

SITE ANALYSIS



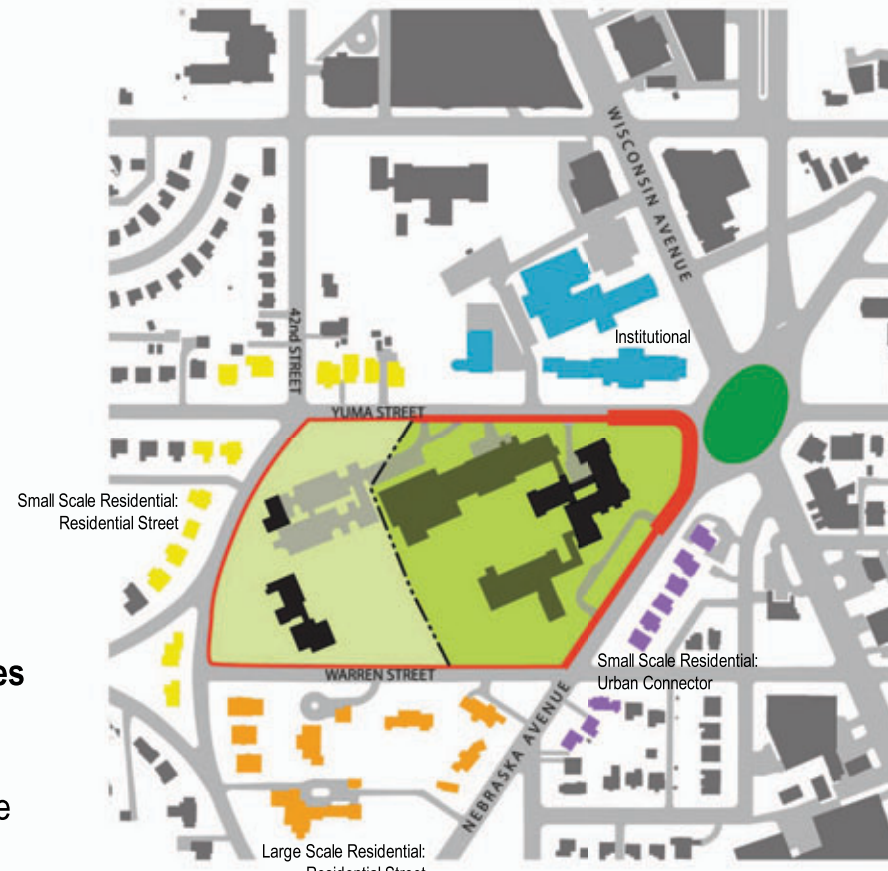
Tenley Campus Area
355,910 sf

Zoning
R-1-B

Boundaries / Adjacencies
 North- Yuma Street
 South- Warren Street
 East- Nebraska Avenue
 West- 42nd Street

Development Guidelines

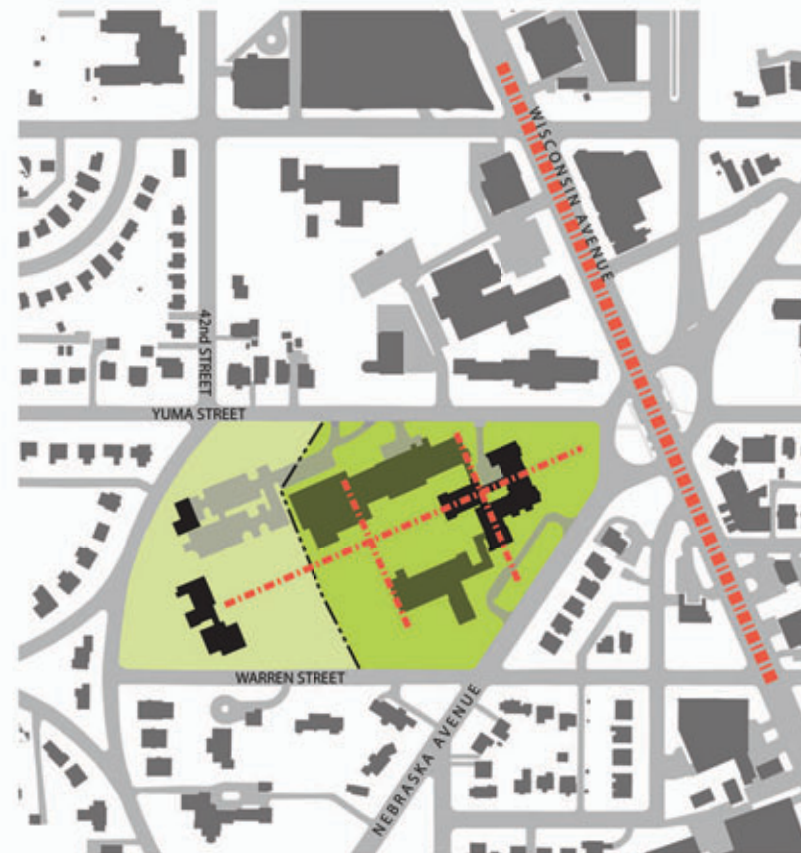
- Create highly effective and functional new facilities for the Washington College of Law that build upon the College's rich heritage and enhance its academic resources and diverse programs.
- Preserve and strengthen the historic character of American University's Tenley Campus and Capital Hall.
- Develop a meaningful campus aesthetic that maintains accessibility to open areas and green space.
- Develop 300,000 gross square feet of new and renovated facilities, largely within the footprint of the existing structures on the Tenley Campus.
- Concentrate development density to minimize the visual impact on the surrounding neighborhoods
- Maintain existing site access points and curb cuts, to the greatest possible degree
- Leverage access to the Tenley Metro and provide 400-500 below grade parking spaces



Neighboring Street Character



Pedestrian and Vehicular Arrival



Axial Relationship to Wisconsin Avenue



Site Access and Topography



American University
4400 Massachusetts Avenue, NW
Washington, DC 20016-6200

AMERICAN UNIVERSITY
Tenley Campus- Proposed
Washington College of Law

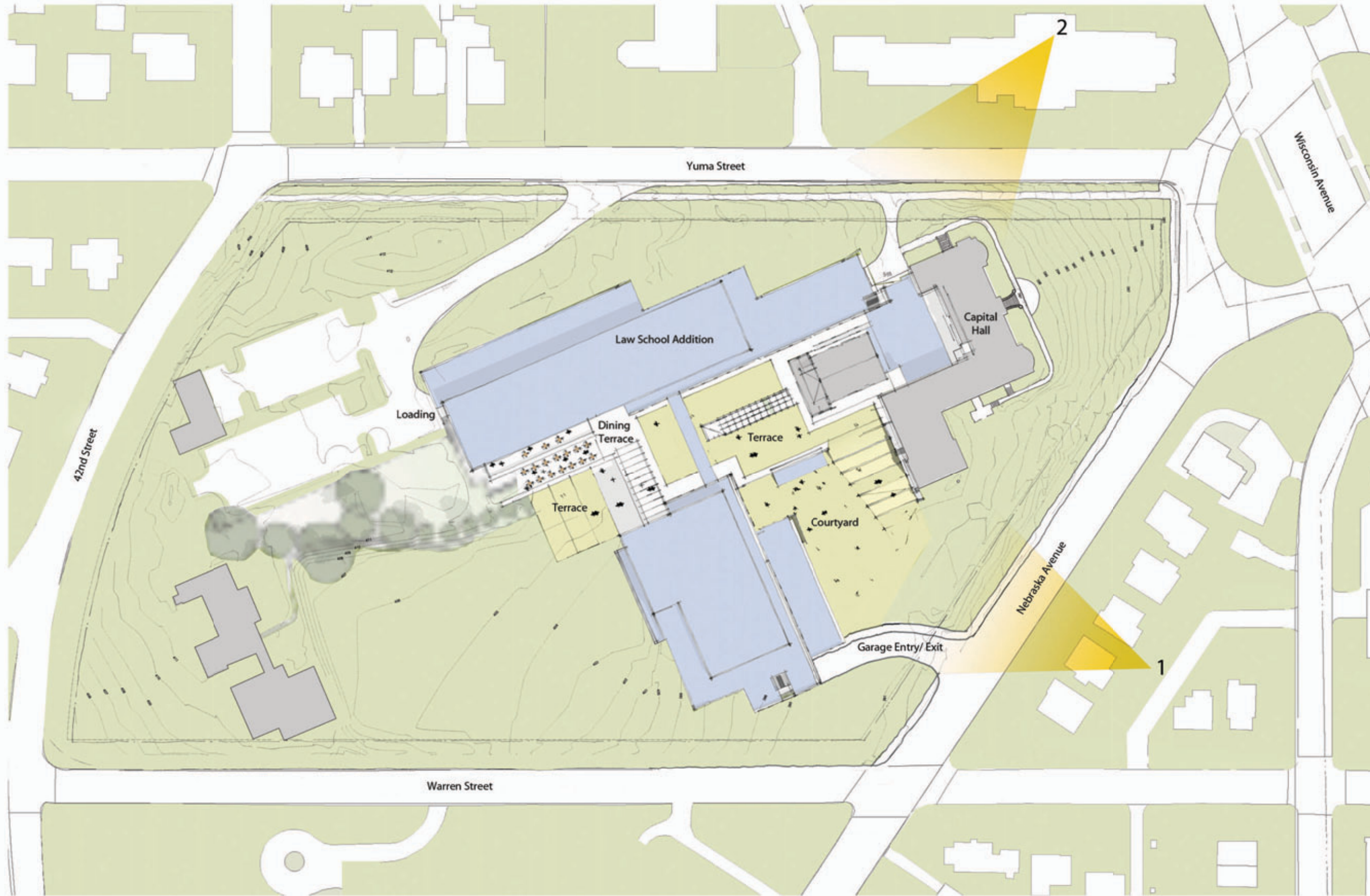
SMITHGROUP
architecture engineering interiors planning
SMITHGROUP, INC.
1850 K STREET NW
SUITE 250
WASHINGTON, DC 20006
T 202.942.2100
F 202.974.4500
www.smithgroup.com



EXHIBIT #18.1.1a
SITE ANALYSIS

DRAWING TITLE
 March 9, 2011
 DATE
 N.T.S.
 SCALE
 PROJECT NUMBER
 18.1.1a
 DRAWING NUMBER

SITE PLAN



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KEY PLAN  PROJECT NORTH

EXHIBIT #18.1.1b
SITE PLAN

DRAWING TITLE
March 9, 2011
DATE

0 25' 50' 100'
SCALE

PROJECT NUMBER
1.1.1b
DRAWING NUMBER

STREET VIEWS



1 Nebraska Avenue View



2 Yuma Street View



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KEY PLAN
PROJECT NORTH

EXHIBIT #18.1.1c
STREET VIEWS

DRAWING TITLE
March 9, 2011
DATE

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SCALE

PROJECT NUMBER
1.1.1c
DRAWING NUMBER

BEEGHLY ADDITION

Beeghly Building Loading Area

Site Area
 100 ft x 120 ft
 12,000 sf

Zoning
 R-5-A
 New potential site

Existing Structures
 Beeghly Building Loading Area

Boundaries / Adjacencies

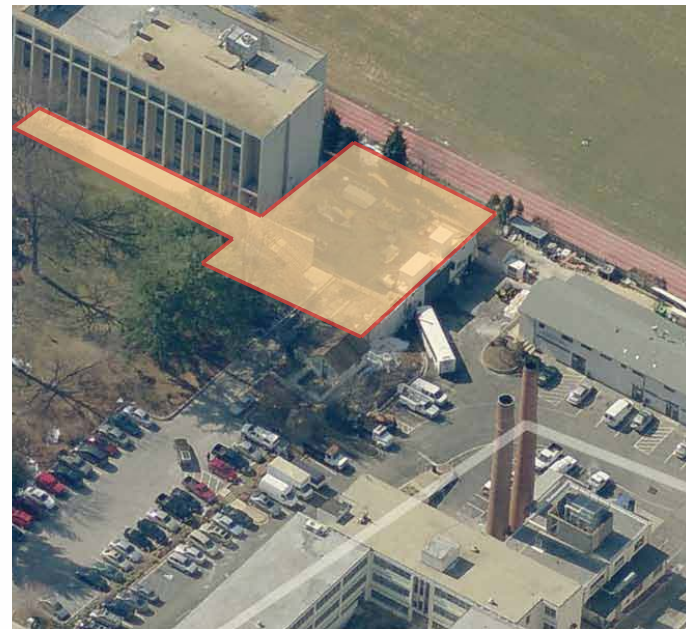
- North - Osborn Building / Surface Parking
- South - Beeghly Building
- East - Surface Parking
- West - Reeves Field

Site Attributes

- Directly adjacent to Beeghly Building
- Adjacent to existing Osborn Building
- Reeves Field exposure to the West
- Site currently serves as Beeghly Building loading area



Bird's Eye Aerial

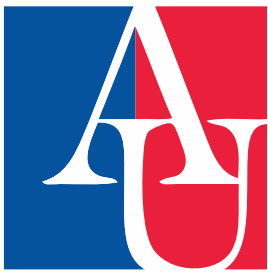


Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



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Project
AMERICAN UNIVERSITY
CAMPUS PLAN
2011



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EXHIBIT 18

Date

March 14, 2011

Scale

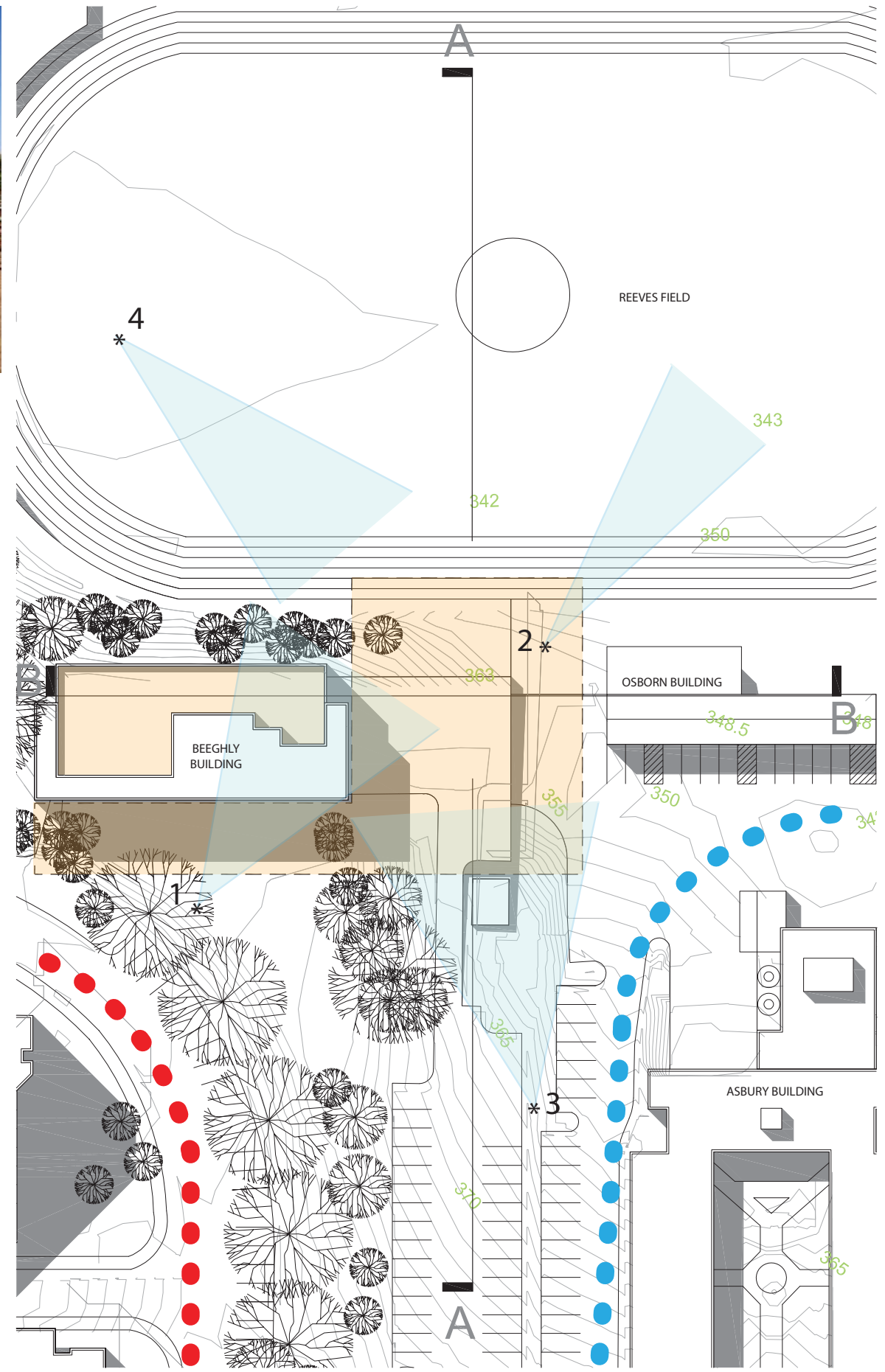
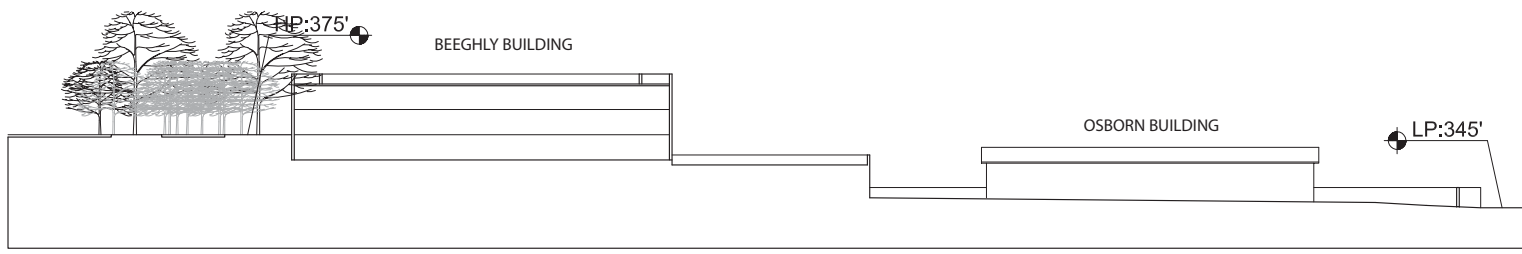
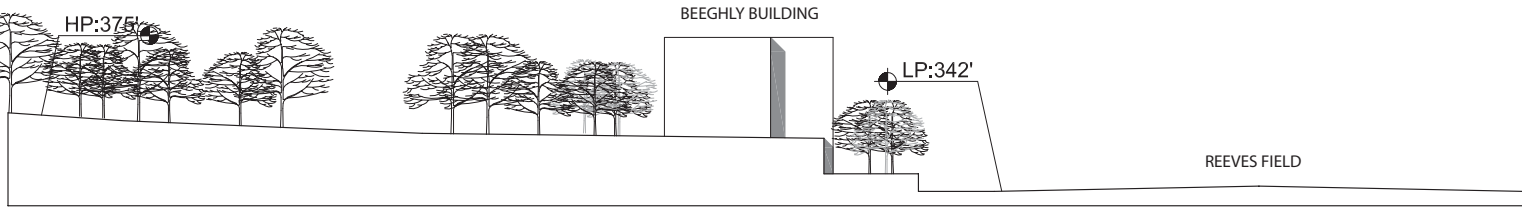


Drawing Name

BEEGHLY ADDITION
EXISTING SITE PLAN

Drawing No.

