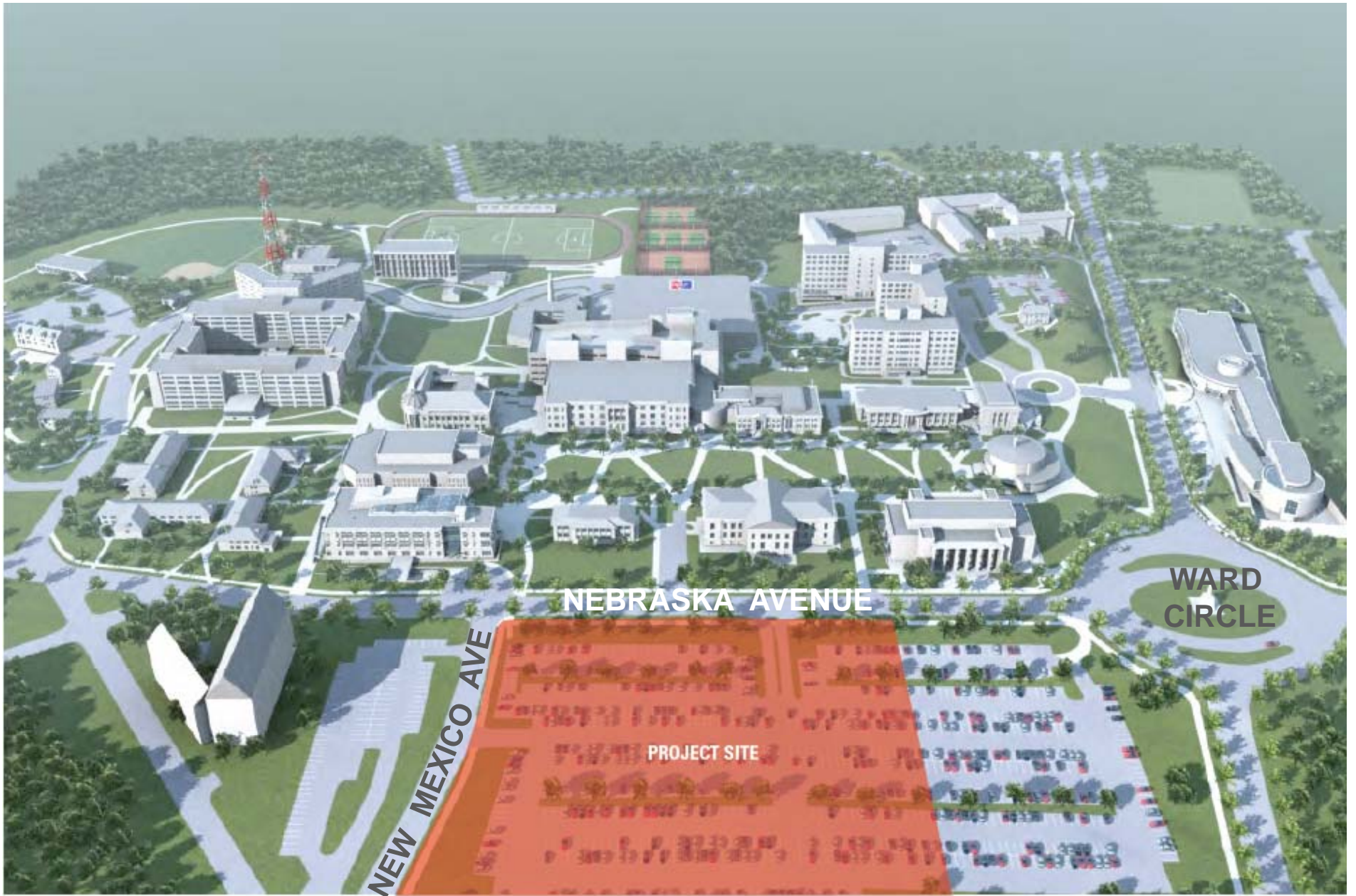


AMERICAN UNIVERSITY



TASK FORCE MEETING
28 SEPTEMBER 10





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



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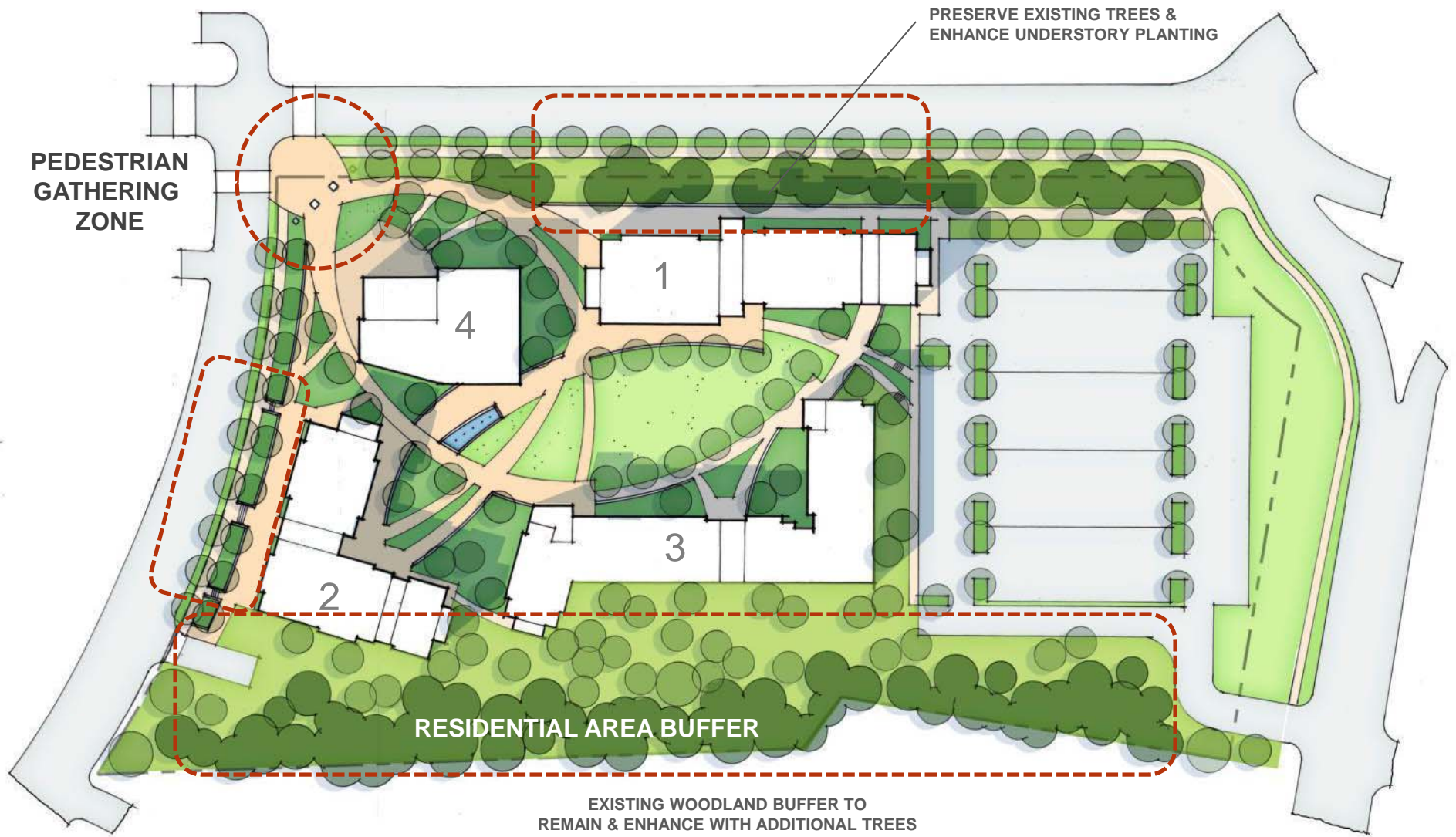
COMMUNITY CONCERNS:

- 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



SITE DEVELOPMENT





**PEDESTRIAN
GATHERING
ZONE**

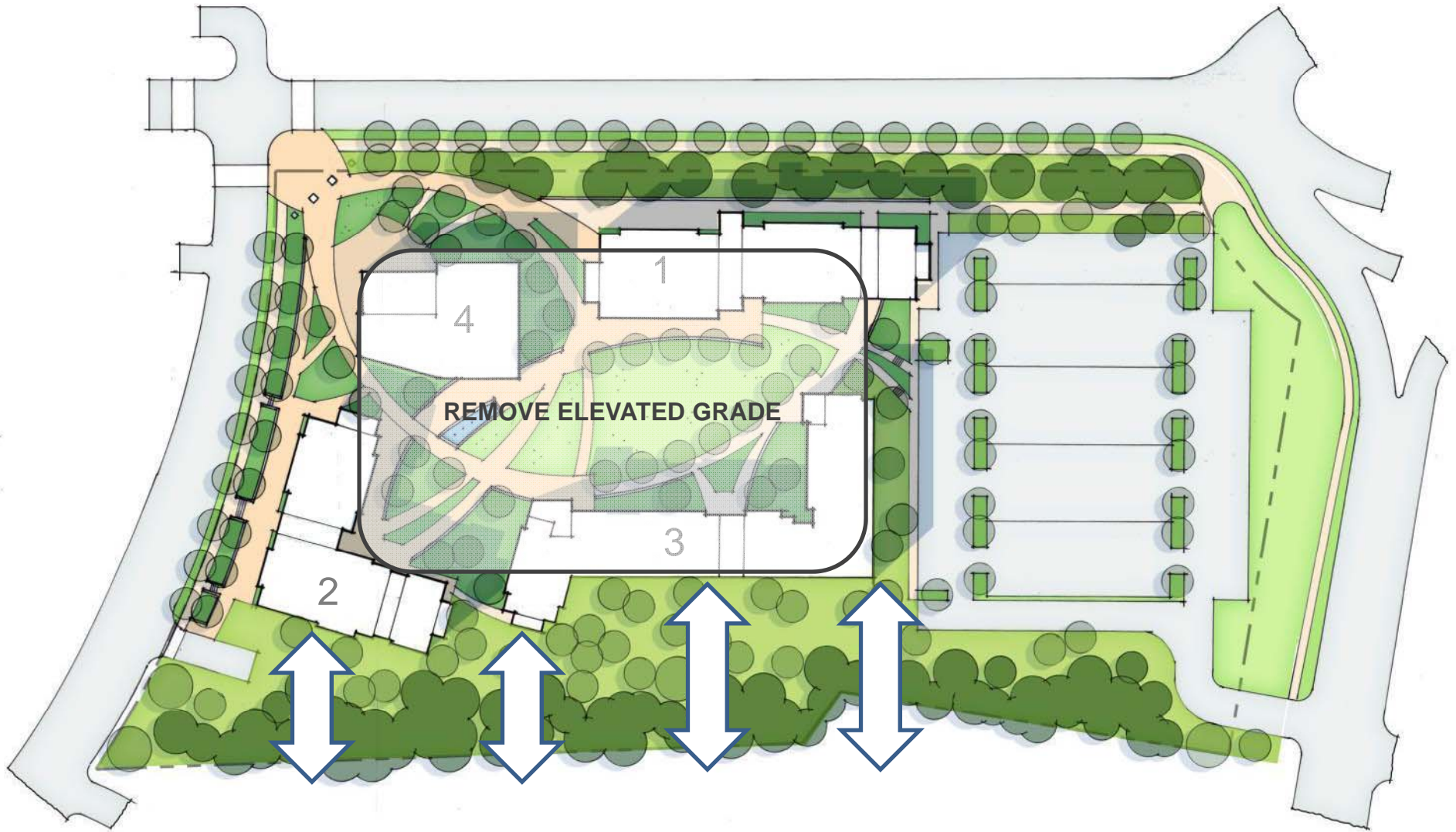
**PRESERVE EXISTING TREES &
ENHANCE UNDERSTORY PLANTING**

RESIDENTIAL AREA BUFFER

**EXISTING WOODLAND BUFFER TO
REMAIN & ENHANCE WITH ADDITIONAL TREES**

PROPOSED SITE PLAN





PROPOSED SITE PLAN





