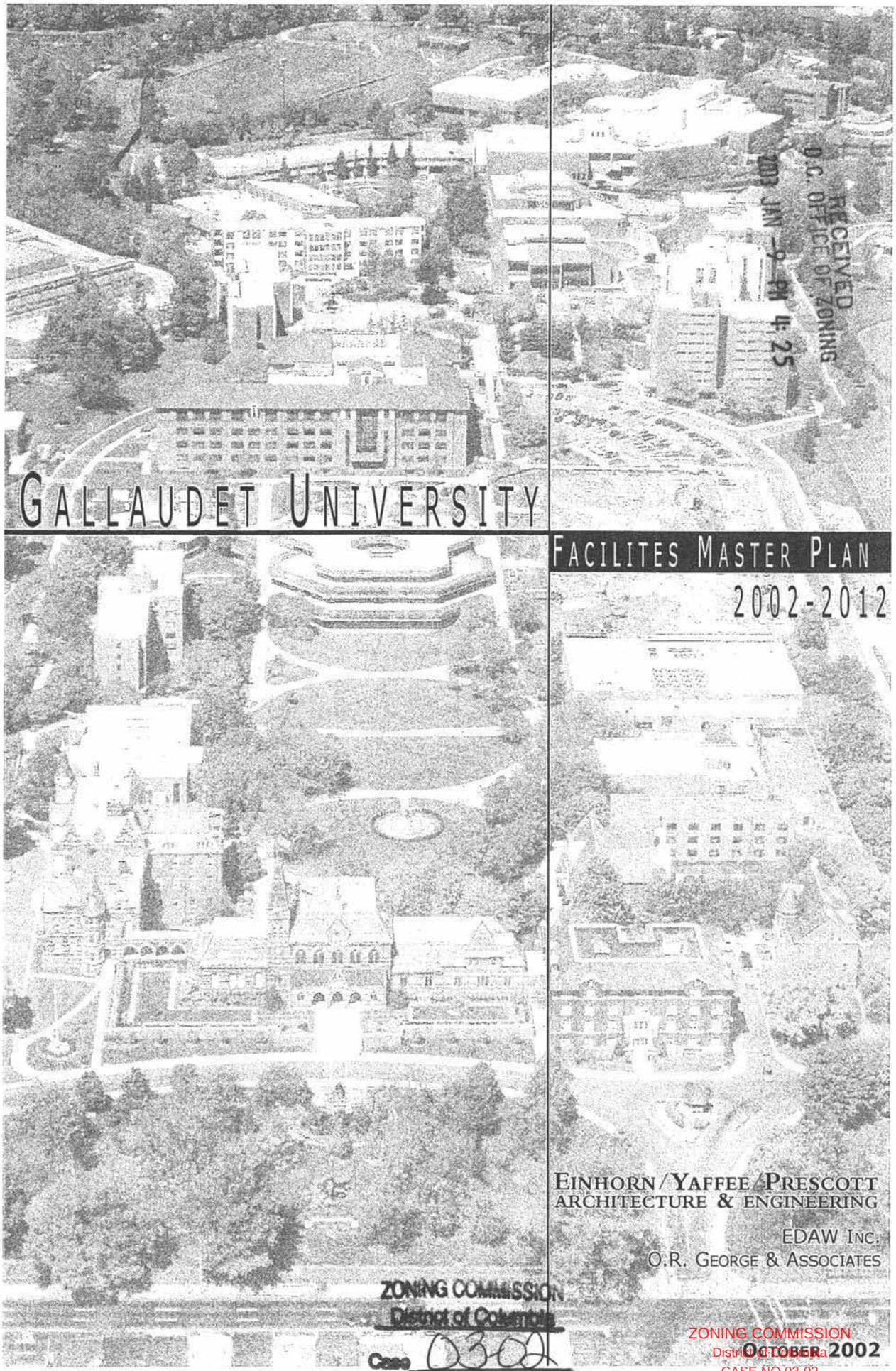


GALLAUDET UNIVERSITY

FACILITES MASTER PLAN

2002-2012

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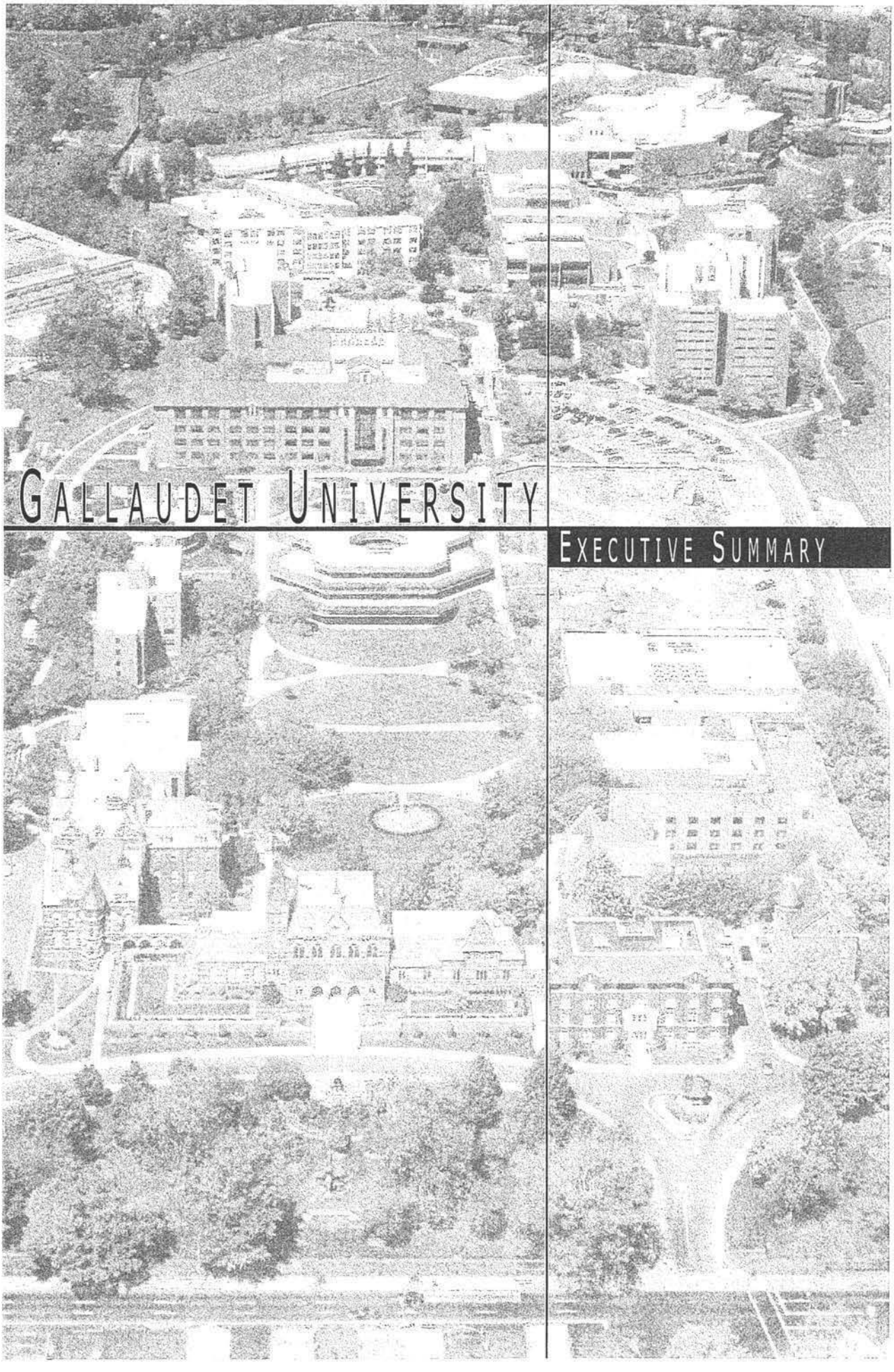
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GALLAUDET UNIVERSITY

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INTRODUCTION

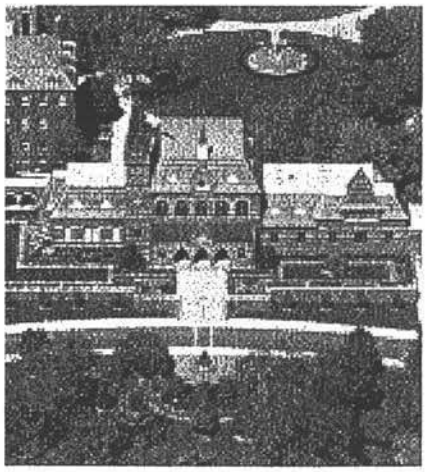
In 1856 Amos Kendall donated two acres of land in the District of Columbia for the express purpose of educating and housing deaf and blind children. In the subsequent 145 years the institution has grown to 99 acres and approximately 2,100 University and Pre-College students. The campus today is the home to Gallaudet University and the Laurent Clerc National Deaf Education Center. Components of the Clerc Center include the Model Secondary School for the Deaf (MSSD), the Kendall Demonstration Elementary School (KDES), Exemplary Programs and Research, Training and Professional Development, and the National Deaf Education Network Clearinghouse. This Master Plan has as its focus Gallaudet University, an institution that serves the international, national, and local deaf population, and has made its mission to serve as a comprehensive, multipurpose institution of higher education for deaf and hard of hearing citizens of the United States and of the world.

The 2002-2012 Facilities Master Plan serves to establish a framework for the development of capital projects to support the role, mission, and academic vision of Gallaudet University. This Facilities Master Plan is proactive and responsive, and communicates the key issues of density, adjacency, circulation, green and open space, and the impact of the University upon the adjoining community.

The four major goals of the Facilities Master Plan are to:

1. Provide a Campus Plan for the University and the Board of Trustees that articulates the University's vision for the Campus.
2. Continue to build upon the relationship of the University, the community, and the District of Columbia.
3. Provide guidance for the physical development of the campus.
4. Fulfill the requirements for the submission of a Master Plan Document to the District of Columbia Zoning Commission.

Gallaudet University has been an active and vital part of the city and both have benefited from the economic, cultural, and educational aspects of this partnership. The relationship of Gallaudet to its neighborhood is important; Gallaudet University is an integral part of the city and the Master Plan approach recognizes the University's desire to continue its role within the community.



GOALS, STRATEGIES, AND PRINCIPLES

The goals, strategies and principles that guide the Facilities Master Plan are the result of input from public organizations, and campus and community members that

lent the process their expertise, time, and personal investment in the mission and the purpose of Gallaudet. Below is a summary of guiding issues that formed the direction and development of the Master Plan.

Campus Goals:

- Challenge Gallaudet students to achieve their academic goals and attain productive employment
- Provide leadership in setting the national standard for best practices in education of the deaf and hard of hearing
- Establish a financial resource base to support the accomplishment of Gallaudet's academic mission

Campus Plan Strategies:

- Create a planning process that recognizes the importance of open dialogue with Gallaudet's constituency and community representatives
- Establish a framework for development that is flexible and responds to rapidly evolving academic methodologies
- Propose development of the campus in such a way that capital projects support the academic mission
- Increase the visibility of programs that serve to improve language and communication skills among the hearing, deaf, and hard of hearing communities
- Build upon the campus identity as a park within the city
- Produce a Master Plan document that is representative of the campus mission while continuing to develop academic and public relationships that are mutually beneficial and respectful

Planning Principles:

- Adopt the role as caretaker, to respect the special nature of the Gallaudet campus
- Recommend planning moves that build a visually contiguous campus; academic, residential, and recreational zones should support a one-zone campus model
- Give special consideration to buildings and their relationship to the historic, academic, residential, and pre-college areas of the campus
- Build upon an attractive campus setting with building/open space relationships at an appropriate scale and density
- Develop green and open space to unify the historic and academic zones of the campus
- Provide facilities for Language and Communication programs
- Provide appropriate residence halls and family housing for students that meet evolving needs
- Create residence hall greenspaces for recreation and social uses
- Develop and enhance pedestrian networks to increase accessibility and safety
- Develop and improve the quality of the campus/neighborhood edges
- Provide a unified image and vision for the campus

DESIGN INITIATIVES

There are several key drivers to the evolution of an academic campus. The first is the overarching goal of the academic mission. Another is the profound impact of student enrollment. Because Gallaudet is an academic institution for the deaf, enrollment generally fluctuates with levels in the deaf population. In addition, changes in academic methodology, academic programs, and desired level of services also contribute to the evolution of a campus. Gallaudet has not recently undergone radical change in the drivers of mission and enrollment, but is currently in a period of improvements that will reinforce its visual image, invigorate its campus core, and optimize campus facilities. The 2002-2012 Facilities Master Plan includes the following design initiatives:

1. Strengthen campus identity by:
   - Further development of the academic zone on the Central Green
   - Improving visual links and relationship to the historic campus
   - Providing a new security booth and vehicular waiting space to prevent traffic congestion at the Florida Avenue entrance

2. Improve pedestrian connections across the entire campus and to the city. These connections can be achieved by:
   - Demolishing Hanson Plaza to remove pedestrian impediments and develop a "Gallaudet Walk" that builds upon and strengthens campus identity
   - Making campus edge improvements at 6th and Florida Avenues
   - Reconfiguration of visitor/staff parking at College Hall
   - Reconfigure existing vehicular Lincoln Circle North Rd. as pedestrian-only with vehicular loop road extending north to Switzer Drive

3. Restore and improve open and green space on campus. Projects include:
   - Demolition of Merrill Learning Center
   - Improvement of greenscape adjacent to student dormitories

Proposed projects that will support the academic and institutional goals of Gallaudet University are outlined in the table below. The table is organized to show phasing so that demolition is shown prior to construction.

