



AMERICAN UNIVERSITY
WASHINGTON, DC

Campus Plan Update

May 17, 2011



Filed Plan with Zoning Commission on March 18

File Plan changes 5/19 and pre-hearing statement 5/26

Continue community discussions

File Tenley Campus further processing after Historic
Preservation Office finalizes guidance

Zoning Commission hearings June 9, 23 and July 14



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



Changes Since March 18

1. Agreeing to an enrollment cap of 13,600 and employee cap of 2,900
2. Reduced gross floor area from 892,000 to 845,000 square feet
3. Increased beds at North Residence Hall from 200 to 360
4. Increased beds at Nebraska Hall Addition from 120 to 150
5. Further Developed Tenley Proposal
 - Maintaining close relationship to existing footprints
 - Agreeing to historic designation of entire campus, except Congressional, Federal, Constitution and 1974 addition to Dunblane



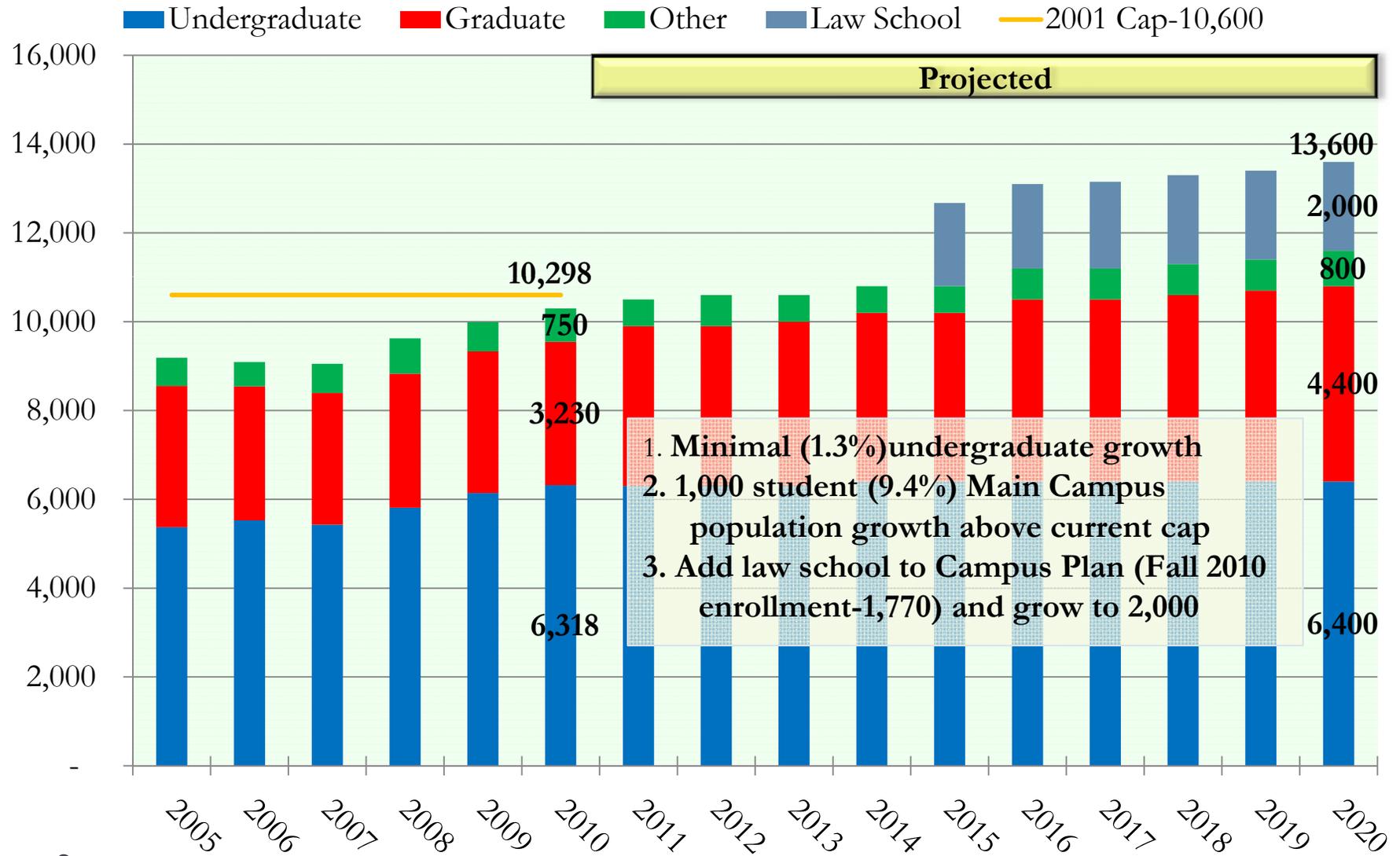
6. East Campus

- Removed one housing building, reducing beds from 770 to 590
- Removed proposed Mass. Ave. driveway and retained Nebraska Ave. driveway
- Increased setbacks of housing buildings from 40 feet to 100 feet
- Reduced total parking from 500 to 400



AMERICAN UNIVERSITY

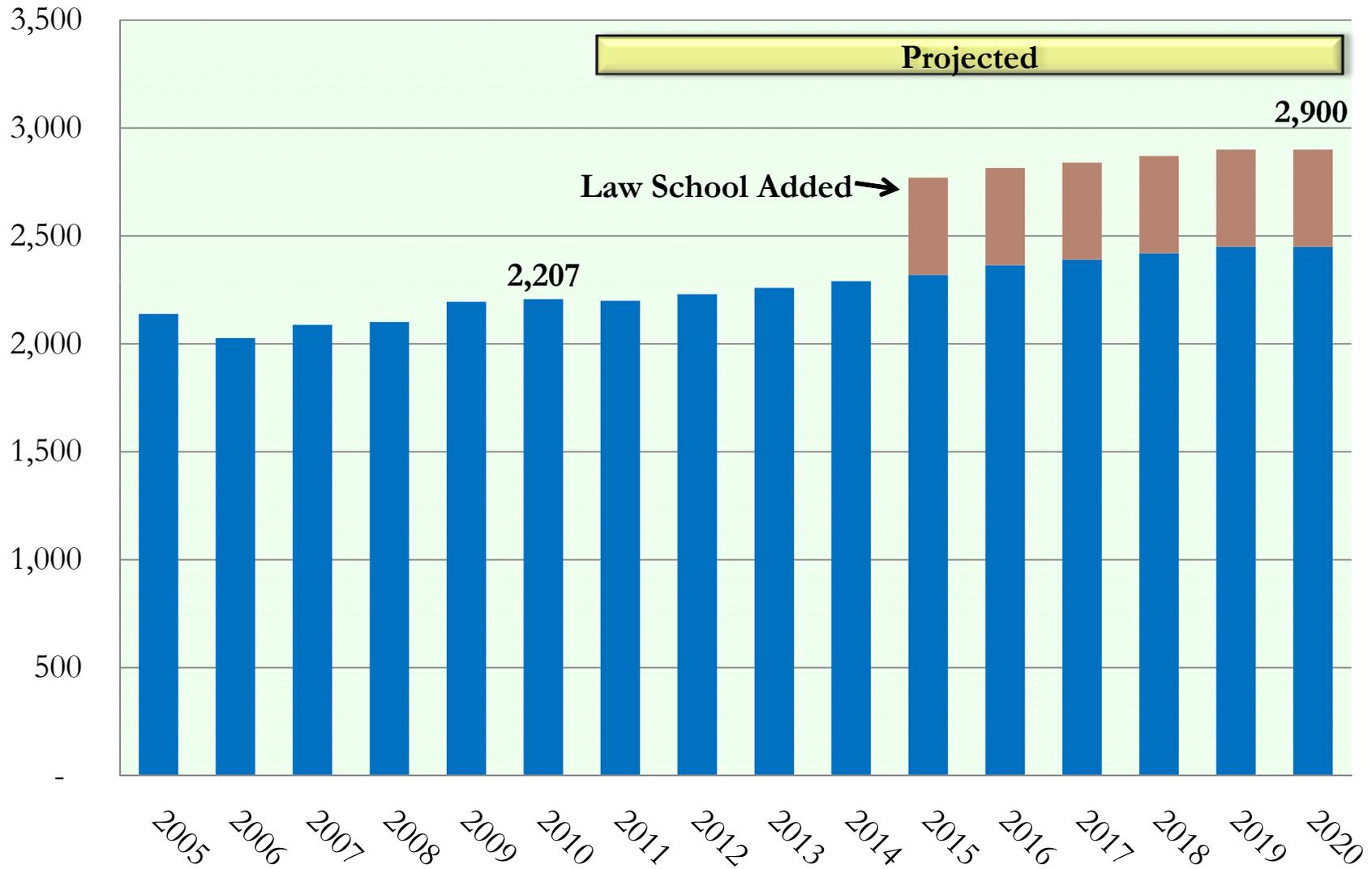
Student Population & Projections 2005-2020 w/ Law School





AMERICAN UNIVERSITY

Employee Population & Projections 2005-2020 w/ Law School





1. AU houses most of its undergrads (4,000+/-)
2. Many undergrads live nearby in apartments (900+/-)
3. A few live in houses
 - 238 students live in 123 houses out of a total of 6,000+/- houses in 2016
4. There are 13 undergrad group houses with 4 or more students



Current Capacity	3,533
Net New Beds	793
2011 Campus Plan Capacity	4,326

New Housing Goals

- Modernize housing
- Accommodate undergraduates
- Open Tenley Campus to law school



