



AMERICAN UNIVERSITY  
WASHINGTON, DC

# 2011 Campus Plan





# AMERICAN UNIVERSITY 2011 Campus Plan

American University is...



- **Academic strength**
- **Global involvement**
- **Nationally focus**
- **Local engagement**





# AMERICAN UNIVERSITY 2011 Campus Plan

American University is...



- A neighborhood public park setting
- An arboretum





- Goal to be carbon neutral by 2020
- Progressive sustainability policies
- New S.I.S. Building certified LEED Gold
- Largest solar panel installation in District of Columbia







# AMERICAN UNIVERSITY 2011 Campus Plan

American University is...

- Gifted undergraduates from the nation and world
- Mid career workers earning graduate degrees
- Partners to schools, communities, businesses
- Employer of District residents







## Who are our students?

- 50 states, DC and 140 countries
- Selective: 4 in 10 admitted
- 62% female, 38% male
- 40% will call region home as alums





 AMERICAN UNIVERSITY 2011 Campus Plan  
Campus Plan Priorities Based on Strategic Plan

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- Undergraduate housing
- Recreation, dining, and activity space
- New law school campus
- Science and research facilities





 **AMERICAN UNIVERSITY 2011 Campus Plan**  
**Campus Plan Priorities Based on Strategic Plan**

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- Faculty offices
- Admissions welcome center for new students & parents
- Alumni center to serve our graduates
- Athletics facilities







## Campus Plan Priorities: Housing

- Improve quality and modernize housing
- Undergraduate housing deficit
  - Triples, leases, Tenley
  - 803 net new beds
- First major new housing since 1986







# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Plan Priorities: Law School at Tenley Campus







# AMERICAN UNIVERSITY 2011 Campus Plan

## Proposed Cap for Next Decade



- 13,600 students, 2,900 employees
- Very small Undergraduate increase, <100 students
- Moderate Law School growth, 230 students
- Graduate School growth, 1170 students





## AMERICAN UNIVERSITY 2011 Campus Plan

The Campus Plan is a Transformational Opportunity







# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Plan Process: Community Involvement

AMERICAN UNIVERSITY WASHINGTON, DC  [Find: Schools & Colleges, Offices, Degrees](#)

Discover AU | Admissions & Financial Aid | Academics | Campus Life | Global Involvement & Public Service | News | Research | Athletics | Alumni

### > 2011 Campus Plan

FAS HOME

#### > FAS DEPARTMENTS

- Auxiliary Services
- Facilities Administration
- Facilities Management
- Mail Services
- Sustainability
- University Architect

#### > CAMPUS PROJECTS

#### > STRATEGIC INITIATIVES

#### > CAMPUS FEATURES

#### > MEET THE STAFF

FINANCE AND TREASURER DEPARTMENTS

#### 1 > QUESTIONS?

Email the community@american.edu



Architect's rendering of proposed East Campus (looking east from Nebraska Avenue intersection)

### 2011 Campus Plan

READ MORE

## 2011 Campus Plan

### > PREHEARING STATEMENT - MAY 20, 2011

Statement

Exhibit 1: East Campus

Exhibit 2: Nebraska Hall

Exhibit 3: Tenley Campus

Exhibit 4: North Hall

Exhibit 5-1: Main Campus Buildings and Land Use

### > VOICE YOUR SUPPORT



WHAT YOU CAN DO

### > QUESTIONS? COMMENTS?

Please e-mail





# AMERICAN UNIVERSITY 2011 Campus Plan

## Meeting, Listening, Continuous Adjustments

- Discussion and listening through many meetings
  - Task Force
  - Neighborhood associations
  - Community members
  - ANCs
  - Facilitator, Justice and Sustainability
  - City agency reviews
- Shared and posted all documents
- Campus Plan Web Site
- Plan Filings, 3 stages, adjustments



# AMERICAN UNIVERSITY 2011 Campus Plan

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## Meeting, Listening, Continuous Adjustments

---

- Reduced area from 1,200,000 to 845,000 square feet
- Decreased proposed housing inventory from 4,900 to 4,300
- Distributed housing to 4 locations
- Proposed North Hall and increased beds







## East Campus Adjustments



- Reduced intensity of use and created mixed use development
- Reduced gross floor area from 400,000 to 281,000
- Reduced proposed housing from 1,000 to 590 beds

- Removed proposed Mass. Ave. driveway and retained Nebraska Ave. driveway
- Increased setbacks of housing buildings from 40 feet to 100 feet



# AMERICAN UNIVERSITY 2011 Campus Plan

## In Summary, Our Campus Plan

---

- Blends in esthetically & appropriately
- Evolved thru community and city discussion
- Appropriate scaling, design & mitigation
- Value neighborhood location as great asset





# AMERICAN UNIVERSITY 2011 Campus Plan

## In Summary, Our Campus Plan

---

### Indications from last campus plan:

- Katzen Arts Center
- School of International Service
- Kogod School of Business







# AMERICAN UNIVERSITY 2011 Campus Plan

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## Campus Context

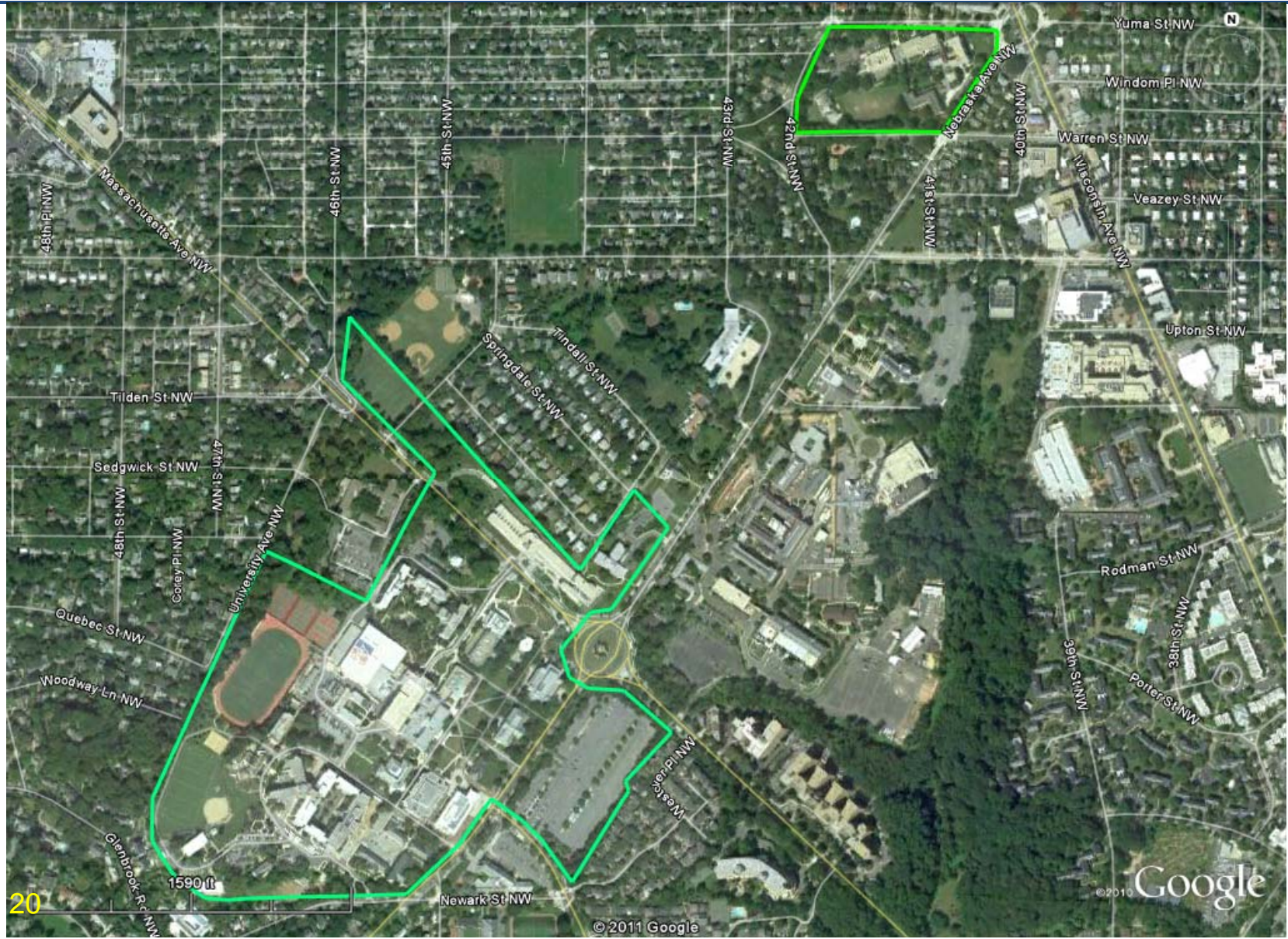






# AMERICAN UNIVERSITY 2011 Campus Plan

## Existing University Properties



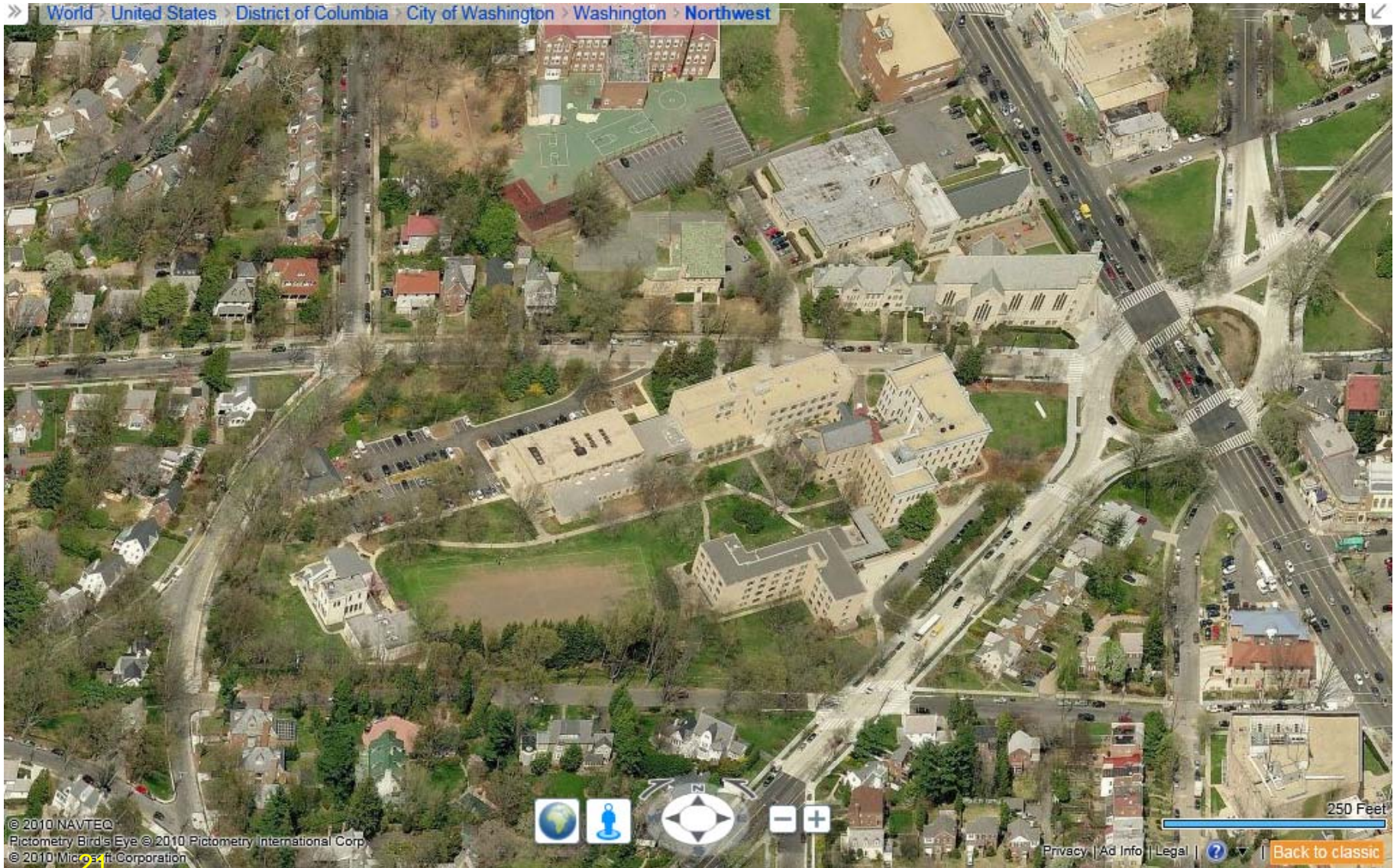




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Tenley Campus

» [World](#) » [United States](#) » [District of Columbia](#) » [City of Washington](#) » [Washington](#) » [Northwest](#)



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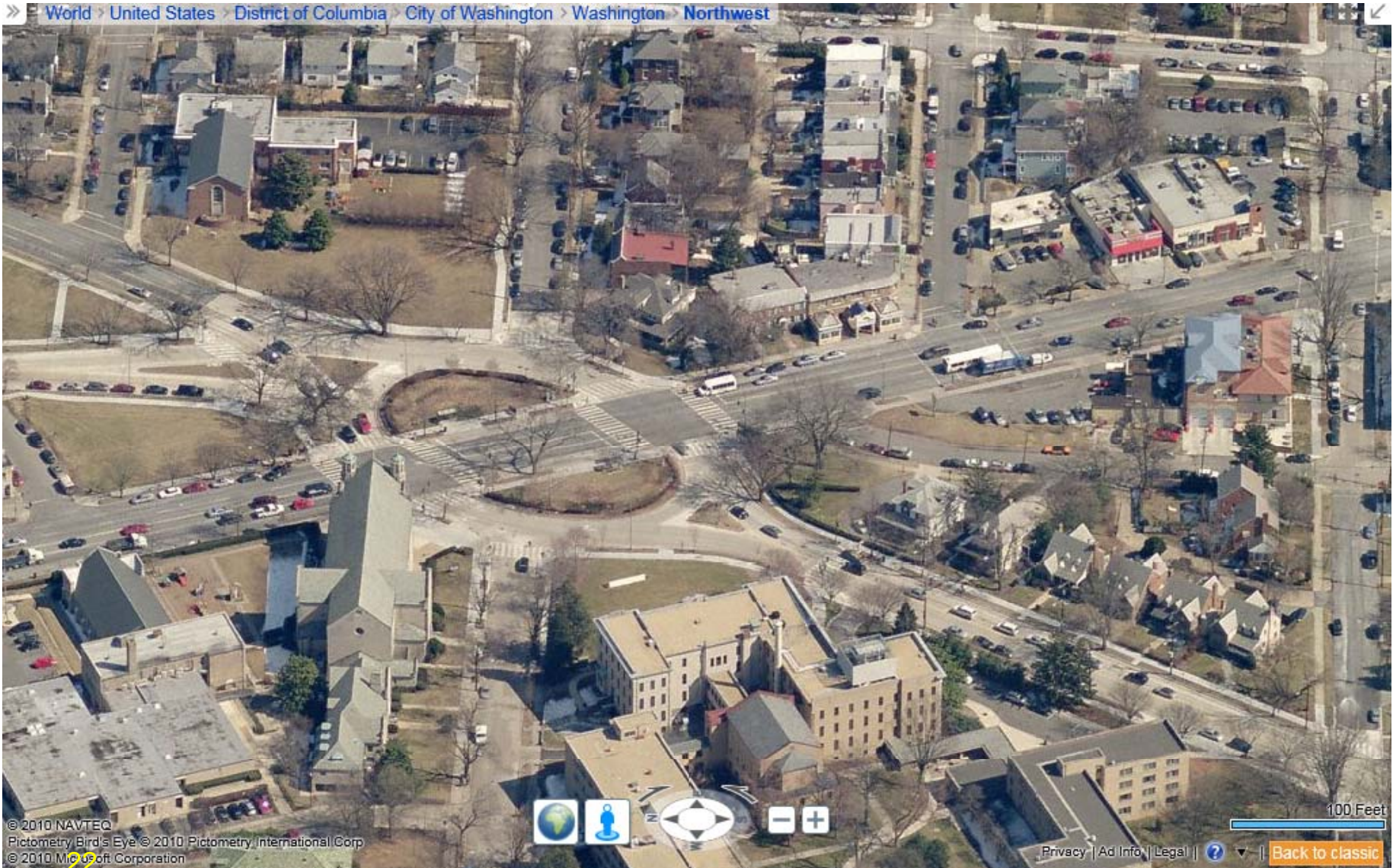




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Tenley Campus – Looking East

» [World](#) » [United States](#) » [District of Columbia](#) » [City of Washington](#) » [Washington](#) » [Northwest](#)



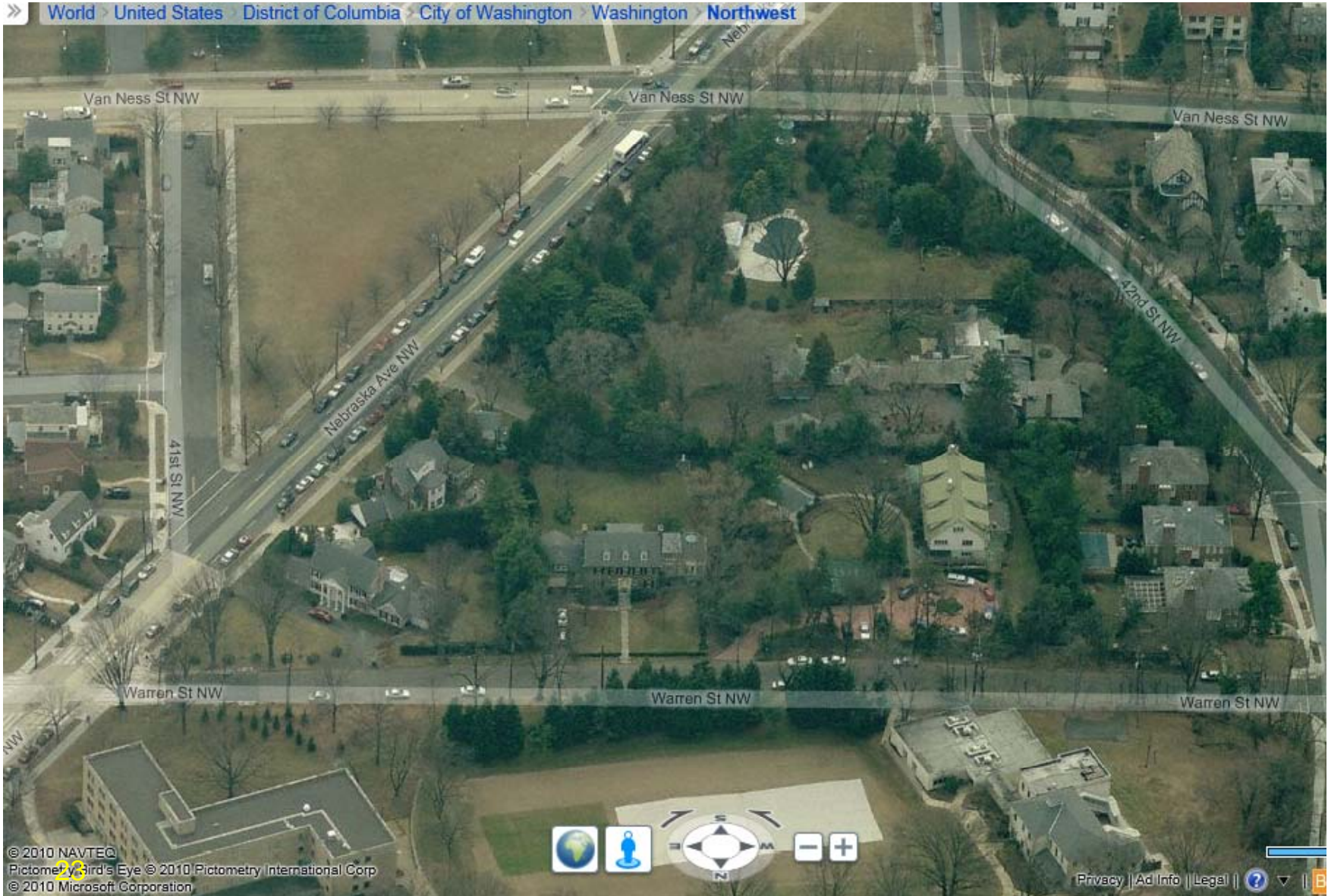




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Tenley Campus – Looking South

» World > United States > District of Columbia > City of Washington > Washington > Northwest



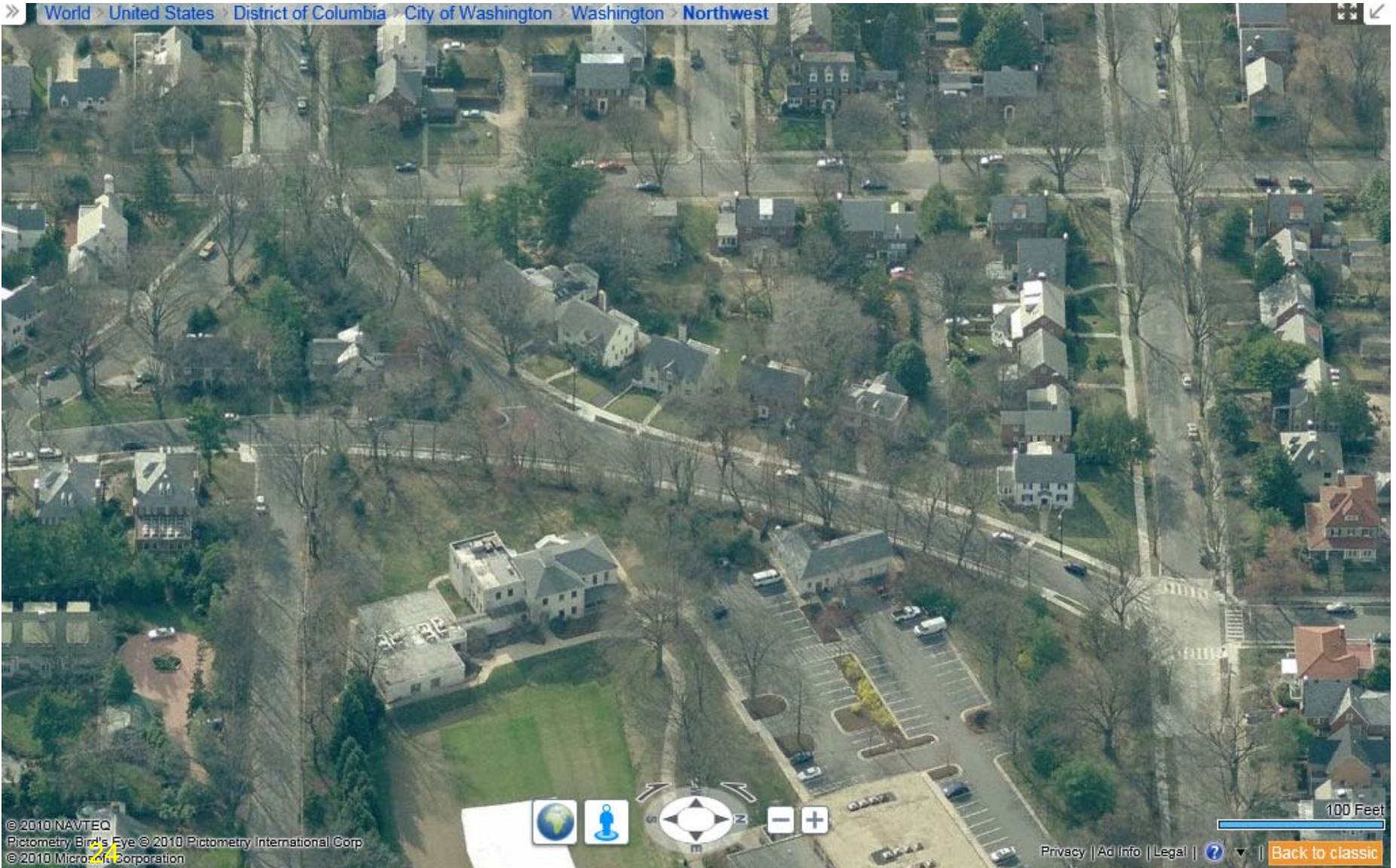




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Tenley Campus – Looking West

» World > United States > District of Columbia > City of Washington > Washington > Northwest



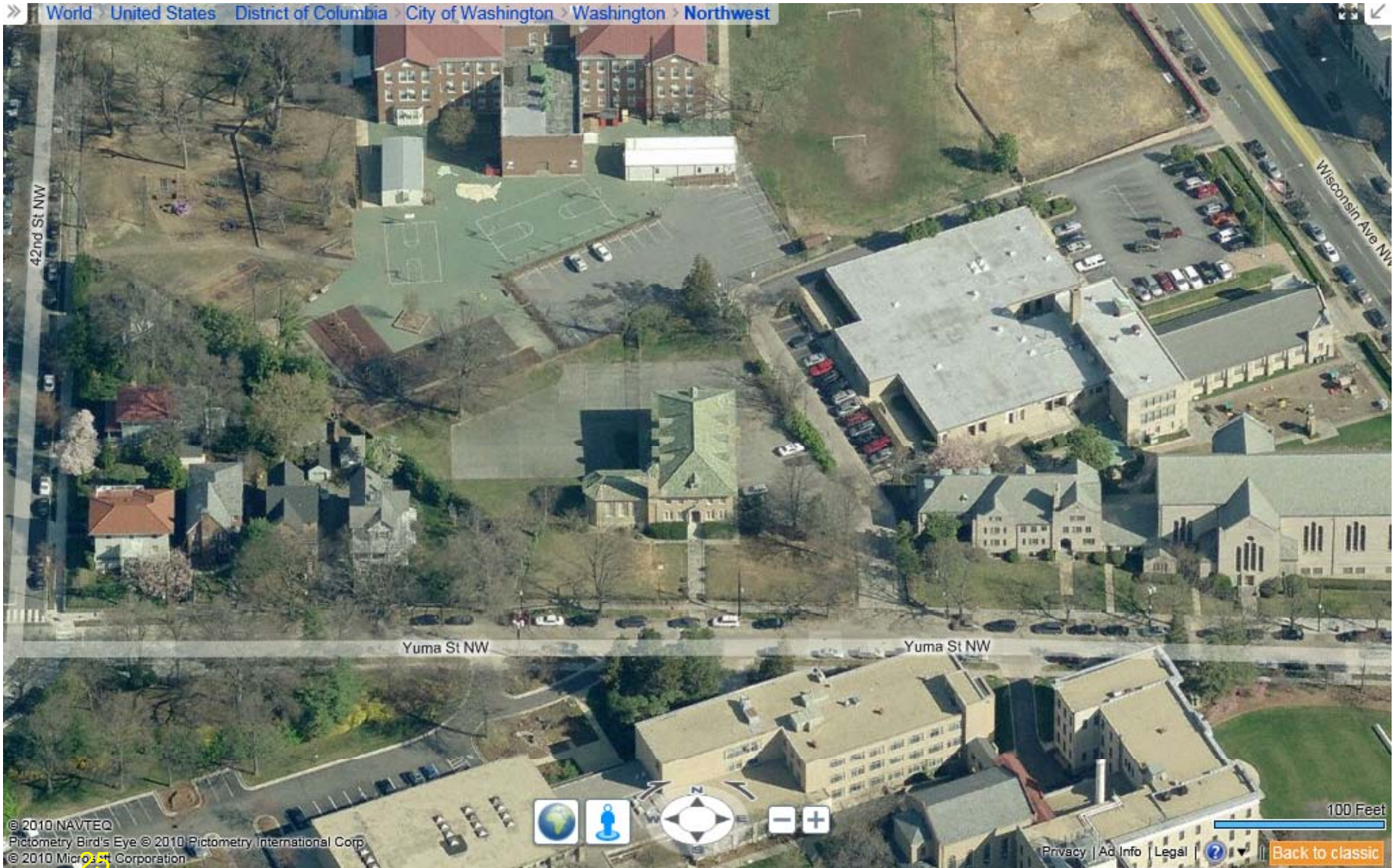




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Tenley Campus – Looking North

» World United States District of Columbia City of Washington Washington Northwest



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# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Main Campus



