BALLINGER

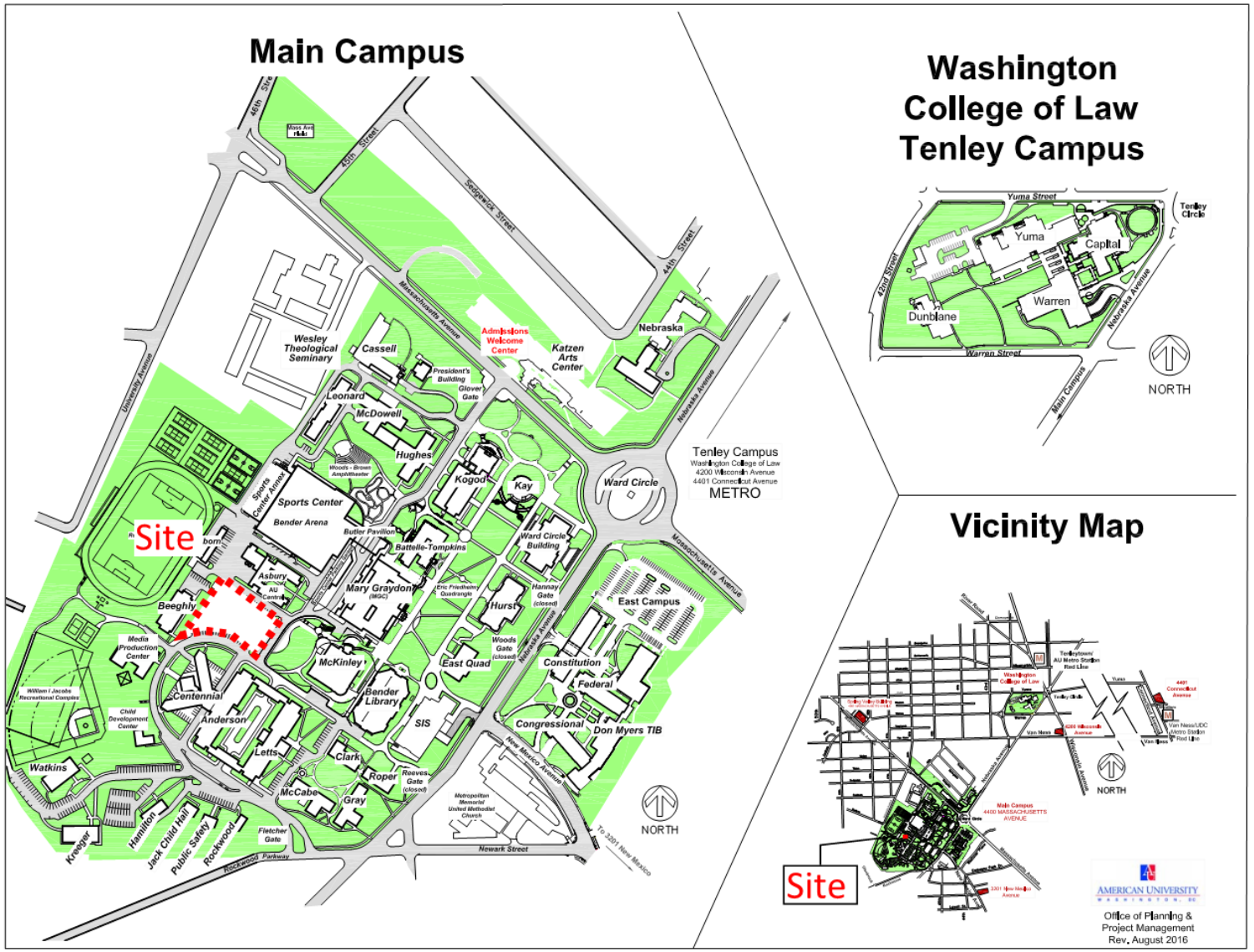
Advisory Neighborhood Commission 3D

American University Hall of Science

May 3, 2017

Agenda

1. Why a Life Science Building ?
    - STEM Growth
    - Obsolete Facilities
2. Options Considered
    - Beeghly Re-use
    - Beeghly Front Yard
3. Future Growth: Phase 1 and Phase 2
4. Interior and Exterior Character
5. Proposed LSB Zoning Characteristics
    - Comparison to Beeghly Expansion
    - Footprint, Height and Gross Floor Area
    - Distance from Property Line & Visibility
    - Parking Impacts
6. Next Steps: 1 yr Design / 2 yrs Construction



