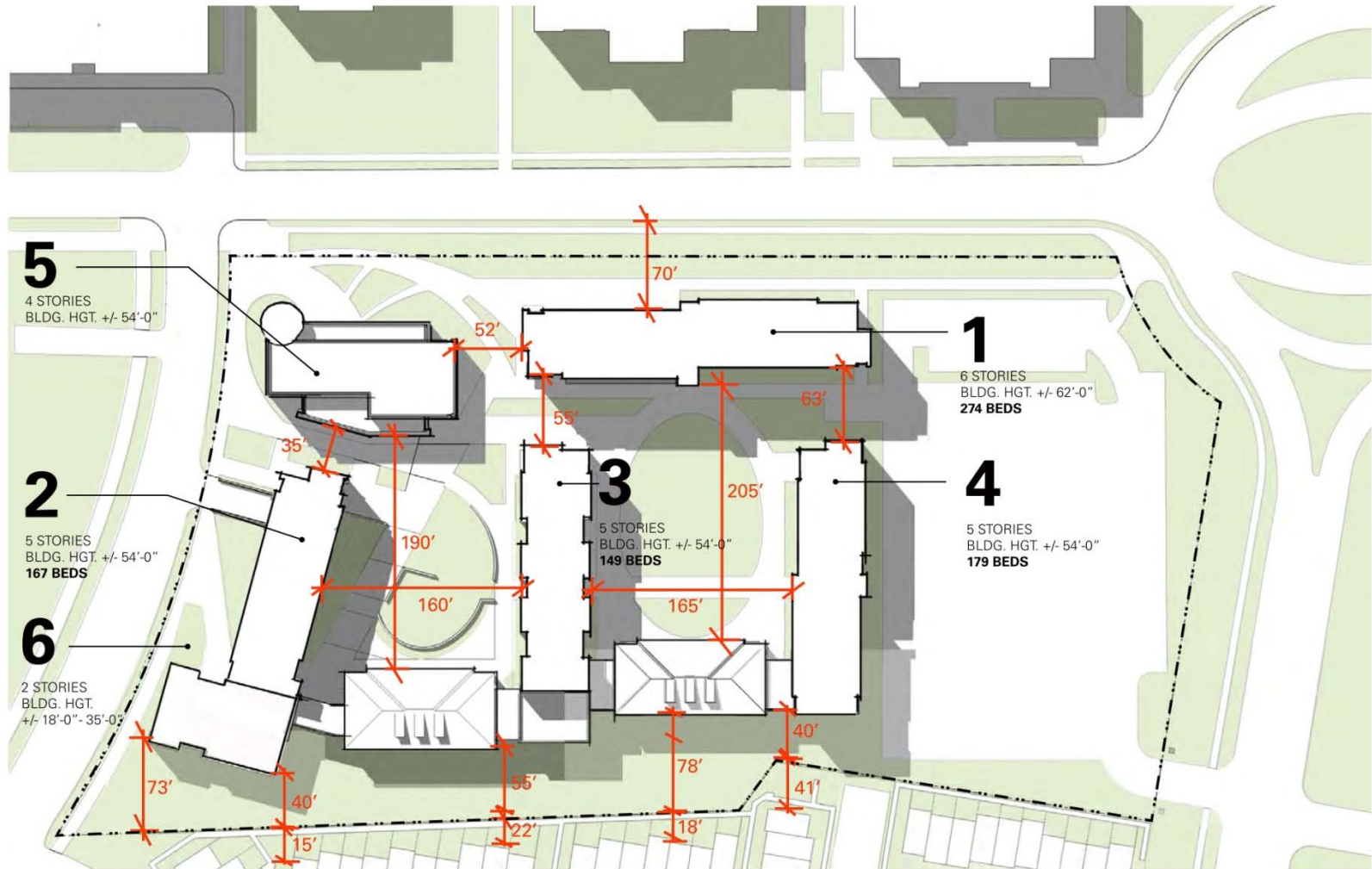


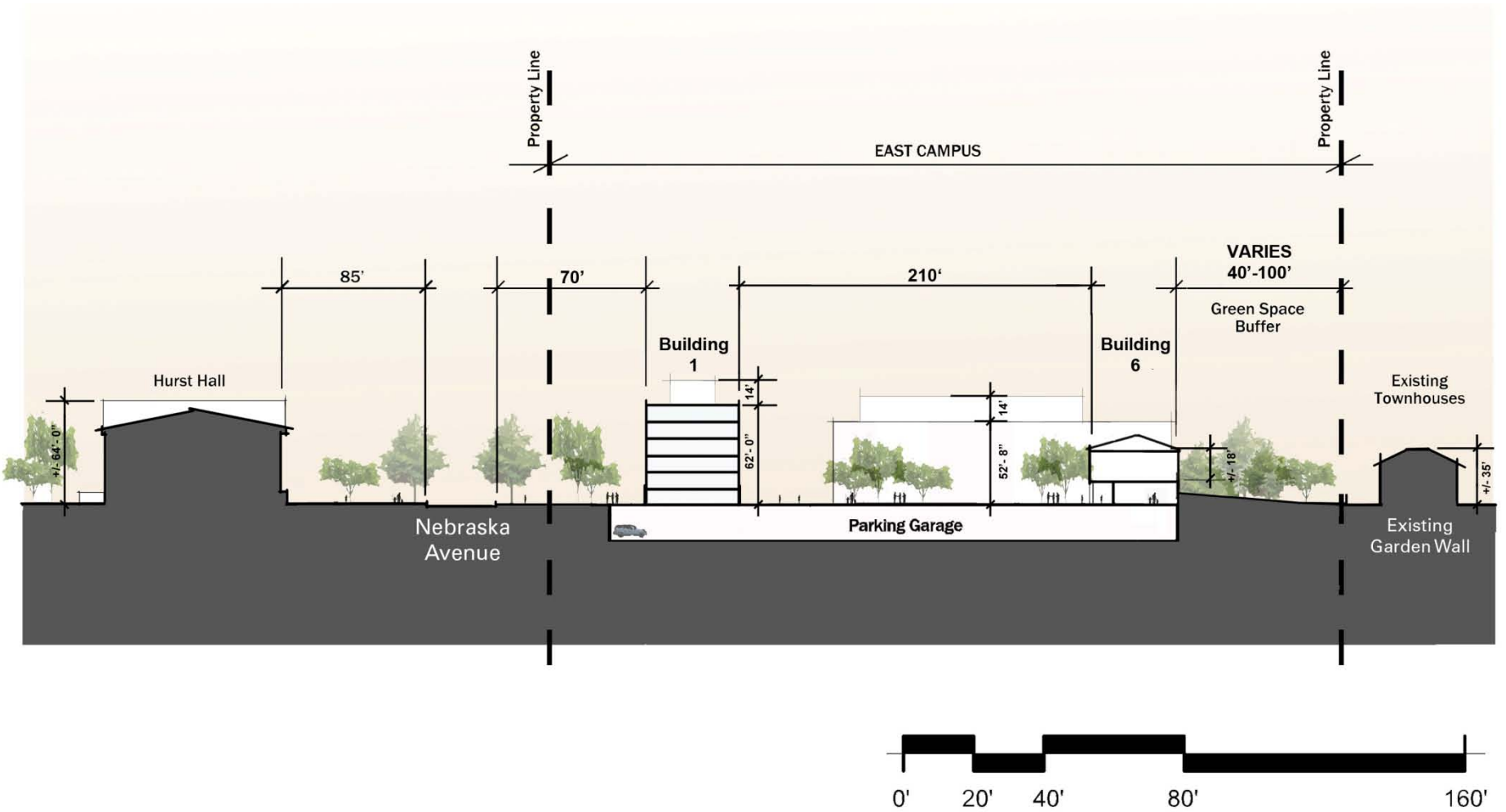
- increased noise in the community
- the primary issue is the location of new student housing
- concern about pedestrian safety at Nebraska/N Mexico
- controlling jaywalking
- unimaginable amount of traffic / service vehicles
- residence halls are uphill and will seem imposing
- issues of height and density are of great concern
- the Nebraska development will not serve the neighborhood
- visibility from new buildings into residences
- distance between residence halls & residential area
- views of buildings from residences





