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Attorneys at Law

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202.457.7800
Fax: 202.457.7814

June 21, 2000

'00 JUN 21 P3:10

OFFICE OF ZONING
DISTRICT OF COLUMBIA

BY HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Statement of the Applicant
BZA Application No. 16582
Gallaudet University

Dear Members of the Board:

Enclosed please find 10 copies of the Statement of Applicant for the above-mentioned application. Since the application was filed with the Board, the applicant has made minor revisions to the proposed addition to the Washburn Arts Center. A revised building plat depicting the revised footprint of the Washburn Arts Center is also attached to this letter.

If you have any questions or comments with regard to the Statement of the Applicant, please feel free to call the undersigned at (202) 457-7800.

Sincerely,

Christopher H. Collins

Paul A. Tummonds, Jr.

Enclosures

Cc: Mary Vogel, Office of Planning
ANC 5B

BZA
CASE No. 16582
EXHIBIT No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16582
EXHIBIT NO.23

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of Gallaudet University

BZA Application No. 16582
Public Hearing: July 5, 2000
ANC 5B

DISTRICT OF COLUMBIA
2000 NOV 21 P 3:11

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

This is an application for special exception approval pursuant to Section 210 of the Zoning Regulations for an amendment to the approved Campus Plan and further processing under the amended plan for the construction of a new Student Academic Center (with related additions to the Ely Center), an addition to the existing Washburn Arts Center, and a new grandstand and pressbox/concession stand for the athletic field in an R-4 Zone District at premises 800 Florida Avenue, N.E. (Square 3591, Parcel 141/69).

BZA
CASE No. 16582
EXHIBIT No. 23

II.
Introductory Statement

A. Campus Plan Approval and History

The Gallaudet University Master Plan 1991-2000 was unanimously approved by this Board by bench decision and summary order on June 24, 1992. This approved Campus Plan is valid for a period of 10 years from the date of the final BZA Order, or until July 10, 2002. (See Exhibit C).

The Campus Plan approved by the Board in 1992 indicated that the Hughes Gym, measuring 51,856 square feet, would be demolished and replaced by a new School of Management building measuring approximately 50,000 square feet. The Hughes Gym has been demolished and will be replaced instead by the Student Academic Center. The student demand

for business education programs has not risen to the level of a need for a separate building, as previously anticipated. As a result, other academic concentrations have become more in demand, resulting in a need for a more general academic building.

The approved Campus Plan envisioned the construction of a ramping system to improve accessibility for disabled persons to the Washburn Arts Center and did not address an addition as proposed in this application and discussed further herein. There has been an increase in demand for fine arts programs, resulting in a need for suitable space that is already housed elsewhere on campus. The Campus Plan also did not include any proposed modifications to the bleachers that presently exist on the west side of the athletic field. The current bleachers are inadequate to meet the needs of the current University population.

B. Description Of The Proposed Construction and Addition.

Student Academic Center

The proposed Student Academic Center will be located on the portion of campus that previously was occupied by the Hughes Gym. As discussed above, the Hughes Gym has been demolished to allow for the construction of the Student Academic Center. The Student Academic Center will contain new state-of-the art classrooms and a multi-media center, and will house the School of Undergraduate Studies. This building will consist of approximately 53,138 square feet of gross floor area. Plans depicting the new Student Academic Center are attached as part of Exhibit D. These plans show the areas to be devoted to academic use, as well as the areas available to students and faculty to study and socialize, including a new coffee bar area and study lounge that are designed to be open and inviting. The exterior of this new building has been designed so as to be in harmony with the surrounding buildings on campus.

In conjunction with this construction, minor additions will be made to the adjacent Ely

Center Student Union Building. These additions include minor fenestration work and enhancements of entrances to the building. In total, only 740 square feet of gross floor area will be added to the Student Union Building.

Washburn Arts Center

This application also seeks approval of an addition to the existing Washburn Arts Center. The proposed addition will consist of 11,500 square feet of gross floor area. The addition will provide a remodeled entrance to the building, additional classrooms, studio space and office space. This new space is necessary to satisfy the increased demand that has been placed on the University's fine arts program, especially the graphic design program. Plans for the proposed addition are attached as part of Exhibit D.

Athletic Field Pressbox/Concession Stand

The final component of this application is the request to replace the existing bleachers on the west side of the athletic field with a grandstand that includes a pressbox and concession stand. The proposed grandstand will have a maximum height of 35 feet 10 inches from grade to its highest point and will consist of 725 square feet of gross floor area, as shown in Exhibit D. The grandstand will include replacement bleachers and will be constructed of brick that will be complementary to the existing architectural treatment of the surrounding campus buildings and structures.

III.
Jurisdiction of the Board

This Board has jurisdiction pursuant to Sections 3104 and 210 of the Zoning Regulations to approve the requested special exceptions for the Campus Plan. Uses that are permitted by special exception are presumed to be appropriate for the applicable zoning district as long as certain conditions are satisfied. In considering special exception applications, the Board must

consider only whether the relevant conditions and special exception criteria have been met. If the applicant meets its burden, the Board must ordinarily grant the application. First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 965 (1981); Stewart v. District of Columbia Board of Zoning Adjustment, 305 A.2d 516, 518 (1978).

IV.

Gallaudet University Qualifies as a University

Gallaudet University is a private educational institution chartered by the United States Congress in 1864 to serve the needs of the hearing impaired. As a University, Gallaudet is eligible to apply for a special exception under Section 210 of the Zoning Regulations.

V.
Exhibits in Support of Application

Exhibit A: Portion of the Sanborn Atlas showing the subject site outlined in red.

Exhibit B: Portion of the zoning map showing the subject site outlined in red.

Exhibit C: BZA Order No. 15671, approving the Gallaudet University Master Plan for a 10 year period from July 10, 1992 – July 10, 2002

Exhibit D: Set of architectural drawings for the new Student Academic Center, addition to the Washburn Arts Center and new grandstand and pressbox/concession stand for the athletic field.

Exhibit E: Compilation of campus-wide gross floor area and FAR.

Exhibit F: Aerial photograph of campus.

Exhibit G: Outline of testimony of Dr. I. King Jordan, President, Gallaudet University.

Exhibit H: Outline of testimony of Mr. John Baxter, Architect, Einhorn, Yaffe, Prescott

Exhibit I: Letter dated March 17, 2000 from the Gallaudet Community Relations Council supporting the application.

VI.
Gallaudet University Complies
With The Requirements Of Section 210

In all respects, the application fully complies with Section 210 of the District of Columbia Zoning Regulations. The specific zoning requirements are addressed in detail below.

A. Section 210.2 - The proposed construction and additions are not likely to become objectionable to neighboring properties because of noise, traffic number of students or other objectionable conditions.

No objectionable conditions to neighboring properties will occur as a result of the proposed construction of the new Student Academic Center Building, grandstand adjacent to the athletic field or the addition to the Washburn Arts Center. The new Student Academic Center Building is centrally located on the campus, and is being constructed to provide state-of-the-art facilities for the existing student and faculty population. Similarly, the addition to the Washburn Arts Center, in the northwest part of the campus adjacent to the former Hamilton Junior High School Property, will provide needed space for fine arts classrooms and support space and a more updated and inviting entrance to the building.