STEM Growth & Facilities Obsolescence

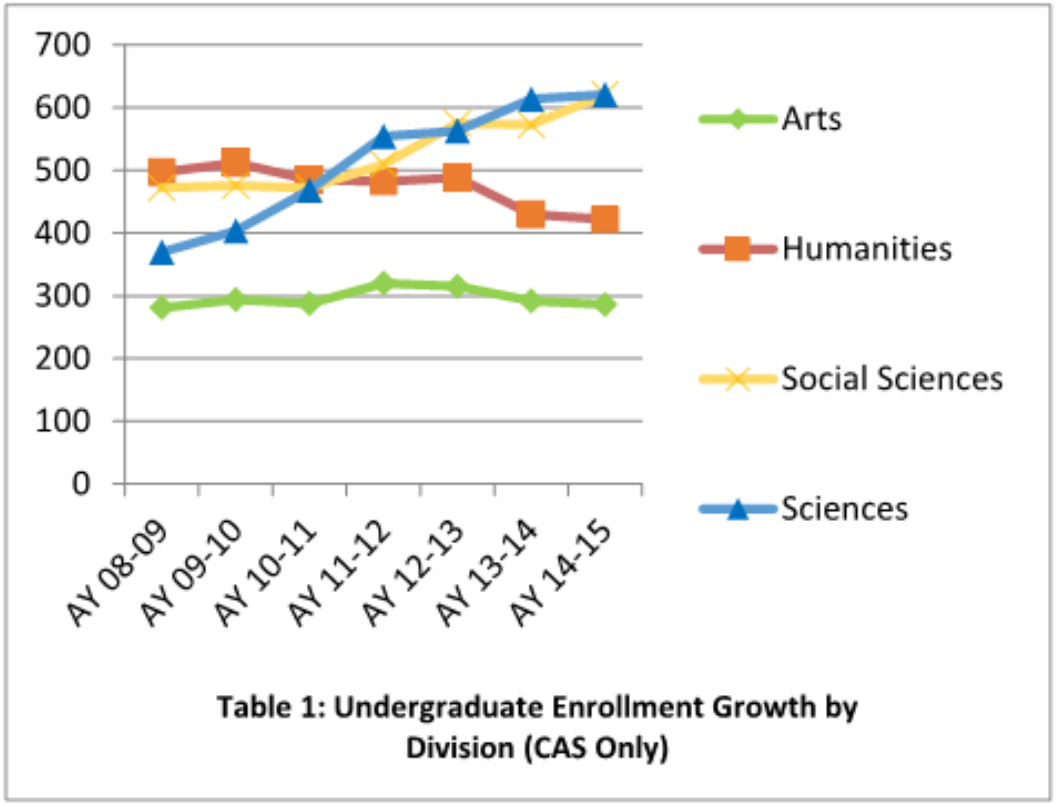


Table 1: Undergraduate Enrollment Growth by Division (CAS Only)

EXISTING BEEGHLY HALL: SEVERE OBSOLESCENCE

Structure: vibration / limited live load / low height

Envelope: concrete block with no insulation

Building Systems: end of useful life / must be replaced

Interiors: not ADA and Life Safety code compliant

Beeghly Building & Campus

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OSBORNE AND BEEGHLY BUILDINGS

