BALLINGER

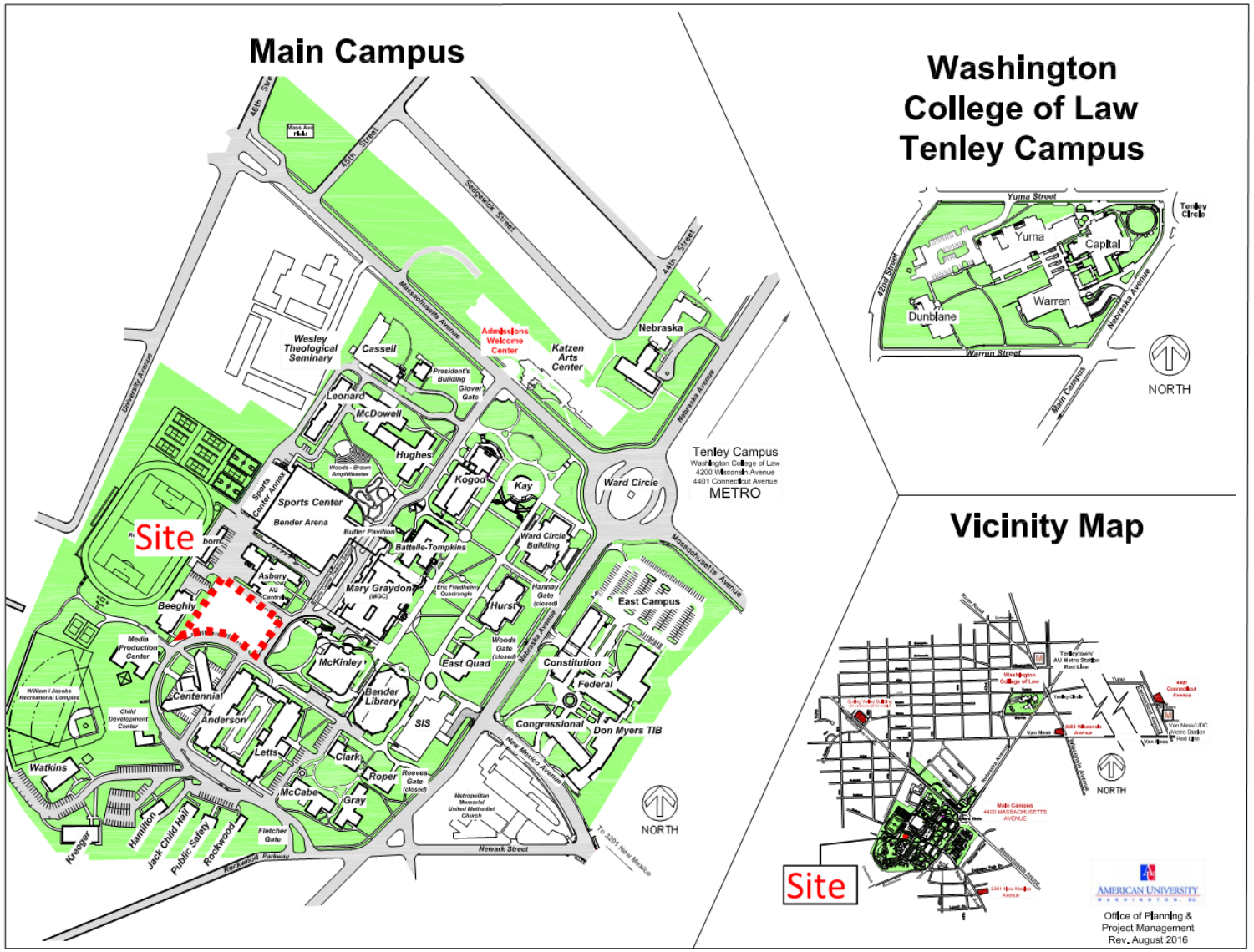
Community Liaison Committee and Neighborhood Collaborative

American University Hall of Science

August 7, 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. Feedback Received: Collaborative and ANC



STEM Growth & Facilities Obsolescence

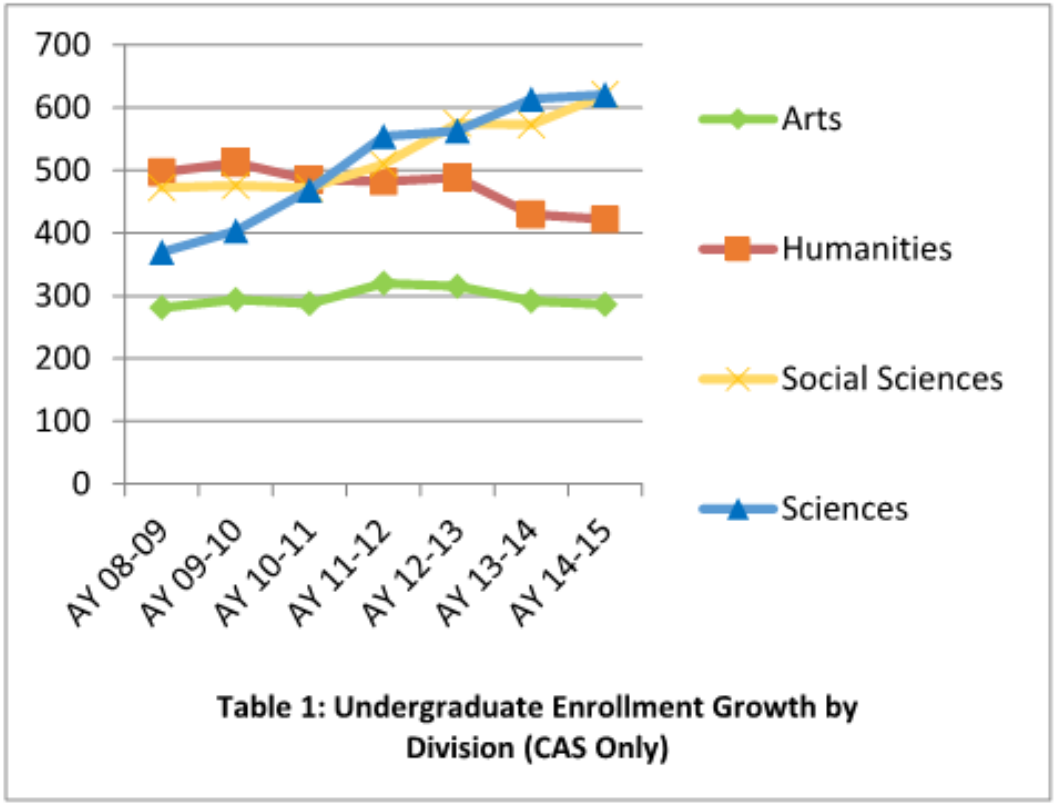


Table 1: Undergraduate Enrollment Growth by Division (CAS Only)