Main Campus Transportation Study Summary



- ▶ AU generated peak-hour traffic declined 3.9%/year since 1999, as a result of continued promotion of non-auto travel options
- ▶ High volume of commuter traffic on Nebraska and Massachusetts Aves is the primary source of peak-hour congestion
- ▶ AU accounts for only a small proportion of local traffic
- ▶ Changes in traffic generated by Campus Plan are small and will not impact overall traffic conditions
- ▶ Parking use has declined by 3.1%/year, since 2000
 - ▶ Current parking demand – 1,500 spaces
 - ▶ Current parking inventory – 2,700 spaces
- ▶ University-related off-campus parking is very limited



Main Campus Transportation Study Summary

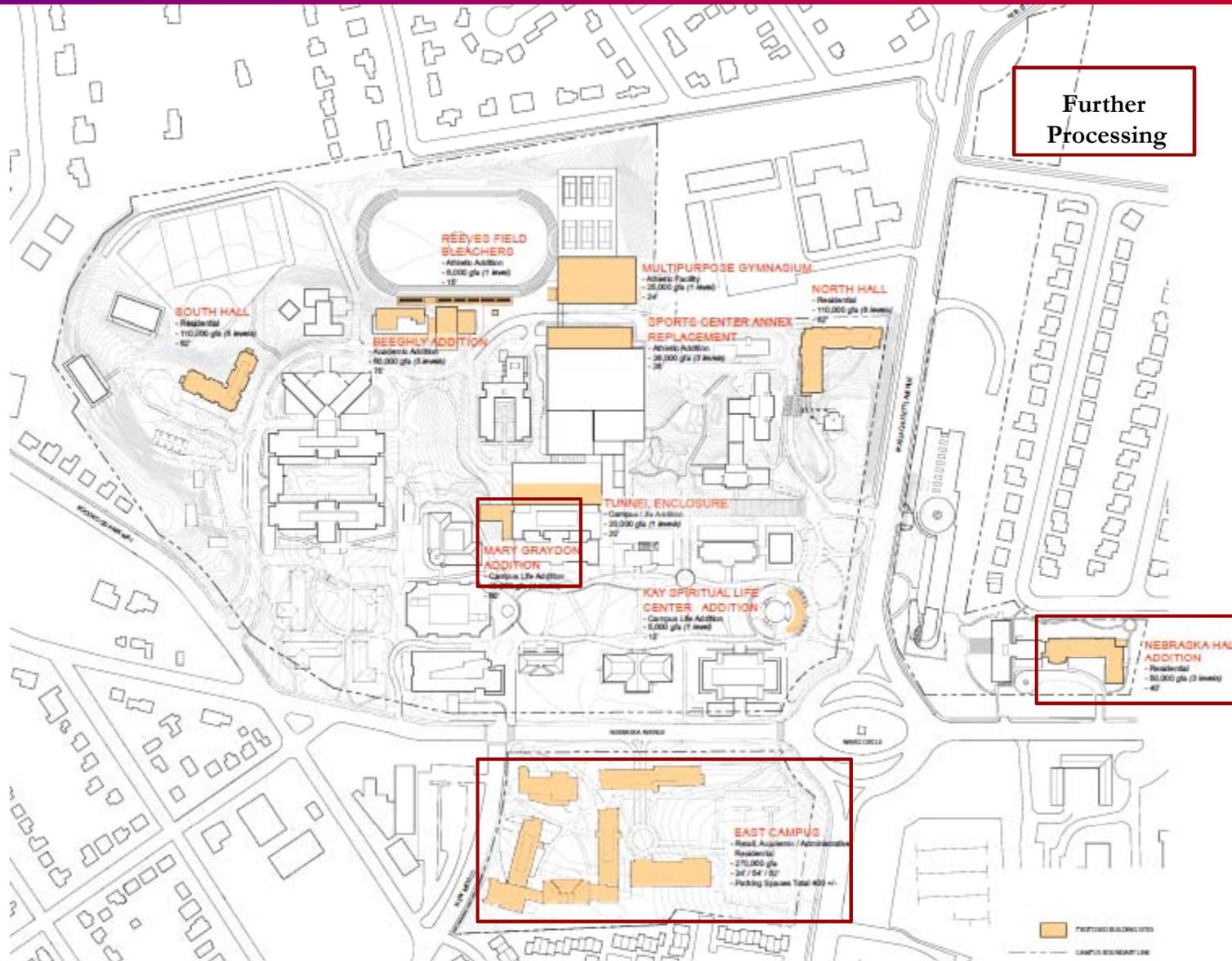


- ▶ **Pedestrian crossings on Nebraska and Massachusetts need safety improvements**
 - ▶ AU recommends DDOT implement signal changes on Nebraska
 - ▶ AU recommends DDOT implement mid-block signalized pedestrian crossing on Nebraska
 - ▶ DDOT RCW II report recommends signals at Massachusetts cross walks
- ▶ **Potential impacts from growth in pedestrian traffic can be minimized through:**
 - ▶ Channelizing pedestrians to signalized crosswalks
 - ▶ Employing signal timings that separate pedestrians and vehicles
- ▶ **Projected pedestrian crossings on Nebraska can be accommodated without negative impacts**



AMERICAN UNIVERSITY

Campus Plan 2011 – Main Campus



American University
4400 Massachusetts Avenue, NW
Washington DC 20016-4202

Project
AMERICAN UNIVERSITY CAMPUS PLAN 2011



McKinnock McKinnock
1421 New York Avenue, NW
Suite 300
Washington DC 20005

EXHIBIT 17

Date

May 19, 2011

Scale



Drawing Name

PROPOSED MAIN CAMPUS PLAN

Drawing No.