The proposed grandstand adjacent to the new Student academic Center and athletic field will not cause any objectionable conditions to the neighboring properties that line West Virginia Avenue, N.E. The athletic field will not be lighted at night. The existing bleachers are inadequate, and the new grandstand is intended to accommodate the current student and faculty population that attends home football games and other field events.

There will be no increase in the number of students on the Gallaudet University Campus as a result of this application. After construction is completed, there will not be any increase in the amount of noise that will come from the campus. Similarly, since these buildings are to be

used by the existing student and faculty population and no increase in the number of students or faculty is expected, there will be no increase in the amount of traffic to the campus as a result of these additions.

B. Section 210.3 - The proposed construction will generate only a minimal increase in the total FAR of the campus and will remain well below the 1.8 FAR permitted by the Zoning Regulations.

The University occupies 99 acres of land totaling 4,312,440 square feet. The existing FAR for the entire campus, including the C-M-1 portion on the west side of the campus, is approximately 0.564. With the inclusion of the proposed construction, the overall FAR will increase to 0.579. This amount is well within the FAR limitation of 1.8 for universities in the R-1 through R-5-B residential zones imposed by the Zoning Regulations.

C. Section 210.4 - Gallaudet University has filed with this Board its long range plans for developing the campus as a whole, showing the location, height and bulk where appropriate, of all present and proposed improvements, including but not limited to buildings, parking and loading facilities, screening, signs, streets and public utility facilities, athletic and other recreational facilities and a description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.

In Order No. 15671, this Board previously approved the Gallaudet University Master Plan 1991-2000, effective until July 10, 2002. See Exhibit C. This application seeks slight modifications to that plan, as further explained herein.

D. Section 210.5 - The Board may permit the interim use of land or improved property.

No interim use of land or buildings is being requested in this application.

E. Section 210.6 - No major building is being moved off-campus and this application requests an amendment of the approved Campus Plan in order to locate the Student Academic Center on the site of the Hughes Gym.

Under existing Zoning Regulations, a Campus Plan amendment is required when a proposed major new building, approved under a Campus Plan but not yet built, is relocated outside the Campus Plan boundaries and a new use is proposed for the original approved site. While the University has not moved any building off campus, it is proposing to place the new Student Academic Center on the site that was intended for the School of Management. Therefore, this application seeks an amendment of the approved Campus Plan and further processing under the amended Campus Plan. Both the previously proposed building and the new academic building are academic classroom buildings.

The approved Campus Plan envisioned the demolition of the Hughes Gym, which was designated as an academic use, and the construction of The School of Management, also designated an academic use. The Hughes Gym has been demolished. The vision and hopes for the School of Management that existed when the Campus Plan was adopted in 1992 have not been achieved and are not likely to be achieved. The demand for the programs included in the School of Management have decreased to a level that it is not necessary for the School of Management to have its own building. The University believes that its academic mission is better served by providing its students with technological facilities like those that will be

included in the Student Academic Center. This application requests that the site of the Hughes Gym be used for the Student Academic Center which is similarly deemed to be an academic use.

F. Section 210.7 – Compliance with the policies of the district elements of the comprehensive plan

The Gallaudet University campus is designated as an institutional use on the District of Columbia's Generalized Land Use Map of the Comprehensive Plan. One of the objectives for institutional land uses, as outlined in the Comprehensive Plan, is to promote the continued contributions made by private institutions toward the economic and cultural vitality of the District. The proposed construction and additions included in this application further the goals of the institutional land use designation of the campus. Gallaudet University continues to be a valuable asset to the District of Columbia, providing educational assistance to deaf citizens of the District as well as facilities, on occasion, for use by various District government agencies.

In addition, the continued vitality and strength of the University is an important factor in furthering the Ward 5 land use goals of protecting and enhancing the stability of residential neighborhoods and promoting employment opportunities for ward residents.

G. Section 210.8 – Certification: The proposed buildings are within the floor area ratio limit for the campus as a whole

The computation of the FAR and the gross floor area of the structures that existed on campus at the time the 1992 Campus Plan was approved, the currently existing structures, and the proposed structures included in this application are attached as Exhibit E.

H. Section 210.9 - The Board shall submit the application to the D.C. Office of Planning and the D.C. Department of Public Works for review and written reports.

It is the Applicant's understanding that this application has been submitted to the Office of Planning and to DCDPW for review.

VII.
Community Contacts

In 1975, Gallaudet University formed a Community Relations Council consisting of neighborhood representatives and University liaison representatives. The purpose of the Council is to foster a positive interrelationship between the University and the community. The Council previously registered its support for the Gallaudet University Master Plan 1991-2000.

In a meeting held on March 8, 2000, the Council met to review the proposed plans in this application. The Council voted to endorse the plans, and has submitted a letter to the Board evidencing its support of this application. (See Exhibit I).

At a meeting of ANC 5B held on April 6, 2000, the ANC unanimously voted to support the application. The University understands that the ANC will be submitting a letter to the Board evidencing its unanimous support of the application.

VIII.
The Application Complies With Section 3108.1 Of The Zoning Regulations

The application, if granted, will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property.

IX.
Witnesses

1. Dr. I. King Jordan; President, Gallaudet University
2. Mr. John Baxter; Architect, Einhorn, Jaffe, Prescott

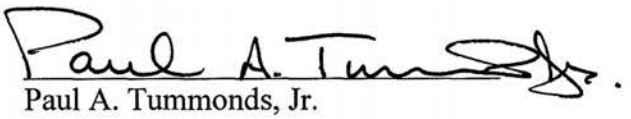
X.
Conclusion

For the reasons set forth above, Gallaudet University respectfully requests that the Board approve an amendment to the Campus Plan, and approve the further processing of the construction of a new Student Academic Center (with additions to the Ely Center), an addition to the existing Washburn Arts Center and a new grandstand and pressbox/concession stand for the athletic field.

Respectfully submitted,

WILKES, ARTIS, HEDRICK & LANE,
CHARTERED

By 
Christopher H. Collins


Paul A. Tummonds, Jr.