		Bldg. Function	Footprint (G.S.F.)	Approximate Height	Total GSF
Proposed Projects	Construct New Language & Communication Center	Academic	26,650	65'	80,000
	Construct New Below-Grade Parking L&C Bldg	Parking	26,650	1 level	25,000
	Demolish Peet Hall	Student Residence	-	65'	-46,806
	Construct New Library	Academic	20,000	65'	80,000
	Demolish Merrill Learning Center	Academic	-	50'	-103,512
	Demolish Mary Thornberry	Academic	-	24'	-21,374
	Construct New Academic Bldg	Academic	20,000	65'	80,000
	Demolish Ballard Halls (Cogswell & Krug)	Student Residence	-	60' & 50'	-109,980
	Demolish Hanson Plaza	Parking	-	1 level	-74,750
	Construct New Residence Hall 1	Student Residence	16,250	65'	65,000
	Construct New Residence Hall 2	Student Residence	16,250	65'	65,000
	Construct New Below-Grade Parking Residence Halls	Parking	67,500	2 levels	135,000
	Construct New Gymnasium Addition	Academic	10,000	30'	10,000
	Change in University GSF				**183,578**

The Site Work recommendations proposed and listed below include several projects that are campus/neighborhood edge improvements. The Appleby Building/6th and Florida edge improvements make greenscape improvements to the street edge. The Pedestrian Gate and Security Booth projects improve access to the campus from the NY Avenue Metro station that is currently under construction and also seeks to reduce the potential for traffic back-ups on Florida Avenue.

Site Work	Appleby/6th and Florida edge improvements
	Pedestrian Gate
	Security Booth
	Gallaudet Walk improvements and landscaping
	Re-Alignment of Loop Road
	Olmstead Lawn improvements/College Hall parking

Renovations	Dawes
	Fowler
	Kendall
	Peikoff Alumni House
	Elstad Lobby
	College Dining Hall New Entry

Proposed building renovations to the campus include accessibility improvements to Dawes scheduled for 2003, renovations and accessibility improvements to Fowler scheduled for 2006 and funding expected for a study of the renovation of Kendall Hall. The Alumni House and the lobby at Elstad Theater will undergo building renovations as funding sources are identified. The renovation and development of a new entry for the College Dining Hall will respond to the need for more updated finishes and a focal point along the proposed "Gallaudet Walk" site and landscape improvements.

Overall these initiatives will:

- Demolish approximately 360,000 GSF and build 540,000 GSF of new University construction
- Of that work approximately 160,000 GSF of demolition and 130,000 GSF of new construction is to meet the need for apartment style dormitories
- Renovate and provide accessibility improvements to several University buildings
- Increase green and open space and reduce GFA from the 1991-2000 Master Plan (see following table)
- Yield a floor area ratio (FAR) of 0.46, (2,008,712GFA/4,312,440SF) for University buildings which is well under the maximum permitted FAR of 1.8

SUMMARY GROSS FLOOR AREA TABLE

	BZA Approved 1991-2002 GFA	Current GFA	Proposed 2002-2012 GFA	Change in GFA
University	341,982	1,825,134	2,008,712	183,578
Clerc Center		832,432	400,293	-432,139
Total	**341,982**	**2,657,566**	**2,409,005**	**-248,561**

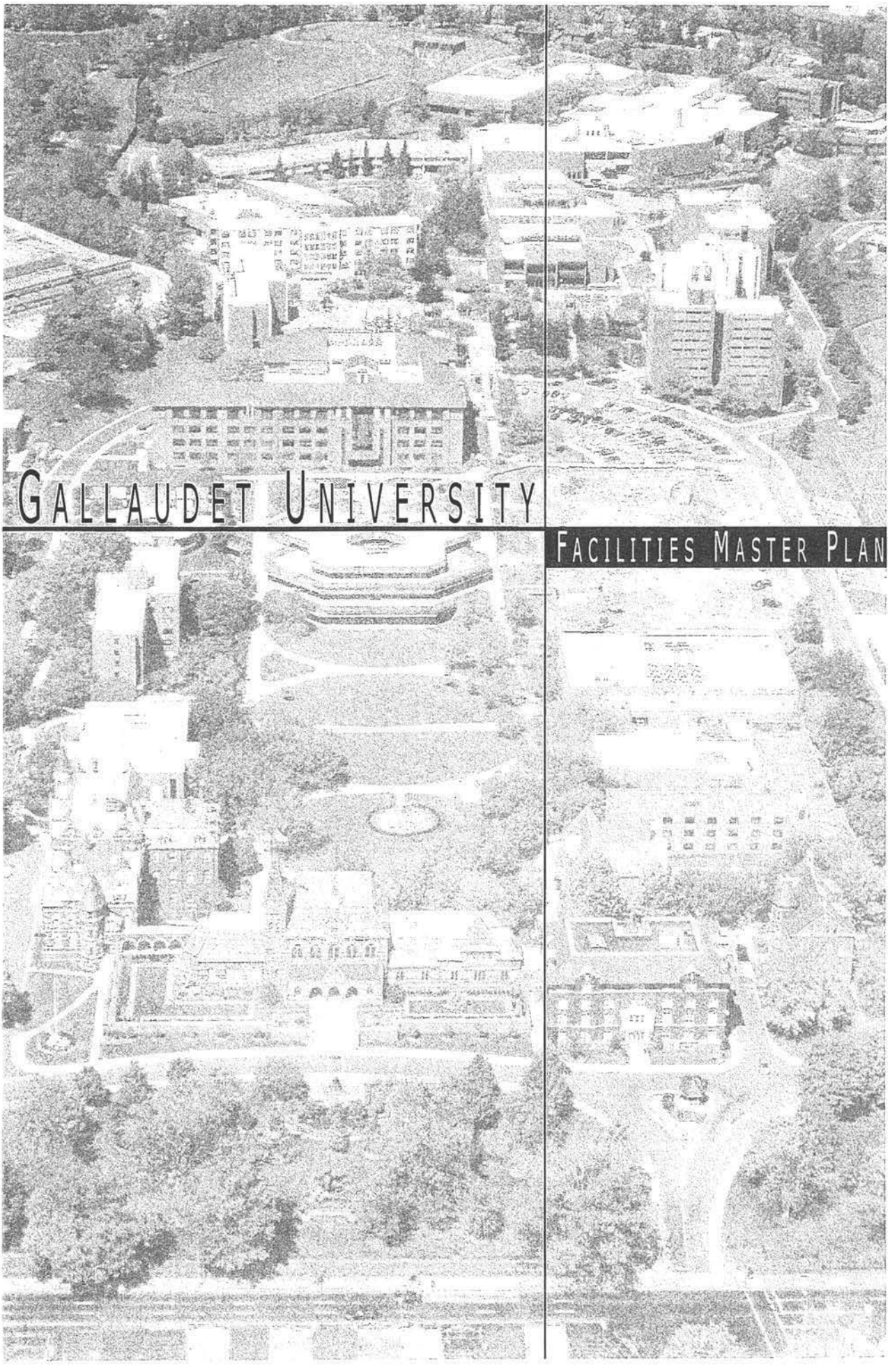
Gallaudet is committed to providing the best education possible to the local, national, and international deaf and hard of hearing population. In addition to its academic contributions Gallaudet also serves the deaf and hard of hearing residents of the District of Columbia. Residents served range in age from newborn to geriatric and services relating to deafness include clinical services, family education, and the dissemination of educational materials.

For much of the year it is also home to approximately one thousand on campus residential students, ranging from ninth grade through graduate levels. These residential students, as well as commuter and elementary students, faculty and staff have very specific requirements in order to meet their academic, personal, and developmental goals. In light of this, Gallaudet continues to seek ways to reinforce the relationship between buildings, landscape, and public spaces. A balance of these elements with the issues of safety and campus identity is key to a successful master plan.

The 2002-2012 Facilities Master Plan seeks to continue to develop the campus in an attractive, park-like setting that supports the specific needs of the campus community as well as supporting institutional and academic goals. This analysis looks at short and long-term needs of the Institution as well as the contribution of Gallaudet to the city and surrounding neighborhoods. This relationship is dual; the city is enriched academically, culturally, and economically and Gallaudet's very identity has been tied to the District of Columbia for 145 years. As proposed, the Facilities Master Plan will support the objectives and mission of Gallaudet as well as continuing to contribute to the heritage and vitality of the District of Columbia.

Gallaudet University and District of Columbia Zoning Commission

Gallaudet is comprised of two distinct entities, the Clerc Center and the University. These entities are also subject to review by separate governing bodies. The University portion of the campus is subject to review by the District of Columbia Zoning Commission and this report places its focus on that area of the campus. However, inherent in the charge of master planning a campus, is the study of the entire impact area. While it is necessary to the process to include the Clerc Center in the discussion of the Master Plan, the Clerc Center Plan is not subject to review by the DC Zoning Commission.



GALLAUDET UNIVERSITY

FACILITIES MASTER PLAN

1.0 GALLAUDET AND THE DISTRICT OF COLUMBIA

1.1 Gallaudet History

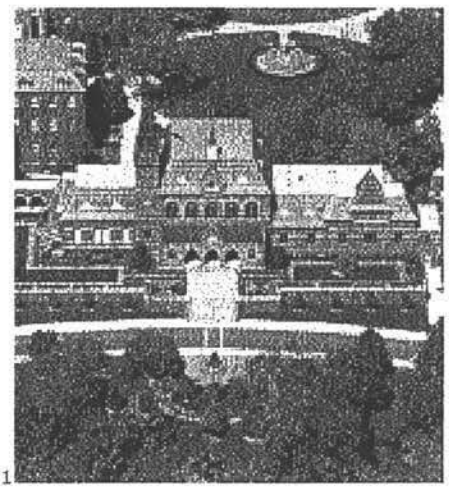
In 1856 Amos Kendall made a gift of two acres and a frame house on his northeast Washington, D.C. estate for the express purpose of educating the deaf and blind. Eighteen students were initially housed and educated under Kendall's patronage and Congress incorporated the school in 1857 as the Columbia Institute of the Deaf and Dumb and the Blind. The subsequent addition of Edward Miner Gallaudet as the school's Superintendent led to the 1864 Congressional approval of Columbia Institution to grant bachelor's degrees. At this time the distinction was made between pre-college studies and the University. The Kendall School served to educate pre-college level deaf students, and National Deaf Mute College served for the education of University level students. The National Deaf Mute College became known as Gallaudet College in 1894. Ronald Reagan as President of the United States signed the Education of the Deaf Act in 1986, and this Act accorded University status upon Gallaudet. The Act was amended in 1998 to further define the role of the Laurent Clerc National Deaf Education Center.

Enrollment at the College rose modestly over the years until the end of the Second World War, but rapid change was not experienced until 1957 when accreditation was received by the Middle State Association of Colleges and Secondary Schools. Another significant impact upon the growth of Gallaudet was the rubella epidemic of 1963-1965. This resulted in a dramatic increase in the number of children born deaf and hard of hearing, and as these children came of age the institution expanded its programs and facilities to accommodate this large increase in the deaf population. As these students graduated the 1990s brought a decrease in enrollment with growth at less than 1% per year.

Gallaudet University has been an integral part of the fabric of the city for over 145 years. During that time the campus has grown from 18 students to the present enrollment of approximately 1,700 University students. The education of deaf and hard of hearing students require facilities that address their specific needs. As the preeminent institution of this kind Gallaudet University will continue to lead the world in developing innovative and successful educational strategies for teaching and learning in a visual environment, and in pioneering an array of technological applications to enhance learning.

1.2 Mission

The mission of Gallaudet University is to serve as a comprehensive, multipurpose institution of higher education for deaf and hard of hearing citizens of the United States and of the world. In addition to its undergraduate and graduate academic programs, Gallaudet also offers national demonstration elementary and secondary education programs. The University extends its activities to a worldwide audience through a network of regional centers, international agreements, and public service and advocacy efforts. Gallaudet University is the only liberal arts university in the world exclusively for deaf



and hard of hearing students. Communication among faculty, staff, and students, whether in or out of the classroom, is through the use of sign language and written and spoken English. As a result, students are able to participate fully in all aspects of campus life and thereby acquire the comprehensive education and experience that is the goal of a liberal arts education.

Gallaudet University is committed to providing instruction in the arts and sciences that is vital to the development of the intellect; to conducting research aimed at enhancing the lives of deaf and hard of hearing individuals; and to serving deaf and hard of hearing people, their families, and the professionals who work with them.