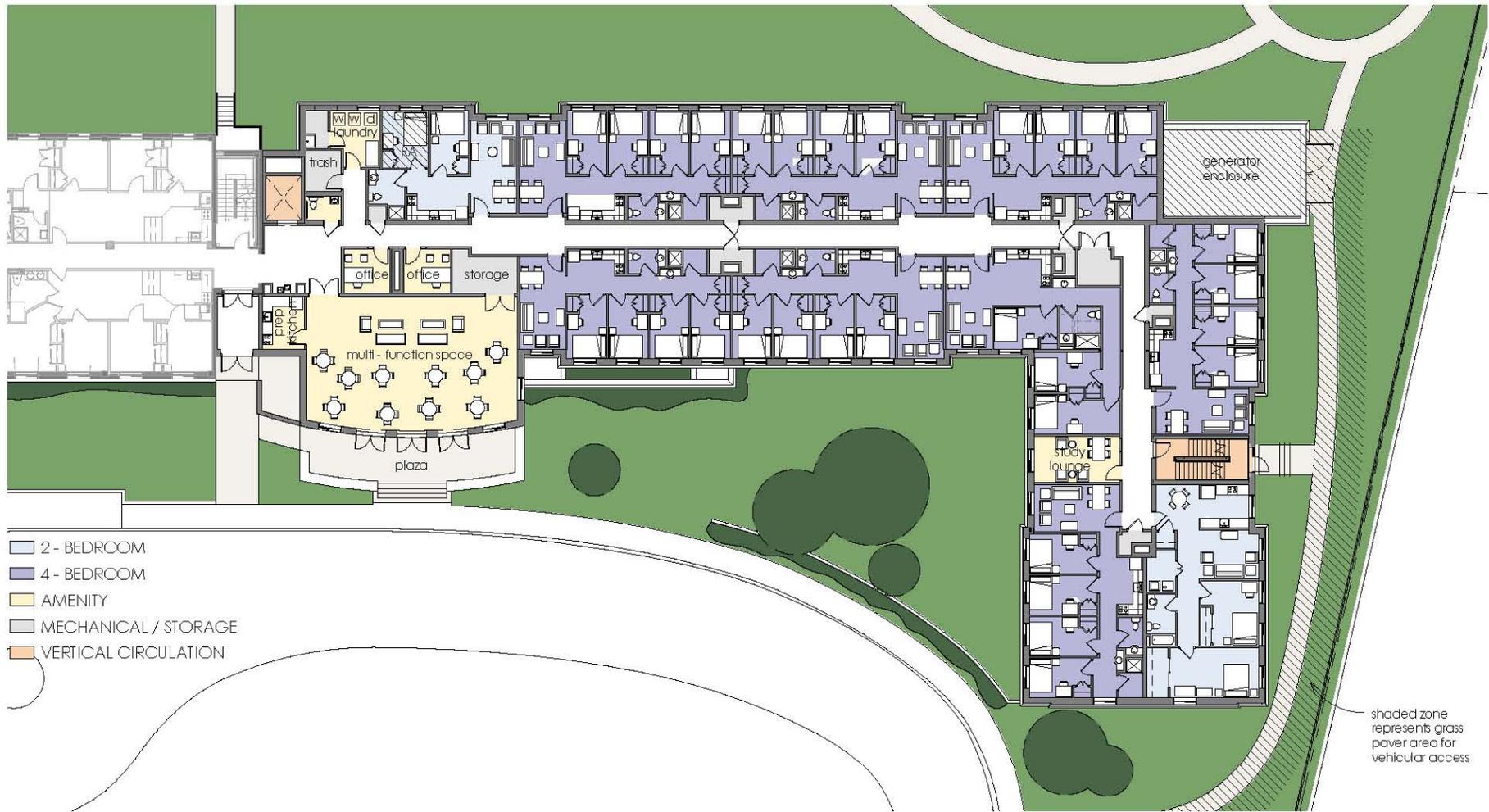
17.1

copyright ©2011 McKinnock & McKinnock



AMERICAN UNIVERSITY

Nebraska Hall Addition – First Floor Plan





AMERICAN UNIVERSITY

Nebraska Hall Addition – View from Nebraska Avenue





AMERICAN UNIVERSITY

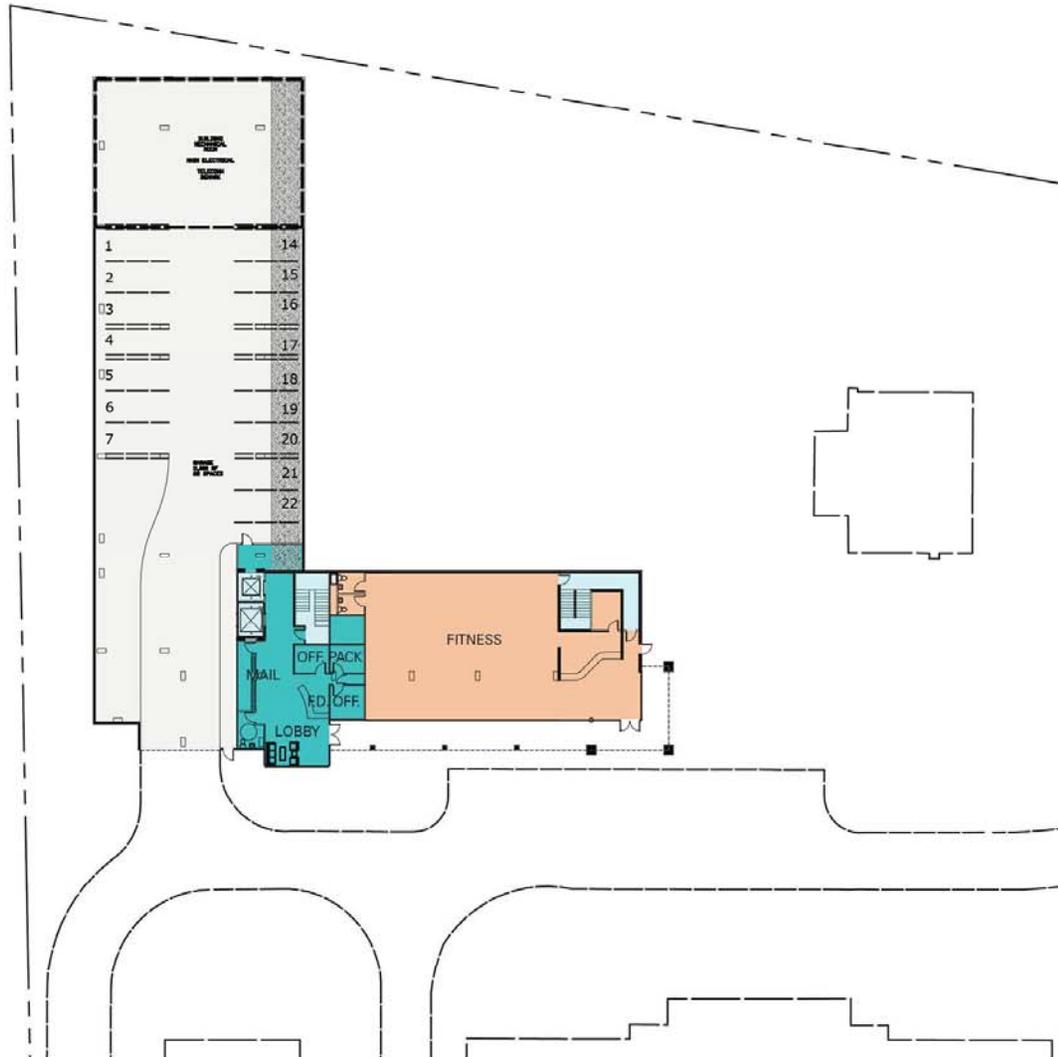
Nebraska Hall Addition – View from 44th Street





North Hall – Site Plan





PROJECT DATA

4,000 GSF - FITNESS (1)
 11,600 GSF - GARAGE (+/- 32 PARKING SPACES BELOW GRADE)

NORTH HALL

2,050 GSF - LOWER LEVEL LOBBY (1)
 17,100 GSF - RESIDENTIAL (2-7)

102,600 GSF TOTAL RESIDENTIAL
17,650 GSF TOTAL PARKING LEVEL / FIRST FLOOR
364 BEDS (TYPE A)
282 SF/ BED

2

TYPE A UNITS - 52 STUDENT BEDS (13 UNITS)
 RA UNIT - 2 BEDS (1 UNIT)
 FACULTY UNIT - (1 UNIT)

3 - 7

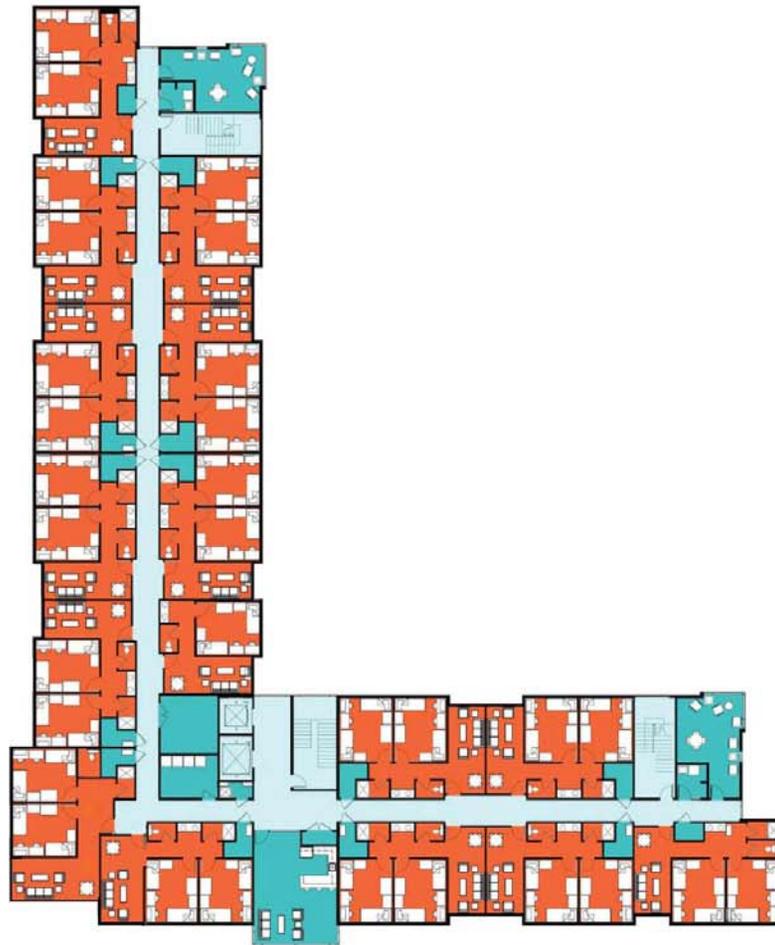
TYPE A UNITS - 60 STUDENT BEDS (15 UNITS)
 RA UNIT - 2 BEDS (1 UNIT)

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



AMERICAN UNIVERSITY

North Hall – Typical Floor Plan



PROJECT DATA

4,000 GSF - FITNESS (1)
 11,600 GSF - GARAGE (+/- 32 PARKING SPACES BELOW GRADE)

NORTH HALL

2,050 GSF - LOWER LEVEL LOBBY (1)
 17,100 GSF - RESIDENTIAL (2-7)