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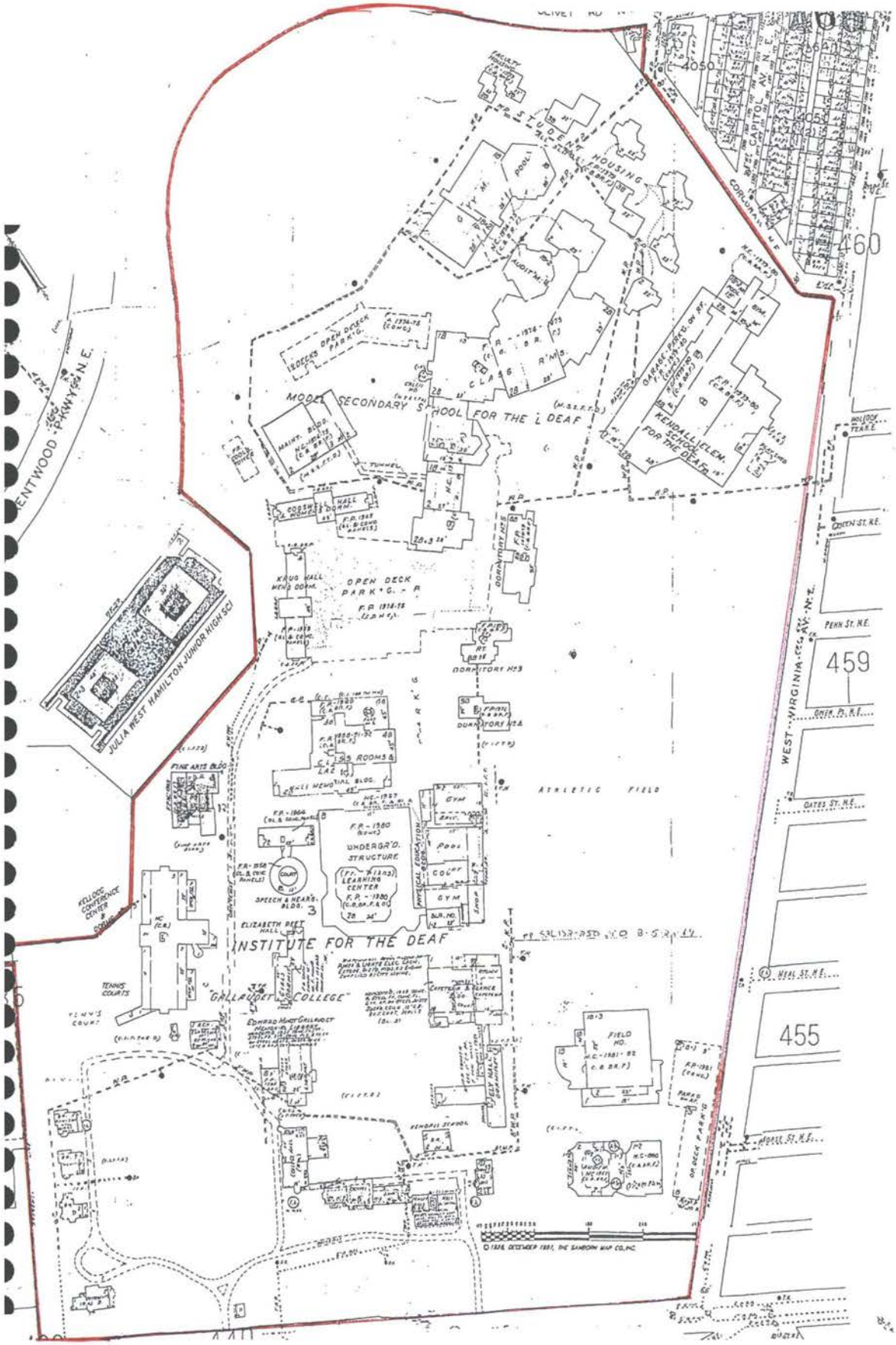
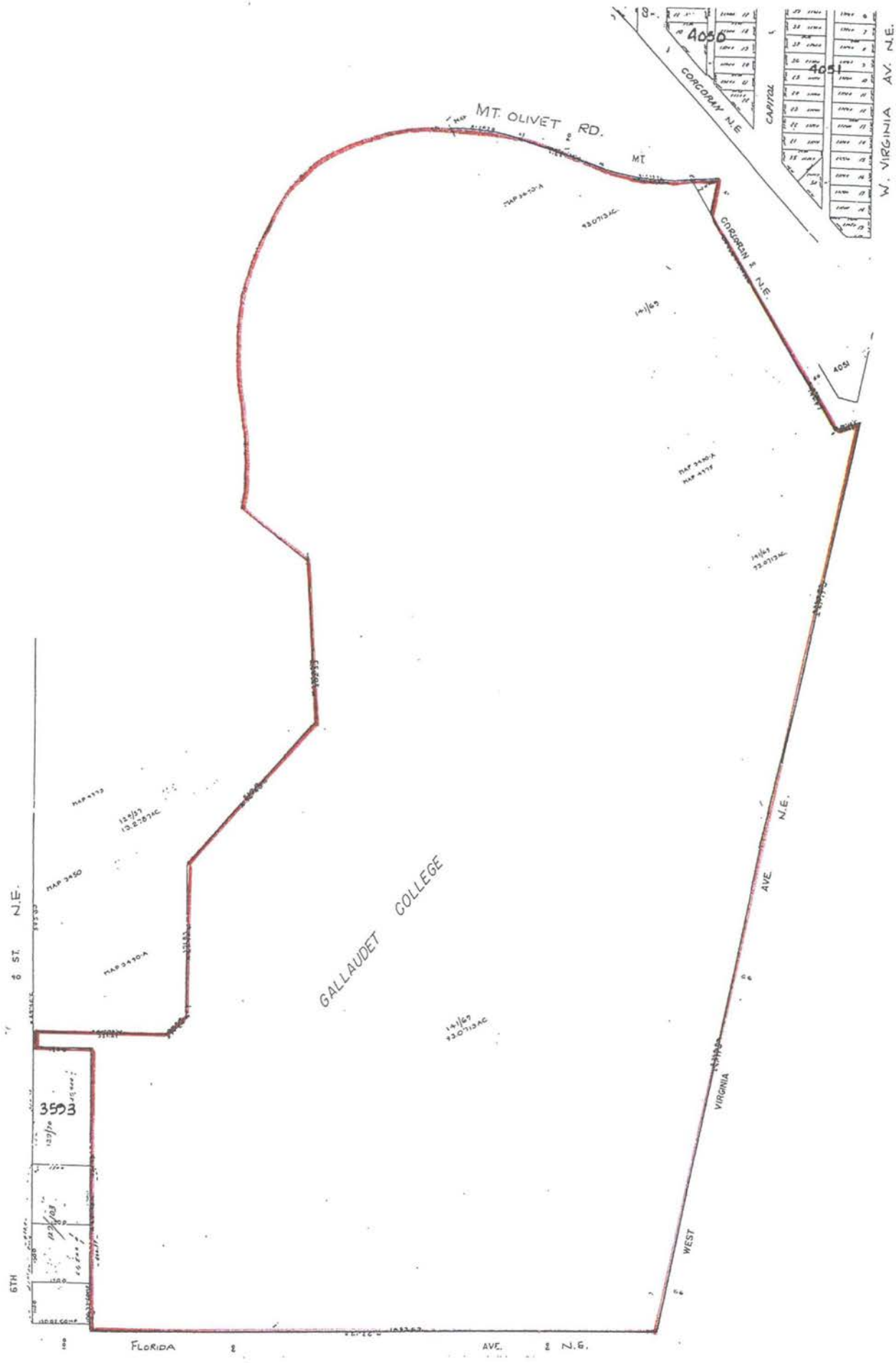


EXHIBIT A
Sanborn Maps


MT. OLIVET RD.
MT
CORCORAN N.E.
CAPITOL
W. VIRGINIA AV. N.E.
4030
4051
GALLAUDET COLLEGE
6 ST. N.E.
VIRGINIA AVE. N.E.
WEST
6TH
FLORIDA AVE. N.E.
3503