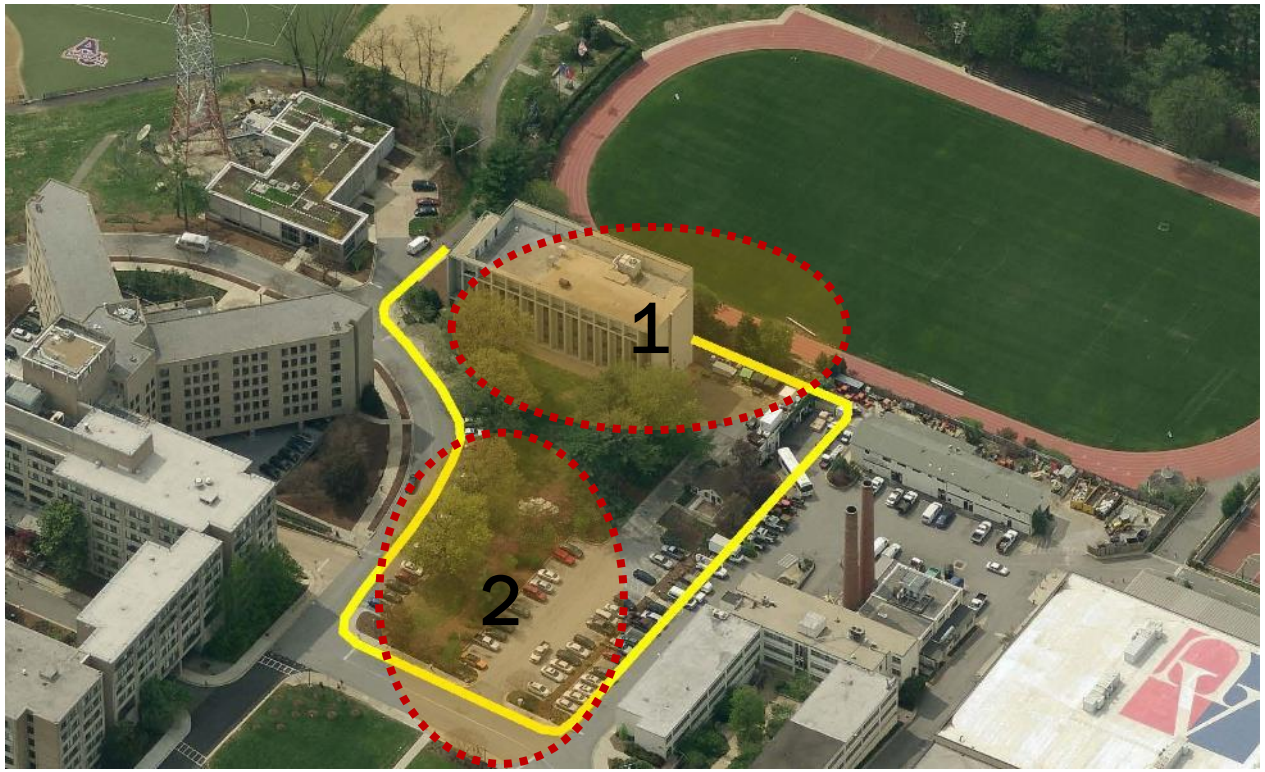
OSBORNE AND BEEGHLY BUILDINGS

BEEGHLY BUILDING

BEEGHLY, CUP AND ASBURY BUILDINGS

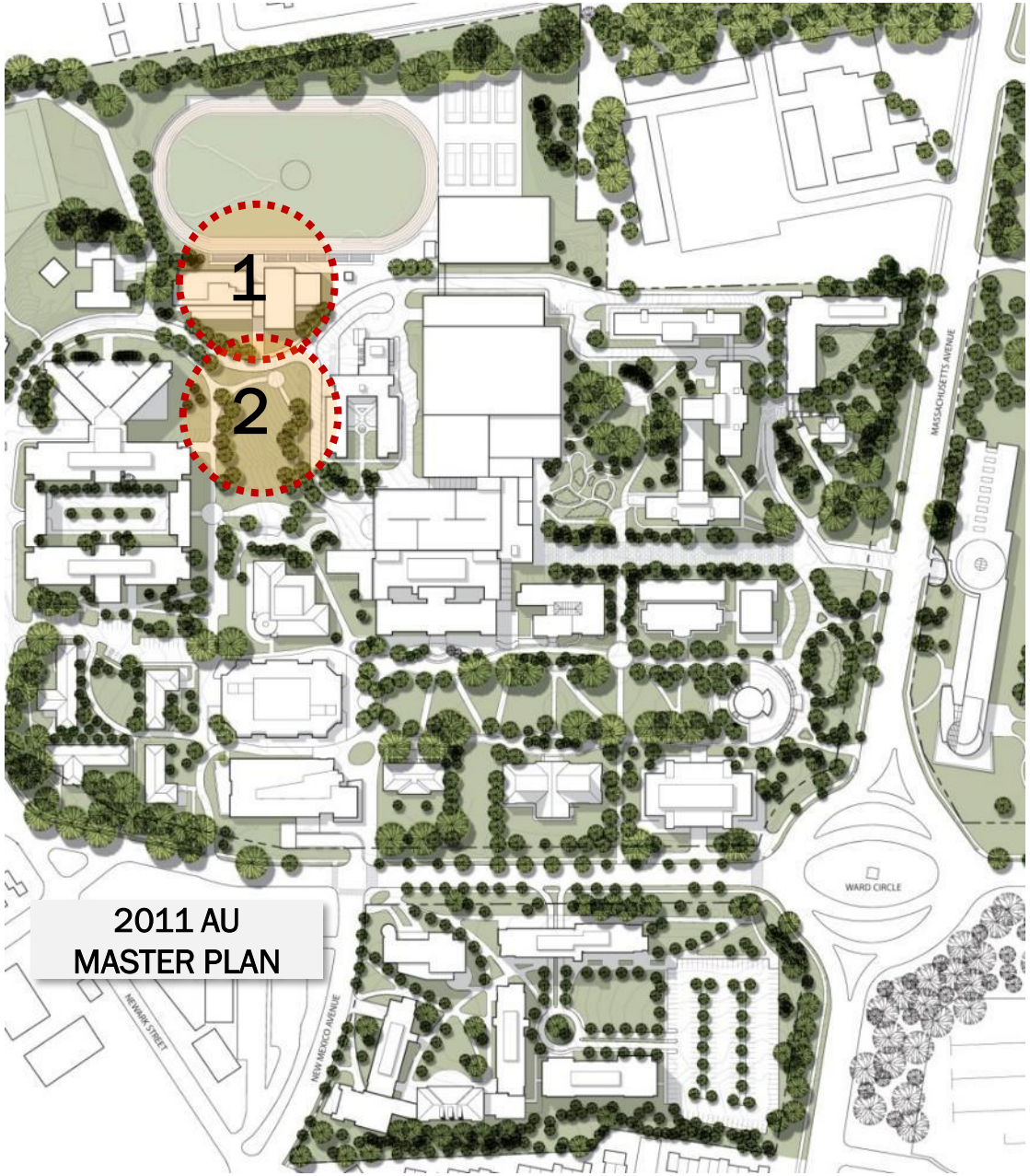
BEEGHLY BUILDING

Sites



1. Beeghly Site:
   - Renovate or Replace Beeghly in future Phase 2

2. Beeghly Front Yard Site
   - Transforms Campus
   - Expandable towards Asbury or Beeghly
   - Opens Beeghly Site for Renewal