102,600 GSF TOTAL RESIDENTIAL
17,650 GSF TOTAL PARKING LEVEL / FIRST FLOOR
364 BEDS (TYPE A)
282 SF/ BED

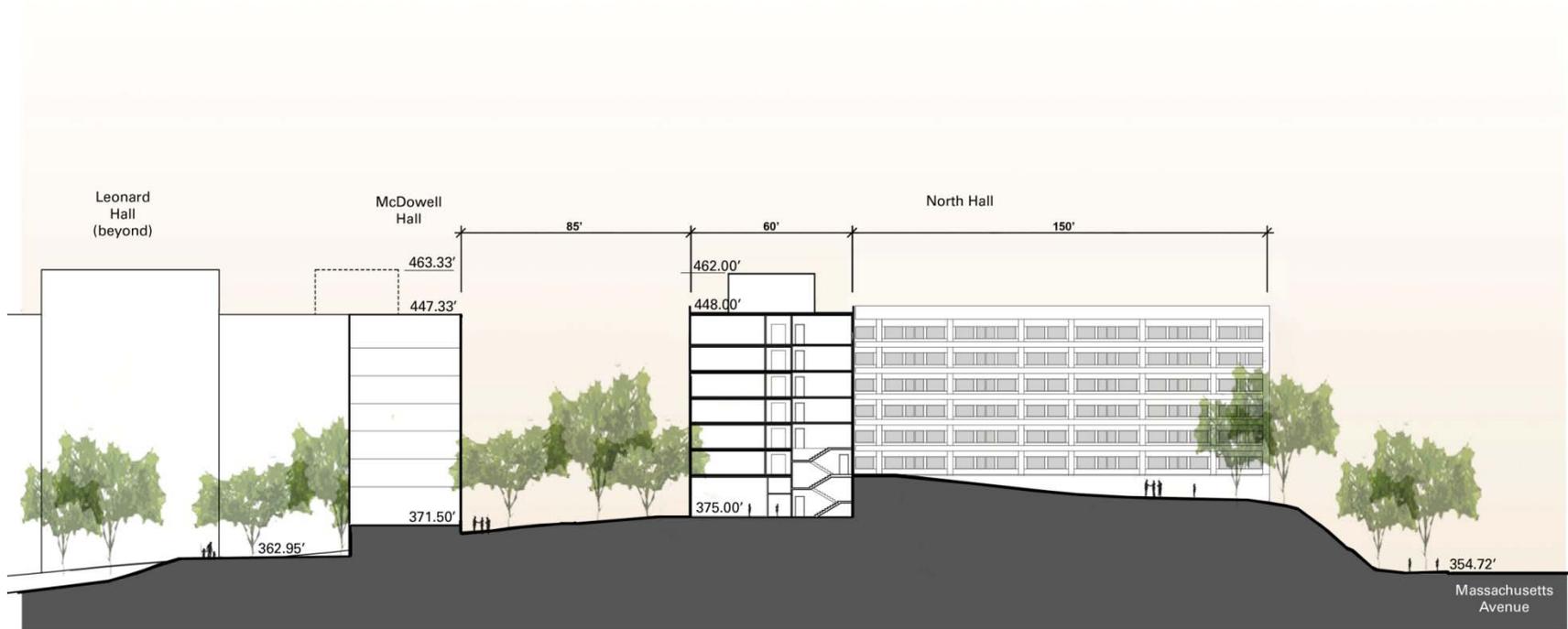
2

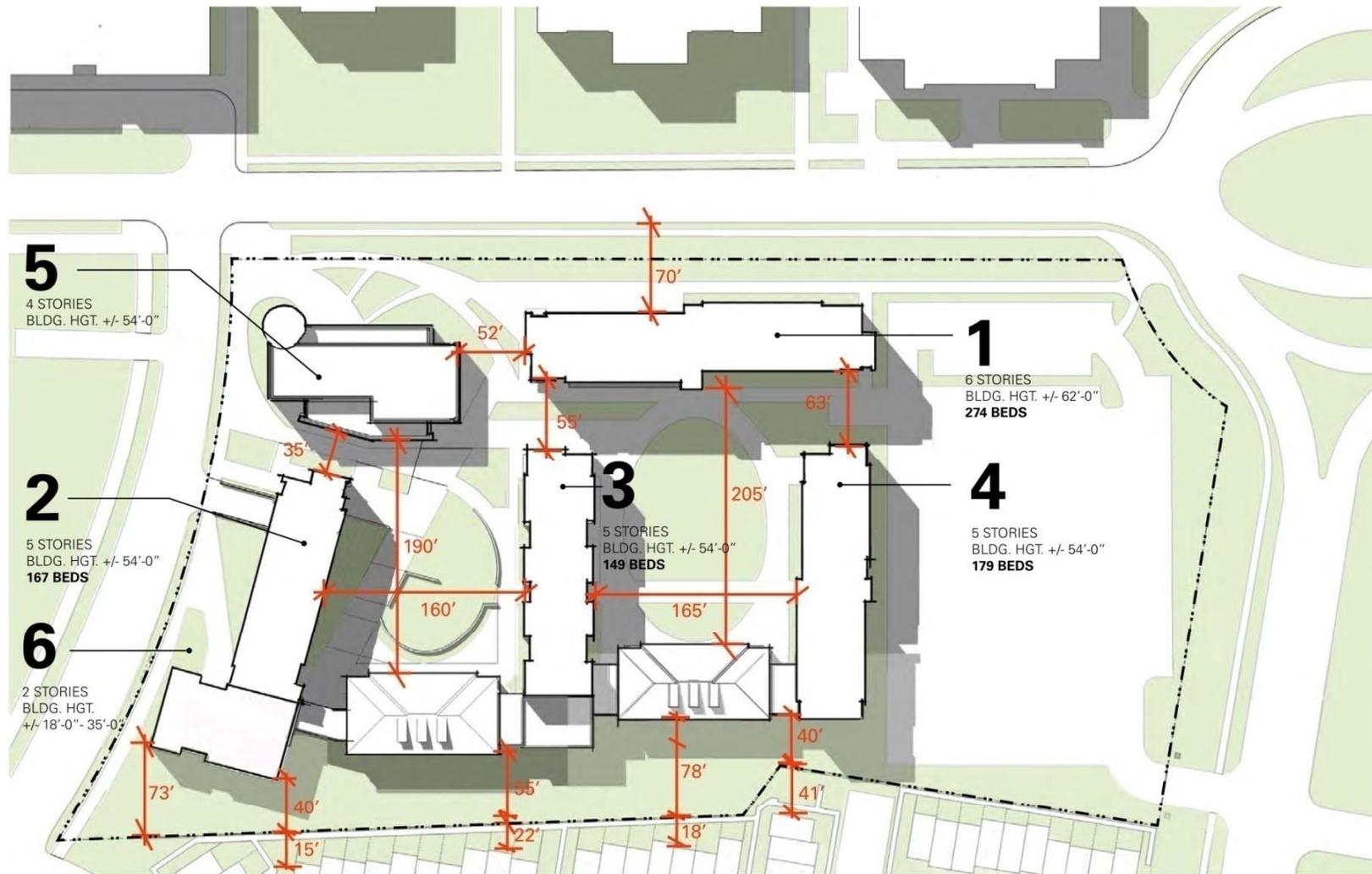
TYPE A UNITS - 52 STUDENT BEDS (13 UNITS)
 RA UNIT - 2 BEDS (1 UNIT)
 FACULTY UNIT - (1 UNIT)

