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April 14, 2003

DENNIS R. HUGHES
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D.C. ZONING COMMISSION
2003 APR 14 PM 3:36

Hand Delivery

D.C. Zoning Commission
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: Application of Gallaudet University, Z.C. No. 03-02

Dear Members of the Commission:

In anticipation of the public hearing scheduled for April 28, 2003, enclosed please find an original and 20 copies of the Applicant's Statement in Support of the above-referenced Application. Copies of this Statement are also being provided to the Office of Planning and the Department of Transportation.

We are prepared to answer any questions or provide such other information as you may require. Thank you for your attention to this Application.

Very truly yours,

HOLLAND & KNIGHT LLP

Dennis R. Hughes

Enclosure
cc: Steve Mordfin, Office of Planning
Abdoulaye Bah, DDOT

ZONING COMMISSION
District of Columbia
Case 03-02
Exhibit 37

ZONING COMMISSION
District of Columbia
CASE NO.03-02
EXHIBIT NO.37

BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

Application of Gallaudet University

Zoning Commission Case No. 03-02
Public Hearing: April 28, 2003
ANC 5B

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

Pursuant to 11 DCMR Section 3104 and in accordance with 11 DCMR Section 210, Gallaudet University (hereinafter "Gallaudet") requests special exception review and approval of its Facilities Master Plan, 2002-2012 (the "Campus Plan"), for the Gallaudet University campus, which is bounded generally by Florida Avenue, NE, to the south, West Virginia Avenue, NE, to the east, Mount Olivet Road, NE, and Corcoran Street, NE, to the north, and Brentwood Parkway and 5th and 6th Streets, NE, to the west. (Parcels 141/69, 129/103, 129/112, and Square 3591, Lot 4)(the "Campus")(Exhibits A and B).

The majority of the Campus is located in the R-4 District. The westernmost portion of the Campus, flanking both sides of 6th Street, NE, is located in the C-M-1 District.(Exhibit C). University use is permitted as a matter of right in the C-M-1 zoned portion of the Campus. In the R-4 District, university use requires special exception review by the Zoning Commission.

ZONING COMMISSION
District of Columbia
Case 03-02
Exhibit 37

II.
EXHIBITS IN SUPPORT OF APPLICATION

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

Exhibit B: Aerial photograph of the Campus, circa 2001.

Exhibit C: Portion of the Zoning Map showing the Campus.

Exhibit D: BZA Order No. 11093, dated December 13, 1972.

Exhibit E: BZA Order No. 12068, dated June 17, 1976.

Exhibit F: BZA Order No. 13220, dated November 10, 1980.

Exhibit G: BZA Order No. 15671, dated July 10, 1992.

Exhibit H: BZA Order No. 15824, dated June 29, 1993.

Exhibit I: BZA Order No. 15907, dated March 4, 1994.

Exhibit J: BZA Order No. 16254, dated September 15, 1997.

Exhibit K: BZA Order No. 16582, dated August 3, 2000.

Exhibit L: Outline of the testimony of I. King Jordan, President, Gallaudet University.

Exhibit M: Outline of the testimony of John Baxter, Einhorn Yaffee Prescott.

Exhibit N: Outline of the testimony of Cullen Elias, O.R. George & Associates.

Exhibit O: Copy of Powerpoint Presentation Materials.

III.
INTRODUCTORY STATEMENT

Background

Gallaudet's original campus plan was approved by the Board of Zoning Adjustment ("BZA") in 1972 and revised in 1976. (BZA Orders No. 11093 and 12068, respectively, at Exhibits D and E). An updated campus plan was approved by the BZA in 1980. (BZA Order No. 13220)(Exhibit F). In 1992, by Order No. 15671, the BZA approved Gallaudet's University

Master Plan, 1991-2000.(Exhibit G).

Following the approval of the 1991-2000 campus plan, Gallaudet returned to the BZA for further processing of three of the six new construction projects approved under that plan (Center for Training and Development (BZA Order No. 15824 (Exhibit H)), 6th Street Parking Garage (BZA Order No. 15907 (Exhibit I)), Field House Addition (BZA Order No. 16254 (Exhibit J)), along with modification to the approved 1991-2000 campus plan and further processing to provide for construction of the Student Academic Center, and to make improvements to the Washburn Arts Center and the grandstand at the athletic field (BZA Order No. 16582 (Exhibit K)).

During the last ten years, under the prior campus plan, Gallaudet added several much needed new university facilities to the Campus. Although all of the new projects proposed under that plan were not built, the BZA-approved 1991-2000 campus plan called for approximately 425,000 square feet of net additional construction of university buildings on the Campus. The total net of university space added to the Campus during that time was approximately 330,000 square feet.

The proposed Campus Plan, by contrast, focuses on replacement of existing outmoded university facilities, and calls for only 183,578 square feet of net new university space on the Campus.

Summary of Proposed Campus Plan

The Gallaudet University Facilities Master Plan 2002-2012 sets forth in detail Gallaudet's desired plans for the next ten years. In summary, over the course of the next decade, Gallaudet desires to undertake a variety of demolition, renovation and new construction projects, totaling a net increase of approximately 183,578 square feet of new space for the university. As detailed

herein, the Campus Plan includes the following major projects: (1) construction of a new Language and Communication Center with below-grade parking; (2) construction of a new Library; (3) construction of a new Academic Building; and (4) renovation and construction of new dormitories. Demolitions of outdated residence halls and the Mary Thornberry and Merrill Learning Center administrative/academic buildings are likewise contemplated in these future plans. The realization of these plans will require the securing of adequate funding for each project.