PROPOSED SITE PLAN





TOTAL DEVELOPMENT

65,345 GSF - RETAIL
 14,930 GSF - MEETING
 7,000 GSF - STAFF/FACULTY APTS.
 10,385 GSF - RESIDENTIAL SUPPORT
 251,820 GSF - RESIDENTIAL
349,480 GSF
 853 BEDS 569 TYPE B / 284 TYPE A

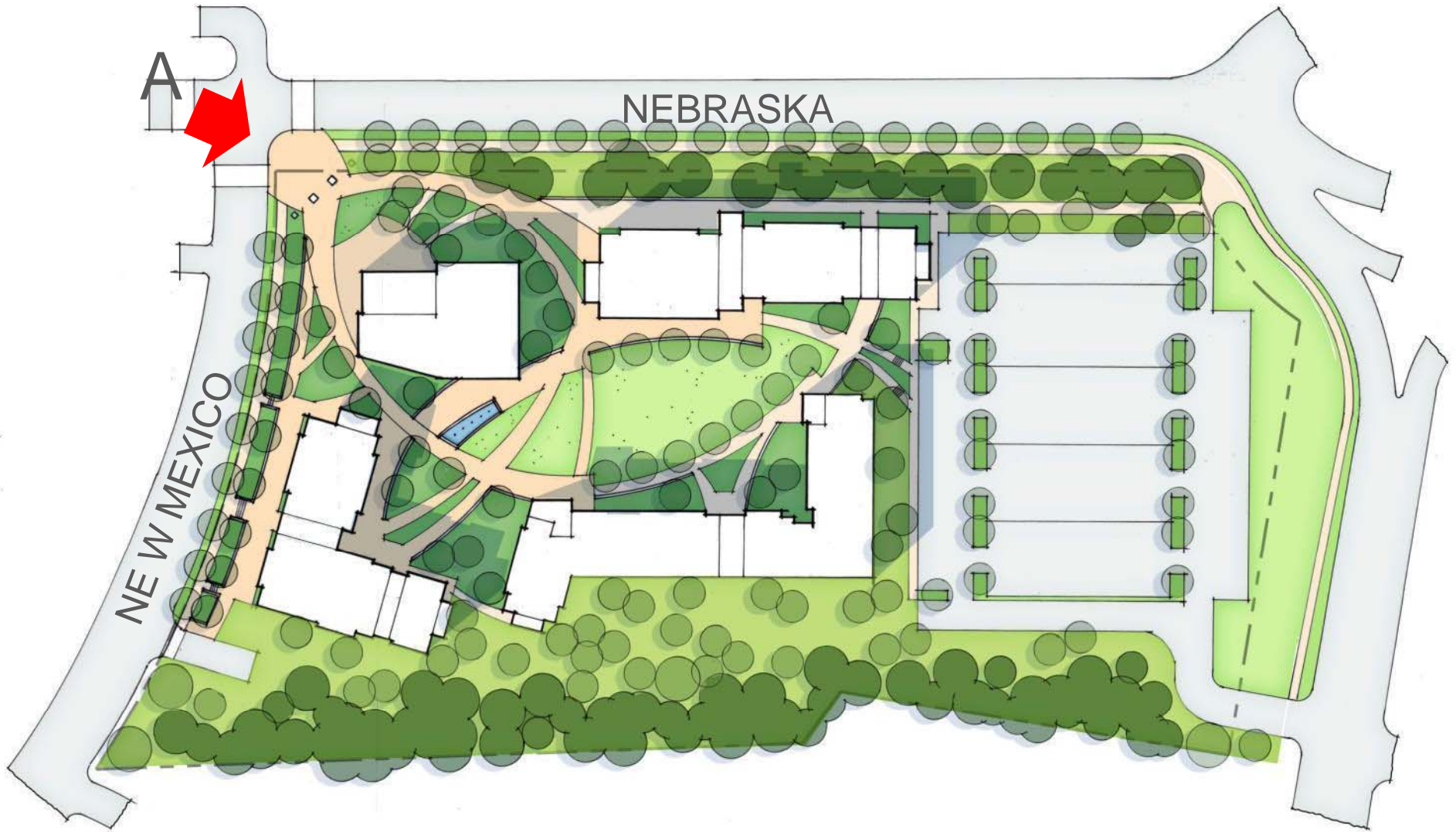
- MECHANICAL / SERVICE
- RETAIL
- MEETING
- CIRCULATION
- RESIDENTIAL
- RESIDENTIAL SUPPORT
- STAFF APARTMENTS