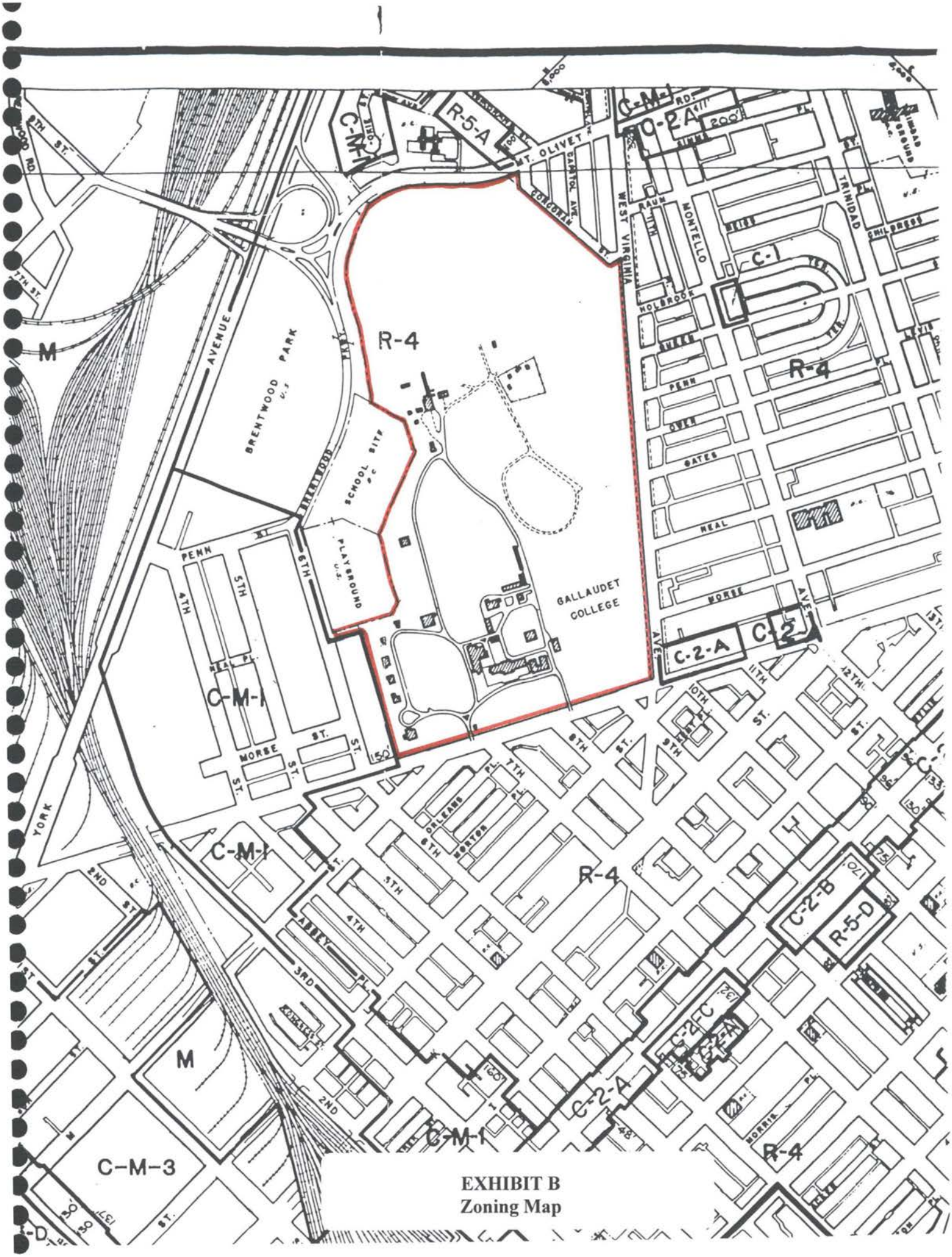


EXHIBIT B
Zoning Map

C

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 15671 of Gallaudet University, pursuant to 11 DCMR 3108.1, for a special exception under Section 211* to revise an approved campus plan (BZA Order No. 13220) through the year 2000 in an area generally bounded by Mount Olivet Road to the north; Corcoran Street and West Virginia Avenue to the east; Florida Avenue to the south, and; 6th Street and Brentwood Parkway to the west in an R-4 District at premises 800 Florida Avenue, N.E., (Square 3591, Parcel 141/69).

HEARING DATE: June 24, 1992
DECISION DATE: June 24, 1992 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commissions (ANCs) 5B, 2C and 6A, and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC 5B. ANC 5B, which is automatically a party to the application, by letter dated June 11, 1992, submitted written issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 211*. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in opposition to this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that the requested relief can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and Map. It is therefore ORDERED that the application is GRANTED and the Campus Plan as contained in Exhibit No. 22A of the record is APPROVED, SUBJECT to the following CONDITIONS:

1. Approval of the Campus Plan shall be for a period of 10 years from the date of the final BZA Order; and

*Section 210 in current Zoning Regulations, September 1991.

EXHIBIT C
BZA Order

2. The University shall submit to the Board as a special exception each individual request to construct a building pursuant to Section 211*. Along with each request the University shall submit information as to how the particular request complies with the Plan. Such information shall also include a detailed statement as to the effect of the proposed building on the proposed building program, traffic and parking impacts on the proposed main entrances and parking areas, as well as the impact of the proposal on the adjacent neighborhood.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 4-0 (Paula L. Jewell, Maybelle Taylor Bennett, Angel F. Clarens and Carrie L. Thornhill to grant; Sheri M. Pruitt not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Madeliene H. Robinson
MADELIENE H. ROBINSON
Acting Director

FINAL DATE OF ORDER: JUL 10 1992

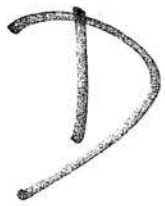
PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

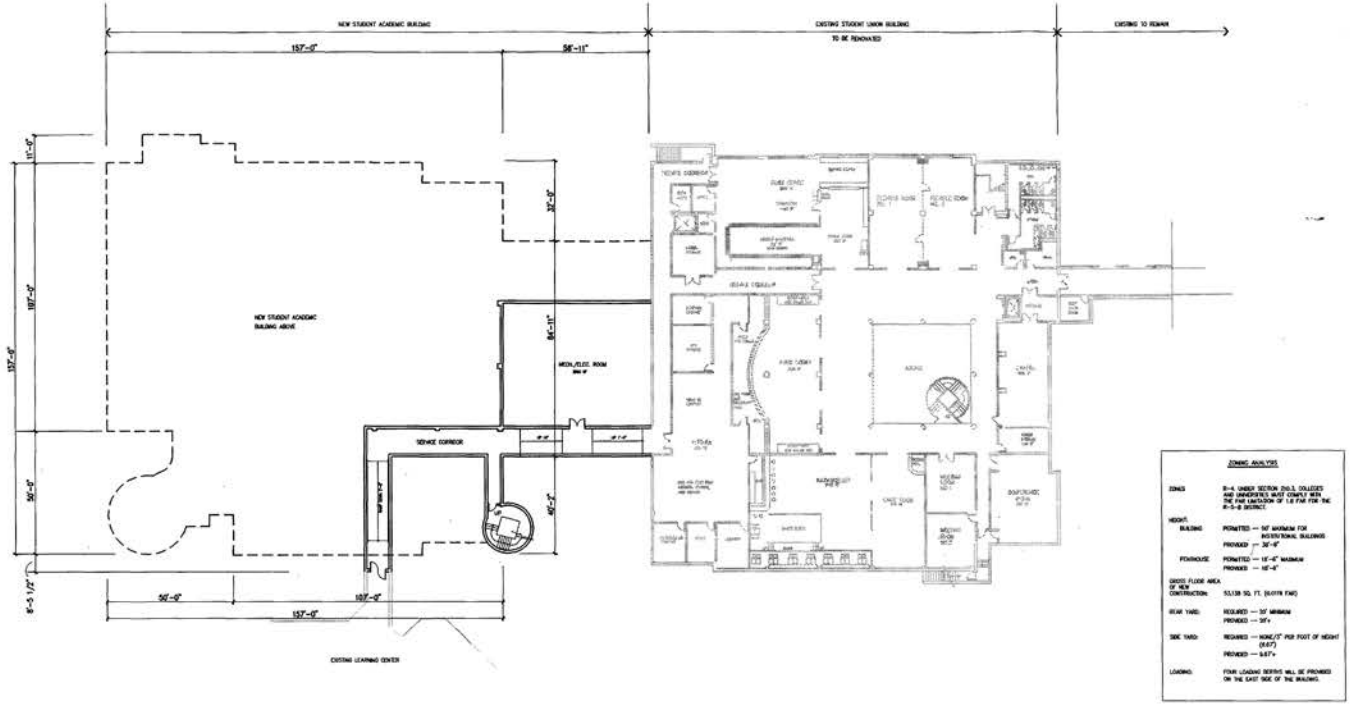
UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

*Section 210 in current Zoning Regulations, September 1991.

