

| **Advisory Neighborhood Commission 3D**

**American University Hall of Science**

| **September 6, 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

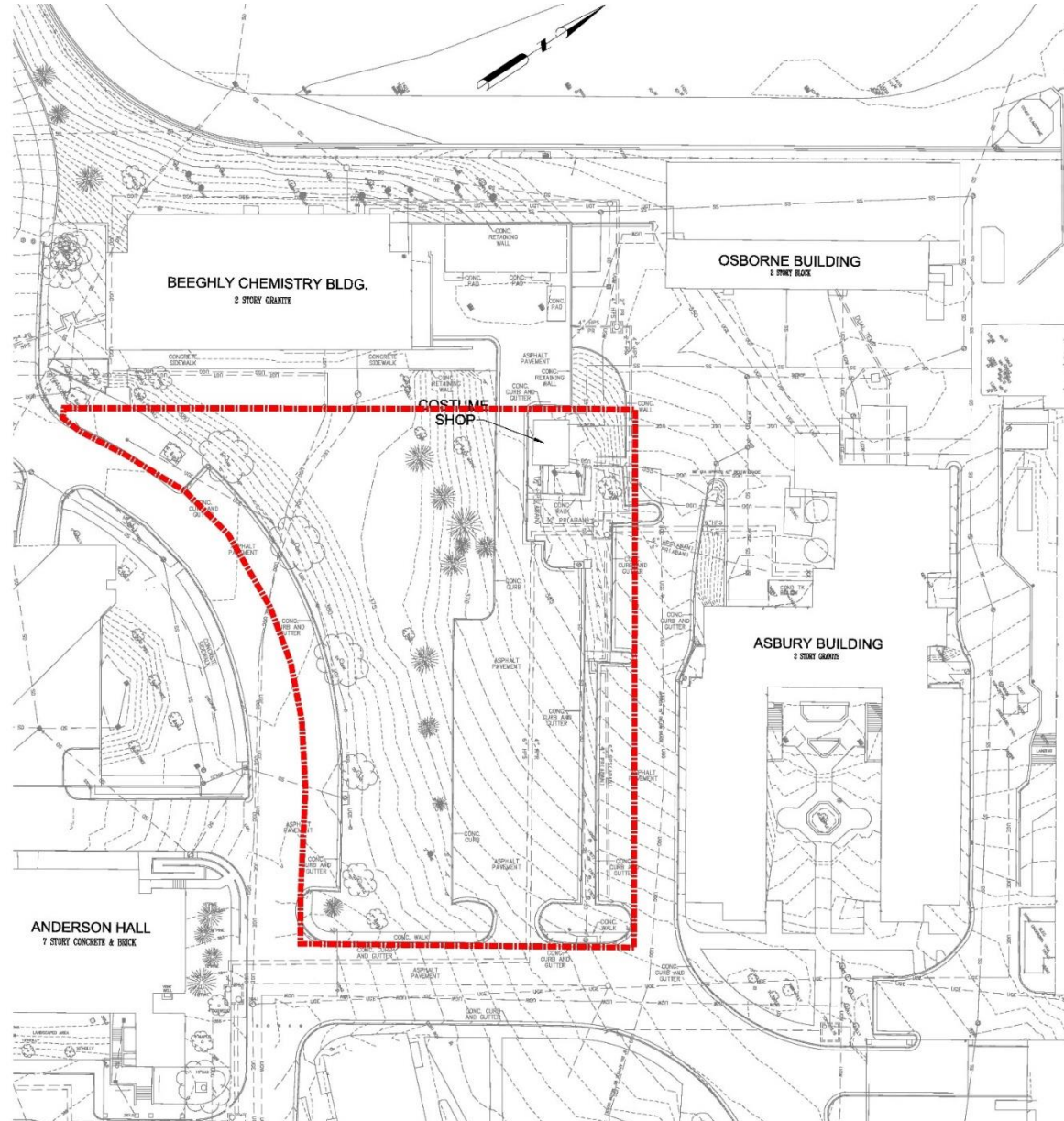
## Building

- 92,970 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

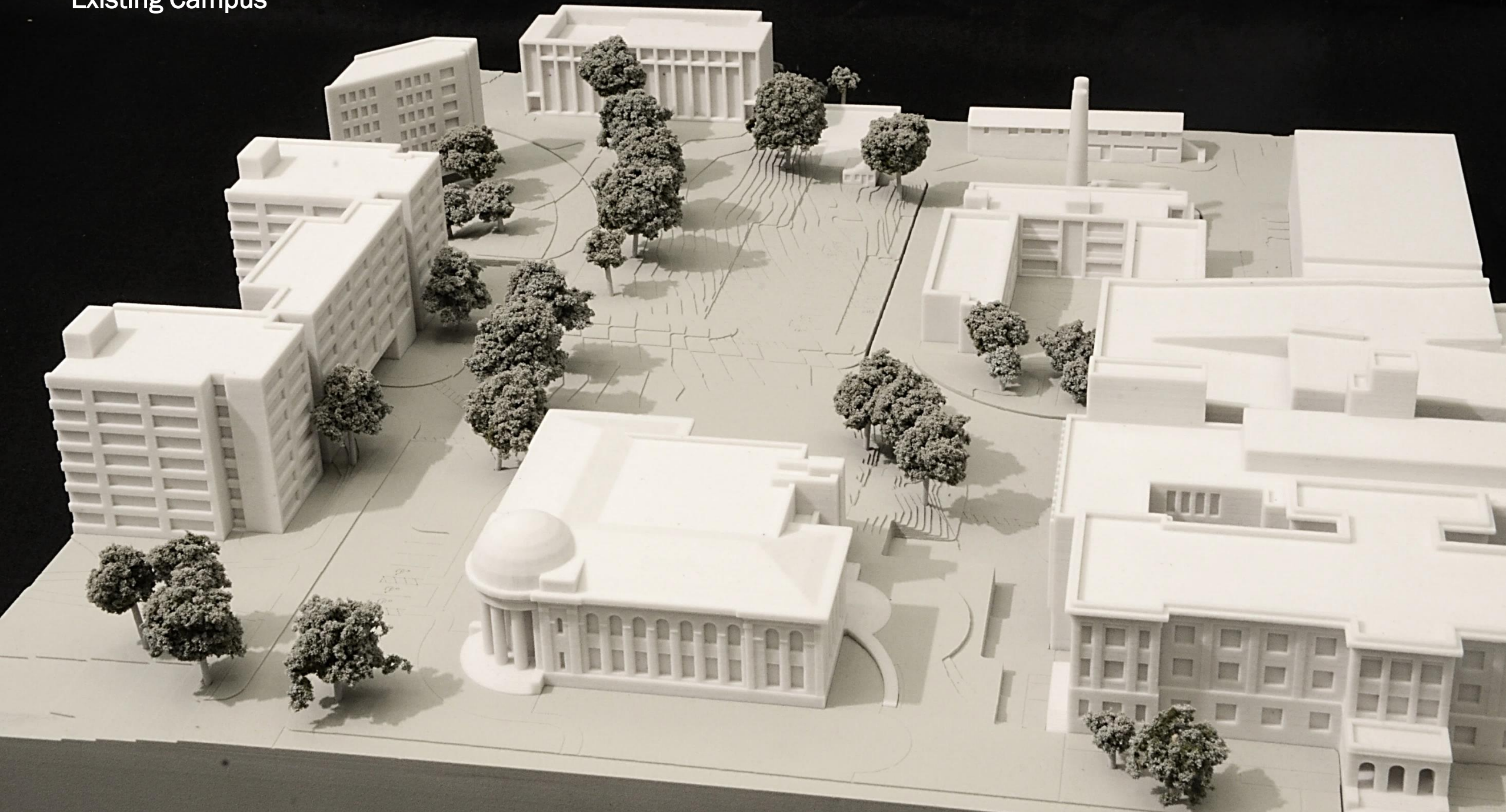
- Asbury parking lot and surrounding area
- Permanently removes approximately 75 parking spaces from the campus inventory
- Internal to campus and is over 90' further away from University Avenue than Beechly Chemistry Building
- Adjacent to Asbury Hall and associated science facilities
- View corridor from University Avenue and Quebec Street partially blocked by Beechly Chemistry Building





(University Avenue Beyond)