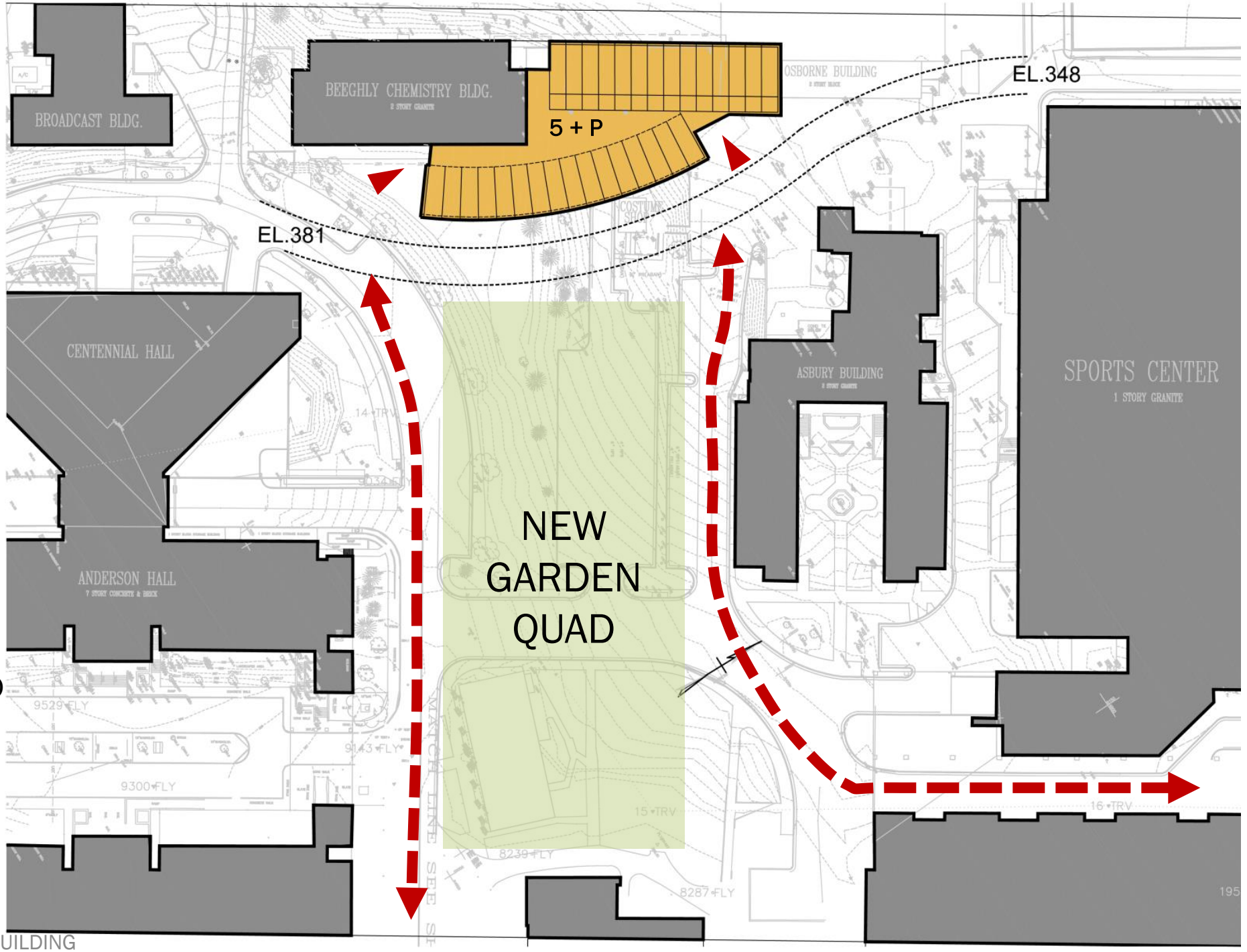
Beeghly Site

PHASE 1:
NEW CONSTRUCTION
5 Flr + P New Bldg
95,000 GSF

17,000 GSF/FLR +
10,000 GSF @ P

PHASE 2:
BEEGHLY BLDG
43,000 GSF

RENOVATION POSSIBLE,
REPLACMENT RECOMMENDED



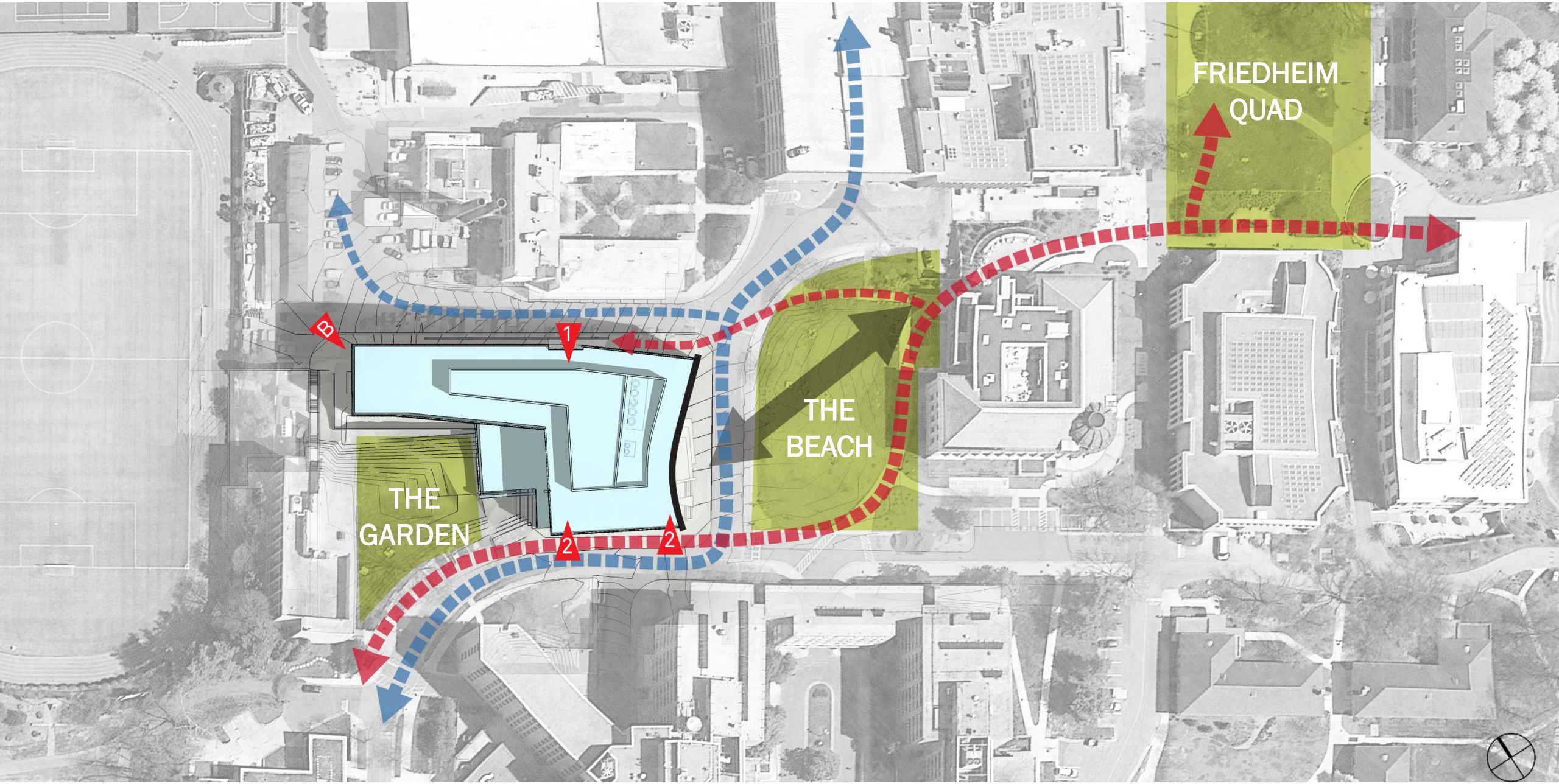
Beeghly Front Yard

- Eliminates 72-77 surface parking spaces – consistent with Master Plan

- Adds Density to Campus Core
- Brings Sciences to Central Location
- Creates Two Attractive Campus Garden Spaces
- Mitigates Grade Changes Across Campus – Multiple Entrance Levels