These projections reflect a forecast for a stable enrollment of undergraduate students in the next ten years and an increase of approximately 300 graduate students, thus, by 2012, returning total university enrollment to its 1991-1992 level.

Community Meeting Process and Dialogue

In 1975, Gallaudet formed the Gallaudet Community Relations Council ("GCRC"), consisting of several neighborhood representatives and a Gallaudet liaison. The purpose of the GCRC is to foster a positive relationship between Gallaudet and the neighboring community. Through the process of working with the GCRC over the last 28 years, Gallaudet has kept the community informed, and has received community input, about all elements of any planned expansion of the Campus, as well as other issues. On September 11, 2002, Gallaudet presented its current proposed Campus Plan to the GCRC, which voted unanimously to support the plan.

The Campus is located within the jurisdiction of Advisory Neighborhood Commission ("ANC") 5B and is located adjacent to ANC 6A. Gallaudet presented its current proposed Campus Plan to ANC 5B on March 6 and April 3, 2003, and to a local meeting of the Single Member District Commissioner for 5B06 on March 26. At its April 3, 2003 public meeting, ANC 5B voted unanimously to support the application. With respect to ANC 6A, Gallaudet presented the plan to a local meeting of the Single Member District Commissioner for 6A01 on

March 19, 2002 and to the Economic Development and Zoning Committee of ANC6A on March 25. This committee voted unanimously to recommend that ANC6A send a letter to the Zoning Commission in support of the Campus Plan. ANC 6A voted on April 10 to support the Campus Plan.

IV.
JURISDICTION OF THE COMMISSION

The Zoning Commission has jurisdiction pursuant to Sections 210 and 3104 of the Zoning Regulations to approve as a special exception a campus plan for a university located in a residential district. Jurisdiction over the review and approval of campus plans was transferred to the Zoning Commission from the BZA by Commission rulemaking in Order No. 932 (Zoning Commission Case No. 99-09), dated December 8, 2000.

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 Commission's discretion is limited to determining whether the relevant conditions and special exception criteria have been met. If an applicant meets its burden, the Commission 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).

The District of Columbia Court of Appeals has also affirmed the Commission's jurisdiction and scope of review in campus plan cases and has made clear that in reaching its decision the Commission may take into consideration such factors as institutional necessity. Draude v. District of Columbia Board of Zoning Adjustment, 582 A.2d 949, 955 (1990). Further, the court has distinguished the broader public good referenced in the Zoning Regulations from the more narrow interests of neighboring property owners.

V.
WITNESSES

The following witnesses will testify in support of the application:

1. I. King Jordan, President, Gallaudet University.

2. John Baxter, Einhorn Yaffee Prescott Architects.

3. Cullen Elias, O.R. George & Associates, Traffic and Transportation Engineers.

VI.
GALLAUDET COMPLIES WITH THE REQUIREMENTS OF SECTION 210

A. Gallaudet University Qualifies as an Academic Institution of Higher Learning (Subsection 210.1)

Gallaudet was formally established in 1856 as a small school for deaf and blind children. It was later incorporated as the Columbia Institution for the Instruction of the Deaf and Blind. Pursuant to Congressional approval, the college division was added in 1864. Gallaudet became the first, and was, for almost a century, the only institution of higher learning specifically designed to meet the needs of the deaf population. Gallaudet became a University in 1986 upon the passage of the Education of the Deaf Act. Gallaudet is fully accredited and authorized to confer degrees. The BZA found in prior approvals, including most recently the 1992 campus plan, that Gallaudet qualifies as a University as defined in the Zoning Regulations.

B. The Use 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 (Subsection 210.2)

1. Noise

The Campus Plan is designed so as not to create objectionable conditions because of noise. All construction and related work proposed in the Campus Plan is located well within the Campus boundaries. Furthermore, within these boundaries, university activities are designed to

be located in such a manner as to satisfy Gallaudet's need for a tranquil and secure place for students to study, work and live. In its efforts to reduce ambient noise, Gallaudet has built into the Campus Plan the preservation, maintenance and enhancement of large open green space, including the Olmsted Green, the Central Green, the Residence Hall Green, and several athletic fields.

2. Traffic and Parking

Gallaudet has created a pedestrian-oriented campus, with parking located along its periphery. Gallaudet makes extensive efforts to control automobile traffic on campus. Because of the large size of the Campus and the fact that it operates as a self-contained unit, visitors, faculty and staff park on campus rather than on the streets in the surrounding neighborhood.

At present, the Campus contains a total of 1,780 parking spaces located within parking garages, surface lots, and along Campus roadways. Peak occupancy of this parking supply has been determined to total only 74 percent of available spaces, whereas in 1992 peak occupancy measured 82 percent of then-existing supply. Improvements proposed as part of the Campus Plan include expansion of the parking supply to approximately 1,852 parking spaces by 2012.