FIRST FLOOR PLANS



STREET CHARACTER





VIEWS ALONG THE STREET – POINT 'A'





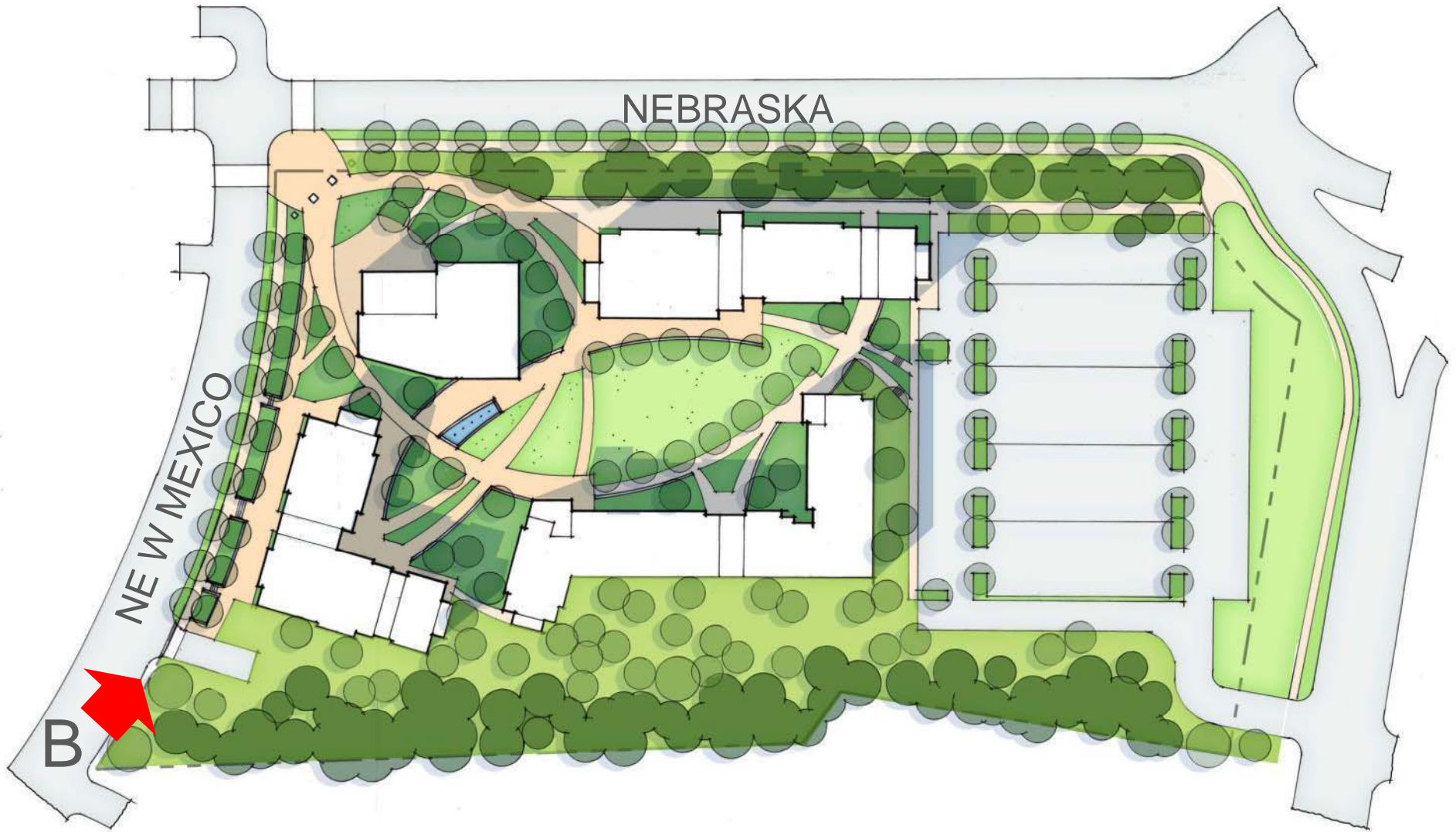
NEBRASKA AVENUE TODAY





PROPOSED VIEW ALONG NEBRASKA AVENUE





VIEWS ALONG THE STREET – POINT 'B'