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

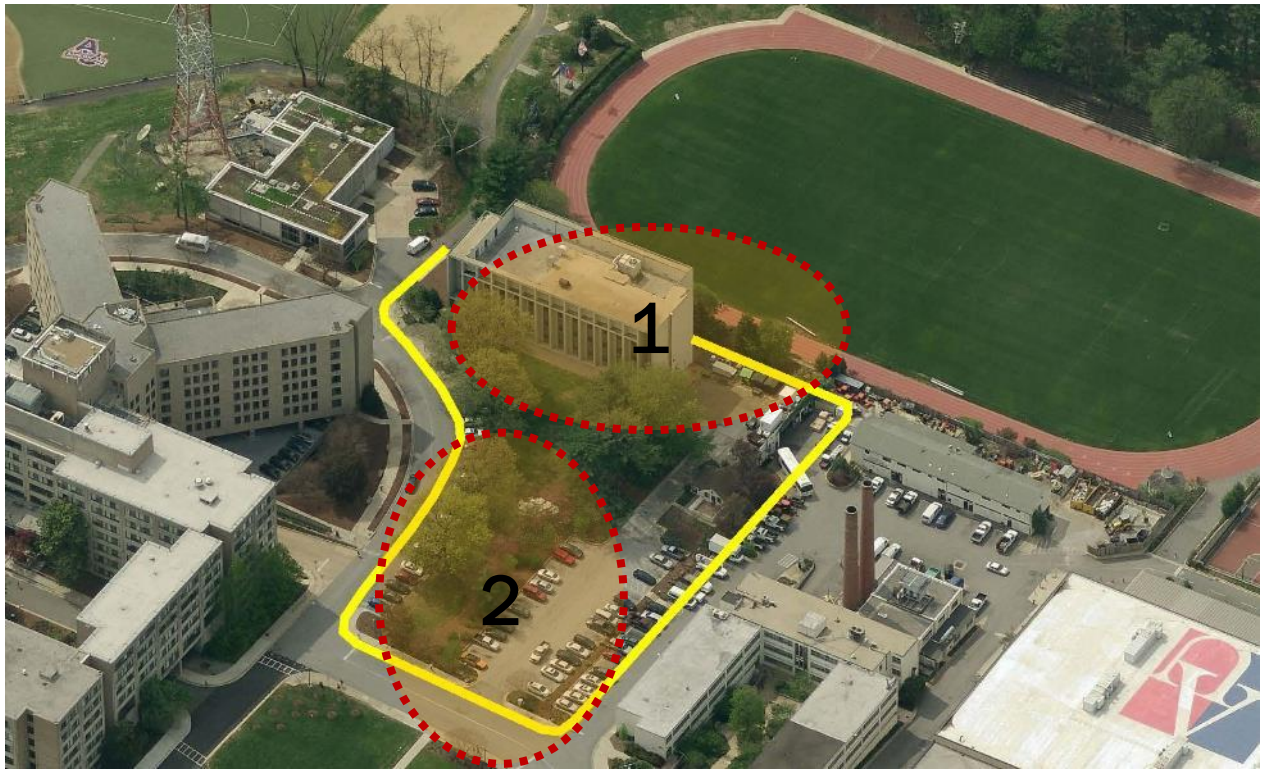
OSBORNE AND BEEGHLY BUILDINGS

BEEGHLY BUILDING

BEEGHLY, CUP AND ASBURY BUILDINGS

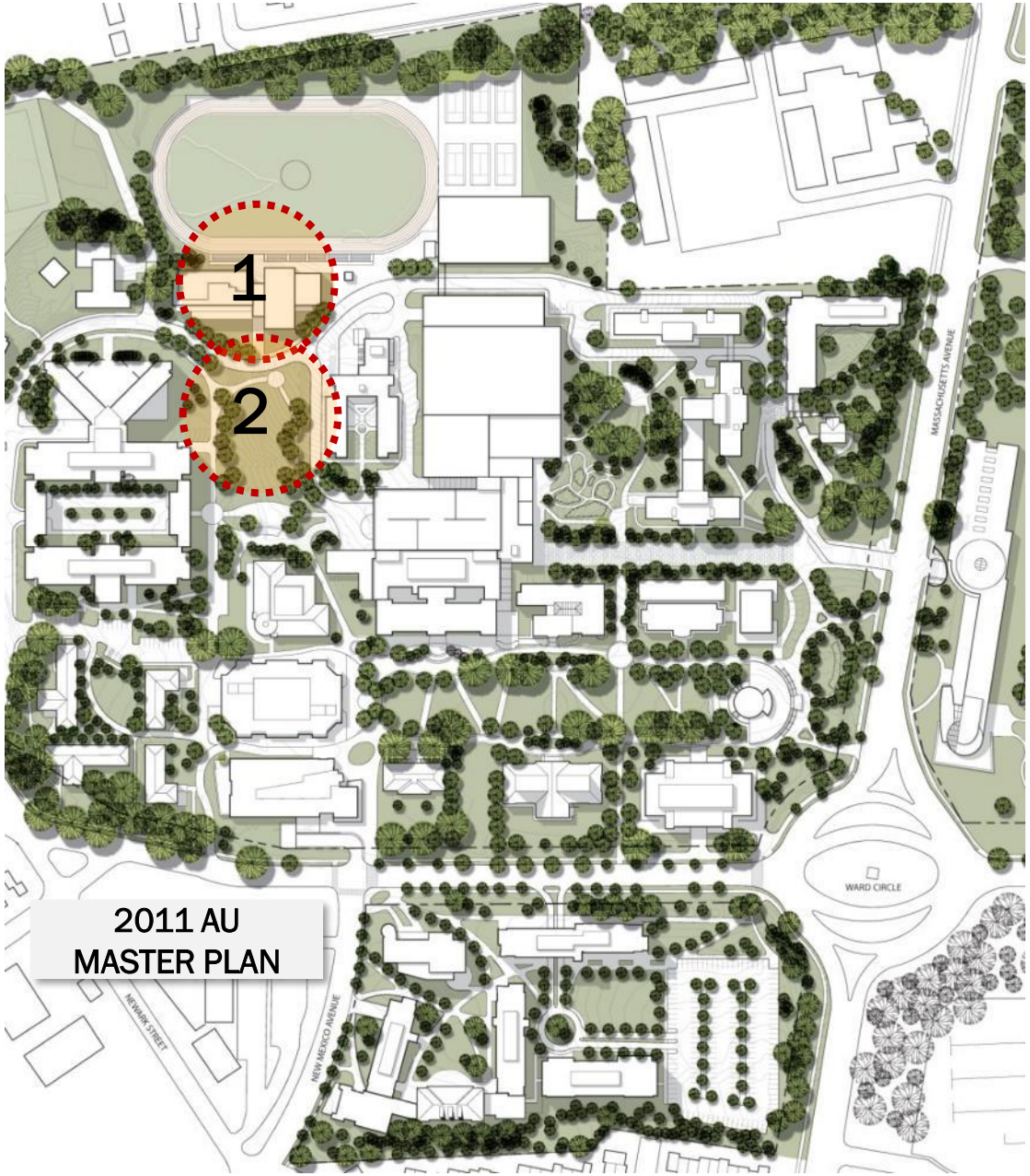