As part of the campus planning process, Gallaudet has undertaken a comprehensive assessment of the adequacy and safety of vehicular access and circulation throughout the Campus and in relation to the neighboring road network. (See Gallaudet University Master Plan Update – Traffic Impact Assessment, prepared by O.R. George Associates, Inc. and submitted by Gallaudet as part of its application package to the Zoning Commission). Gallaudet is confident that its traffic management program will not only continue to provide satisfactory service, but will actually enhance vehicular efficiency and safety, especially given: (1) the pedestrian-orientation of the Campus; (2) Gallaudet's projection of only marginal population

growth over the next decade; (3) the improvements and reconfigurations proposed for parking and pedestrian areas on the Campus set forth in the Campus Plan; and (4) the New York Avenue Metrorail station, scheduled to open in 2004.

3. Number of Students

The students at Gallaudet are deaf, hard of hearing, or are pursuing a professional career related to deafness. As such, enrollment projections for Gallaudet can be calculated with greater precision than is possible at other universities catering to the hearing population. While the student population increased dramatically in the 1980s as direct result of the Rubella epidemic of the early 1960s, Gallaudet has actually witnessed a decrease in student population since the last campus plan was approved in 1992. This is due primarily to two factors – the stabilization in the numbers of the deaf population, and the desire of some in the deaf community to "mainstream," by attending other colleges and universities.

At the time of the 1992 campus plan approval, Gallaudet maintained a total university student population of approximately 2,060 students. This population was up dramatically from the 1,436 students registered in 1982, and was due primarily to the "Rubella bulge." By contrast, the current student population has dropped to 1,706 students. Gallaudet projects that the total university student population in ten years will number approximately 2,020 students.

Approximately two-thirds of university-level students at Gallaudet currently live in campus housing. Gallaudet hopes to increase this number through the replacement of outdated student dormitory housing with multiple new student residences proposed in the Campus Plan for the central portion of the Campus.

4. Other Objectionable Conditions

Gallaudet is aware of no other objectionable conditions associated with the Campus Plan. Gallaudet has planned carefully for its needs consistent with the needs of the surrounding community. Over its 147-year history, Gallaudet has proven to be a good neighbor in the community. As set forth above, the Campus Plan has been endorsed by the GCRC and ANCs 5B and 6A.

C. The Campus Is Located Within The R-4 And C-M-1 Districts And All Development Under The Proposed Campus Plan, When Added To All Existing Buildings And Structures On the Campus, Does Not Exceed The Gross Floor Area Prescribed For the R-5-B District. There Is No Unreasonable Campus Expansion Into Improved Low-Density Districts (Subsection 210.3).

For colleges and universities located in residential districts, the maximum bulk requirements normally applicable in those districts may be increased for specific buildings or structures, provided that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District, which is 1.8 FAR. The total density of all university buildings on Campus is 0.42 FAR.[1] Over the life of the Campus Plan, Gallaudet proposes to demolish approximately 356,422 square feet of existing university construction and to construct approximately 540,000 square feet for new university use. If all the demolitions and new construction proposed in the Campus Plan are completed, the Campus' total building density attributable to university use would increase to 0.46 FAR. Both existing

[1] These building density totals include only square footage attributable to university use. These references do not include building square footage attributable to the Clerc Center, which includes the Kendall Demonstration Elementary School (KDES), and the Model Secondary School for the Deaf (MSSD), both of which are also located on the University campus. Private elementary and secondary schools are not subject to special exception review by the Zoning Commission under Section 210 of the Zoning Regulations, but instead are subject to BZA special exception review under Section 206. However, to provide a complete picture, the Clerc Center is described on page 12 of the Facilities Master Plan 2002-2012, and the existing and proposed Clerc Center facilities are shown in the Figures and described in the Appendices attached thereto. The existing combined building density for the University and the Clerc Center is approximately 0.62 FAR. If all of Gallaudet's initiatives for the next ten years for the university and the lower schools are realized, the total combined building density will be reduced to 0.58 FAR.

and projected measurements are far below the 1.8 FAR permitted by Subsection 210.3 of the Zoning Regulations.

This low density is in keeping with Gallaudet's interest in maintaining open space throughout the Campus. Furthermore, each building identified in the R-4 zoned portion of the Campus Plan will need to be reviewed individually by the Zoning Commission as further processing applications under the Campus Plan.

D. Submission Of A Plan For Developing The Campus As A Whole (Subsection 210.4)

Gallaudet has filed its Facilities Master Plan, 2002-2012, with the Commission as part of its application package. This document provides Gallaudet's plan for development of the Campus as a whole for the upcoming decade, and shows the location, height and bulk of all existing and proposed improvements, including but not limited to the following:

1. Buildings and parking and loading facilities (See Campus Plan, Sections 5.2, 5.6, 5.8, Figures 1,2,3,5,7,8; Appendices 3,4,5,10).
2. Screening, signs, streets and public utility facilities (See Campus Plan, Figures 4,5,6; Appendices 6,8).
3. Athletic and other recreational facilities (See Campus Plan, Figures 3 and 8; Appendix 7);
4. A description of all activities conducted or to be conducted on the Campus, and of the capacity of all present and proposed campus development (See Campus Plan, Section 5.9 and generally).