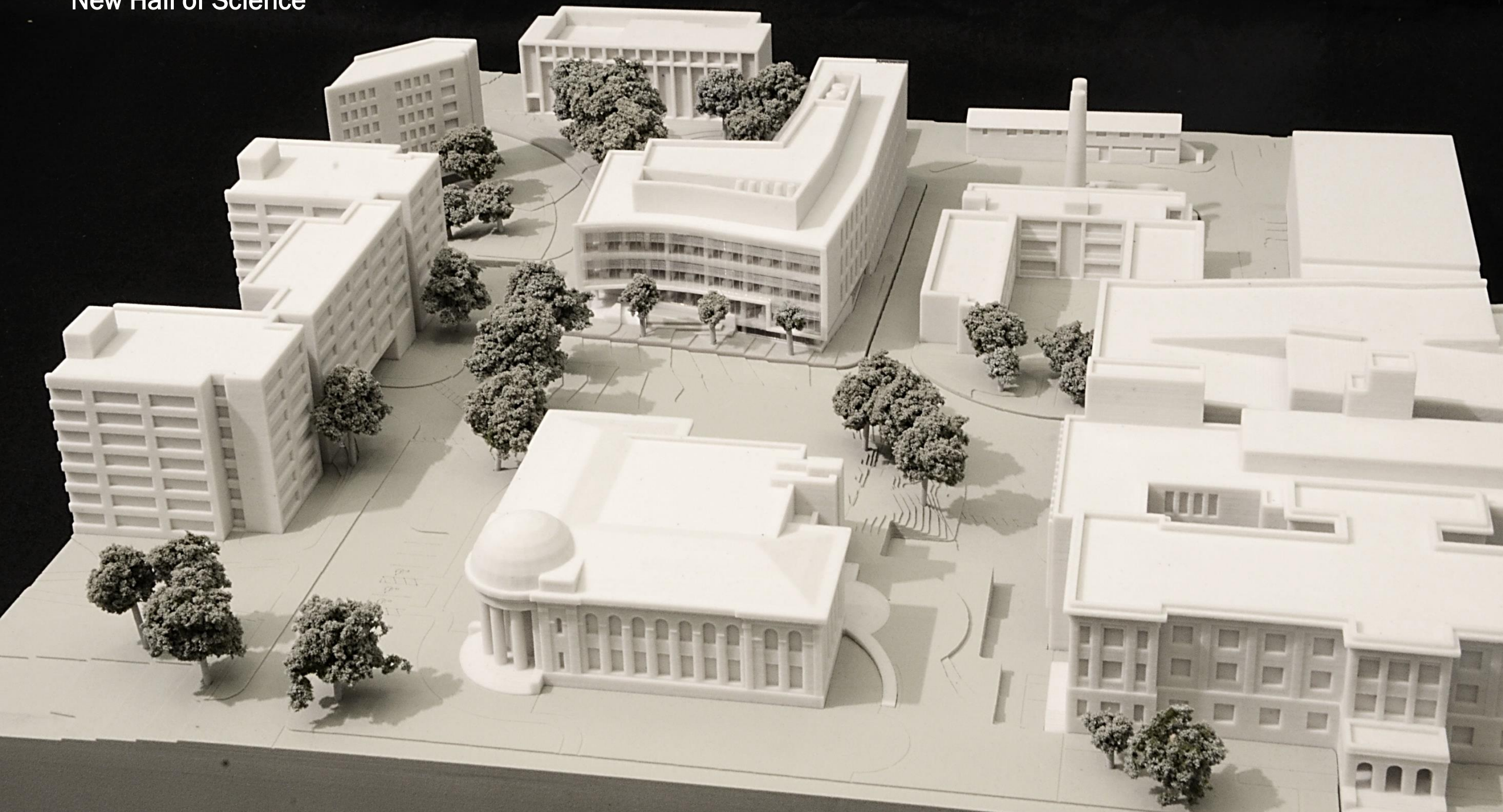
Existing Campus





(University Avenue Beyond)