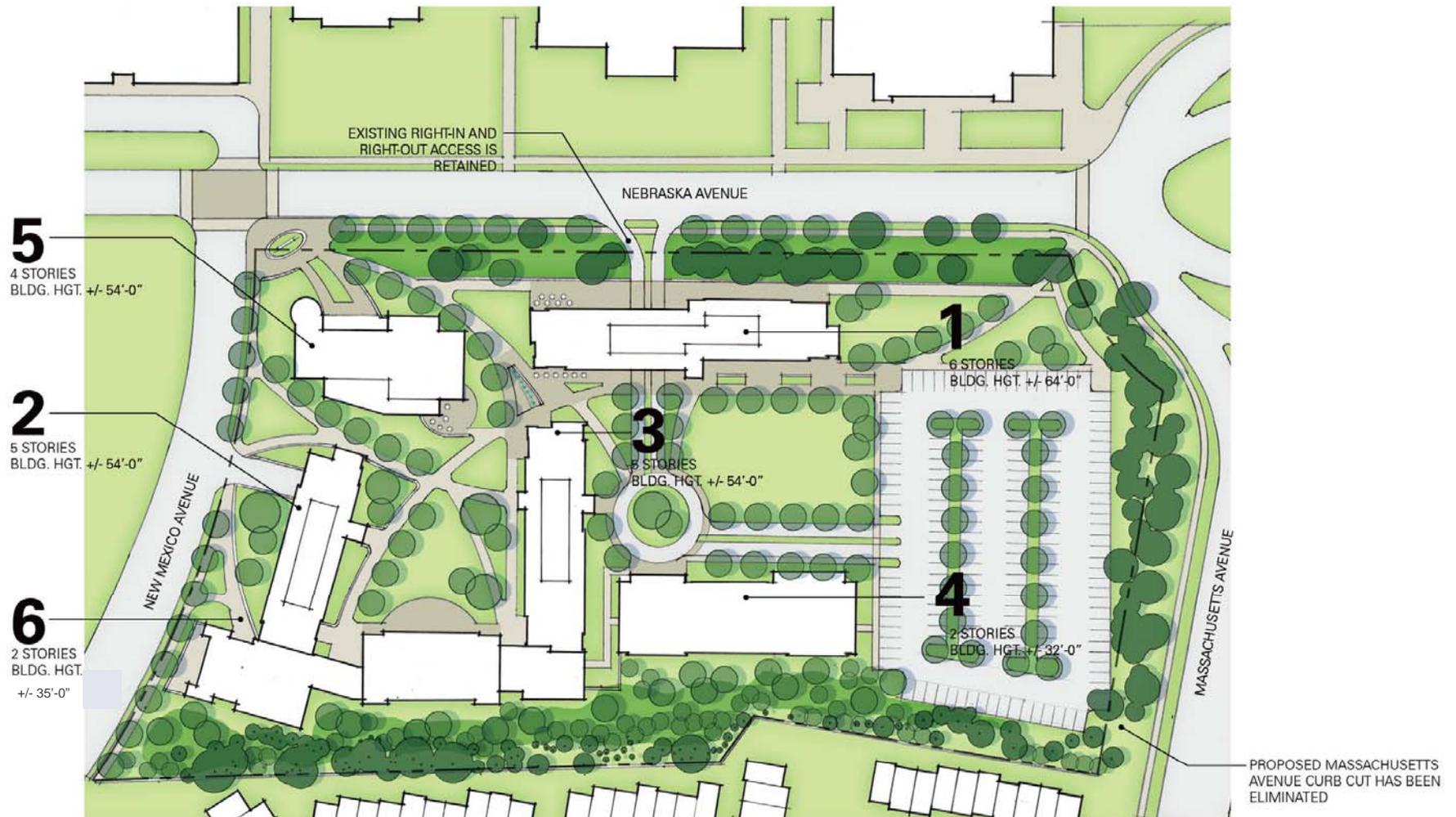
3 - 7

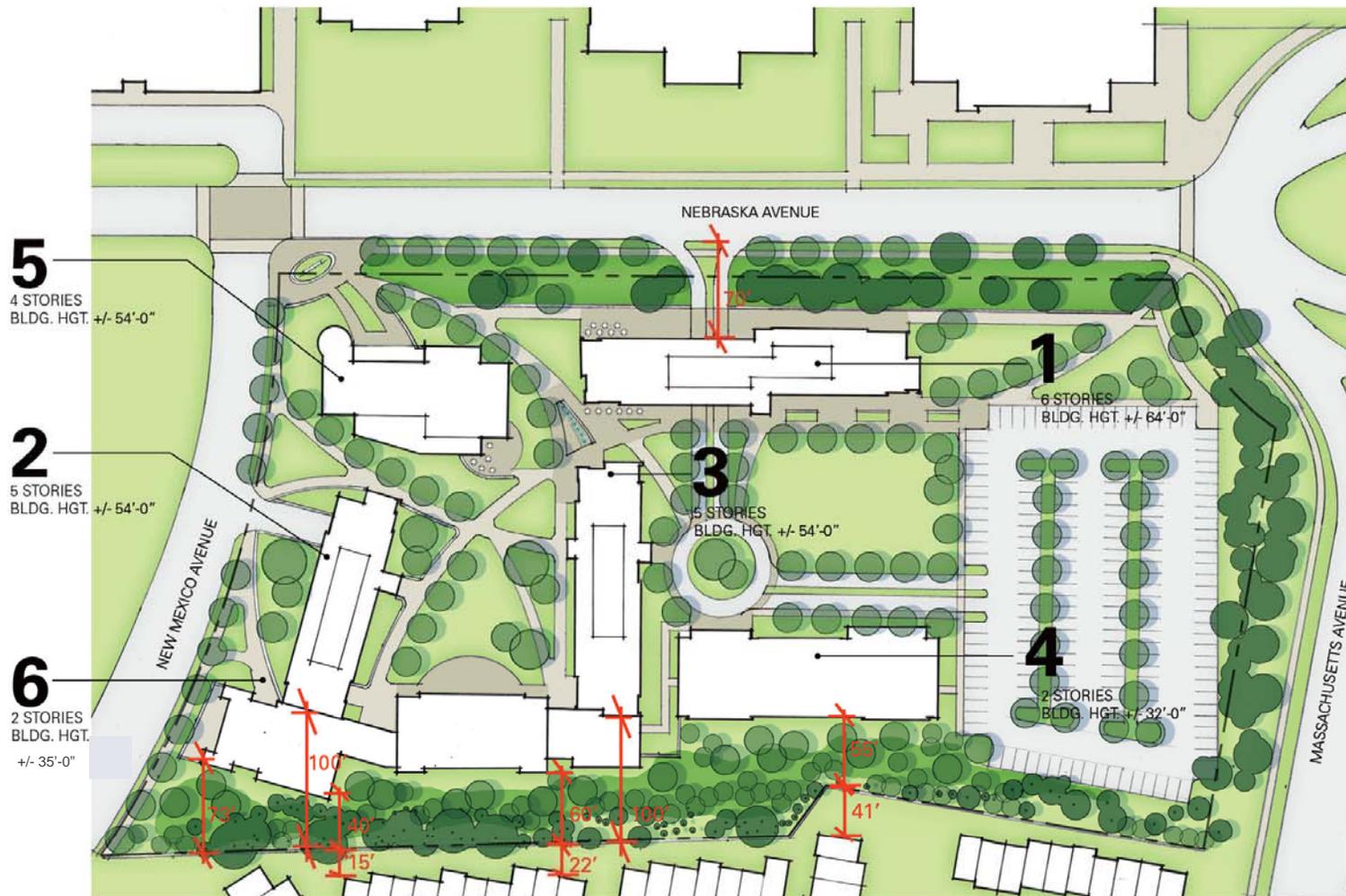
TYPE A UNITS - 60 STUDENT BEDS (15 UNITS)
 RA UNIT - 2 BEDS (1 UNIT)