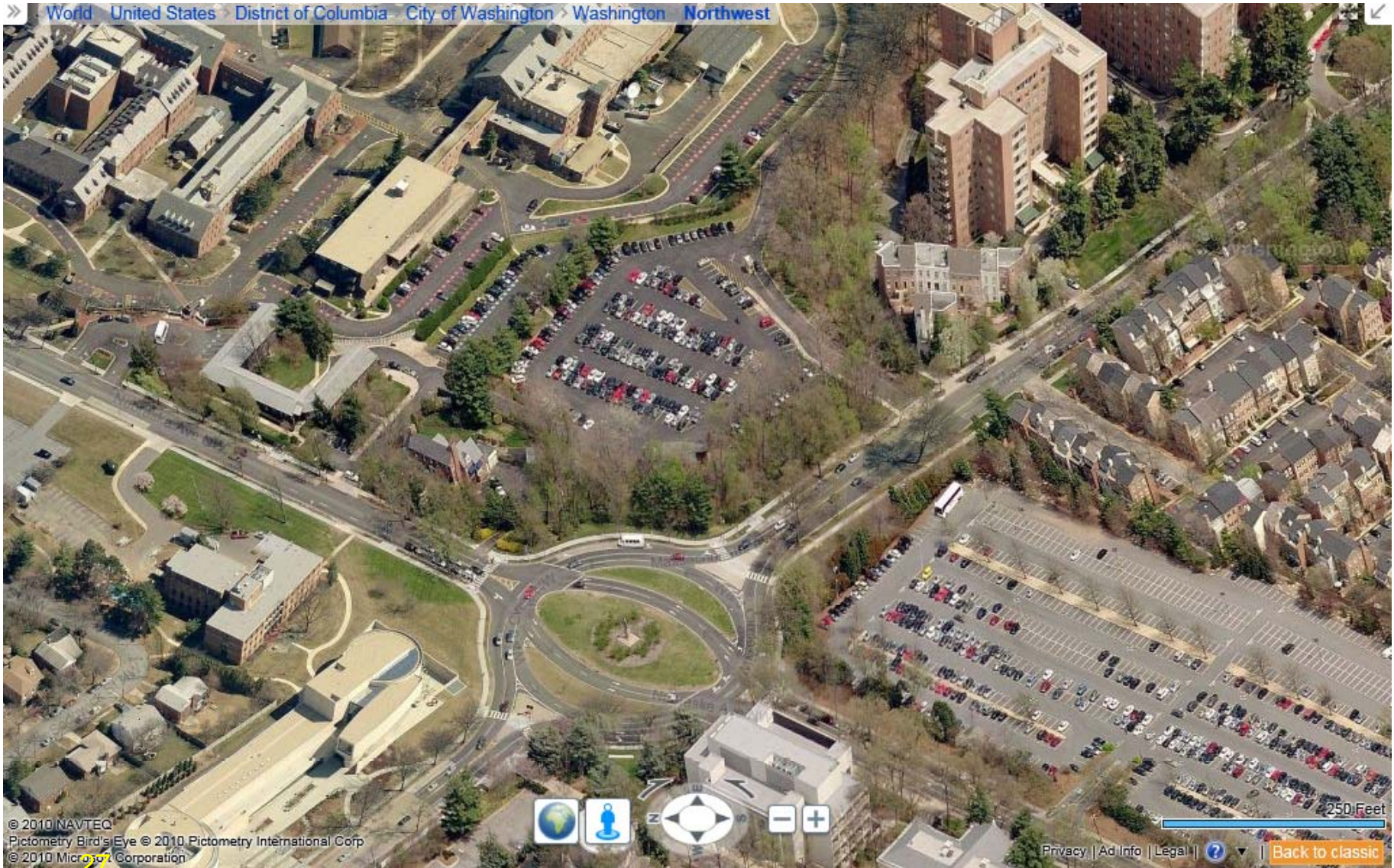




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Main Campus – Looking East

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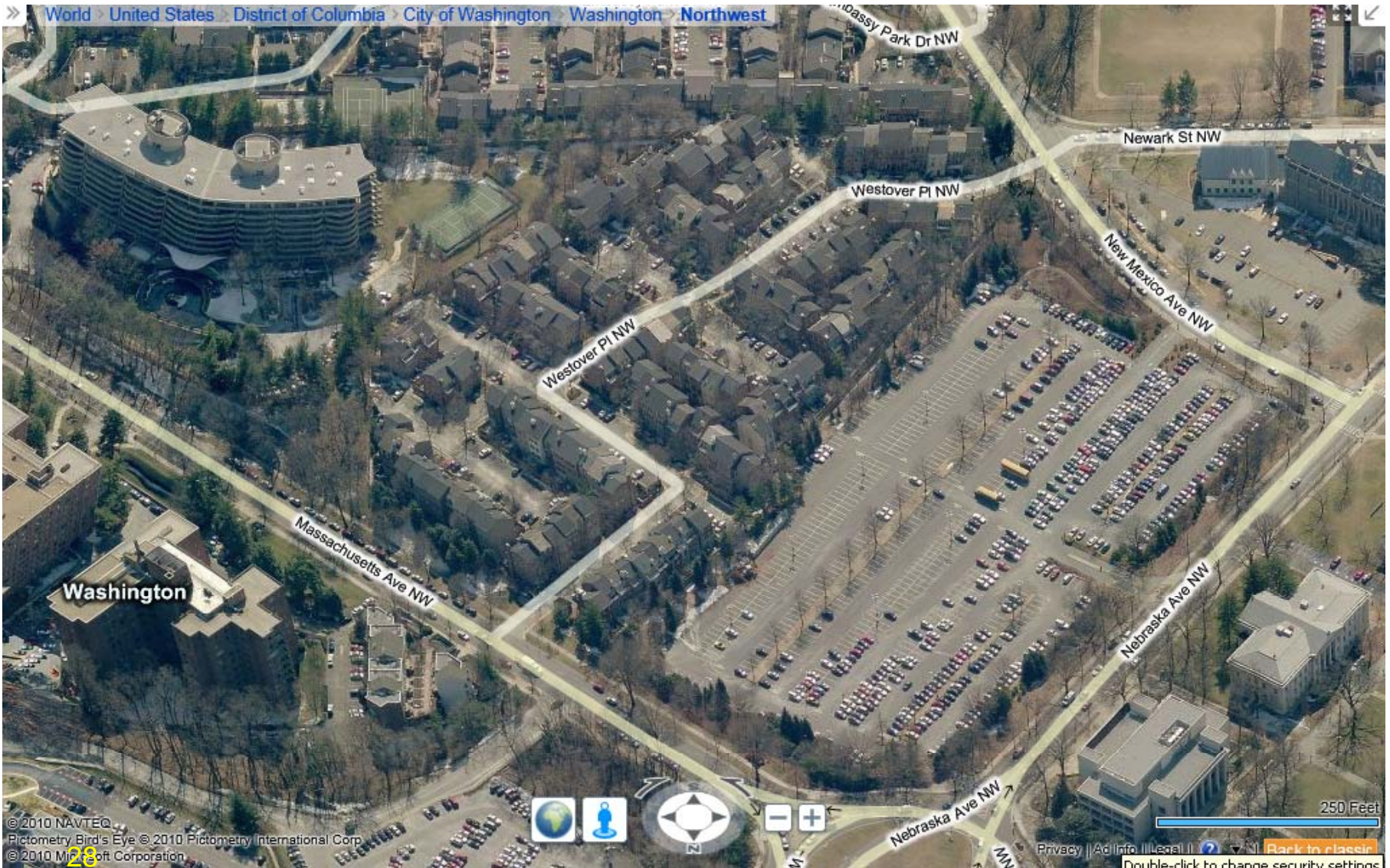
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# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Main Campus – Looking South







# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Main Campus – Looking West



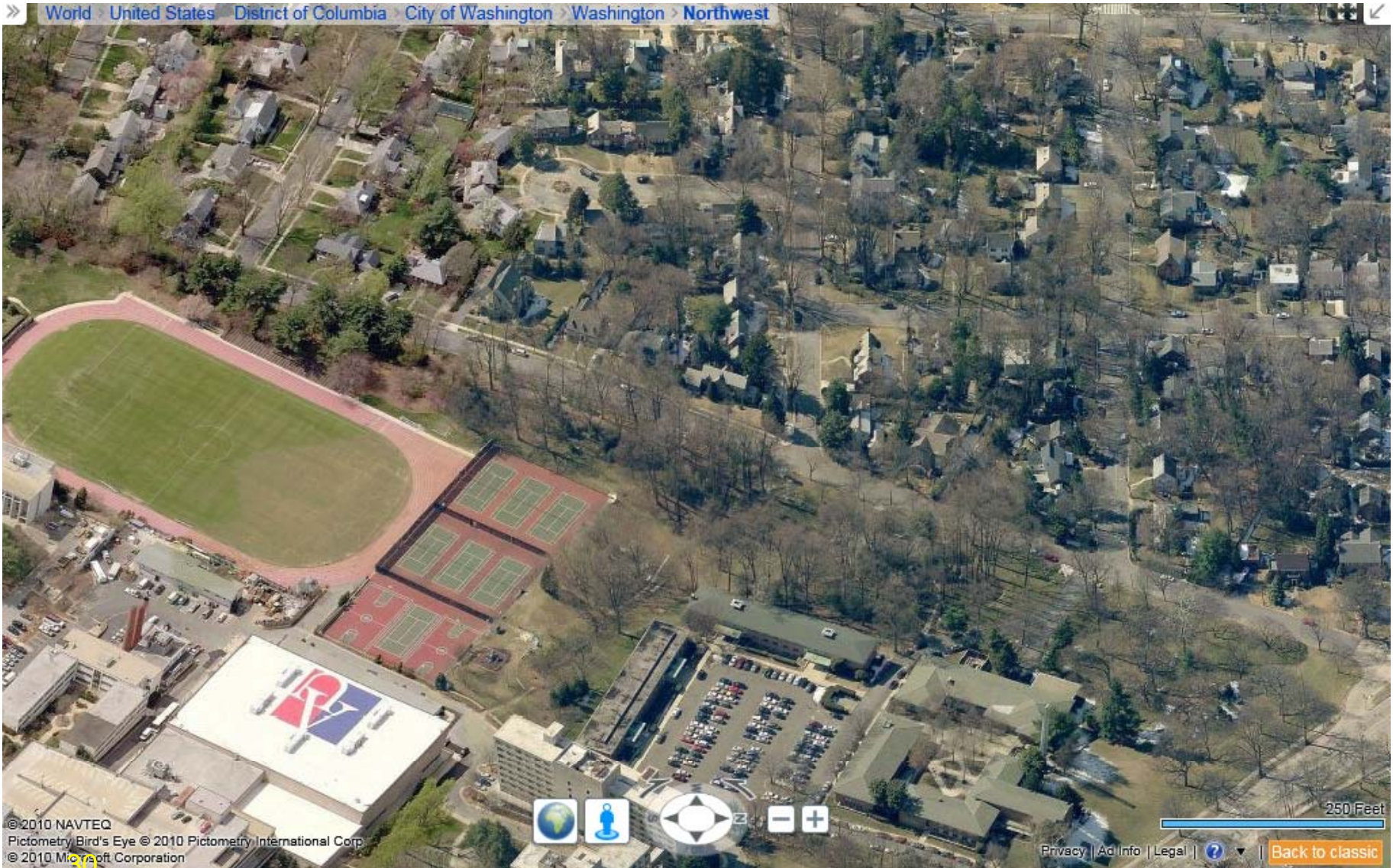




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Main Campus – Looking West

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250 Feet

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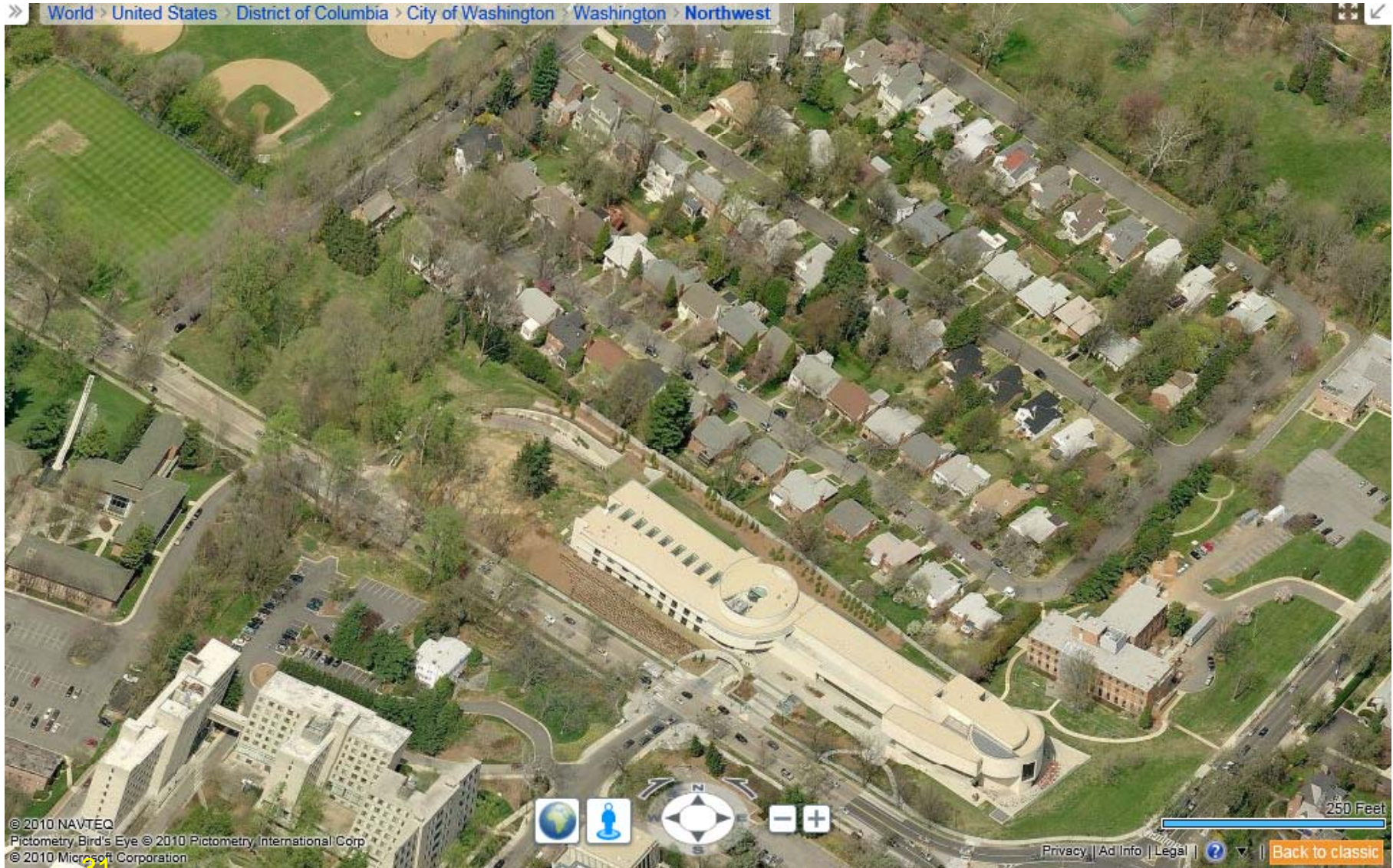




# AMERICAN UNIVERSITY 2011 Campus Plan

## Campus Context – Main Campus – Looking North

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**AU** AMERICAN UNIVERSITY 2011 Campus Plan  
Population and Housing

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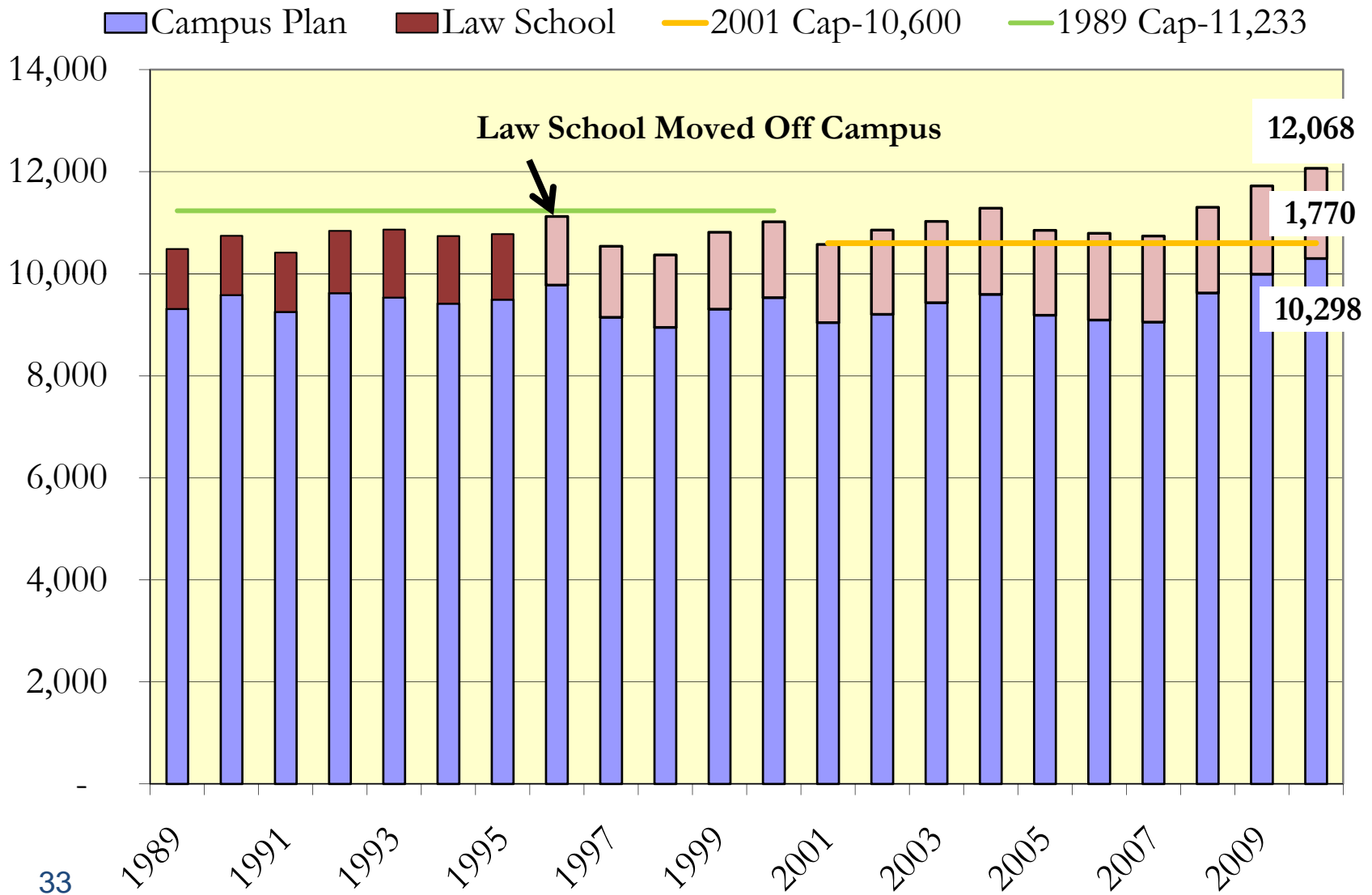






# AMERICAN UNIVERSITY 2011 Campus Plan

## Enrollment History – Fall Semester Headcount

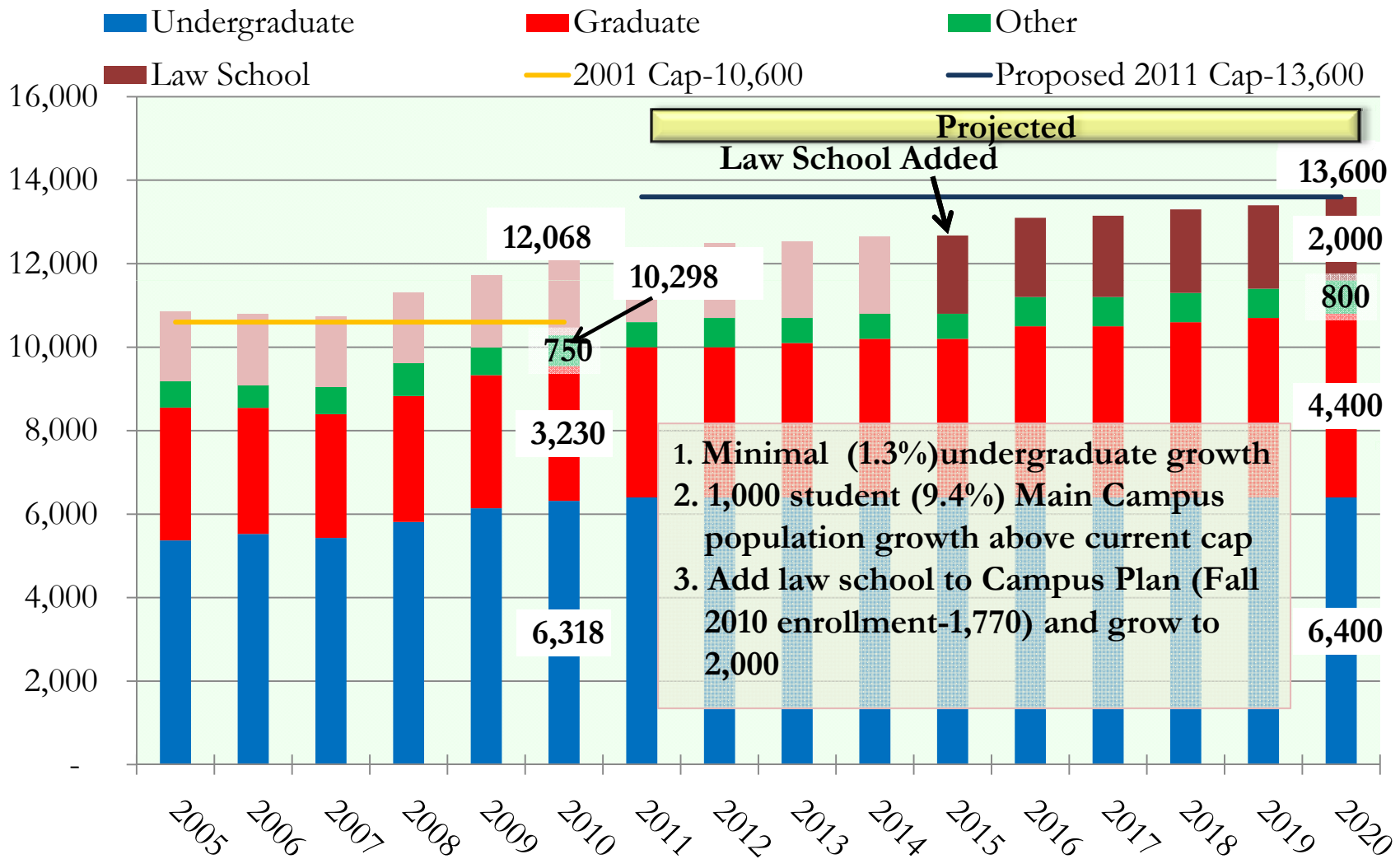






# AMERICAN UNIVERSITY 2011 Campus Plan

## Student Population & Projections 2005-2020 w/ Law School

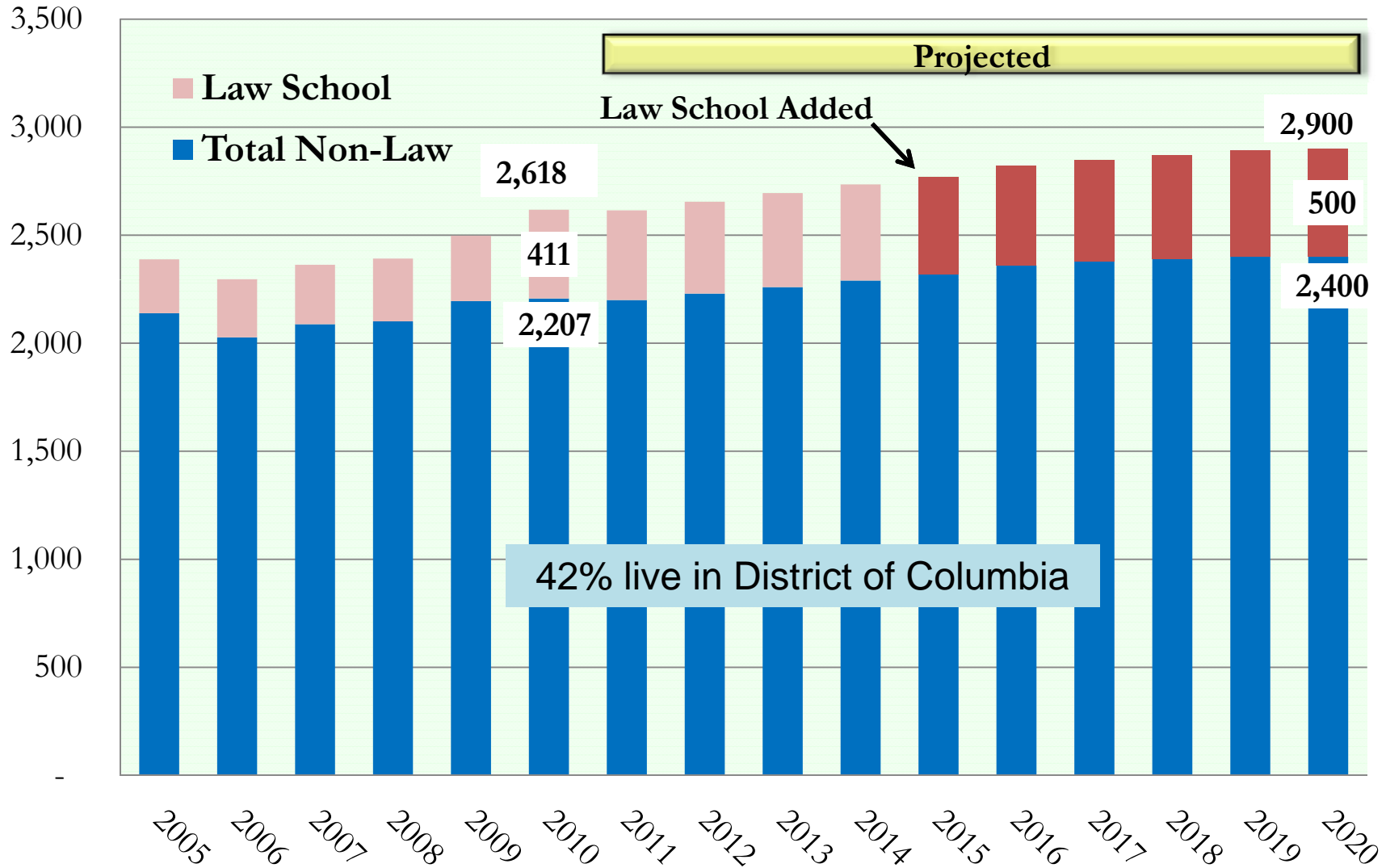






# AMERICAN UNIVERSITY 2011 Campus Plan

## Employee Population & Projections 2005-2020 w/ Law School

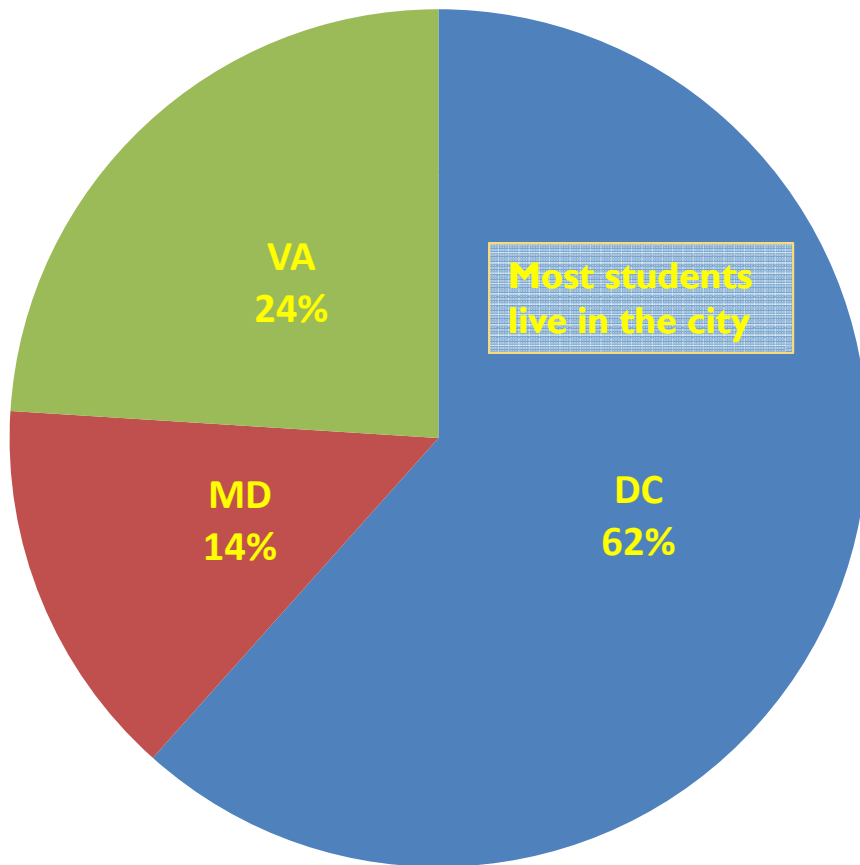




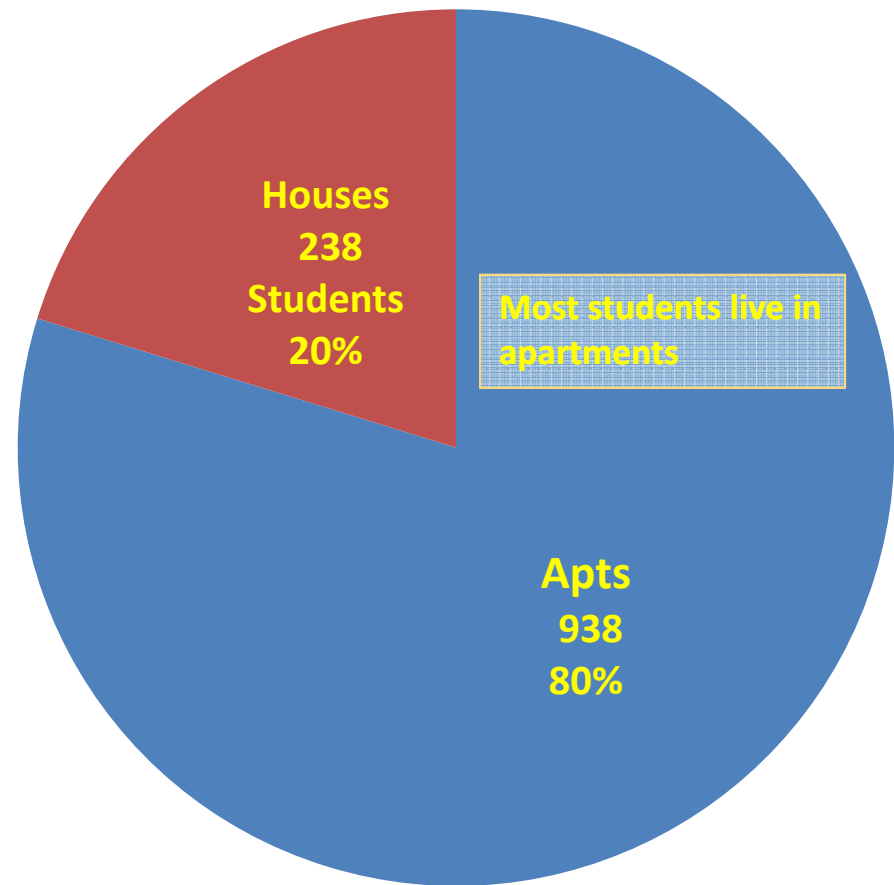


Off-Campus Student Housing

Where Students Live in the Area



Where Off-Campus Undergraduates Live (1,176 Undergraduates In Zip 20016)