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

ord15671/LJP





ZONING ANALYSIS

ZONES:	R-4, UNDER SECTION 210.3, COLLEGES AND UNIVERSITIES MUST COMPLY WITH THE FAR LIMITATION OF 1.8 FAR FOR THE R-5-B DISTRICT.
HEIGHT: BUILDING	PERMITTED — 50' MAXIMUM FOR INSTITUTIONAL BUILDINGS PROVIDED — 36'-6"
PENTHOUSE	PERMITTED — 15'-6" MAXIMUM PROVIDED — 15'-6"
GROSS FLOOR AREA OF NEW CONSTRUCTION:	53,138 SQ. FT. (0.0178 FAR)
REAR YARD:	REQUIRED — 20' MINIMUM PROVIDED — 39'+
SIDE YARD:	REQUIRED — NONE/0" PER FOOT OF HEIGHT (0.67') PROVIDED — 0.67'+
LOADING:	FOUR LOADING BERTHS WILL BE PROVIDED ON THE EAST SIDE OF THE BUILDING.

Einhorn Yaffee Prescott
ARCHITECTURE & ENGINEERING, P.C.

LOWER LEVEL PLAN

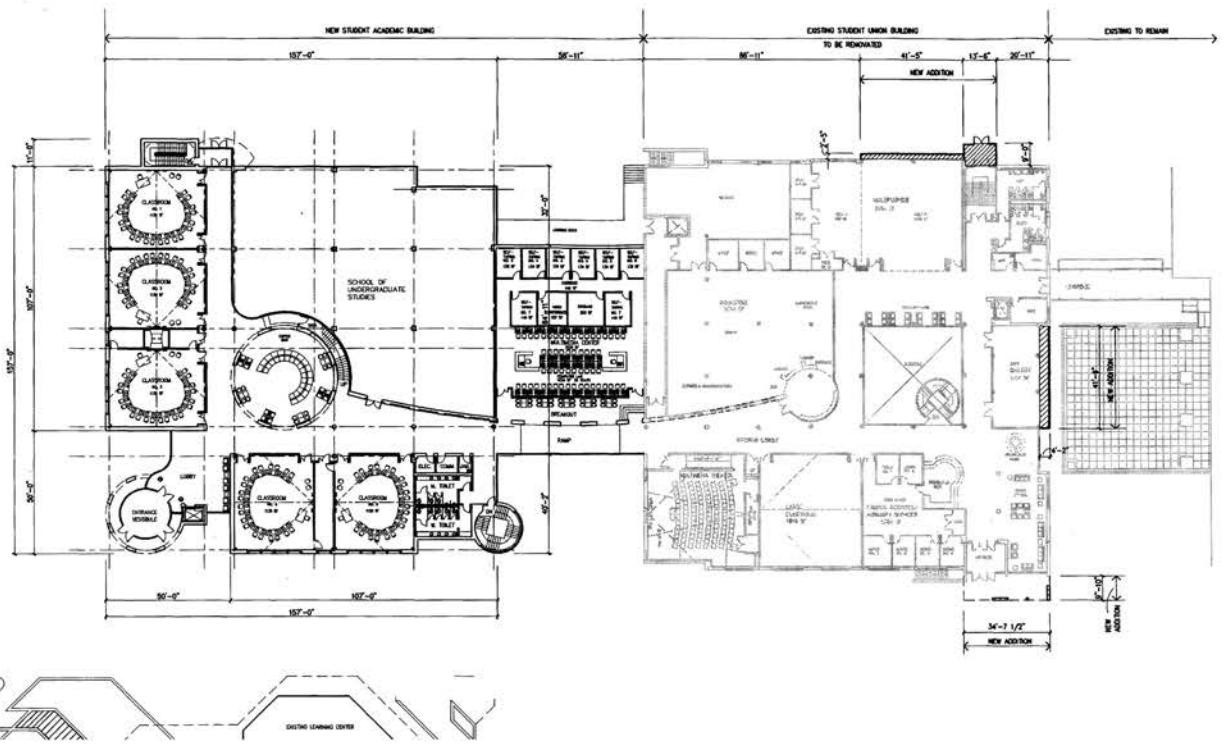
JUNE 19, 2000

0 16' 32' 64'

STUDENT ACADEMIC CENTER / STUDENT UNION RENOVATION

G A L L A U D E T U N I V E R S I T Y

EXHIBIT D
Architectural Drawings



Einhorn Yaffee Prescott
ARCHITECTURE & ENGINEERING, P.C.