18.1.2a



- PROPOSED BUILDING SITE
- EXISTING PRIMARY CAMPUS VEHICULAR CIRCULATION
- EXISTING SECONDARY CAMPUS VEHICULAR CIRCULATION



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CAMPUS PLAN
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Drawing Name
**BEEGLY ADDITION
EXISTING SITE SECTION
AND PHOTOS**

Drawing No.
18.1.2b

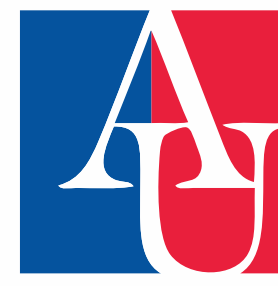
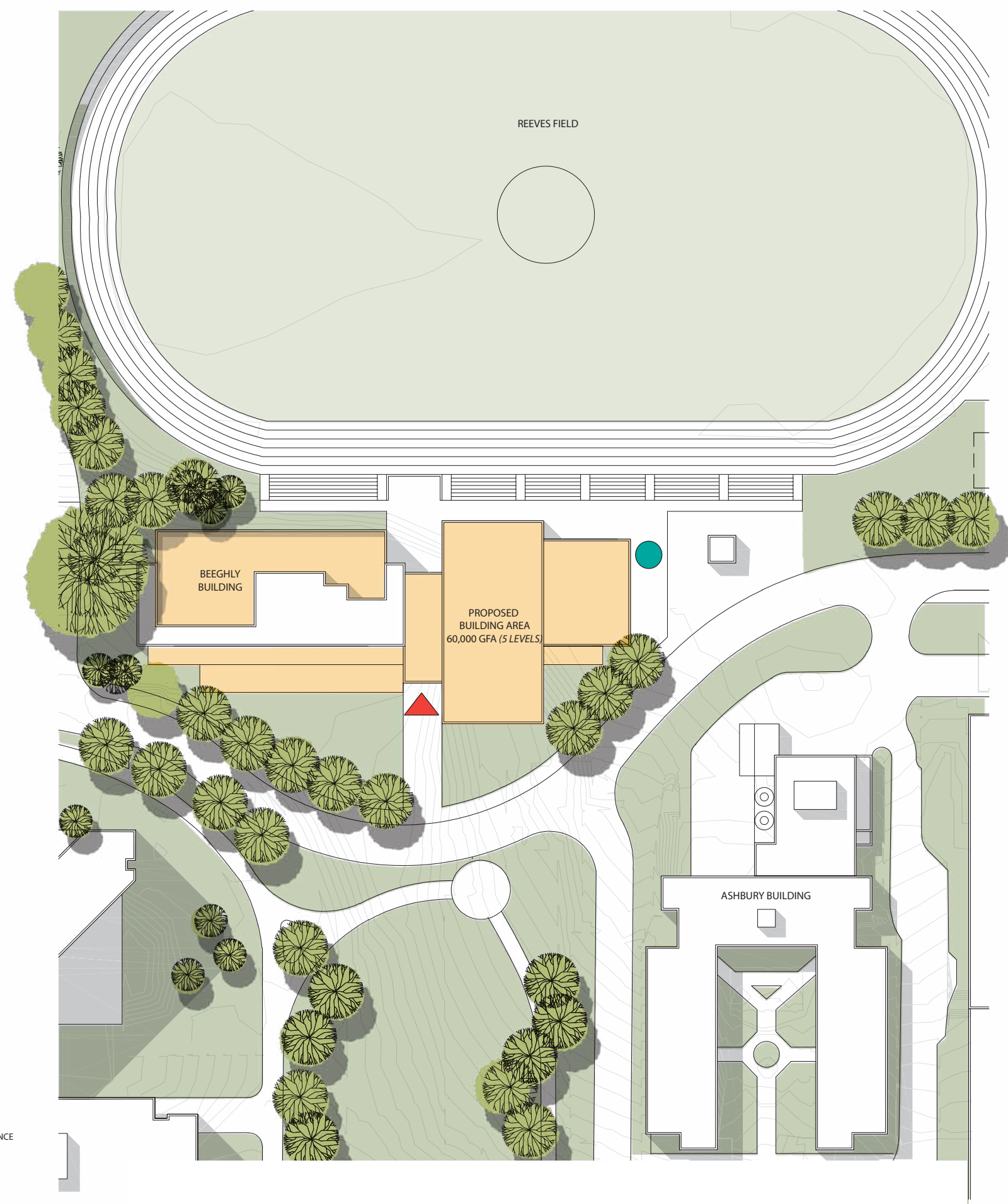
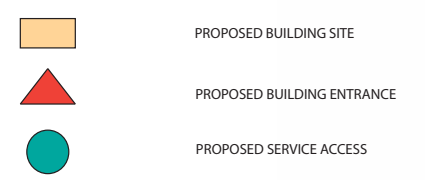
BEEGHLY ADDITION

Science Building Addition

Building Addition Footprint	13,500 SF
First Floor	13,500 SF
Second Floor	13,500 SF
Third Floor	13,500 SF
Fourth Floor	13,500 SF
Fifth Floor	6,000 SF
Total	60,000 SF

Existing Beeghly Building 36,000 SF

Building Height	
First Floor	15'-0"
Second Floor	15'-0"
Third Floor	15'-0"
Fourth Floor	15'-0"
Fifth Floor	15'-0"
Total	75'-0"



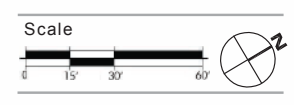
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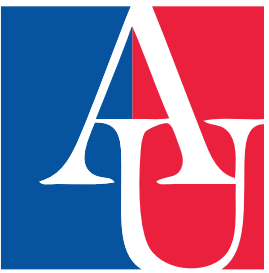
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Drawing Name
BEEGHLY ADDITION
PROPOSED SITE PLAN

Drawing No.

18.1.2c



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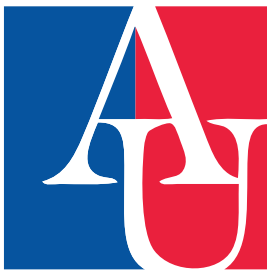
N.T.S.

Drawing Name

**BEEGLY ADDITION
Proposed View from
Parking Lot**

Drawing No.

18.1.2d



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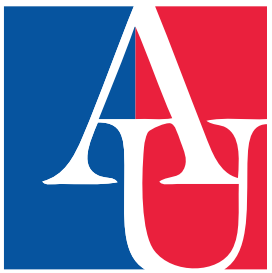
N.T.S.

Drawing Name

**BEEGLY ADDITION
Proposed View
Campus Road**

Drawing No.

18.1.2e



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Drawing Name

**BEEGLY ADDITION
Proposed View from
Reeves Field**

Drawing No.

18.1.2f

SOUTH HALL

Child Development Center

Site Area
220 ft x 250 ft
55,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Child Development Center
Area 2,000 sf
Height 10 ft

Boundaries /Adjacencies
North - Media Production Center
South - Hamilton Building
East - Centennial Hall and Anderson Hall
West - Willams / Jacobs Recreational Complex

Site Attributes

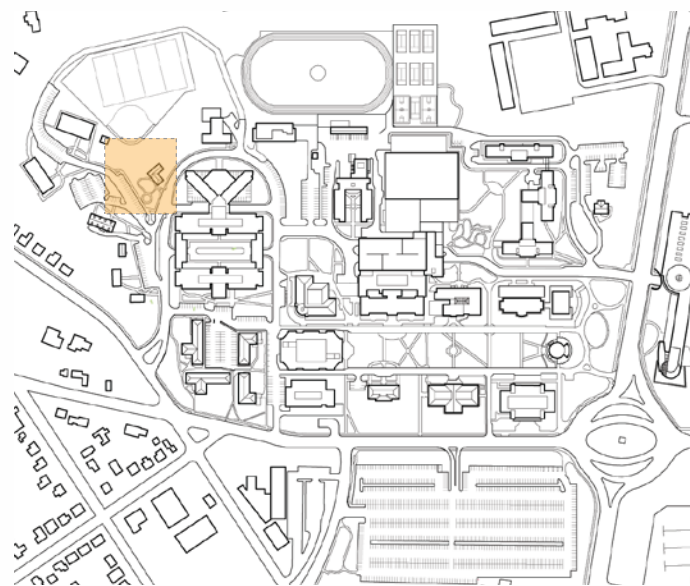
- Near William / Jacobs Recreational Complex
- Adjacent to existing residential campus halls, Letts and Anderson
- Site located in the southern part of the campus
- Adjacent to shuttle bus stop



Bird's Eye Aerial



Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



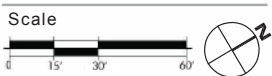
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Project
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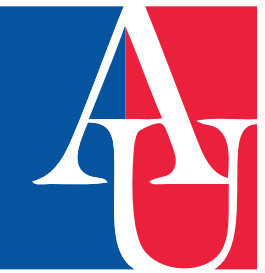
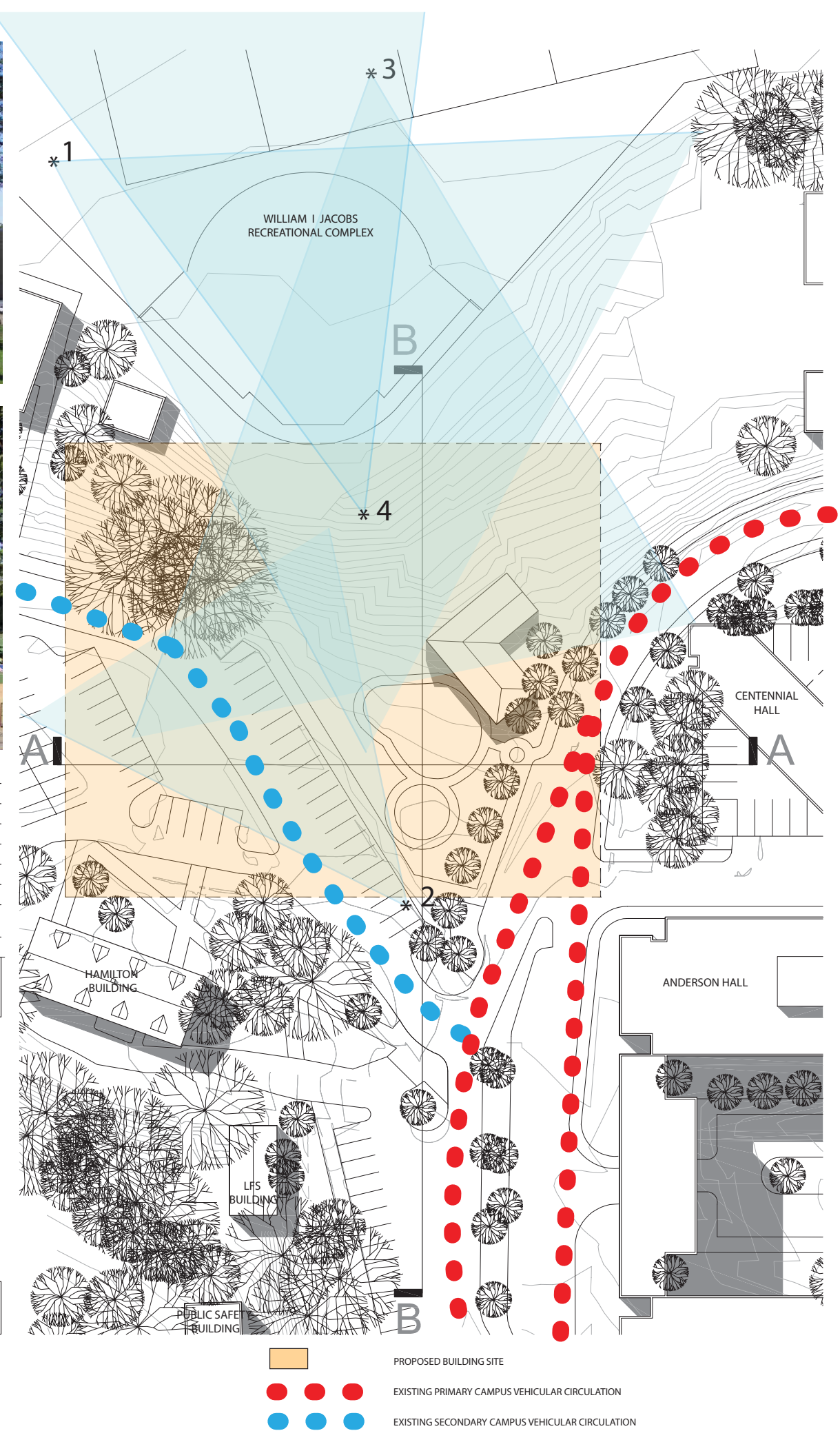
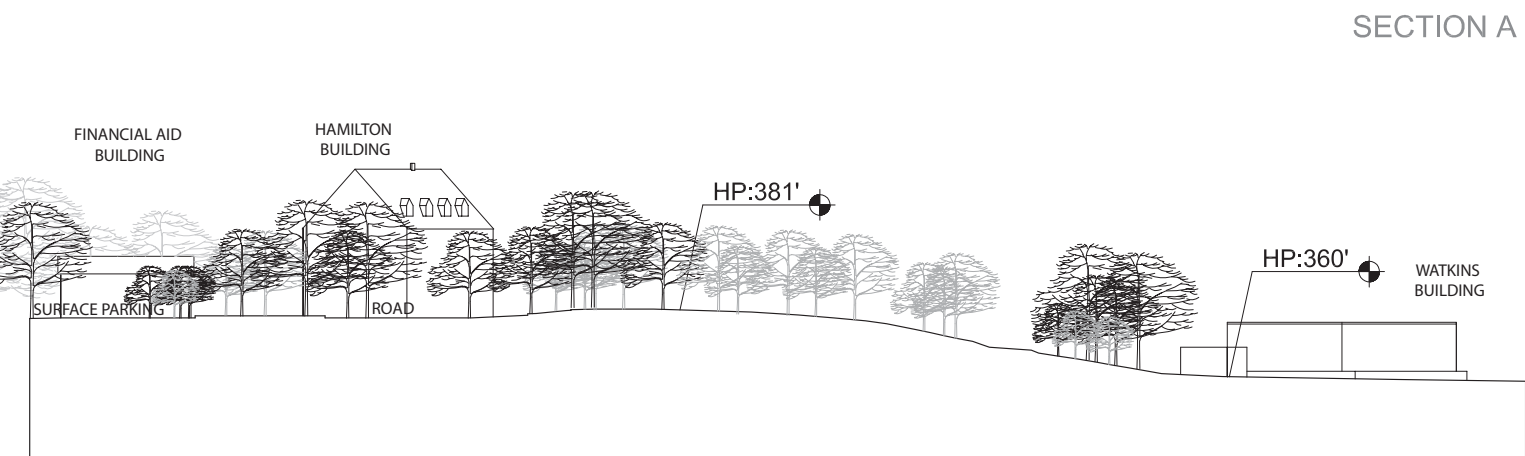
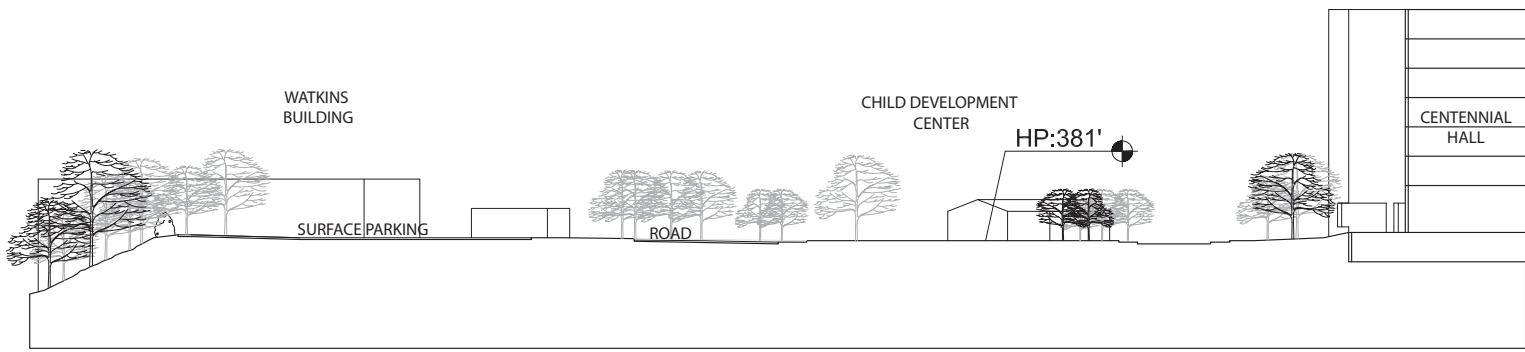
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Drawing Name
SOUTH HALL EXISTING SITE PLAN

Drawing No.
18.1.3a



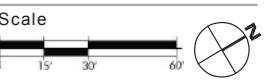
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Drawing Name
**SOUTH HALL
EXISTING SECTION AND
PHOTOS**