BEEGHLY BUILDING

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



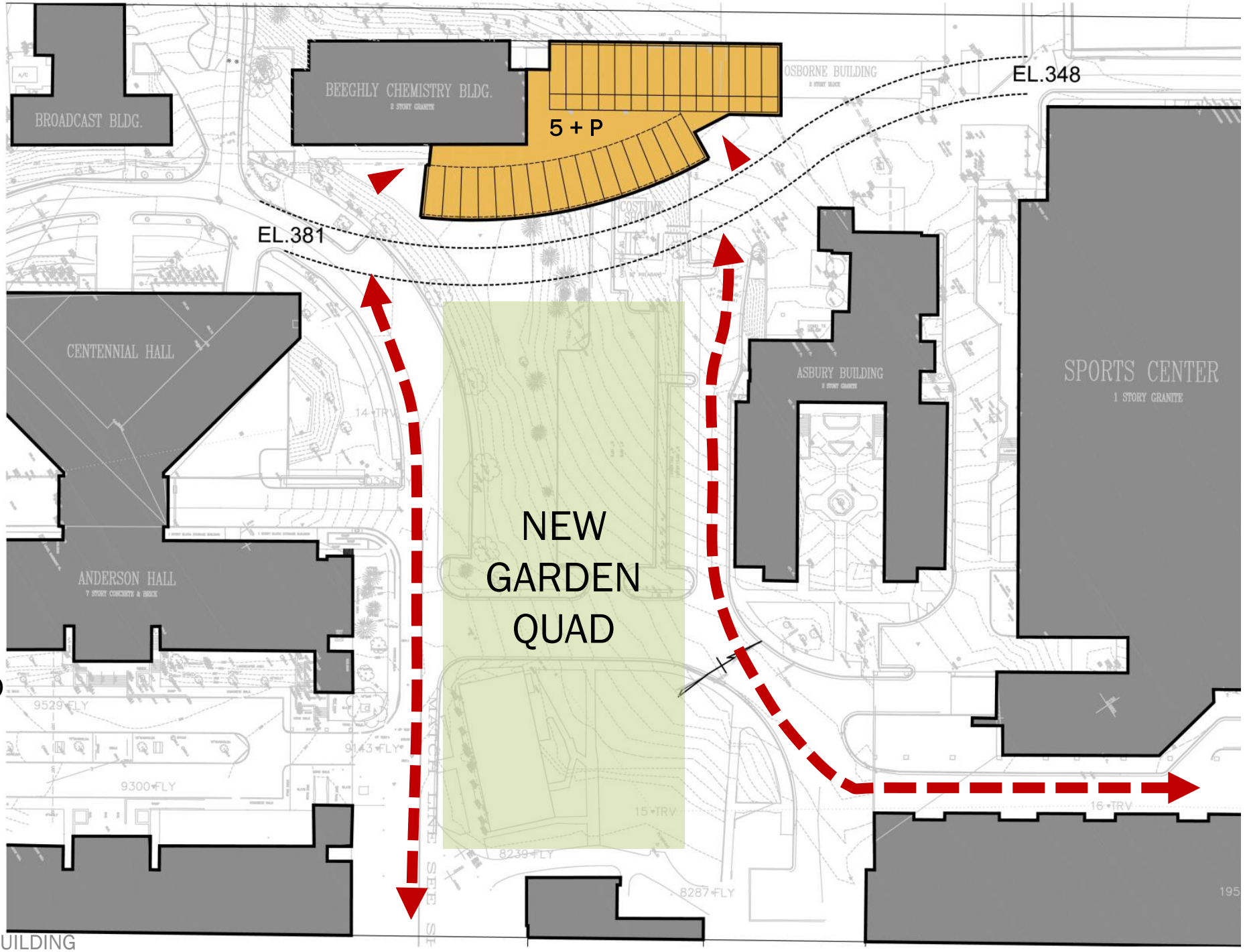
Beeghly Site

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