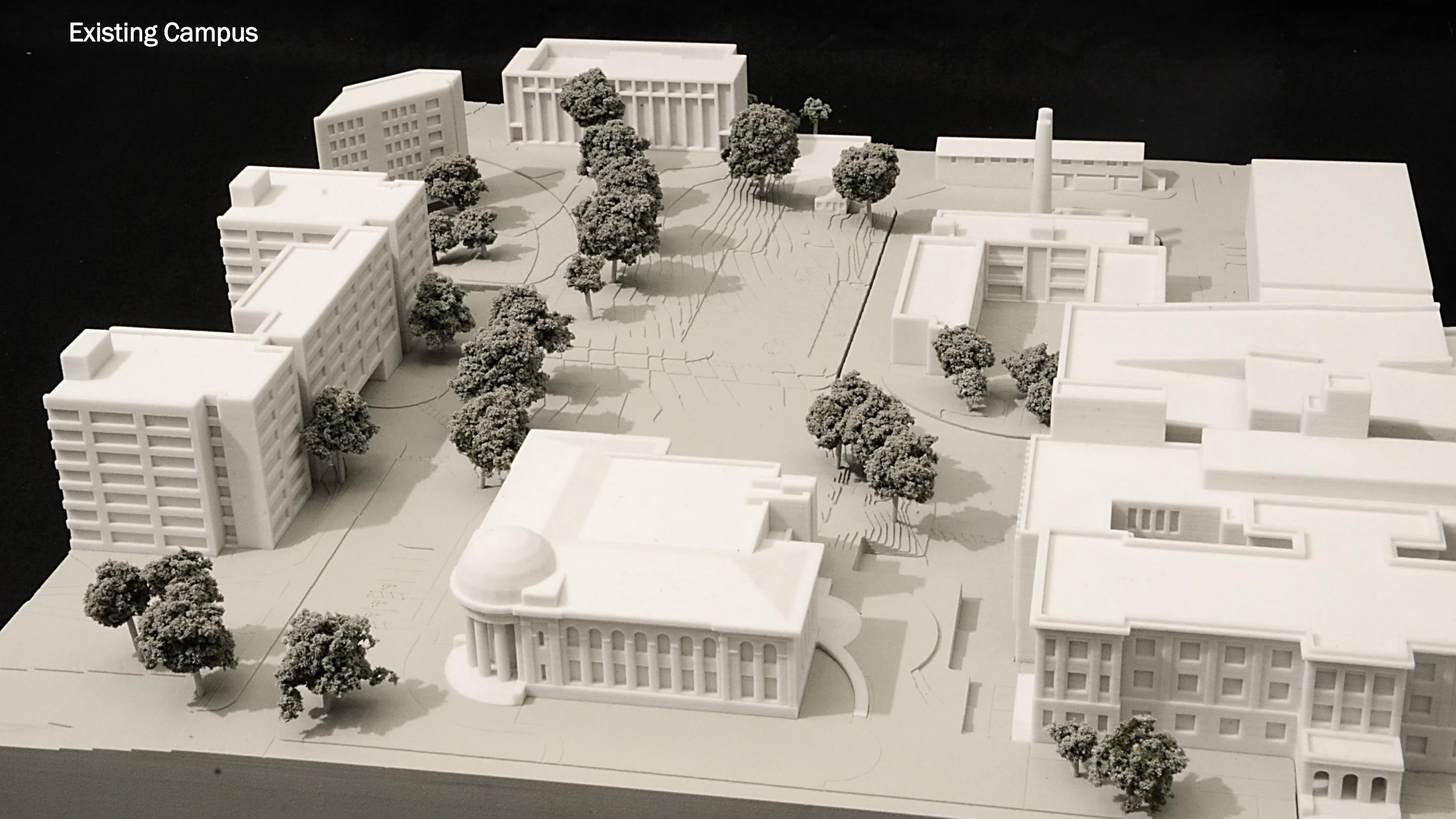
Existing Beach and Surface Parking

Schematic Diagram: Campus Integration

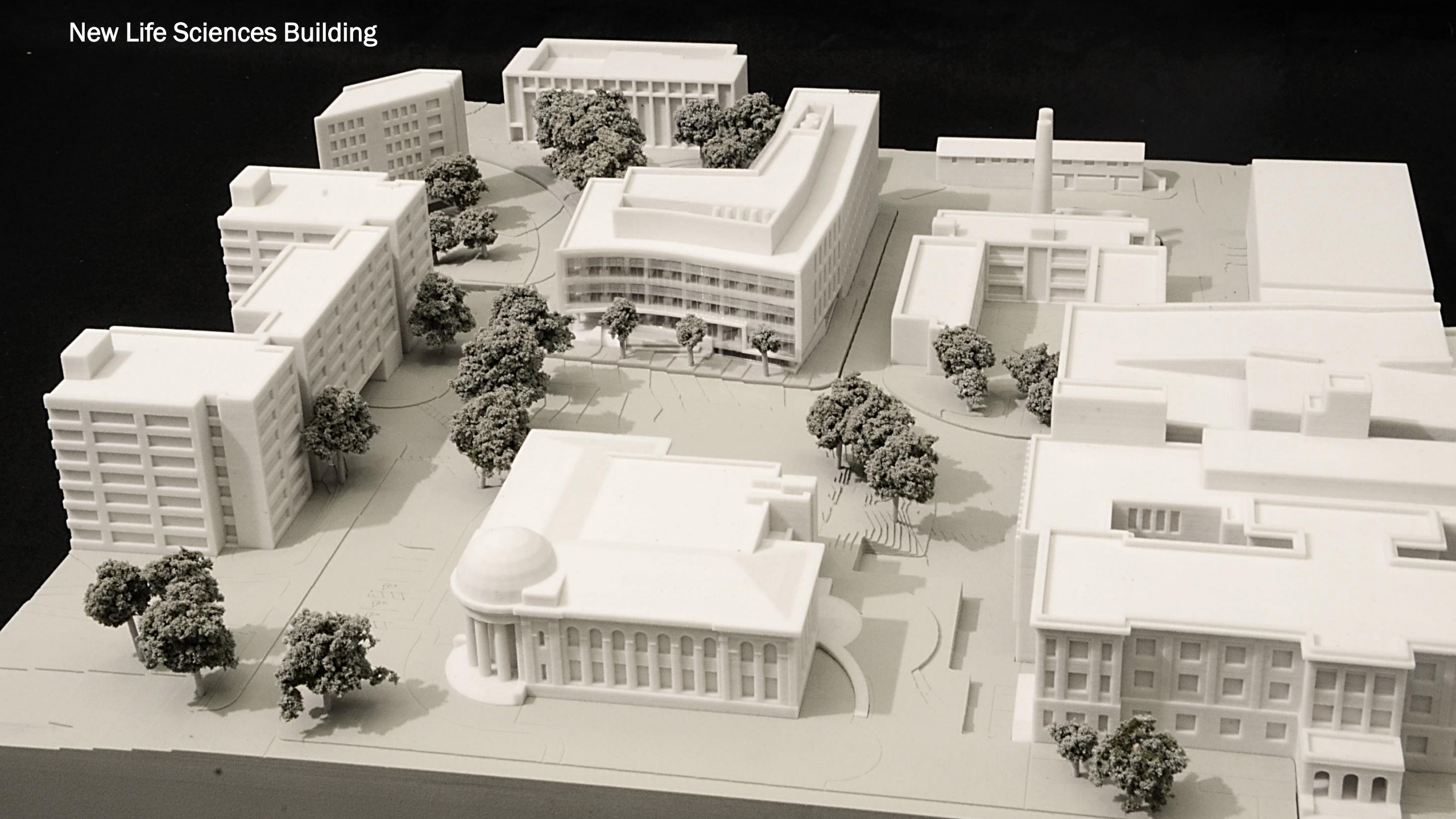


Landscape Plan

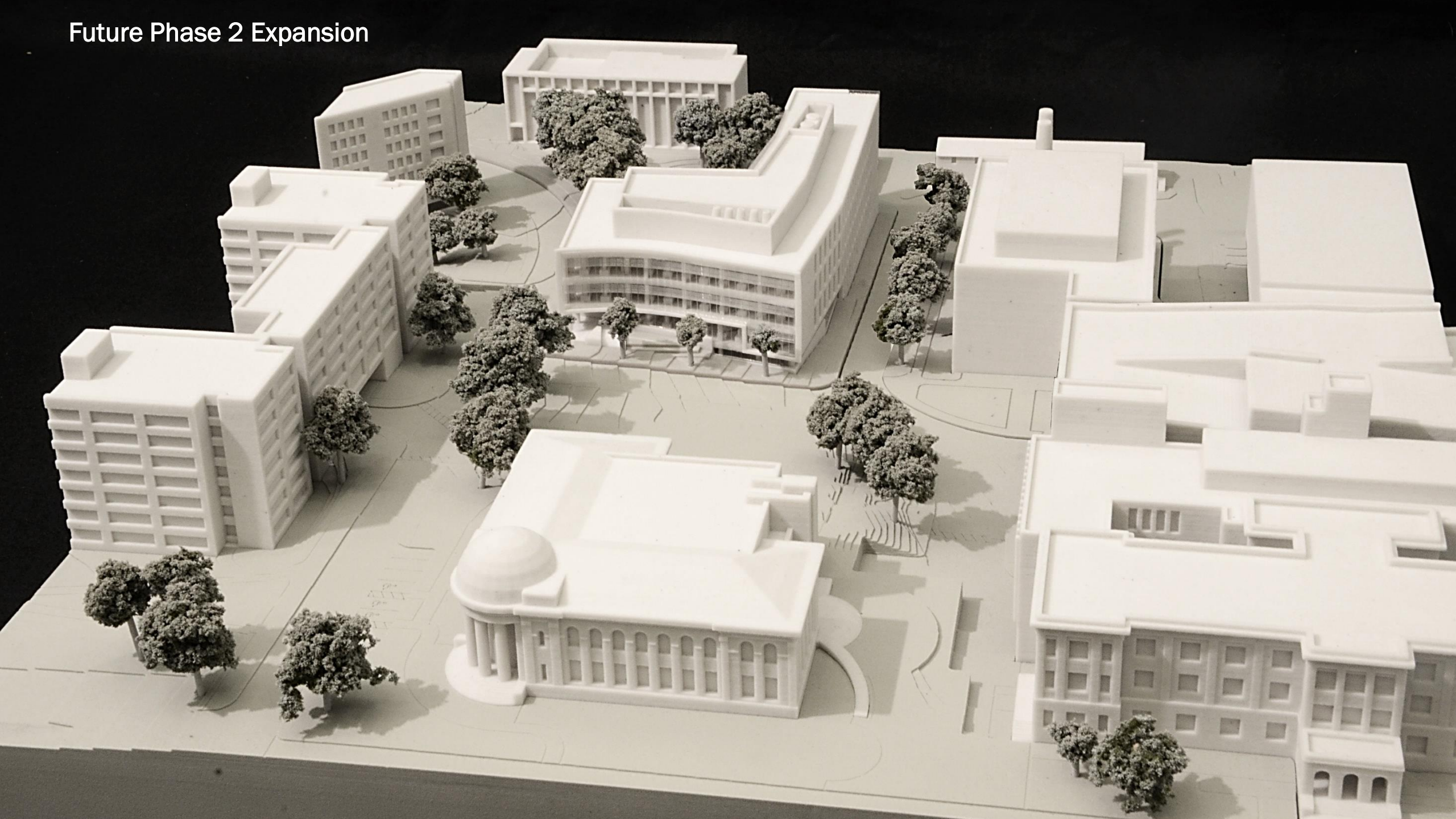
Existing Campus



New Life Sciences Building



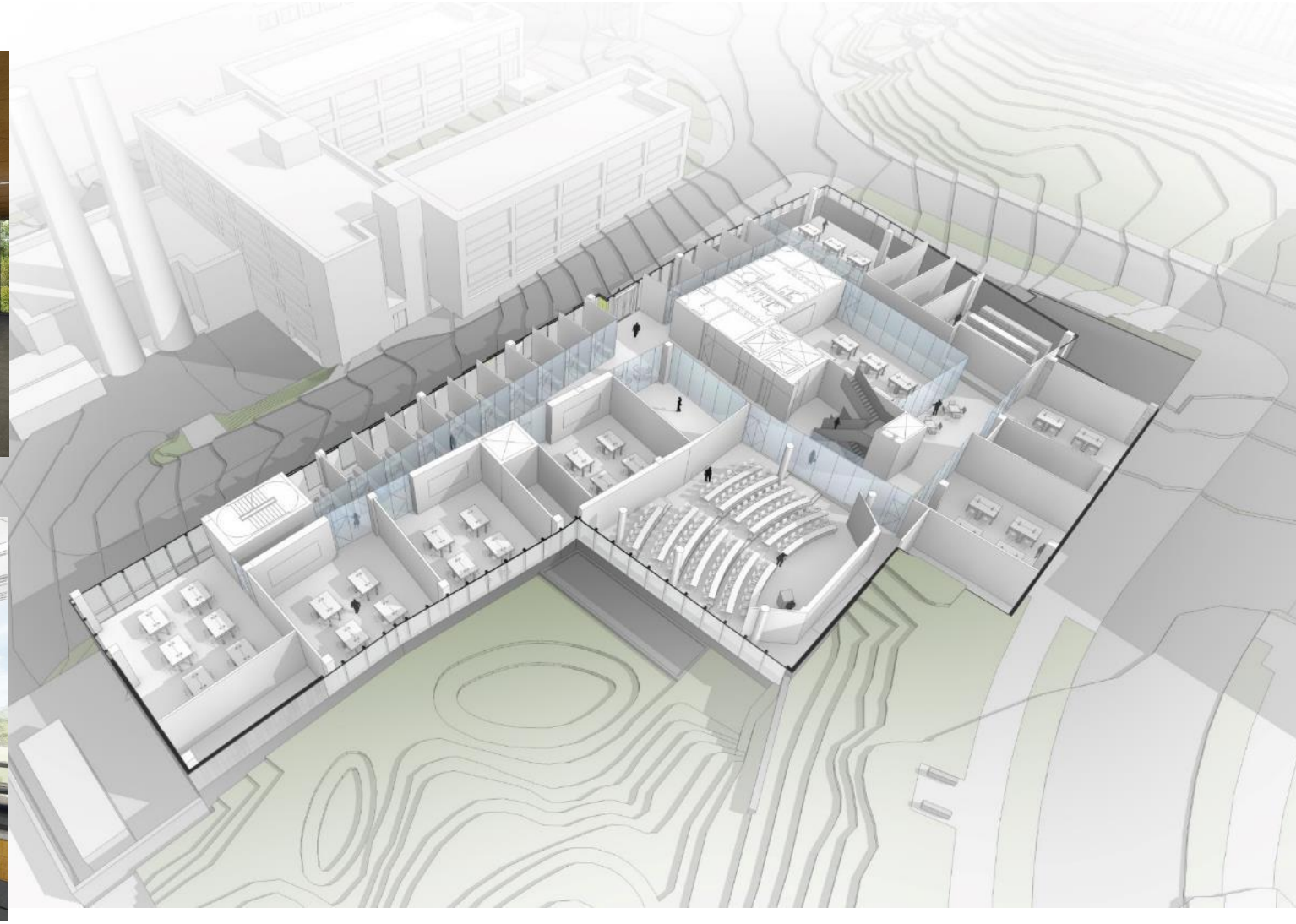
Future Phase 2 Expansion



Interior Character - First Floor

Lecture Hall