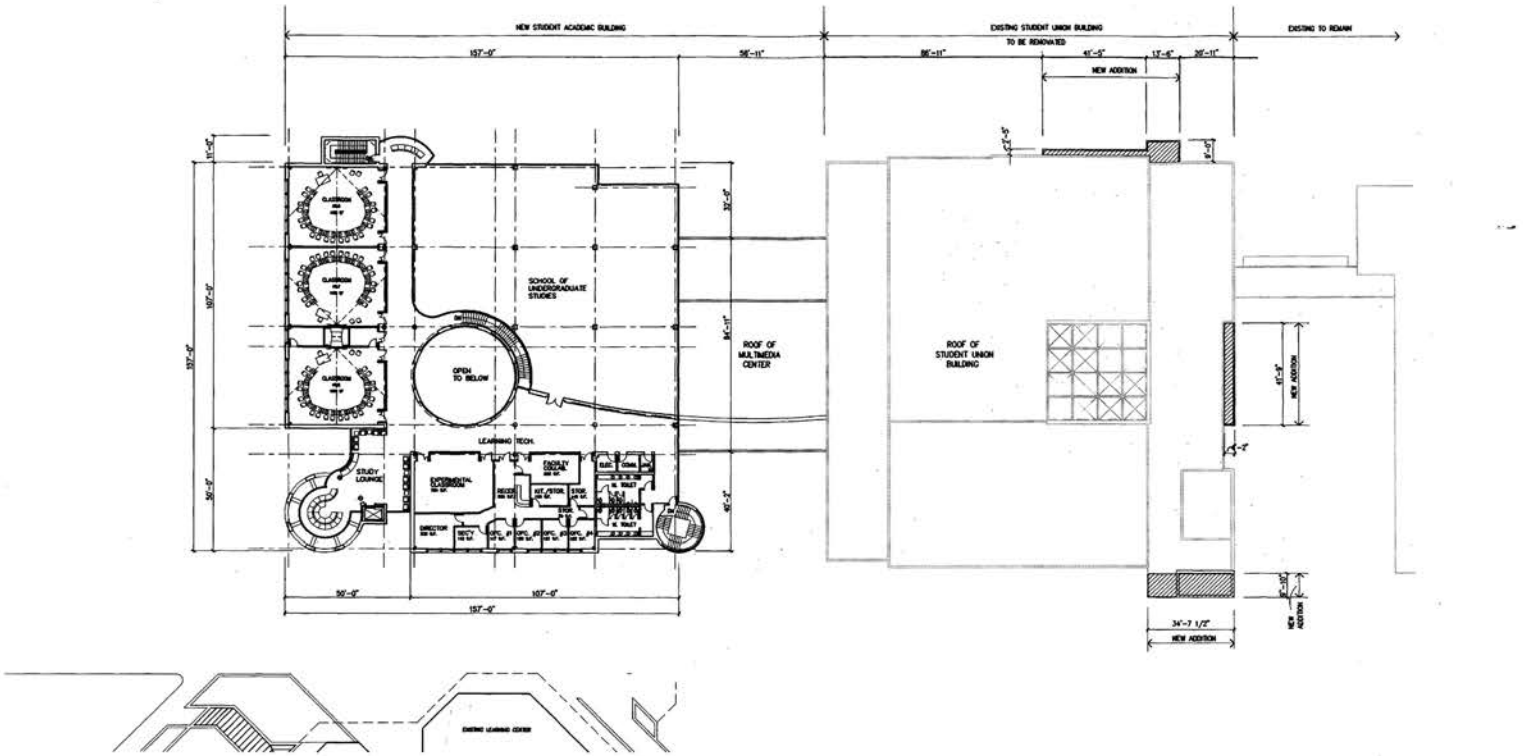
MAIN LEVEL PLAN

JUNE 19, 2000

0 16' 32' 64'

STUDENT ACADEMIC CENTER / STUDENT UNION RENOVATION

GALLAUDET UNIVERSITY



Einhorn Yaffee Prescott
ARCHITECTURE & ENGINEERING, PC

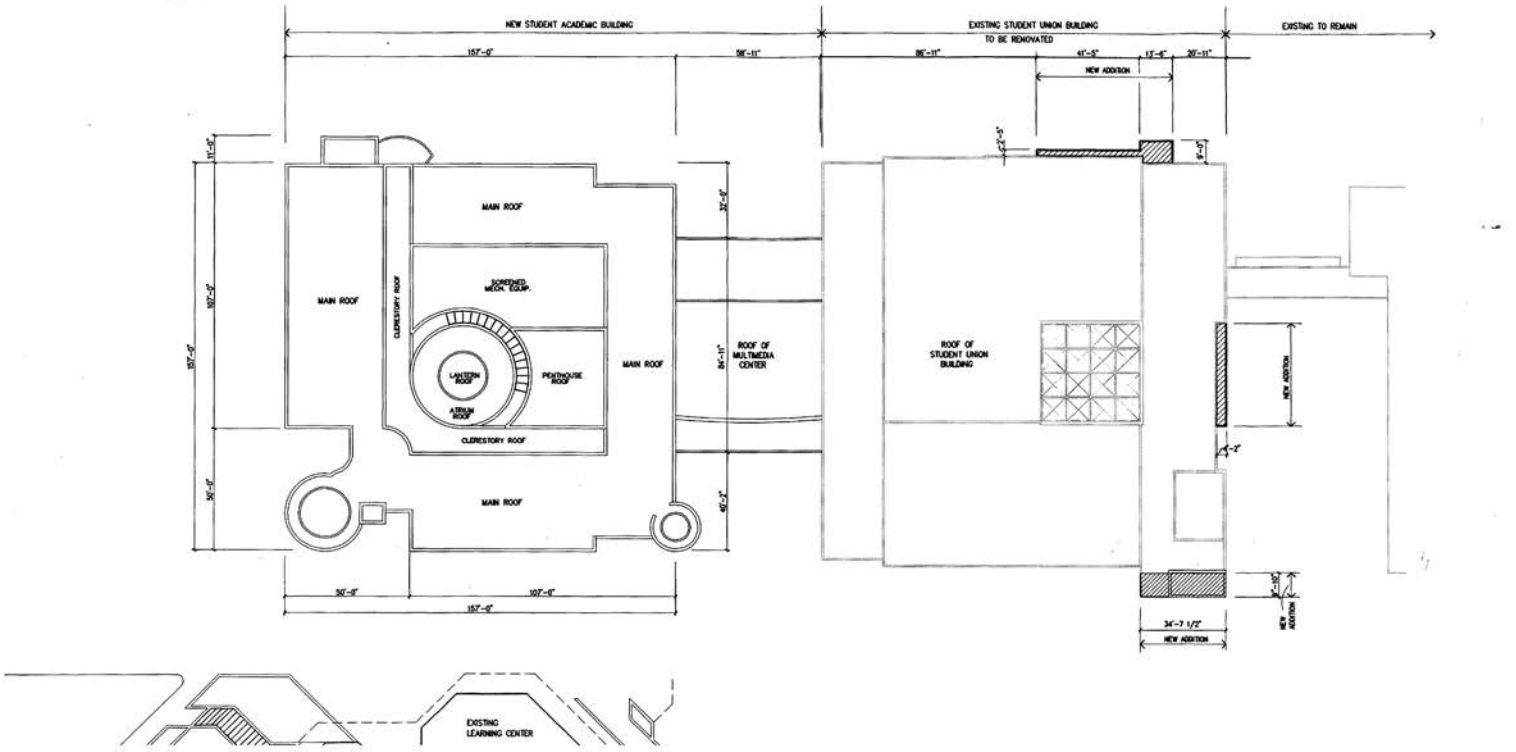
UPPER LEVEL PLAN

JUNE 19, 2000

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STUDENT ACADEMIC CENTER / STUDENT UNION RENOVATION

GALLAUDET UNIVERSITY



Einhorn Yaffee Prescott
ARCHITECTURE & ENGINEERING, P.C.

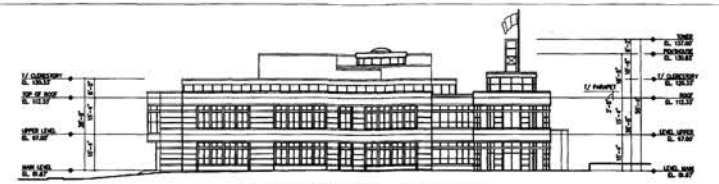
ROOF PLAN

JUNE 19, 2000

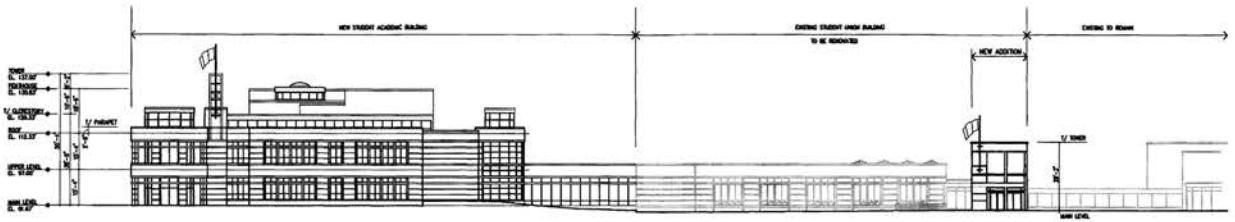
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STUDENT ACADEMIC CENTER / STUDENT UNIVERSITY RENOVATION