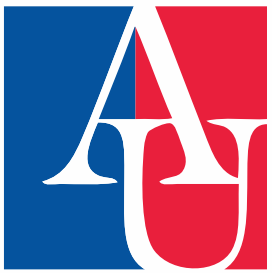
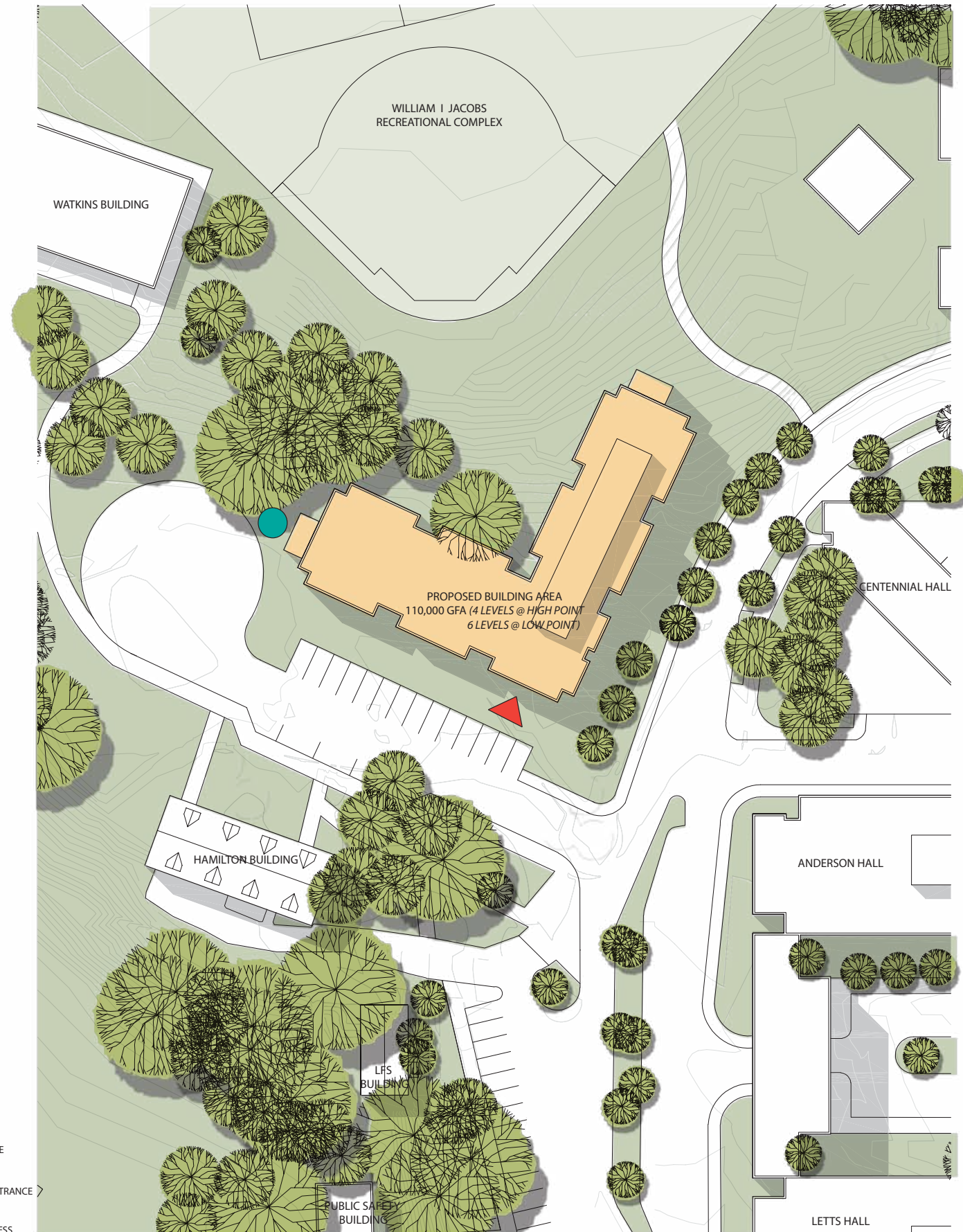
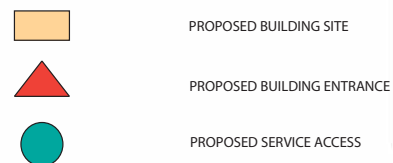
Drawing No.
18.1.3b

SOUTH HALL

Child Development Center

New Building Footprints	18,330 SF Each
First floor	18,330 SF
Second floor	18,330 SF
Third floor	18,330 SF
Fourth Floor	18,330 SF
Fifth Floor	18,330 SF
Sixth Floor	18,330 SF
Total	110,000 SF

Building Height	
First floor	10' - 0"
Second floor	10' - 0"
Third floor	10' - 0"
Fourth Floor	10' - 0"
Fifth Floor	10' - 0"
Sixth Floor	10' - 0"
Roof Parapet	2' - 0"
Total	62' - 0" Maximum 42' - 0" Minimum



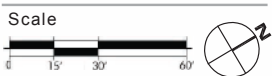
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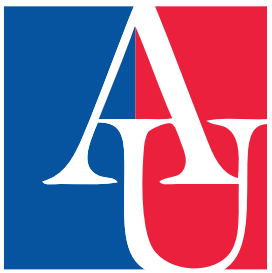
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Drawing Name
SOUTH HALL PROPOSED SITE PLAN

Drawing No.
18.1.3c



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Scale

N.T.S.

Drawing Name

**SOUTH HALL
Proposed View from
Fletcher Gate at
Rockwood**

Drawing No.

18.1.3d

NORTH HALL

Surface Parking

Site Area
164 ft x 195 ft
32,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Surface Parking 65 spaces

Boundaries /Adjacencies
North - Tree buffer, Massachusetts Avenue
South - Campus roadway and McDowell Hall
East - President's Office Building
West - Wesley Theological Seminary

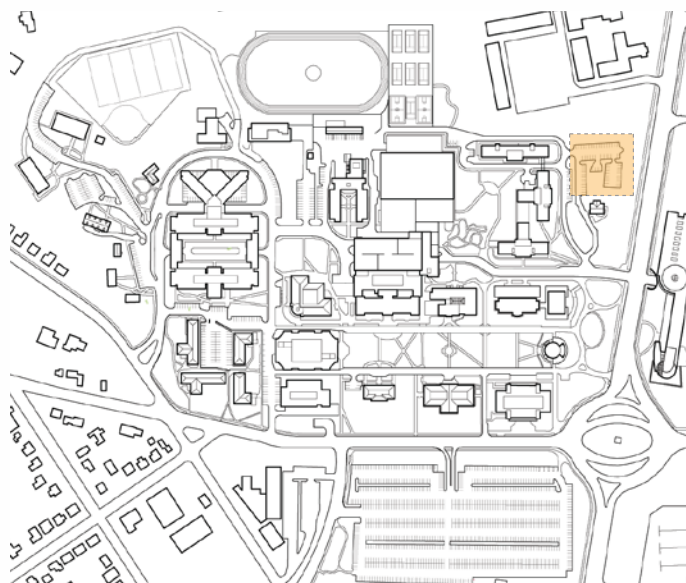
- Site Attributes**
- Directly off of main campus roadway
 - Adjacent to existing residential campus halls, Leonard, McDowell, and Hughes
 - Site located at campus perimeter with tree buffer at two sides
 - Adjacent to shuttle bus stop and north campus entrance




Bird's Eye Aerial

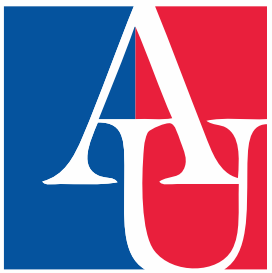


Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE




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Scale


Drawing Name
NORTH HALL EXISTING SITE PLAN

Drawing No.
18.1.4a



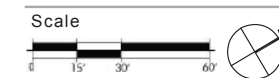
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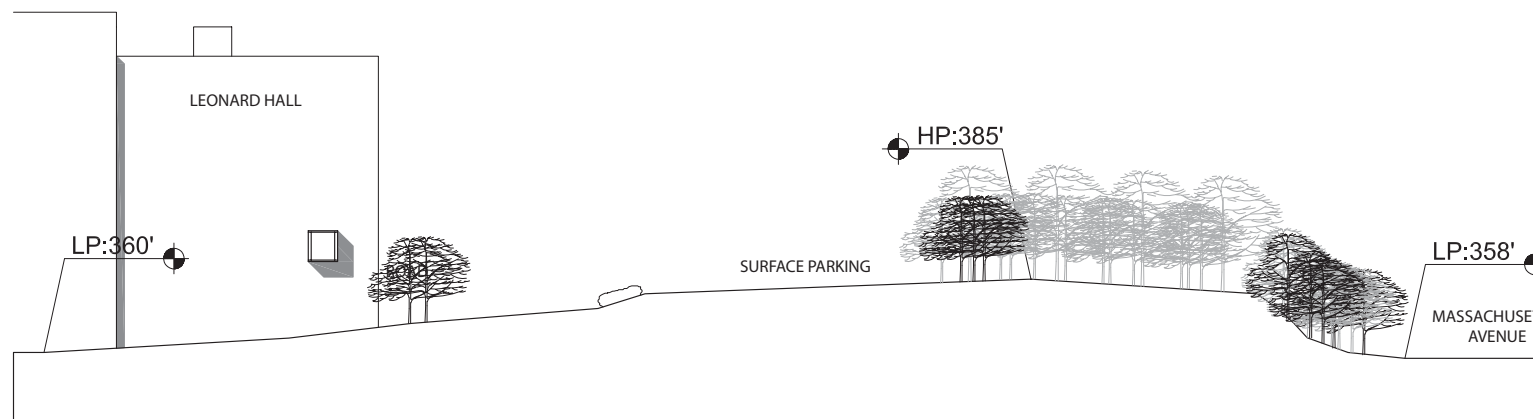
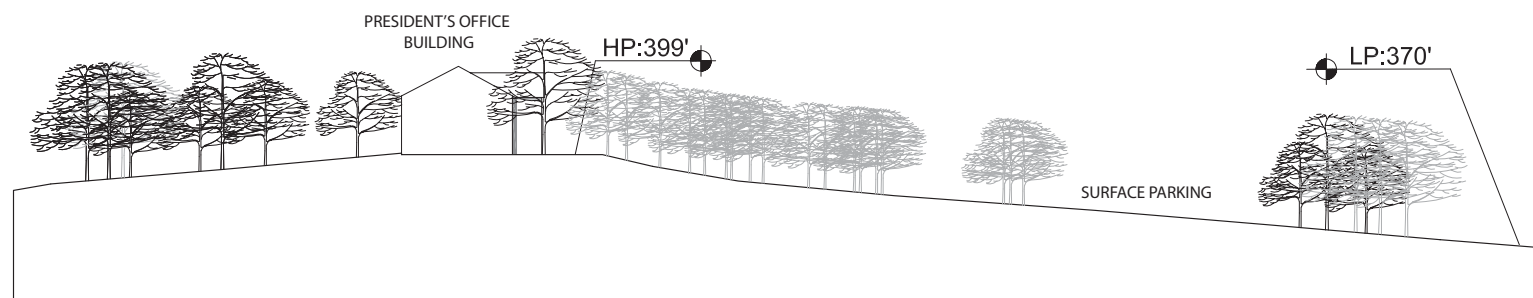
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Drawing Name
**NORTH HALL
EXISTING SECTION AND
PHOTOS**

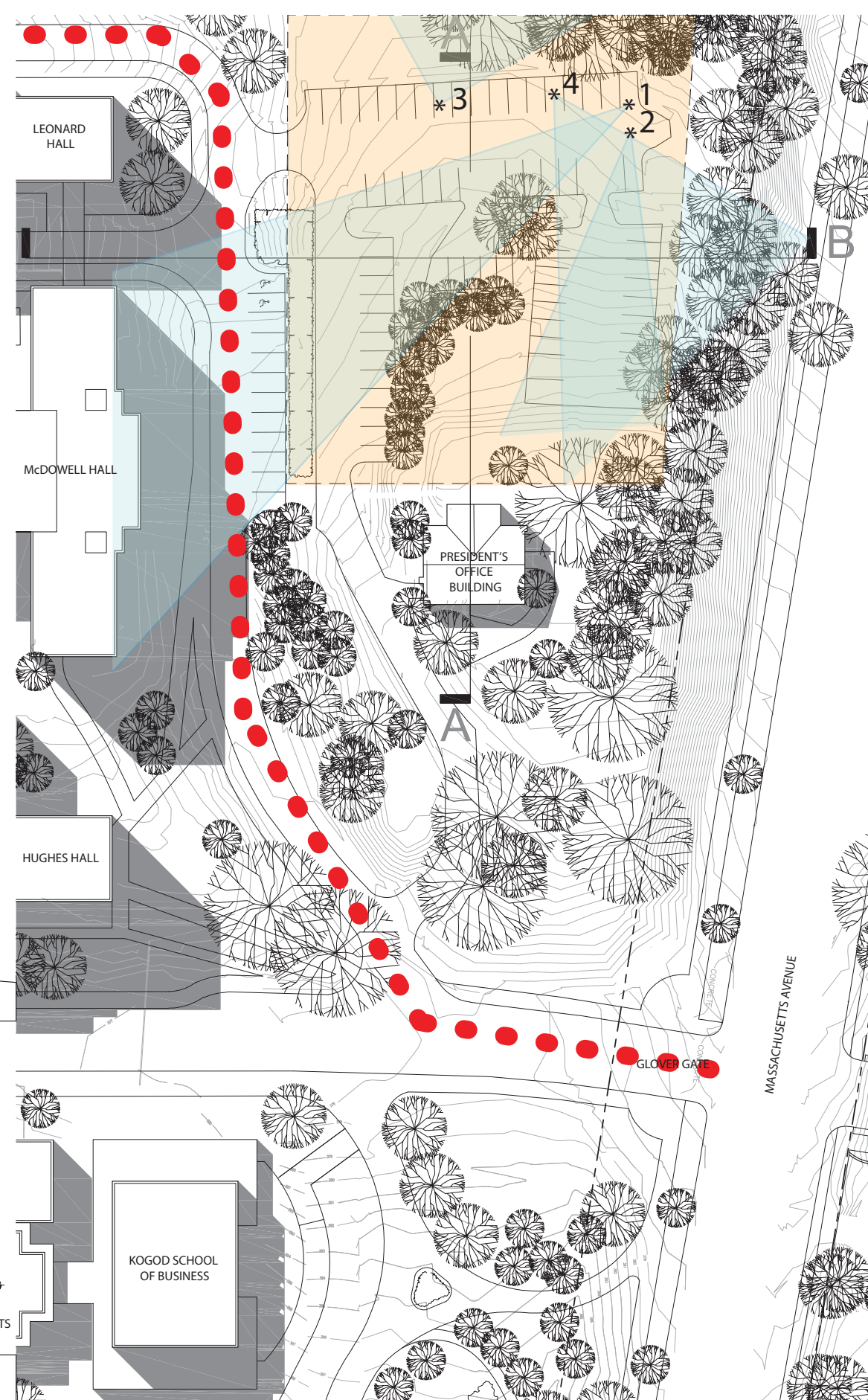
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SECTION A

SECTION B






- PROPOSED BUILDING SITE
- EXISTING PRIMARY CAMPUS VEHICULAR CIRCULATION
- EXISTING SECONDARY CAMPUS VEHICULAR CIRCULATION

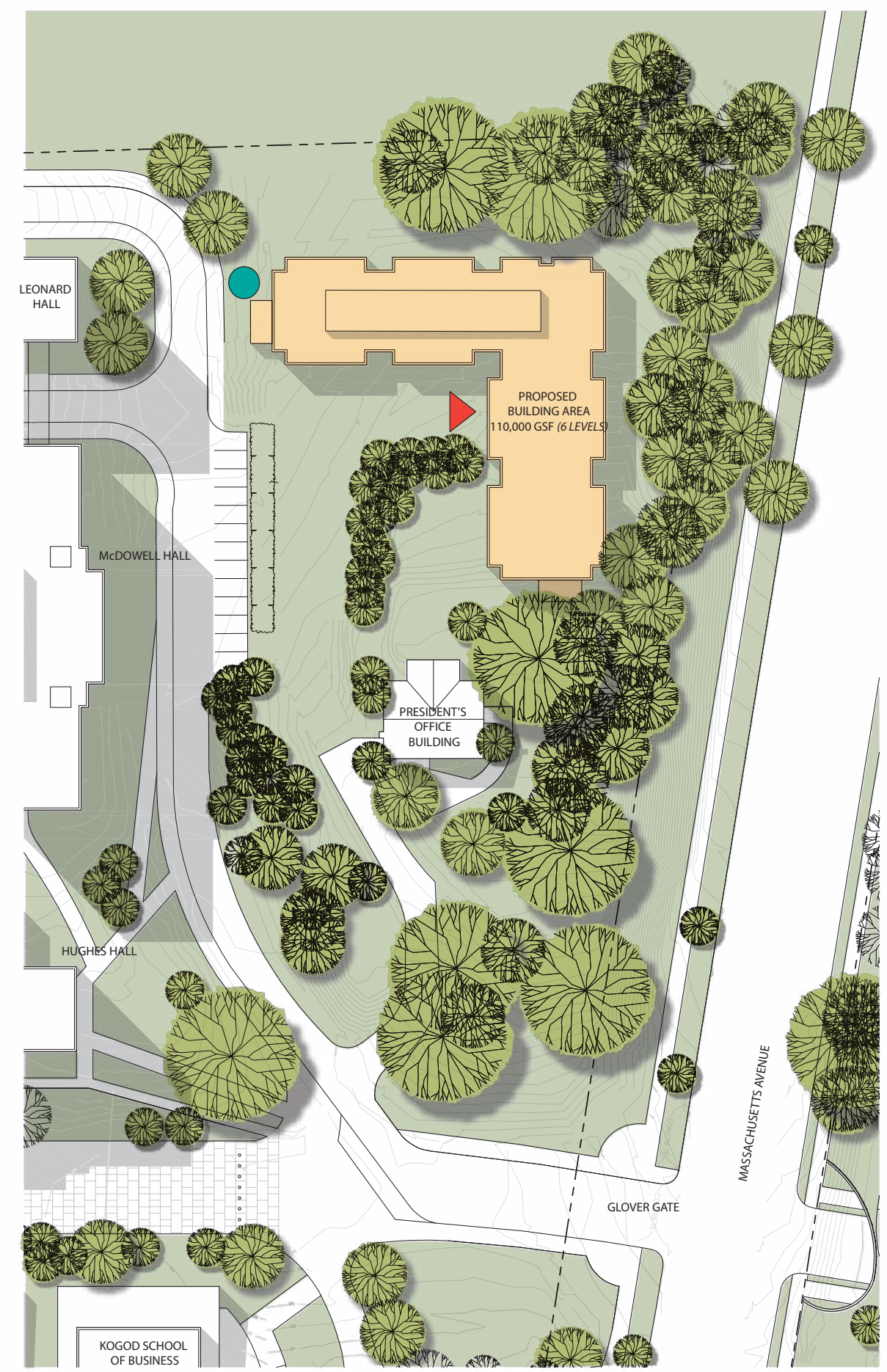
NORTH HALL

Surface Parking

New Building Footprints	18,330 SF Each
First floor	18,330 SF
Second floor	18,330 SF
Third floor	18,330 SF
Fourth Floor	18,330 SF
Fifth Floor	18,330 SF
Sixth Floor	18,330 SF
Total	110,000 SF

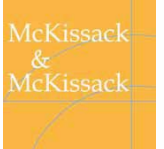
Building Height	
First floor	10' - 0"
Second floor	10' - 0"
Third floor	10' - 0"
Fourth Floor	10' - 0"
Fifth Floor	10' - 0"
Sixth Floor	10' - 0"
Roof Parapet	2' - 0"
Total	62' - 0" Maximum

-  PROPOSED BUILDING SITE
-  PROPOSED BUILDING ENTRANCE
-  PROPOSED SERVICE ACCESS



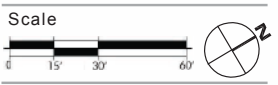
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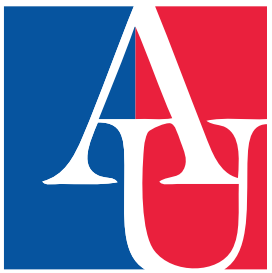
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Drawing Name
NORTH HALL PROPOSED SITE PLAN

Drawing No.
18.1.4c



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Scale

N.T.S.