New Hall of Science



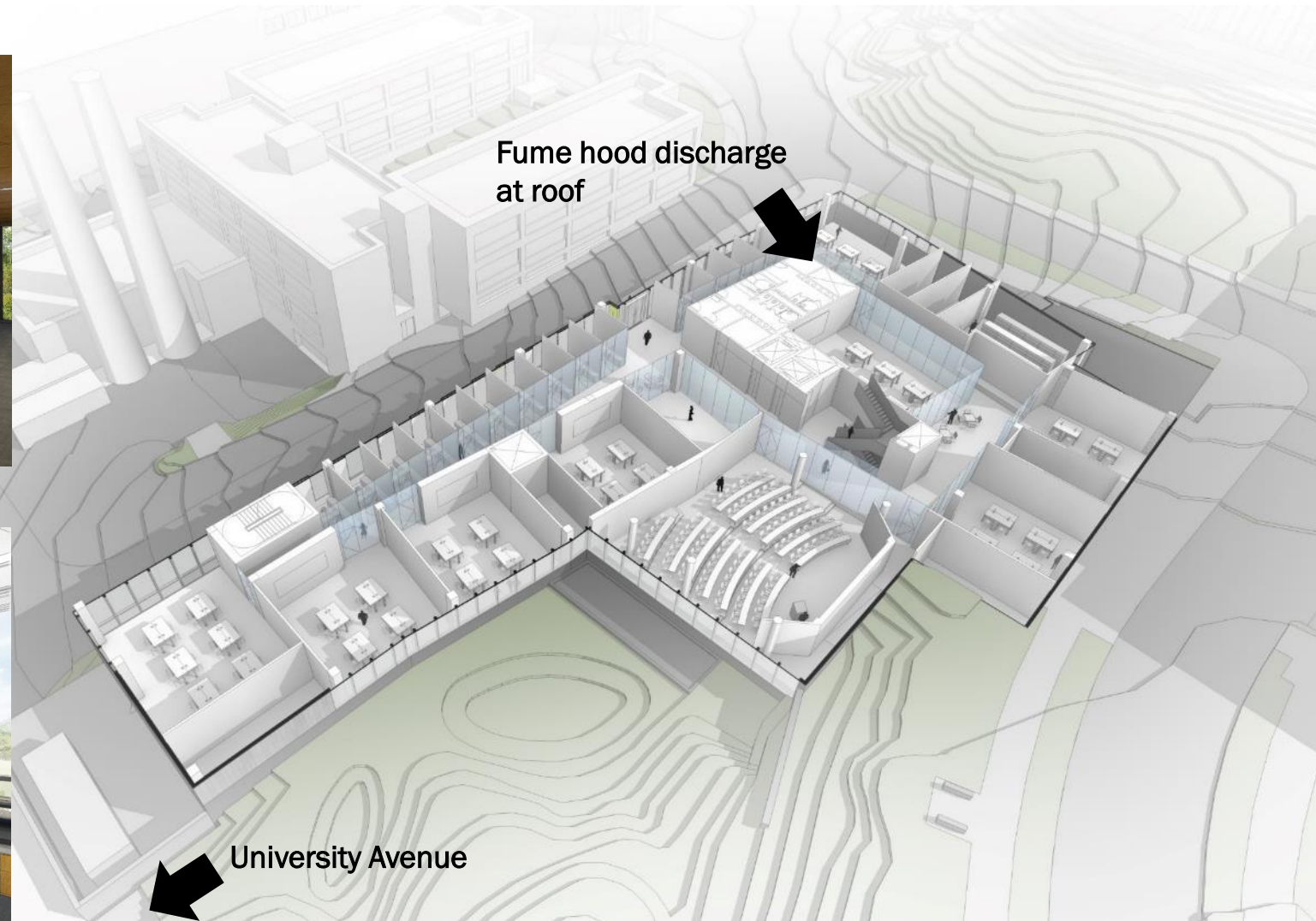




Lecture Hall



Teaching Laboratory



Lecture Hall, Teaching Laboratories & Offices

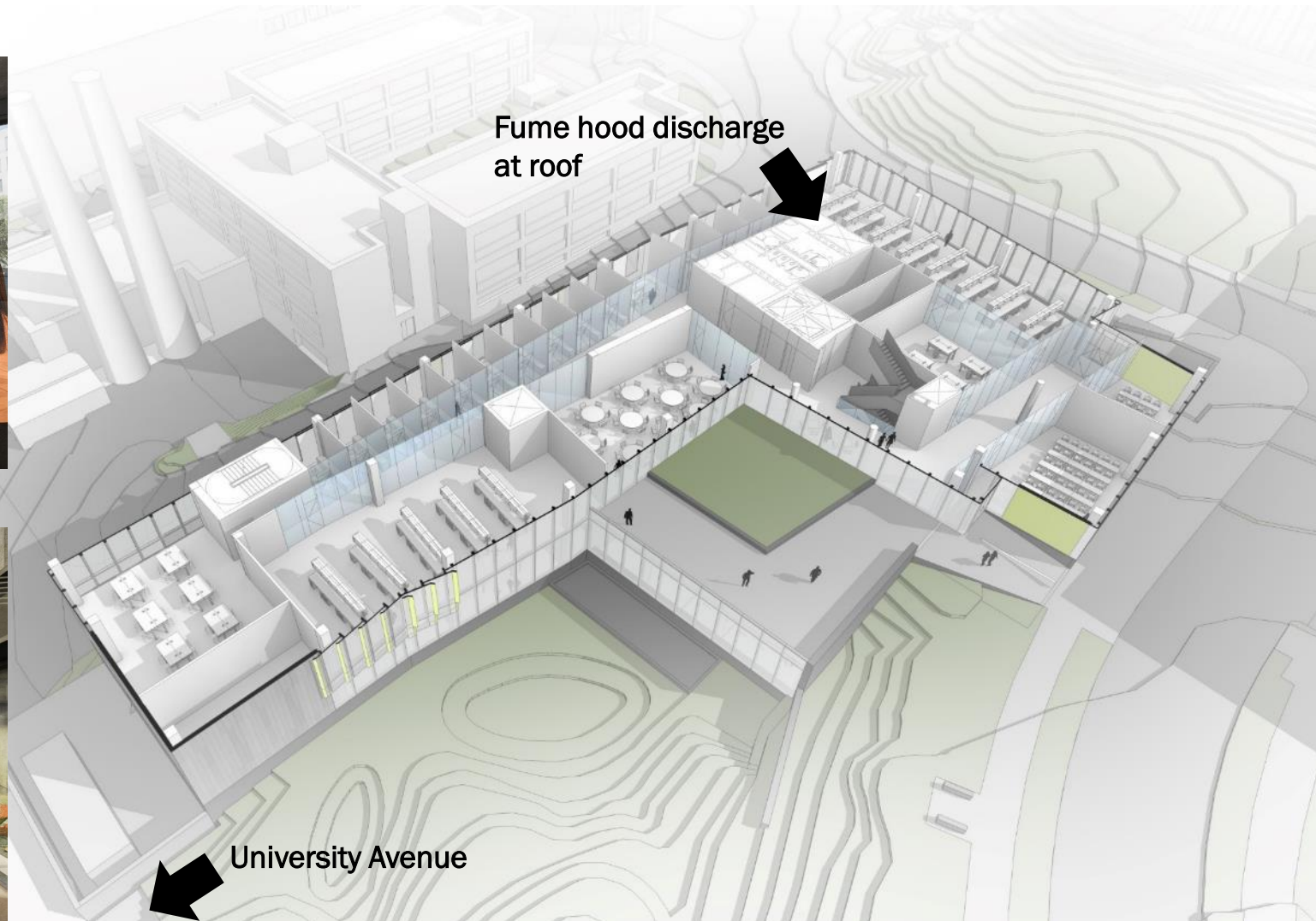