**On-Campus Student Housing**

---

<b>Current Design Capacity</b>		<b>3,549</b>
<b>Proposed New Beds</b>	<b>1,300</b>	
<b>Tenley Beds Closed for Law School</b>	<b>(497)</b>	
<b>Net New Beds</b>		<b>803</b>
<b>2011 Campus Plan Capacity</b>		<b>4,352</b>
<b>Additional Capacity</b>		
<b>Triples</b>		<b>300</b>
<b>Berkshire Apartments</b>		<b>200</b>
<b>Total</b>		<b>500</b>

**New Housing Goals**

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





# AMERICAN UNIVERSITY 2011 Campus Plan

## On-Campus Housing

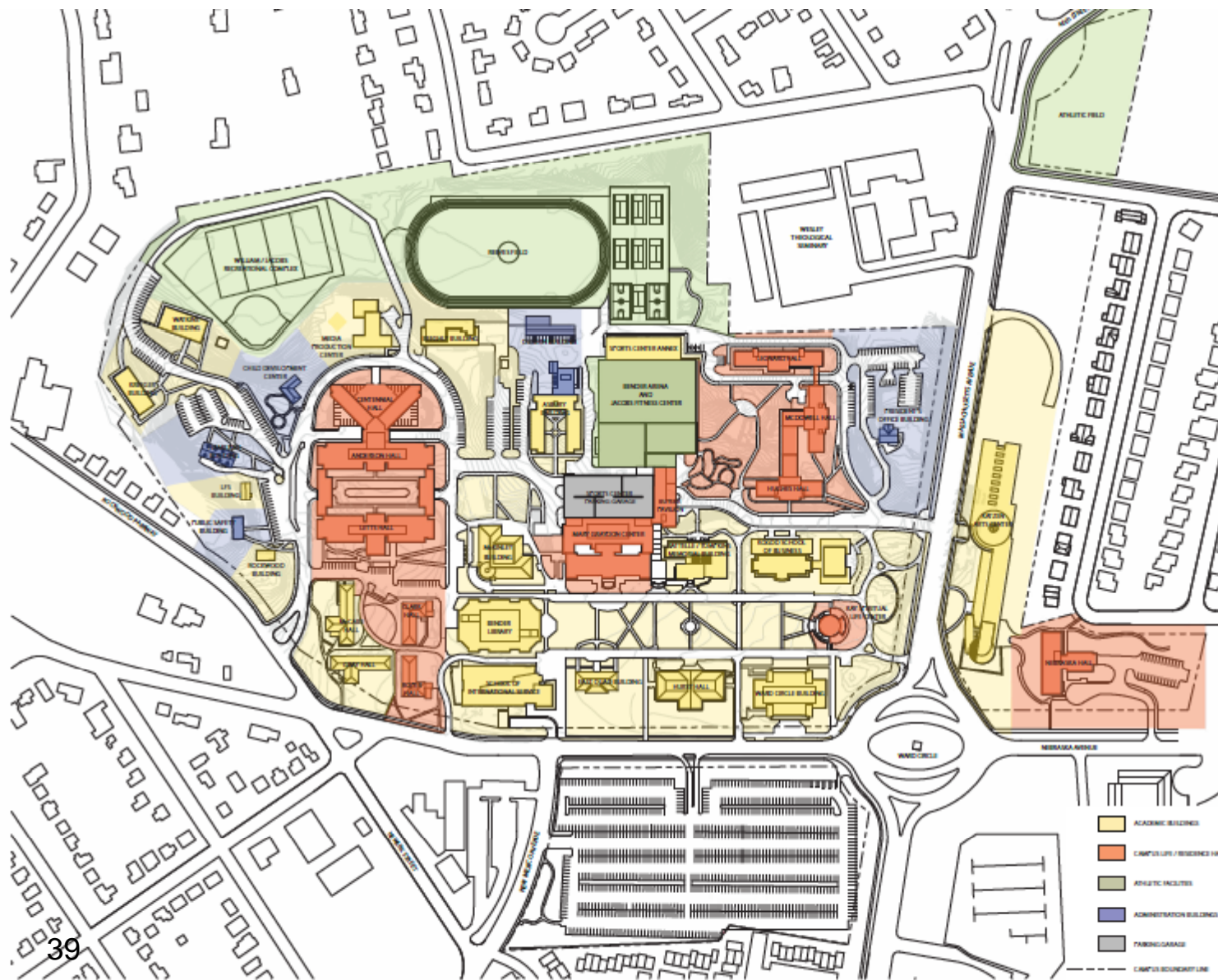
	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013	Fall 2014	Future
<b>Existing Design Capacity</b>	3,465	3,549	3,549	3,549	3,549	3,549	3,549
Discontinue Tenley					(497)	(497)	(497)
Nebraska Hall Addition					150	150	150
North Hall					360	360	360
East Campus						590	590
South Hall							200
<b>New Design Capacity</b>	<b>3,465</b>	<b>3,549</b>	<b>3,549</b>	<b>3,549</b>	<b>3,562</b>	<b>4,152</b>	<b>4,352</b>
Undergraduate Enrollment	6,141	6,318	6,400	6,400	6,400	6,400	6,400
Design Capacity to Undergraduates	56%	56%	55%	55%	56%	65%	68%
<b>Additional Capacity</b>							
Triples	345	212	300	200	200	50	50
Berkshire	198	198	198	198	198	0	0
WISH	50	50	100	150	214	0	0
	593	460	598	548	612	50	50





# AMERICAN UNIVERSITY 2011 Campus Plan

## Existing Building and Land Use – Main Campus



American University  
4400 Massachusetts Avenue, NW  
Washington DC 20016-8300

Project  
**AMERICAN  
UNIVERSITY  
CAMPUS PLAN  
2011**



McKissack McKissack  
1401 New York Avenue, NW  
Suite 900  
Washington DC 20006

### EXHIBIT 12

Date

March 14, 2011

Scale



Drawing Name

**EXISTING MAIN  
CAMPUS BUILDING  
AND LAND USE**

Drawing No.

12.1

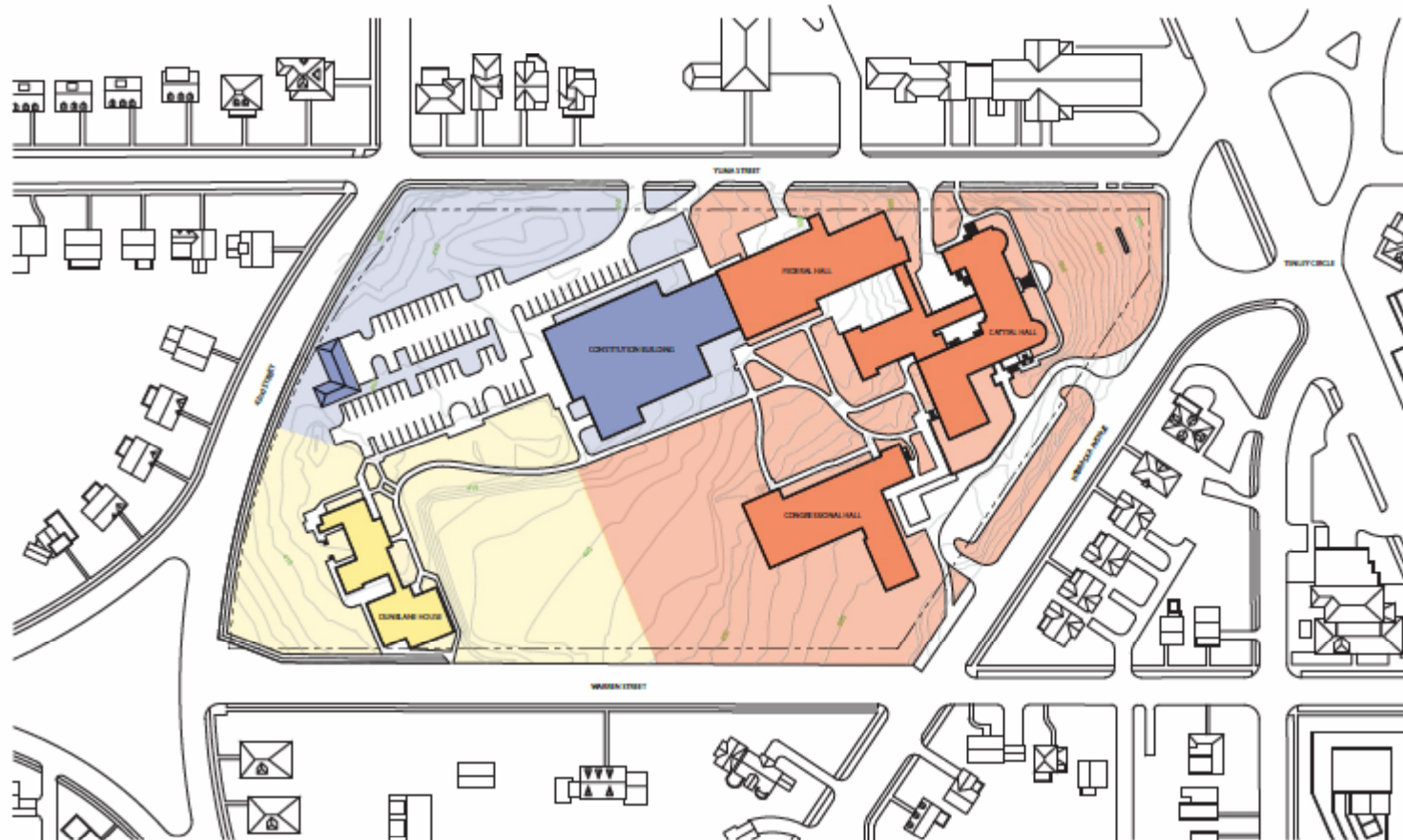
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# AMERICAN UNIVERSITY 2011 Campus Plan

## Existing Building and Land Use – Tenley Campus



- ACADEMIC BUILDINGS
- CAMPUS LIFE/RESIDENCE HALLS
- ATHLETIC FACILITIES
- ADMINISTRATION BUILDINGS
- CAMPUS BOUNDARY LINE



American University  
4402 Research Triangle Avenue, NW  
Washington DC 20016-8200

Project  
**AMERICAN  
UNIVERSITY  
CAMPUS PLAN  
2011**

McKissack  
&  
McKissack

McKissack McKissack  
1401 New York Avenue, NW  
Suite 900  
Washington DC 20006

Date  
March 14, 2011



Drawing Name  
**EXISTING TENLEY  
CAMPUS BUILDING  
AND LAND USE**

Drawing No.

12.3

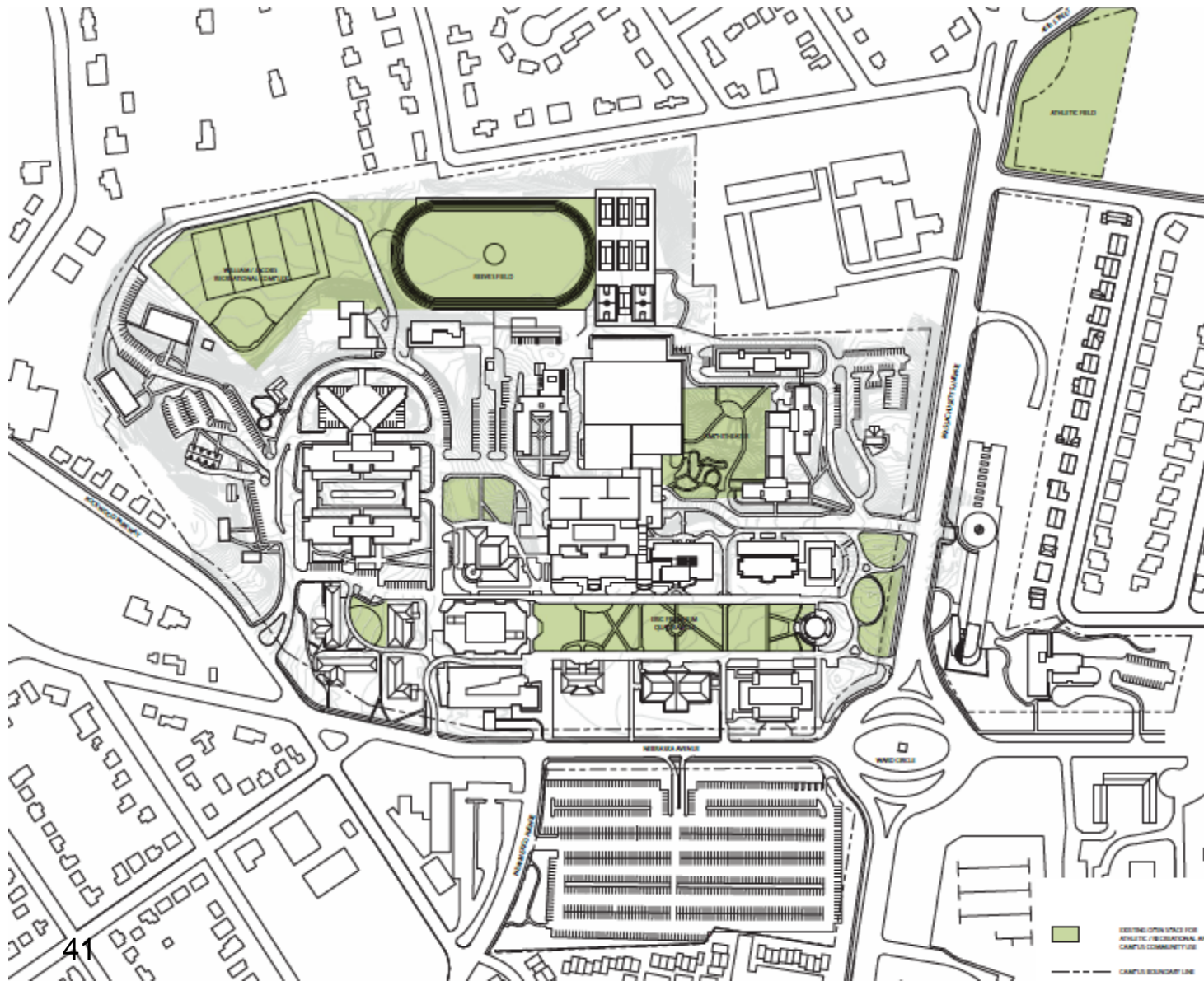
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# AMERICAN UNIVERSITY 2011 Campus Plan

## Existing Open Space – Main Campus



American University  
4402 Massachusetts Avenue, NW  
Washington DC 20015-6200

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**AMERICAN  
UNIVERSITY  
CAMPUS PLAN  
2011**



McClusack McClusack  
1401 New York Avenue, NW  
Suite 900  
Washington DC 20006

EXHIBIT 13

Date  
May 19, 2011



Drawing Name  
**EXISTING MAIN  
CAMPUS OPEN  
SPACE**

Drawing No.

13.1

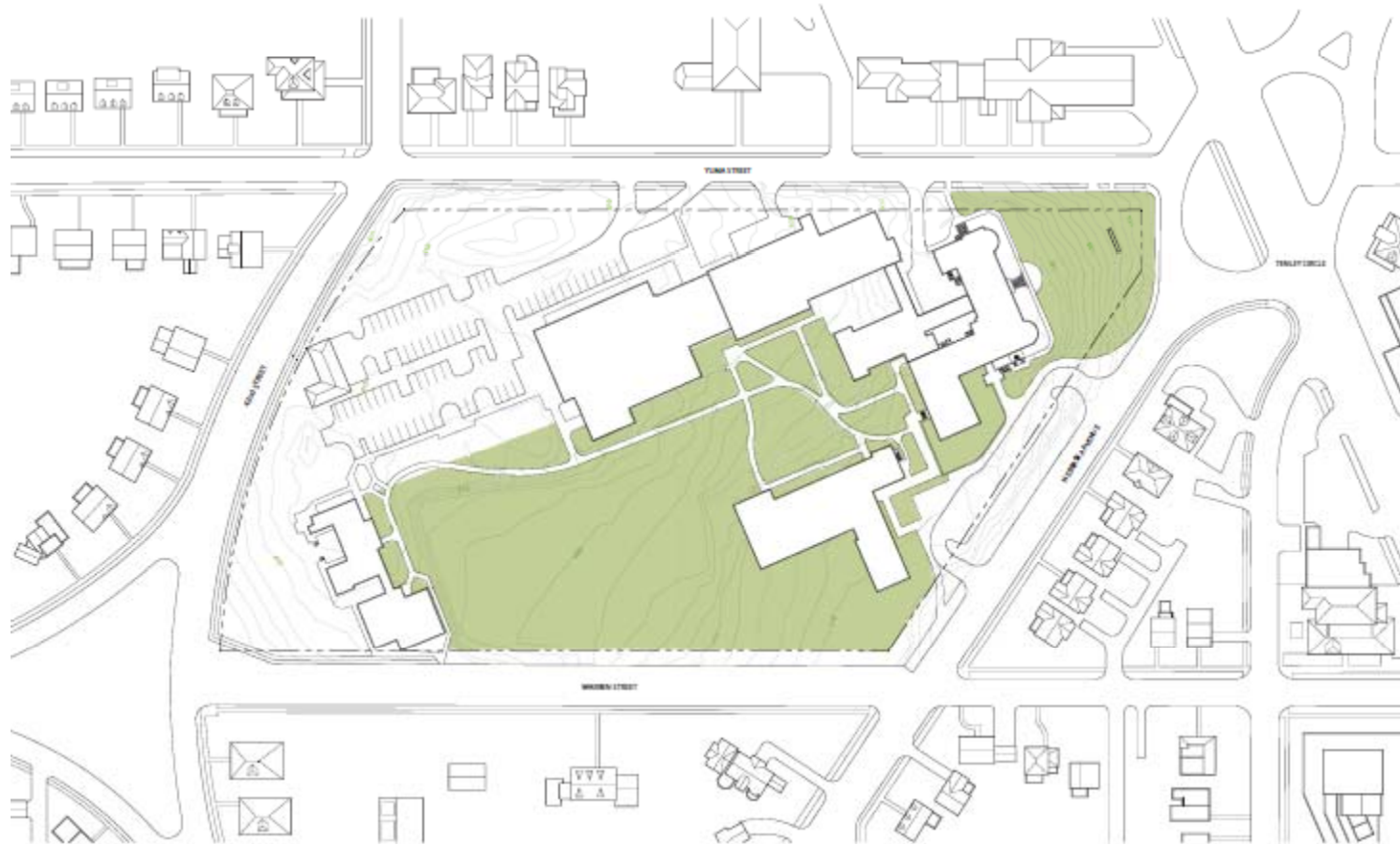
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# AMERICAN UNIVERSITY 2011 Campus Plan

## Existing Open Space – Tenley Campus



 EXISTING OPEN SPACE FOR  
 ANALYTIC, RECREATIONAL, AND  
 CAMPUS COMMUNITY USE  
 CAMPUS BOUNDARY LINE



American University  
 4400 Massachusetts Avenue, NW  
 Washington DC 20016-8200

Project  
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 UNIVERSITY  
 CAMPUS PLAN  
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McKissack McKissack  
 1401 New York Avenue, NW  
 Suite 900  
 Washington DC 20006

Date  
 May 19, 2011



Drawing Name  
**EXISTING TENLEY  
 CAMPUS OPEN SPACE**

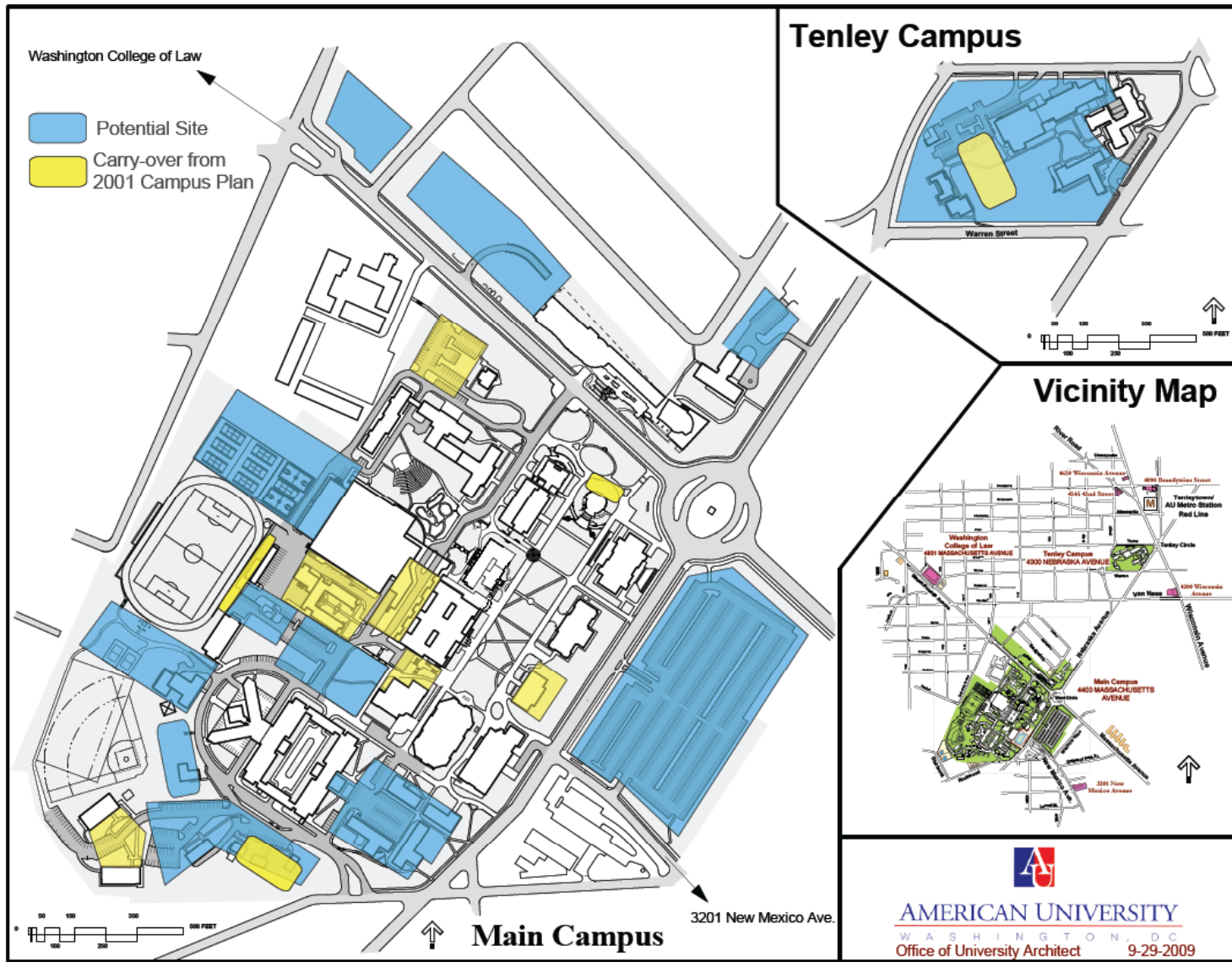
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# AMERICAN UNIVERSITY 2011 Campus Plan

## Potential Site Inventory







# AMERICAN UNIVERSITY 2011 Campus Plan

## Site Analysis – Nebraska Hall



### Site Characteristics

#### Adjacencies

North: Church

South: Katzen Arts Center

East: Nebraska Avenue,  
Governmental Buildings (DHS)

West: Single family homes, Fort Gaines

**Views:** There is opportunity to provide landscape buffering for views from residential areas

**Impacts:** Increased vehicular traffic, Structure on the site of open space.

**Site Area:** 45,000 sq. ft.

**Footprint:** 25,000 sq. ft.

**Stories:** 3

**Building Area:** 75,000 gross area

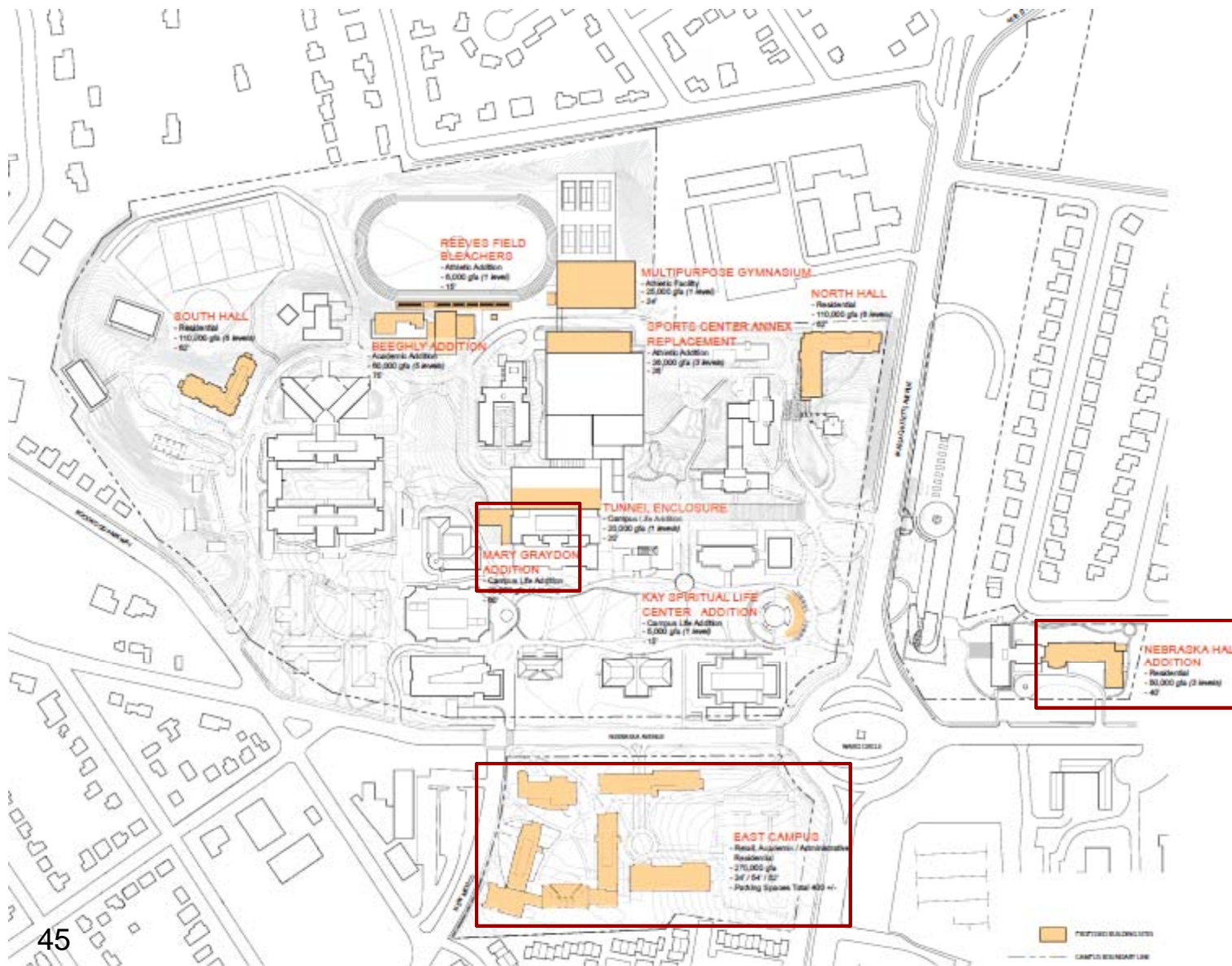
#### Potential Uses:

Campus Life/Residential



# AMERICAN UNIVERSITY 2011 Campus Plan

## Main Campus – Proposed Site Plan



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

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2011**



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1421 New York Avenue, NW  
Suite 300  
Washington DC 20005