The Campus Plan is designed to guide Gallaudet in its construction and renovation projects over the course of the next ten years. As detailed in the Campus Plan, Gallaudet anticipates only limited university expansion during this period, as set forth below:

1. Construct Language and Communication Center, immediately north of the Student Academic Center, to include facilities for linguistics, audiology, American Sign Language and interpreting television studios. The building would contain approximately 80,000 square feet, and potentially contain level(s) of below-grade parking. Some facilities and programs from the existing Merrill Learning Center will be relocated to this building. The Merrill Learning Center will be demolished (-103,512 square feet), which will facilitate restoration of the Central Green. The demolition of the Hanson Plaza parking garage (-74,750 square feet) and its attached footbridge will also serve to expand green space and better connect the academic and residential zones of the Campus.

2. Demolition of outdated dormitories and replacement with construction of new student residences. This undertaking would include demolition of Peet Hall (-46,806 square feet) and Ballard Halls (-109,980 square feet), to be replaced with two new apartment-style student residences, each containing approximately 65,000 square feet and potential for below-grade parking.

3. Demolition of the aforementioned Peet Hall and the Mary Thornberry Building (-21,374 square feet) and replacement on respective sites with a new 80,000 square foot Library facility and a 80,000 square foot Academic Building, which together will serve to define the western edge of the restored Central Green.

4. The only proposed addition not to be located in the Campus center is a small intramural gymnasium (10,000 square feet) proposed to be added to the Field House near West Virginia Avenue, NE. Likewise, as set forth in detail in the Campus Plan, there are a number of site improvements contemplated.

E. No Interim Use of Land is Proposed (Subsection 210.5)

No specific interim uses are requested as part of this application nor are there any currently contemplated.

F. No New Use Sought for Approved Site of Building Proposed to be Moved Off-Campus (Subsection 210.6)

Under the Zoning Regulations, a Campus Plan amendment is required when a proposed 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. Gallaudet does not seek approval for any new use of a previously approved building site, and thus complies with this subsection.

G. Compliance with the Policies of the District Elements of the Comprehensive Plan (Subsection 210.7)

The R-4 zoned portion of the Campus is designated as an institutional use on the District of Columbia's Generalized Land Use Map of the Comprehensive Plan. As outlined in the Comprehensive Plan, one of the objectives for institutional land uses is to promote the continued contributions made by private institutions toward the economic and cultural vitality of the District. The proposals included in the Campus Plan further the goals of the institutional land use designation.

The Comprehensive Plan's Ward 5 Element emphasizes the importance of preserving the Ward's important historic features while permitting sensitive and compatible new development. The Gallaudet College Historic District, listed on the National Register of Historic Places and D.C. Inventory of Historic Sites, is included on the list of important historic sites within Ward 5. This Campus Plan does not include any demolition, alteration, new construction or subdivision within the Gallaudet College Historic District. (Please see Campus Plan, Section 5.4).

The Ward 5 Element also notes that parking around the Ward's colleges and universities is one of many locations that continue to be of concern. Catholic University, Trinity College and Gallaudet are all located within Ward 5. As demonstrated in Gallaudet's Traffic Impact Assessment filed as part of the application package, the Campus Plan will not increase congestion in the surrounding neighborhood, and will not have any adverse impact upon parking in the surrounding area.

Further, as a longstanding member of the Ward 5 community, the continued vitality of Gallaudet is important to furthering Ward 5's land use goals of protecting and enhancing the stability of residential neighborhoods and promoting employment opportunities for Ward 5 residents.

H. Certification: The Proposed Buildings are Within the Floor Area Ratio Limit for the Campus as a Whole (Subsection 210.8)

As set forth in the Campus Plan, if all planned construction and demolition takes place over the course of the next 10 years as proposed in the Campus Plan, the total FAR for university use on the Campus will be 0.46 FAR.

I. Referral to the District of Columbia Office of Planning and the District Department of Transportation (Subsection 210.9)

The Campus Plan application was referred to the Office of Planning and the District Department of Transportation ("DDOT") for their review and report. Representatives of Gallaudet met with Office of Planning staff on March 28, 2003 to discuss this application. Representatives of Gallaudet have also contacted staff of the DDOT to address any questions regarding the application.

VII.
GALLAUDET COMPLIES WITH REQUIREMENTS OF SECTION 3104 OF THE ZONING REGULATIONS

Under Section 3104.1, the Zoning Commission is authorized to grant those campus plan special exceptions which, in the judgment of the Commission, will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property.[2]

1. Harmony with the Zoning Regulations and Maps

The present application is in harmony with the Zoning Regulations and Maps. The Campus is zoned R-4 and C-M-1, and university use is permitted in the R-4 Zone by special exception and in the C-M-1 Zone as a matter of right. The Campus has been occupied by Gallaudet for nearly 150 years. No change in use is being requested.

2. No Adverse Effect on Neighboring Property

The proposed renovations and new construction planned for the next 10 years will not adversely impact neighboring property. Gallaudet anticipates a stable enrollment and only a very minimal increase in university building density, most of which will occur in the interior of the Campus and thus buffered from neighboring properties. Improvement projects planned for the Campus edge include landscaping improvements and the addition of a pedestrian gate at Florida Avenue and 6th Street, N.E.

[2] Section 3104 authorizes the Board of Zoning Adjustment to grant special exceptions. Pursuant to §210.1, the Zoning Commission is granted special exception approval authority with respect to college and university uses in residential districts.