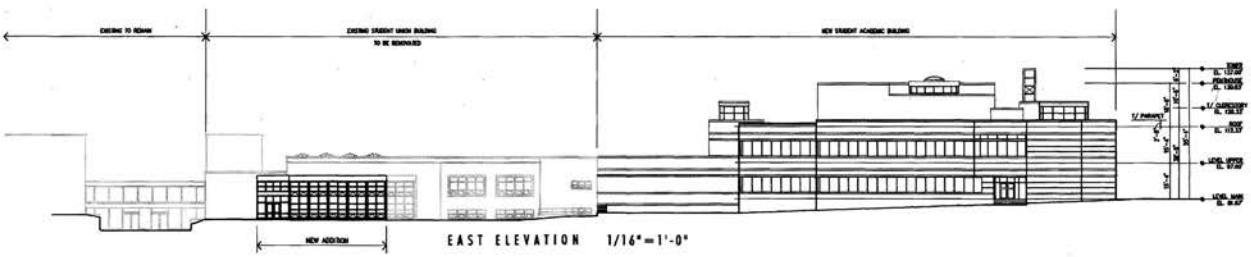
GALLAUDET UNIVERSITY



NORTH ELEVATION 1/16"=1'-0"



WEST ELEVATION 1/16"=1'-0"



EAST ELEVATION 1/16"=1'-0"

Einhorn Yaffee Prescott

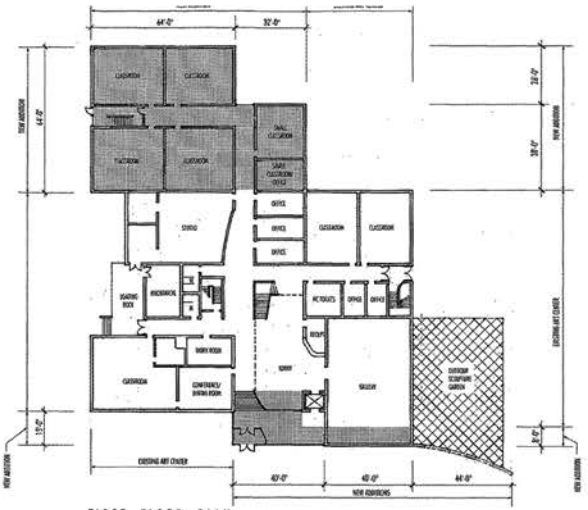
ELEVATIONS

JUNE 19, 2000

0 16' 32' 64'

STUDENT ACADEMIC CENTER / STUDENT UNION RENOVATION

GALLAUDET UNIVERSITY



FIRST FLOOR PLAN



ROOF PLAN





Einhorn Yaffee Prescott

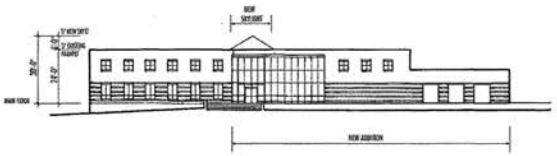
PLANS

JUNE 21, 2000

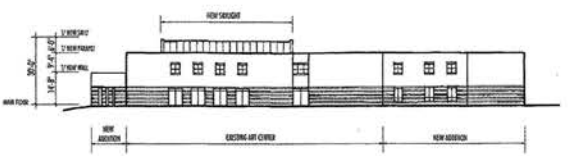


WASHBURN ART CENTER ADDITIONS

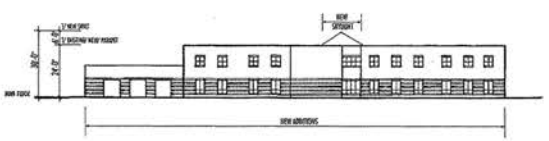
GALLAUDET UNIVERSITY



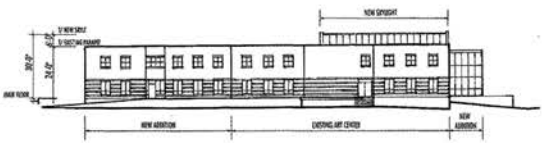
EAST ELEVATION 1/16"=1'-0"



NORTH ELEVATION 1/16"=1'-0"



WEST ELEVATION 1/16"=1'-0"



SOUTH ELEVATION 1/16"=1'-0"

Eisham Yaffee Prescott

ELEVATIONS

JUNE 21, 2000

0' 16' 32' 64'

WASHBURN ART CENTER ADDITIONS

GALLAUDET UNIVERSITY



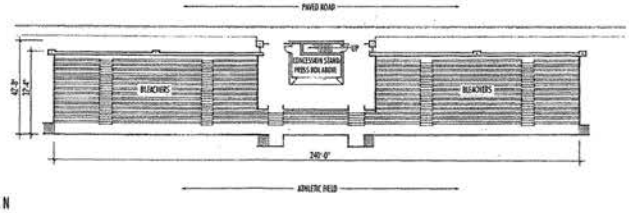
SECTION



WEST ELEVATION



EAST ELEVATION



PLAN



Elsinhorn Yaffee Prescott

JUNE 21, 2000

0' 16' 32' 64'

ATHLETIC FIELD GRANDSTAND DESIGN

GALLAUDET UNIVERSITY



GALLAUDET UNIVERSITY
JUNE 21, 2000

Total Land Area of Campus – 4,312,440 sq. ft.

Total Square Footage of All Campus Buildings as of June 1992 – 2,294,735 sq. ft.

Additions to the Campus Since the Approval of the 1992 Campus Plan

Name	Actual G.F.A.
Center for Training & Development (BZA #15824)	150,033 square feet
Parking Garage (BZA #15907)	78,625 square feet
Field House Addition (BZA #16254)	12,590 square feet
Total	241,248 square feet

Facilities Eliminated Since the Approval of the 1992 Campus Plan

Temporary Building No. 9	3,273 square feet
West Office Building	11,162 square feet
Hughes Gymnasium	51,856 square feet
MSSD Residence Hall "A"	35,697 square feet
Total	101,988 square feet

Total Square Footage of All Campus Buildings as of June 21, 2000 – 2,433,995 sq. ft.