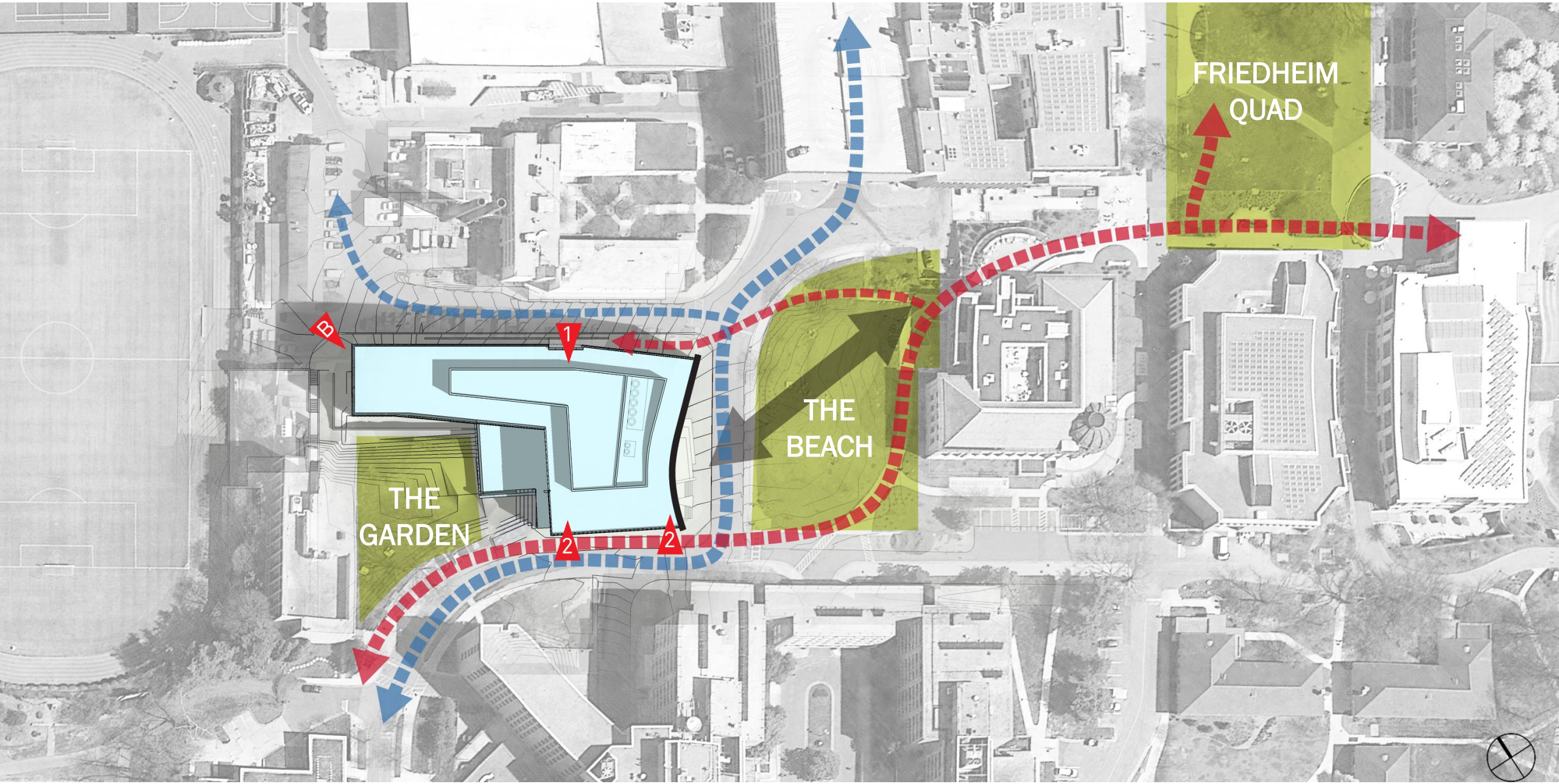
Beeghly Front Yard

- 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

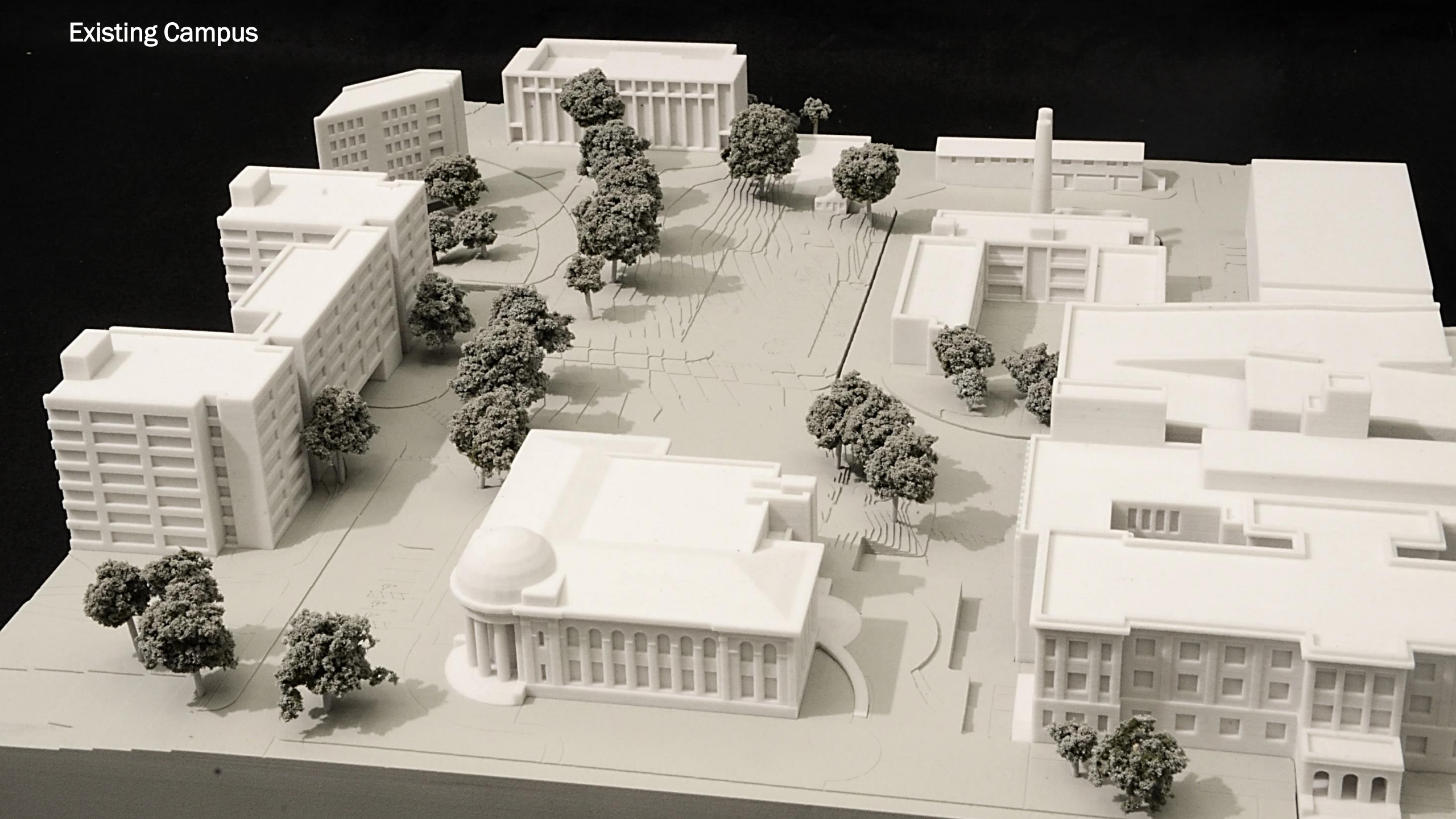
Existing Beach and Surface Parking