EXHIBIT 17

Date  
May 19, 2011



Drawing Name  
**PROPOSED MAIN  
CAMPUS PLAN**

Drawing No.  
17.1

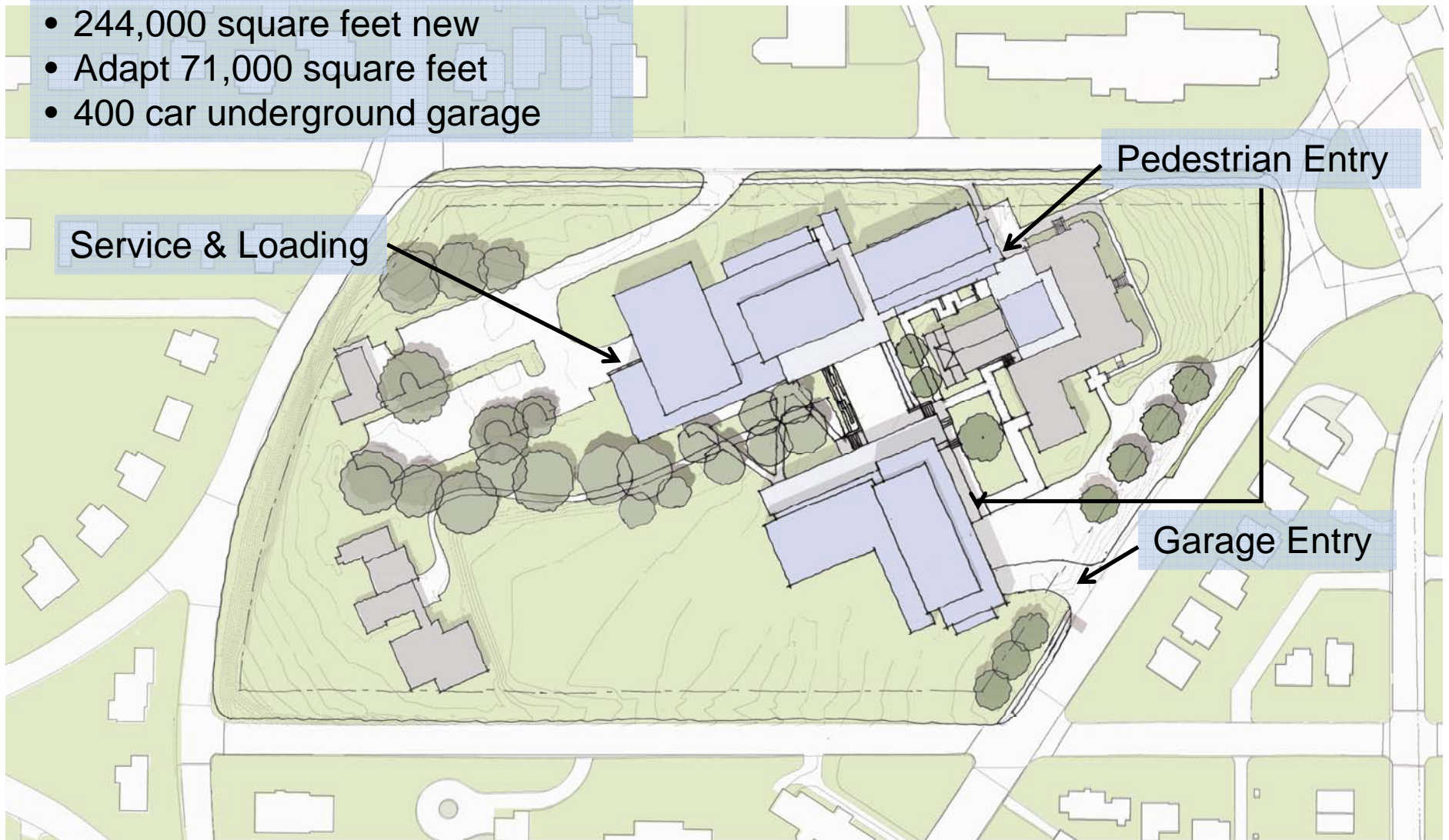
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## Tenley Campus Proposed Site Plan

- 244,000 square feet new
- Adapt 71,000 square feet
- 400 car underground garage





Proposed Projects

Project	Use	Gross Floor Area (SF)
Nebraska Hall Addition	Residential	50,000
Mary Graydon Addition	Campus Life	20,000
East Campus	Residential/Academic/ Administrative/Campus Life	281,000
North Hall	Residential	110,000
Washington College of Law-Tenley Campus	Academic/Administrative	244,000
Beeghly Addition	Academic/Administrative	60,000
South Hall	Residential	110,000
Multipurpose Gymnasium	Athletic/Campus Life	25,000
Sports Center Annex Replacement	Athletic/Campus Life	36,000
Reeves Field Bleachers/Storage	Athletic/Campus Life	6,000
Kay Addition	Campus Life	5,000
Butler Tunnel Enclosure	Campus Life	20,000
<i>Child Development</i>	<i>Demolish Existing</i>	<i>-2,000</i>
<i>Sports Center Annex</i>	<i>Demolish Existing</i>	<i>-12,000</i>
<i>Osborn</i>	<i>Demolish Existing</i>	<i>-7,000</i>
<i>Costume Shop</i>	<i>Demolish Existing</i>	<i>-1,000</i>
<i>Congressional</i>	<i>Demolish Existing</i>	<i>-42,000</i>
<i>Federal</i>	<i>Demolish Existing</i>	<i>-35,000</i>
<i>Constitution</i>	<i>Demolish Existing</i>	<i>-23,000</i>
<b>Total</b>		<b>845,000</b>





# AMERICAN UNIVERSITY 2011 Campus Plan

## Proposed Open Space Main Campus



American University  
440 Massachusetts Avenue, NW  
Washington DC 20018-8200

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2011**

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McKissack

McKissack McKissack  
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Suite 900  
Washington DC 20006

Date

May 19, 2011

Scale



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**PROPOSED MAIN  
CAMPUS OPEN  
SPACE**

Drawing No.

13.2

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# AMERICAN UNIVERSITY 2011 Campus Plan

## Proposed Open Space Tenley Campus



- EXISTING OPEN SPACE FOR ATHLETIC, RECREATIONAL, AND CAMPUS COMMUNITY USE
- PROPOSED OPEN SPACE FOR CAMPUS COMMUNITY USE
- CAMPUS BOUNDARY LINE



American University  
4400 Massachusetts Avenue, NW  
Washington DC 20016-8200

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UNIVERSITY  
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2011**



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Washington DC 20006

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May 19, 2011



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**PROPOSED TENLEY  
CAMPUS OPEN SPACE**

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# AMERICAN UNIVERSITY 2011 Campus Plan

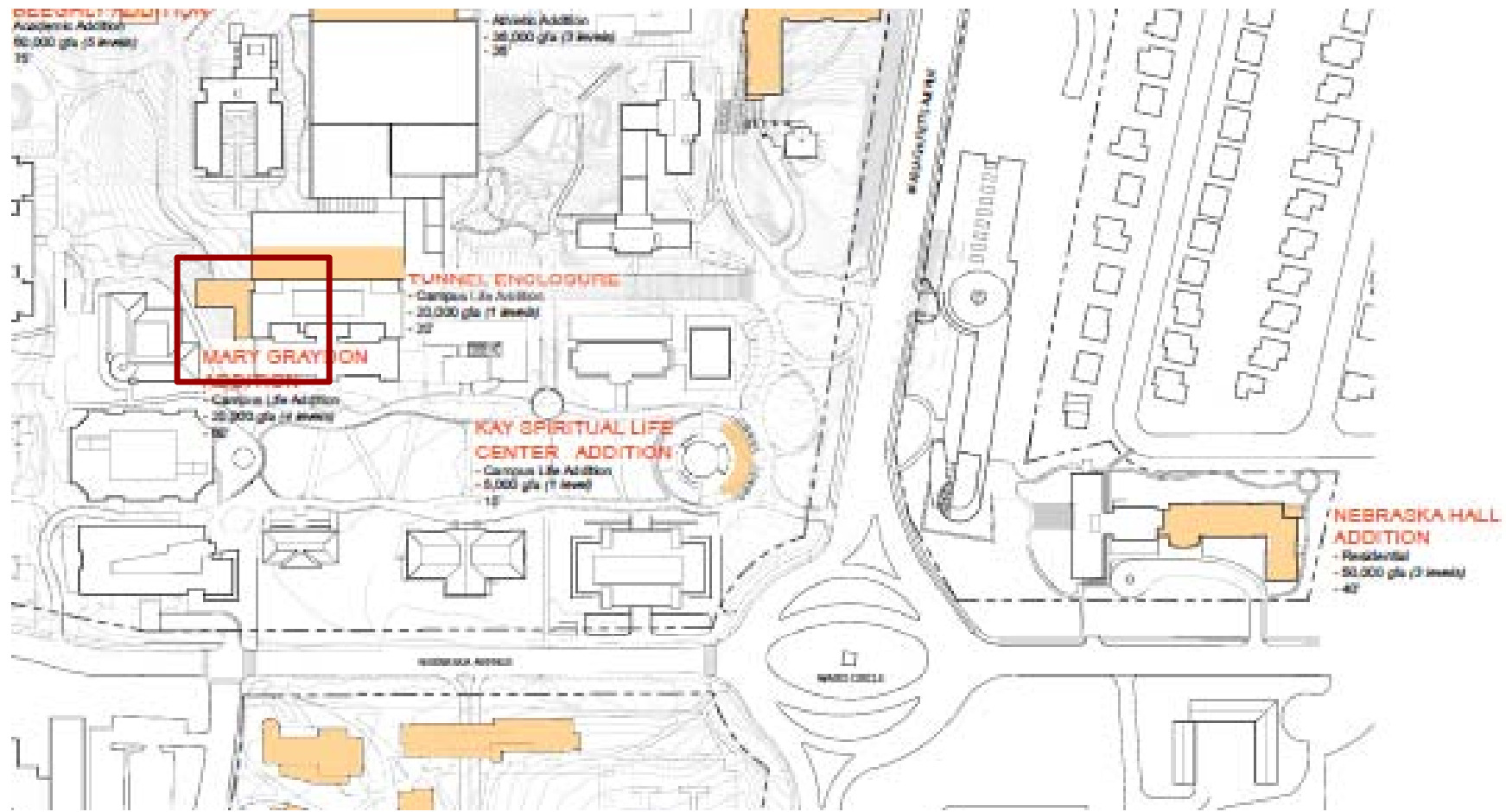
## Floor Area Ratio

	Land Area		Existing Floor Area	Existing FAR	Proposed Development	Future Floor Area	Future FAR
	Acres	Square Feet					
<b>Main Campus</b>	75.68	3,296,488	1,703,713	0.52	701,000	2,404,713	0.73
<b>Tenley Campus</b>	8.17	355,911	171,358	0.48	144,000	315,358	0.89
<b>Total</b>	83.85	3,652,399	1,875,071	0.51	845,000	2,720,071	0.74



# AMERICAN UNIVERSITY 2011 Campus Plan

## Mary Graydon Addition

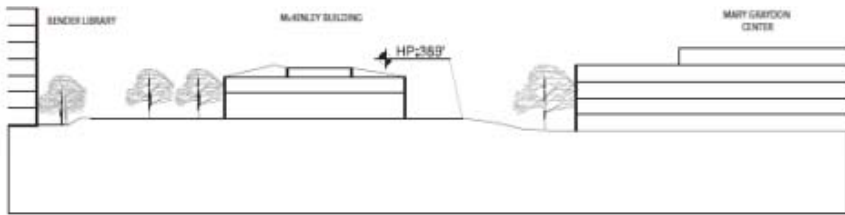
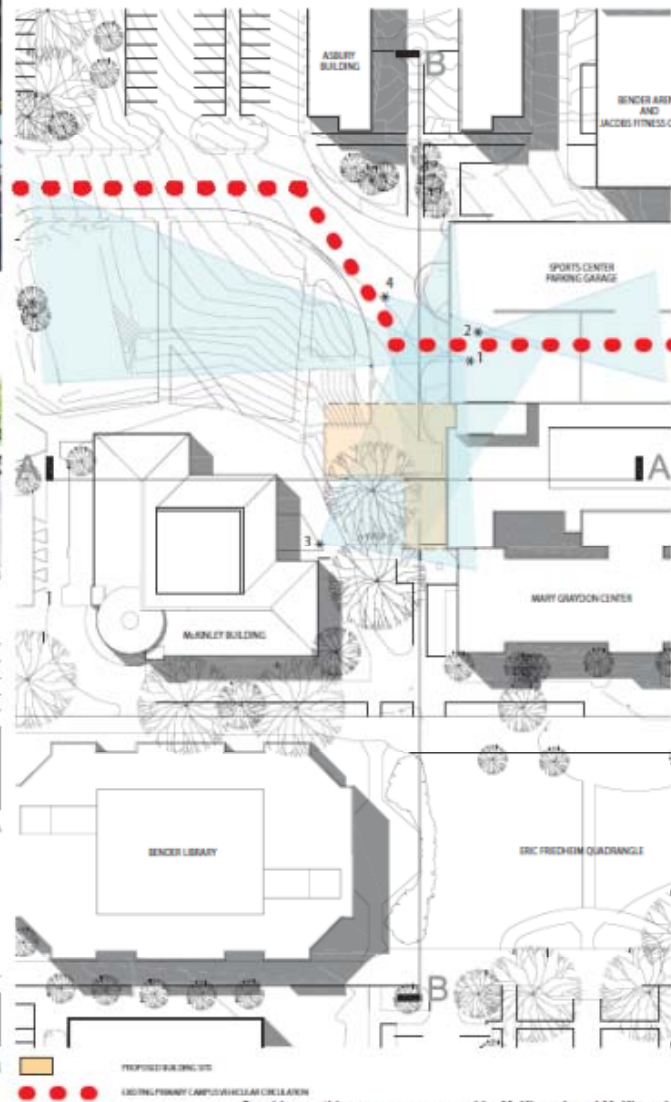






# AMERICAN UNIVERSITY 2011 Campus Plan

## Mary Graydon Addition



SECTION A



SECTION B

**AMERICAN UNIVERSITY**  
WASHINGTON

Office of the University Architect  
4620 Wisconsin Avenue, N.W., 3rd Floor  
Washington, D.C. 20016  
Tel: (202) 895-1369  
Fax: (202) 895-1056

**AMERICAN UNIVERSITY CAMPUS PLAN 2011**

**Mary Graydon Center Addition**  
American University  
Main Campus  
4400 Massachusetts Ave., N.W.  
Washington, DC 20015

**Site Plan**

DESIGNED BY <b>GMG</b>	DRAWN BY <b>GMG/GB</b>
CHECKED	REVIEWED
APPROVED	ACCT NO.

PROJECT NO.  
DRAWING SET: **Zoning**  
DATE: **January 14, 2011**  
REVISIONS:

**EXHIBIT 21**  
**21.1b**

SHEET NO 2 OF 8 SHEETS



# AMERICAN UNIVERSITY 2011 Campus Plan

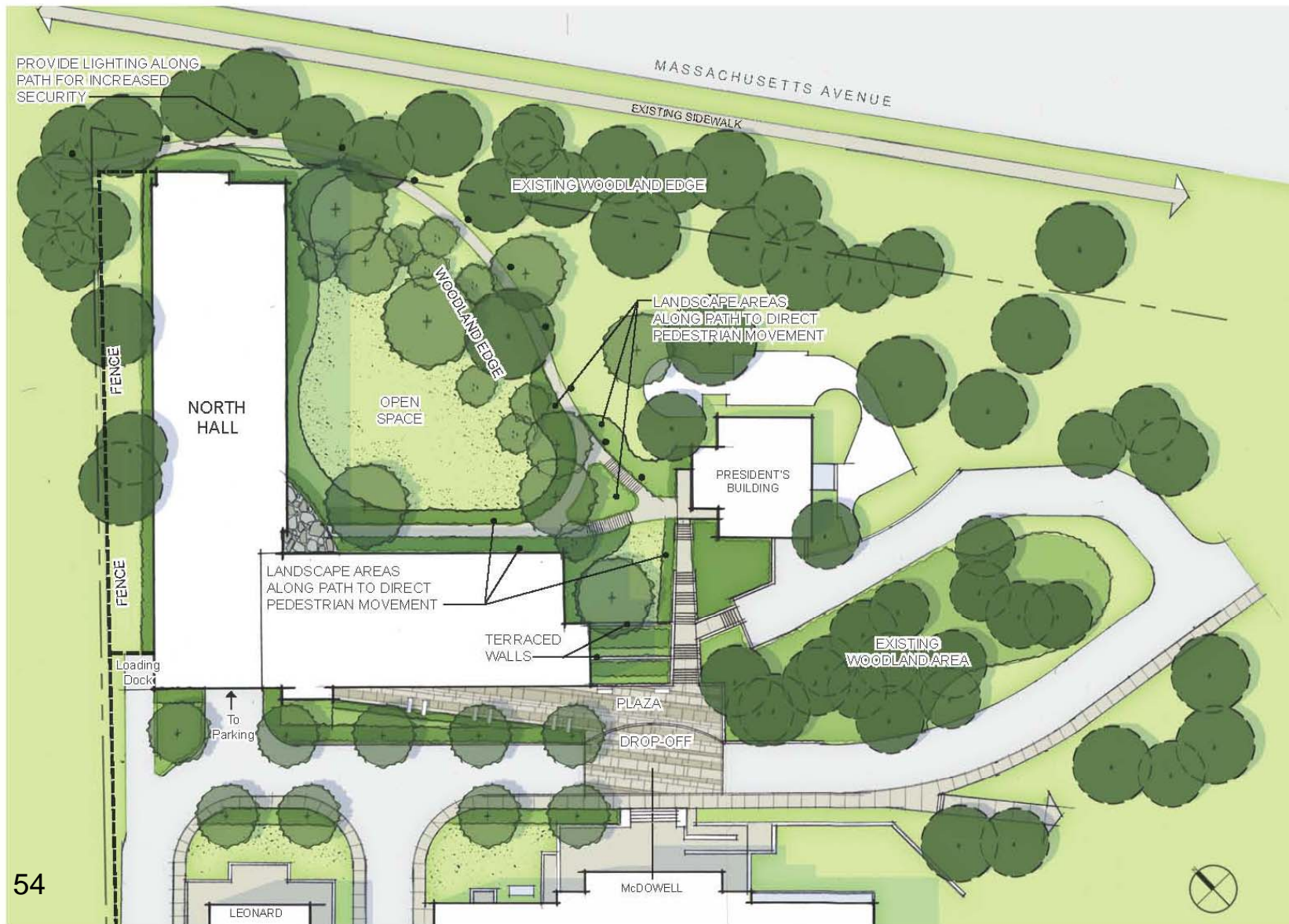
## Mary Graydon Addition South Perspective





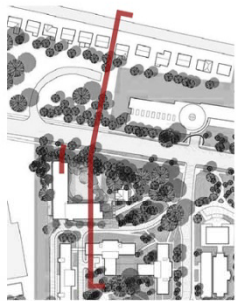
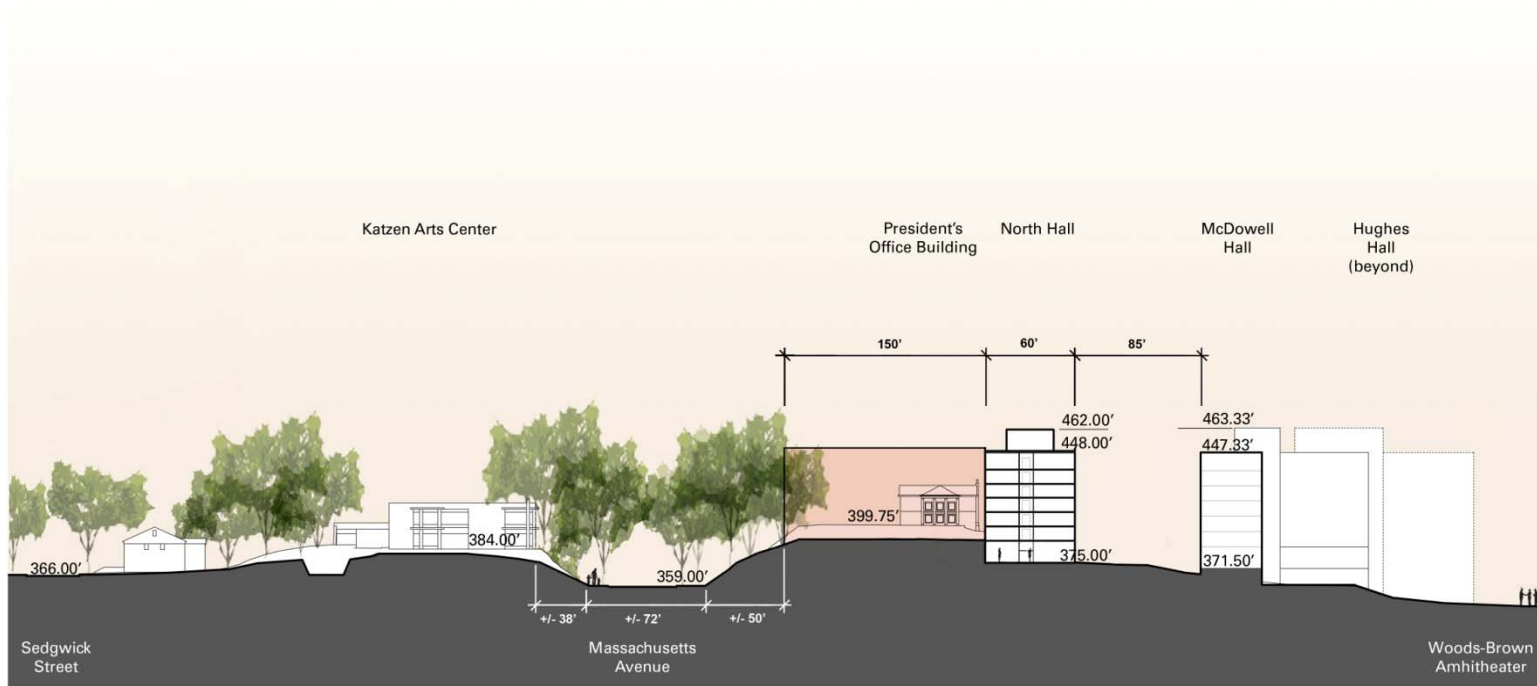


## North Hall – Site Plan





## North Hall – Site Section















# AMERICAN UNIVERSITY 2011 Campus Plan

## North Hall – Existing View From 45<sup>th</sup> Street







# AMERICAN UNIVERSITY 2011 Campus Plan

## North Hall – Existing View From 45<sup>th</sup> Street





North Hall – Existing View From 45<sup>th</sup> Street

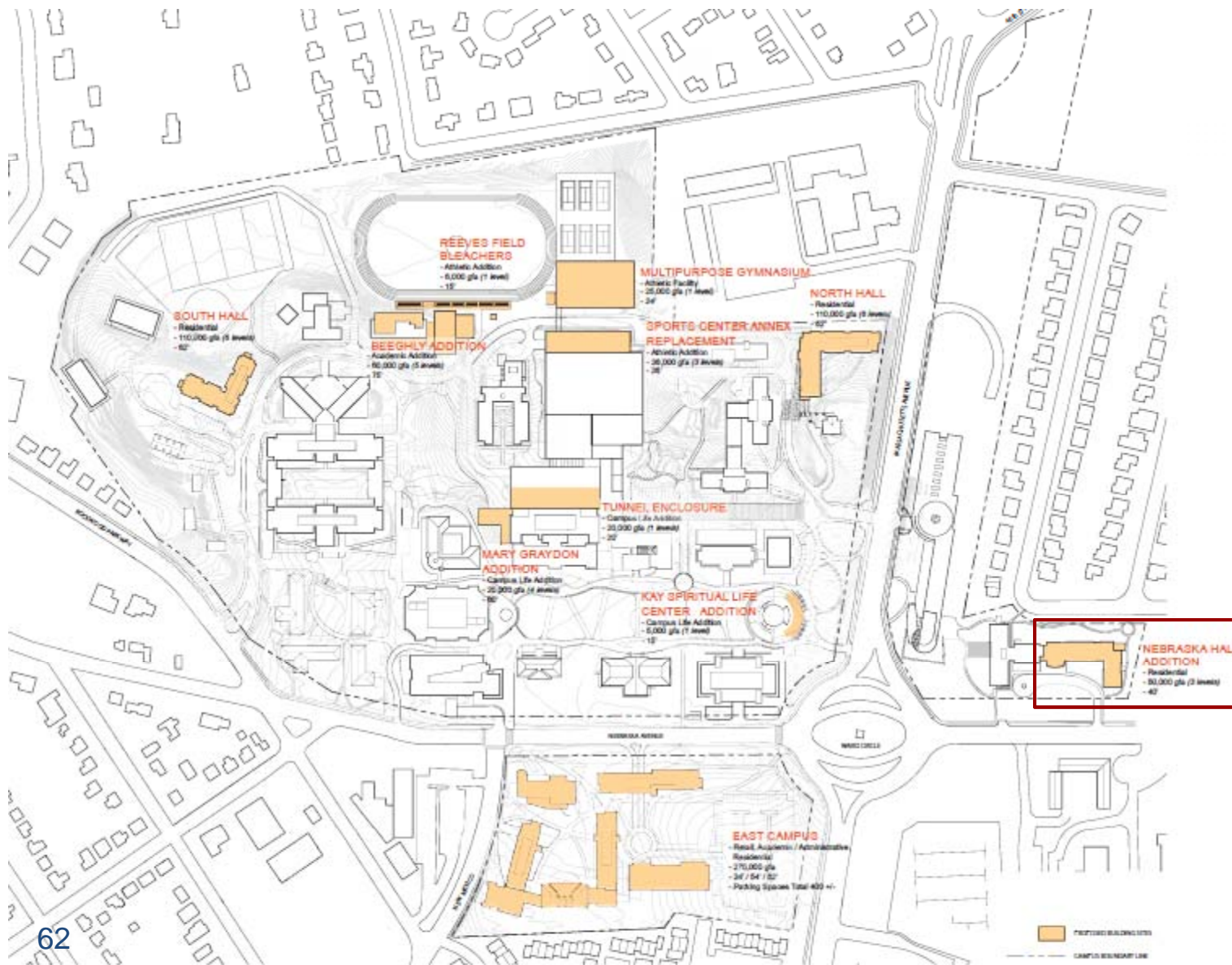






# AMERICAN UNIVERSITY 2011 Campus Plan

## Nebraska Hall Addition



American University  
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Washington DC 20016-4202

Project  
**AMERICAN UNIVERSITY CAMPUS PLAN 2011**



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1421 New York Avenue, NW  
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Washington DC 20005

EXHIBIT 17

Date

May 19, 2011

Scale



Drawing Name

PROPOSED MAIN CAMPUS PLAN

Drawing No.