VIII.
CONCLUSION

For the reasons set forth above, it is respectfully submitted that Gallaudet is entitled to the requested special exception relief and that the relief may be granted in accordance with the requirements of the Zoning Regulations.

Respectfully submitted,

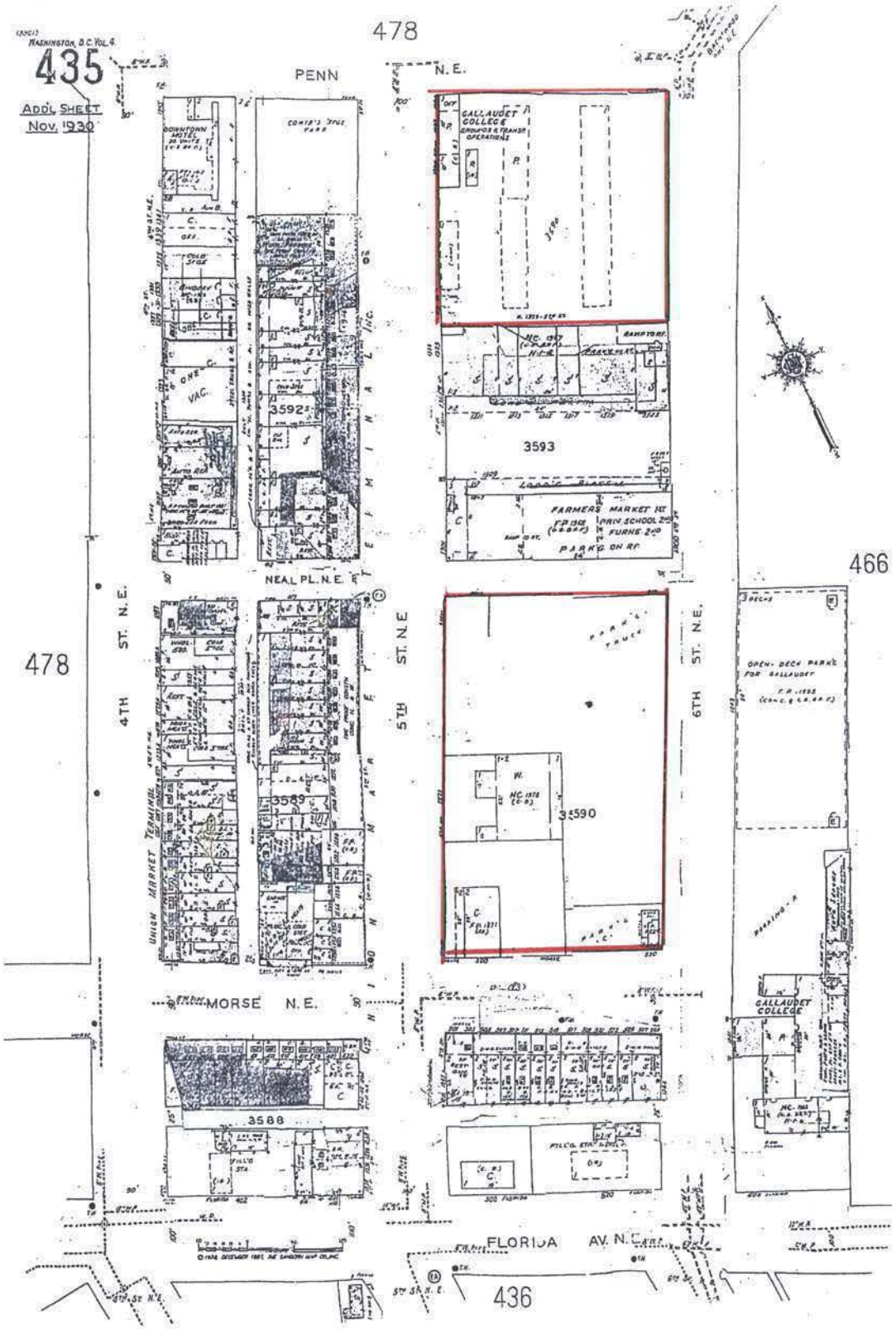
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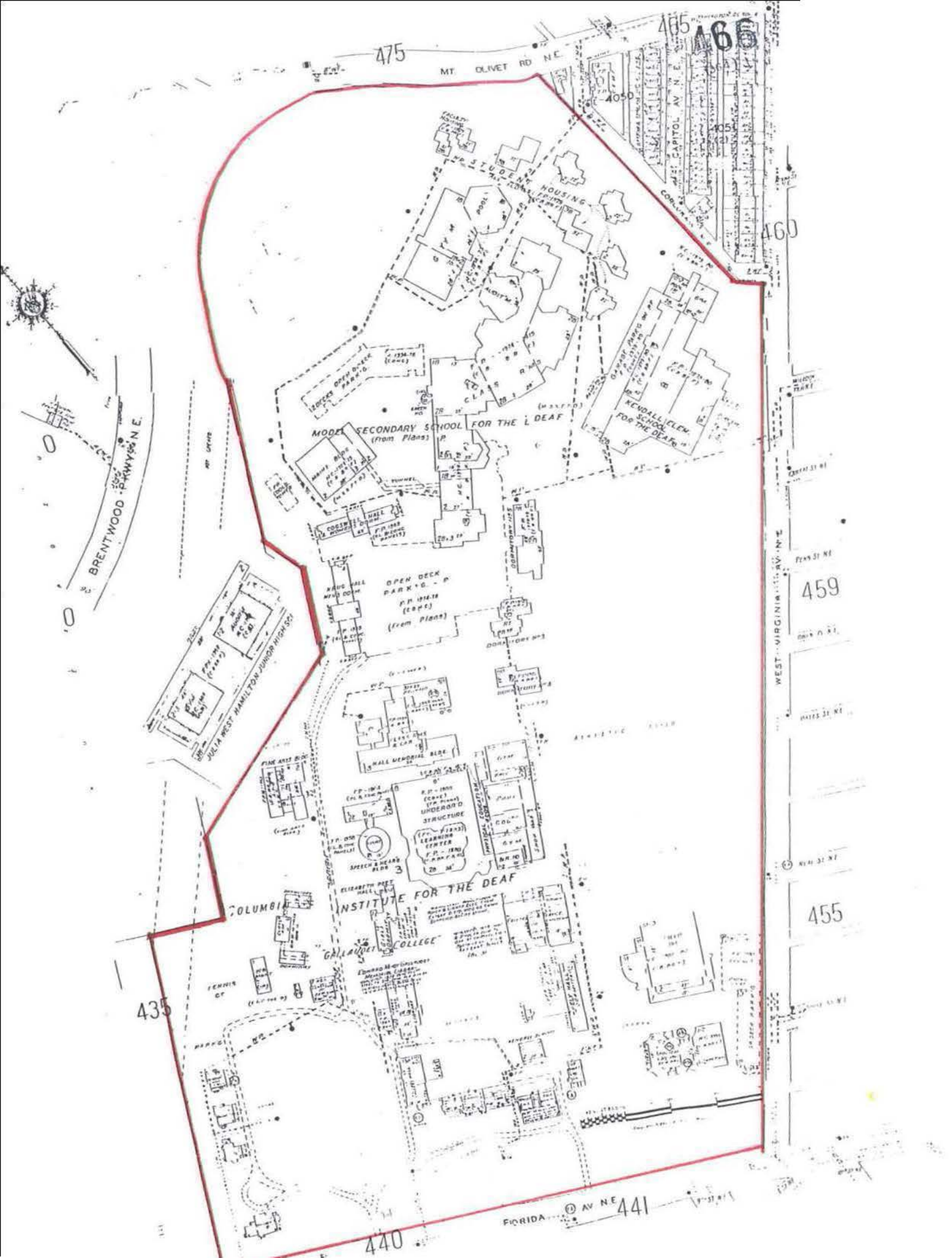
By: _____
Christopher H. Collins