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





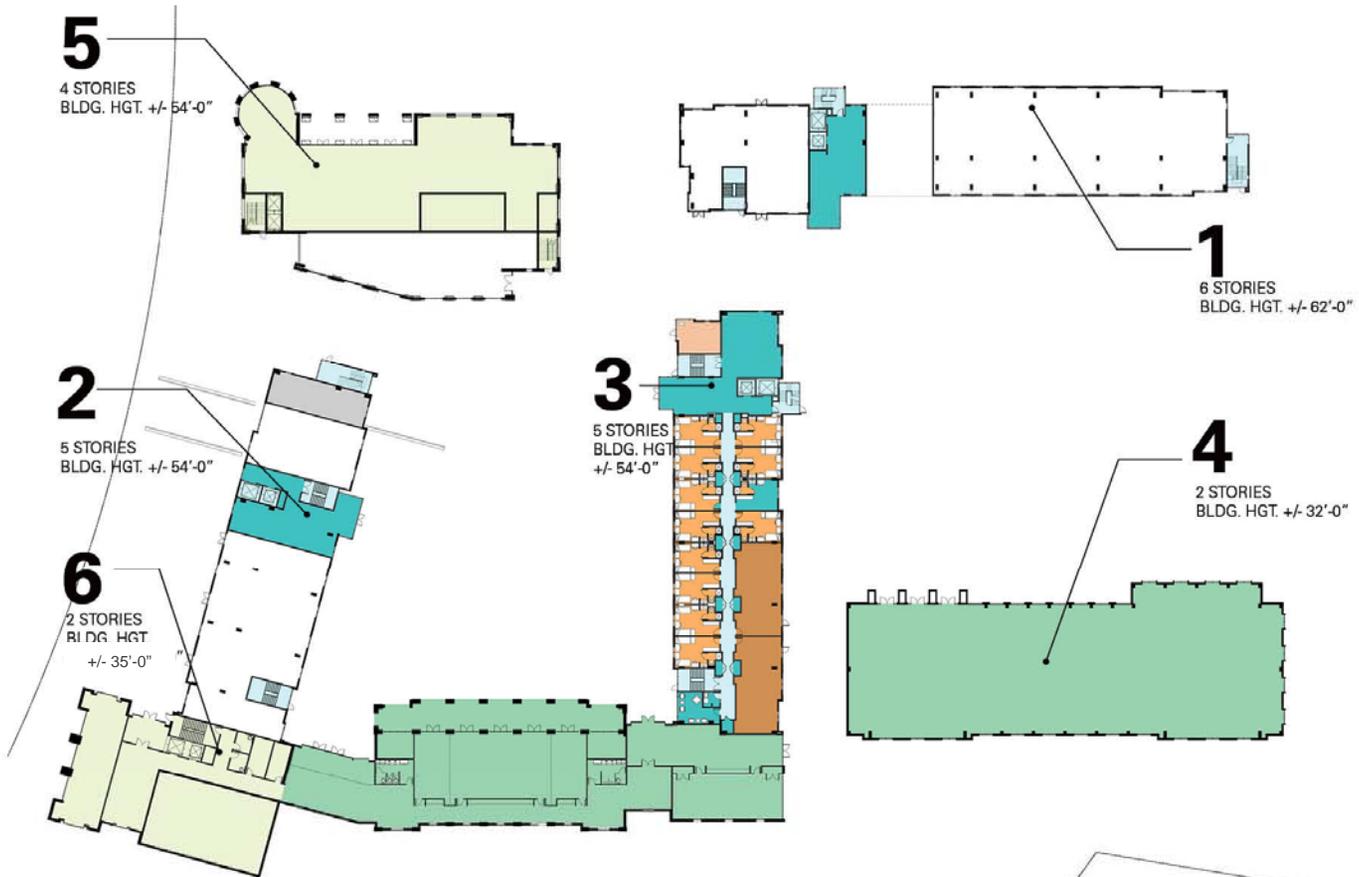






AMERICAN UNIVERSITY

East Campus – First Floor Plan



PROJECT DATA

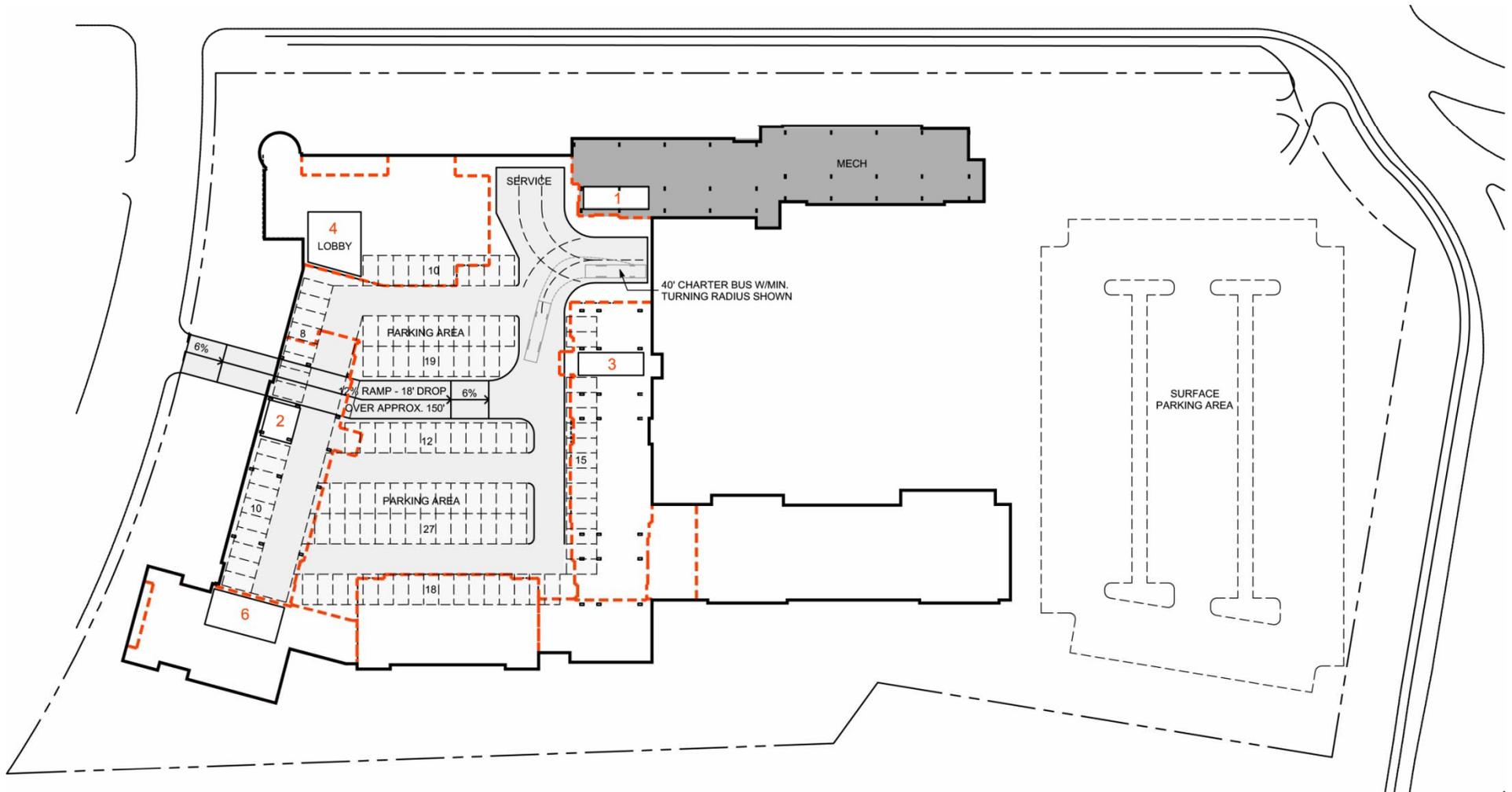
- 1**
9,100 GSF - RETAIL
2,000 GSF - SHARED SPACES
1,000 GSF - STAFF/FACULTY APT (2)
66,250 GSF - RESIDENTIAL (2-5)
78,350 GSF (274 BEDS - TYPE B)
- 2**
4,900 GSF - RETAIL
2,000 GSF - SHARED SPACES
37,200 GSF - RESIDENTIAL (2-5)
44,100 GSF (140 BEDS - TYPE B)
- 3**
2,000 GSF - STAFF/FACULTY APTS
5,800 GSF - RESIDENTIAL (1)
2,000 GSF - SHARED SPACES
500 GSF - RESIDENTIAL LIFE - SUPPORT (1)
41,200 GSF - RESIDENTIAL (2-5)
51,500 GSF (176 BEDS - TYPE B)
- 4**
24,000 GSF - ADMINISTRATIVE / ACADEMIC (1-2)
24,000 GSF TOTAL
- 5**
3,020 GSF - RETAIL (1)
50,190 GSF - ADMINISTRATIVE (0-4)
53,210 GSF TOTAL (0-4)
- 6**
7,500 GSF - ADMINISTRATIVE (1-2)
10,200 GSF - ADMINISTRATIVE / ACADEMIC (1-2)
17,700 GSF TOTAL

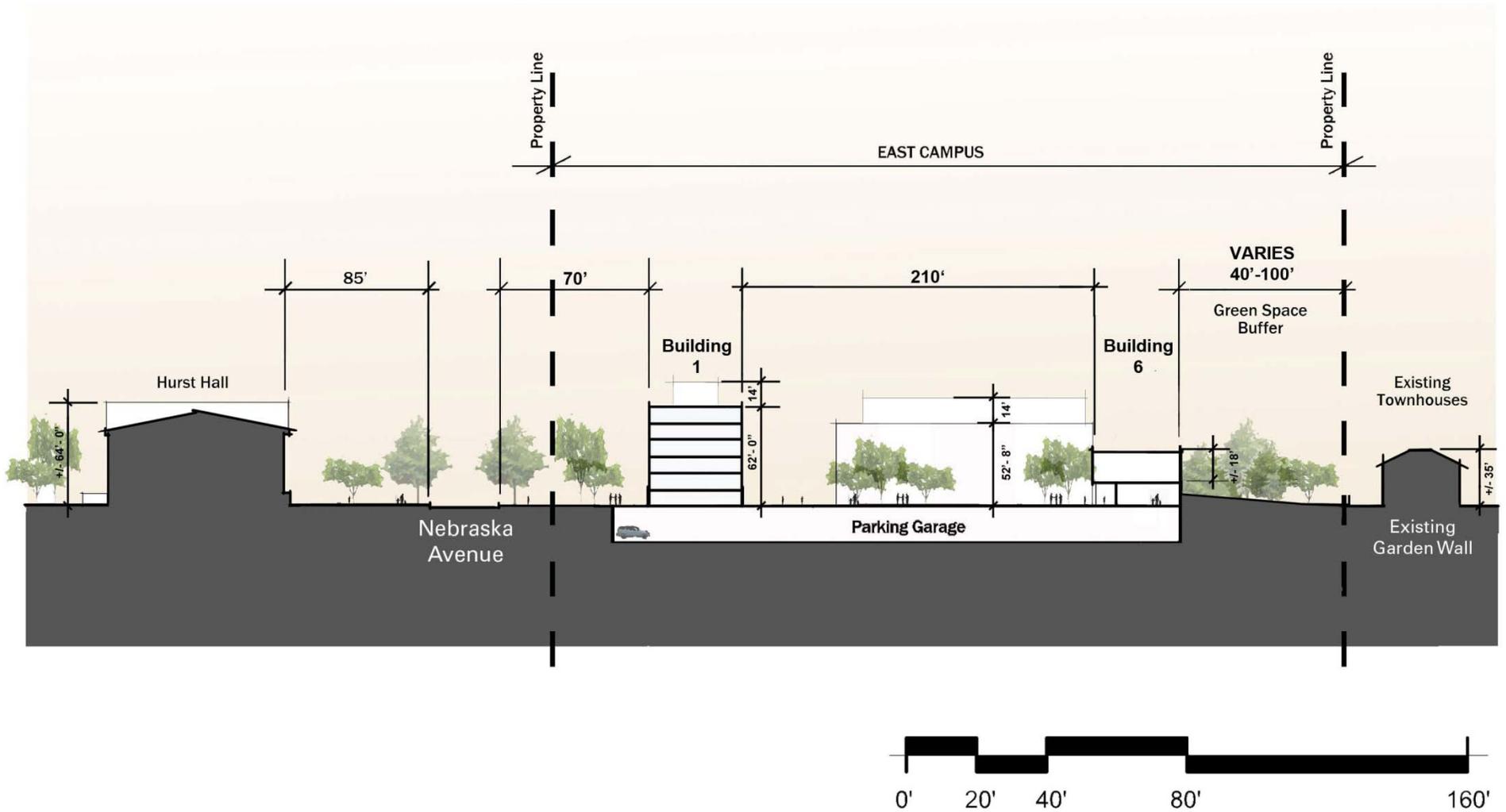
TOTALS	
57,690 GSF	- ADMINISTRATIVE
34,200 GSF	- ADMINISTRATIVE / ACADEMIC
17,020 GSF	- RETAIL
500 GSF	- RESIDENTIAL LIFE - SUPPORT
150,450 GSF	- RESIDENTIAL
3,000 GSF	- STAFF / FACULTY APARTMENTS
6,000 GSF	- SHARED SPACES / CIRCULATION / SUPPORT
268,860 GSF TOTAL	
590 BEDS (TYPE B)	
255 SF / BED	