Teaching Laboratory

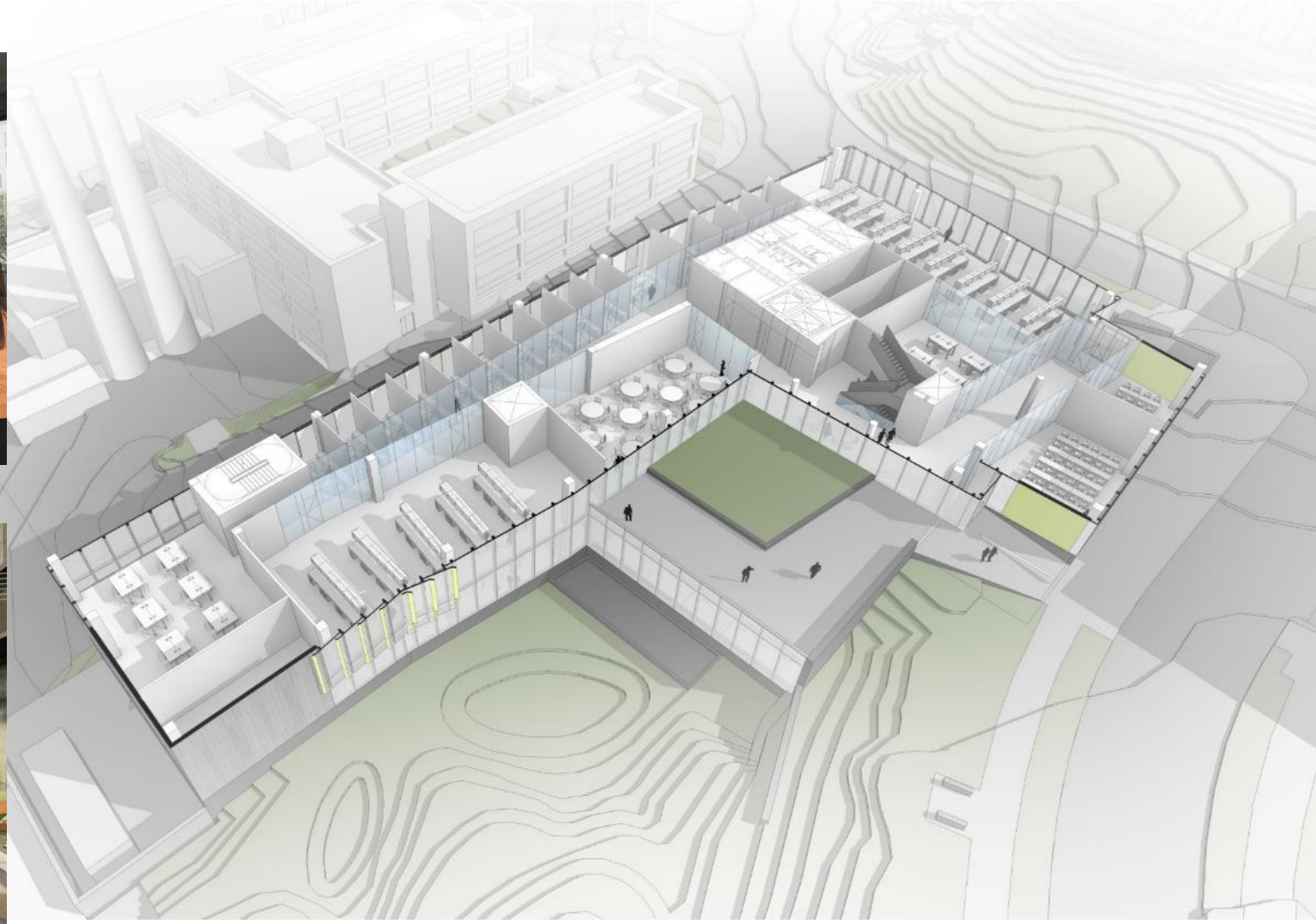


Lecture Hall, Teaching Laboratories & Offices

Interior Character - Second Floor

Interactive Classroom

Roof Garden

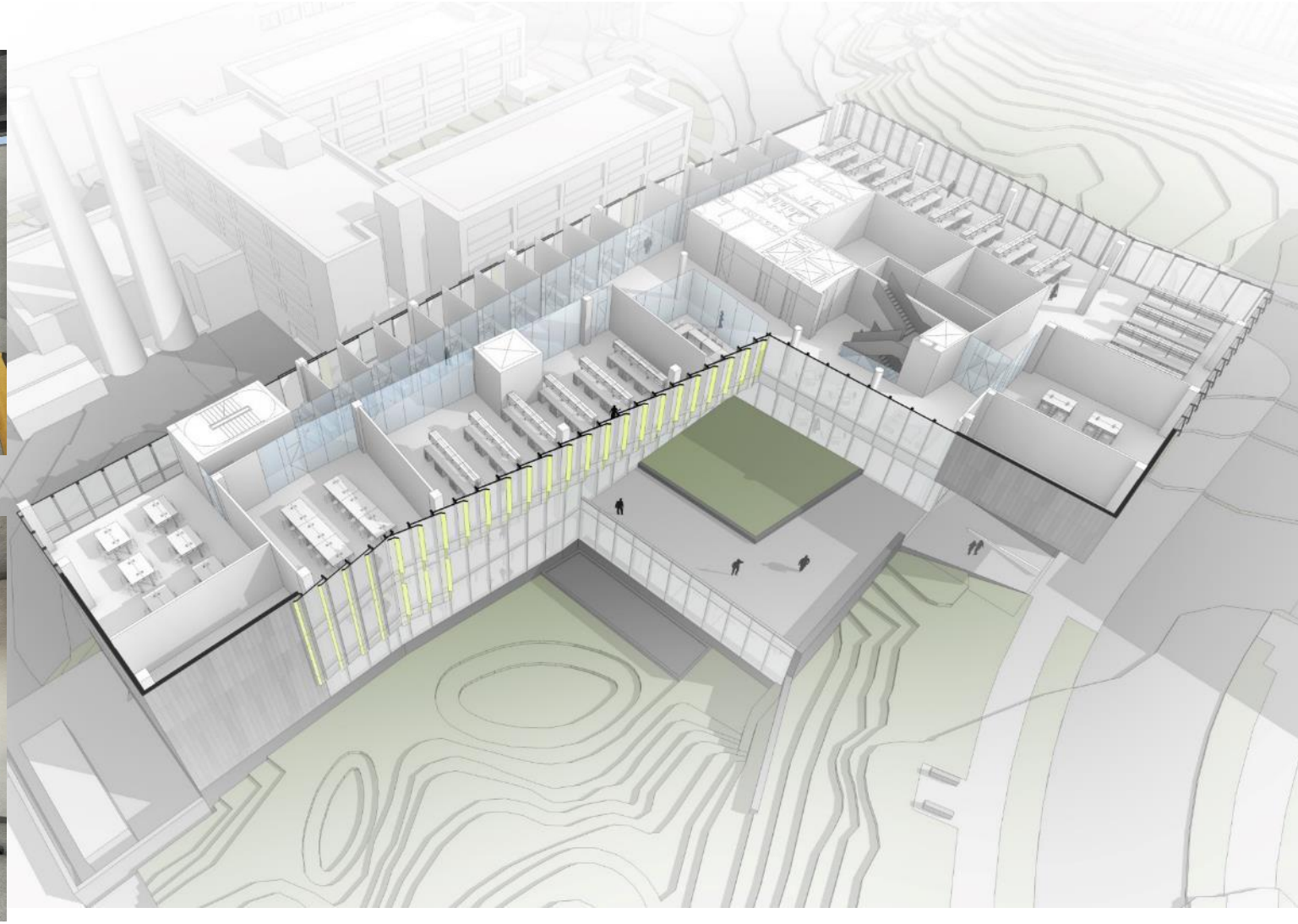


Classrooms, Multi-purpose Room, Teaching Laboratories, Research Laboratories & Offices

Interior Character - Third Floor

Research Laboratory