Drawing Name

**NORTH HALL
Proposed View from
Northwest Campus
Corner**

Drawing No.

18.1.4d

MULTIPURPOSE GYMNASIUM

Tennis and Basketball Courts

Site Area
167 ft x 347 ft
58,000 sf

Zoning
R-5-A
New potential site

Existing Structures
Basketball and Tennis Courts – surface area 52,500 sf

Boundaries / Adjacencies
North - Landscape Buffer / Welsey Theological Seminary
South - Reeves Field
East - Campus roadway / Sports Center Annex
West - Landscape Buffer / University Avenue

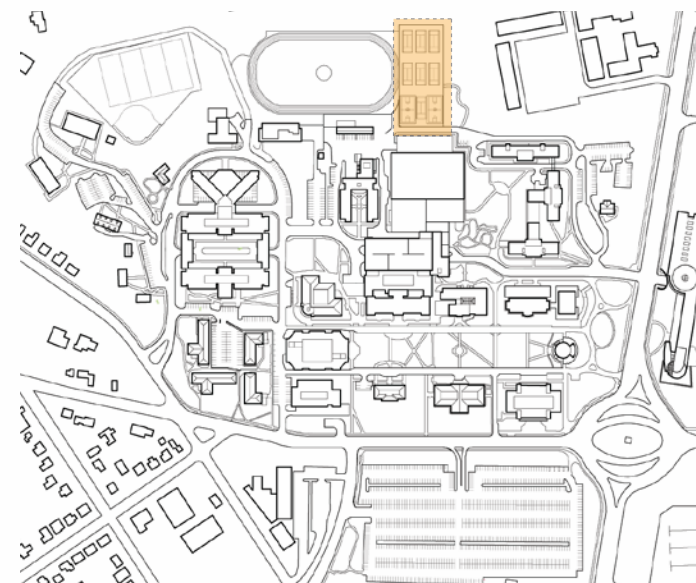
- Site Attributes**
- Adjacent to Reeves Field
 - Landscape buffer to the West
 - Significant topographical variation at West and North boundaries
 - Campus roadway alignment separates site from sports center annex



Bird's Eye Aerial

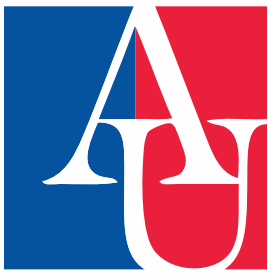


Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



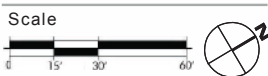
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Drawing Name
MULTIPURPOSE GYMNASIUM
EXISTING SITE PLAN

Drawing No.

18.1.5a



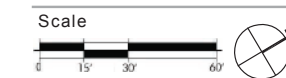
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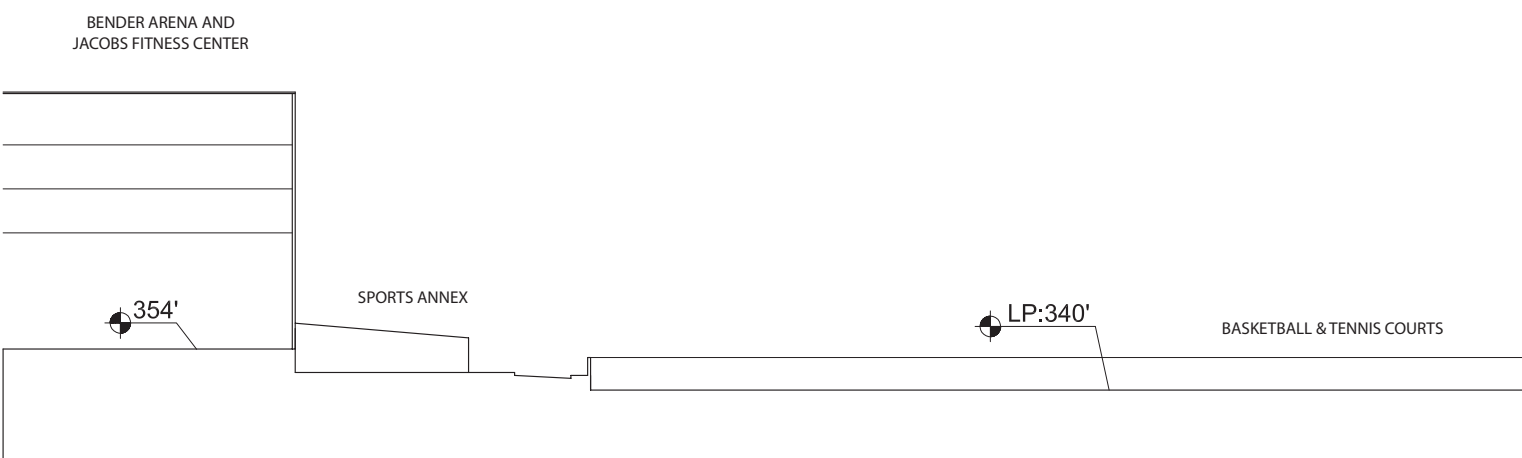
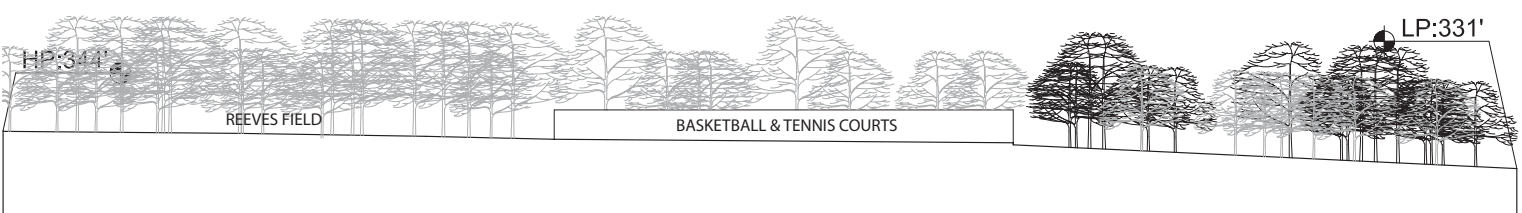


Drawing Name
**MULTIPURPOSE
GYMNASIUM
EXISTING SECTION AND
PHOTOS**

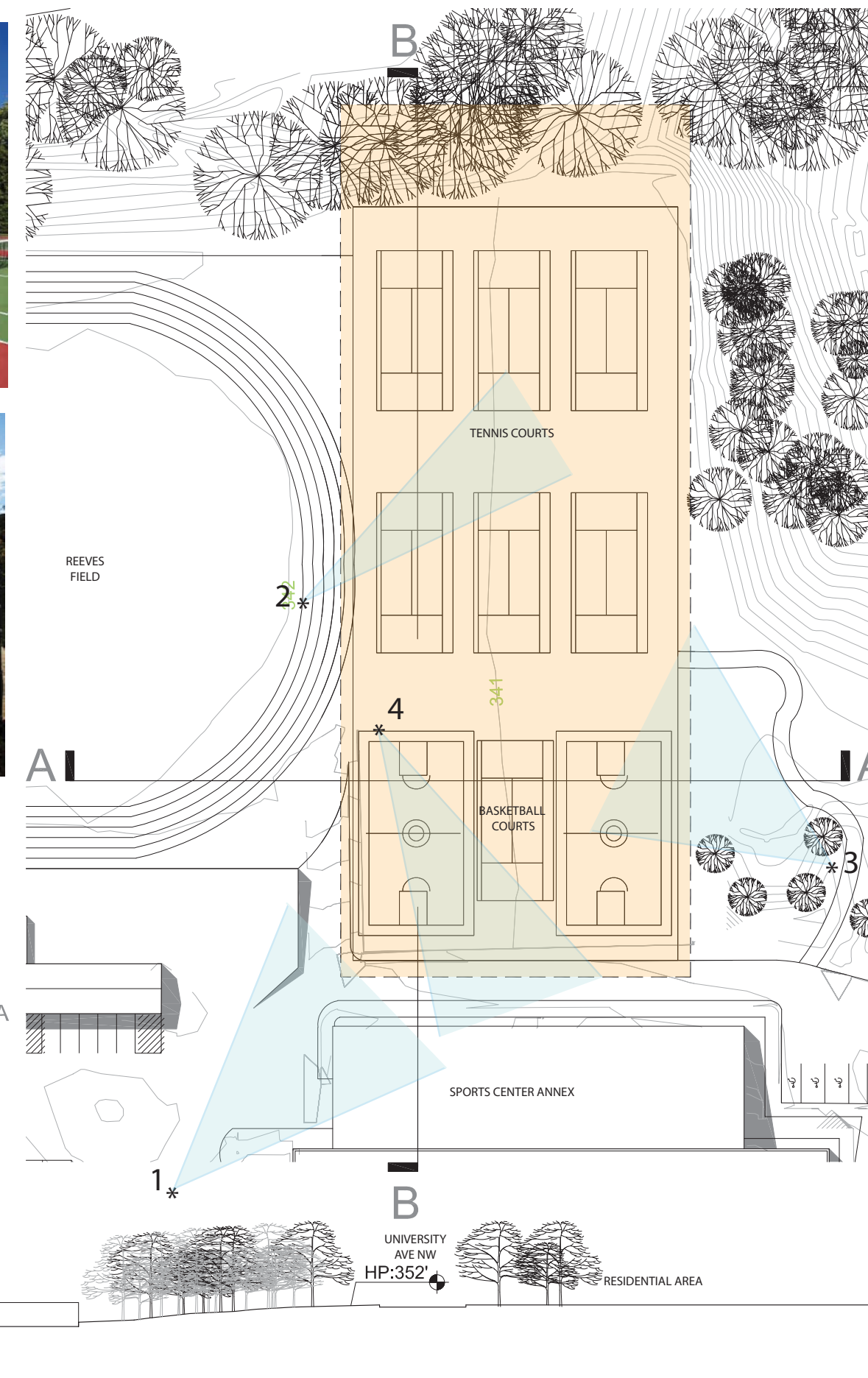
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SECTION B

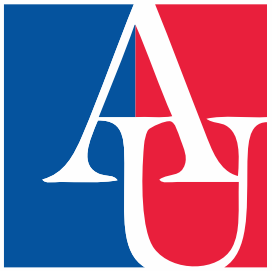


PROPOSED BUILDING SITE

MULTIPURPOSE GYMNASIUM

Tennis and Basketball Courts

New Building Footprint	25,000 SF
New Multipurpose Gymnasium	
First Floor	25,000 SF
Total	25,000 SF
Building Height	24'-0"



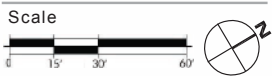
American University
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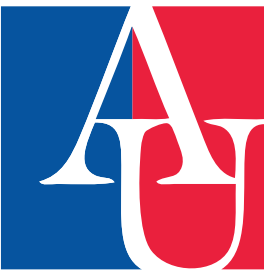
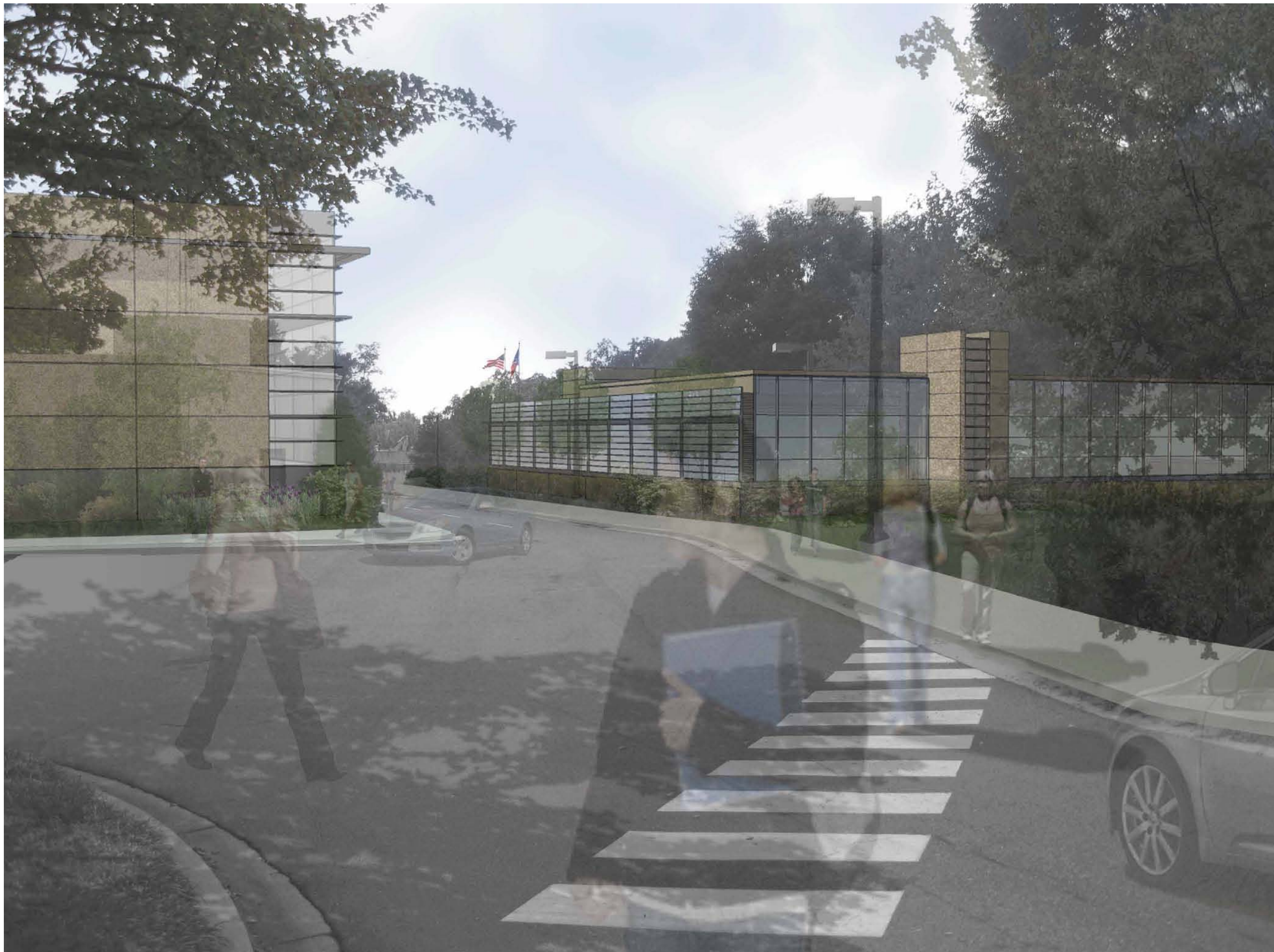
McKissack McKissack
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Date
March 14, 2011



Drawing Name
**MULTIPURPOSE
GYMNASIUM
PROPOSED SITE PLAN**

Drawing No.
18.1.5c



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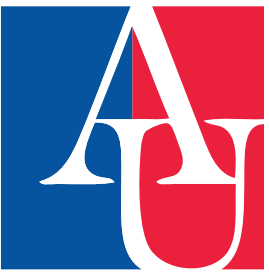
N.T.S.

Drawing Name

**MULTIPURPOSE
GYMNASIUM
Proposed View from
Leonard Hall**

Drawing No.

18.1.5d



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Drawing Name

**MULTIPURPOSE
GYMNASIUM
Proposed View
Campus Road**

Drawing No.

18.1.5e

SPORTS CENTER ANNEX REPLACEMENT

Sports Center Annex

Site Area
55 ft x 218 ft
12,000 sf

Zoning
R-5-A
New potential site

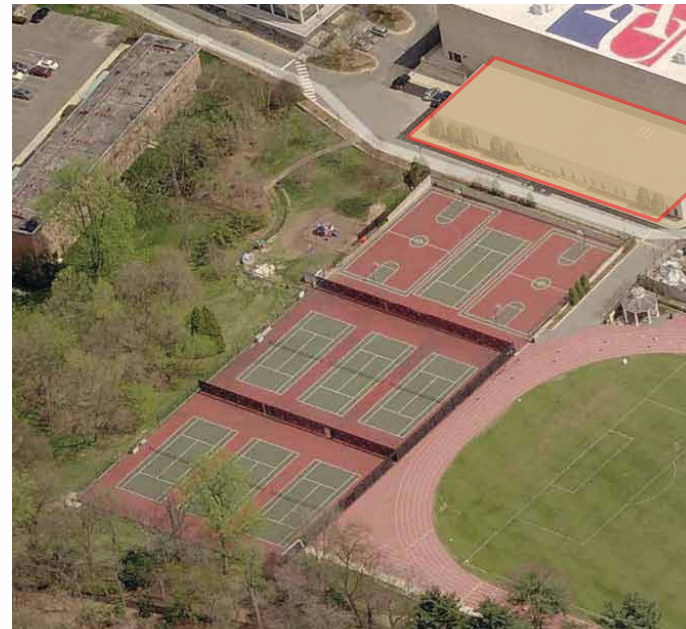
Existing Structures
Sports Center Annex – 10,800 sf

Boundaries / Adjacencies
North - Leonard Hall
South - Osborn Building
East - Bender Arena and Jacobs Fitness Center
West - Main campus roadway and Tennis / Basketball Courts

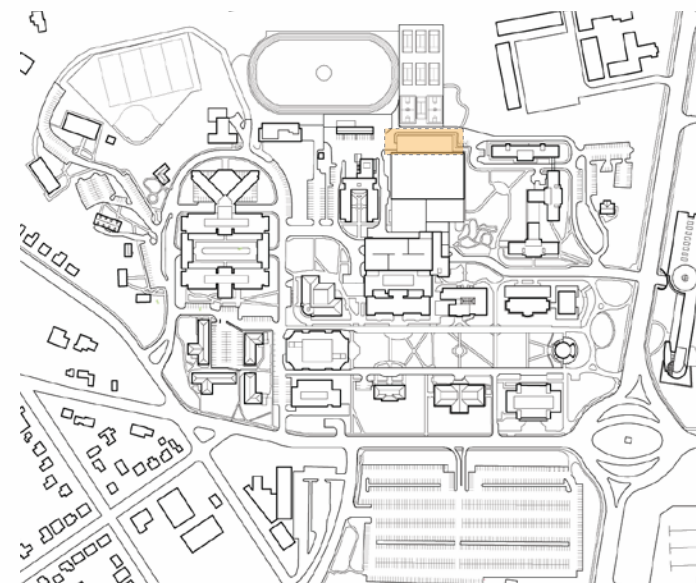
- Site Attributes**
- Adjacent to Reeves Field
 - Connected to Bender Arena and Jacobs Fitness Center
 - Located directly off main campus roadway
 - Campus roadway alignment separates site from tennis and basketball courts