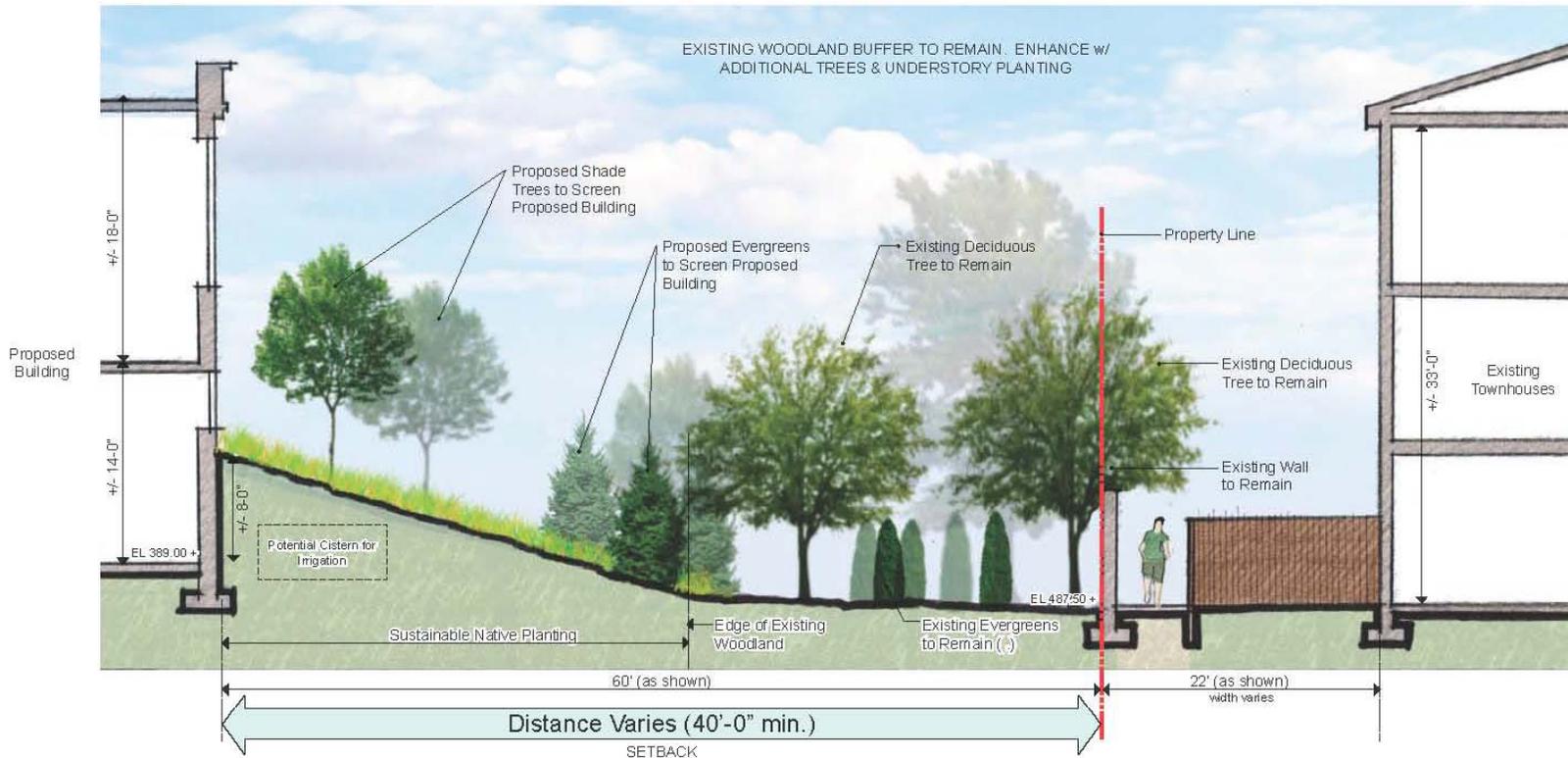
- ADMINISTRATIVE
- RETAIL
- ADMINISTRATIVE / ACADEMIC
- RESIDENTIAL LIFE - SUPPORT
- UNIT TYPE A
- UNIT TYPE B
- SHARED SPACES - RESIDENCE HALLS
- STAFF / FACULTY APTS
- LOBBY / CIRCULATION
- SUPPORT



East Campus – Service & Parking Level Plan







Existing Condition



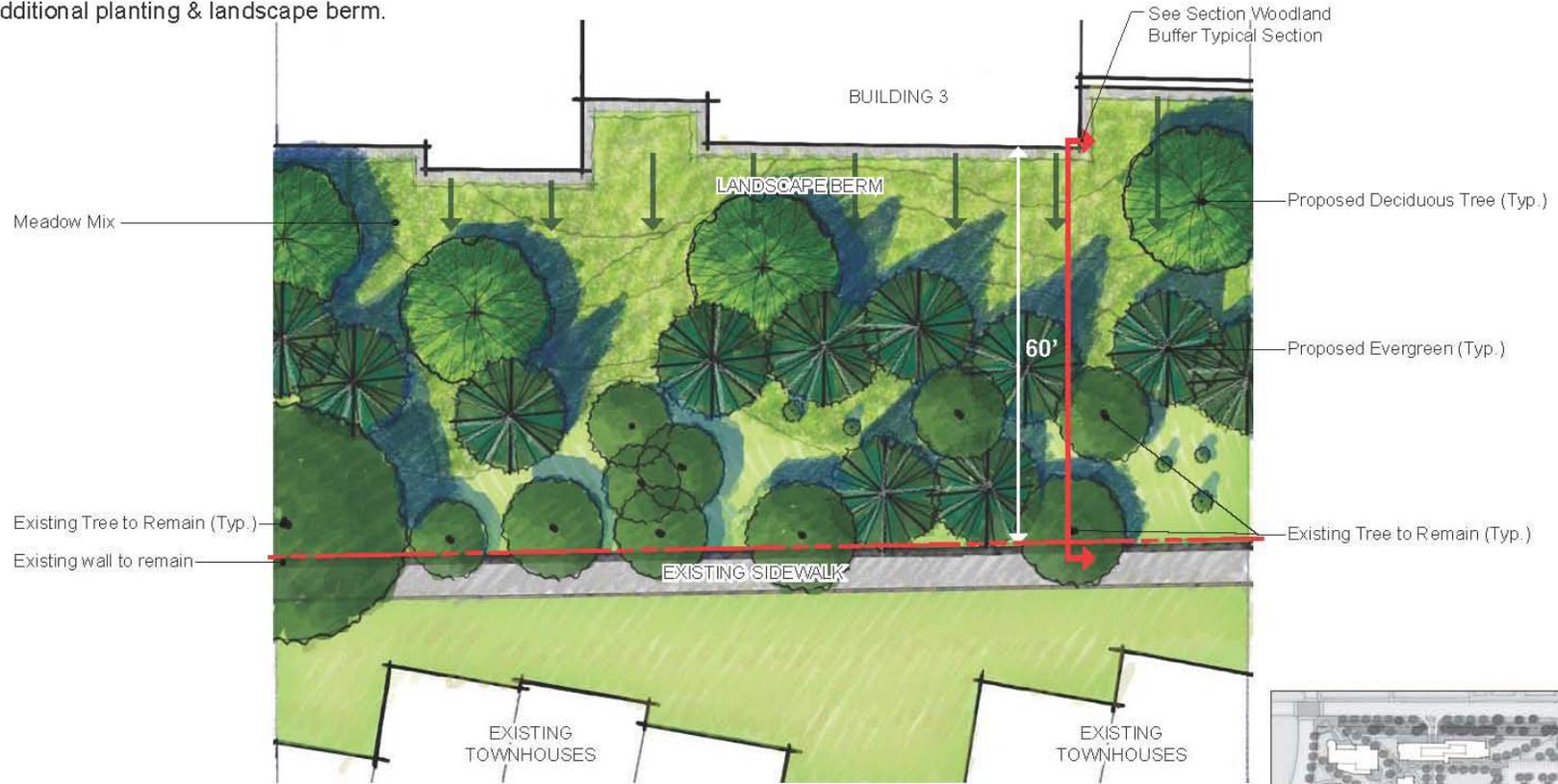
KEY PLAN



East Campus – Woodland Buffer Plan Enlargement

WOODLAND BUFFER

Existing woodland buffer to remain & enhanced with additional planting & landscape berm.

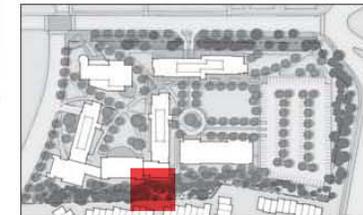


EXISTING WOODLAND BUFFER

% Deciduous = 48%
 % Evergreen = 52%

PROPOSED WOODLAND BUFFER

% Deciduous = 44%
 % Evergreen = 56%



KEY PLAN



AMERICAN UNIVERSITY

East Campus – Nebraska Avenue Elevation





AMERICAN UNIVERSITY

East Campus – New Mexico Avenue Elevation





AMERICAN UNIVERSITY

East Campus – Interior Courtyard Perspective





AMERICAN UNIVERSITY

East Campus – View from East at Ground Level





AMERICAN UNIVERSITY

Campus Plan 2011 Mary Graydon Center Addition

<p>MARY GRAYDON SITE Mary Graydon Center</p> <p>Site Area 52 ft x 94 ft 5,500 sf</p> <p>Zoning R-5-B Currently included in 2001 campus plan</p> <p>Existing Structures Mary Graydon Center Area 120,550 sf Height 40 ft</p> <p>Boundaries / Adjacencies North - Mary Graydon Center South - McKinley Building / green space East - Eric Friedman Quadrangle West - Vehicular drive through Sports Center Parking Garage</p> <p>Site Attributes - Central campus location - Mary Graydon Center Connection - Adjacent to major student life functions - Location between the McKinley Building and Mary Graydon Center - Minimal visual impact on the campus</p>	<p>360° Eye Aerial</p> <p>360° Eye Aerial</p> <p>Campus Plan</p>		<p>AMERICAN UNIVERSITY Office of the University Architect 4422 Wisconsin Avenue, N.W., 2nd Floor Washington, D.C. 20016 Tel: (202) 885-1000 Fax: (202) 885-1004</p> <p>AMERICAN UNIVERSITY CAMPUS PLAN 2011</p> <p>Mary Graydon Center Addition American University Main Campus 4400 Massachusetts Ave., N.W. Washington, DC 20016</p> <p>Project Description</p> <p>DESIGNED BY: OMG DRAWN BY: OMG/SOB CHECKED BY: OMG DATE: 12/11/10 APPROVED BY: OMG DATE: 12/11/10</p> <p>PROJECT NO: Zoning DATE: January 14, 2011 SCALE:</p> <p>EXHIBIT 21 21.1a</p> <p>SHEET NO. 1 OF 3 SHEETS</p> <p>Graphics on this page were prepared by Motikisak and Motikisak</p>
--	--	--	--