Interactive Classroom



Roof Garden



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

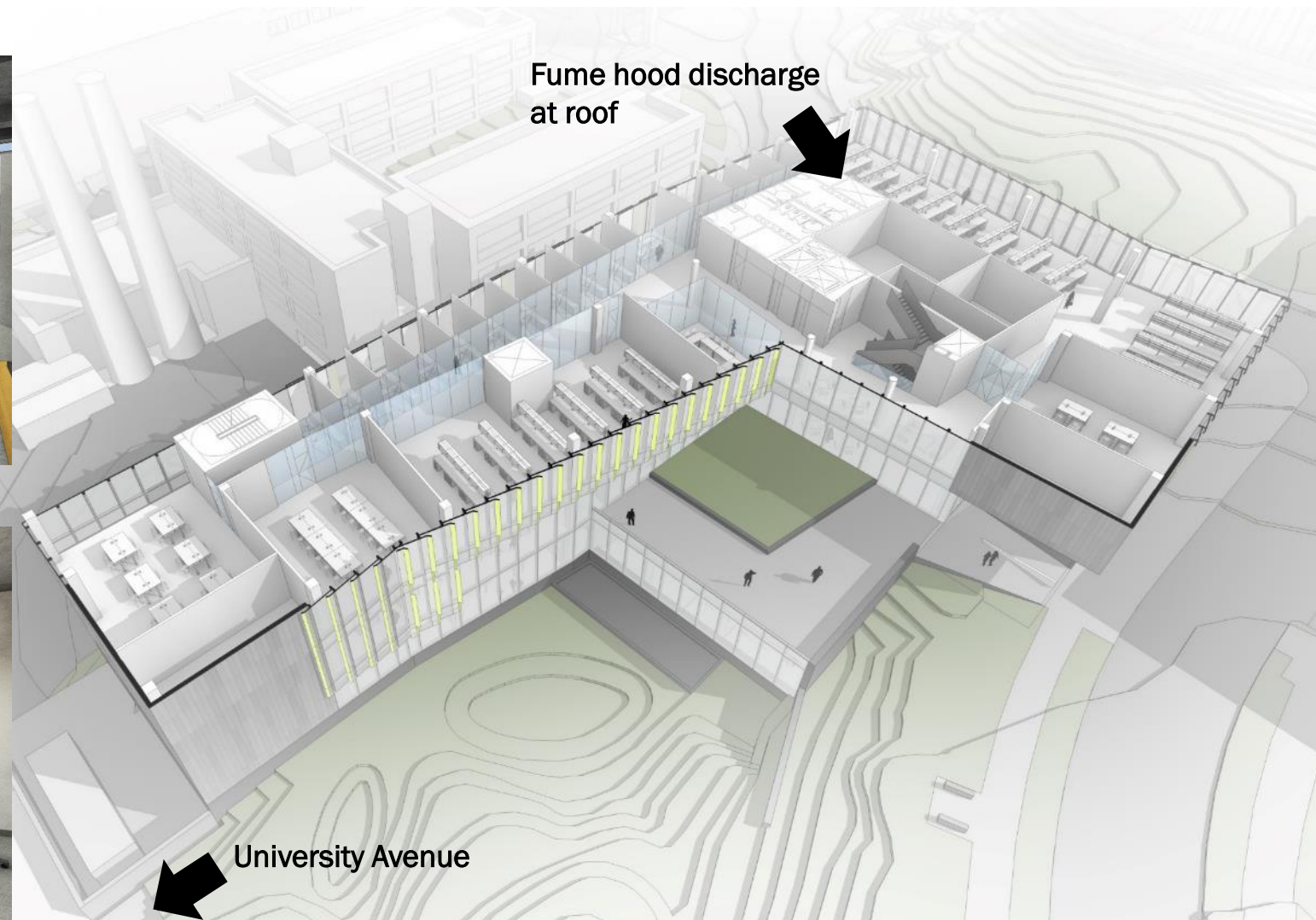




Research Laboratory