## East Campus – Site Plan

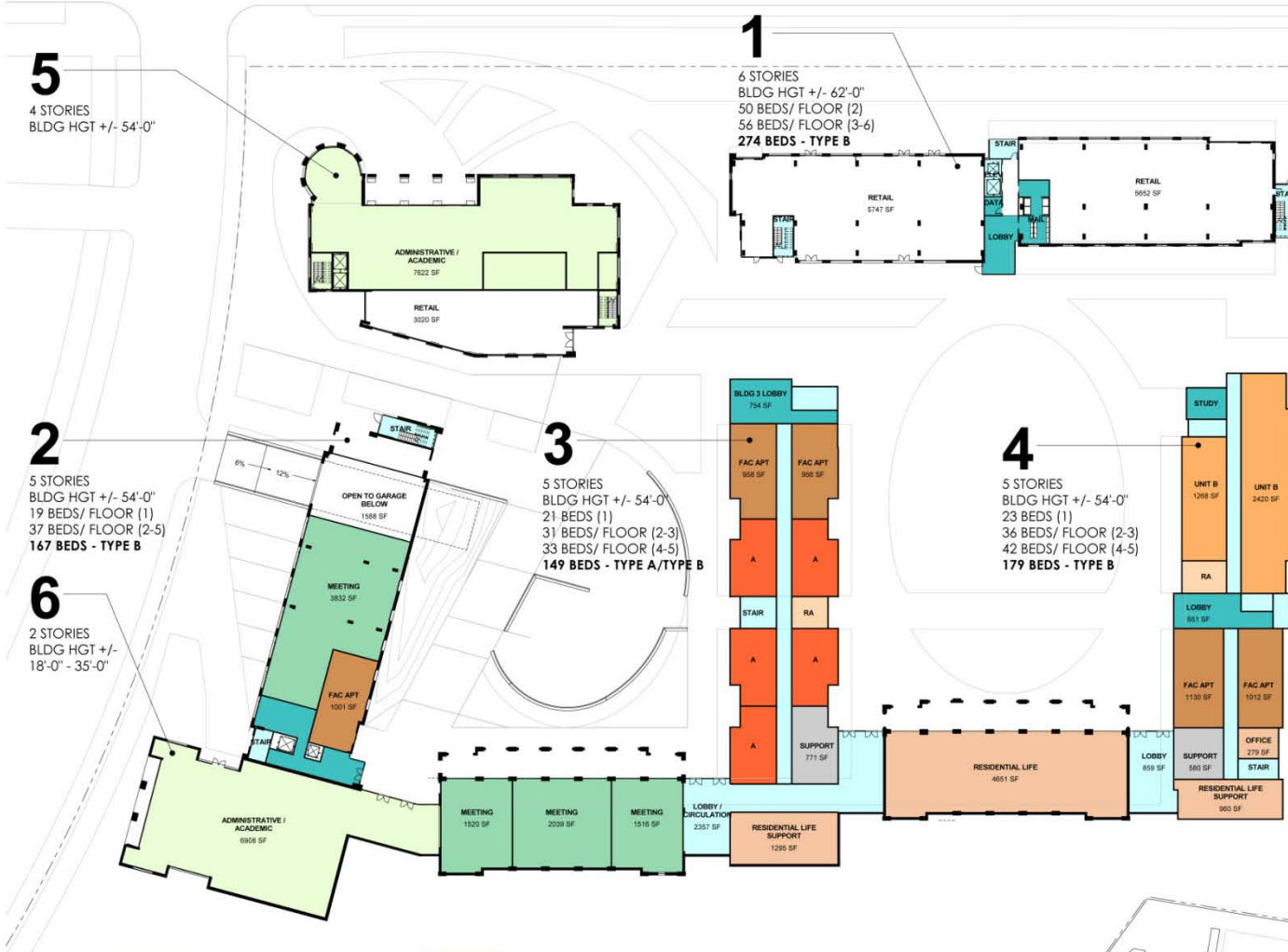






# AMERICAN UNIVERSITY

## East Campus – First Floor Plan



### PROJECT DATA

- 1**  
11,399 GSF - RETAIL  
2,013 GSF - SHARED SPACES  
1,000 GSF - STAFF/FACULTY APTS (2)  
66,060 GSF - RESIDENTIAL (2-6)  
**80,472 GSF (274 BEDS - TYPE B)**
- 2**  
1,000 GSF - STAFF/FACULTY APTS  
2,084 GSF - SHARED SPACES  
3,832 GSF - RESIDENTIAL (1) - 19 BEDS  
37,128 GSF - RESIDENTIAL (2-5) - 148 BEDS  
**44,044 GSF (167 BEDS - TYPE B)**
- 3**  
2,000 GSF - STAFF/FACULTY APTS  
5,658 GSF - RESIDENTIAL (1) - 21 BEDS  
1,373 GSF - SHARED SPACES  
771 GSF - SUPPORT (1)  
1,194 GSF - SUPPORT (2-3)  
38,014 GSF - RESIDENTIAL (2-5) - 128 BEDS  
**49,010 GSF (145 BEDS - TYPE A / 4 BEDS - TYPE B)**
- 4**  
2,000 GSF - STAFF/FACULTY APTS  
5,398 GSF - RESIDENTIAL (1) - 23 BEDS  
2,000 GSF - SHARED SPACES  
580 GSF - SUPPORT  
1,239 GSF - RESIDENTIAL LIFE - SUPPORT (1)  
2,020 GSF - RESIDENTIAL LIFE - SUPPORT (2-3)  
42,848 GSF - RESIDENTIAL (2-5) - 156 BEDS  
**56,085 GSF (179 BEDS - TYPE B)**
- 5**  
3,020 GSF - RETAIL (1)  
50,190 GSF - ADMINISTRATIVE (0-4)  
**53,210 GSF**
- 6**  
12,095 GSF - ADMINISTRATIVE  
11,735 GSF - MEETING  
13,450 GSF - RESIDENTIAL LIFE - SUPPORT  
6,225 GSF - SHARED SPACES / CIRCULATION  