Schematic Diagram: Campus Integration

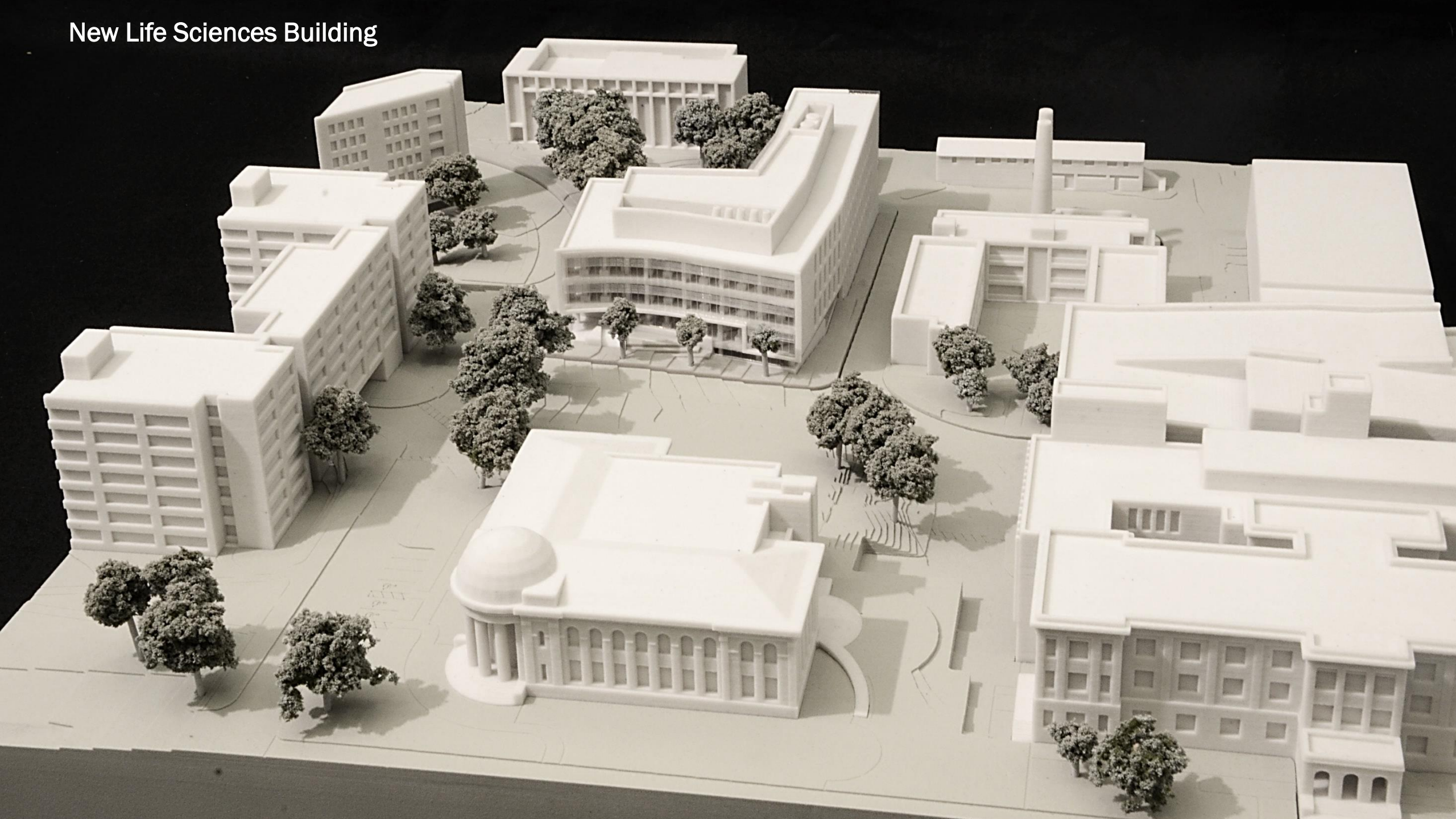


Landscape Plan

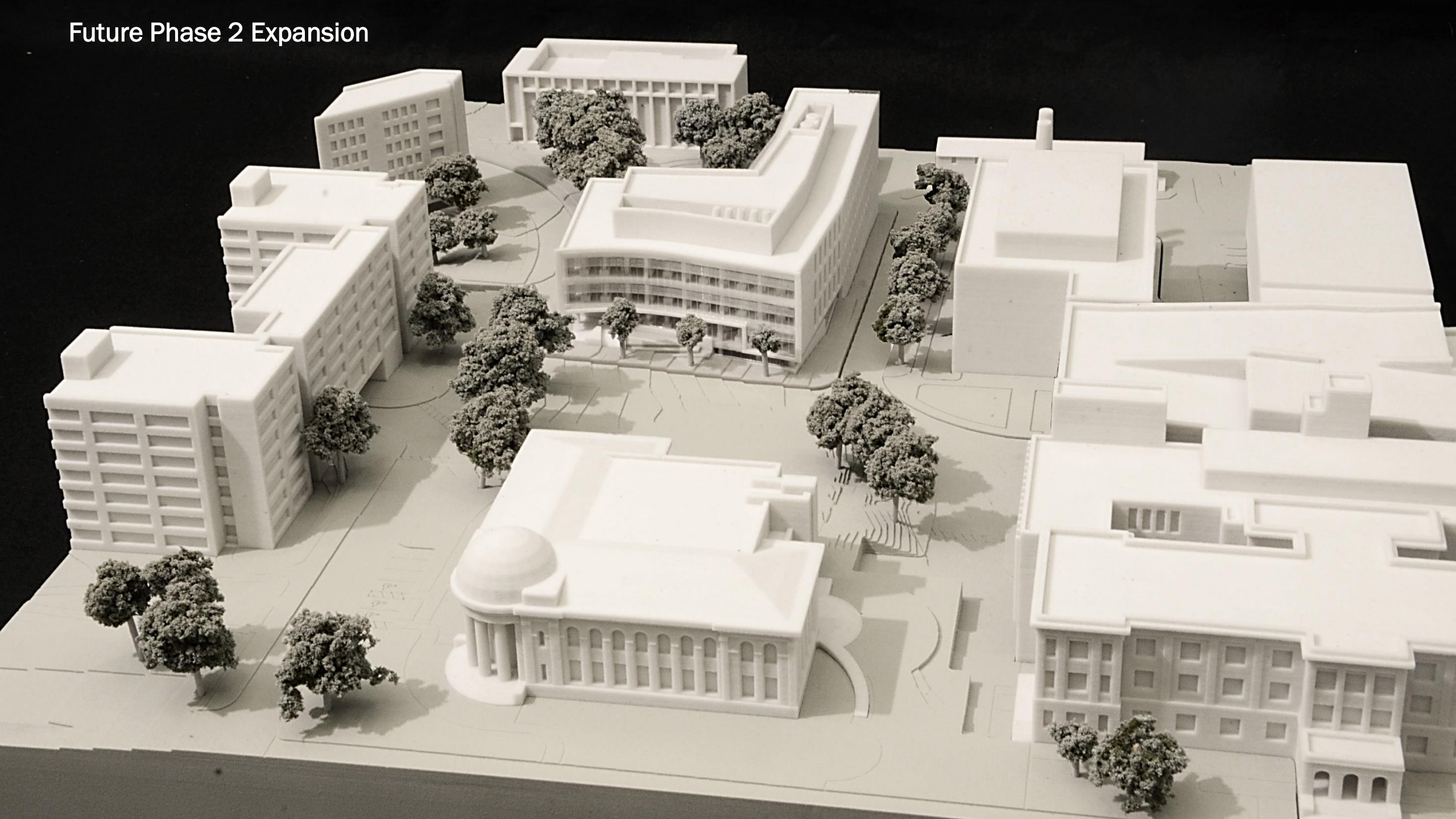
Existing Campus



New Life Sciences Building



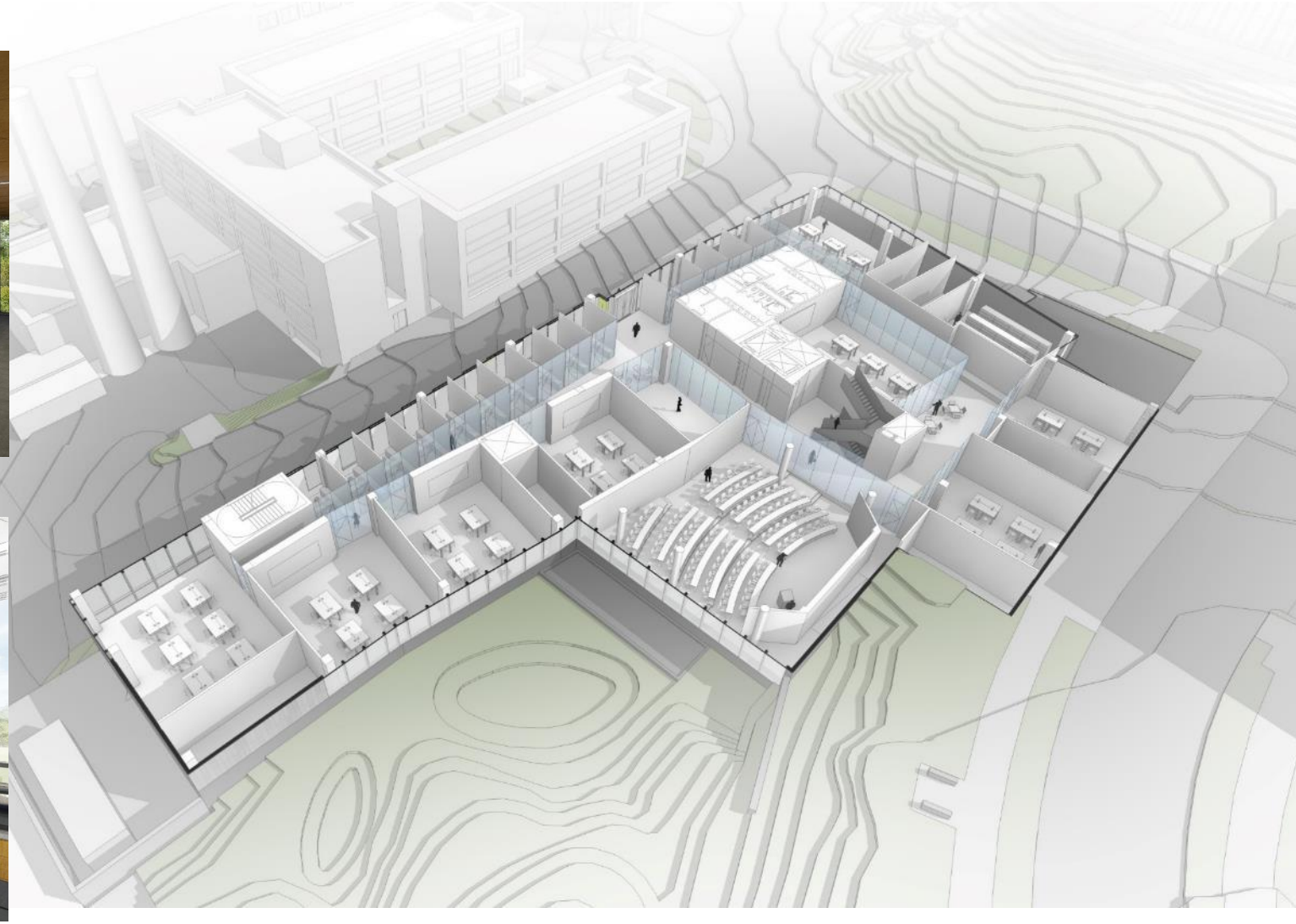