17.1

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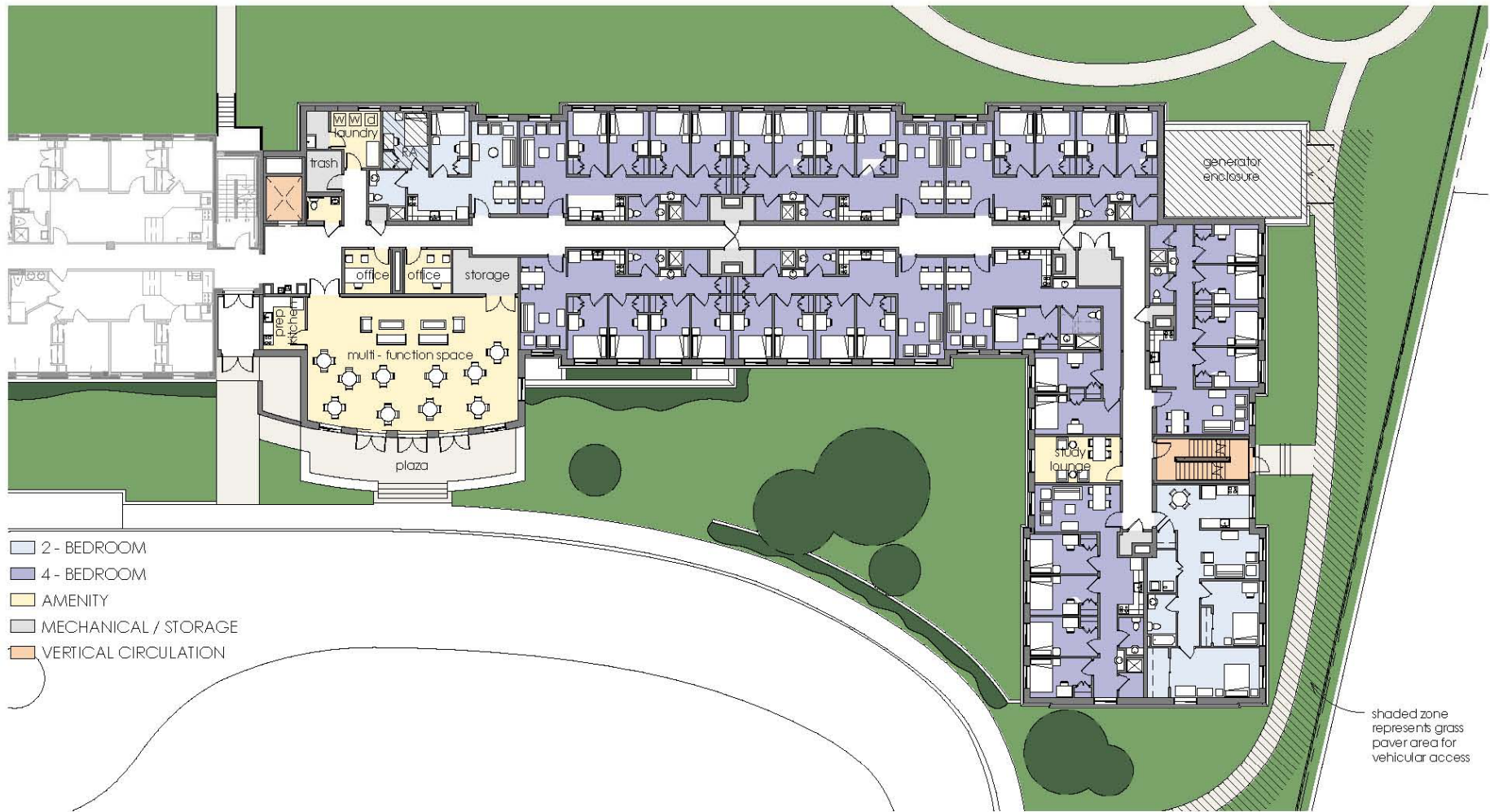
Nebraska Hall Addition – Site Plan







## Nebraska Hall Addition – First Floor Plan





# AMERICAN UNIVERSITY 2011 Campus Plan

## Nebraska Hall Addition – View from Nebraska Avenue







# AMERICAN UNIVERSITY 2011 Campus Plan

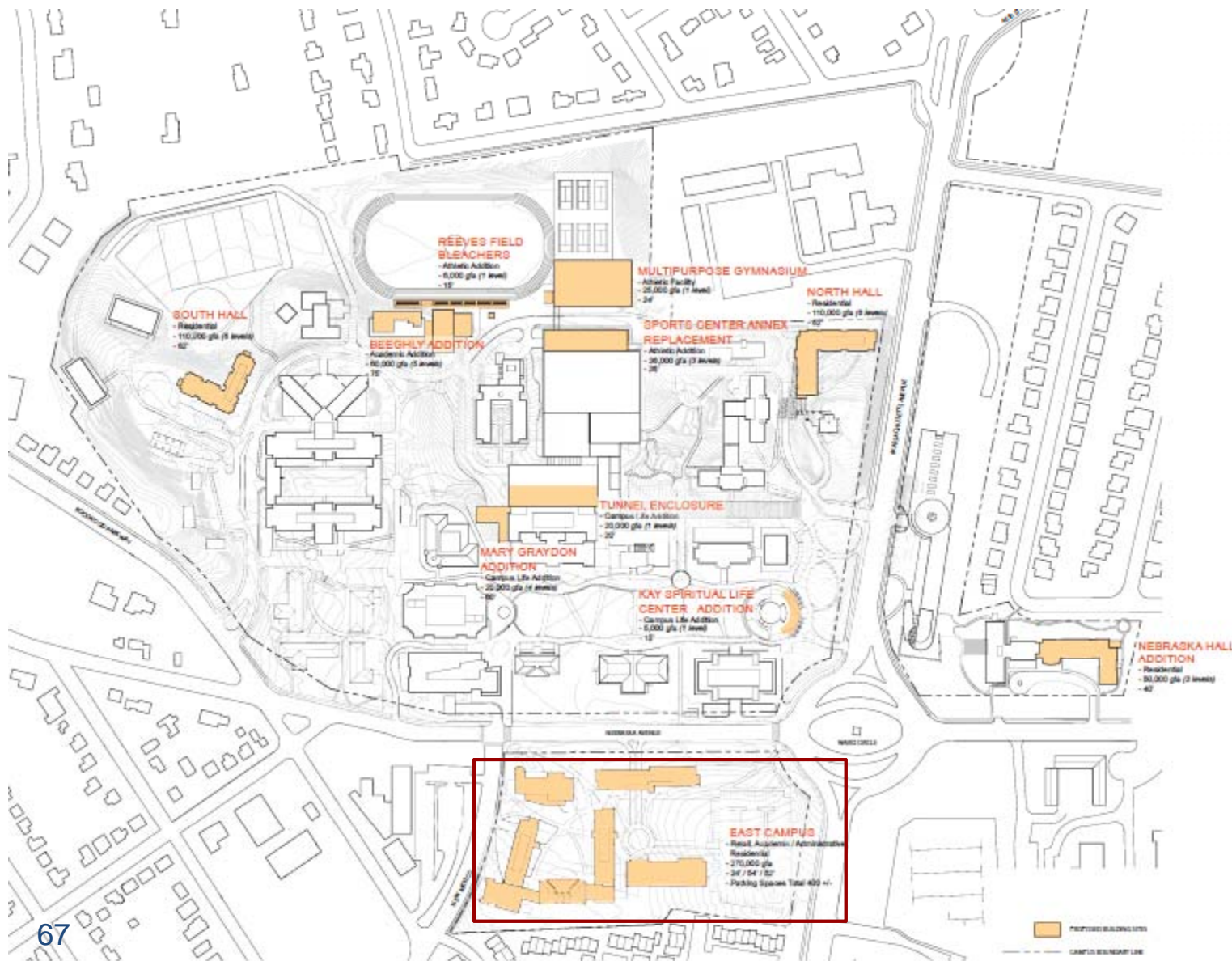
## Nebraska Hall Addition – View from 44<sup>th</sup> Street





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus



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

Project  
**AMERICAN UNIVERSITY CAMPUS PLAN 2011**



McKissack McKissack  
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

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# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – Existing View from Southwest Corner





# AMERICAN UNIVERSITY 2011 Campus Plan

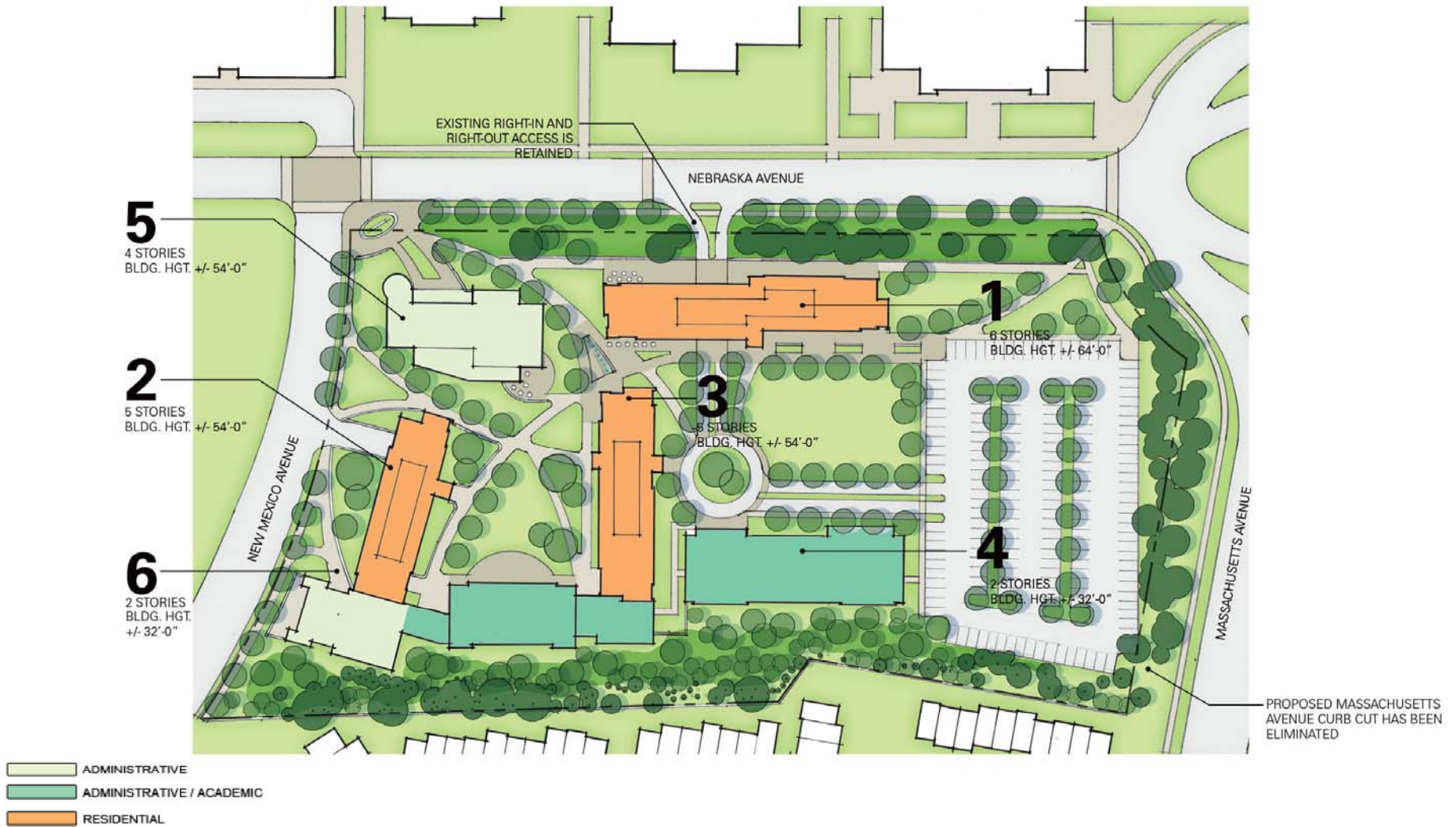
## East Campus – Existing View from Northeast Corner





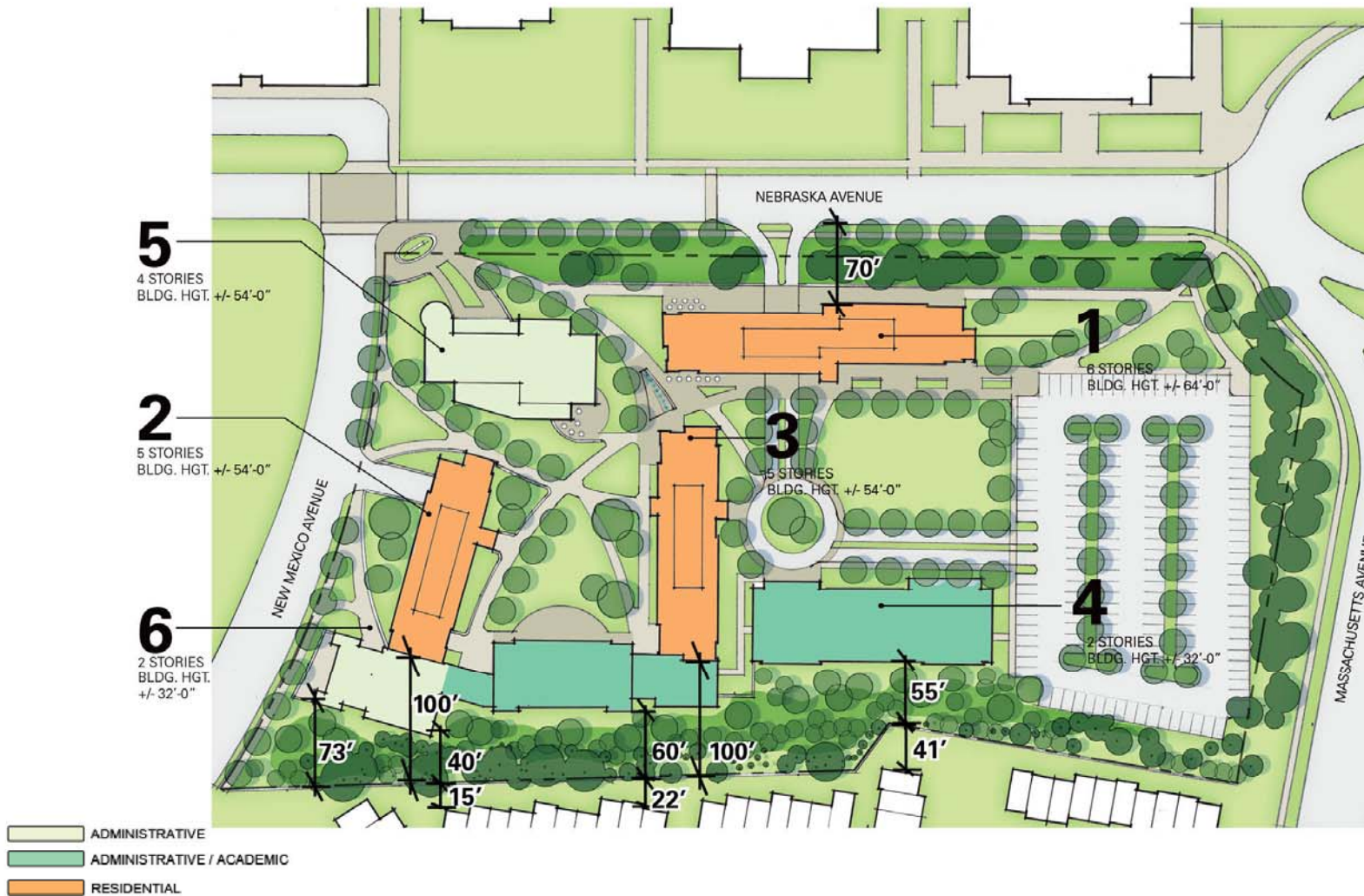


## East Campus – Site Plan





## East Campus – Site Plan







## 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 (2-6)  
**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**

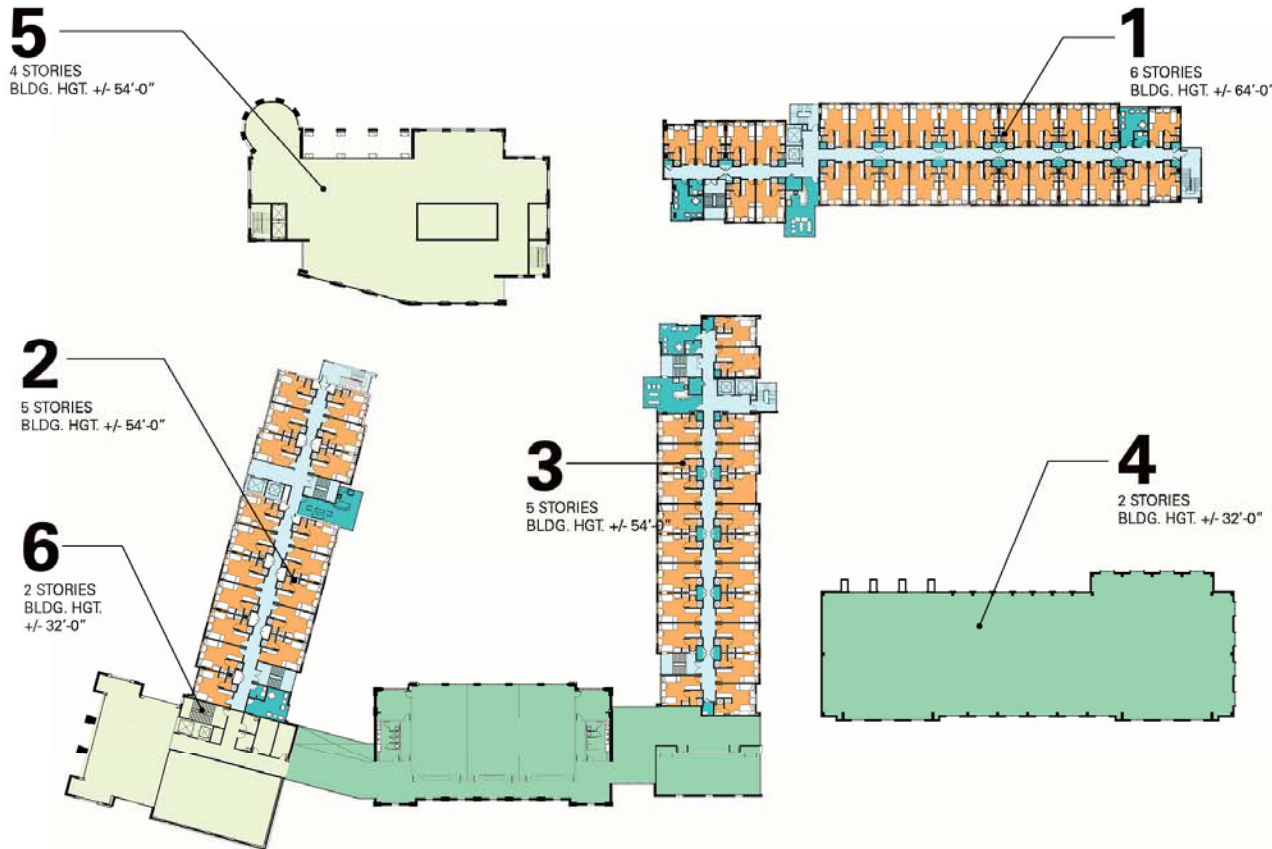
**TOTALS**  
57,690 GSF - ADMINISTRATIVE  
34,200 GSF - ADMINISTRATIVE / ACADEMIC  
17,020 GSF - RETAIL  
500 GSF - RESIDENTIAL LIFE - SUPPORT  
150,450 GSF - RESIDENTIAL  
3,000 GSF - STAFF / FACULTY APARTMENTS  
6,000 GSF - SHARED SPACES / CIRCULATION / SUPPORT

**268,860 GSF TOTAL**  
**590 BEDS (TYPE B)**  
**255 SF / BED**



# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – Typical Floor Plan



### PROJECT DATA

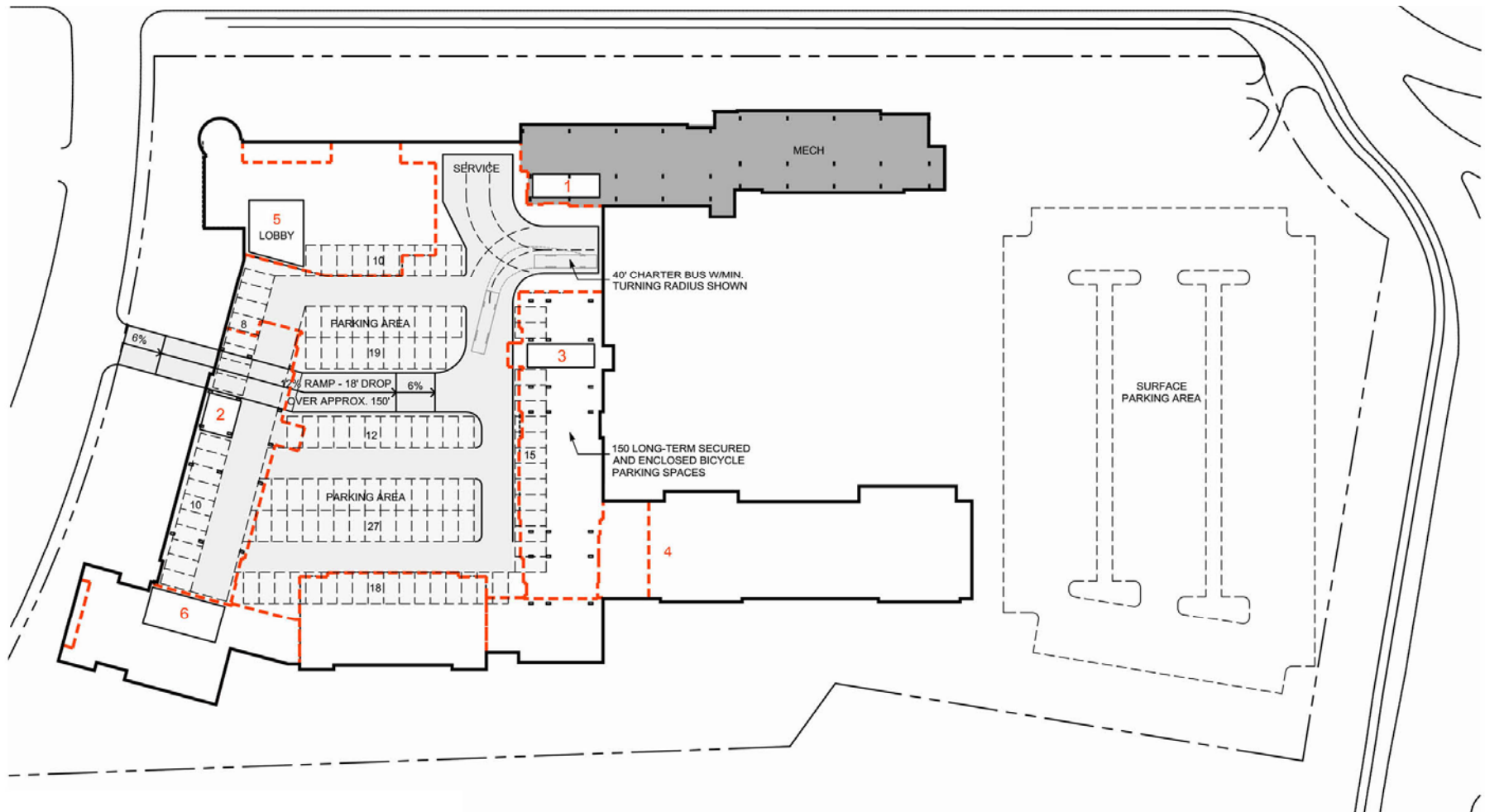
<b>1</b>	9,100 GSF - RETAIL 2,000 GSF - SHARED SPACES 1,000 GSF - STAFF/FACULTY APT (2) 66,250 GSF - RESIDENTIAL (2-6) <b>78,350 GSF (274 BEDS - TYPE B)</b>
<b>2</b>	4,900 GSF - RETAIL 2,000 GSF - SHARED SPACES 37,200 GSF - RESIDENTIAL (2-6) <b>44,100 GSF (140 BEDS - TYPE B)</b>
<b>3</b>	2,000 GSF -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

<b>TOTALS</b>	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
	<b>268,860 GSF TOTAL</b>
	<b>590 BEDS (TYPE B)</b>
	<b>255 SF/ BED</b>



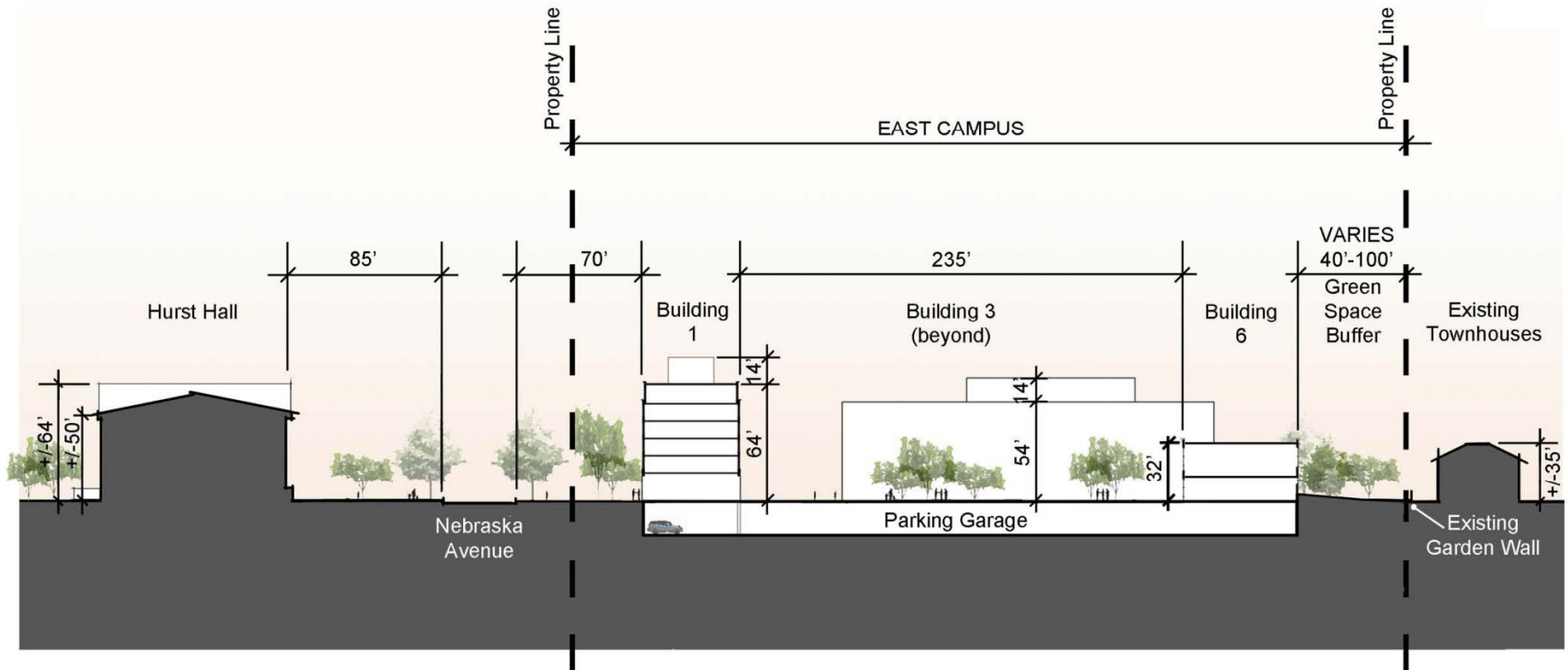


## East Campus – Service & Parking Level Plan





## East Campus – Site Section



KEY PLAN





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – Nebraska Avenue Elevation





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – New Mexico Avenue Elevation







East Campus – Proposed Material Palette

Brick



Metal Panelling



Precast Concrete

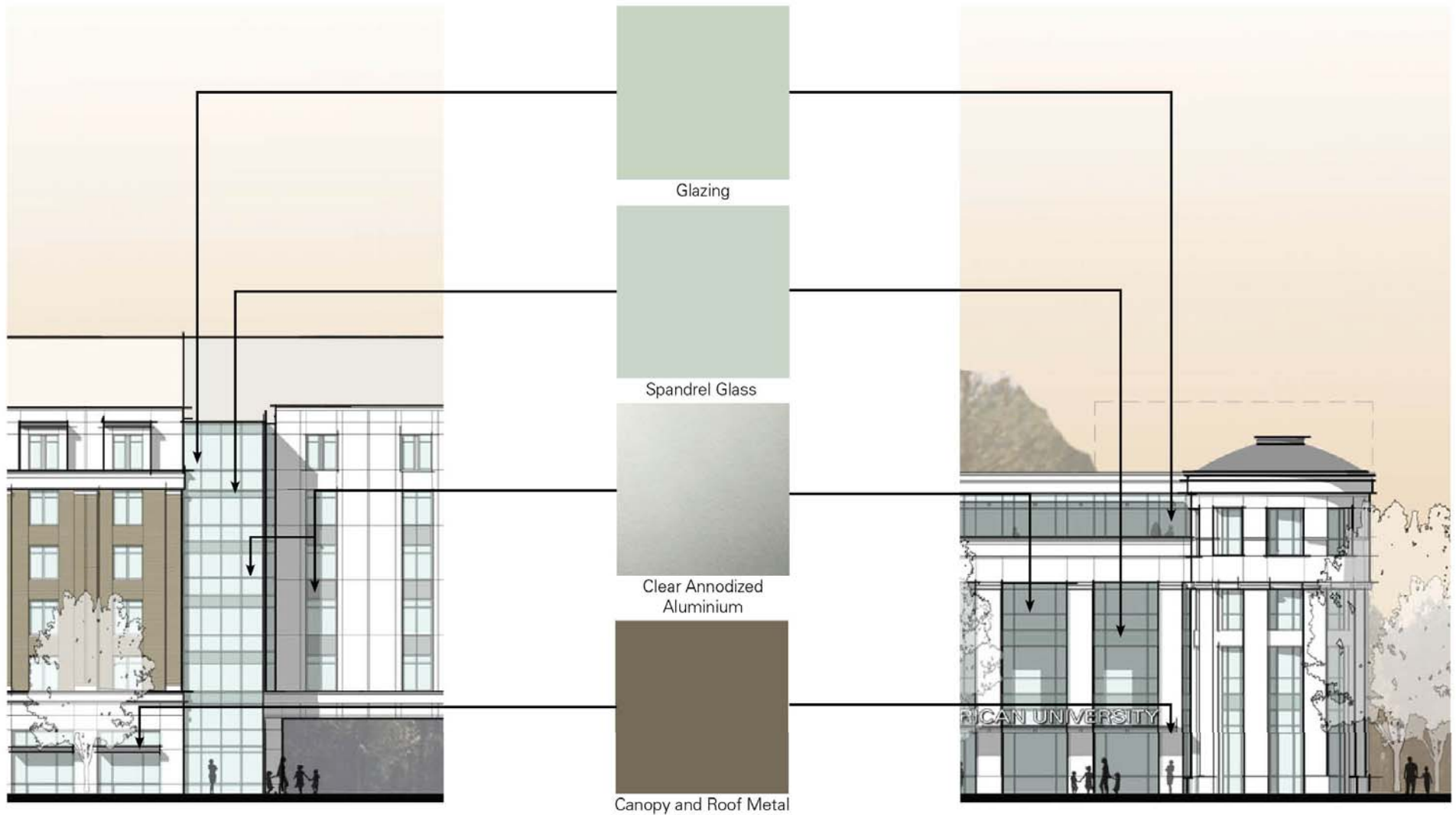


Canopy and Roof Metal





East Campus – Proposed Material Palette







# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – Nebraska Avenue Perspective