1.3 Educational Programs

Gallaudet University's mission is to provide the best education for deaf and hard of hearing students. Within that mission is a commitment to make a positive contribution to the surrounding neighborhoods and residents of the District of Columbia. The Gallaudet campus contributes through its educational programs, deaf and hard of hearing services to the community, scholarship programs, neighborhood improvement programs, cultural, intellectual, and recreational offerings. Gallaudet students routinely organize and volunteer for neighborhood beautification efforts, and also provide volunteer services within the District.

1.3.a Traditional Programs

Gallaudet University is fully accredited by the Middle States Association of Colleges, and offers degrees and certification within the following academic areas:

- College of Liberal Arts, Sciences, and Technologies
- School of Communication
- School of Management
- Graduate School and Professional Programs
- English Language Institute
- College of Continuing Education
- Pre-College Programs

Gallaudet University is also a member of the Consortium of Universities of the Washington Metropolitan Area. This organization facilitates enrollment within twelve member academic institutions at no additional cost to students. The library collections of the Consortium institutions are also available to all students who attend these institutions. Members include: American University, Catholic University of America, Gallaudet University, George Mason University, George Washington University, Georgetown University, Howard University, Marymount University, Southeastern University, Trinity College, University of the District of Columbia, and the University of Maryland at College Park. In addition to the Gallaudet campus there are also extension and on-line programs available to students who



study off-site. Extension programs are offered at Northern Essex Community College in Massachusetts, Flagler College in Florida, Johnson County Community College in Kansas, Ohlone College in California, and Kapi'olani Community College in Hawaii. Online Gallaudet courses provide quality distance education and are taught by Gallaudet instructors.

1.3.b Non-Traditional Programs

The educational mission of Gallaudet extends outside of the traditional classroom with lectures, shows, and theater performances. These activities are open to the public and include performances by the Gallaudet Dance Company and the Theatre Arts Department. Lectures and special events are frequently open the public, and the availability of these non-traditional programs enrich and contribute to the cultural wealth of the city.

1.3.c Educational Opportunities for D.C. Students

Kendall Demonstration Elementary School serves as the public school for deaf and hard of hearing students in the District of Columbia.

1.4 Serving the Neighborhood and Larger Community

Gallaudet has many programs that serve the residents of the District of Columbia. The Clerc Center and the Department of Audiology and Speech-Language Pathology both have programs that provide direct services to the community. The programs at the Clerc Center provide educational and family services and the Department of Audiology provides many diagnostic, service, and educational services.

1.5 Outreach Opportunities and Services

Gallaudet has a long history in community outreach and the development of programs that enrich the District of Columbia and the University. One example is the Gallaudet Community Relations Council, established in 1975 under the stewardship of Mrs. E.J. Belton, Mr. G. Boyd and Dr. E.C. Merrill. The Council membership is typically comprised of representatives from the University, public and private community organizations, the Fifth District of the Metropolitan Police Department, and local businesses. Past and present contributions of the Council include:

- The Annual Awards and Recognition Program gives community organizations the opportunity to select and present community service awards in the categories of public safety, individual housing and economic development, enrichment, education, and community service.
- Benefit Athletic Events between the Fourth and Fifth Districts of the Metropolitan Police. Proceeds from these basketball games benefited local organizations. While this program is currently inactive, it is scheduled to be re-instituted in 2003-2004.
- Recommendations for the establishment of a partnership between Gallaudet and the H Street Development Corporation, whose main focus is revitalization in the H Street Northeast community.
- Relationship building between the University and the



Advisory Neighborhood Commission from Wards 5 and 6. Gallaudet has invited ANC Commissioners to the campus for ANC monthly meetings, and has hosted events at the University.

Students at Gallaudet also make significant contributions to the community. The Gallaudet Office for Diversity and Community Relations and the Community Services Program work together to organize improvement projects within the community. Past and present contributions include:

- Street clean up and a memorial tree planting at Cole Fitness Center
- Established relationship with Kids Kare, a youth service program to work with neighborhood senior citizens
- Attendance and participation in several Strategic Neighborhood Action Plan meetings for Cluster 23 (Ward 5) and 25 (Ward 6)
- Established Adopt A Block program with Home Free USA, a program to coordinate student service organizations and community service activities
- Volunteer effort by Gallaudet students and staff for painting, plumbing, gardening and carpentry work at the Capital Children's Museum
- Volunteer effort at Webb Elementary School including the repainting of several classrooms
- Coordination of volunteers for New Samaritan Baptist Church's "Samarifest" where students assisted with games, activities and taught basic sign language to neighborhood residents

Gallaudet is committed to maintaining its role within the community and will continue its involvement with the public and private organizations that serve surrounding neighborhoods.

1.6 Economic Contributions

Gallaudet plays an important role in the economy of the District of Columbia. Benefits include employment opportunities for District residents, payments for goods and services to local vendors and businesses, and significant tax revenues through sales and income taxes. Additional benefits include the significant expenditures by students and visitors on goods and services such as transportation, entertainment, housing, and shopping.

In addition to contributions to the local economy and the local tax base, Gallaudet also makes significant economic contributions by promoting University employment opportunities through local agencies. Some of the agencies that Gallaudet has maintained a long relationship with are the D.C. Department of Human Services, the Mayor's Committee on Handicapped Individuals, Job Corps Centers, and the D.C. Department of Employment Services. These relationships demonstrate that Gallaudet University is a substantial and positive economic contributor.

1.7 Gallaudet University and District of Columbia Zoning Commission

Gallaudet is comprised of two distinct entities, the Clerc Center and the University. These entities are also subject to review by separate governing bodies. The University portion of

the campus is subject to review by the District of Columbia Zoning Commission and this report places its focus on that area of the campus. However, inherent in the charge of master planning a campus, is the study of the entire impact area. While it is necessary to the process to include the Clerc Center in the discussion of the Master Plan, the Clerc Center Plan is not subject to review by the DC Zoning Commission.

2.0 CAMPUS PLAN OVERVIEW

2.1 Campus Plan History

Gallaudet has been at its Northeast Washington location for over 145 years and has contributed greatly to adjoining communities as well as to the District of Columbia. While the campus has grown and developed over the years, it remains to this day a park-like setting within the city. The Board of Zoning Adjustment (BZA) approved the first Master Plan for Gallaudet in 1972 and subsequent submissions for revisions and updates have been reviewed and approved. A summary of submissions to the BZA follows.

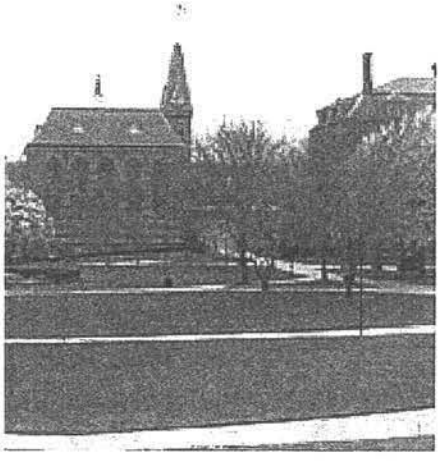
- 1972 Plan approval (order #11093)
- 1976 Plan revised (order #12068)
- 1979 Change of Use for Ole Jim (Alumni House), the addition to the Student Union building, and the new Elstad theater building (order #13088)
- 1980 Plan update (order #13220)
- 1980 New Field House and parking structure (order #13269)
- 1990 approval for and addition to Hall Memorial Building (order #15392)
- 1992 Plan update (order #15671)
- 1993 Center for Training and Development construction (order # 15824)
- 1994 6th Street Parking Garage construction (order #15907)
- 1997 addition to Field House: pool, gym, classrooms and offices (order #16254)
- 2000 New Student Academic Center, additions to Ely Center and Washburn Arts Center, and new athletic field Grandstand with press box and concessions (order #16582)

2.2 Campus Plan Goals and Strategies

The purpose of the Facilities Master Plan is to establish a framework for the development of capital projects to support the role, mission, and academic vision of Gallaudet University. A document of this type is proactive and responsive, and communicates the key issues of density, adjacency, circulation, green space, and the impact of the University upon the adjoining community. The relationship of the University to its neighborhood is important; Gallaudet University is an integral part of the city and the Master Plan approach recognizes that the University must continue its role as an involved and responsible neighbor.

The goals of the Facilities Master Plan will guide the University through the next ten years. The following goals are representative of factors that helped to form the Facilities Master Plan:

- Continue to build upon Gallaudet's commitment to serve as a comprehensive, multipurpose institution of higher education for deaf and hard of hearing citizens of the United States and of the world
- Continue to maintain and develop a safe and attractive learning environment that provides the best educational opportunities for students, faculty, staff and residents of the District of Columbia



- Further shape the historic and natural beauty of the campus for the academic community and the city
- Continue research, and provide diagnostic testing and services for the local, national, and international deaf and hard of hearing community
- Maintain competitiveness with peer institutions with academic and residential facilities that meet and exceed the expectations of students, their families, and the academic community

2.3 Campus Plan Process

Over many years Gallaudet and its neighbors have worked together to develop a relationship that serves both the community and the University. Gallaudet strives to be inclusive in its approach to planning, and this relationship is further developed through the use of open forums for local residents and business owners through the Community Relations Council and the Advisory Neighborhood Commission. Additionally, the very process of master planning is inclusive and the voice of the community is a key element to planning.

The Master Plan process involves several phases: Discovery, Analysis/Inventory, Design, Report, and Presentation. During the Discovery phase existing documentation is reviewed and long-term visions and goals for the campus are confirmed. The Analysis/Inventory Phase provides the opportunity to update existing documentation, conduct interviews and meetings, and evaluate the campus. The process began with the November 30, 2001 kick-off meeting with the Facility Master Plan Advisory Committee, whose members include representatives from Gallaudet faculty, staff, students and the community. During the Analysis/Inventory phase interviews were conducted focusing upon the overall goals of the University as well as issues related to the neighborhood and to the District of Columbia. The Design Phase is the synthesis for the ideas, data, and information collected during the previous phases, and information gained during interviews. Design is the opportunity to explore emerging campus issues while developing the physical framework of the site. The site framework considers building use, exterior space, pedestrian and vehicular circulation, parking, recreational spaces, campus image, open space, and landscaping. During the phases of Discovery, Analysis, and Design the Gallaudet web site posted Master Plan news and concept sketches and provided an email link so that site visitors could respond to the Facilities Master Plan initiatives and progress. The conceptual Master Plan design was the presented to the Gallaudet Board of Directors and to the Community Relations Council. The Report and Presentation Phases brings the Facilities Master Plan effort to its final form. The report is then submitted to the District of Columbia Zoning Commission. Upon this submission Master Plan review and approval from the Advisory Neighborhood Commission will be sought.

2.4 Changes to the Campus since the 1990 Plan

The 1990-2000 Master Plan approved by the BZA allowed for 302,482 SF of new construction. The following major construction projects have been completed since the BZA approval of the 1990 Plan:

Construction of Kellogg Center (#15824)	152,144
Construction of 6th Street Garage (#15907)	148,000
Addition to Field House (#16254)	23,009
Renovation/addition to Washburn Art (#16582)	6,067
Renovation/construction for SAC/SUB (#16582)	114,274
Construction of Grandstand (#16582)	5,306
Demolition of Ely North	-54,076
Demolition of Hughes Gym	-51,856
Demolition of West Office Bldg.	-11,162
Demolition of MSSD Residence Hall	-35,697
Gain in GSF	**296,009**

3.0 SHAPING THE FUTURE

3.1 Specific Needs of Deaf People

This Facilities Master Plan addresses many issues typical to all academic institutions. Of equal importance are the responsibilities of the University to its community. The Master Plan for Gallaudet must also focus on the specific needs of its deaf and hard of hearing constituency, and as a result the approach of campus design is comprehensive. The importance of features such as lighting, signage and visual scale is great because the campus is comprised of hearing, deaf, hard of hearing, and deaf-blind occupants.

Deaf and hard of hearing people rely on visual communication and this has an impact on the design of all spaces on campus. Classrooms must be larger and able to accommodate horseshoe seating so that occupants are able to communicate using sign language. Windows must be oriented in such a way so that sign language is not obscured by glare or excessive visual contrast. Pathways, corridors and sidewalks need to be wider to accommodate people walking side-by-side using sign language. Outdoor spaces must be well lighted and clear of obstructions to provide safe and accessible pedestrian circulation. Because conversations between individuals using sign language can be "eavesdropped" upon, open space and landscape should accommodate different types of uses. Variety in the design of open space use enables the campus community to engage in everyday activities such as play, relaxation, and group or individual conversation. In addition, vehicular and pedestrian circulation have very specific requirements to ensure campus safety. Pedestrians and drivers alike are using sign language, socializing, or hurrying to class and may not be aware of pedestrian and vehicular traffic; and where practical, every effort must be made to separate the paths of vehicles and pedestrians.

3.2 Academics

In order to remain competitive within its constituency, Gallaudet has focused upon providing the best education possible for deaf and hard off hearing students. In order to achieve this, programs as well as facilities must continually respond to new and emerging methodologies in education. The campus population has not dramatically increased or decreased since the late 1980s and it is not expected to change significantly in the near future. So while student enrollment numbers are expected to remain constant, research and education at Gallaudet will continue to focus on improving the education and lives of the deaf and hard of hearing community. One area where the University is planning for the future is in the education of, and services for, the hearing impaired.