Future Phase 2 Expansion



Interior Character - First Floor

Lecture Hall

Teaching Laboratory

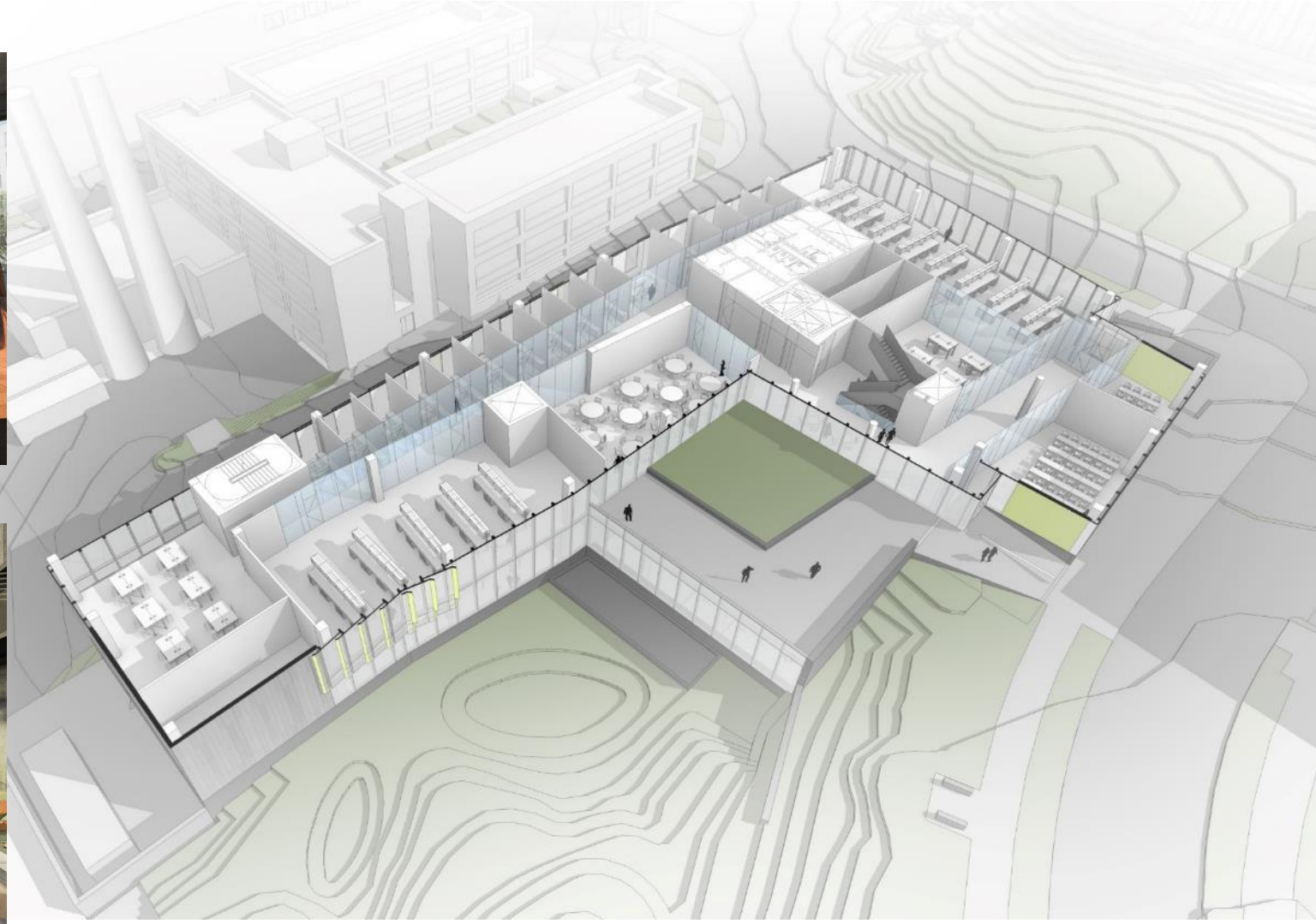


Lecture Hall, Teaching Laboratories & Offices