**43,505 GSF TOTAL (1-2)**

TOTALS	
62,285 GSF	- ADMINISTRATIVE
14,419 GSF	- RETAIL
11,735 GSF	- MEETING
16,709 GSF	- RESIDENTIAL LIFE - SUPPORT
198,938 GSF	- RESIDENTIAL
6,000 GSF	- STAFF/ FACULTY APARTMENTS
16,240 GSF	- SHARED SPACES / CIRCULATION / SUPPORT
<b>326,326 GSF TOTAL</b>	
<b>765 BEDS (145 TYPE A, 624 TYPE B)</b>	
<b>260 SF/ BED</b>	

**5**  
4 STORIES  
BLDG HGT +/- 54'-0"

**1**  
6 STORIES  
BLDG HGT +/- 62'-0"  
50 BEDS/ FLOOR (2)  
56 BEDS/ FLOOR (3-6)  
274 BEDS - TYPE B

**2**  
5 STORIES  
BLDG HGT +/- 54'-0"  
19 BEDS/ FLOOR (1)  
37 BEDS/ FLOOR (2-5)  
167 BEDS - TYPE B

**3**  
5 STORIES  
BLDG HGT +/- 54'-0"  
21 BEDS (1)  
31 BEDS/ FLOOR (2-3)  
33 BEDS/ FLOOR (4-5)  
149 BEDS - TYPE A/TYPE B

**6**  
2 STORIES  
BLDG HGT +/- 18'-0" - 35'-0"

**4**  
5 STORIES  
BLDG HGT +/- 54'-0"  
23 BEDS (1)  
36 BEDS/ FLOOR (2-3)  
42 BEDS/ FLOOR (4-5)  
179 BEDS - TYPE B

- ADMINISTRATIVE
- UNIT TYPE B
- RETAIL
- SHARED SPACES - RESIDENCE HALLS
- MEETING
- STAFF/ FACULTY APTS
- RESIDENTIAL LIFE - SUPPORT
- LOBBY/ CIRCULATION
- UNIT TYPE A
- SUPPORT

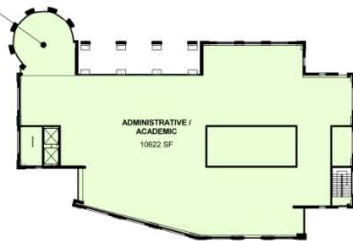


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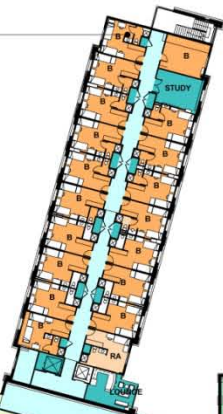
## East Campus – Typical Upper Floor Plan