This expansion and improvement of services to the hearing impaired is the result of an increase in early detection. Many States within the US now require hearing testing of all newborn children, and legislation will have an effect on the number of children identified as hearing impaired. Early detection will have an impact on the academic programs and methodologies that will serve this population. Gallaudet will respond the constituency, as well as to its existing constituency with facilities that are innovative and



technologically advanced so that the highest level of education is afforded to students and to the next generation of educators and Deafness professionals.

3.3 Technology

As with all academic institutions Gallaudet strives to keep pace with a constantly evolving and technologically advanced world. The importance of technology on the educational and social experience of campus users is significant, and facilities such as the Kellogg Center and the new Student Academic Center bring that technology into the everyday vocabulary of the campus. In addition to the traditional technologies of multi-media classrooms, telecommunication connectivity, computing, and information systems Gallaudet is also a leader in research and assistive technologies for the deaf and hard of hearing.

3.4 Enrollment and Personnel

The students at Gallaudet are deaf, hard of hearing, or pursuing a professional career related to deafness. The chart below illustrates enrollment history at Gallaudet. Changes in enrollment are due in part to the number of infants born in the 1960's with hearing loss due to the Rubella epidemic. Increases in University students from 1981-1982 to 1991-1992 illustrate how these students affected by Rubella move from Secondary to University level education. Since that time these students have graduated and the subsequent decrease in enrollment is reflected in the 2001-2002 numbers. Enrollment levels are expected to remain comparatively stable over the next ten years.

University and Clerc Center Enrollment History

	1981-1982	1991-1992	2001-2002	2012 Projections
University	1,436	2,060	1,706	2,020
MSSD Students	408	315	188	225
KDES Students	175	200	148	140

The chart University Enrollment by Diploma Type illustrates current and projected enrollment by diploma type. The ten-year project for 2012 shows modest increases in enrollment. The number of undergraduate students will remain the same with a greater percentage at the graduate level. It is expected that graduate enrollment will rise in response to a shortage of deaf educators and professionals in the United States.

University Enrollment By Diploma Type

	2001-2002	2012 Projections
Undergraduate Students	1,224	1,250
Graduate Students	390	700
Professional Studies	92	70

3.5 Housing

University level students at Gallaudet are not required to live on campus and approximately 60% of the students choose campus housing. There are 1,220 total beds available on

campus with 35 of those beds available in on-campus apartments.

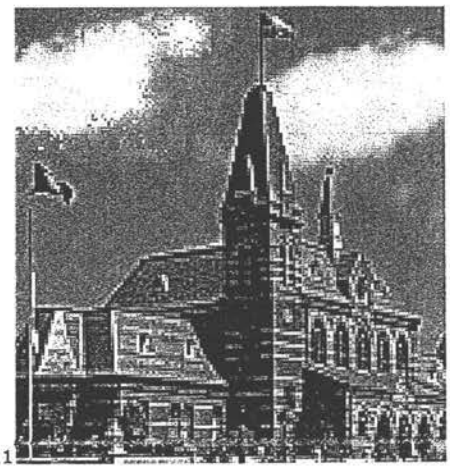
3.6 Further Processing

The 2002-2012 Facilities Master Plan will guide development of the Gallaudet campus in terms of open space, land use, pedestrian circulation, density, and connections to the surrounding community. Gallaudet has maintained its place in the city as a beautiful, well-maintained campus, and the proposed 2002-2012 campus changes are part of a long history of thoughtful development. The projects proposed by this Master Plan are responsive to the campus and do not exceed existing building heights and scale. These proposed projects are more fully described in Section 5 of this report. The demands for flexibility are great on an academic campus; development must be responsive to academic needs, economic constraints and emerging technologies. As each project is further developed a 'further processing' application will need to be submitted to the Zoning Commission with building specifics and details.

3.7 Planning Principles

Planning principles form the framework upon which the Campus Plan is built. They are the objectives that keep the mission and the strategic objectives of the University in constant focus. The planning principles for the 2002-2012 Master Plan are:

- Adopt the role as caretaker, to understand and respect the special nature of the Gallaudet campus
- Recommend planning moves that build a visually contiguous campus with academic, residential, and recreational zones that support campus identity
- Give special consideration to buildings and their relationship to the historic, academic, residential, and pre-college areas of the campus
- Build upon an attractive campus setting with building/open space relationships at an appropriate scale and density
- Develop green and open space to unify the historic and academic zones of the campus
- Provide facilities for language and communication programs to serve the University community as well as the residents of the District of Columbia
- Provide modern, appropriately sited residence halls and family housing for Gallaudet students
- Create a residence hall green space that meets recreational and social needs
- Develop and enhance pedestrian networks to increase accessibility and safety
- Develop and improve the quality of the campus/neighborhood edges
- Further develop a unified image and vision for the campus



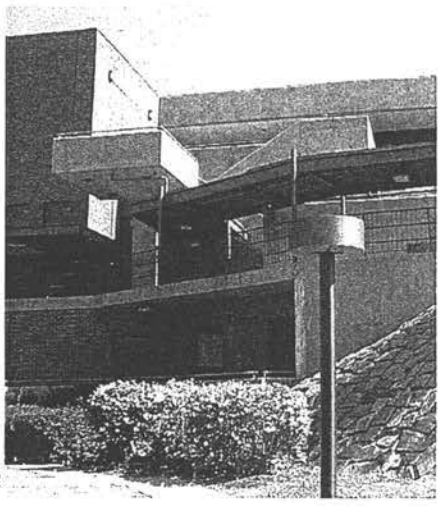
4.0 GALLAUDET UNIVERSITY AND THE LAURENT CLERC CENTER

4.1 Methodology

As described in Section 1.1 Gallaudet is comprised of two distinct entities, the Clerc Center and the University. These entities are also subject to review by separate governing bodies. The future development of the Clerc Center portion of the campus is subject to funding and authorization by the United States Congress and is not submitted as part of the application under Section 210 of the Zoning Regulations. The University portion of the campus is subject to review by the District of Columbia Zoning Commission and this report places its focus on that area of the campus. However, inherent in the charge of master planning a campus, is the study of the entire impact area. While it is necessary to the process to include the Clerc Center in the discussion of the Master Plan, components of the Clerc Center Plan are not subject to review by the DC Zoning Commission.

While both areas of the campus are primarily academic they have very different requirements and planning considerations. The University campus is a traditional upper-level campus with administrative and academic functions- with some components serving the campus as well as District of Columbia residents. The Clerc Center has many community-based services relating to deafness to children and families, an academic function for the education of nursery school to high school senior students, as well as National Mission duties. The National Mission component of this campus provides educational methodology research and resource material for national and international education institutions.

While the University and the Clerc Center are located on one site they operate as separate institutions with their administration, funding, and operational focus governed by different entities. One of the goals of the Master Plan is to fulfill the requirements for the submission the District of Columbia Zoning Commission and as such the focus of this Plan will be upon the University functions of Gallaudet.



5.0 EXISTING AND PROPOSED UNIVERSITY CAMPUS PLAN

5.1 Location, Boundaries, and Zoning

Gallaudet University is located in Washington, DC in the Northeast quadrant of the city. Maps and photographs from the late 1800s show this area of the District as open country with few homes nearby. This area was essentially suburban Washington and it is not until the 1920s that photographs begin to show significant residential construction along Florida and West Virginia Avenues.

The University portion of the campus is bounded by Switzer Drive to the north; to the west by 6th street and Brentwood Parkway; to the east by West Virginia Avenue; and to the south by Florida Avenue.

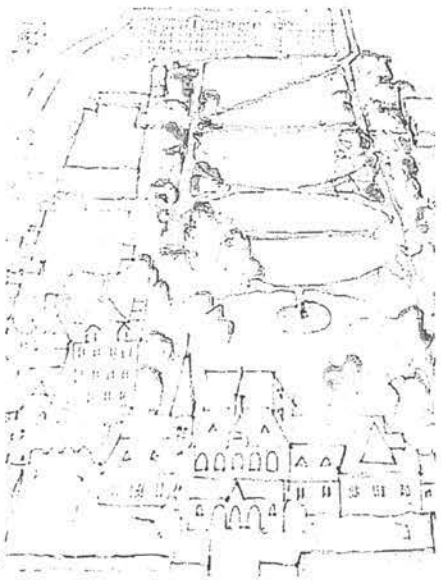
The campus is zoned R-4 except for the section of the campus on either side of 6th Street which is zoned C-M-1.

The proposed Facilities Master Plan would not impact existing location, boundary, or zoning.

5.2 Built Environment

The building stock on the University portion of the Gallaudet campus is comprised of 38 buildings for a total of 1,825,134 square feet of gross floor area (GFA). Of this 1,532,072 square feet is academic, administrative, residential, and recreational space with 293,062 square feet of structured parking. The Clerc Center portion of the Gallaudet campus is comprised of 12 structures for a total of 832,432 GFA. Of this 701,321 GFA is academic, administrative, residential and recreational space with 131,111 GFA of structured parking.

The existing building inventory on the University campus can be described in three zones; the Historic Zone, the Academic Zone and the Residential Zone. A portion of the Historic Zone was designated as the Gallaudet College Historic District in 1973. The buildings of this zone have a combination of architectural styles typical of the late 1880s, with the most visible style being High Victorian Collegiate. The buildings are predominately red brick masonry. The buildings that comprise the Academic Zone were constructed during the 1950s with the exception of renovations and construction for the Student Union and the Student Academic Center that was completed in 2002. The buildings in the Academic Zone are of brick masonry and typical of institutional buildings of the mid-late 1950's. The Residential Zone is comprised of 5 residential buildings built from the mid-1960s through the late 1970s. The sixth residential building on campus is Peet Hall, which was constructed in 1957 and is located within the Academic Zone. The dormitories are brick masonry of five to nine stories in height.



The heights of campus buildings and the Clerc Center are

typically 35 feet to 50 feet, with two structures at 90 feet in height. These buildings tend to not have an adverse impact upon adjoining areas because the campus is not densely developed, and most of the development is centered within the campus leaving green and open space along the perimeter/city edges.

The building inventory on the Clerc Center campus can be described as problematic at best. Constructed in the late 1970s the buildings are large-scale and institutional in nature and are organized as large masses that are unresponsive to the site and at a scale larger than what is appropriate for young people living away from home.

The University campus projects proposed in the Facilities Master Plan would not significantly impact the built environment on campus. The majority of new construction is proposed on existing sites where demolition would occur prior to construction.

5.3 Open Space and Pedestrian Network

Frederick Law Olmstead and Calvert Vaux developed their Master Plan for Gallaudet University in 1868. At that time the campus occupied only the southern portion of the site, but Gallaudet has expanded its green and open spaces in keeping with the design concepts of Olmstead and Vaux. The campus has retained the park-like setting with sweeping lawns bounded by curving walks and drives interspersed with wooded areas that were described by the 1868 plan.

There is a generous amount of open space on the campus of Gallaudet. One indication of the amount of open space on campus is the relatively small amount of floor area ratio (FAR). This ratio is a comparative measure of the amount of built space to open space and is expressed as total site square feet/built space square feet. The District of Columbia Zoning Commission has set the maximum FAR for colleges and universities in the R-1 through R-5-B zones at 1.8. Gallaudet is currently well below this limit with an FAR of less than 1.0. The entire campus has generous green and open spaces at its perimeter. In addition to the major open spaces at the perimeter are:

- The Olmstead Lawn that defines Faculty Row and College Hall
- The Central Green that defines the Academic Zone
- The Recreation fields to the east bounded by West Virginia Avenue

The 2002-2012 Facilities Master Plan proposes several improvements to green and open spaces. The Olmstead Lawn will be expanded by reducing the amount of surface parking in front of College Hall. Additional green space will be created and a row of visitor's parking will then be redesigned to make improvements to pedestrian circulation at the front of College Hall. Improvements will also be made to the Central Green. The proposed Plan recommends the demolition of the Merrill Learning Center for the development of new green space. The building has significant physical and operational deficiencies and its demolition would provide the opportunity to better define the Academic Zone. The Recreation fields will remain largely unchanged, except for the addition of an intramural gymnasium at the northeast corner of the existing Field House.

The Gallaudet campus is not intersected or separated by any public streets. As a result, all issues related to pedestrian circulation are limited to student, visitor, and faculty/staff traffic. As it exists today, the campus has an extensive pedestrian circulation network connecting residence halls and dining facilities to the academic and administrative campus. Through careful stewardship the campus has remained pedestrian oriented with many open and green spaces and several historic structures. The proposed Master Plan expands this network with the recommendation of the demolition of Hanson Plaza and the attached footbridge. While the footbridge functions well to provide a safe pedestrian route across Lincoln Circle Drive North, it also functionally severs the Residential Zone from the other areas of the University campus. This is especially true for deaf-blind students who have difficulty negotiating this area. The Master Plan proposes to relocate the northern arc of the vehicular loop road up to Switzer Drive to develop the campus core as pedestrian-oriented with a cross-campus pedestrian walk. The north portion of Lincoln Drive would then be redeveloped as a pedestrian route allowing the expansion of green and open space in this area. With the footbridge, the hardscape of Hanson Plaza would also be demolished to provide new green space for the Residential Zones.