Bird's Eye Aerial

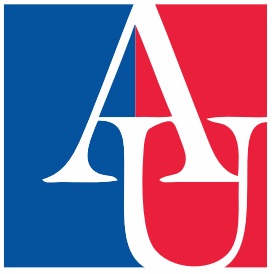


Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



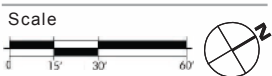
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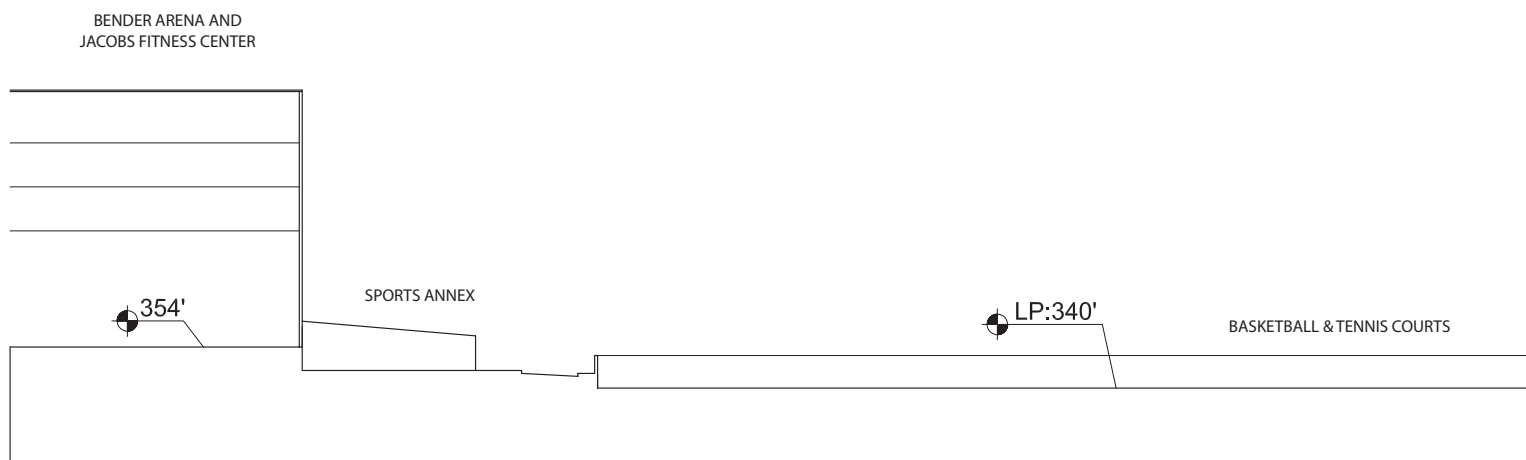
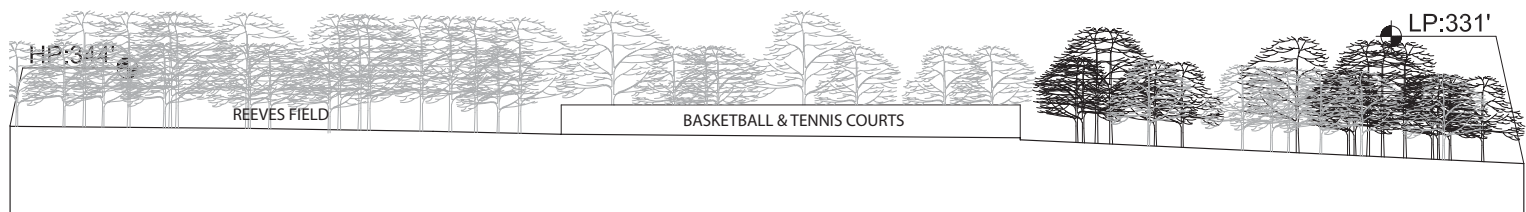
Date
March 14, 2011



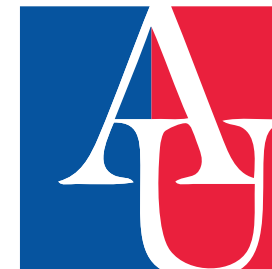
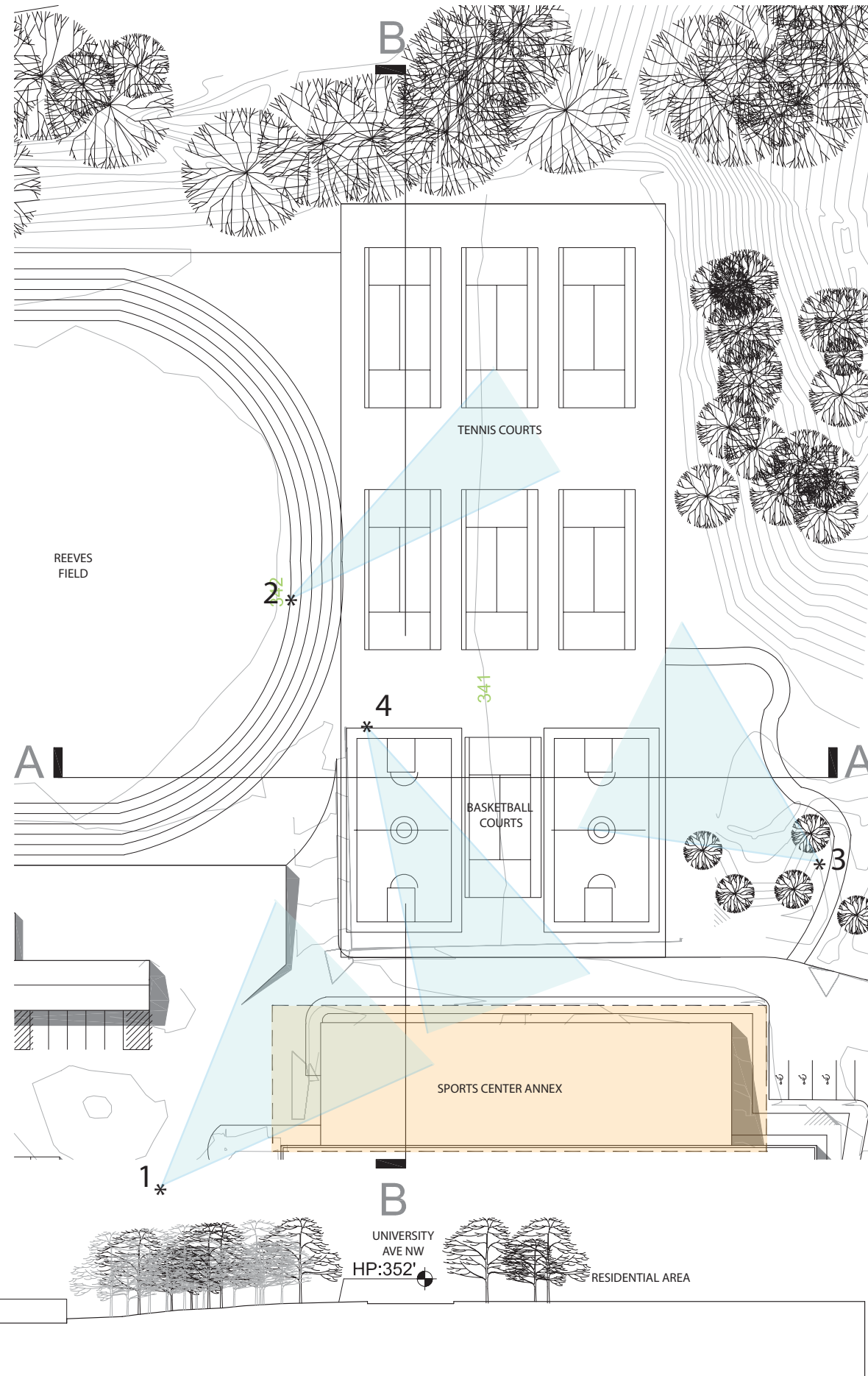
Drawing Name
SPORTS CENTER ANNEX REPLACEMENT
EXISTING SITE PLAN

Drawing No.

18.1.6a



SECTION B



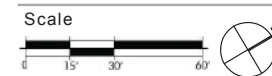
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Drawing Name
**SPORTS CENTER
ANNEX REPLACEMENT
EXISTING SECTION AND
PHOTOS**

Drawing No.




18.1.6b

SPORTS CENTER ANNEX REPLACEMENT

Sports Center Annex

New Building Footprint	12,000 SF
Existing Sports Center Annex Replacement	
First Floor	12,000 SF
Second Floor	12,000 SF
Third Floor	12,000 SF
Total	36,000 SF
Building Height	36'-0"



-  PROPOSED BUILDING SITE
-  PROPOSED BUILDING ENTRANCE
-  PROPOSED SERVICE ACCESS



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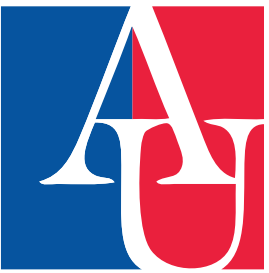
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Scale
0 15' 30' 60'

Drawing Name
MULTIPURPOSE GYMNASIUM PROPOSED SITE PLAN

Drawing No.
18.1.6c



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Scale

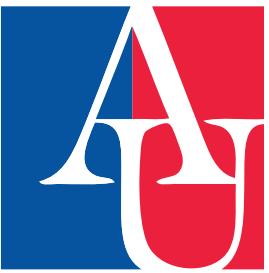
N.T.S.

Drawing Name

**SPORTS CENTER
ANNEX REPLACEMENT**
Proposed View from
Leonard Hall

Drawing No.

18.1.6d



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Scale

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Drawing Name

**SPORTS CENTER
ANNEX REPLACEMENT
Proposed View
Campus Road**

Drawing No.

18.1.6e

REEVES FIELD BLEACHERS

Osborne Building

Site Area
150 ft x 160 ft
24,000 sf

Zoning
R-5-A
Currently included in 2001 campus plan

Existing Structures
Osborn Building
Area 7,000 sf
Height 20 ft
Parking 11 spaces

Boundaries / Adjacencies
North - Campus Roadway / Sports Center Annex
South - Beeghly Building
East - Surface Parking
West - Reeves Field

Site Attributes

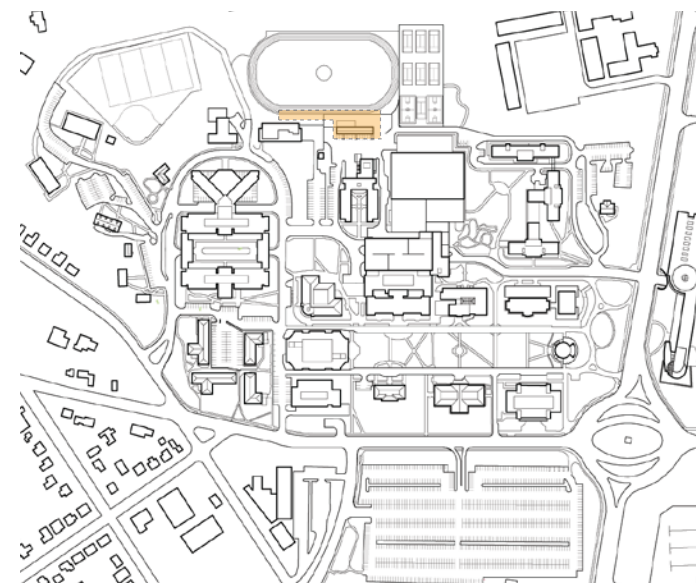
- Adjacent to sports and recreational related activities
- Adjacent to existing Ashbury Building
- Osborn Building and wall adjacent to the field currently occupy the site
- Limited space between the Beeghly Building and the track.



Bird's Eye Aerial

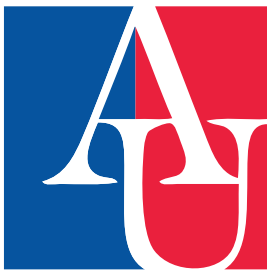
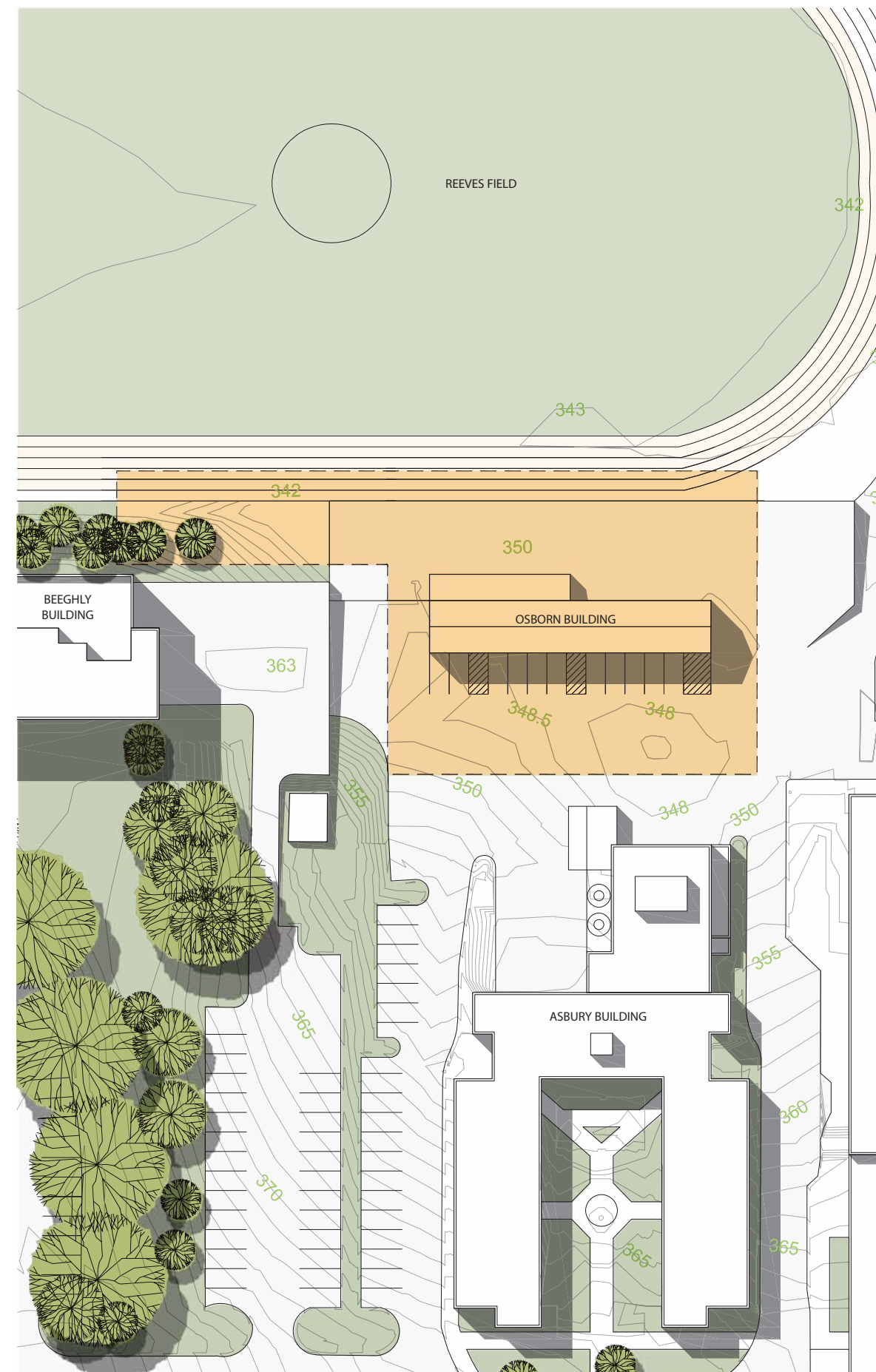


Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



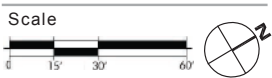
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Drawing Name
REEVES FIELD BLEACHERS EXISTING SITE PLAN