**5**  
4 STORIES  
BLDG HGT +/- 54'-0"



**2**  
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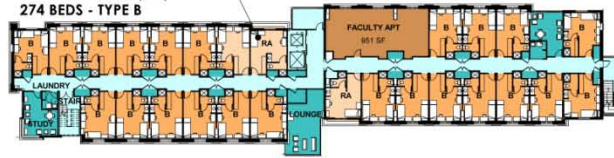


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**1**

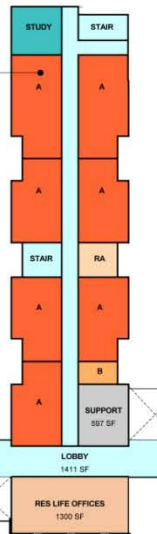
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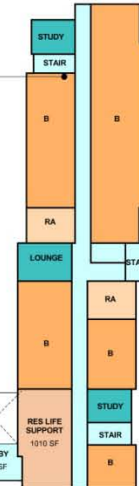
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149 BEDS - TYPE A/TYPE B



**4**  
5 STORIES  
BLDG HGT +/- 54'-0"  
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179 BEDS - TYPE B



- ADMINISTRATIVE
- RETAIL
- MEETING
- RESIDENTIAL LIFE - SUPPORT
- UNIT TYPE A
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**765 BEDS (145 TYPE A, 624 TYPE B)**  
**260 SF/ BED**

**20**



Looking South from behind Ward Building





Looking East from Nebraska Avenue Intersection





Looking West from Newark Street Intersection











## Development Guidelines

- Create highly effective and functional new facilities 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 accessibility 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