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Dennis R. Hughes

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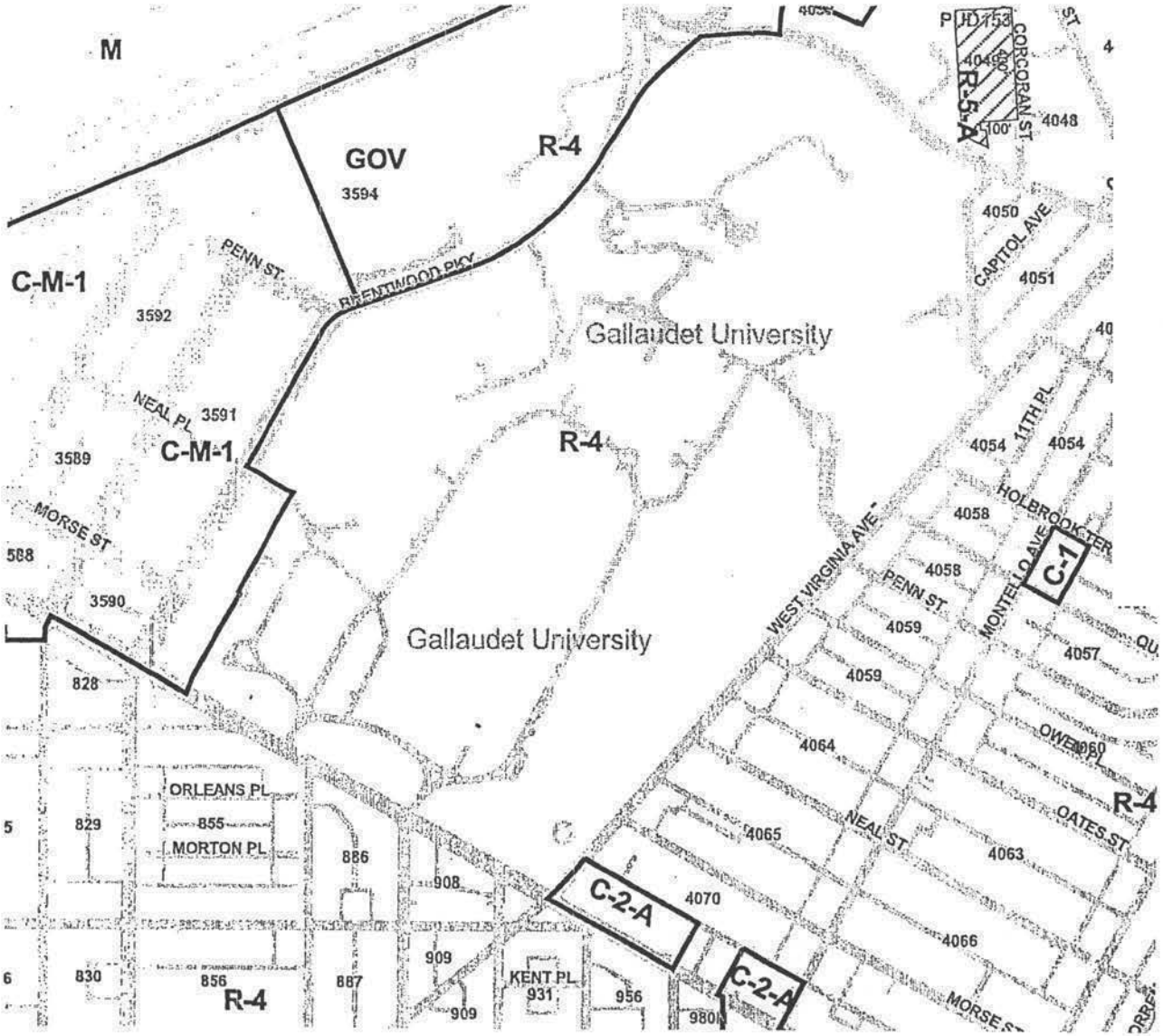