5.4 Historic Preservation

Gallaudet is recognized for its well-preserved campus landscape, designed by the renowned firm of Olmsted, Vaux, and Co., including fine examples of High Victorian collegiate architecture. The Gallaudet College Historic District ("GCHD") encompasses significant vestiges of the original Olmsted and Vaux landscape design, along with Gallaudet's earliest surviving buildings, circa 1866-1885. These buildings include the President's House, Ballard House, Fay House, Denison House, Gate House, Alumni House (Ole Jim), College Hall, Chapel Hall, Fowler Hall, Dawes House and Kendall Hall.

The GCHD is recognized as a National Historic Landmark and has been listed on the District of Columbia Inventory of Historic Sites. In addition, the President's House and Chapel Hall have been individually recognized as landmarks on the District's Inventory of Historic Sites and listed on the National Register of Historic Places.

Under D.C. Law 2-144, the Historic Landmark and Historic District Protection Act of 1978, as amended (the "Historic Preservation Law"), any demolition, alteration, new construction, or subdivision within the GCHD is subject to review by the Historic Preservation Review Board ("HPRB"). Any demolition, or any subdivision involving a designated historic property is also subject to a further public hearing by the Mayor's Agent for Historic Preservation. As such, Gallaudet's important built heritage is well protected under the Historic Preservation Law.

Gallaudet is very protective of its built environment, especially its historic buildings. The University has in the past demonstrated its commitment to maintaining these important structures through significant investment in building and landscape renovations and maintenance. This Facilities Master Plan does not include any demolition, alteration, new construction, or subdivision within the GCHD.

5.5 Campus Identity

While the campus is located within a mixed-use urban environment, it maintains a separate identity from the urban street. This has been historically true because of the way the site and the city have been developed. The campus started with several small buildings in a rural setting and this identity has evolved as a park within the city fabric. A photograph from 1922 shows the campus centered within a deep perimeter of green space at Florida and West Virginia Avenues. A perimeter of green space has been maintained even with the growth that the campus has experienced since the early 1900s. Today Gallaudet is truly a park within the city. The site is on a hill and the landscape rises in elevation from the street. City streets do not intersect or cross the campus. The combining elements of the site topography, perimeter green space, and the park-like setting in the city give the Gallaudet campus a distinct and separate identity from the surrounding residential and mixed-use urban fabric.

The Master Plan as proposed does not have an adverse impact on the relationship of the campus and the neighborhood. A small intramural gymnasium addition to the Field House, landscaping improvements to the campus edge at 6th Street and Florida Avenue, and improvements to the pedestrian gate on Florida Avenue are the only proposed changes to the University campus edge.

Recommended landscaping improvements include the continuation of street trees along 6th Street, and fence line improvements to the Florida Avenue and 6th Street corner. This corner is currently a hard edge of brick masonry and it is proposed that the fence be moved back to allow for street greenscape along the city sidewalk. In addition, the pedestrian gate near the historic Gate House will be renovated to improve accessibility. These projects would improve the experience of pedestrians walking from the NY Ave Metro stop. Pedestrian entry points from this direction would be the existing 6th Street entrance and the pedestrian gate near the historic Gate House.

5.6 Transportation

The Gallaudet campus is accessible via public transportation. This will be greatly expanded by the future New York Avenue Metrorail station currently under construction. The station is scheduled to open late in 2004 and will have a positive impact on Gallaudet and the District of Columbia. When the station opens and neighboring commercial growth expands, the percentage of people using public transportation will most likely increase.

The University is currently accessible by MetroBus and the Gallaudet shuttle bus. The shuttle bus serves the campus interior and provides frequent service to Union Station. Union Station is currently the closest MetroRail and Amtrak station and is approximately one and one-half miles away.

While approximately 60% of students live on campus, a large number of faculty and staff travel by private automobile. For students, faculty and staff who choose to drive to campus, the University maintains structured and surface parking areas within the campus. There is minimal-to-no impact to the neighborhood as a result of on-street parking.

This Master Plan will not adversely impact transportation within the campus and community. Gallaudet University will continue to monitor campus use of on-site parking and will encourage the use of public transportation by making improvements to the campus edge as described in the previous section.

5.7 Utilities

The campus is connected to the city network of utilities that include water, sanitary and storm sewers, and electric service. The utility infrastructure within the campus is in good condition and is maintained on a regular basis. The University has a central steam plant to serve portions of the campus.

The Facilities Master Plan as proposed will have no impact on utility usage. The University is installing a new utility spine along the east side of the central green. However this is an improvement, not an expansion, and is not expected to burden any city or campus utility services.

5.8 Loading, Screening and Signage

The 2002-2012 Facilities Master Plan recommendations do not have an adverse effect on in these areas. Loading/screening occurs at individual buildings and will not change with these Master Plan recommendations. It has not been proposed to make any significant changes to campus signage.

5.9 Proposed Campus Plan

The 2002-2012 Facilities Master Plan recommendations support the academic and institutional goals of Gallaudet University. These recommendations are outlined below and tabulated on the following page. The table is organized to show phasing so that demolition is shown prior to construction.

1. Strengthen campus identity by:
   - Further development of the academic zone on the Central Green
   - Improve visual links and relationship to the historic campus
   - Providing a new security booth and vehicular waiting space to prevent traffic congestion at the Florida Avenue entrance

2. Improve pedestrian connection across the entire campus and to the city. The connections can be achieved by:
   - Demolishing Hanson Plaza to remove impediments to pedestrians and develop a "Gallaudet Walk" that builds upon and strengthens campus identity
   - Making campus edge improvements at 6th and Florida Avenues
   - Reconfiguration of visitor/staff parking at College Hall
   - Reconfiguration of existing vehicular Lincoln Circle North Rd. as pedestrian-only with vehicular loop road extending north to Switzer Drive
   - Restore and improve open and green space on campus. Projects include:
   - Demolition of Merrill Learning Center
   - Improvement of greenscape at College Hall and at student dormitories

PROPOSED 2002-2012 FACILITIES MASTER PLAN

		Bldg. Function	Footprint (G.S.F.)	Approximate Height	Total GSF
Proposed Projects	Construct New Language & Communication Center	Academic	26,650	65'	80,000
	Construct New Below-Grade Parking L&C Bldg	Parking	26,650	1 level	25,000
	Demolish Peet Hall	Student Residence	-	65'	-46,806
	Construct New Library	Academic	20,000	65'	80,000
	Demolish Merrill Learning Center	Academic	-	50'	-103,512
	Demolish Mary Thornberry	Academic	-	24'	-21,374
	Construct New Academic Bldg	Academic	20,000	65'	80,000
	Demolish Ballard Halls (Cogswell & Krug)	Student Residence	-	60' & 50'	-109,980
	Demolish Hanson Plaza	Parking	-	1 level	-74,750
	Construct New Residence Hall 1	Student Residence	16,250	65'	65,000
	Construct New Residence Hall 2	Student Residence	16,250	65'	65,000
	Construct New Below-Grade Parking Residence Halls	Parking	67,500	2 levels	135,000
	Construct New Gymnasium Addition	Academic	10,000	30'	10,000
	Change in University GSF				**183,578**

Site Work	Appleby/6th and Florida edge improvements
	Pedestrian Gate
	Security Booth
	Gallaudet Walk improvements and landscaping
	Re-Alignment of Loop Road
	Olmstead Lawn improvements/College Hall parking

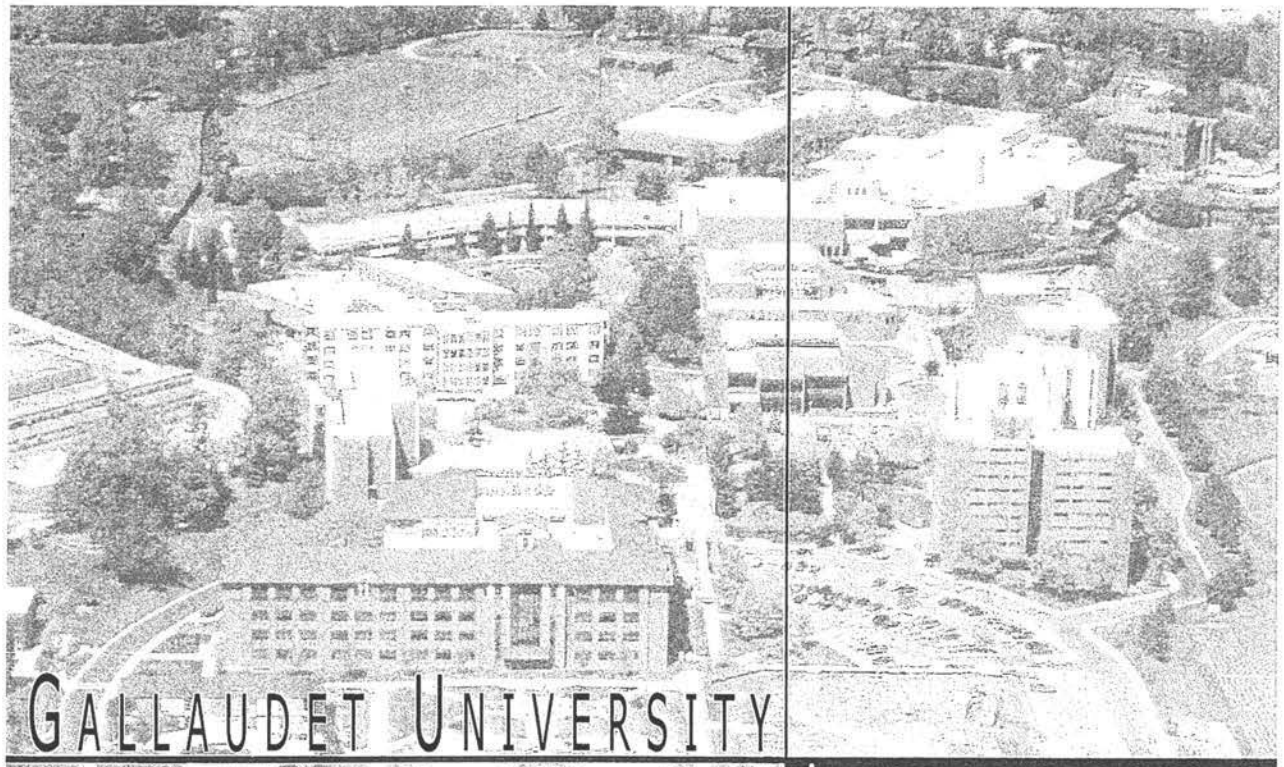
Renovations	Dawes
	Fowler
	Kendall
	Peikoff Alumni House
	Elstad Lobby
	College Dining Hall New Entry

The projects outlined for the Facilities Master Plan are proposed campus improvements. The drivers inherent in the fulfillment of an Facilities Master Plan are academic goals and institutional mission, enrollment, academic methodology, findings in deaf education research, and project funding. As such, Master Plan recommendations for site improvements, project construction and demolition are constantly under flux and revision. In addition, this Facilities Master Plan is ambitious in its scope and as a result not all projects may be implemented within the 2002-2012 time frame.

6.0 CONCLUSION

Gallaudet has been part of the urban fabric of the District of Columbia for over 145 years and has contributed in many ways to the hearing, deaf and hard of hearing communities on a local, national, and international level. In his inaugural address the president of Gallaudet, I. King Jordan stated: "Gallaudet is, and always has been, unique among institutions of higher education. Our mission has not only been to educate, but to advocate-not only to conduct research, but to make sure the results are available-not only to serve the campus community, but to serve the larger community of deaf and hearing impaired people everywhere."

Gallaudet also recognizes its role as an academic institution located within the District of Columbia is an important one, and has demonstrated its commitment to make a positive contribution to the surrounding community and to the District of Columbia. The approval and the implementation of this 2002-2012 Facilities Master Plan will ensure the fulfillment of Gallaudet's mission as described by President Jordan, as well as continuing to serve as a resource for the deaf and hard of hearing population of the District of Columbia.



GALLAUDET UNIVERSITY

APPENDICES

Appendix 1: University Charter

ENABLING ACT

Thirty-Eighth Congress of the United States of America

AT THE FIRST SESSION,

Begun and held at the City of Washington, on Monday, the seventh day of December, one thousand eight hundred and sixty-three.

An Act

To authorize the Columbia Institution for the Deaf and Dumb and the Blind, to confer degrees.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

That the Board of Directors of the Columbia Institution for the instruction of the Deaf and Dumb, and the Blind be, and they are hereby authorized and empowered to grant and confirm such degrees in the liberal arts and sciences to such pupils of the Institution, or others, who by their proficiency in learning, or other meritorious distinction they shall think entitled to them, as are usually granted and conferred in Colleges; and to grant to such graduates diplomas or certificates, sealed and signed in such manner as said Board of Directors may determine, to authenticate and perpetuate the memory of such graduation.