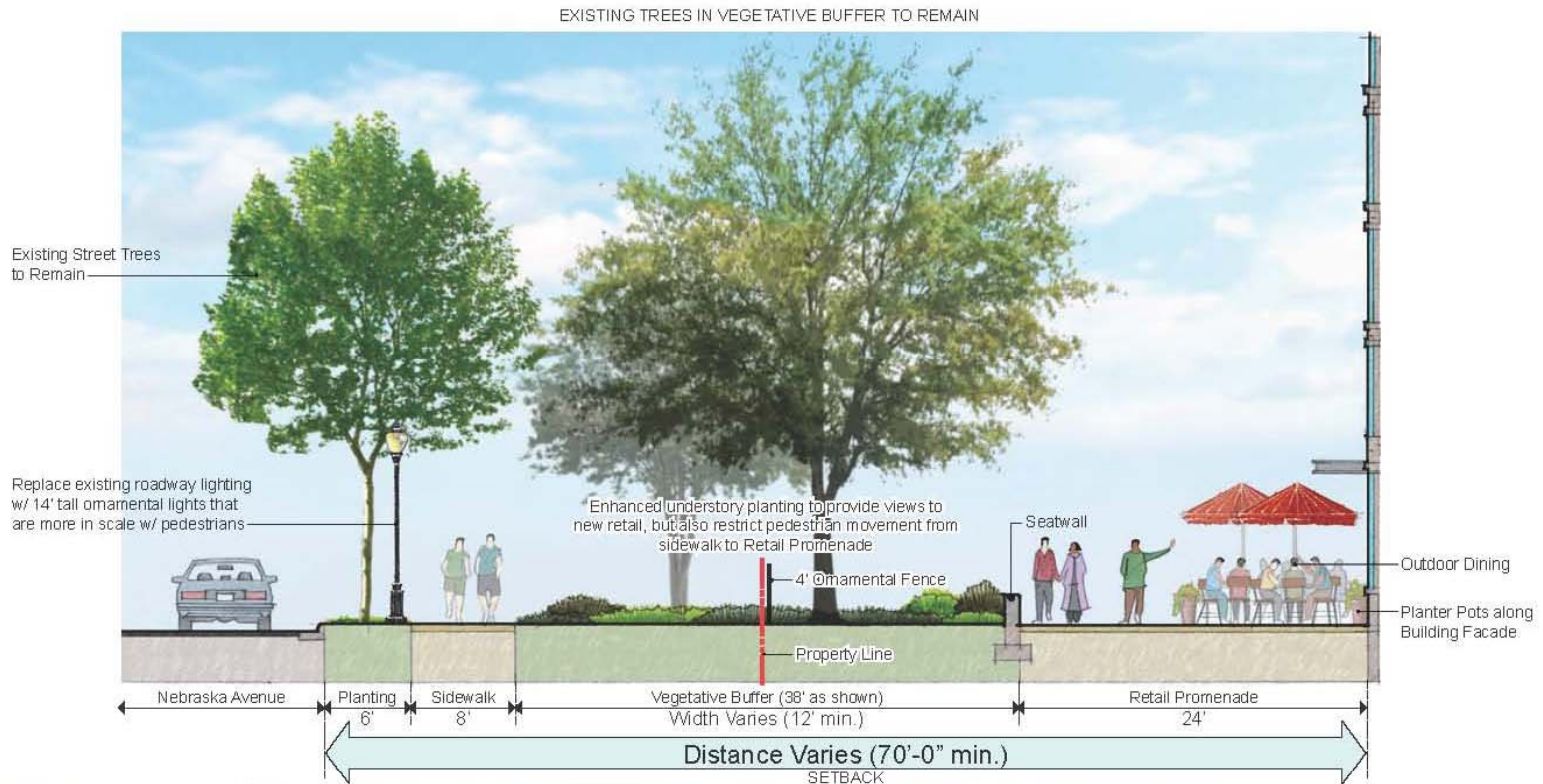
Looking South from behind Ward Circle Building



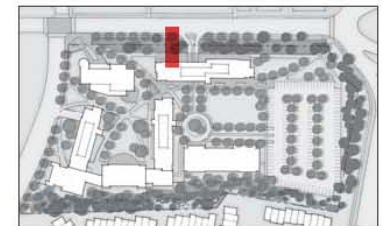


# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – Nebraska Ave. Pedestrian Way Section



Existing Condition



KEY PLAN





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – New Mexico Avenue Perspective



Looking East from Nebraska Avenue Intersection





# AMERICAN UNIVERSITY 2011 Campus Plan

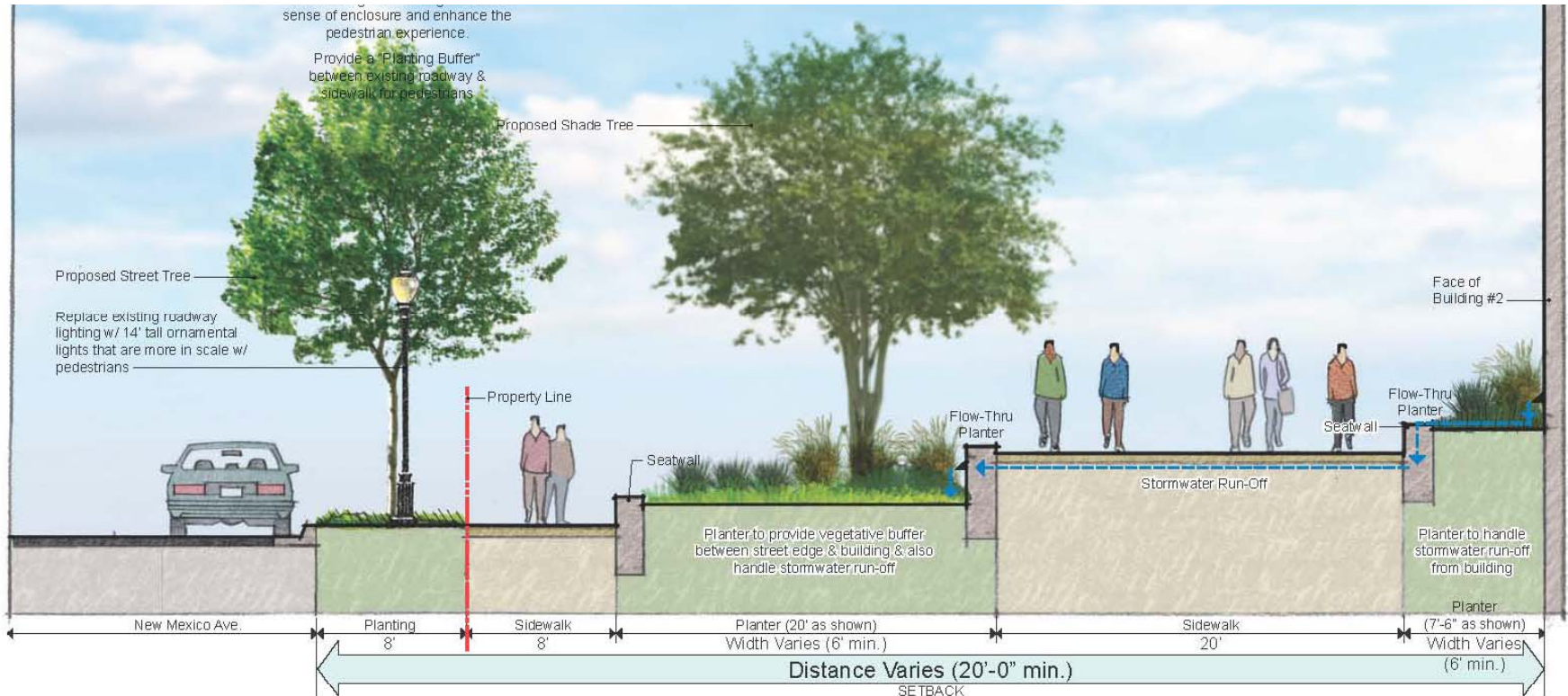
## East Campus – New Mexico Avenue Perspective



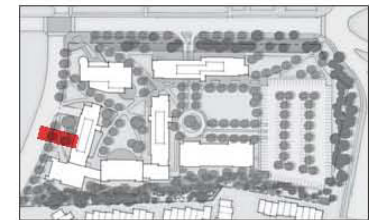
Looking West from Newark Street Intersection







Existing Condition



KEY PLAN



# AMERICAN UNIVERSITY 2011 Campus Plan

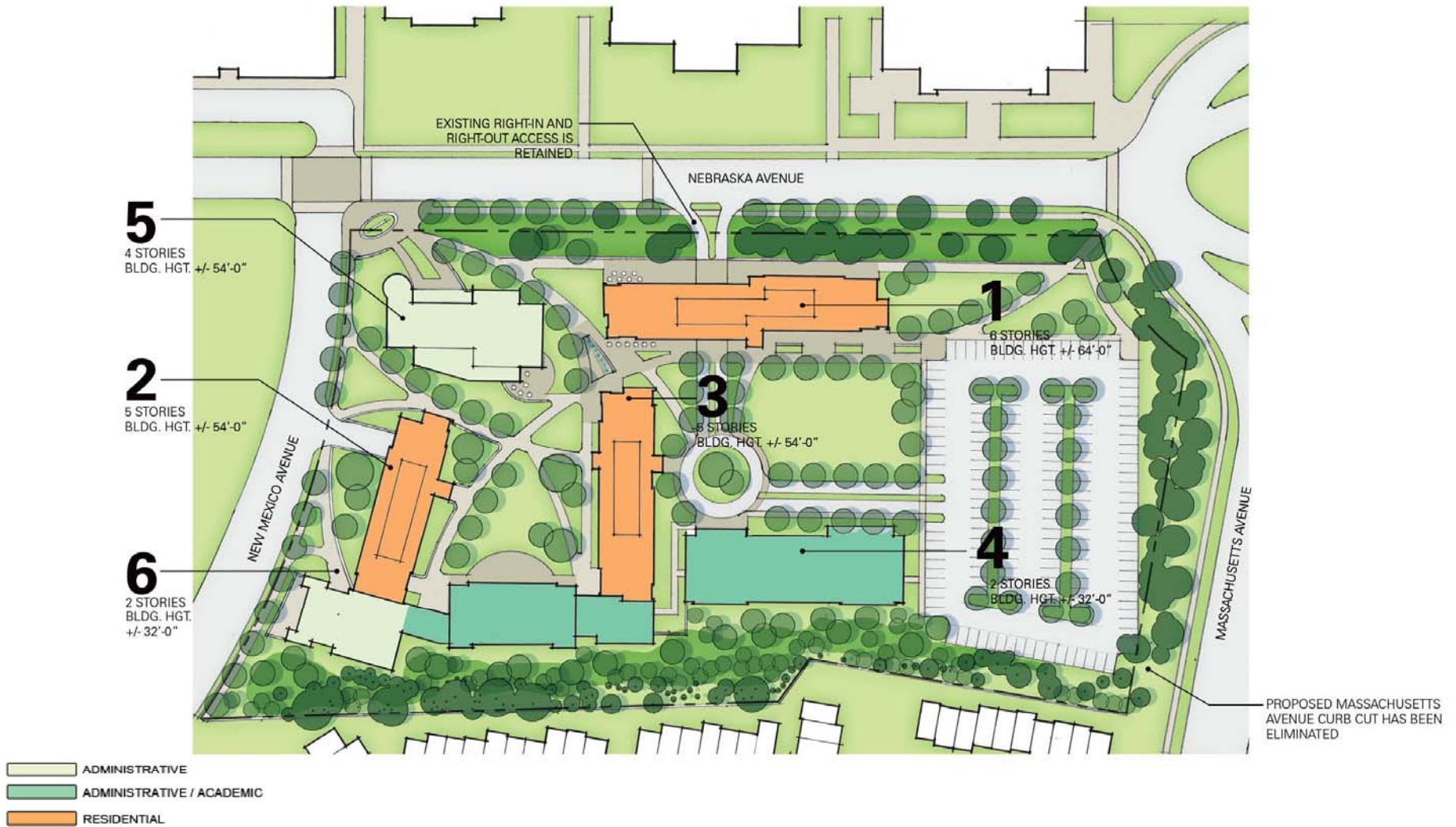
## East Campus – Interior Courtyard Perspective





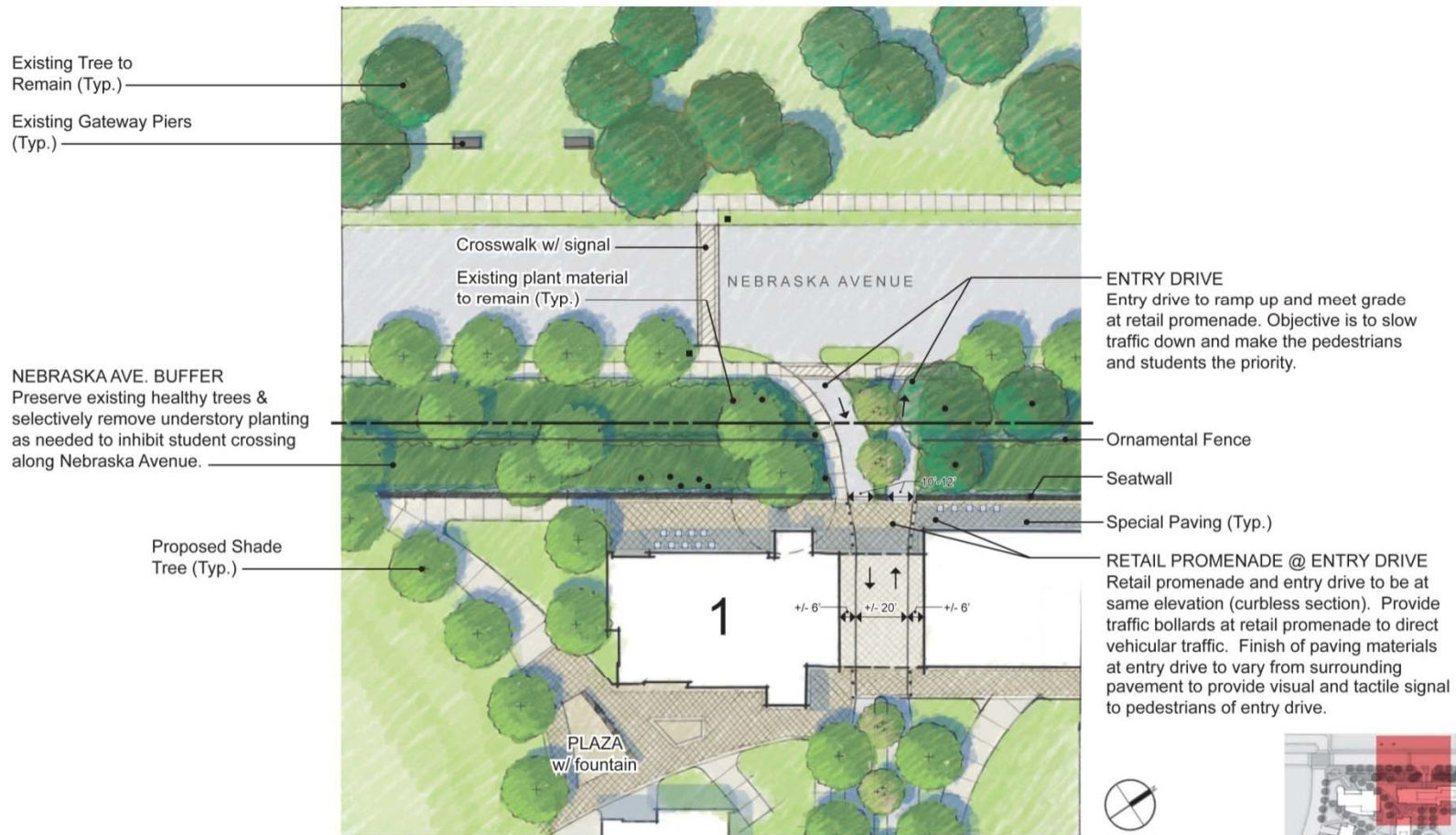


## East Campus – Site Plan





## East Campus – Nebraska Crossing

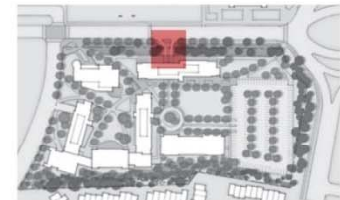
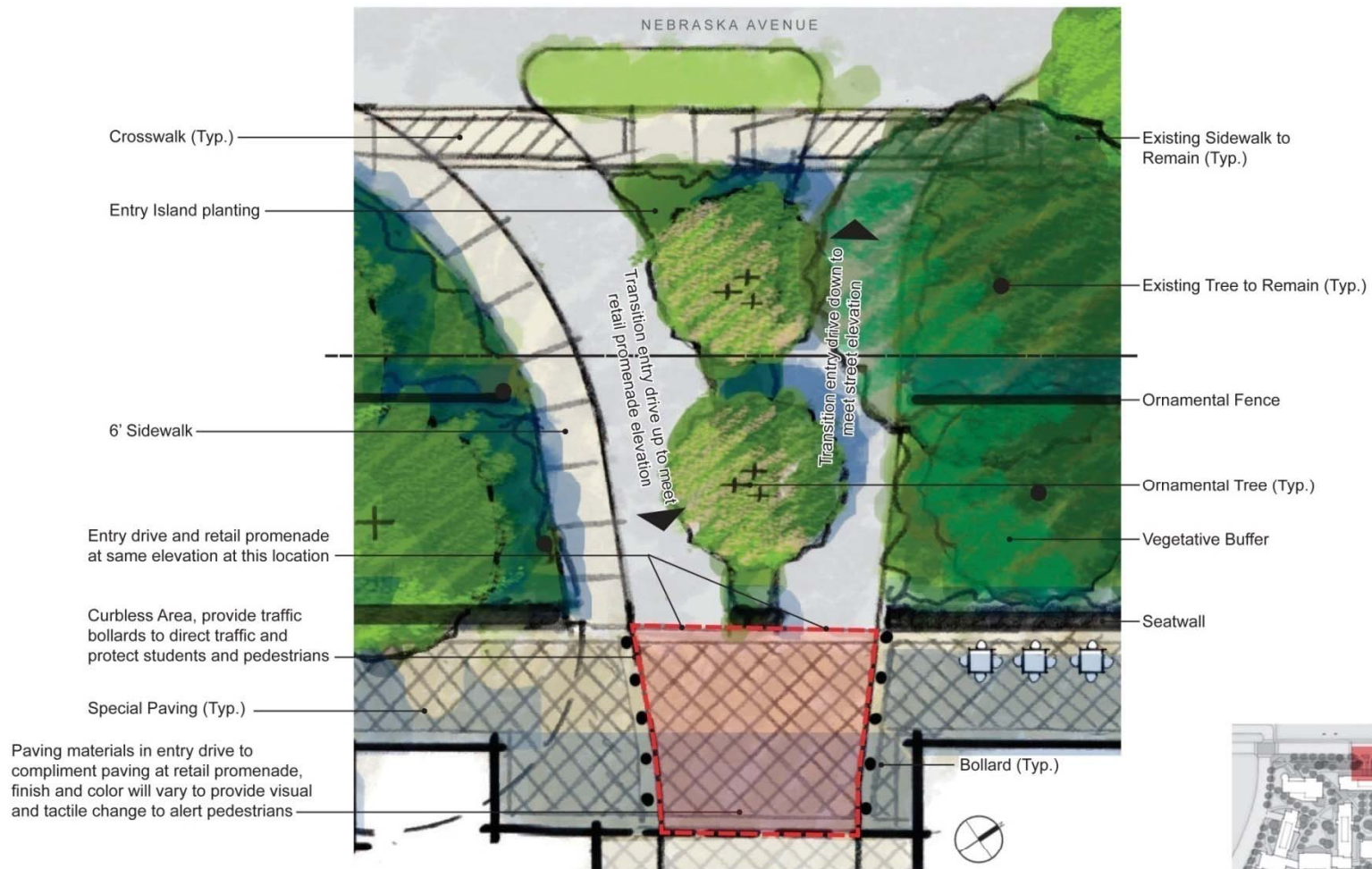


KEY PLAN





## East Campus – Nebraska Crossing

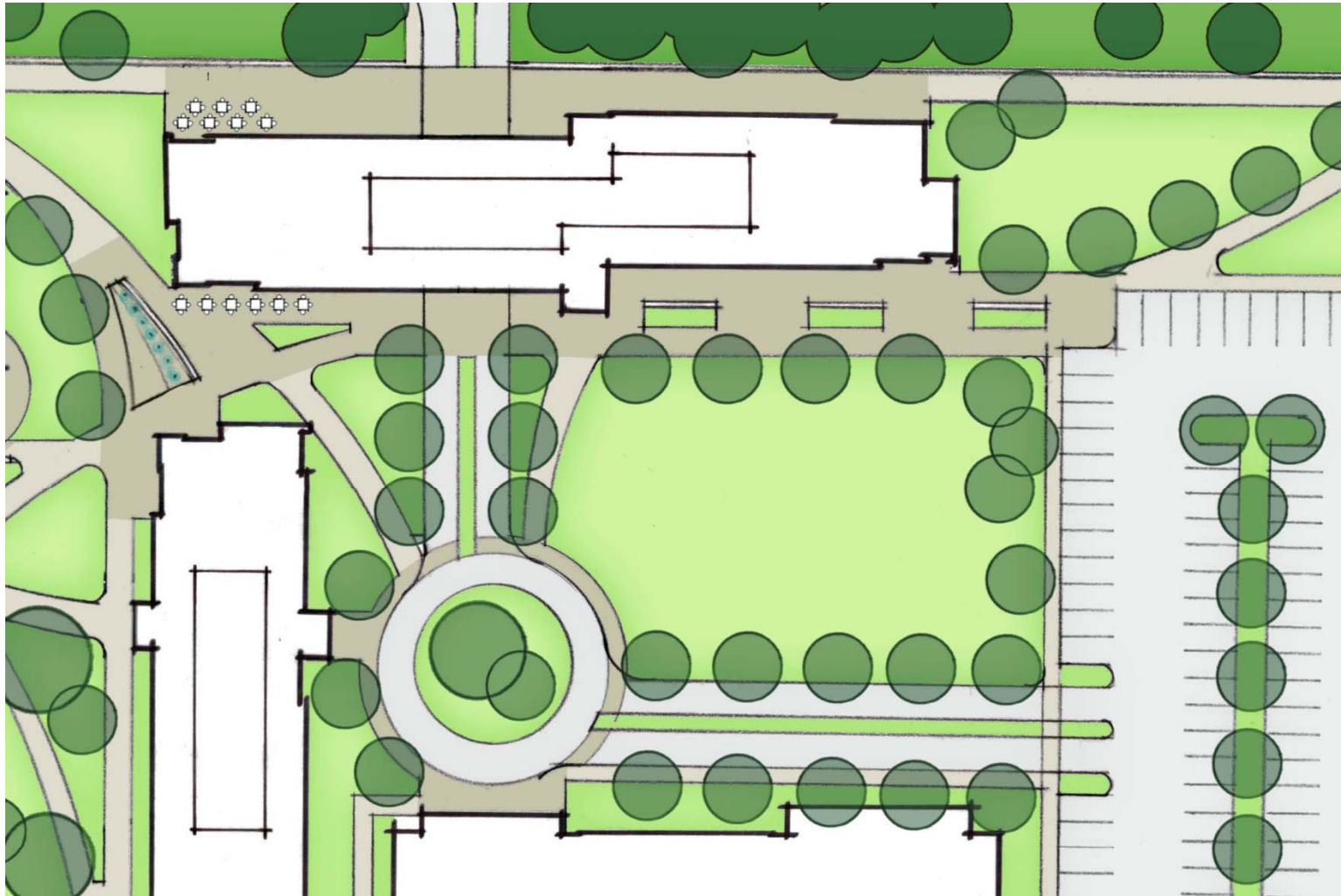


KEY PLAN

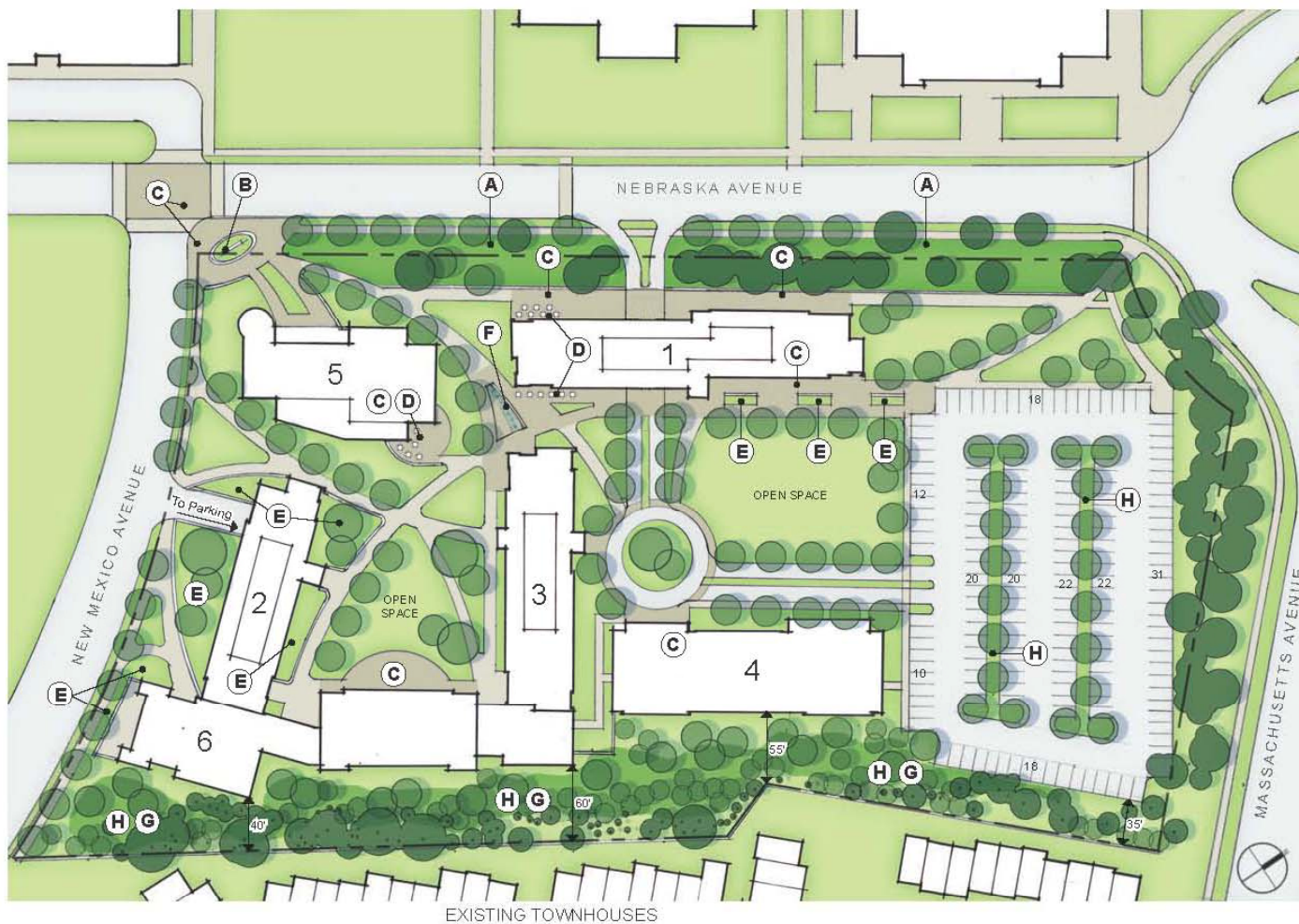
SITE PLAN ENLARGEMENT



East Campus – Quad Detail







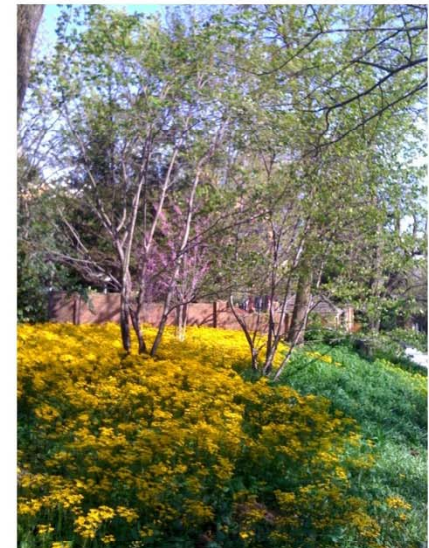
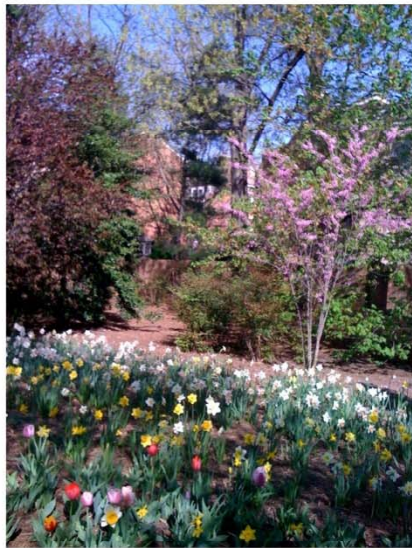
- A NEBRASKA AVE. BUFFER**  
Preserve existing healthy trees & selectively remove understory planting as needed to inhibit student crossing along Nebraska Avenue.
- B CORNER @ N. MEXICO & NEBRASKA AVENUE**  
Provide large open space at corner to make students more visible to vehicle traffic. Also opportunity for American University sign.
- C SPECIALITY PAVING**  
provide at key locations such as intersections, building entrances, outdoor dining, & retail spaces.
- D OUTDOOR SEATING**  
Provide outdoor seating at restaurant & retail spaces to animate & create presence within the landscape.
- E FLOW-THRU PLANTERS**  
Harvest rainwater from the building & the landscape & make sustainability a part of the design.
- F WATER FEATURE**  
Interactive at-grade fountain to provide year long flexibility.
- G WOODLAND BUFFER**  
Existing woodland buffer to remain & enhanced with additional planting & landscape berm. Possible location for cistem.
- H BIORETENTION AREAS**  
Harvest rainwater at parking lot & at woodland buffer. Make sustainability a part of the design.