Interior Character - Second Floor

Interactive Classroom

Roof Garden

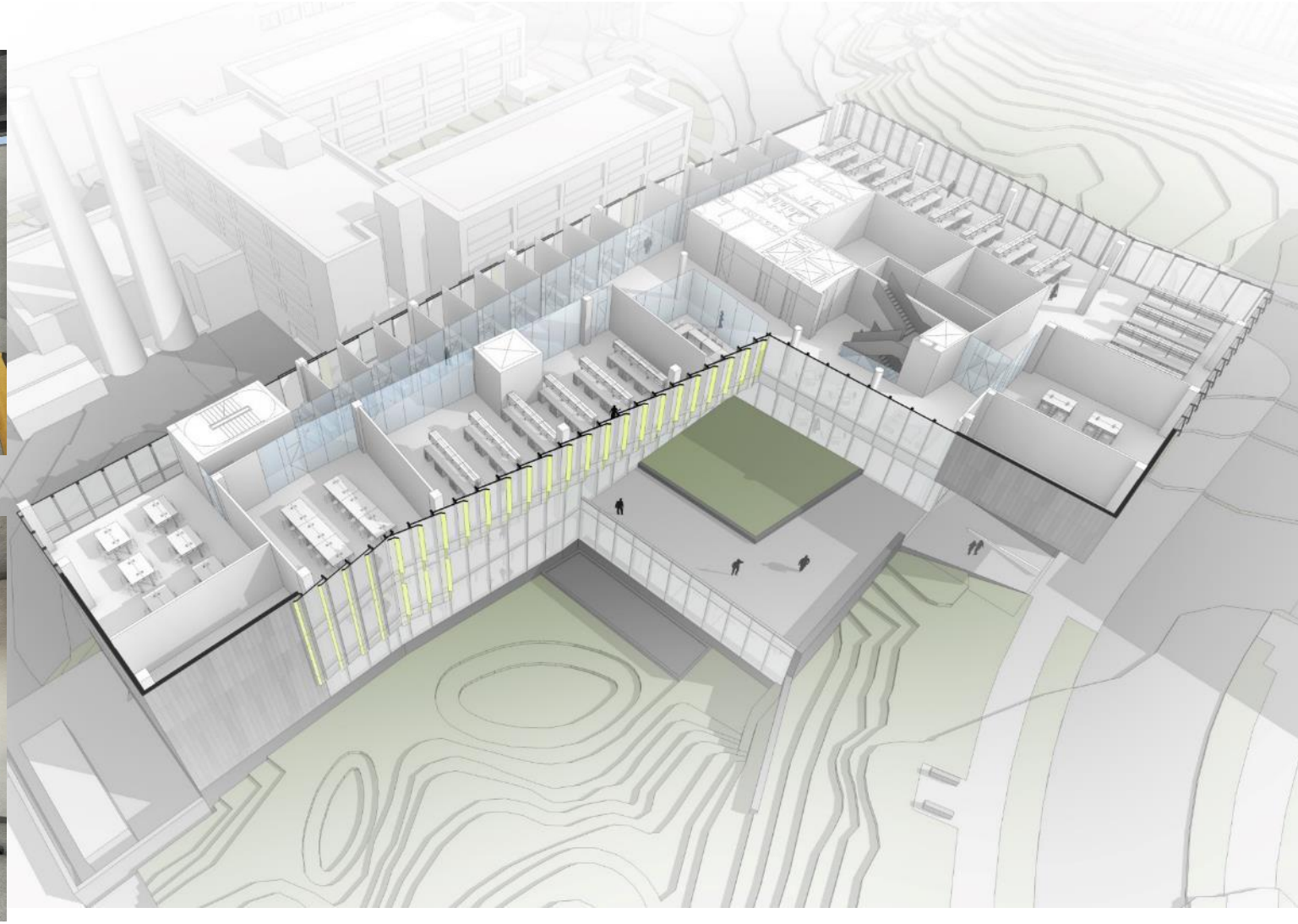


Classrooms, Multi-purpose Room, Teaching Laboratories, Research Laboratories & Offices