NEW MEXICO AVENUE TODAY



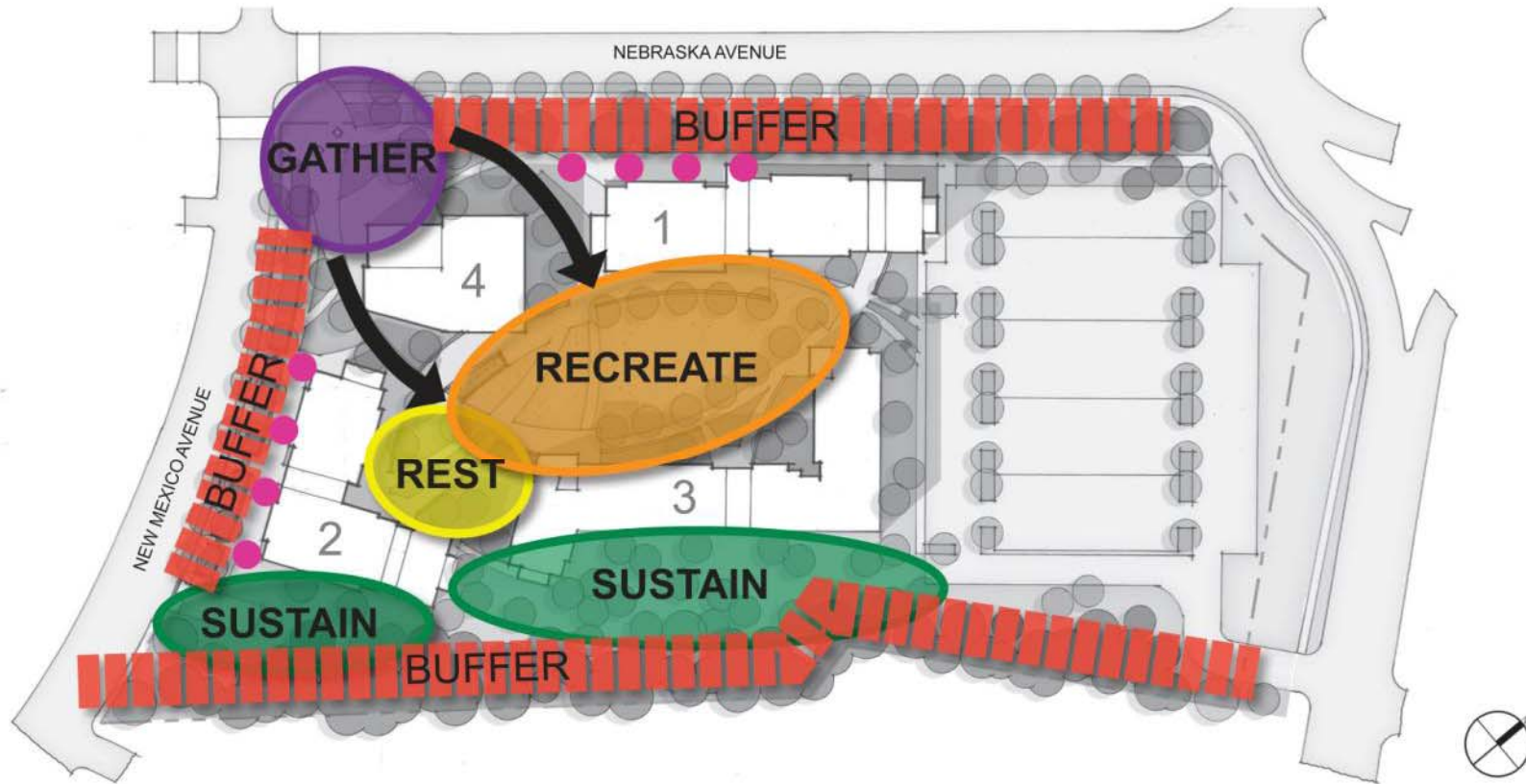


PROPOSED VIEW ALONG NEW MEXICO AVENUE



LANDSCAPE DEVELOPMENT





RECREATE



GATHER



SUSTAIN



REST



BUFFER

SITE PLAN – CONCEPT DIAGRAM

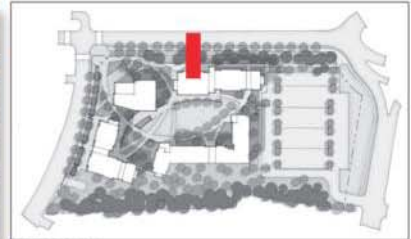