East Campus – Site Planting

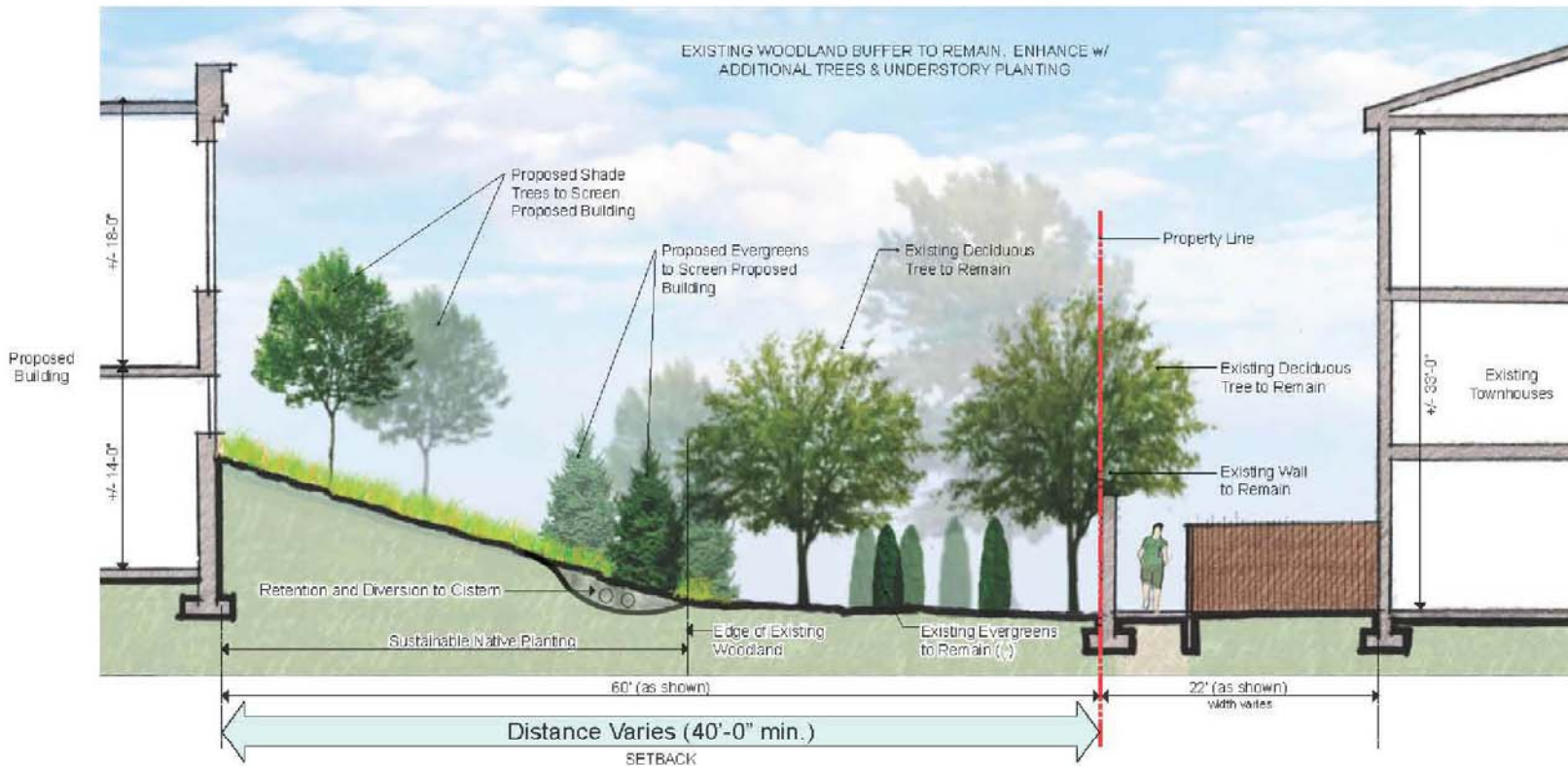
PHOTOS TAKEN APRIL 21, 2011







## East Campus – Woodland Buffer Section



Existing Condition



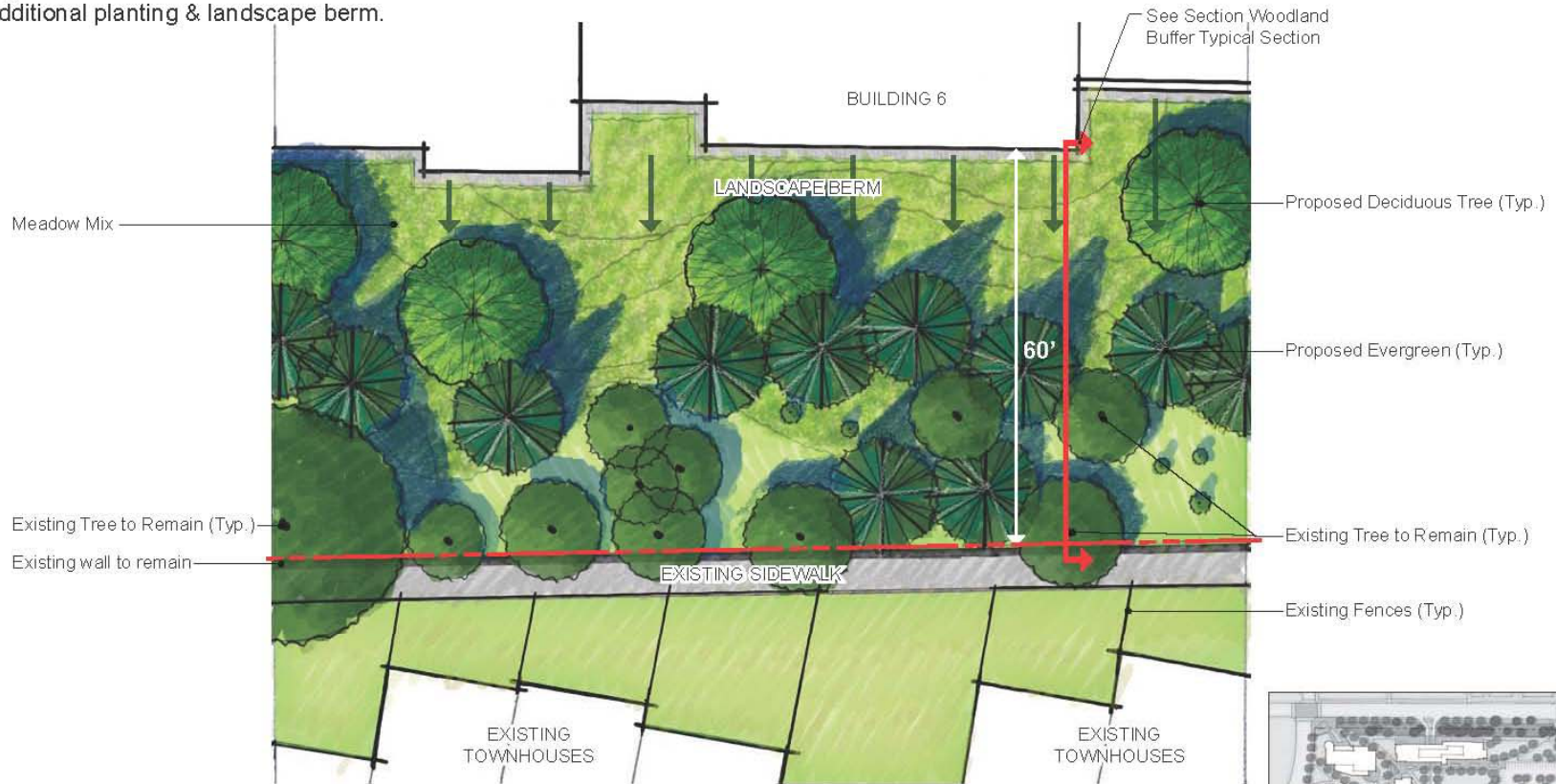
KEY PLAN



## East Campus – Woodland Buffer Plan Enlargement

### WOODLAND BUFFER

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

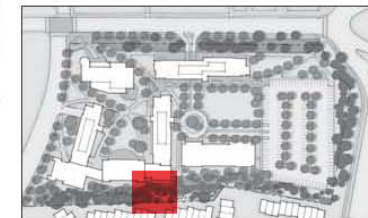


### EXISTING WOODLAND BUFFER

% Deciduous = 48%  
 % Evergreen = 52%

### PROPOSED WOODLAND BUFFER

% Deciduous = 44%  
 % Evergreen = 56%



KEY PLAN





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – View from East at Ground Level











































 AMERICAN UNIVERSITY 2011 Campus Plan  
East Campus – View toward Ward Circle

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# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus





 AMERICAN UNIVERSITY 2011 Campus Plan  
Transportation

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- Trends
- Study Methodology and Findings
- Transportation Demand

## Recommendations

- Overall
- East Campus
- Tenley Campus





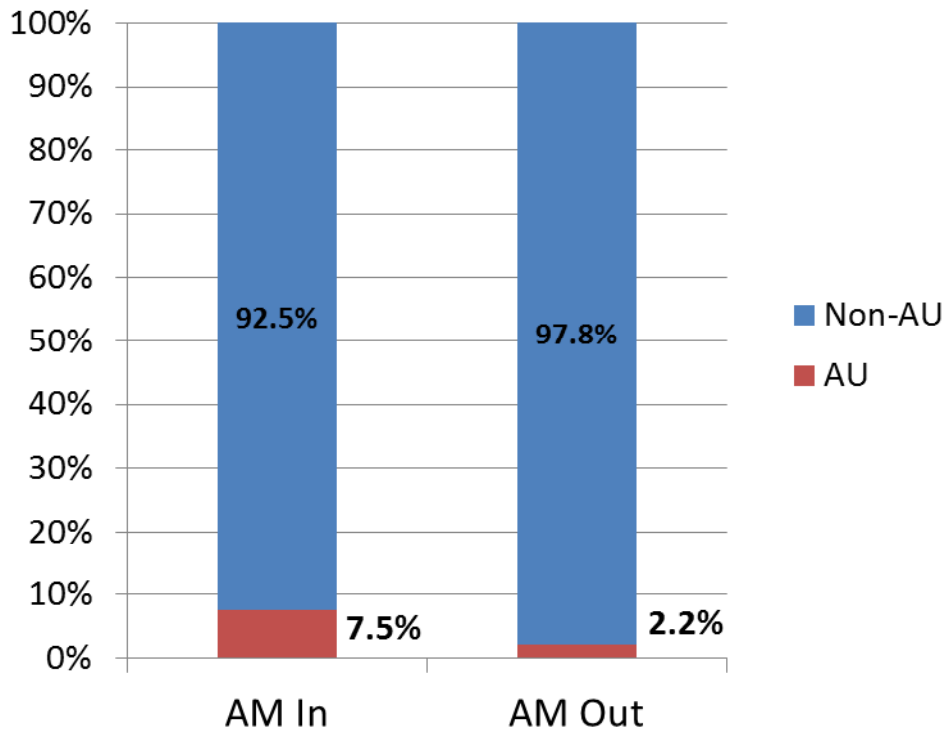


Existing Trip Generation

AM Peak Hour

386 In

77 Out

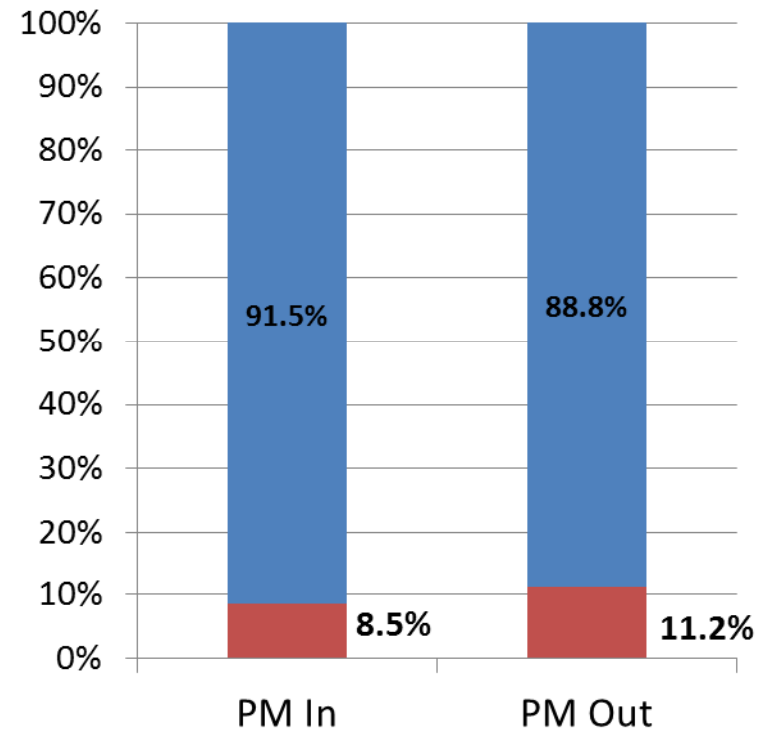


Traffic Adjacent to AU Main Campus

PM Peak Hour

390 In

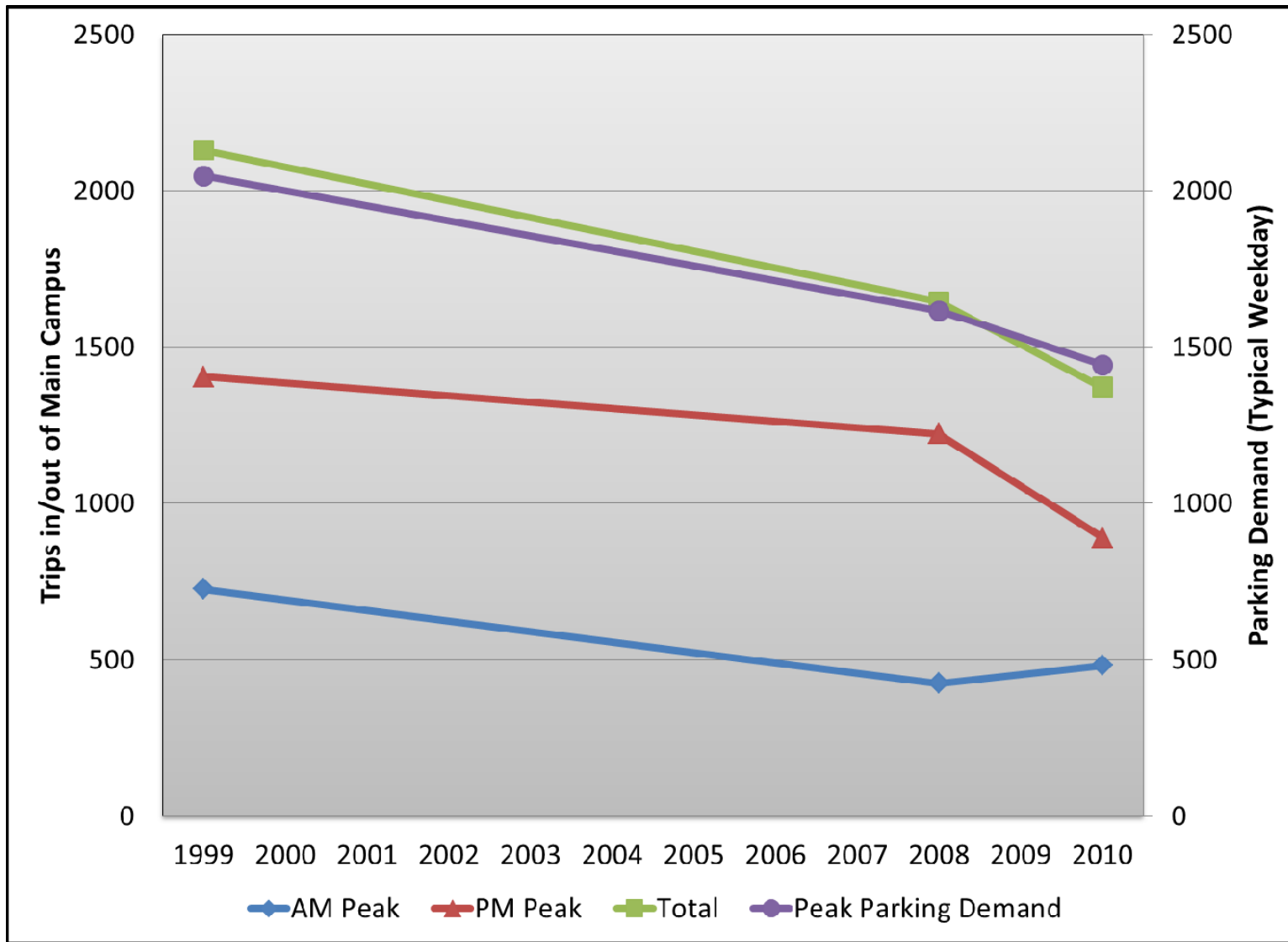
475 Out



Traffic Adjacent to AU Main Campus



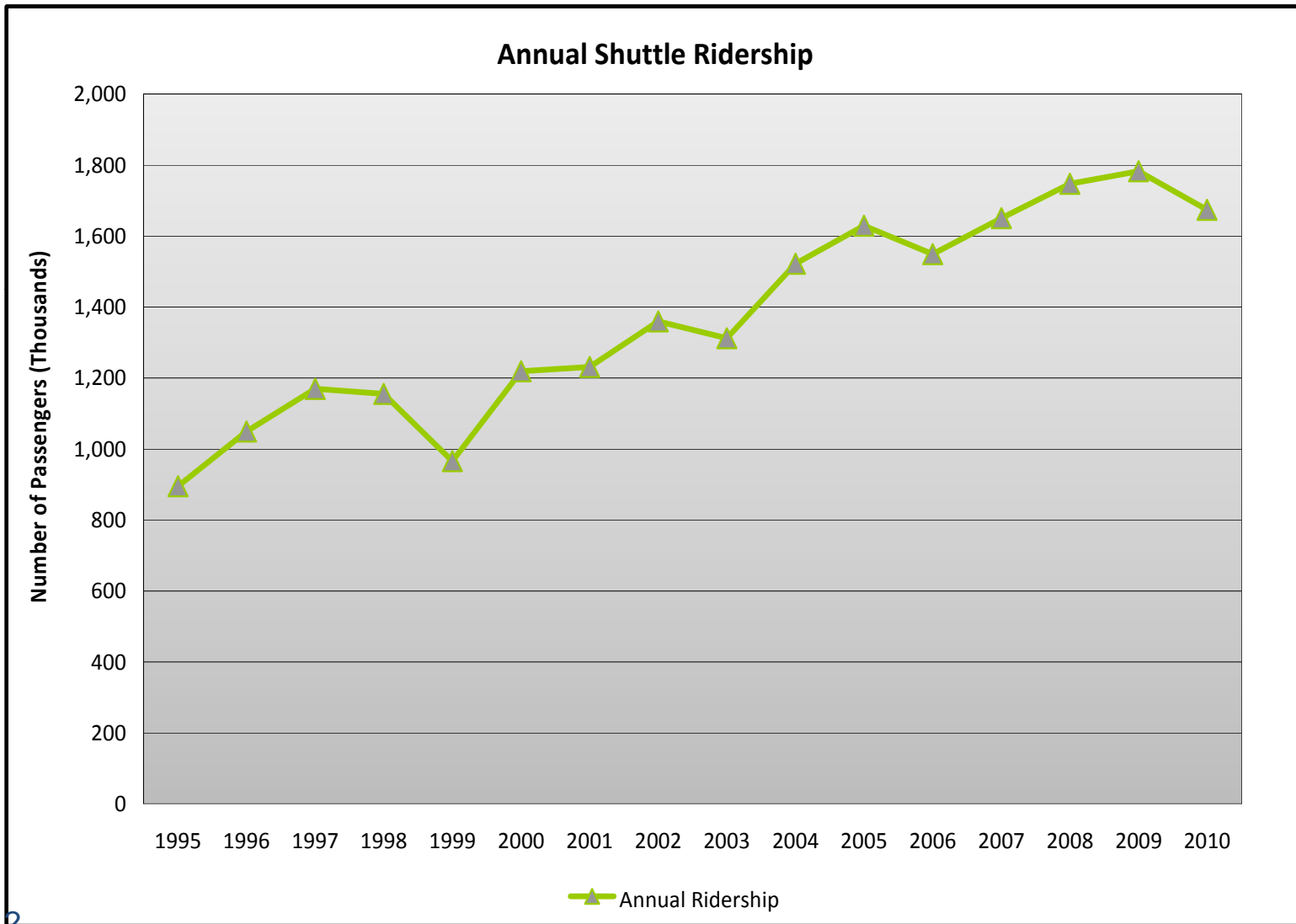
## Main Campus Demand Trends







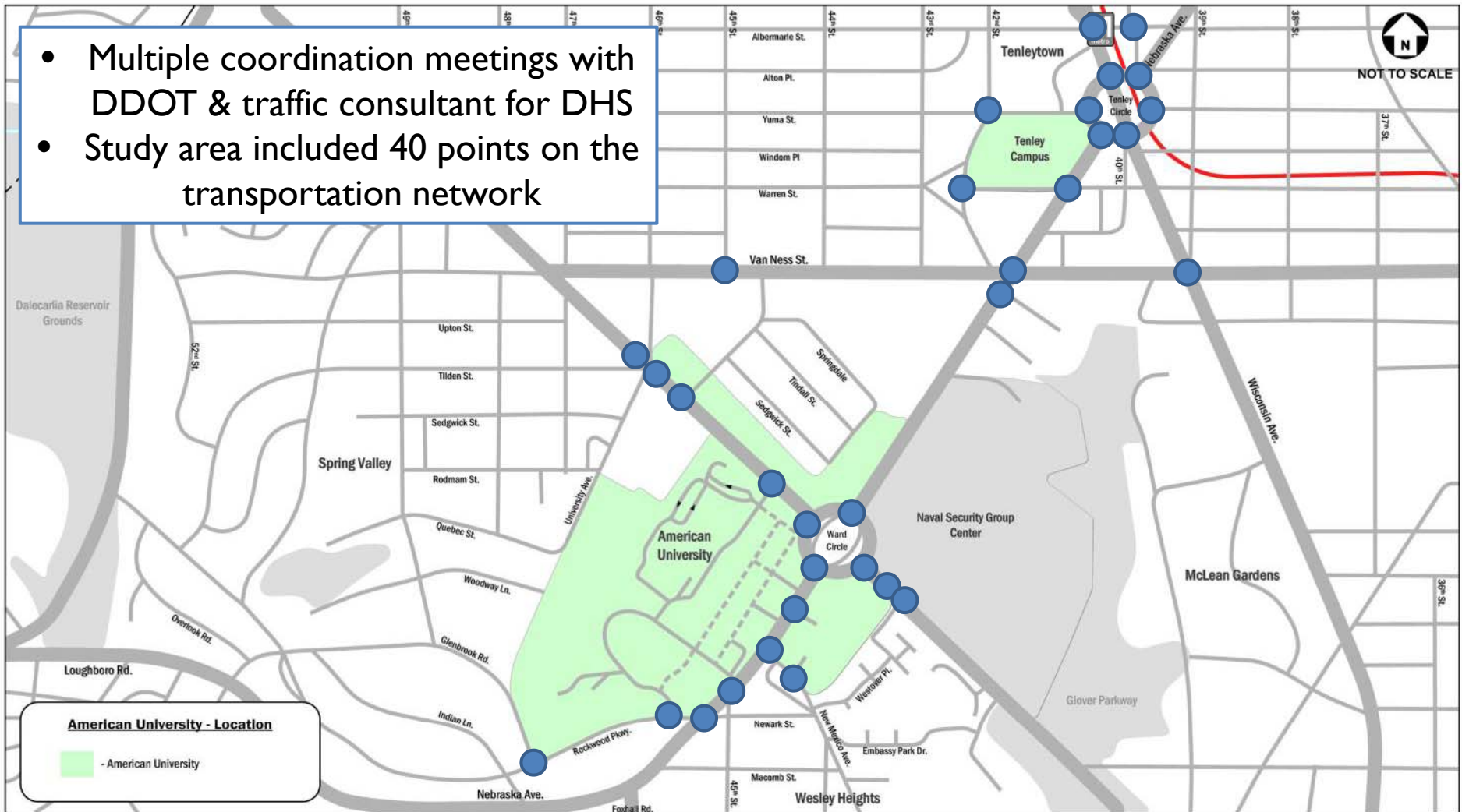
AU Shuttle Ridership Trend



# AMERICAN UNIVERSITY 2011 Campus Plan

## Scope & Methodology

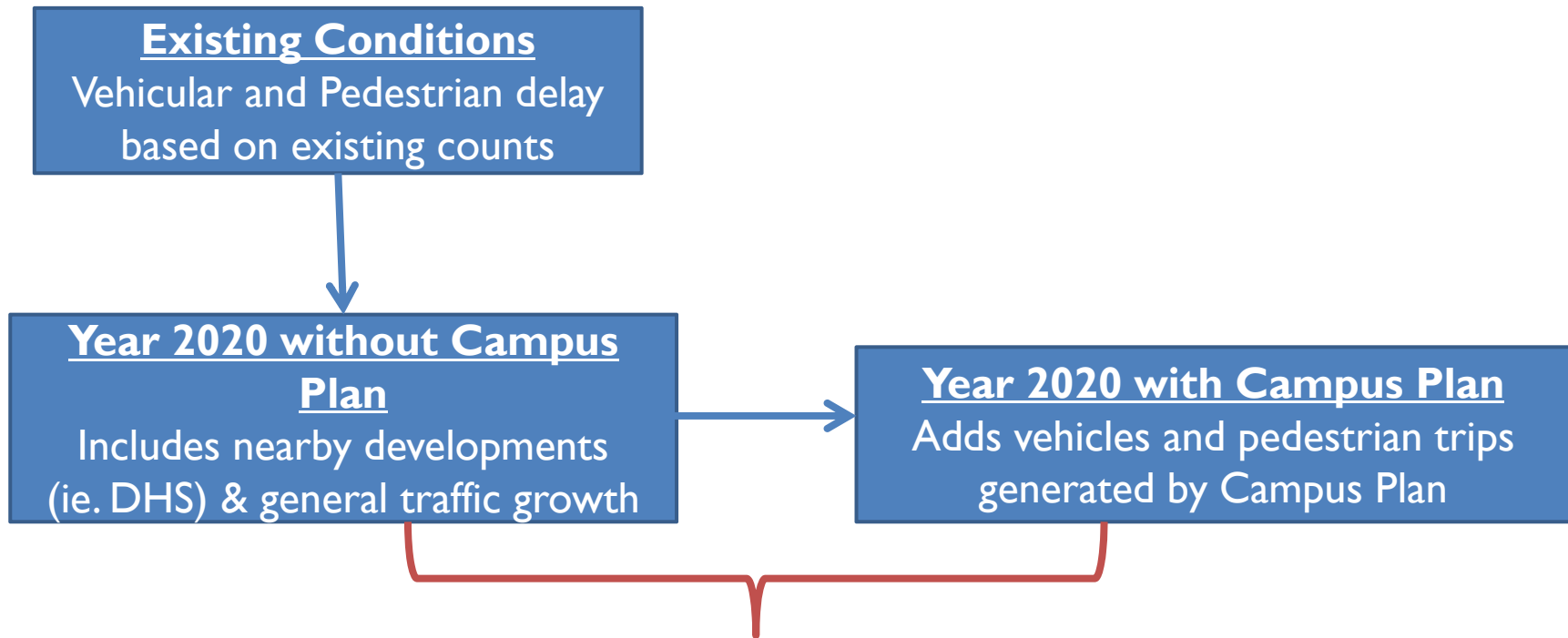
- Multiple coordination meetings with DDOT & traffic consultant for DHS
- Study area included 40 points on the transportation network







Scenarios Studied

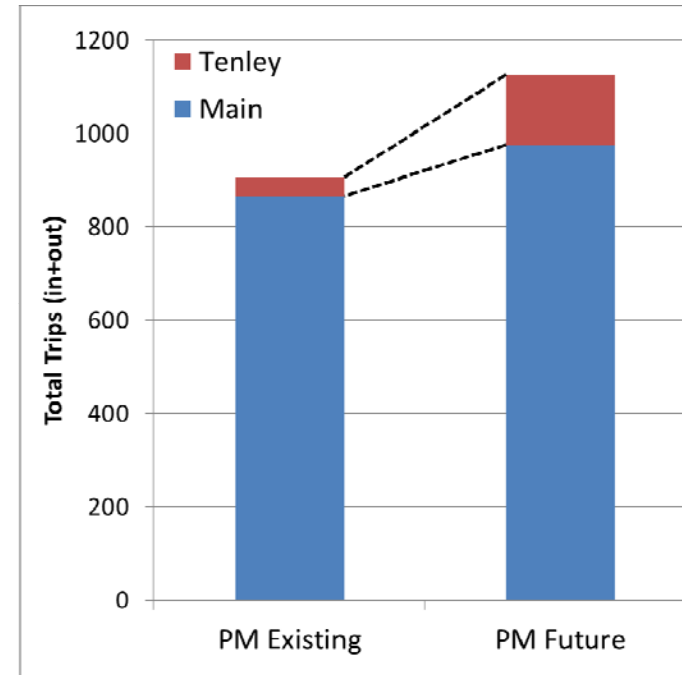
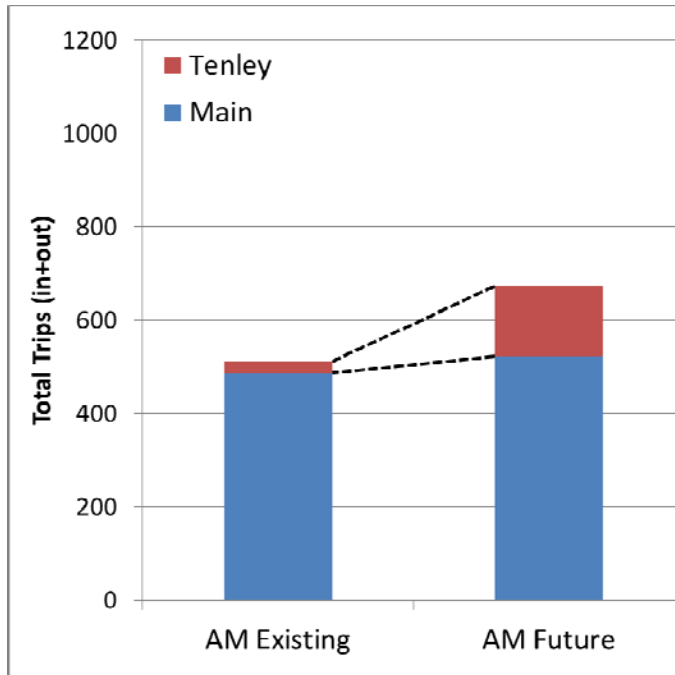