Drawing No.
18.1.7a



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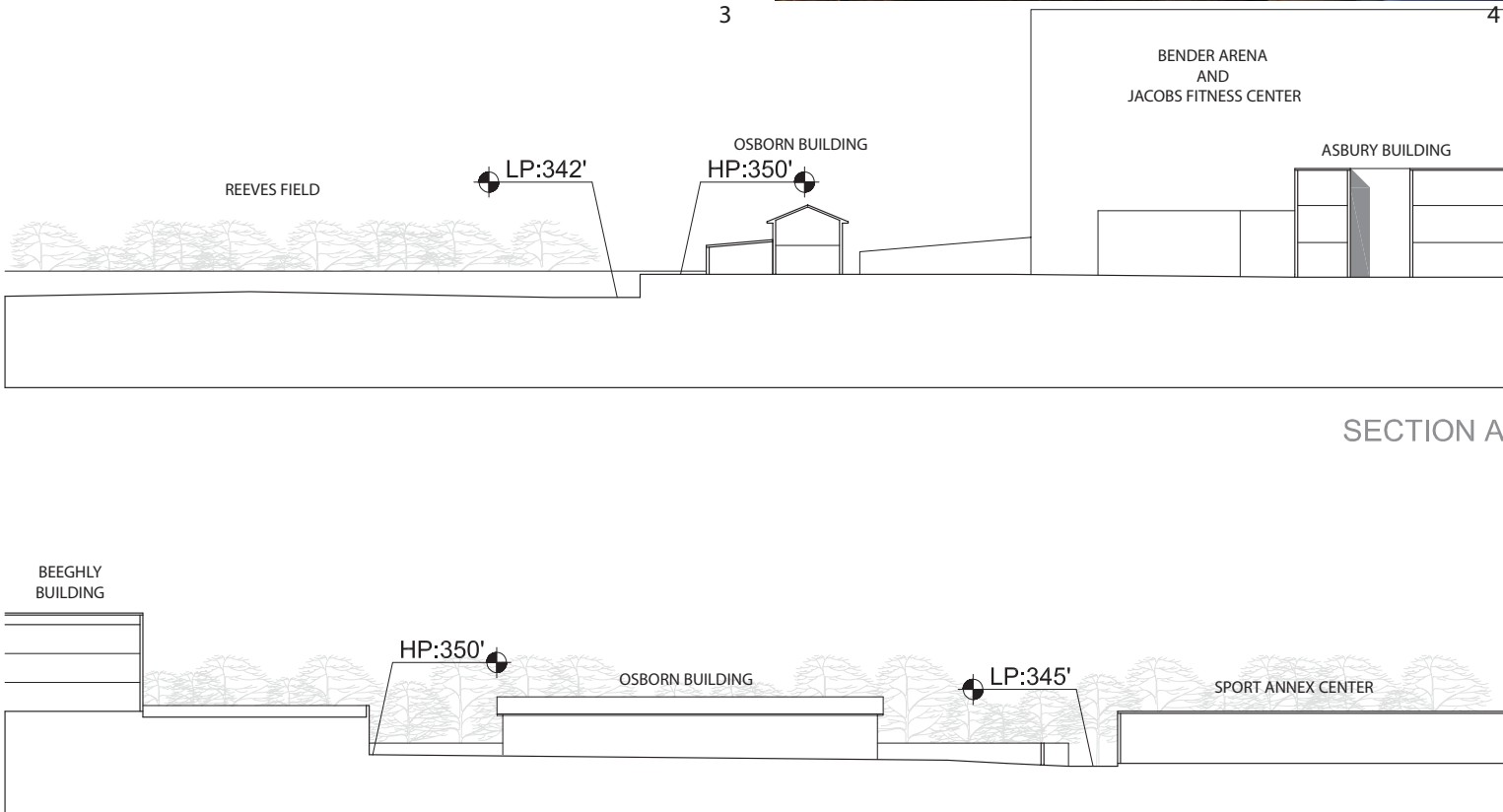
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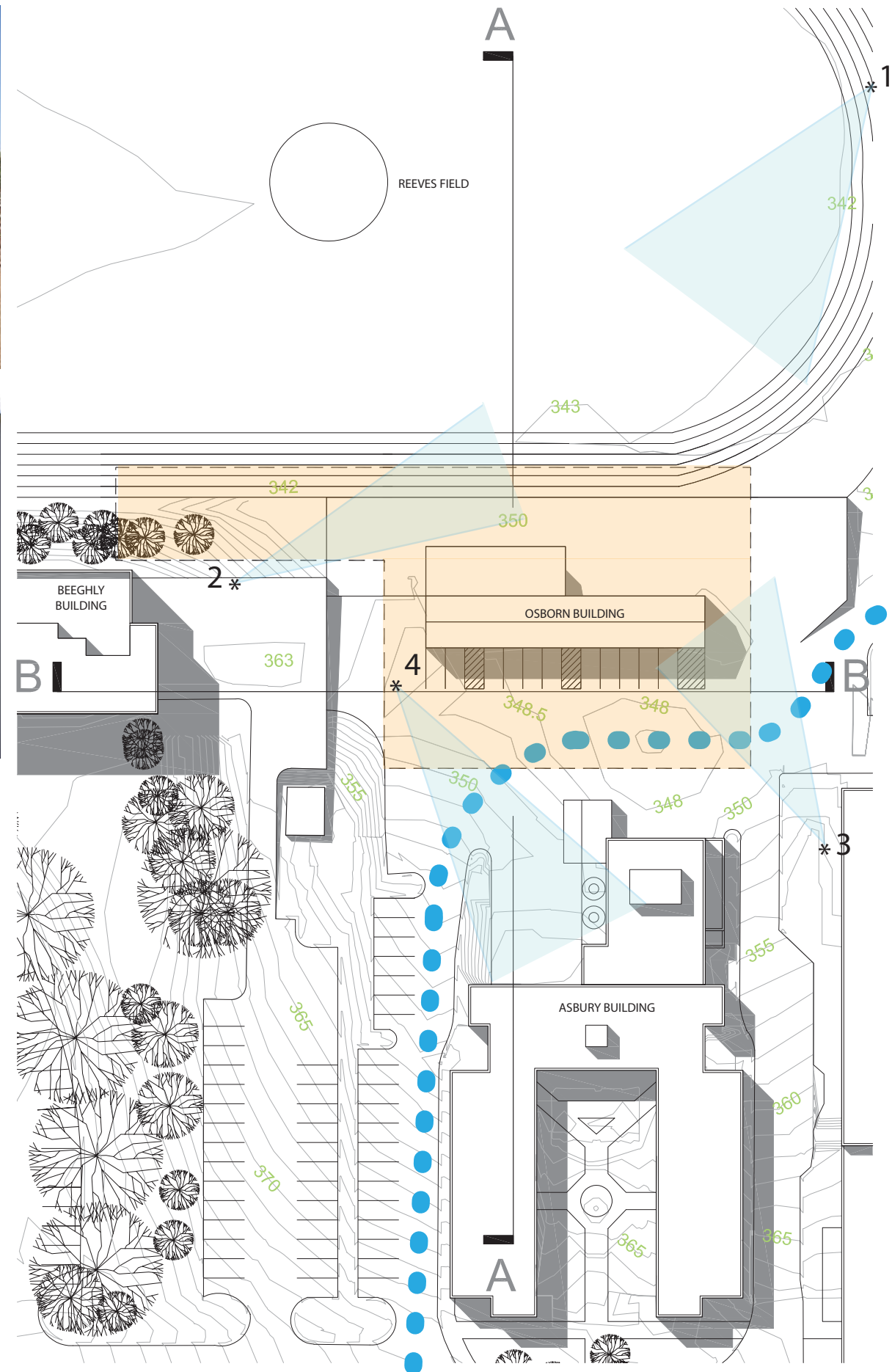
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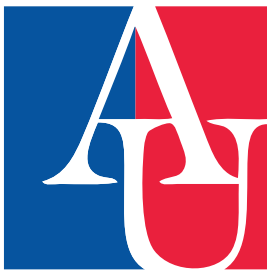
4



SECTION B



PROPOSED BUILDING SITE
 EXISTING SECONDARY CAMPUS VEHICULAR CIRCULATION



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Drawing Name
**REEVES FIELD
BLEACHERS
EXISTING SECTION AND
PHOTOS**

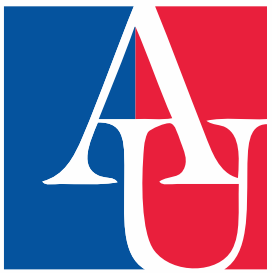
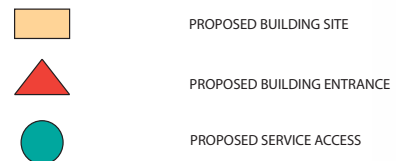
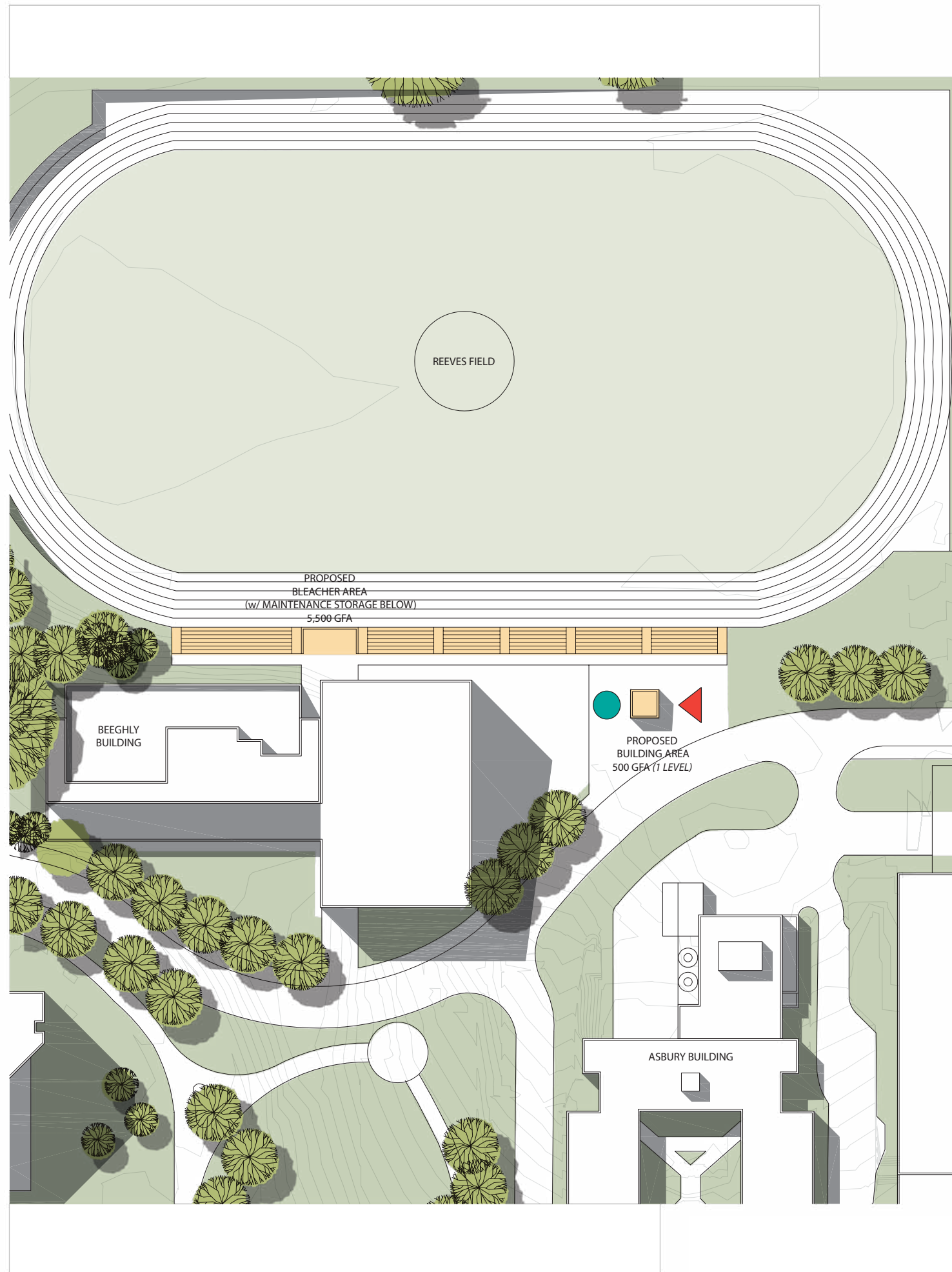
Drawing No.

18.1.7b

REEVES FIELD BLEACHERS Bleacher Addition

Bleacher / Storage Area Footprint	5,500 SF
Building Area Footprint	500 SF
Total	6,000 SF

Building Height 15'-0"



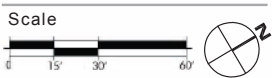
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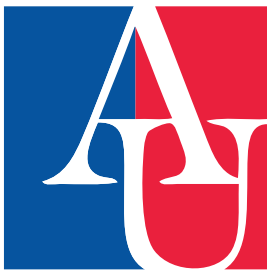
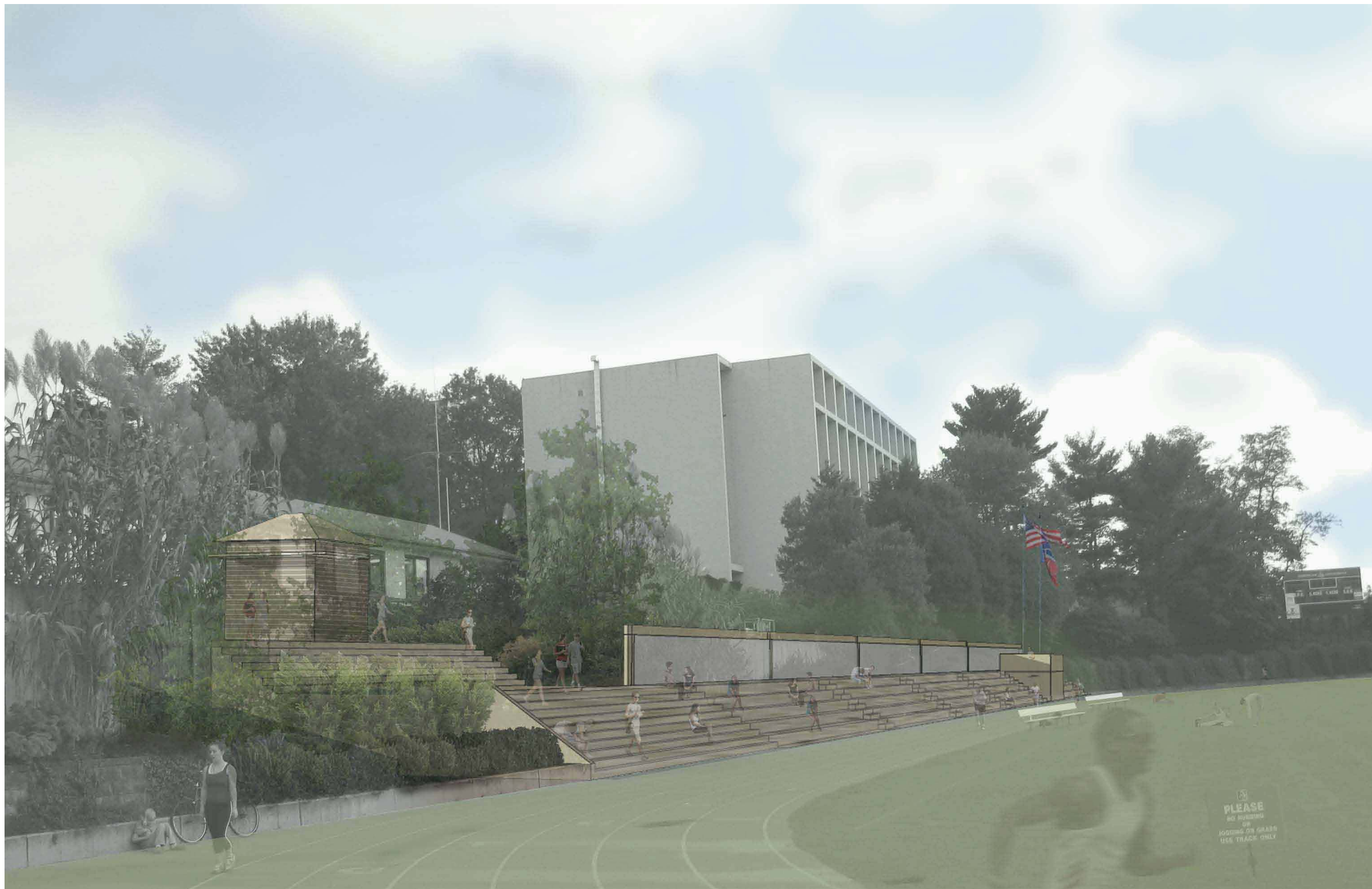
Date
March 14, 2011



Drawing Name
**REEVES FIELD
BLEACHERS
PROPOSED SITE PLAN**

Drawing No.

18.1.7c



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Scale
N.T.S.

Drawing Name
**REEVES FIELD
BLEACHERS
Proposed View from
Reeves Field**

Drawing No.
18.1.7d

KAY SPIRITUAL LIFE CENTER ADDITION

Kay Spiritual Life Center

Site Area
140 ft x 100 ft
14,000 sf

Zoning
R-5-B
Currently included in 2001 campus plan

Existing Structure
Area 7,000 sf
Height 20 ft

Boundaries / Adjacencies

- North - Lecture Hall Landscape / Massachusetts Avenue
- South - Eric Friedheim Quadrangle
- East - Ward Circle Building
- West - Kogod School of Business

Site Attributes

- Eric Friedheim Quadrangle location
- Adjacent to new landscape which has replaced previous surface parking
- Screened from Massachusetts Avenue exposure



Bird's Eye Aerial

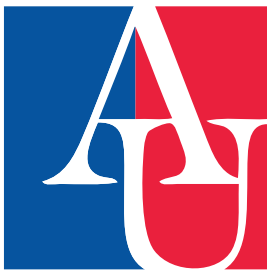
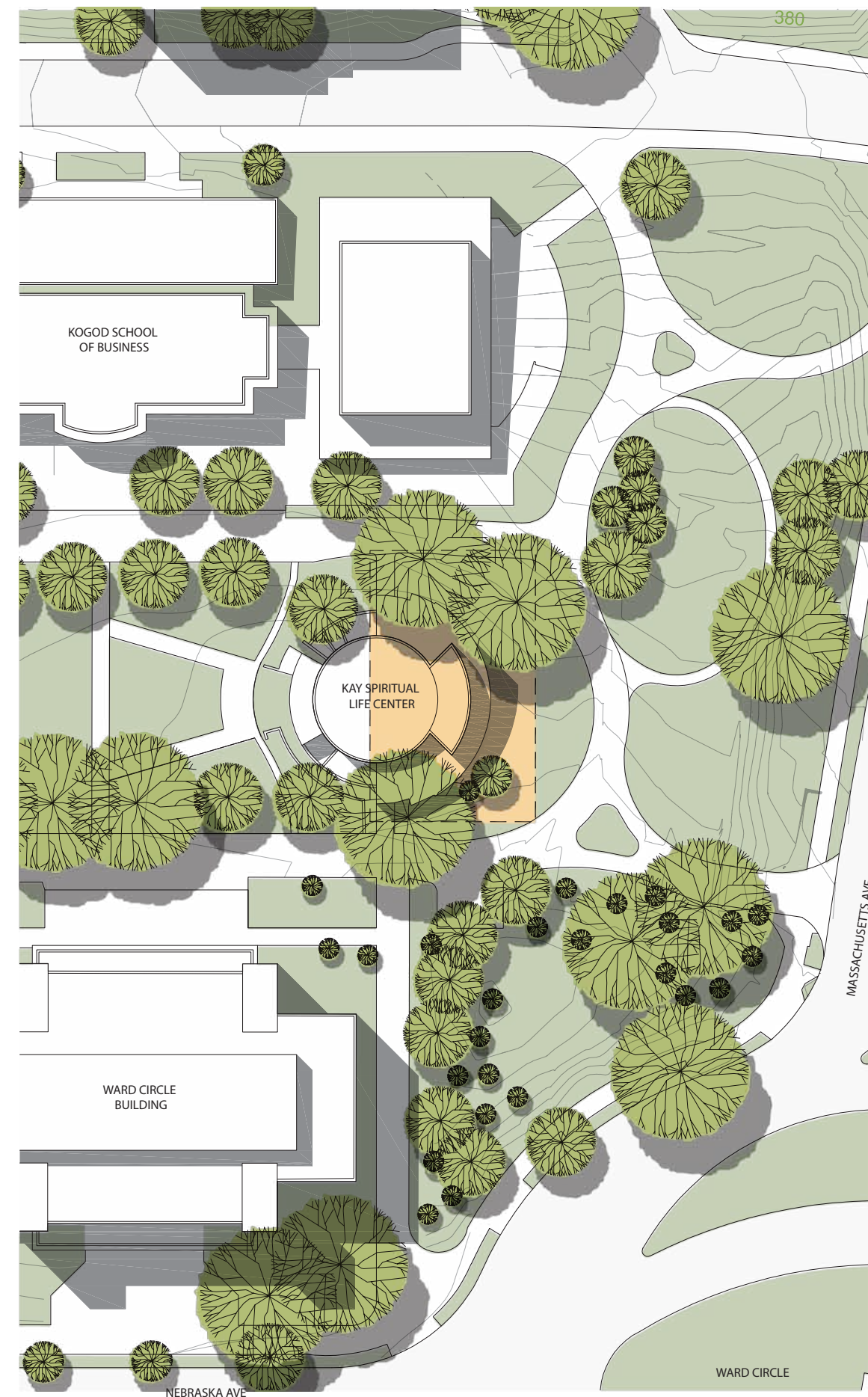


Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



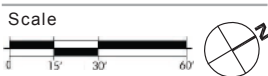
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Drawing Name
KAY SPIRITUAL LIFE CENTER ADDITION EXISTING SITE PLAN

Drawing No.