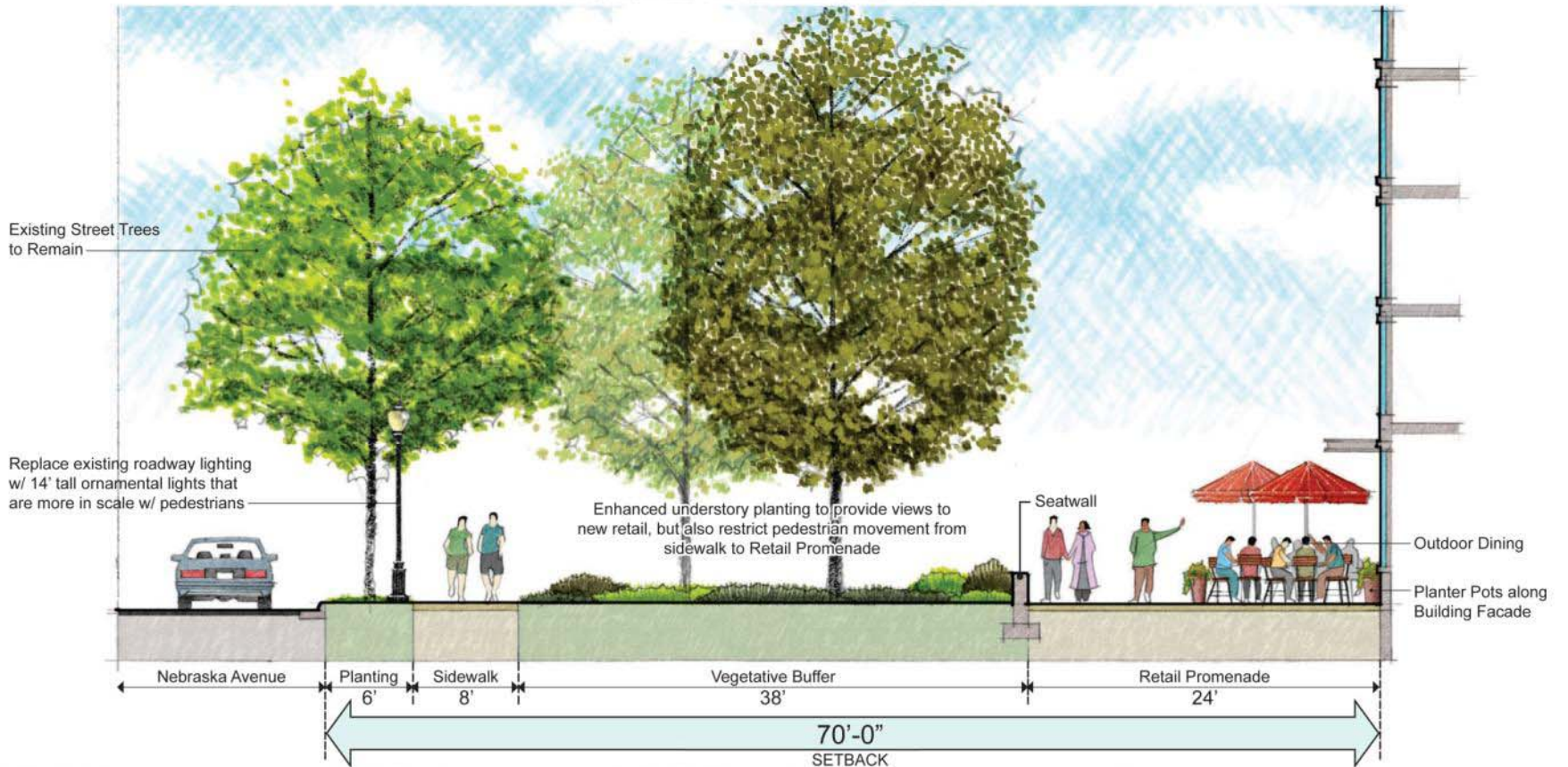




PROPOSED VIEW ALONG NEBRASKA AVENUE



EXISTING TREES IN VEGETATIVE BUFFER TO REMAIN



KEY PLAN

NEBRASKA AVENUE SECTION

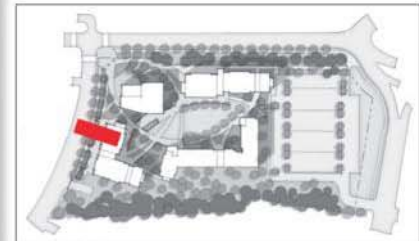
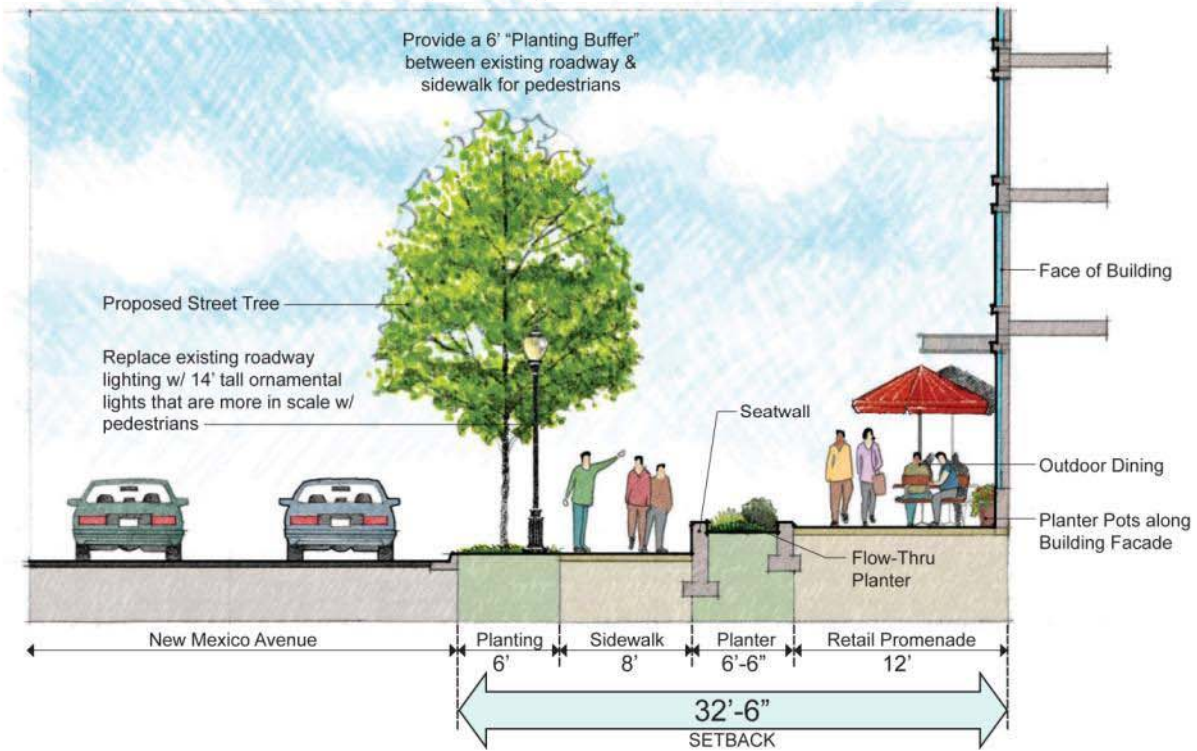