Campus FAR as of June 21, 2000 – 0.564

Proposed Additions in BZA Application No. 16582

Washburn Arts Center Addition	11,500 square feet
Student Academic Center	53,138 square feet
Athletic Field Grandstand	725 square feet
Total	65,363 square feet

Campus FAR after approval of BZA Application No. 16582 – 0.579

EXHIBIT E
Compilation of Gross Floor Area



Aerial Photograph of Campus
and Surrounding Area

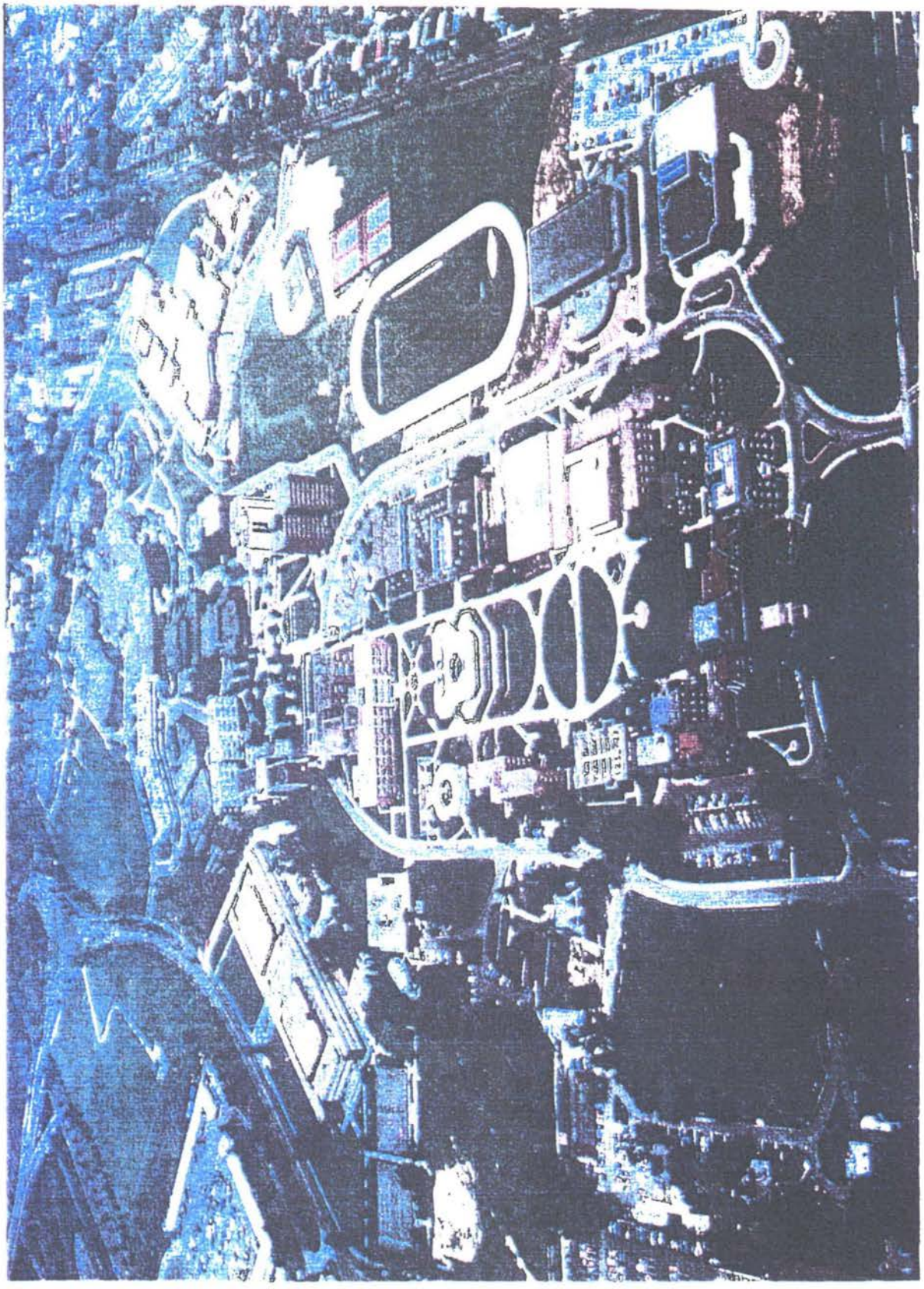


EXHIBIT F
Aerial Photo of Campus

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OUTLINE OF TESTIMONY OF
DR. I. KING JORDAN, PRESIDENT
GALLAUDET UNIVERSITY

I. Introduction

II. Need for Proposed Construction on Campus

- A. Student Academic Center
- B. Washburn Arts Center
- C. Addition to grandstand on athletic field

III. Meetings and Discussions with Community Representatives

- A. Gallaudet Community Relations Council - Meeting March 8, 2000
- B. Advisory Neighborhood Commission 5B - Meeting April 6, 2000

IV. Conclusion –

- A. The proposed construction on campus will not be objectionable to neighboring properties because of noise, traffic, number of students or any other objectionable conditions
- B. Request for approval of the application

#200253

H

OUTLINE OF TESTIMONY OF
JOHN BAXTER, ARCHITECT
EINHORN, YAFFE, PRESCOTT

I. Introduction

II. Review of Plans for Proposed Construction on Campus

A. Student Academic Center
1. Location
2. Size
3. Proposed Uses

B. Washburn Arts Center
1. Location
2. Size
3. Proposed Use

C. Grandstand on Athletic Field
1. Location
2. Size
3. Proposed Use

III. Compliance with Requirements of Section 210 of the Zoning Regulations

A. Section 210.2 - The proposed construction is located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions

B. Section 210.3 - Total FAR for entire campus is considerably less than what the Zoning Regulations permit

1. Existing FAR - 0.564

2. Total FAR (including proposed construction) – 0.579

3. Maximum permitted FAR in the residential zones - 1.8

C. Section 210.4 - Gallaudet University's current Campus Plan was approved in 1992 for a 10 year period

D. Section 210.5 - There will be no interim use of land associated with the application

EXHIBIT H
Outline Testimony of John Baxter

E. Section 210.6 – This application does not involve the movement of buildings or programs off campus

F. Section 210.7 – The proposed construction is in compliance with the District Elements of the Comprehensive Plan

G. Section 210.8 – The proposed construction is within the floor area ratio limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was adopted

H. Section 210.9 – It is our understanding that this application was submitted to the Office of Planning and the Department of Public Works for review

IV. Conclusion -

A. The proposed additions satisfy the requirements of the Zoning Regulations

B. Request for approval of the application

#200260



Gallaudet Community Relations Council

GALLAUDET UNIVERSITY
Kendall Green, Washington, DC 20002-3695
(202) 651-5660

OFFICERS:
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Chair
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ANN WILSON

EX-OFFICIO:
I. KING JORDAN
President,
Gallaudet University
LINDSAY DUNN
Special Assistant to the President for Diversity and Community Relations
JULIA BISHOP-PITT
Assistant
Diversity and
Community Relations

March 17, 2000

Ms. Sheila Cross Reid, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Re: Gallaudet University
BZA Application No. 16582

Dear Chairperson Reid and Members of the Board:

The Gallaudet Community Relations Council met on March 8, 2000, to review a proposal for three construction projects at Gallaudet University. The proposed projects are:

1) The construction of a new Student Academic Center to include renovations to the existing Student Union Building;

2) An addition to the Washburn Arts Center building, and

3) The construction of new bleachers and a press box at the athletic fields.

The presentation was made by Dan Kirby, Director of Contracts and Construction at Gallaudet University; Eric Johnson and John Baxter from the architectural firm of Einhorn Yaffee Prescott; and Paul Tummonds of Wilkes, Artis, Hedrick & Lane, attorney for the University in the zoning application. They described each of the projects in detail and answered questions from the Council members.

EXHIBIT I
Letter of Support

Upon motion duly made and seconded, the members of the Council present at the meeting voted unanimously to support the projects. Additionally, the Council requested that the University explore the feasibility of assisting in community revitalization.

Thank you for consideration of the Council's position in this matter.

Sincerely,

George A. Boyd

George A. Boyd, Chair

Cc: Mr. Paul Tummonds
Wilkes, Artis, Hedrick & Lane