Office and Interaction Areas



Research Laboratories, Teaching Laboratories & Offices

AERIAL FROM SOUTHEAST

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SUSTAINABILITY FEATURES:

LEED GOLD Mandate

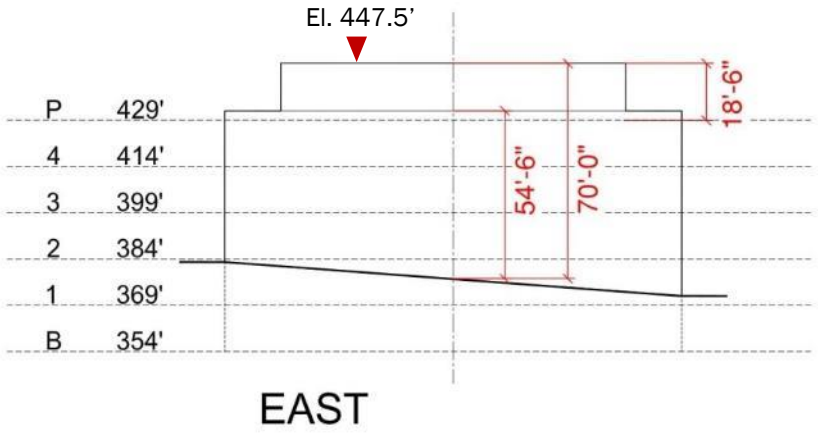
- Stormwater Treatment:
  Raingardens
  Green roofs
- High efficiency ventilation
- Maximize free cooling
- Daylight harvesting
- Energy management