PROPOSED VIEW ALONG NEW MEXICO AVENUE



Tree's along a street edge create a sense of enclosure and enhance the pedestrian experience.

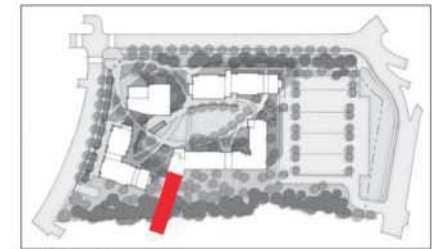
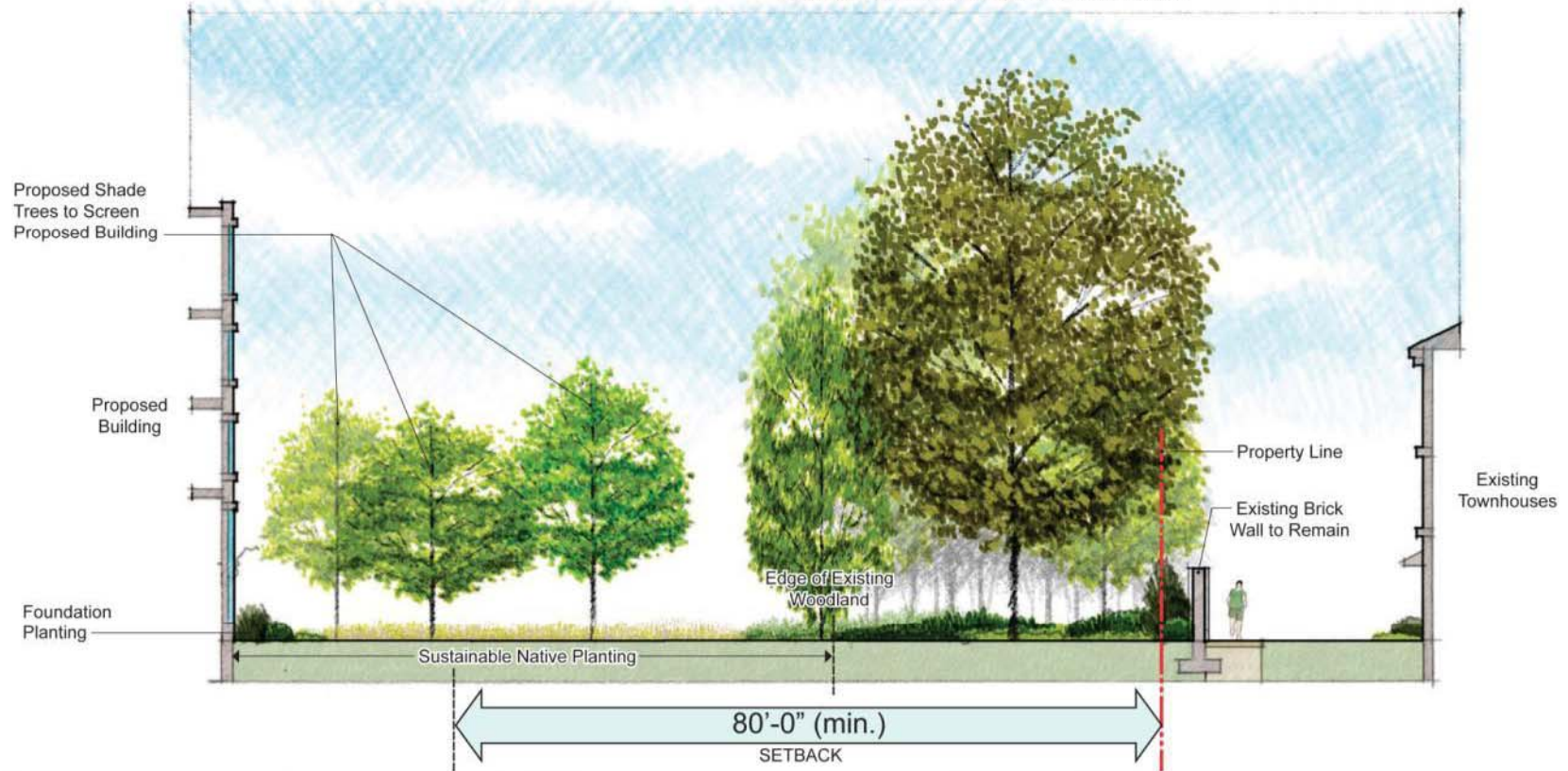