(Signed) SCHUYLER COLFAX
Speaker of the House of Representatives

(Signed) H. HAMLIN
Vice-President of the United States and President of the Senate

Approved, April 8, 1864

(Signed) ABRAHAM LINCOLN

APPENDIX 2: Population Summary

		1991 1992	2001 2002		2012 Projections	
		Headcount	Headcount	FTE	Headcount	FTE
University	Undergraduate Students	1,610	1,224	1,161	1,250	1,188
	Graduate Students	450	390	331	700	665
	Professional Studies	-	92	n/a	70	n/a
	Total University Students	**2,060**	**1,706**	**1,492**	**2,020**	**1,853**
	Staff	893	587	-	****	
	Faculty	251	219	-	****	
	Extended Temps	-	3	-	****	
	Spec. Reg	-	10	-	****	
	Total Faculty/Staff	**1,144**	**819**		**819**	

		1991 1992	2001 2002		2012 Projections	
		Headcount	Headcount	FTE	Headcount	FTE
Clerc Center	MSSD Students	315	188	n/a	225	n/a
	KDES Students	200	148	n/a	140	n/a
	Total Clerc Center Students	**515**	**336**	-	**365**	
	Staff	167	151	-	****	
	Teachers	127	65	-	****	
	Extended Temps	-	4	-	****	
	Spec. Reg	-	4	-	****	
	Total Faculty/Staff	**294**	**224**	-	**224**	

**** faculty/staff levels are not expected to experience growth

APPENDIX 3: GFA Adjustments 1991-2012

1991 Campus Plan Total GFA		**2,384,566**
University		1,516,437
Clerc Center		868,129

BZA Approved Changes to GFA: 1990-2000 Master Plan		**341,982**
Demolish West Office Building		-11,162
Demolish Hughes Gymnasium		-51,856
Construct Conference Center & Garage		75,000
Construct Field House Addition		40,000
Construct Mary Thornberry Building Addition	(not implemented)	2,500
Contruct School of Management		50,000
Construct Dorm 6	(not implemented)	50,000
Construct 6th Street Parking		187,500

2002 Campus Plan Total GFA	**2,657,566**
University	1,825,134
Clerc Center	832,432

Proposed University Changes to GFA: 2002-2012 Master Plan	**183,578**
Demolish Ballard Halls	-109,980
Demolish Hanson Plaza Parking Deck	-74,750
Demolish Peet Hall	-46,806
Demolish Merrill Learning Center	-103,512
Demolish Mary Thornberry	-21,374
Demo Subtotal	**-356,422**
Construct Language & Communication Bldg.	80,000
Construct Below Grade Lang. & Comm. Parking Deck	25,000
Construct New Dormitories	130,000
Construct Below Grade Dormitory Parking	135,000
Construct Field House Addition	10,000
Construct Library	80,000
Construct Academic Building	80,000
Construction Subtotal	**540,000**

APPENDIX 3 CONTINUED: GFA Adjustments 1991-2012

*** Proposed Clerc Center Changes to GFA: 2002-2012 Master Plan**	**-432,139**
Demolish MSSD	-227,856
Demolish MSSD Gym & Pool	-49,901
Demolish Dormitories and Faculty Housing	-132,454
Demolish KDES	-291,110
Demolish KDES Parking Structure	-55,818
Demo Subtotal	**-757,139**
Construct Administration Bldg	80,000
Construct MSSD	100,000
Construct KDES	50,000
Construct Gym/Pool & Dining Hall	30,000
Construct Cottage Dormitories	65,000
Construction Subtotal	**325,000**

SUMMARY

1990 Campus Plan Total GFA	**2,384,566**
BZA Approved Changes to GFA: 1990-2000 Master Plan	**341,982**
Existing 2002 Campus Plan Total GFA	***2,657,566***
Proposed Demolished Buildings 2002-2012	**-1,113,561**
Proposed Construction 2002-2012	**865,000**
Proposed 2012 Campus Plan Total GFA	***2,409,005***
Net Change From Existing 2002 Campus To Proposed 2012 Campus	**-248,561**

* The Clerc Center is not within the parameters of this submission and this data is provided for institutional reference only.

APPENDIX 4: Building Characteristics

	Building Name	GSF	Approximate Height	Main Function
1	Alumni House -Ole Jim	9,003	59'	Administrative
2	Appleby Property	32,840	40'	Administrative
3	Ballard House	7,143	35'	Administrative
4	Benson Hall	72,552	90'	Student Residence
5	Carlin Hall	97,207	80'	Student Residence
6	Central Receiving	16,516	35'	Administrative
7	Central Utilities	40,099	50'	Administrative
8	Chapel Hall	31,730	80'	Administrative
9	Clerc Hall	56,984	80'	Student Residence
10	Cogswell Hall (Ballard North)	55,232	60'	Student Residence
11	College Hall	50,357	70'	Administrative
12	Dawes House	10,536	45'	Academic
13	Denison House	7,433	35'	Academic
14	Elstad Auditorium	40,551	50'	Academic
15	Ely Hall	62,258	31'	Administrative
16	EMG Memorial Building	30,500	30'	Administrative
17	EMG Residence	14,094	35'	Residence
18	Fay House	7,818	35'	Academic
19	Field House	96,114	40'	Academic
20	Fowler Hall	36,500	45'	Academic
21	Gate House	1,443	20'	Administrative
22	Grandstand	5,306	20'	Recreational
23	Hall Memorial Building	158,854	53'	Academic
24	Health Center	18,220	50'	Administrative
25	Kellogg Center	152,144	90'	Academic
26	Kendall Hall	9,860	45'	Academic
27	Krug Hall (Ballard West)	54,748	50'	Student Residence
28	Mary Thornberry Building	21,374	24'	Academic
29	Merrill Learning Center	103,512	50'	Academic
30	Peet Hall	46,806	65'	Student Residence
31	Penn Street	2,805	15'	Administrative
32	Security Booth	175	15'	Administrative
33	Student Academic Center	114,274	49'	Academic
34	University Dining	35,036	50'	Student Residence
35	Washburn Arts Building	32,048	30'	Academic
	Subtotal University	**1,532,072**		

APPENDIX 4 CONTINUED: Building Characteristics

36	Field House Parking Structure	70,312	20'	Parking (240 Cars)
37	College Parking Plaza (Hanson)	74,750	10'	Parking (199 Cars)
38	6th Street Parking Garage	148,000	35'	Parking (359 Cars)
	Subtotal University Parking	**293,062**		
	Total University GSF	**1,825,134**		
39	KDES	291,110	40'	Pre-College Academic
40	MSSD	227,856	50'	Pre-College Academic
41	MSSD Gym & Pool	49,901	50'	Pre-College Academic
42	MSSD Faculty Housing 100 & 200	6,176	35'	Residence
43	MSSD Faculty Housing 300 & 400	6,516	35'	Residence
44	MSSD Student Housing RH-B	39,934	35'	Student Residence
45	MSSD Student Housing RH-C	19,957	35'	Student Residence
46	MSSD Student Housing RH-D	19,957	35'	Student Residence
47	MSSD Student Housing RH-E	19,957	35'	Student Residence
48	MSSD Student Housing RH-F	19,957	15'	Student Residence
	Subtotal Clerc Center	**701,321**		
49	MSSD Parking	75,293	30'	Parking (201 Cars)
50	Kendall School Parking Structures	55,818	10'	Parking (168 Cars)
	Subtotal Parking	**131,111**		
	Total Clerc Center GSF	**832,432**		
	Total University & Clerc Center	**2,657,566**		

51	West Office Building	11,162	17'	Academic
52	Ely Center	54,076	31'	Administrative
53	Hughes Gymnasium	51,856	30'	Academic
54	MSSD Student Housing RH-A	35,697	35'	Student Residence

Total demolished since 1991 Plan	**152,791**
Total proposed demolition: 1991 Plan	63,018

APPENDIX 5: Space Summary

Existing GFA/FAR

Zoning District	Land Area (SF)	Gross Floor Area (GFA)	District Floor Area Ratio (FAR)
R-4	4,054,186	2,473,921	<1
C-M-1	273,512	183,645	<1
Total	4,327,698	2,657,566	<1

Proposed GFA/FAR

Zoning District	Land Area (SF)	Gross Floor Area (GFA)	District Floor Area Ratio (FAR)
R-4	4,054,186	2,408,938	<1
C-M-1	273,512	183,645	<1
Total	4,327,698	2,592,583	<1

APPENDIX 6: Campus Amenities

Representative examples of amenities on the Gallaudet Campus include:

Thomas Hopkins Gallaudet and Alice Cogswell statue by Daniel Chester French
Edward Miner Gallaudet statue by Pietro Lazzari
Statue on Central Green
Masonry walls on Central Green
Sculpture at KDES (existing)

Open space and pedestrian areas include:

Olmstead Geeen on Faculty Row
Central Green (proposed expansion)
Alumni Walk (proposed improvements and expansion)
Residence Hall Green (proposed improvements and expansion)

Campus Gateways include:

Florida Ave - east gateway
Florida Ave - historic west gateway
6th Street gateway
Mt. Olivet Road gateway
West Virginia Ave. gateway

APPENDIX 7: Athletic and Recreational Facilities

University Field House
Swimming pool, fitness center, basketball and intramural courts

University Athletic Fields
Tennis courts, soccer field, track, football, and baseball

Clerc Center Gym and Pool
Swimming pool, fitness center, games and basketball court

MSSD Athletic Fields
Baseball field, games and basketball courts

KDES Pool
Swimming pool, games and recreation

KDES Athletics
Tennis courts, playground, and games field

Proposed Clerc Center Gym and Pool
Swimming pool, fitness center, games and basketball courts

APPENDIX 8: Major Utilities

Major Utilities

	6th & Florida	7th & Florida	8th & Florida	Neal Place	Mt. Olivet Rd.	West Va. Ave
Water	x	x	x		x	x
Sanitary						x
Storm						x
Electric	x		x	x		
Gas	x		x			x

APPENDIX 10: Buildings of Historic Significance

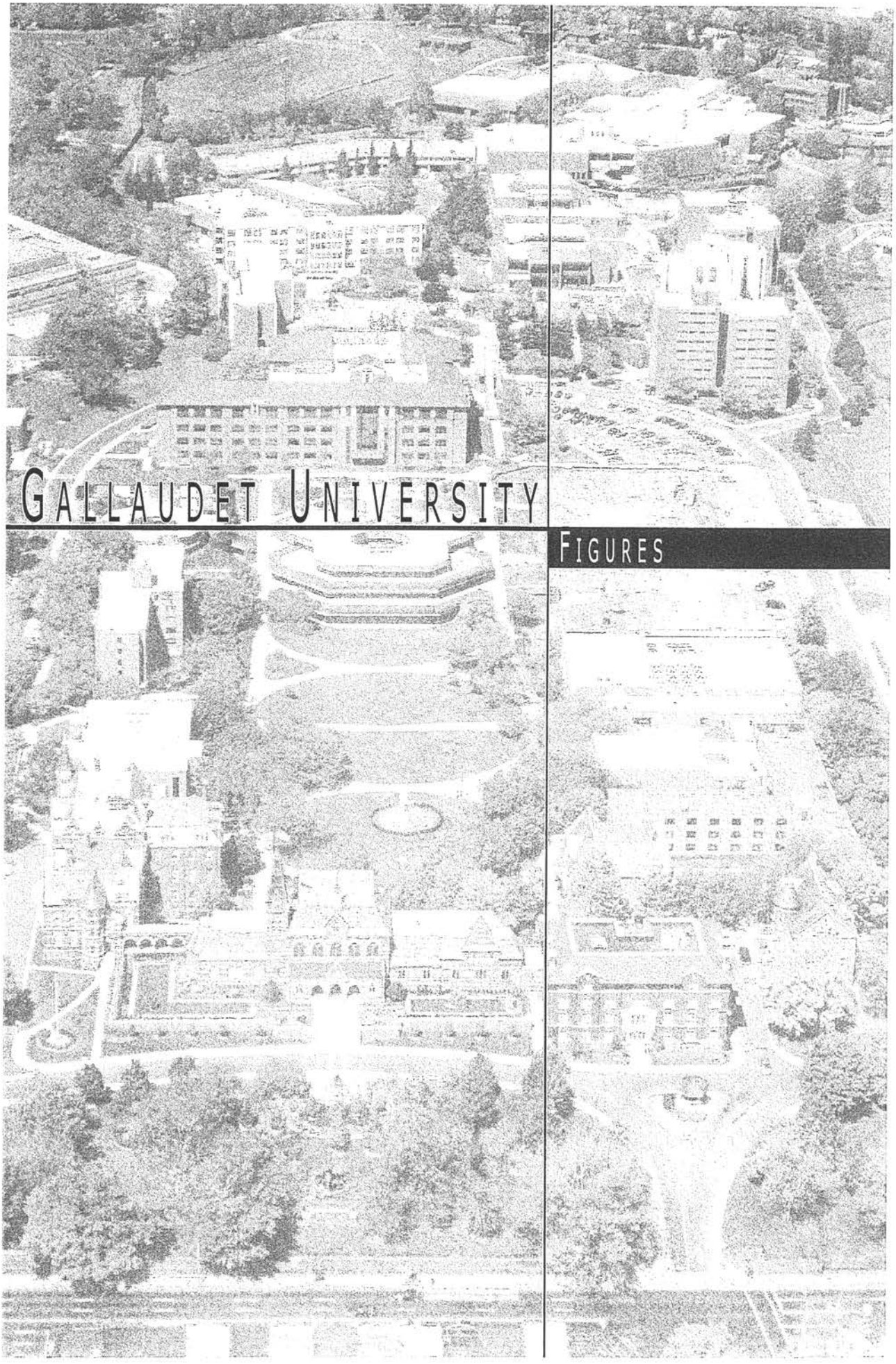
	Date of Construction
National Register of Historic Places & D.C. Inventory of Historic Sites:	
President's House	1868
Chapel Hall	1871
Gallaudet College Historic District:	
President's House	1868
Ballard House	1867
Fay House	1875
Denison House	1875
Gate House	1878
College Hall	1879
Chapel Hall	1871
Fowler Hall	1918
Kendall Hall	1885
Dawes House	1880
Alumni House (Ole Jim)	1880
Historic Landscape Features:	
Olmstead Geeen on Faculty Row	