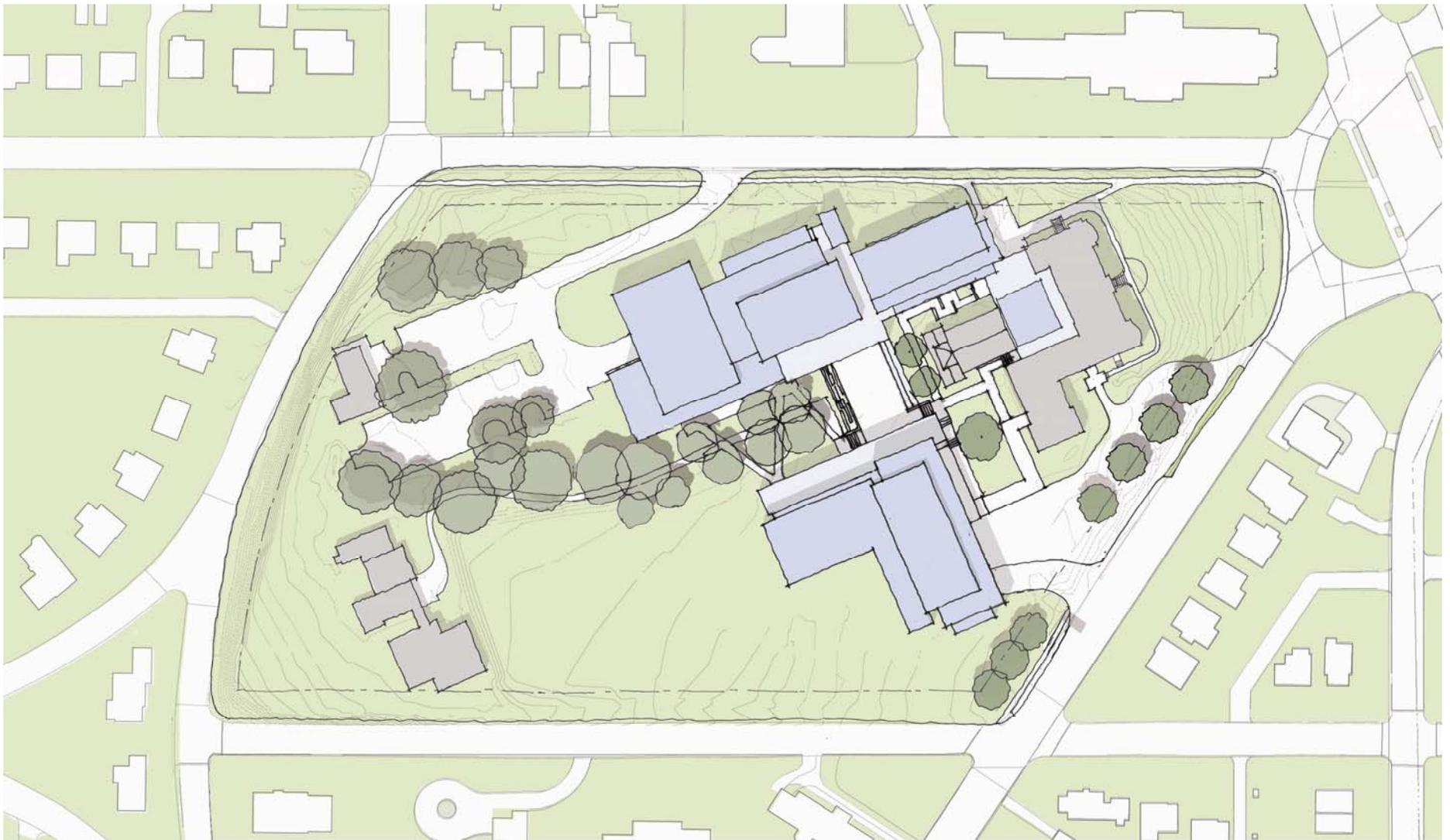
		<p>AMERICAN UNIVERSITY Office of the University Architect 4422 Wisconsin Avenue, N.W., 2nd Floor Washington, D.C. 20016 Tel: (202) 885-1000 Fax: (202) 885-1004</p> <p>AMERICAN UNIVERSITY CAMPUS PLAN 2011</p> <p>Mary Graydon Center Addition American University Main Campus 4400 Massachusetts Ave., N.W. Washington, DC 20016</p> <p>Site Plan</p> <p>DESIGNED BY: OMG DRAWN BY: OMG/SOB CHECKED BY: OMG DATE: 12/11/10 APPROVED BY: OMG DATE: 12/11/10</p> <p>PROJECT NO: Zoning DATE: January 14, 2011 SCALE:</p> <p>EXHIBIT 21 21.1b</p> <p>SHEET NO. 2 OF 3 SHEETS</p> <p>Graphics on this page were prepared by Motikisak and Motikisak</p>
--	--	--



	<p>AMERICAN UNIVERSITY Office of the University Architect 4422 Wisconsin Avenue, N.W., 2nd Floor Washington, D.C. 20016 Tel: (202) 885-1000 Fax: (202) 885-1004</p> <p>AMERICAN UNIVERSITY CAMPUS PLAN 2011</p> <p>Mary Graydon Center Addition American University Main Campus 4400 Massachusetts Ave., N.W. Washington, DC 20016</p> <p>Site and Floor Plans</p> <p>DESIGNED BY: OMG DRAWN BY: OMG CHECKED BY: OMG DATE: 12/11/10 APPROVED BY: OMG DATE: 12/11/10</p> <p>PROJECT NO: Zoning DATE: January 14, 2011 SCALE:</p> <p>EXHIBIT 21 21.1c</p> <p>SHEET NO. 3 OF 3 SHEETS</p>
--	---



Tenley Campus Proposed Site Plan





Addressing Concerns

Concern

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

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 encourage behavior that is respectful of surrounding community
- Reduced numbers of students on East Campus



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 on Nebraska Ave will reduce conflicts with vehicles
- Support city proposal 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

How Addressed

- Revised orientation of buildings on East Campus to minimize views
- Increased setbacks of East Campus housing buildings to 100 feet
- 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



Addressing Concerns

Concern

Noise from traffic/service entries near houses

University-related parking on residential streets

How Addressed

- Service and parking access located away from residences or underground
- 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>

The screenshot shows the American University website's navigation bar with a search box and a menu including Discover AU, Admissions & Financial Aid, Academics, Campus Life, Global Involvement & Public Service, News, Research, Athletics, and Alumni. Below the navigation is a section titled 'AU in the Neighborhood' with a sub-link for 'COMMUNITY RELATIONS HOME'. A featured article titled 'The Garden of Knowledge' is displayed, accompanied by a photo of a lush garden. A sidebar on the left lists 'CAMPUS RESOURCES' such as Athletics, Dining, and Library Access, and 'COMMUNITY INFORMATION' like Katzen Center and Arboretum. At the bottom, there are links for 'UNIVERSITY LINKS' and a grid of categories including Katzen Center, Arboretum and Public Garden, Retail Shops, Campus Store, and Dining on Campus.

The screenshot shows the 'Campus Plan' section of the American University website. The navigation bar is identical to the previous screenshot. The main content area is titled 'Campus Plan' and features a 'FAS HOME' button. A sidebar on the left contains a menu with 'FAS DEPARTMENTS', 'CAMPUS PROJECTS' (Facilities Projects, Campus Plan), 'STRATEGIC INITIATIVES', 'CAMPUS FEATURES', and 'MEET THE STAFF'. A 'FINANCE AND TREASURER DEPARTMENTS' link is also visible. The main content area includes a large image of a building at night with a 'READ MORE' button. Below the image is a paragraph of text: 'American University's 2011 Campus Plan was submitted on March 18, 2011 and is now available for review. The Campus Plan outlines projected facilities growth and campus enhancements for the coming decade. Eighteen months in the making and the focus of lively dialogue with our neighboring community, the plan reflects AU's intent to strengthen its academic prestige, maintain our standing as an asset to Washington, DC, and honor a commitment to be an amenity to the surrounding community. Visit this site frequently to keep abreast of all the latest news and developments regarding the Campus Plan currently in the works.' Below this text is another paragraph: 'We welcome the thoughts of our neighbors regarding the 2011 Campus Plan, so please review the plan draft and share your thoughts, suggestions, and questions. You can access the document and attachments online and respond at campusplan@american.edu.' To the right of the text is a 'QUICK LINKS' section with links for 'Campus Plan Contacts' and 'Community Relations', and a 'QUESTIONS?' section with an email address: 'E-mail campusplan@american.edu'.

[VIEW 2011 CAMPUS PLAN](#)



Current as of 3/18/2011

[VIEW THE PLAN](#)

[VOICE YOUR SUPPORT](#)



[WHAT YOU CAN DO](#)

[PRESIDENT KERWIN'S SPRING 2011 VIDEO MESSAGE](#)



Update on recent campus accomplishments and upcoming Campus Plan.

[WATCH THE VIDEO](#)