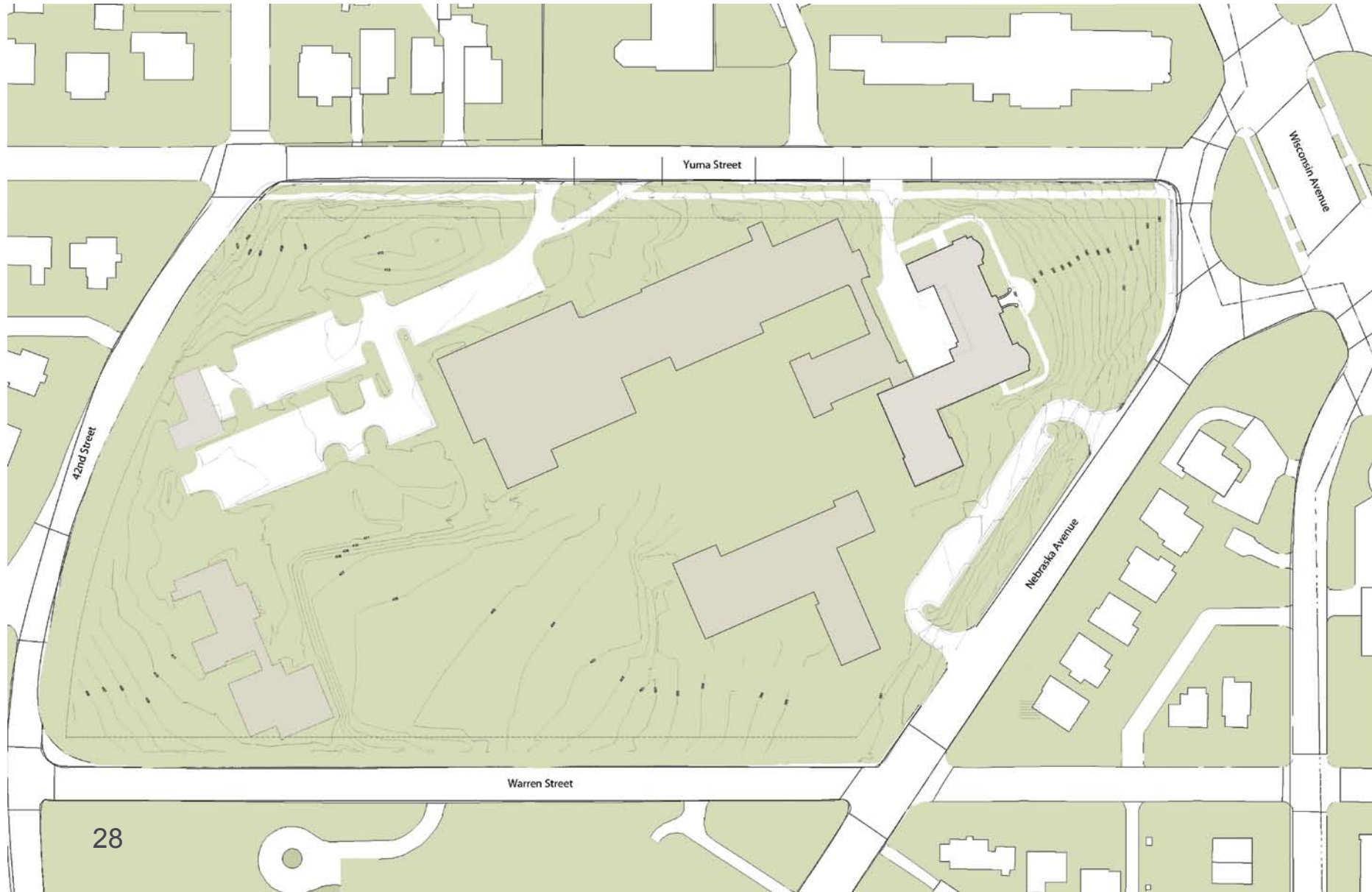


## Tenley Campus



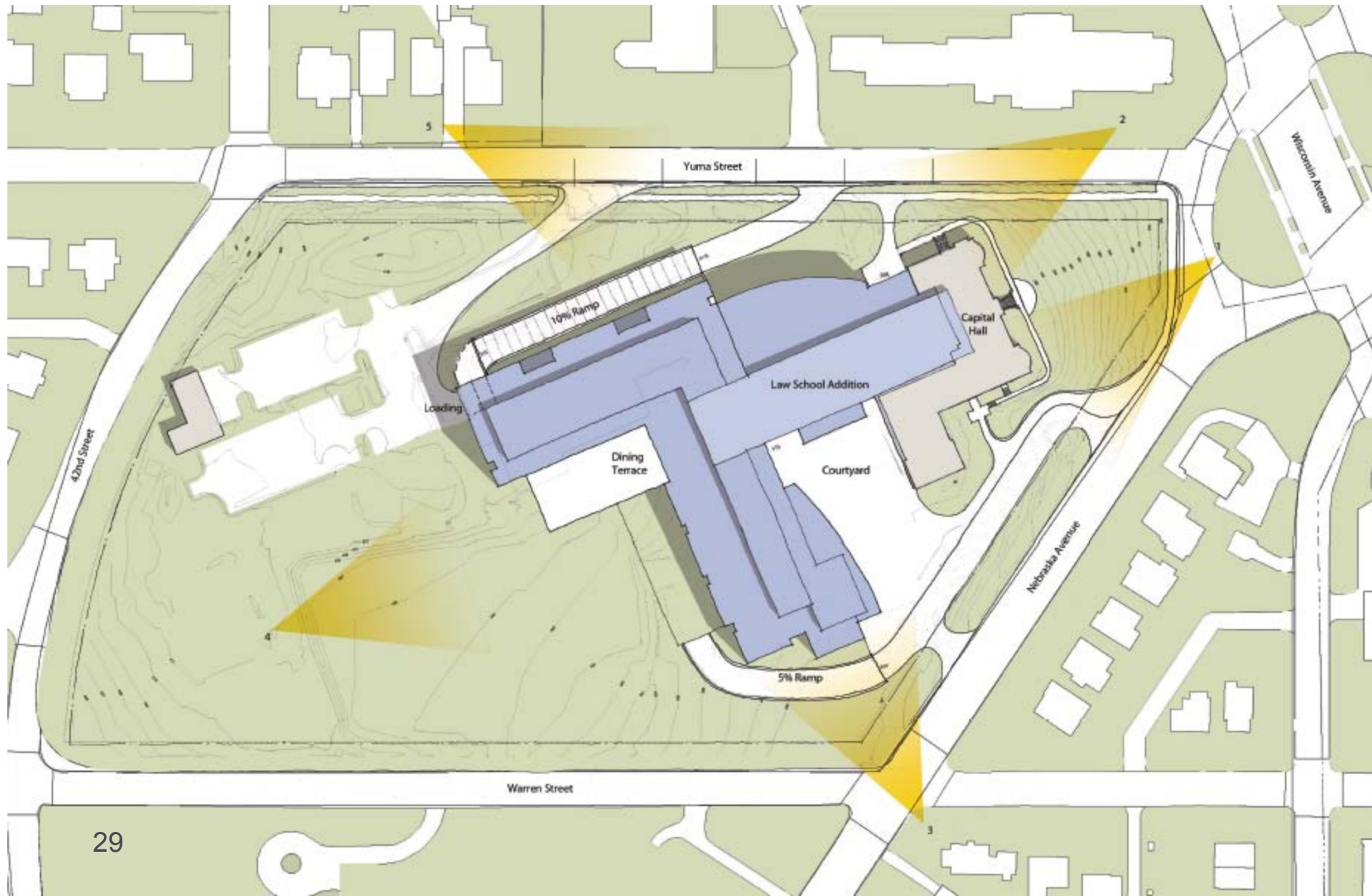


# Tenley Campus Existing Site Plan



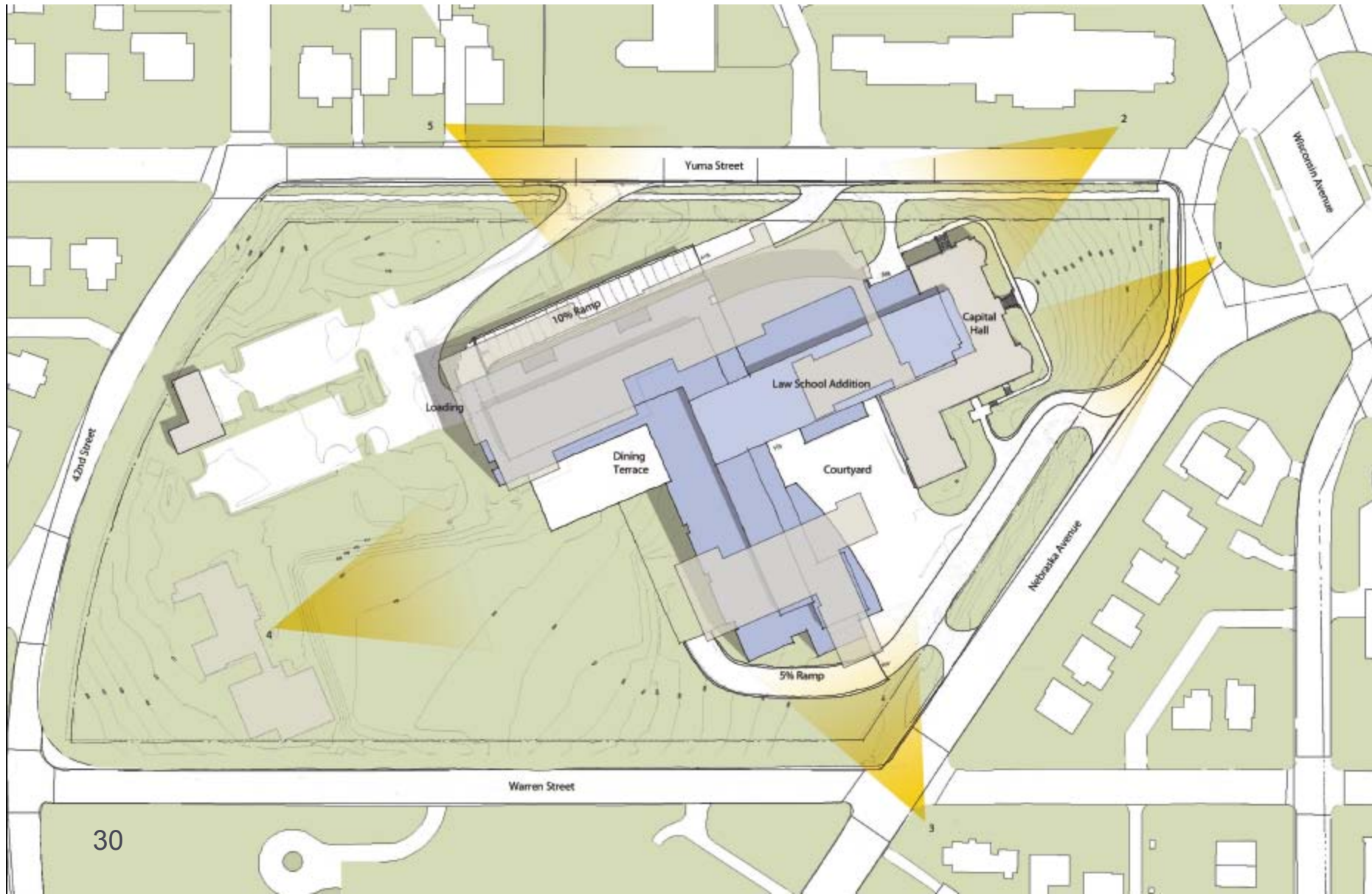


# Tenley Campus Proposed Site Plan





## Tenley Campus Proposed Site Plan





Tenley Campus Proposed Washington College of Law

View from Tenley Circle/Nebraska Avenue





Tenley Campus Proposed Washington College of Law



View from Tenley Circle/Yuma Street





Tenley Campus Proposed Washington College of Law



View from Yuma Street



Tenley Campus Proposed Washington College of Law



View from Nebraska Avenue/Warren Street



## Addressing Concerns

### Concern

Noise in the community from students both on and off-campus

Noise from traffic/service entries near houses

### How Addressed

- Housing designed with entrances facing in toward campus and away from neighboring residences
- Activity focused inward and away from perimeter
- Building and landscape buffers diffuse noise
- Student education and conduct policies encourages behavior that is respectful of surrounding community
- Service and parking access located away from residences or underground



### Concern

Pedestrian safety crossing  
Nebraska and  
Massachusetts Aves

Traffic congestion on public  
streets

### How Addressed

- East Campus pedestrian paths lead to signalized crossings improving pedestrian safety