*An adverse impact occurs when delays in the 2020 with Campus Plan scenario are above acceptable thresholds compared to scenarios in the year 2020 without Campus Plan scenario that do not exceed acceptable thresholds*



## Trip Generation

### ▶ Vehicular Trip Generation:



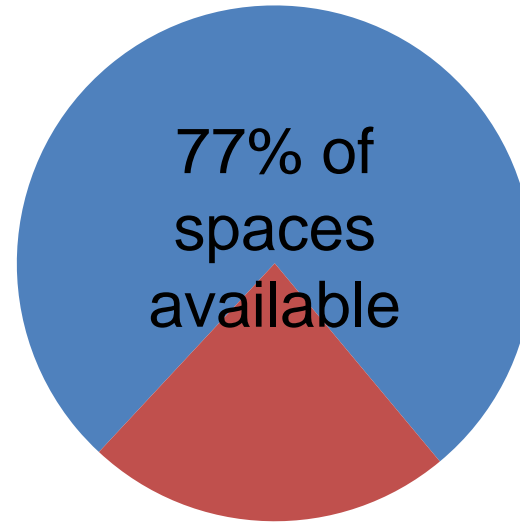
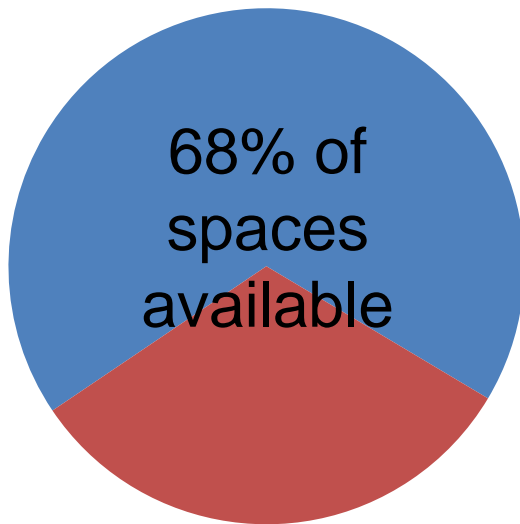
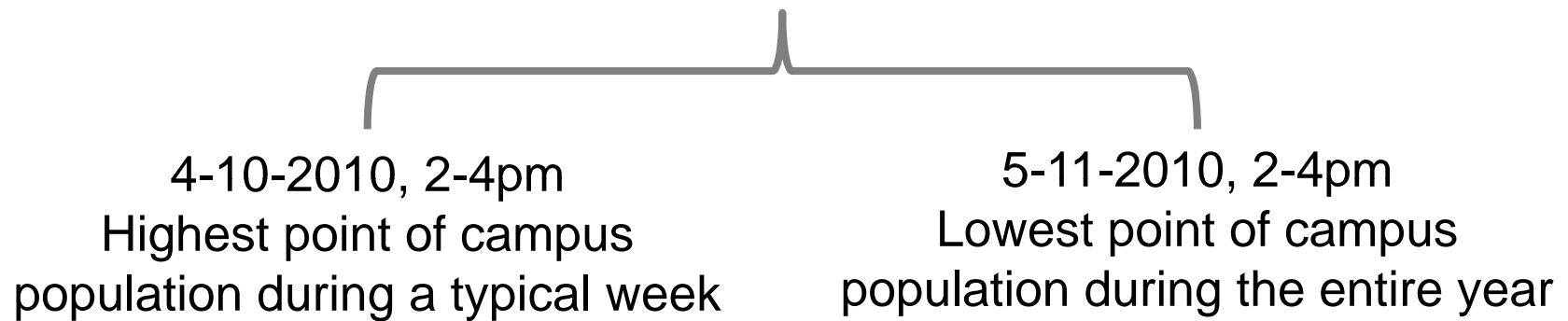
### ▶ Pedestrian Trip Generation:

- ▶ 636 pedestrian trips assigned in AM peak hour (both campuses)
- ▶ 996 pedestrian trips assigned in PM peak hour (both campuses)





Collected parking availability at over 1,500 spaces:





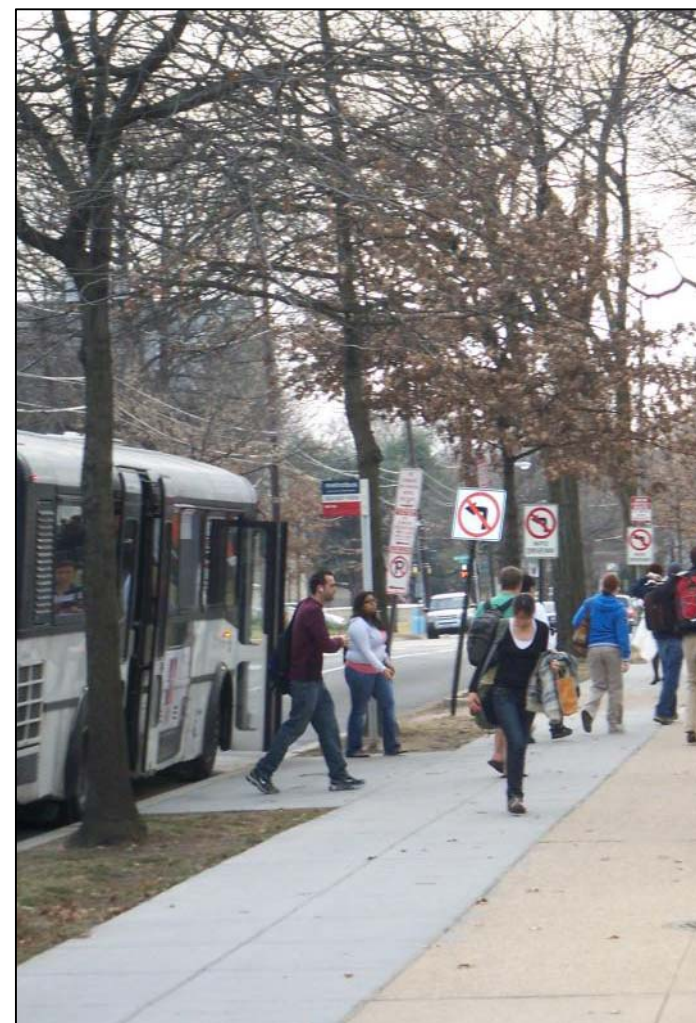
Study Results

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- No adverse impacts
  - Approval of Campus Plan will not cause any intersections to reach unacceptable levels of delay
- Although no mitigation measures required, we still have recommendations for improvements for operations with the Campus Plan
  - Enhancements to alternative modes and TDM.
  - Recommendations to help pedestrian crossings
  - Site design recommendations for new buildings



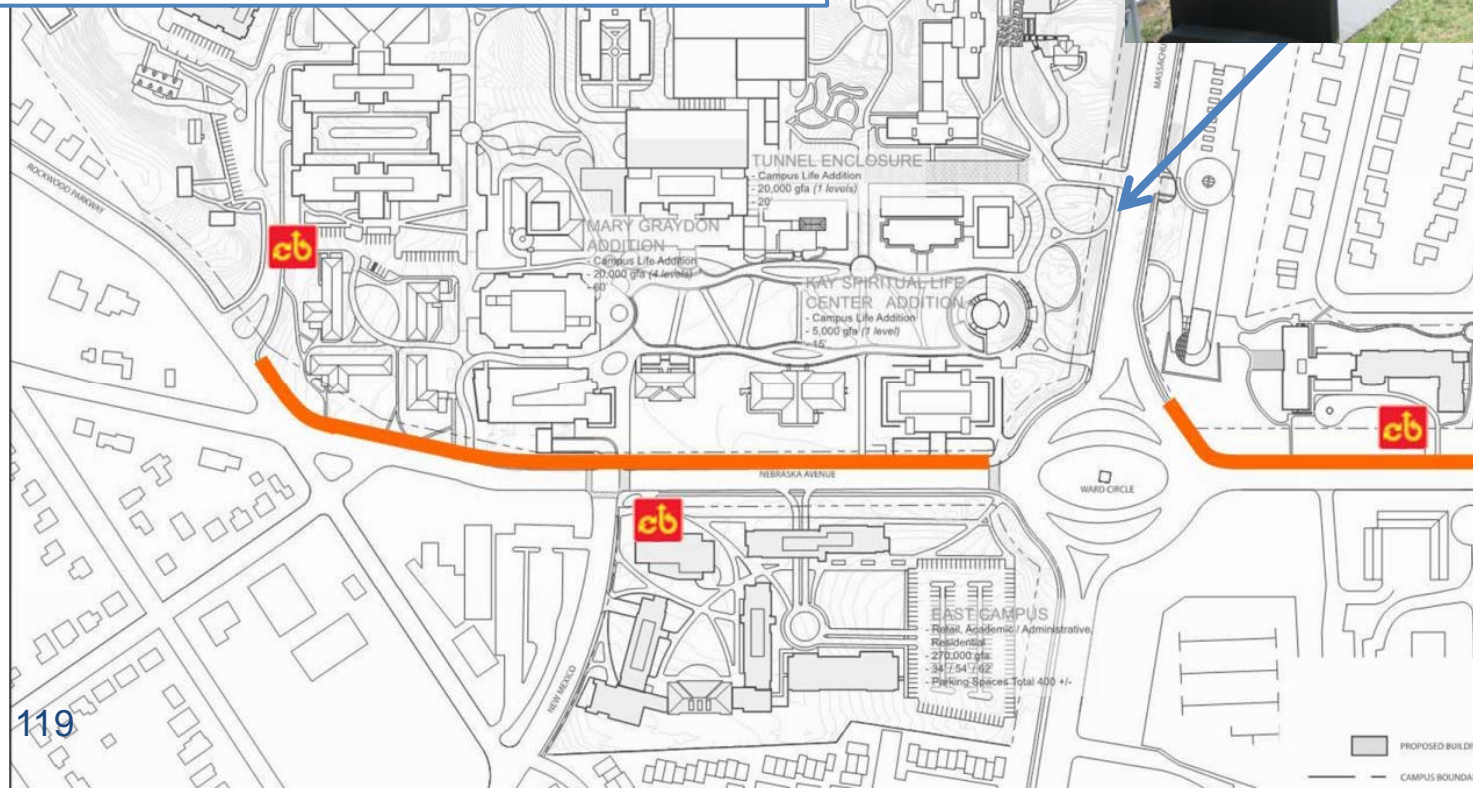
- Maintain and enhance existing programs
  - AU Shuttle
  - Transit benefits
  - Zipcar
  - Bikesharing (Capital Bikeshare & Student-run)
  - Carpooling program
- New programs
  - Monitoring & reporting





## Bicycle Facilities

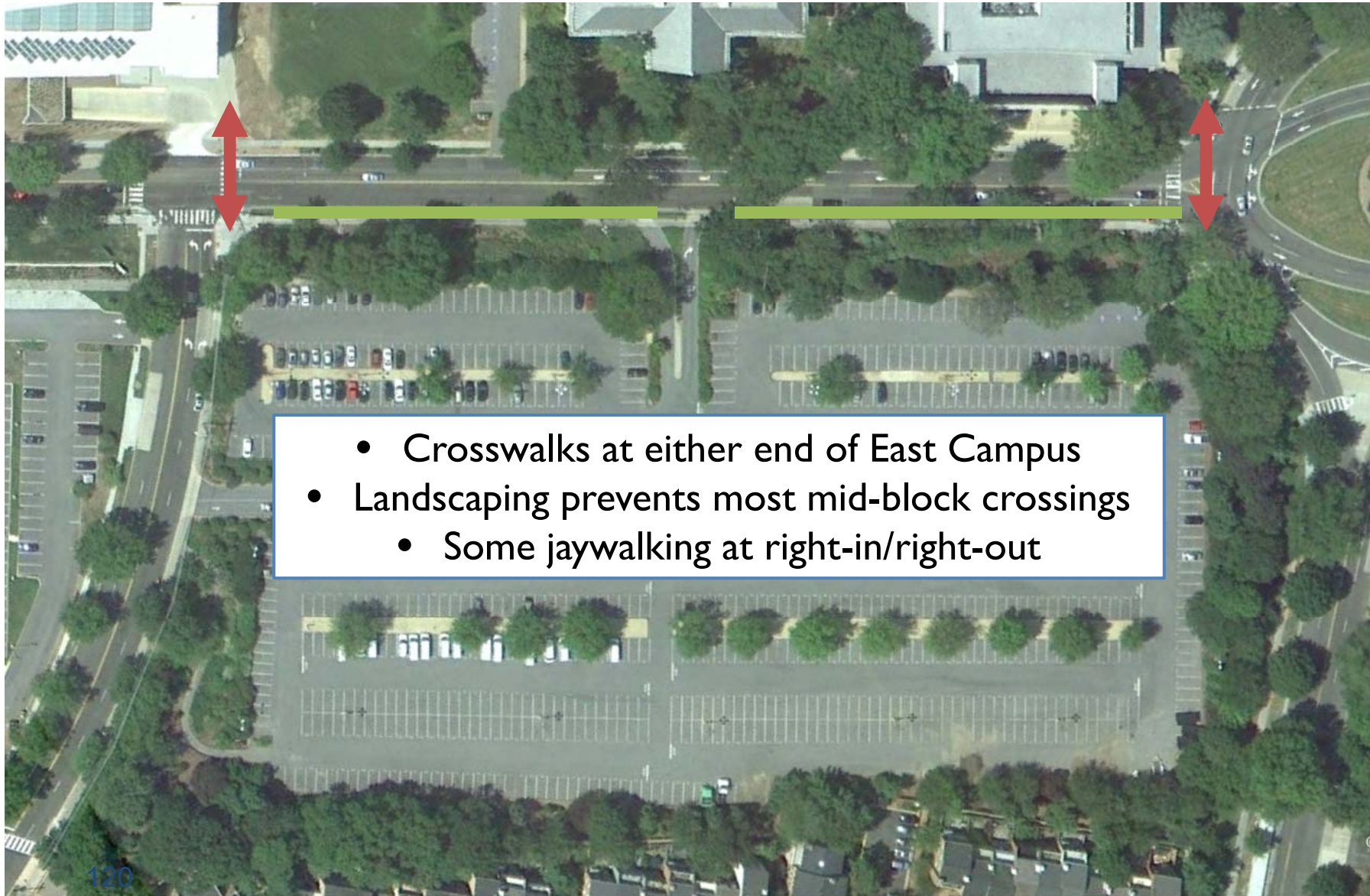
- Help widen sidewalk along northern edge of Nebraska Avenue adjacent to campus
- Provide new long-term and short-term bike parking
- Fund a Bikeshare Station
- Become corporate member of Capital Bikeshare







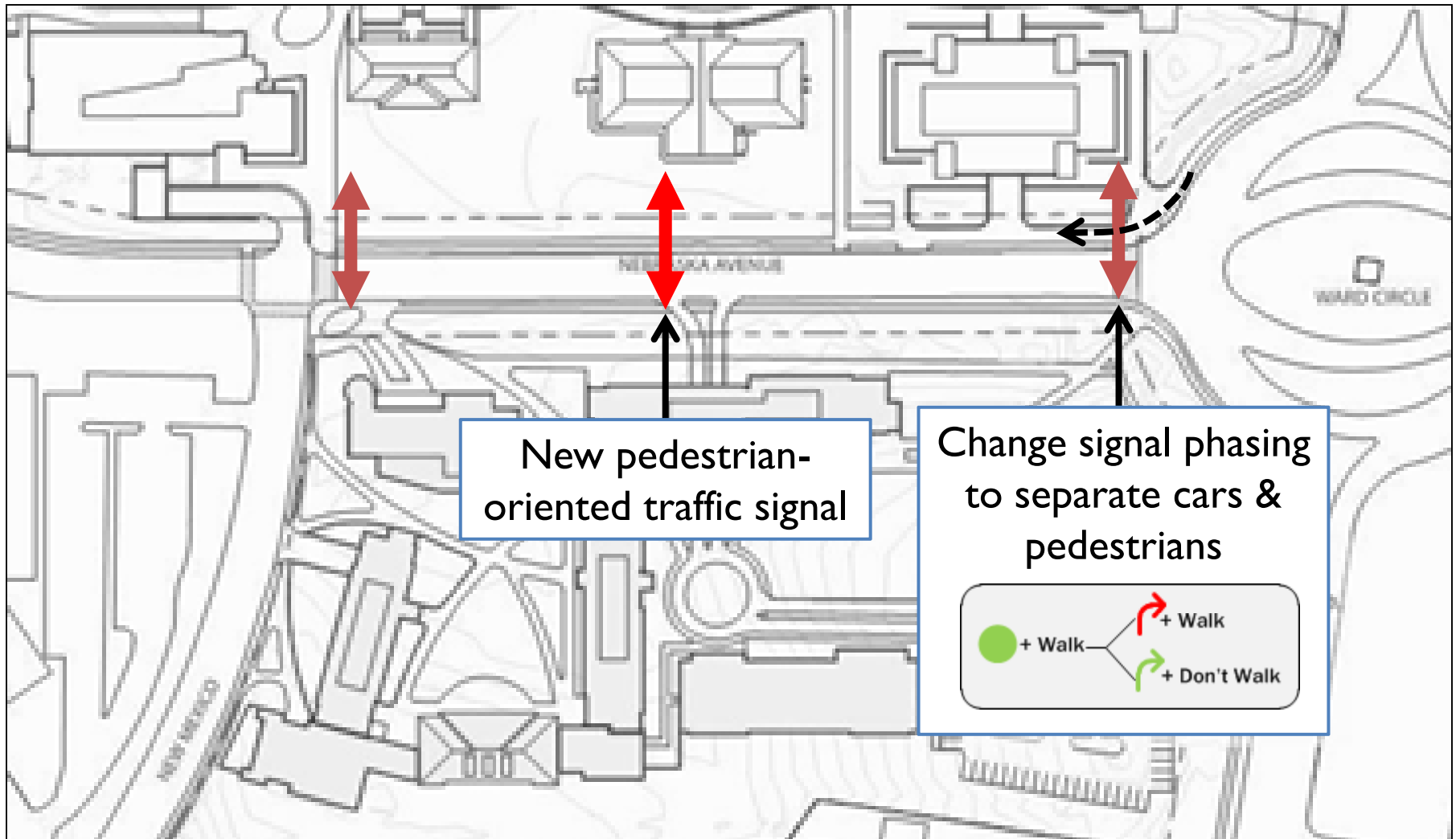
## East Campus - Existing Crosswalks



- Crosswalks at either end of East Campus
- Landscaping prevents most mid-block crossings
  - Some jaywalking at right-in/right-out



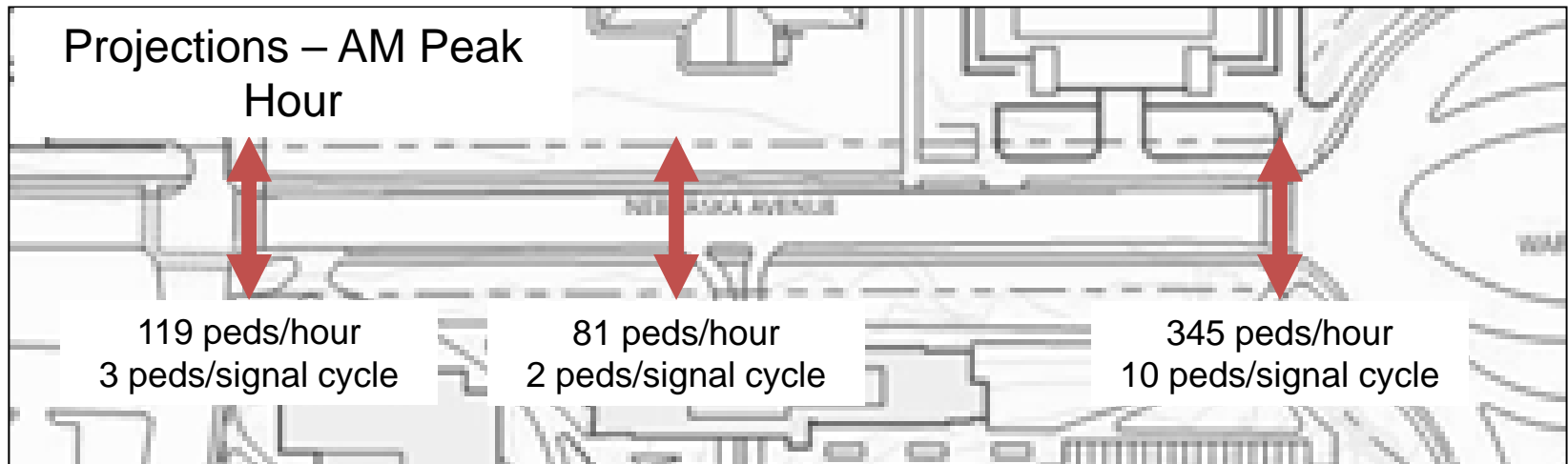
## East Campus - Recommendations







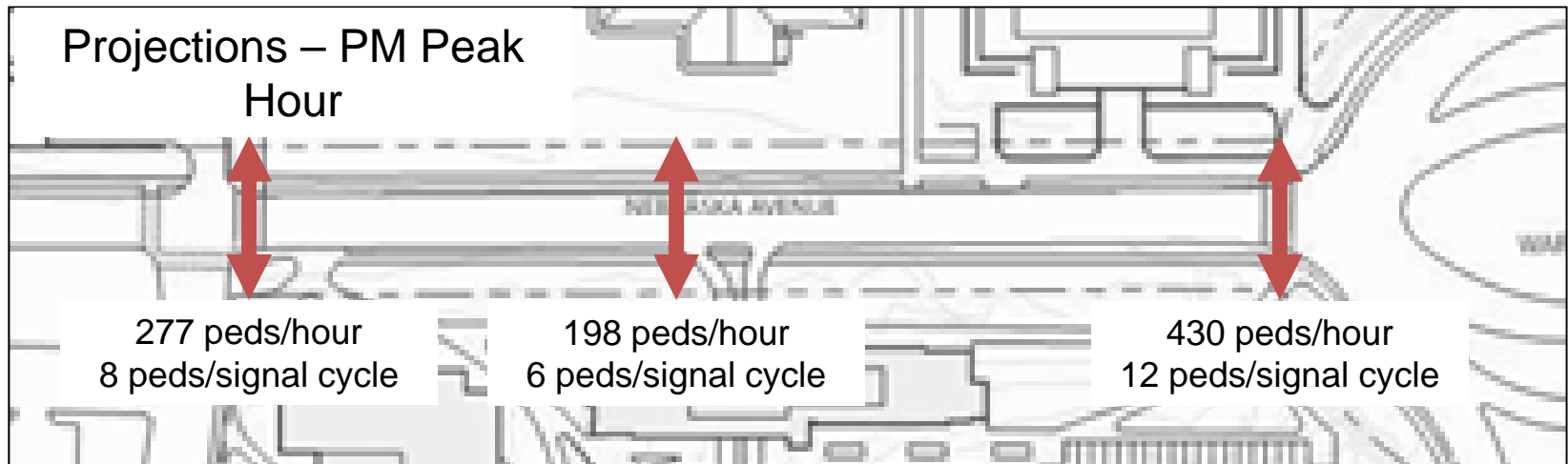
## East Campus – Pedestrian Volumes





# AMERICAN UNIVERSITY 2011 Campus Plan

## East Campus – Pedestrian Volumes







Recommendations – Tenley Campus

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- Parking Garage should be around 400 spaces
  - At the current WCL, 51% of students & 88% of faculty/staff drive
  - Accounting for growth, and assuming reductions in mode split to 40% of students and 75% of faculty/staff driving, a supply of 400 spaces can meet demand on a typical weekday
- Driveway to garage on Nebraska Avenue will not generate adverse impacts

- Campus Plan has many sustainable elements
  - Moving WCL to Tenley Campus and closer to Metro
  - Increasing the amount of students that live on campus
  - Increasing the amount of retail/activity on campus
- All of these elements will reduce vehicular transportation demand and will have a positive impact to the District







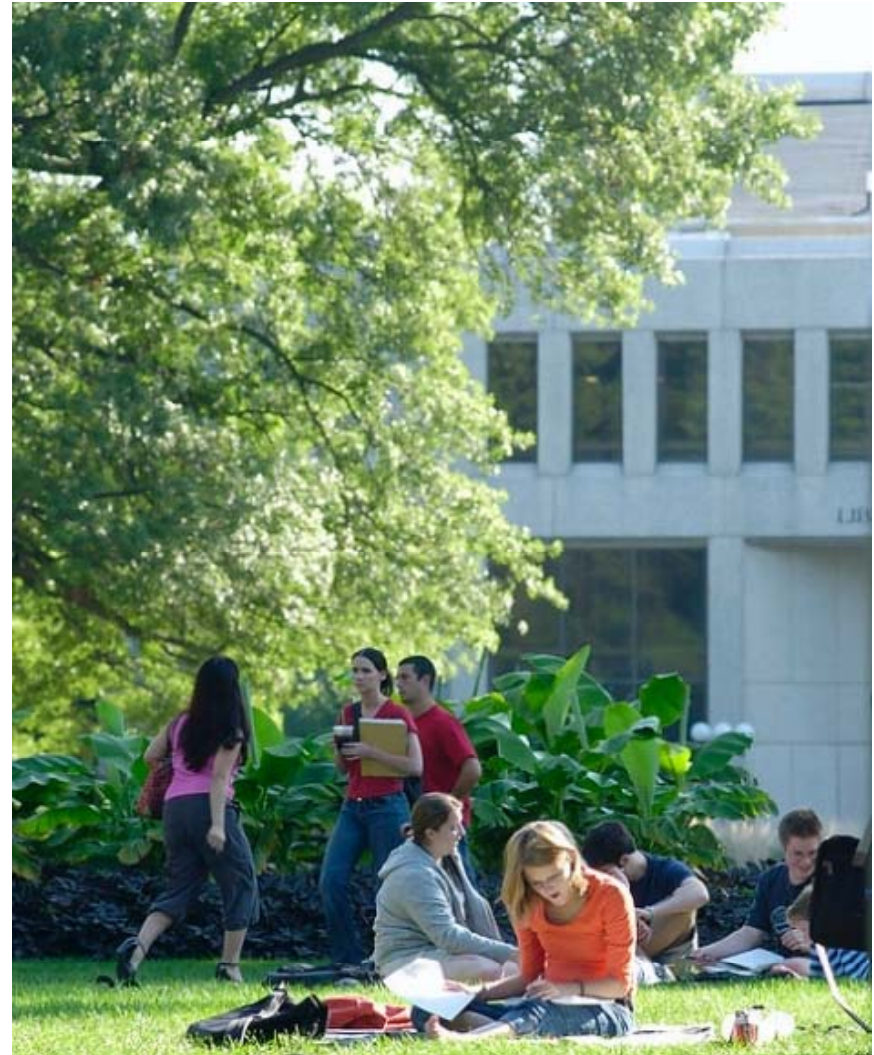
# AMERICAN UNIVERSITY 2011 Campus Plan

## Student Behavior Management





- Expectations clearly communicated
  - In print
  - Online
  - In person
- On-Campus Residential Communities
  - Learning Focused
  - Intentionally designed
  - Staffed by professionals







- **Recent Initiatives**
  - Code of Conduct extended to off-campus behavior
  - Two new staff in Off-Campus Services
  - Community Relations Coordinating Committee
- **Incident Response Mechanism**
  - Investigation
  - Action
  - Follow-Up
- **Consequences**
  - First Violation – Censure
  - Second Violation – Probation
  - Third Violation – Suspension or Dismissal



# AMERICAN UNIVERSITY 2011 Campus Plan

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## Student Behavior Management – Off Campus

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- Planned Enhancements
  - Communicate directly with landlords at start of semester
  - Report to DCRA unlicensed rentals
  - Meet with group houses with members of sports teams, fraternities or other organizations
  - Invite neighbors to discuss AU expectations of students
  - Partner with Student Government Leaders to promote good neighbor relations





 AMERICAN UNIVERSITY 2011 Campus Plan

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