APPENDIX 10: Traffic and Parking Study

Attached as separate document

APPENDIX 11: Zoning Regulation Compliance

Attached as separate document



GALLAUDET UNIVERSITY

FIGURES

EXISTING FACILITIES

FIGURE 1



HISTORIC DISTRICT
EXISTING FACILITIES

1. Chapel Hall
2. College Hall
3. Dawes House
4. Kendall Hall
5. Fowler Hall
6. Gate House
7. Edward Miner Gallaudet Residence
8. Ballard House
9. Fay House
10. Denison House
11. Appleby Building
14. Kellogg Conference Center
15. Peikoff Alumni House
16. Edward Miner Memorial Building
17. Peet Hall
19. Hall Memorial Building
20. Mary Thornberry Building
23. Elstad Auditorium
27. Ballard Hall - West
28. Ballard Hall - North
29. Washburn Arts Building
30. Ely Hall
31. Student Union Building
32. Student Academic Center
35. Clerc Hall
36. Benson Hall
37. Peter J. Fine Infirmary
38. University Dining Hall
41. Kendall Demonstration Elementary School
43. Central Utilities Building
45. Carlin Hall
46. Merrill Learning Center
48. Field House
60. MSSD Main Building
69. Central Receiving
71. Security Kiosk
72. Grandstand
81. MSSD House 100/200
82. MSSD House 300/400
84. MSSD Residence Hall B
85. MSSD Residence Hall C
86. MSSD Residence Hall D
87. MSSD Residence Hall E
88. MSSD Residence Hall V
89. MSSD Gym and Pool
90 Penn St. Property
91. Field House Parking Garage
92. Hanson Plaza Garage
93. KDES Parking Garage
94. MSSD Parking Garage
95. Sixth Street Parking Garage

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Einhorn Yaffee Prescott Architects + Engineers

ZONING MAP

FIGURE 2

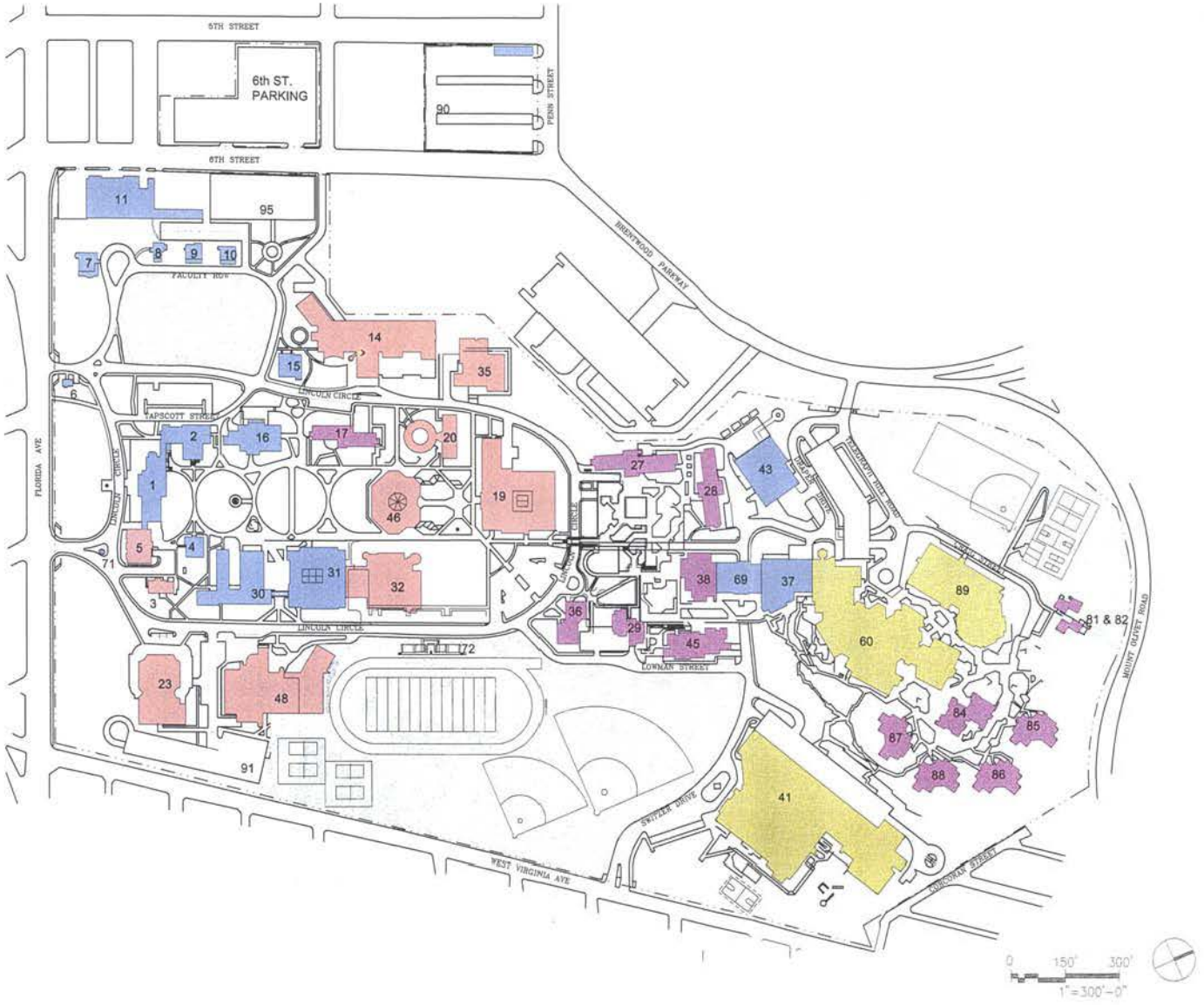


C-M-1
R-4

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BUILDING & LAND USE

FIGURE 3



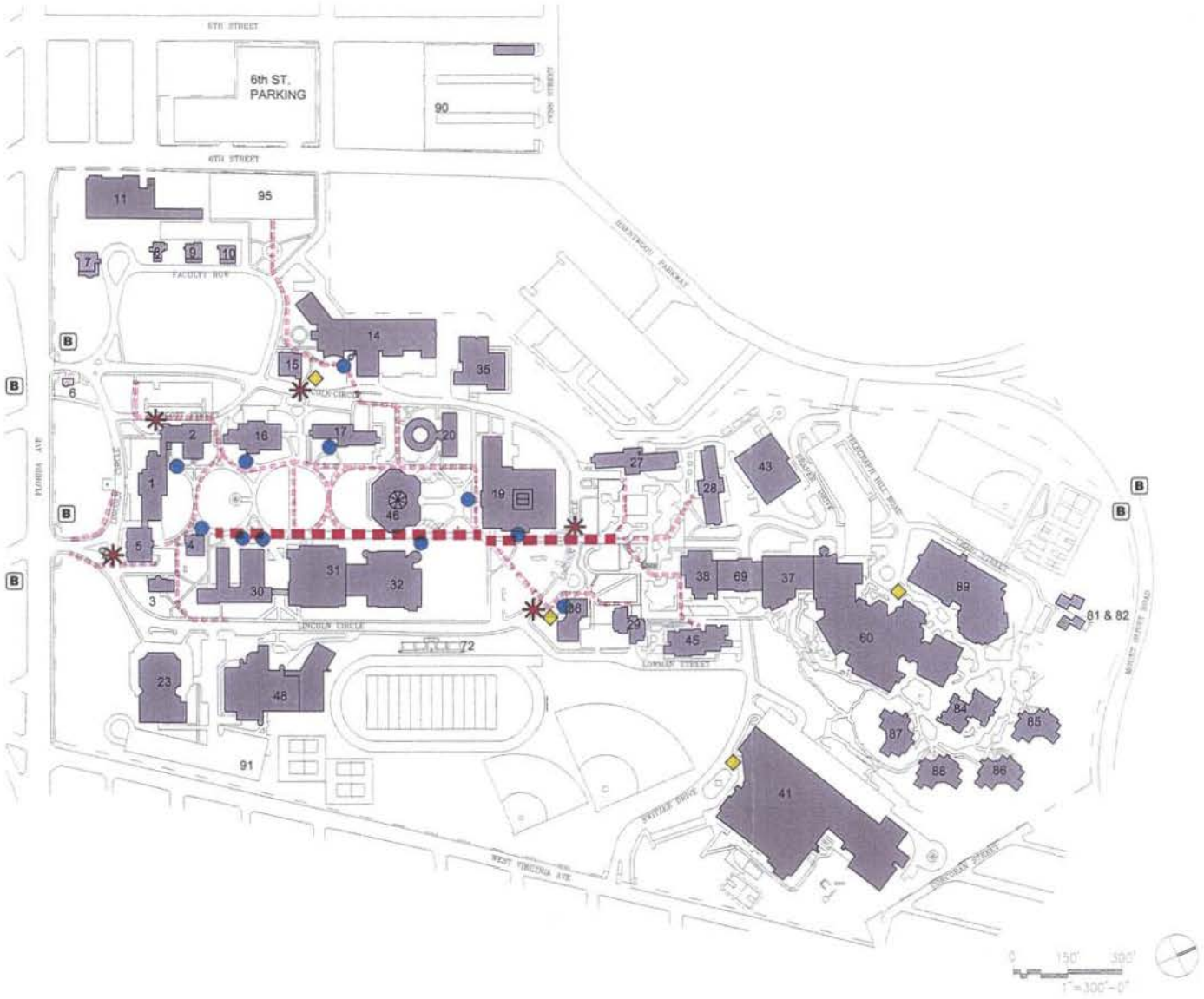
ADMINISTRATIVE
ACADEMIC
PRE-COLLEGE
RESIDENTIAL
RECREATIONAL

1. Chapel Hall
2. College Hall
3. Dawes House
4. Kendall Hall
5. Fowler Hall
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90 Penn St. Property
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EXISTING PEDESTRIAN NETWORK