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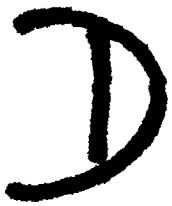

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BRENTWOOD PKWY N.E.
JULIA WEST HAMILTON JUNIOR HIGH SCH
OPEN DECK PARKING
HALL MEMORIAL BLDG
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Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 15, 1972

Application No. 11093 - Gallaudet College, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Mr. McIntosh abstaining and Mr. Scrivener absent, the following Order of the Board was entered at the meeting of September 25, 1972.

EFFECTIVE DATE OF ORDER - December 13, 1972

ORDERED:

That the application for review of campus plan for Gallaudet College as required by Section 3101.46 of the Zoning Regulations at 800 Florida Avenue, N.E., near Square W-4050, be GRANTED.

FINDINGS OF FACT:

1. Gallaudet College is an educational institution devoted exclusively to the practical and vocational instruction of deaf persons; located at 800 Florida Avenue, N.E.

2. The school is composed of three main divisions; the college, high school and primary school, which are physically separated but controlled and administered centrally by the college.

3. It is Gallaudet's plan to provide the site and broad programming of buildings required for immediate growth of the institution and for the long range needs concomitant with the continued expansion of existing programs and the initiation of new programs.

4. The proposed Model Secondary School for the Deaf (MSSD) to be located on the campus of Gallaudet College and access to the school will be served by a proposed temporary road.

12. The curriculum structure will begin with the elementary level including pre-school and go to the eighth grade. The secondary school will include eighth through the twelfth. And the college to include both undergraduate and graduate students.

13. The college and graduate school are for both hearing and hearing impaired students; it will also train audiologists, counselors, and teachers to work with the deaf. A program of Continuing Education will also be offered at the college level at night primarily for deaf persons.

14. No opposition to the plan was voiced at the Public Hearing nor were any letters of disapproval submitted to the file for consideration.

OPINION:

This is a request by Gallaudet College pursuant to Section 3101.46 of the D.C. Zoning Regulations to secure the Board's approval of its plan to develop the campus. Section 3101.46 obligates the applicant to submit a master plan showing location height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to buildings, parking, signs, streets, recreational facilities, a description of all activities conducted or to be conducted therein and capacity of all present and proposed campus development. The Board also requires letters of approval from the National Capitol Planning Commission and the Department of Highways & Traffic.

The cardinal consideration that the Board carefully weighs is whether or not such campus is so located that it is likely to become objectionable to the surrounding neighborhood because of noise, traffic or number of students. The Board is of the opinion that this sort of condition is improbable. In fact the physical characteristics of the college offers a pleasant and green open campus which adopts well with its surroundings. However, the college is a self-contained community which does not partake of the character of the neighborhood in substance.

The campus location in relation to the surrounding neighborhood is centrally located and hence is not offensive to abutting and adjacent properties. It is several hundred feet from property lines with the nearest structure being the secondary school which is approximately 100 feet of Mount Olivet Road.

The Master Plan includes immediate plans to erect the following facilities:

a. Model Secondary School for the Deaf (MSSD)

b. College dining facilities

c. Central plant, chilled water and heating provided

d. Parking structure

e. Utilities plaza

f. Residential facilities to serve the secondary school

g. Gymnasium; pool facilities

h. Staff housing for secondary schools

i. Health facility

The Board generally subscribes to the campus plan as submitted. But restricts buildings "to be located" as indicated by the Master Plan with each to be separately approved. The Board specifically sanctions the plans for the secondary school (MSSD) but reserves the right to review projected plans at any time.