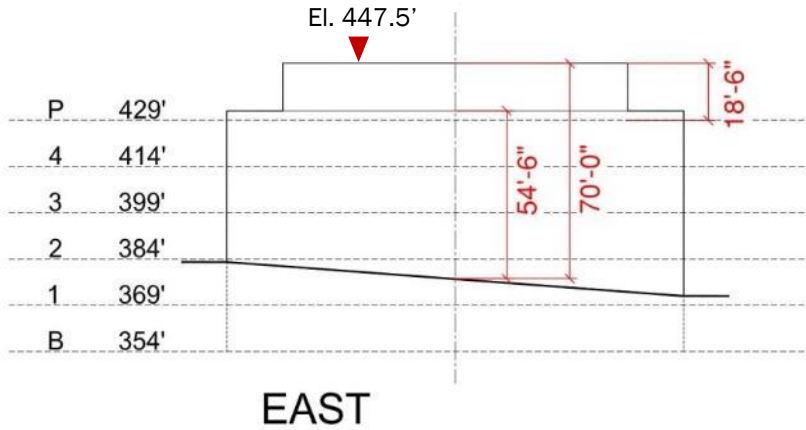
Office and Interaction Areas



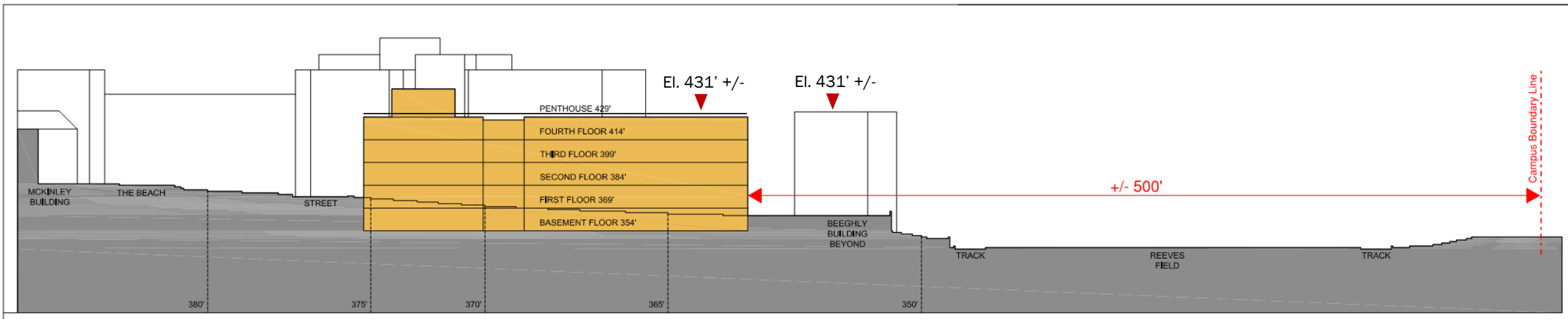
Research Laboratories, Teaching Laboratories & Offices