Interior Character - Third Floor

Research Laboratory

Office and Interaction Areas



Research Laboratories, Teaching Laboratories & Offices

AERIAL FROM SOUTHEAST

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

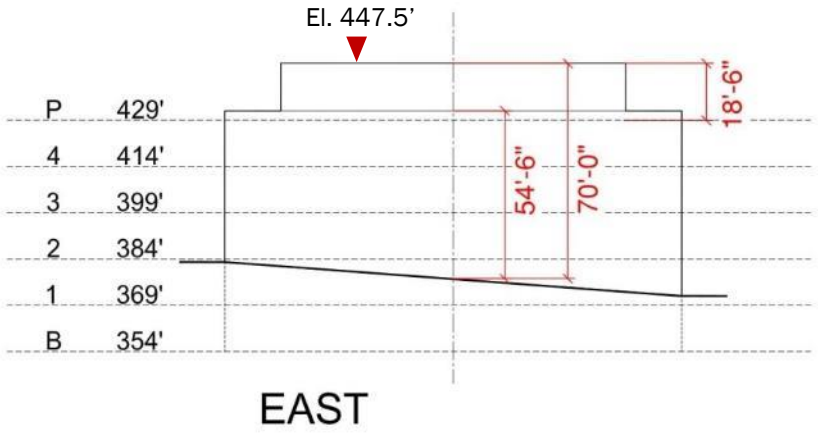
VIEW FROM SOUTHWEST: BRICK AND WINDOW

Elevation from Reeves Field

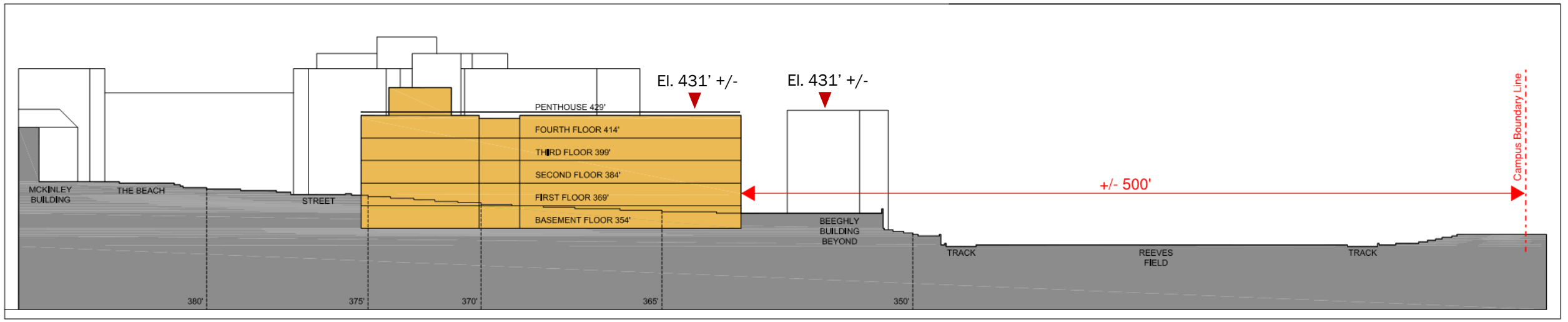
REEVES FIELD

The labs at the Northwest corner of the building will have vacancy sensors to ensure the lighting is off when they are unoccupied. Automated shades could be added if this proved necessary.

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

BALLINGER

View from Quebec Street

View A: From Quebec St. – Near corner with 48th Street

View from Quebec Street

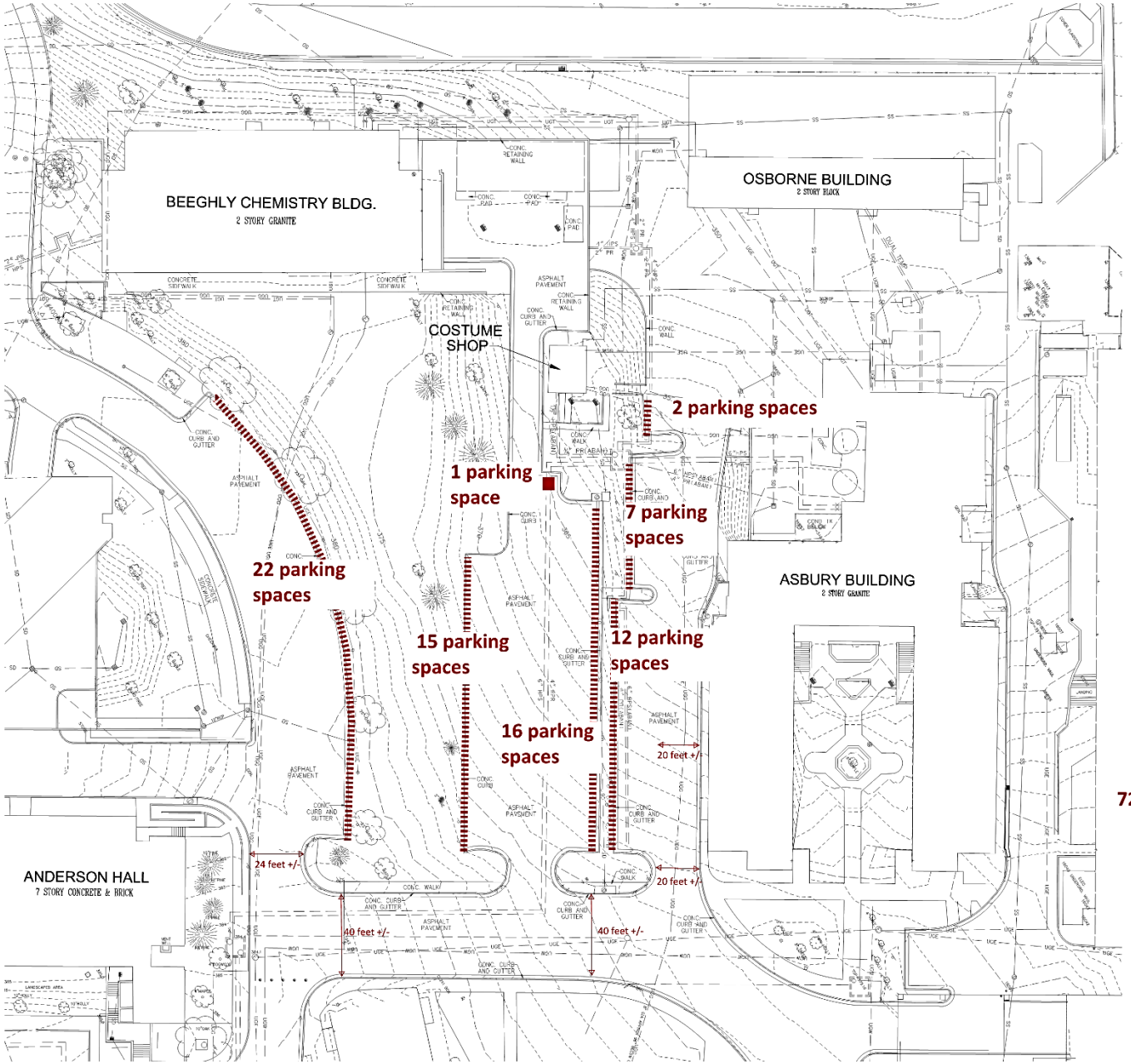
BALLINGER

View B: From Quebec St. – Several houses downhill from corner with University Avenue

View from Quebec Street

View C: From Quebec St. – Close to corner with University Avenue

Parking Impact



72 total parking spaces

Feedback Received

The following questions and issues have been raised for discussion:

1. *LEED rating: Is it possible to achieve Platinum and/or net zero?*
2. *Describe best practices to mitigate fume emissions from the building.*
3. *Describe potential light and noise emissions from the building?*
4. *What does the façade facing University Avenue look like? How will we control fugitive light in the evening?*
5. *Provide a rendering of the view from University Avenue & Quebec Street.*
6. *Provide an accurate count of the parking spaces being removed.*

THANK YOU.