FIGURE 4



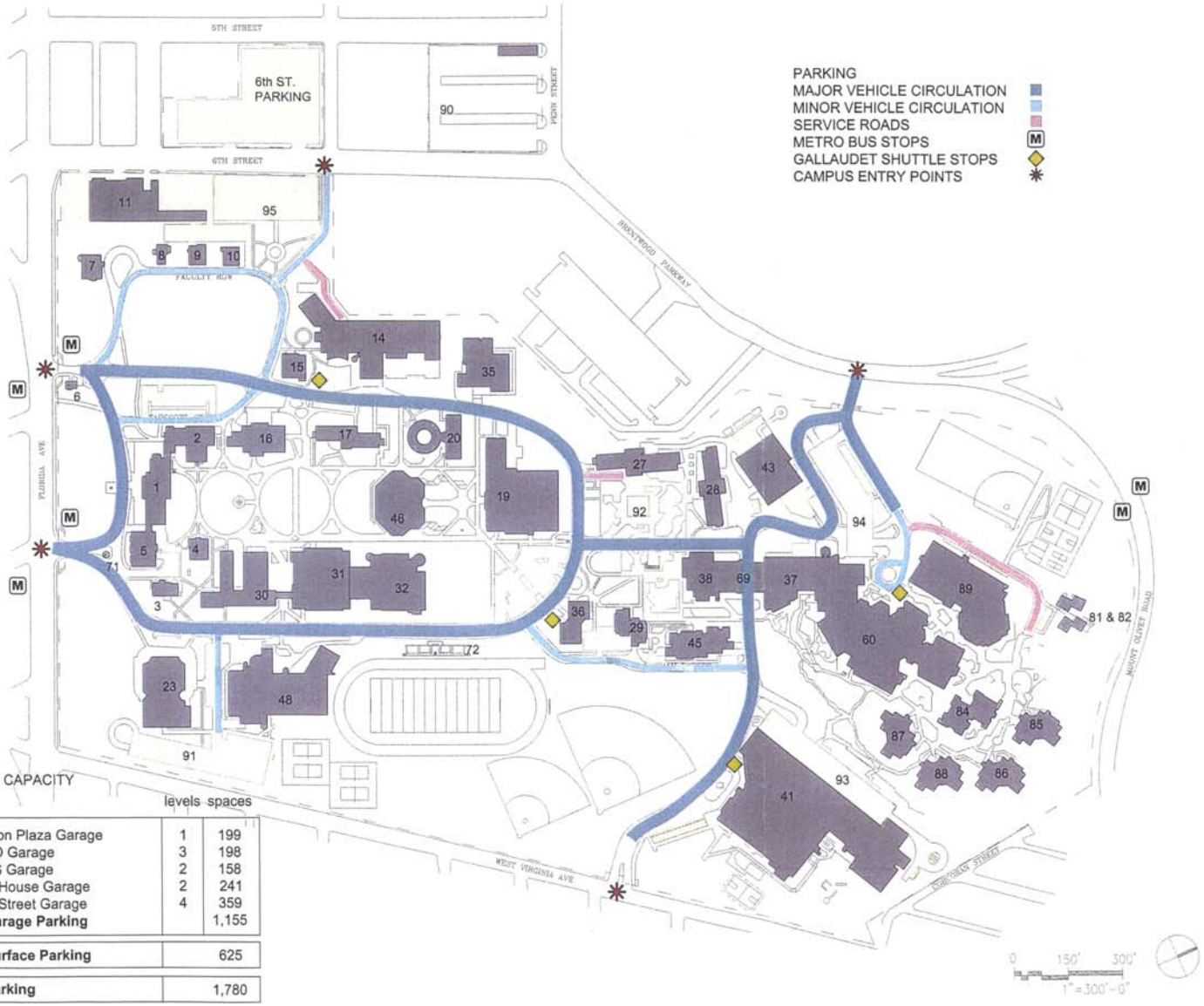
MAJOR PEDESTRIAN ROUTE
MINOR PEDESTRIAN ROUTE
INTERACTION/GATHERING POINTS
METRO BUS STOPS
GALLAUDET SHUTTLE STOPS
PEDESTRIAN/VEHICULAR CONFLICT

1. Chapel Hall
2. College Hall
3. Dawes House
4. Kendall Hall
5. Fowler Hall
6. Gate House
7. Edward Miner Gallaudet Residence
8. Ballard House
9. Fay House
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90 Penn St. Property
91. Field House Parking Garage
95. Sixth Street Parking Garage

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EXISTING VEHICULAR CIRCULATION AND PARKING

FIGURE 5



PARKING CAPACITY

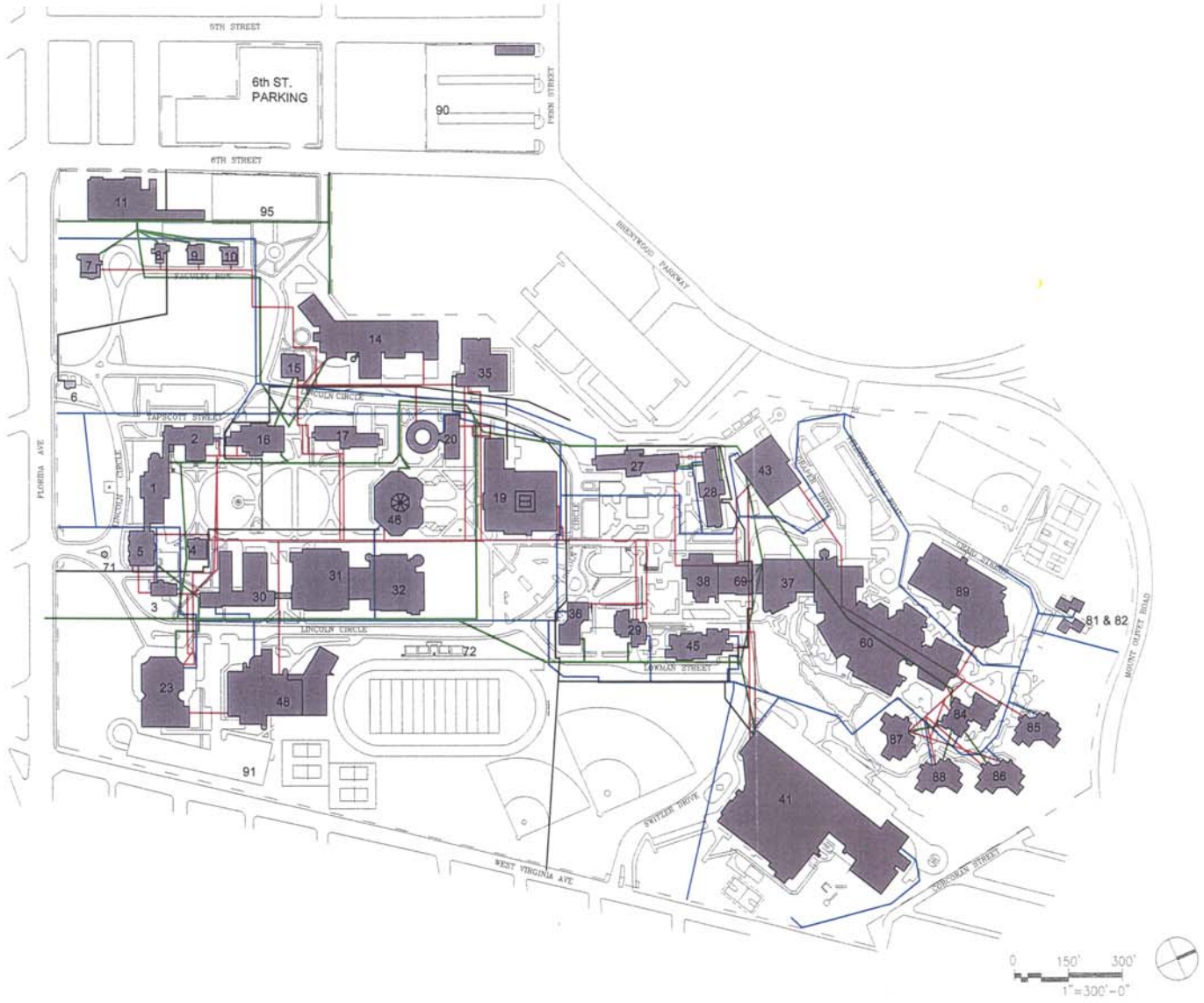
name	levels	spaces
A- Hanson Plaza Garage	1	199
B- MSSD Garage	3	198
C- KDES Garage	2	158
D- Field House Garage	2	241
E- Sixth Street Garage	4	359
Total Garage Parking		1,155
Total Surface Parking		625
Total Parking		1,780

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94. MSSD Parking Garage
95. Sixth Street Parking Garage

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EXISTING UTILITY PLAN

FIGURE 6



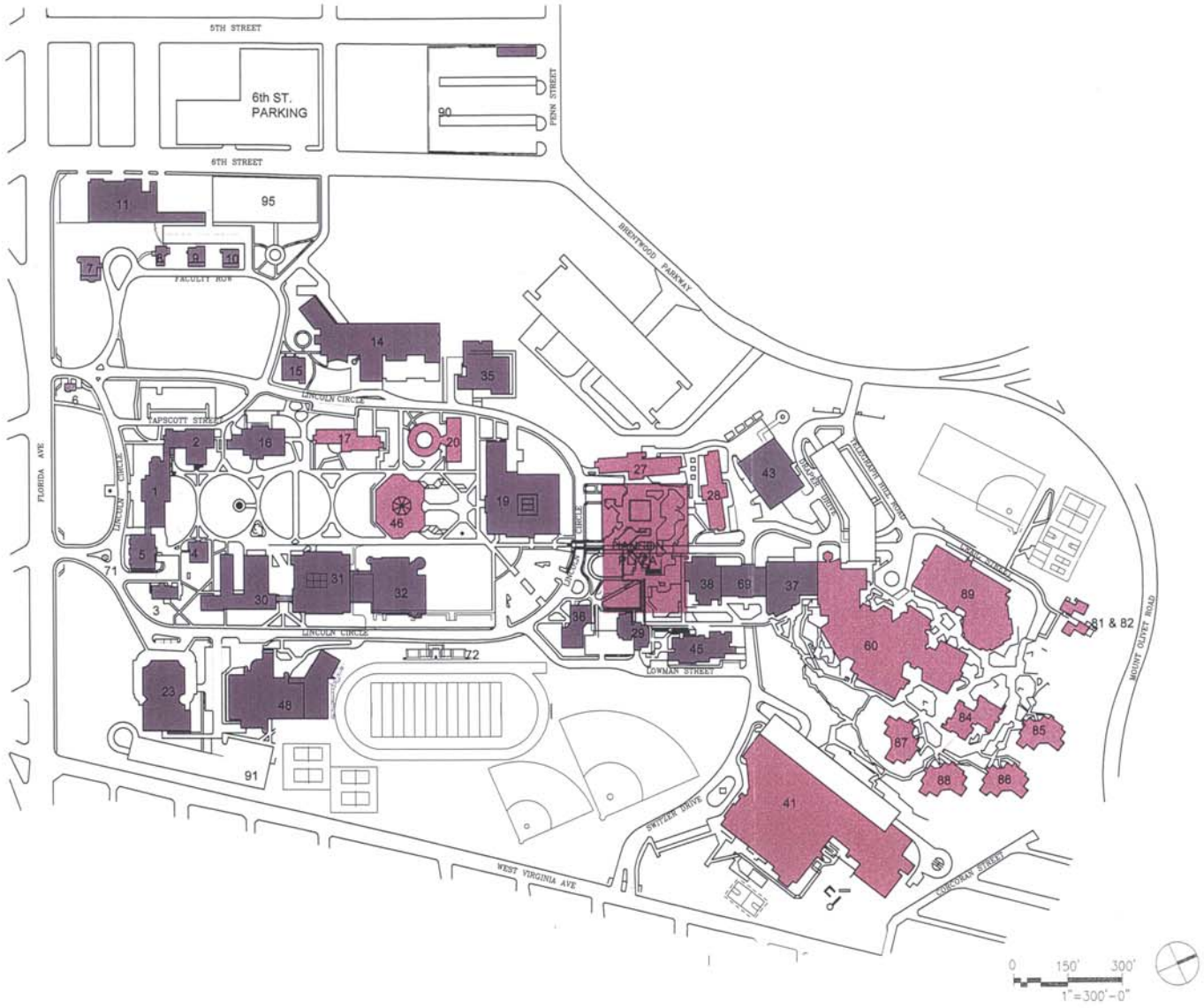
WATER
ELECTRICAL
CHILLED WATER AND STEAM
GAS

1. Chapel Hall
2. College Hall
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4. Kendall Hall
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6. Gate House
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PROPOSED DEMOLITION

FIGURE 7



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2. College Hall
3. Dawes House
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5. Fowler Hall
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8. Ballard House
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PROPOSED DEMOLITION

PROPOSED CAMPUS PLAN

CONCEPT DEVELOPMENT
FIGURE 8

ZONE 1 - HISTORIC

HISTORIC RENOVATIONS
- Dawes renovation +/- 2003
- Fowler renovation +/- 2006
- Kendall hall study
- Pelkoff Alumni house (funding identification/clarification)

SITE IMPROVEMENTS
- Appleby/SW corner of campus
- Renovate pedestrian gate on Florida Avenue
- Reconfigure parking and pedestrian access at College Hall (loss of 25 surface parking spaces)
- Reconfigure Security Booth at Florida Avenue

ZONE 2 - ACADEMIC

NEW BUILDINGS
- Library, Learning Center, Museum: 20,000 gsf footprint
- Academic Building: 20,000 gsf footprint
- Language & Communications Building: 26,650 gsf footprint linguistics, audiology, ASL & interpreting tv studios and potential for below grade parking, short term visitors parking
- Intramural Gymnasium addition 10,000 gsf footprint

SITE IMPROVEMENTS
- Establish a building scale more sympathetic to historic campus
- Pedestrian walk or "Gallaudet Promenade" improve accessibility to dormitories, campus identity by linking historic campus to new entry at Dining Hall
- Lobby and Theater renovations to Elstad

ZONE 3 - RESIDENTIAL

NEW BUILDINGS
- Apartment style residence halls: 16,200 gsf footprint each 350-400 beds (4 stories)
- Below grade parking 300-400 spaces

SITE IMPROVEMENTS
- New green space is link across campus, clear path of way finding, better recreation space for dormitory residents
- Renovate Dining Hall lobby, provide new entry

ZONE 4 - CLERC CENTER

NEW BUILDINGS
- MSSD 33,300 gsf footprint, 3 stories
- KDES 25,375 gsf footprint, 2 stories
- National Mission 26,000 gsf footprint, 3 stories
- New Gymnasium 30,000 gsf footprint, 1 story
- Cottage style dormitories 32,400 gsf combined footprint, 2 stories



KEY

EXISTING

PROPOSED

0 150' 300'
1"=300'-0"

NORTH

JUNE 2002

Einhorn Yaffee Prescott Architects + Engineers