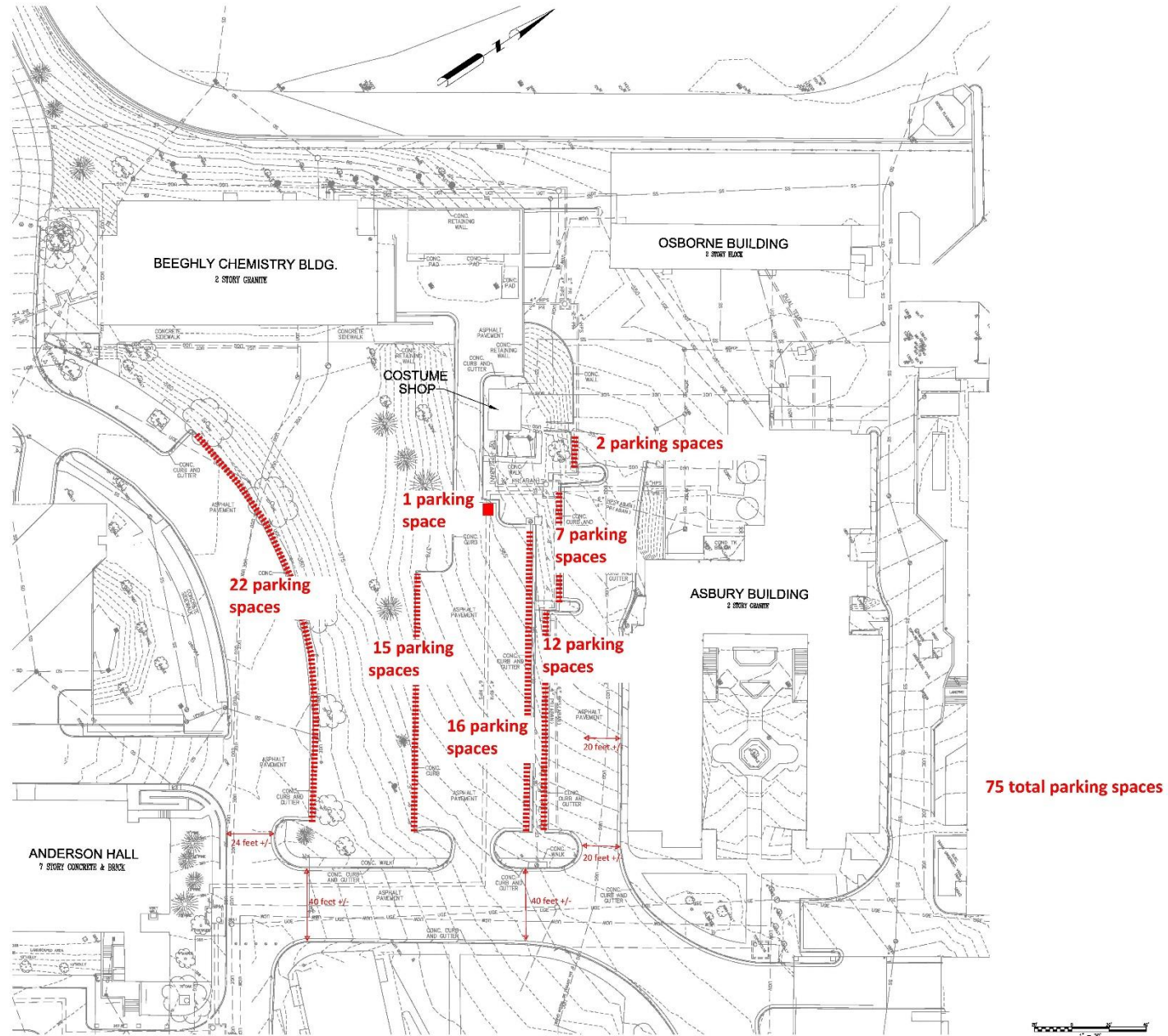
# Zoning and Setback Analysis



Code of D.C. Municipal Regulations	AU 2011 Campus Plan	2015 Formation Study
Gross Floor Area (Excludes Penthouse and Floor Area less than 4'-0" above finished grade)	95,872 GFA (Exhibit 12.2 shows 95,872 GFA) (Page 30 shows 60,000 GFA Addition)	92,970 GFA (Excludes 6,400 at Penthouse, 18,600 at Basement, 5,650 1 <sup>st</sup> Floor)
Building Height (203.3/4 -Code maximum height = 90'-0")	75'-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 (303.1- Maximum height in stories in RA-1 district is 3) (310.1 - 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 (310.2 "Story" shall not include cellars and penthouse - B, 1, P)