- Proposed pedestrian signal improvement at Ward Circle will reduce conflicts with vehicles
- Engage with city to improve Massachusetts Ave crossing
- Continue policies and actions that encourage greater use of public transportation
- Increase shuttle bicycle and other services as needed
- Engage city and others on “Big Ideas” to improve Ward Circle traffic



### Concern

Views into the university from neighboring communities and views out from university into neighboring communities

University-related parking on residential streets

### How Addressed

- Revised orientation of buildings on East Campus to minimize views
- On East Campus no student room windows face adjacent properties
- Setbacks provided and heights of buildings reduced to minimize views
- Landscape buffers (including berms where applicable) provided to screen views
- Continue parking policy, enforcement and education



### Community Relations web page

<http://www.american.edu/communityrelations/>

### Campus Plan web page

<http://www.american.edu/finance/fas/Campus-Plan.cfm>

AMERICAN UNIVERSITY WASHINGTON, DC

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Find: Schools & Colleges, Offices, Degrees

› AU in the Neighborhood

COMMUNITY RELATIONS HOME

CAMPUS RESOURCES

- Athletics
- Campus Dining & Retail
- Events & Programs
- Fitness Center Memberships
- Katzen Arts Center
- Learning at AU
- Library Access
- Neighborhood Guide
- Osher Lifelong Learning Center
- WAMU
- Working at AU

COMMUNITY INFORMATION

UNIVERSITY LINKS

**The Garden of Knowledge**

With over 2,000 trees on campus, AU was designated an arboretum and public garden.

READ MORE

Katzen Center | Arboretum and Public Garden | Retail Shops | Campus Store | Dining on Campus

› Campus Plan

FAS HOME

› FAS DEPARTMENTS

› CAMPUS PROJECTS

- Facilities Projects
- Campus Plan

› STRATEGIC INITIATIVES

› CAMPUS FEATURES

› MEET THE STAFF

› FINANCE AND TREASURER DEPARTMENTS

**› ABOUT THE CAMPUS PLAN**

American University's Campus Plan is a "roadmap" that details proposals and objectives to enhance and build upon our campus facilities for the next decade. We are launching a new Campus Plan - to be approved by the Zoning Commission - to replace the existing plan.

Visit this site frequently to keep abreast of all the latest news and developments regarding the Campus Plan currently in the works, as well as information about the 2000 Campus Plan.

**› WHAT'S NEW**

**Next 2011 Campus Plan Meeting**

Tuesday, October 20, 7 p.m., Mary Graydon Center, Rooms 3

[Previous Meetings](#)

**› 2000 CAMPUS PLAN**

[READ THE ENTIRE CAMPUS PLAN](#)

**› 2011 CAMPUS PLAN DEVELOPMENTS**

Get the latest developments of our "roadmap" for the next decade.

[LEARN MORE ABOUT THE 2011](#)

**› QUESTIONS?**

Email [campusplan@american.edu](mailto:campusplan@american.edu)