18.1.8a

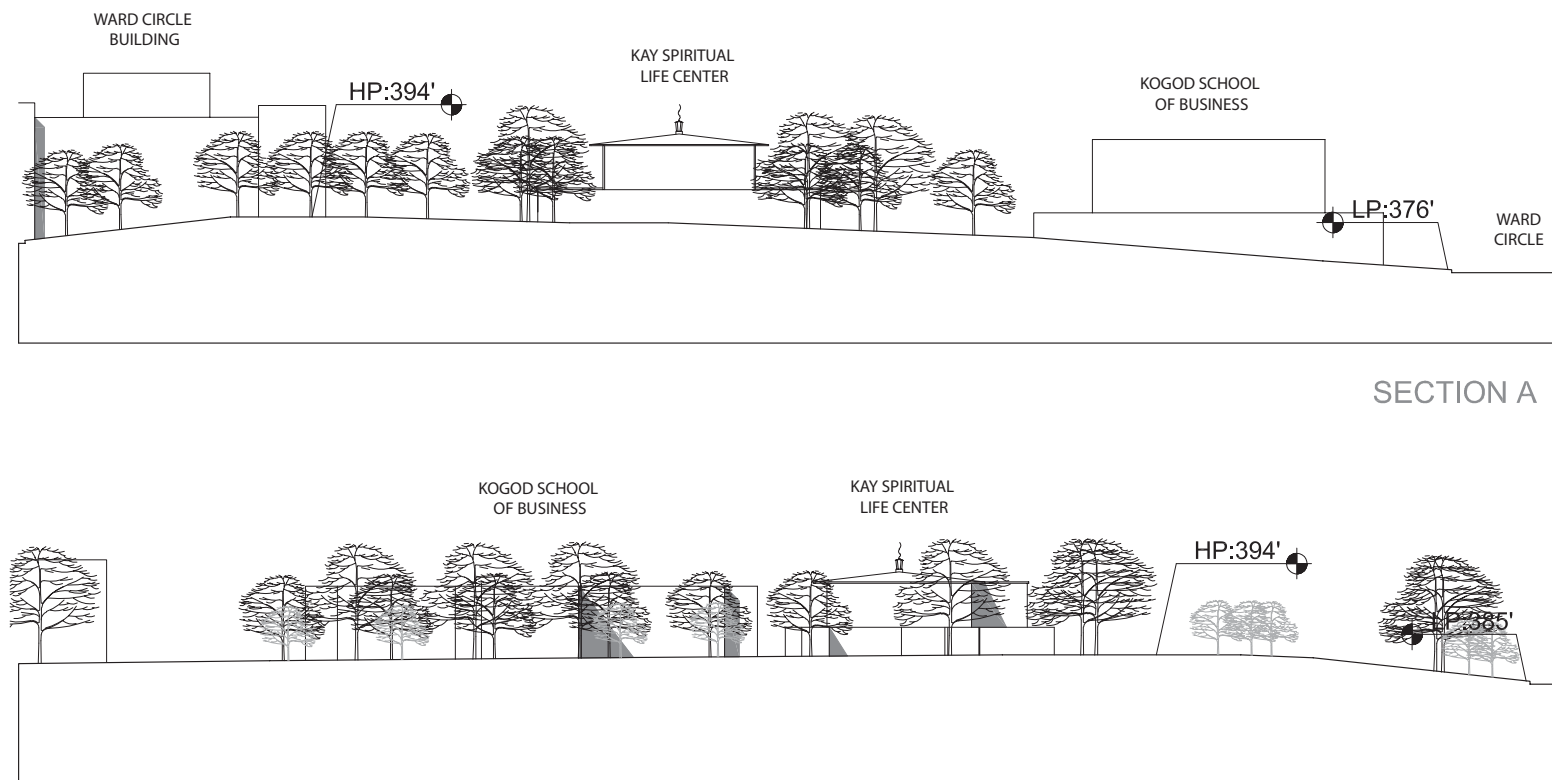


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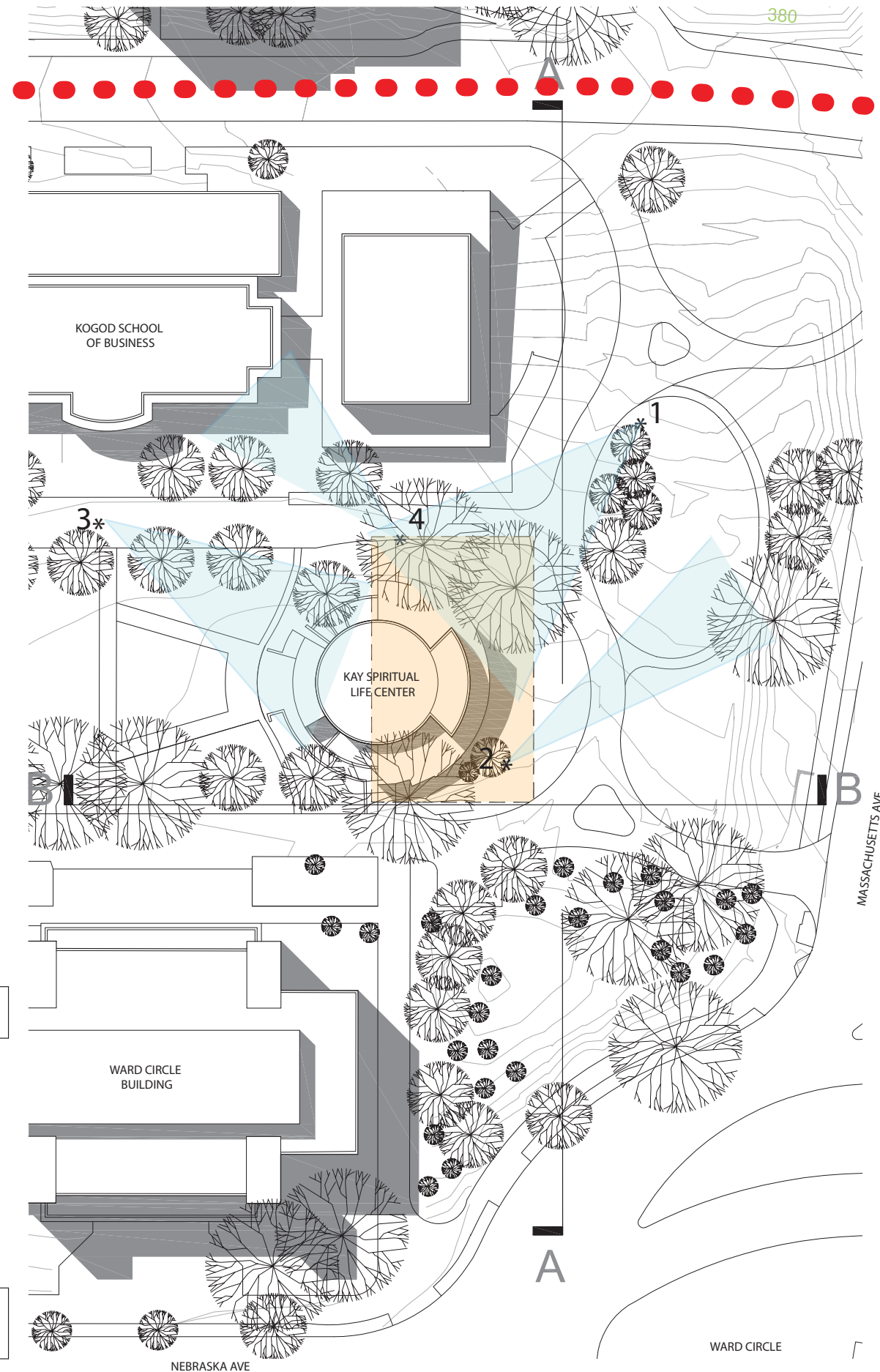
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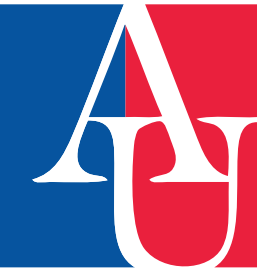


SECTION A

SECTION B



PROPOSED BUILDING SITE
 EXISTING PRIMARY CAMPUS VEHICULAR CIRCULATION



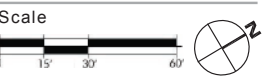
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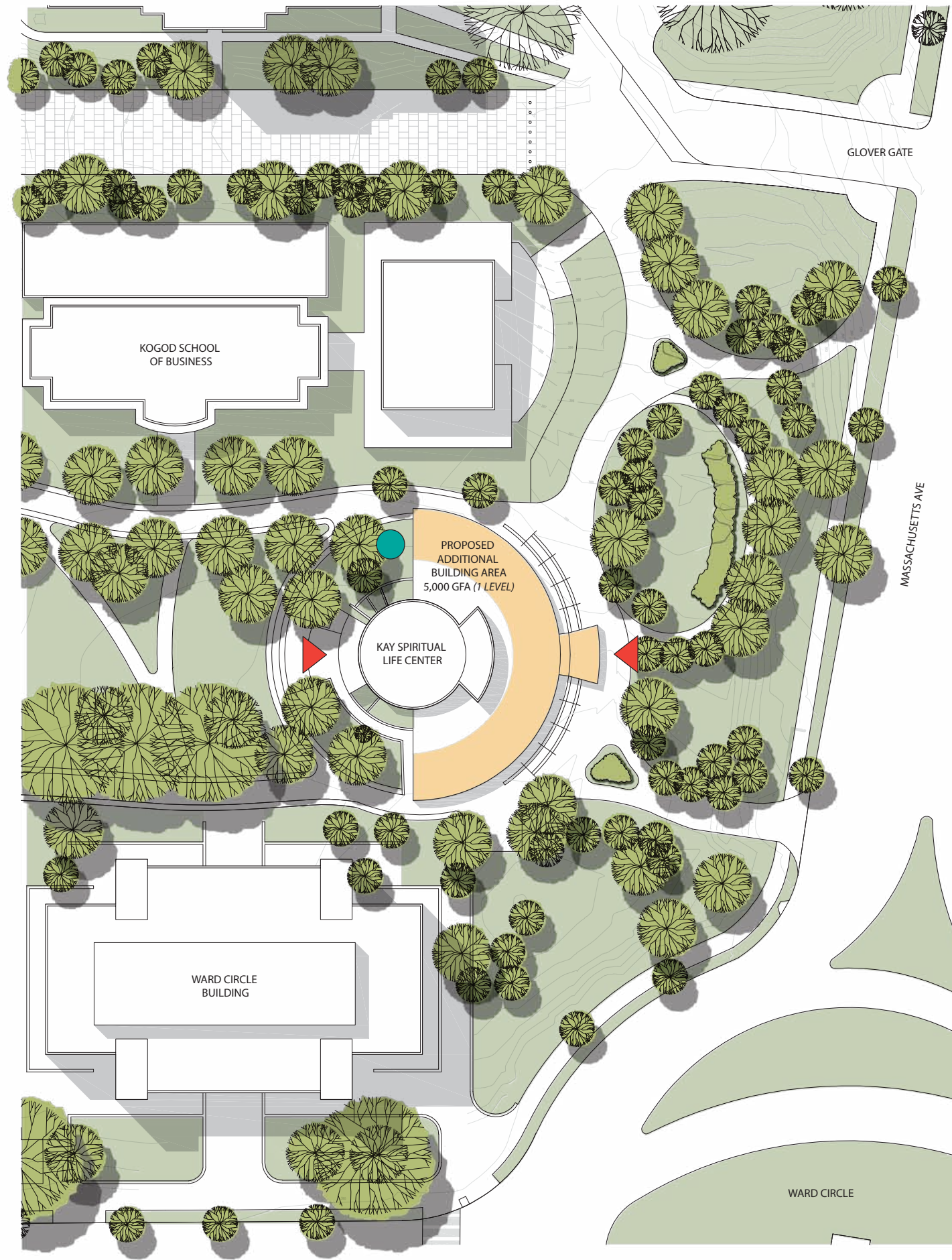
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**KAY SPIRITUAL LIFE
CENTER ADDITION
EXISTING SECTION AND
PHOTOS**

Drawing No.

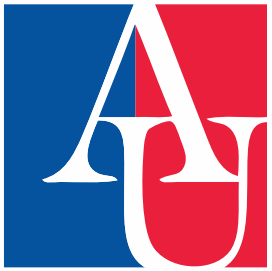
18.1.8b

KAY SPIRITUAL LIFE CENTER ADDITION
 Kay Spiritual Life Center

Existing Footprint	7,000 SF
Building Addition Footprint	5,000 SF
First Floor	5,000 SF
Total	5,000 SF
Building Addition Height	15'-0"



- PROPOSED BUILDING SITE
- PROPOSED BUILDING ENTRANCE
- PROPOSED SERVICE ACCESS



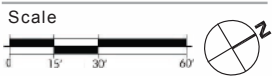
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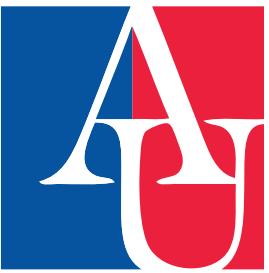
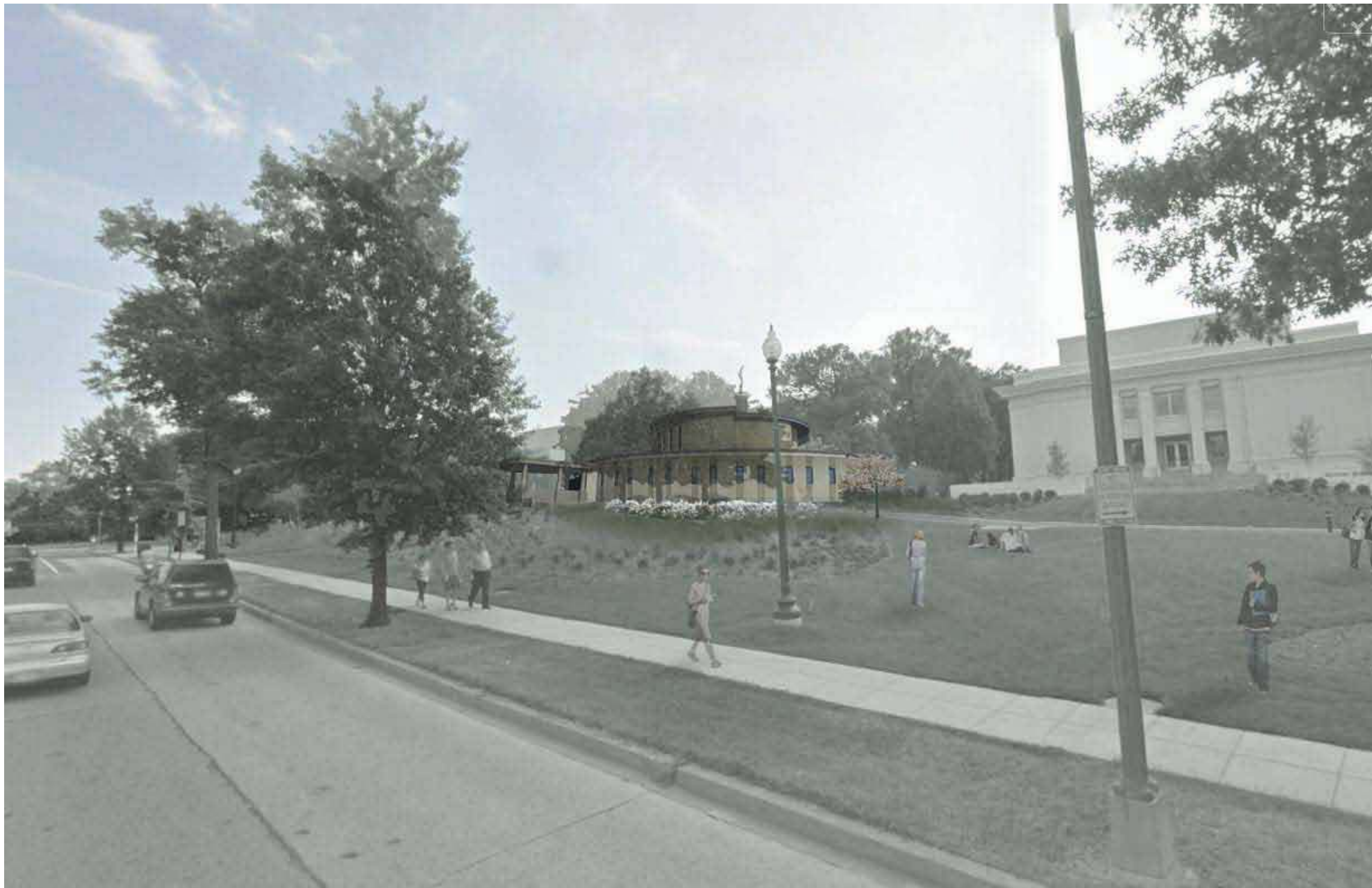
Date
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Drawing Name
**KAY SPIRITUAL LIFE
 CENTER ADDITION
 PROPOSED SITE PLAN**

Drawing No.

18.1.8c



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Scale

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Drawing Name

**KAY SPIRITUAL LIFE
CENTER ADDITION
Proposed View from
Massachusetts Avenue**

Drawing No.