KEY PLAN

NEW MEXICO AVENUE – SECTION



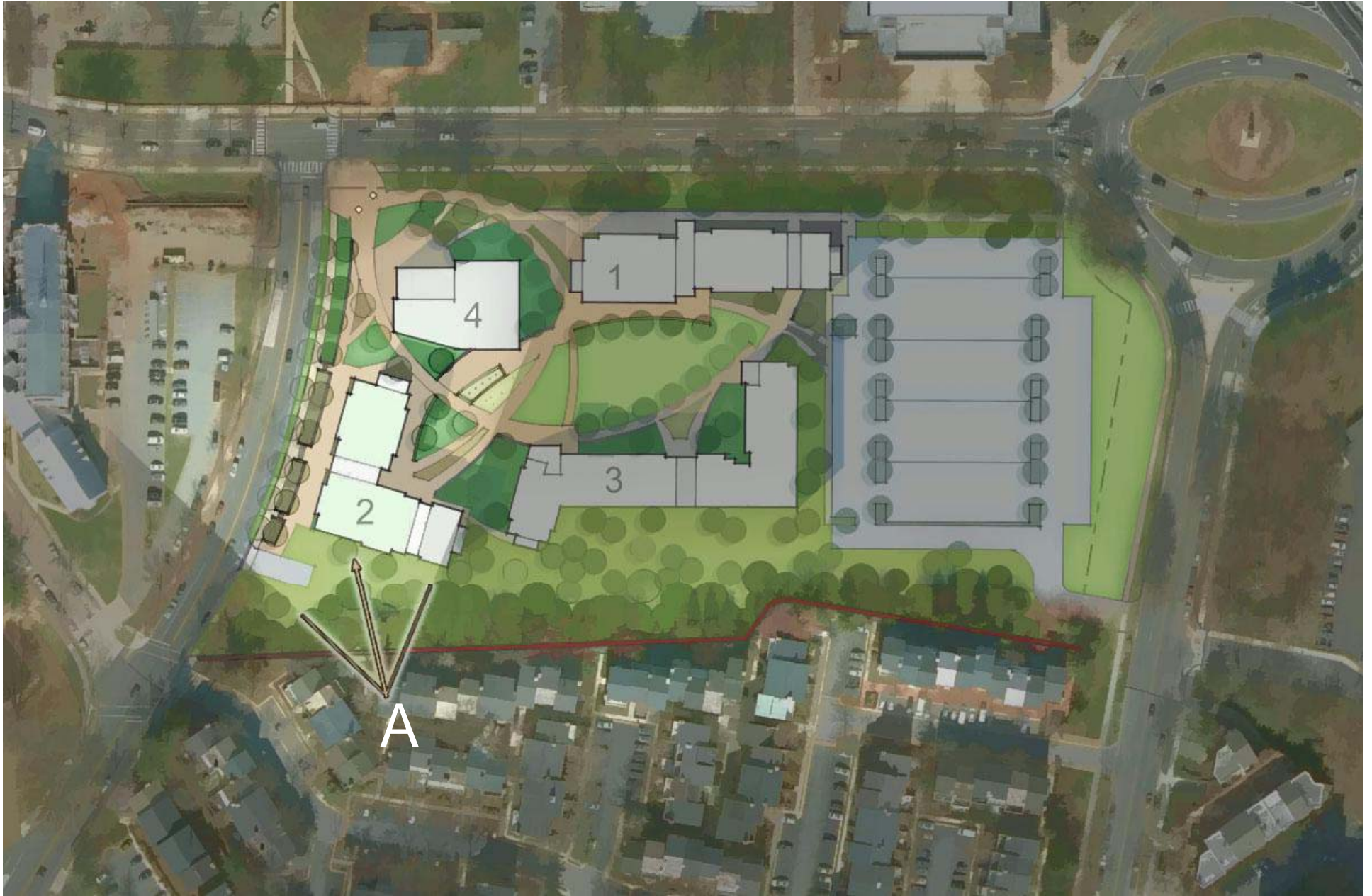
EXISTING WOODLAND BUFFER TO REMAIN. ENHANCE w/
ADDITIONAL TREES & UNDERSTORY PLANTING



KEY PLAN

EXISTING WOODLAND BUFFER - SECTION





FIRST FLOOR VIEW FROM ROWHOUSE 'A'





FIRST FLOOR VIEW FROM ROWHOUSE 'A'





SECOND FLOOR VIEW FROM ROWHOUSE 'B'





SECOND FLOOR VIEW FROM ROWHOUSE 'B'





THIRD FLOOR VIEW FROM ROWHOUSE 'C'





THIRD FLOOR VIEW FROM ROWHOUSE 'C'



ENHANCING QUALITY OF LIFE

addressing issues through:

- Behavior
- Design
- Landscaping



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