- Integral shading at windows
- Landscape Garden Site

Exterior Character: Reference Images

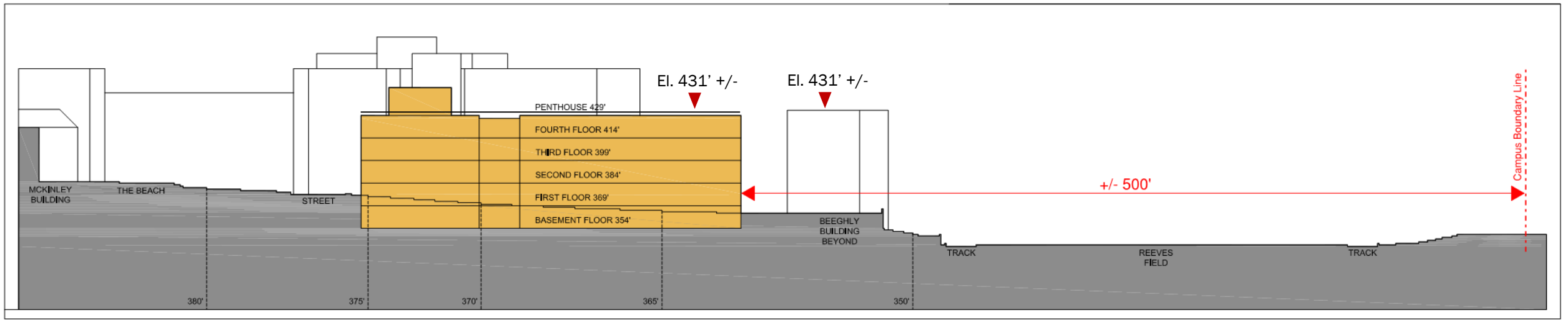
VIEW FROM NORTHEAST

VIEW FROM SOUTHWEST: BRICK AND WINDOW

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 1st 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 Quebec Street

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THANK YOU.