18.1.8d

TUNNEL ENCLOSURE

Sports Center / Butler Pavilion / Parking Structure

Site Area
280 ft x 140 ft
30,200 sf

Zoning
R-5-B
Currently included in 2001 campus plan

Existing Structures
Sports Center Parking Garage
Area 156,972 sf
Height 60 ft
Parking 466 spaces

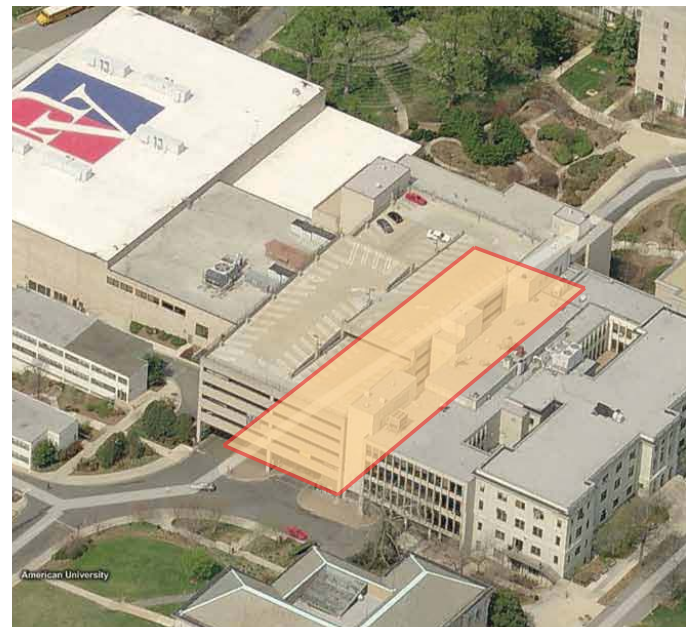
Butler Pavilion
Area 50,110 sf
Height 60 ft

Boundaries / Adjacencies
North - Campus Roadway / Amphitheater Garden
South - Campus Roadway / green space
East - Mary Grayton Center
West - Bender Arena and Jacobs Fitness Center

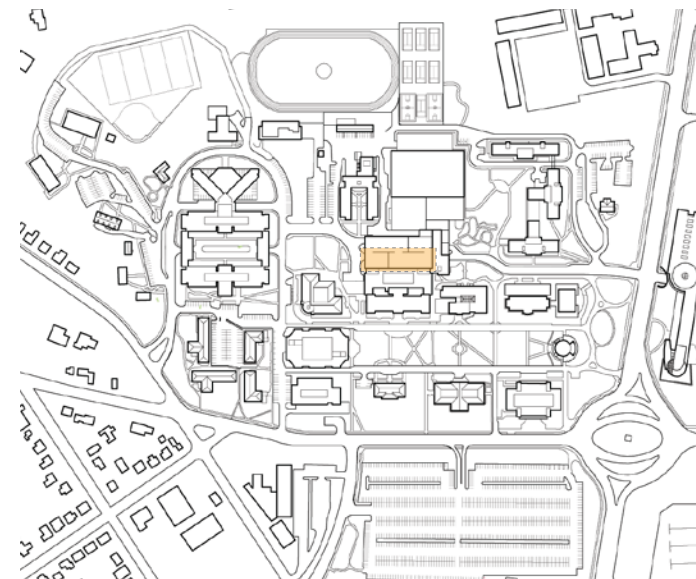
- Site Attributes**
- Central campus location
 - Adjacent to major student life functions
 - Recyclable structure
 - Location between the Bender Arena and Mary Grayton Center has minimal visual impact on the campus from East and West
 - Butler Pavilion connection



Bird's Eye Aerial

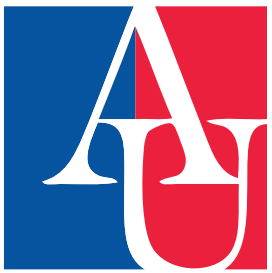
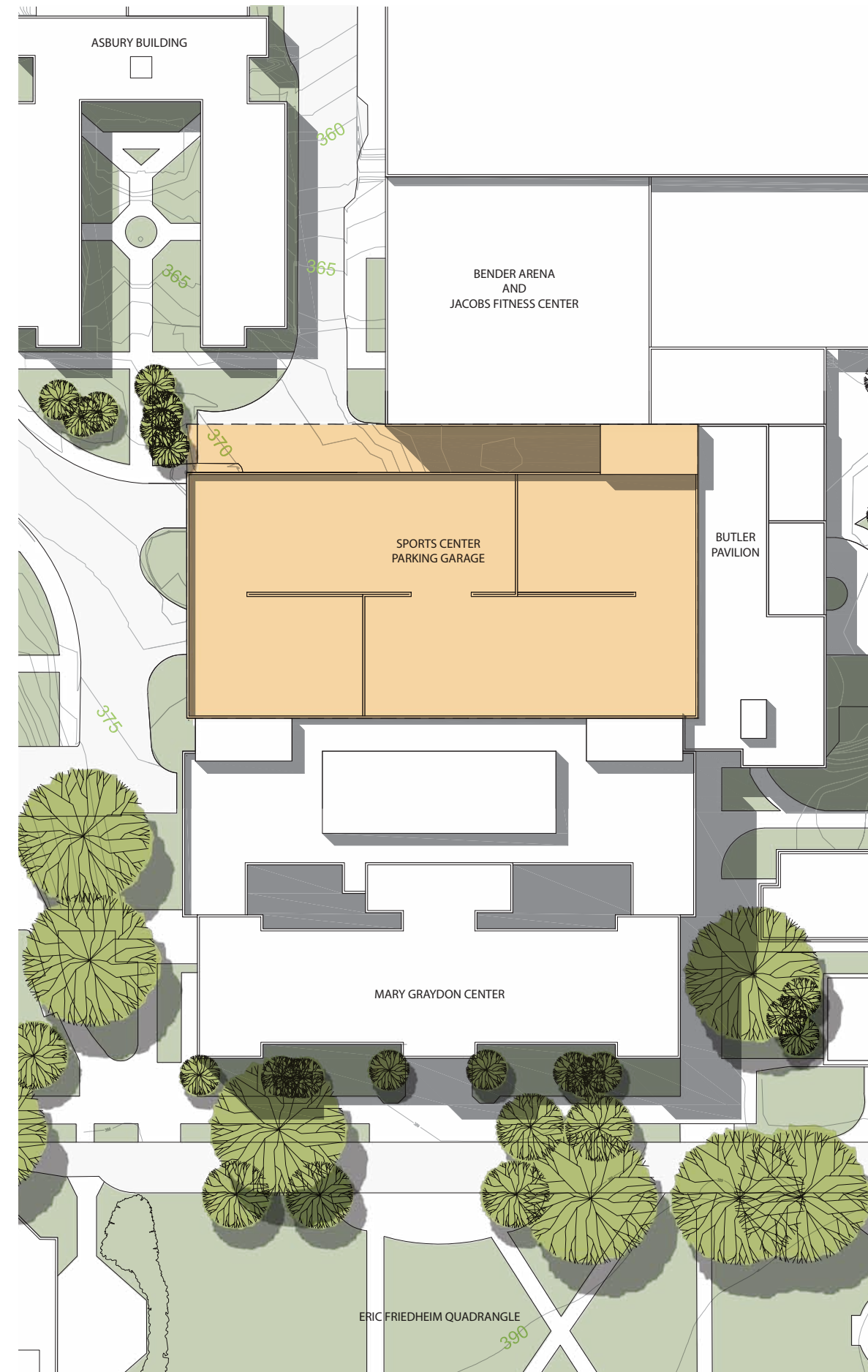


Bird's Eye Aerial



Campus Plan

 PROPOSED BUILDING SITE



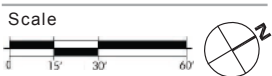
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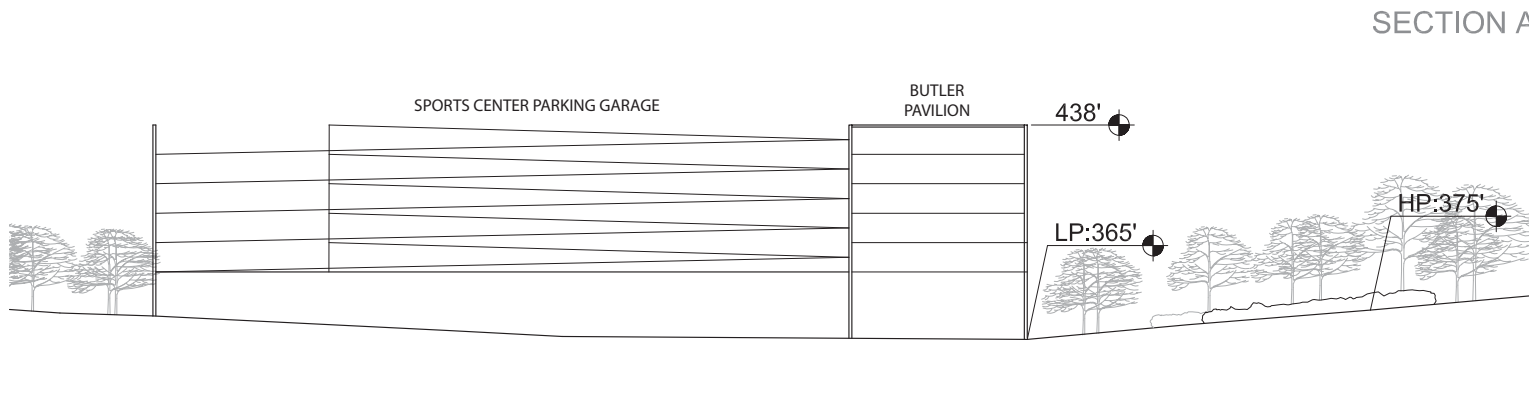
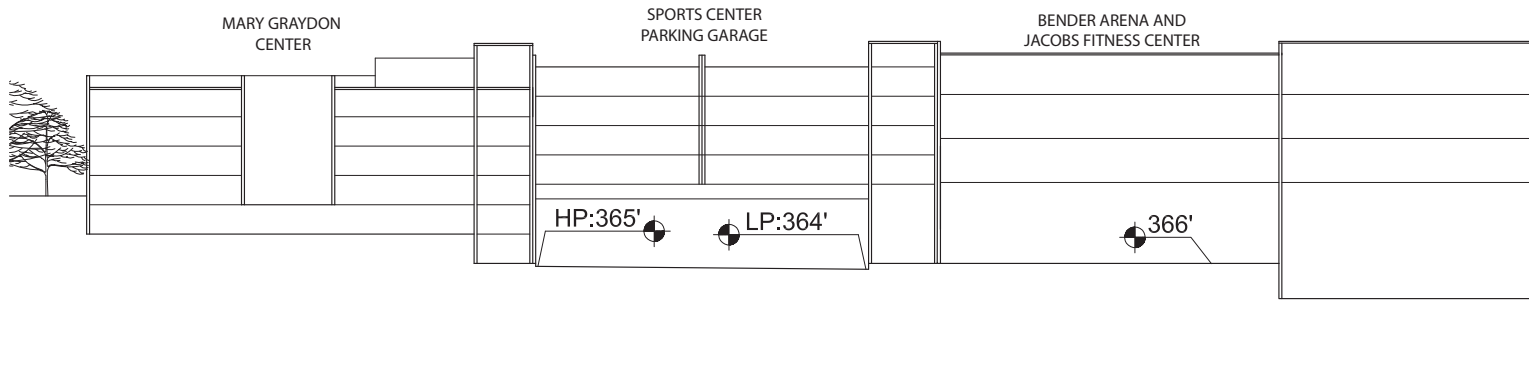
Date
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Drawing Name
BUTLER TUNNEL ENCLOSURE EXISTING SITE PLAN

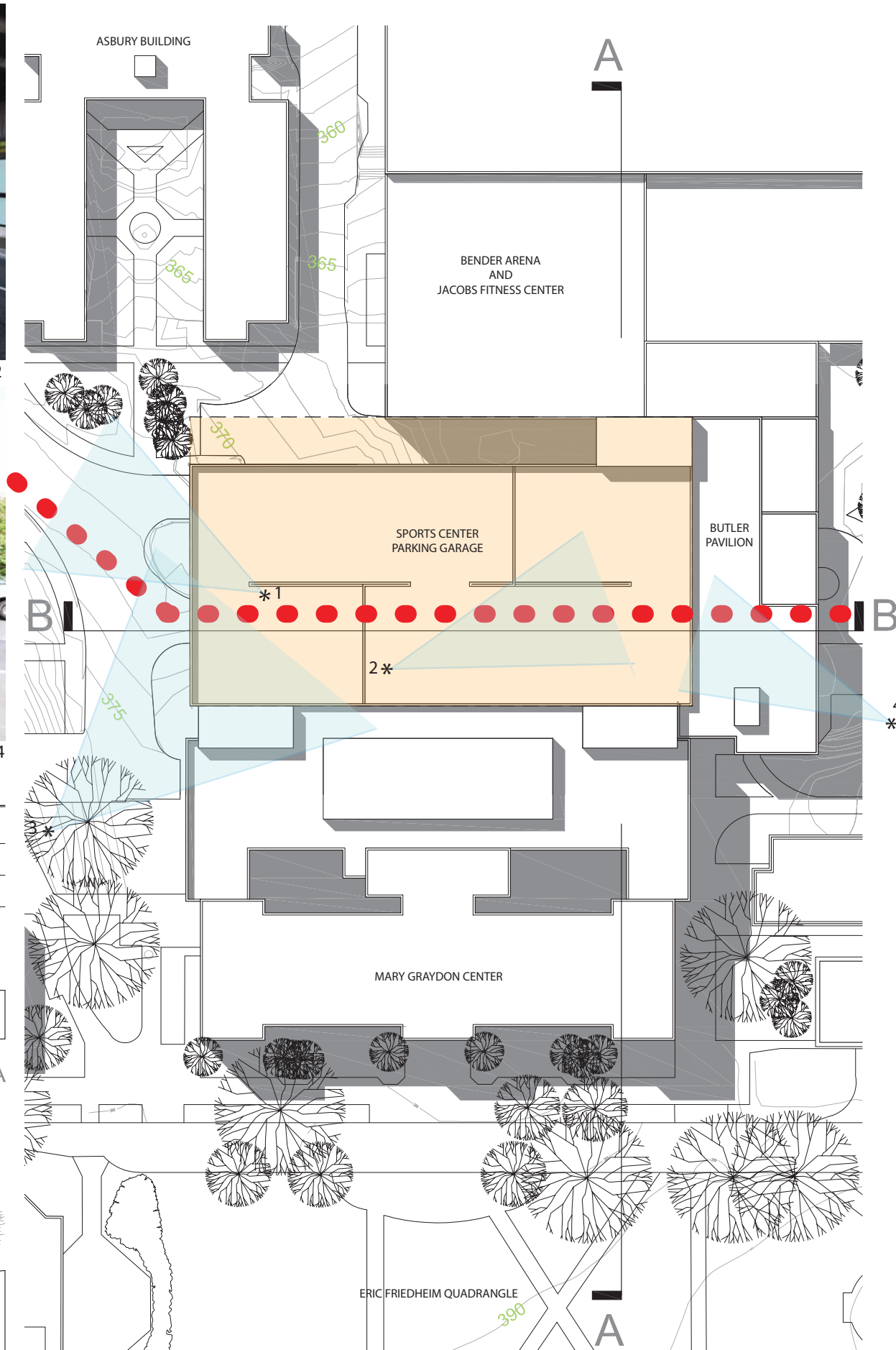
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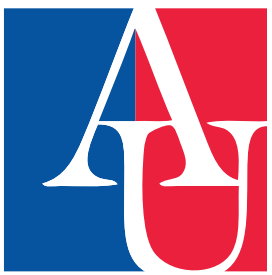


SECTION A

SECTION B



- PROPOSED BUILDING SITE
- EXISTING PRIMARY CAMPUS VEHICULAR CIRCULATION



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2011**



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Drawing Name
**BUTLER TUNNEL
ENCLOSURE
EXISTING SITE SECTION
AND PHOTOS**

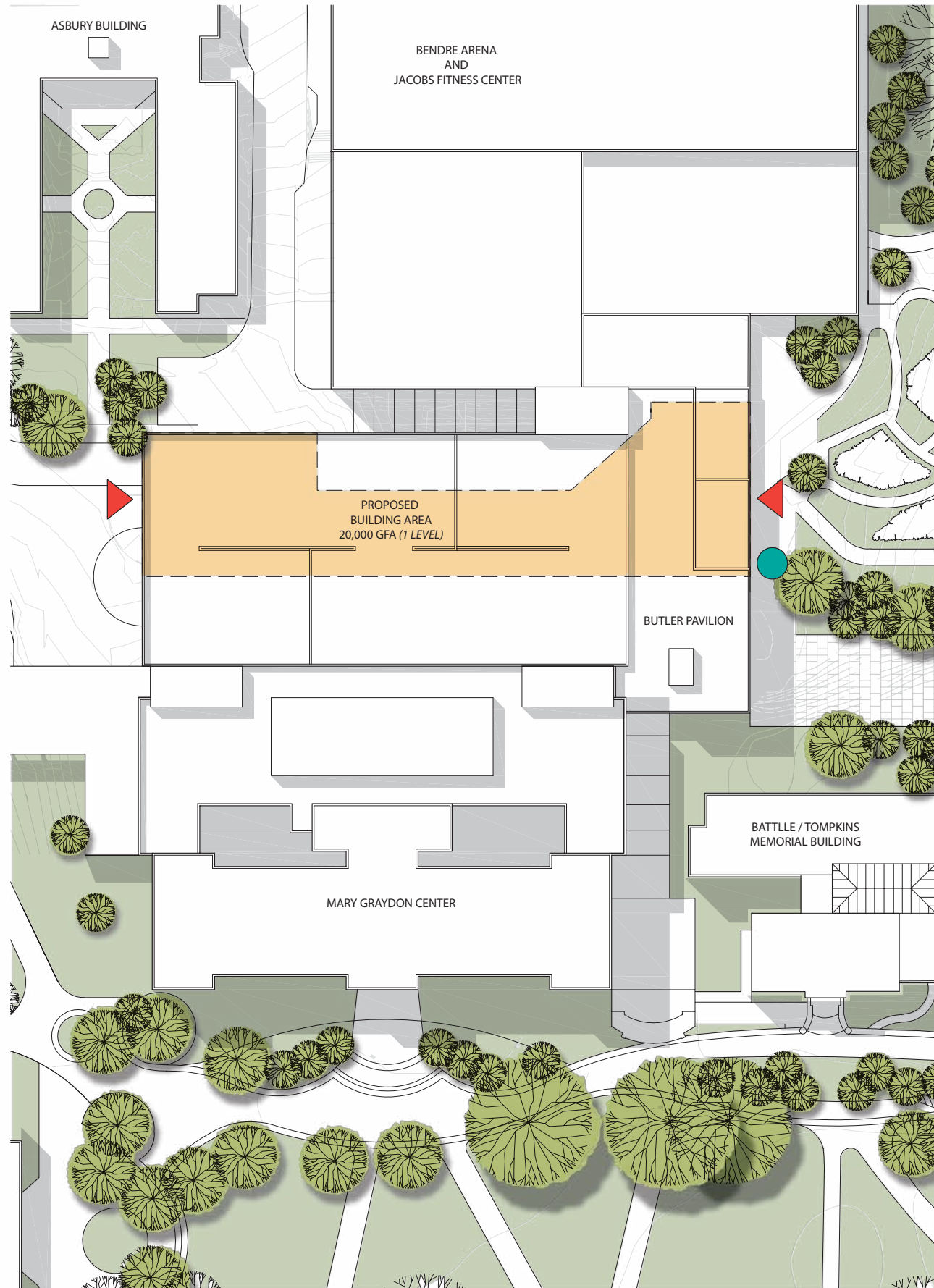
Drawing No.




18.1.9b

BUTLER TUNNEL ENCLOSURE

Sports Center Parking Garage

New Enclosure Footprint	20,000 SF
First Floor	20,000 SF
Total	20,000 SF
Building Height	Match Existing



-  PROPOSED BUILDING SITE
-  PROPOSED BUILDING ENTRANCE
-  PROPOSED SERVICE ACCESS



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Date
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Scale
0 15' 30' 60'

Drawing Name
BUTLER TUNNEL ENCLOSURE
PROPOSED SITE PLAN

Drawing No.
18.1.9c