# VIEW FROM NORTHEAST





VIEW FROM SOUTHWEST: BRICK AND WINDOW





# Aerial Views of Site from University Avenue and Quebec Street





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

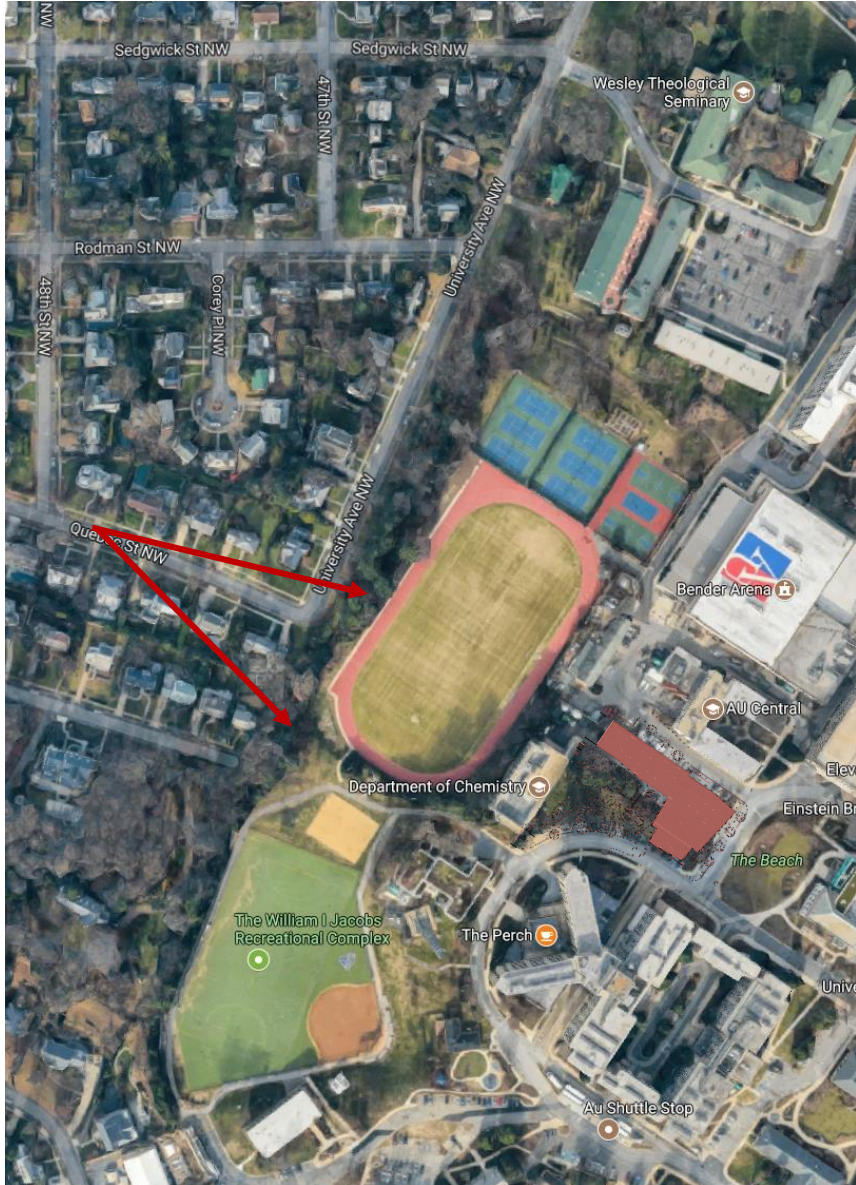


R E E V E S F I E L D

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 Beeghy in perspective due to greater distance from camera.

View A: From Quebec St. – Near corner with 48<sup>th</sup> Street



# View from Quebec Street

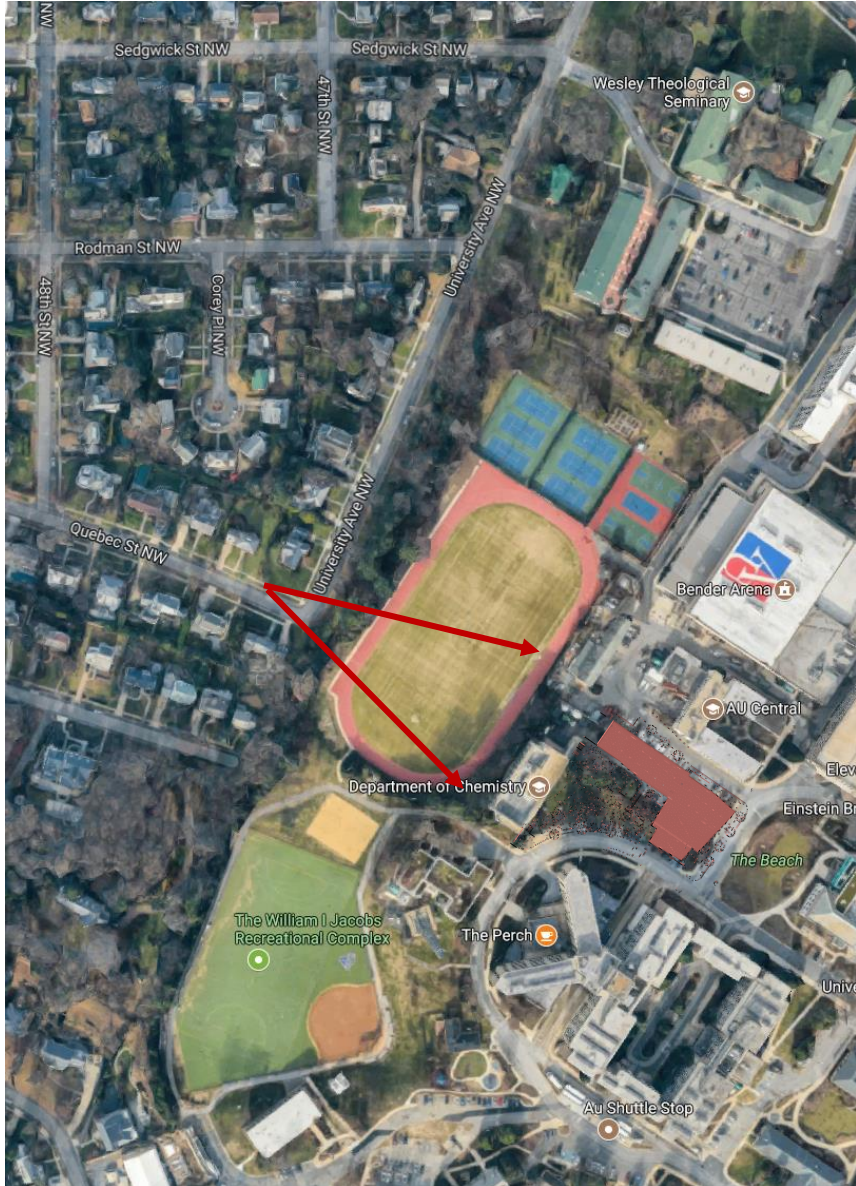


New building appears shorter than Beeghly in perspective due to greater distance from camera.

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 University Avenue and Quebec Street from the Site