The campus plan as submitted is further conditional by the following stipulations:

a. Purpose - education of the deaf and hearing impaired persons on elementary, secondary and college levels, train audiologists and related persons.

b. Enrollment - projected incremental student enrollment not to exceed 1800 students.

c. Floor Area Ratio - maximum FAR to be 7,958,410 square feet.

d. Expansion - any plans to accommodate students in excess of 1800 will necessitate scrupulous review and consideration by the Board.

e. Lot Occupancy - Gallaudet College is in an R-3 District (row dwellings) which permits a maximum of 40%.

f. Building Height - Section 3201.24 - no building is to exceed 41 feet gross height.

g. Parking - (a) MSSD
200 teachers = 71 spaces
600 students = 30 spaces
Minimum of 101 spaces to be provided

(b) College
300 teachers = 200 spaces
9.0 students = 91 spaces
Minimum of 291 spaces to be provided

All proposed buildings and building elements are to relate closely to site topography with concern given to the overall impact of the additions or the total environmental scheme of the area. Trees are to be maintained where ever possible so too all existing natural features; campus utilities system is to be separate, i.e., sanitary system, storm system; solid waste material to be compacted for bulk removal.

We are of the opinion that the proposed college is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because

objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

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

ATTESTED

By: George A. Grogan

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

ε

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12068, of Gallaudet College, pursuant to Subsection 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for further development of the College Campus and for an amendment to the campus plan in the R-4 District at the premises 800 Florida Avenue, N.E. and 1399 - 5th Street, N.E (Parcels 141/69, and 129/112).

HEARING DATE: May 19, 1976
DECISION DATE: May 25, 1976

FINDINGS OF FACT:

1. The subject application requests approval of a Campus Plan for Gallaudet College, as required by Sub-paragraph 3101.46c. The Campus Plan includes all that property owned by the College roughly bounded by Florida Avenue, N.E., on the south, West Virginia Avenue, N.E. on the east, Corcoran Street, N.E. and Mount Olivet Road, N.E. on the north, and the rear boundary of Hamilton Junior High School and the privately owned property fronting on 6th Street, N.E. on the west. Also included within the campus boundaries is the property owned by the college in the northern half of Square 3591 designated as parcel 129/112, bounded by Penn Street on the north, 6th Street on the east and 5th Street on the west. This area is as shown on the illustrative site plan of the campus, marked as exhibit A-2 in the file.

2. The main part of the campus is zoned R-4. This will house all of the academic, administrative, residential and athletic facility of the college. The property in Square 3591 is zoned C-M-1 and will be used as a maintenance facility for approximately 100 college vehicles. This is a use permitted as a matter of right in a C-M-1 District.

3. This campus plan supercede the previous approval given to Gallaudet College by the BZA in Case No. 11093 in December of 1972. Prior to that time the campus plan for Gallaudet College had been approved by the National Capital Planning Commission exercises its jurisdiction in lieu of zoning.

4. The Campus Plan as proposed by Gallaudet College will cover the period from 1975 to 1985, and consist of the following documents:

1. A booklet entitled the "Gallaudet College Facilities Master Plan" marked as exhibit A-1 in the file

2. A revised illustrative site plan showing the boundaries of the campus and marked as exhibit A-2 in the file

3. A statement modifying part of the booklet referred to as exhibit A-1, marked as exhibit A-3 in the file

4. A set of drawings dhowing plans and elevations of the campus and particular buildings, marked as exhibit A-4 in the file

5. The College offers several kinds of programs on the campus, including undergraduate and graduate college programs, a center for continuing education, public service and extension programs, a model secondary school, a demonstration elementary school and associated research.

6. The College presently has an enrollment of approximately 1000 undergraduate students, 250 graduate students, and 130 high school students and 162 elementary school students. There is a faculty which totals approximately 450 and a staff of 990 persons.

7. The proposed enrollment as of 1985 would be 1500 undergraduate students, 300 graduate students, 600 high school students and 300 elementary school students.

8. The College currently has 778,900 square feet of floor space Facilities under construction and scheduled for completion in 1976 will add 540,995 square feet to that figure, for a total of 1,319,895 square feet. The plan proposes that 56,900 square feet of existing space will be demolished, and 1,019,668 square feet of new space will be built between the present and 1985. The total campus is projected to contain 2,282,663 square feet in 1985, or a FAR of 0.56, substantially below the maximum permitted FAR of 1.8.

9. The College currently has 971 parking spaces on the campus. The College proposes to provide 1,473 parking spaces by 1985. The Zoning Regulations would require only 903 parking spaces. The College indicates that the additional parking is required because of the unsual nature of Gallaudet College as a school for persons with hearing impairments. There is a very high ratio of faculty to students, a large number of visitors to the school, and a large proportion of students living on campus who own cars.

10. The campus has vehicle access from two points on Florida Avenue at one location on West Virginia Avenue opposite Penn Street and at a location on Brentwood Parkway north of Hamilton Junior High School. The West Virginia Avenue access will directly serve the Kendall Demonstration Elementary School, and the Brentwood Parkway access would directly serve the Model Secondary School.

11. Surrounding use and property are well separated and buffered from the College. The Campus is partly bounded by major streets, including Florida Avenue, West Virginia Avenue, Mount Olivet Road and Brentwood Parkway. Within the campus, there are existing landscaped buffers along Florida Avenue, Corcoran Street, Mount Olivet Road and Brentwood Parkway. There are athletic fields along West Virginia Avenue.

12. The land uses which surround the Gallaudet Campus include row houses to the south across Florida Avenue and to the east across West Virginia Avenue. Row houses and small apartments lie to the northeast across Corcoran Street and Mount Olivet Road. To the west are heavy commercial uses and to the northwest is Hamilton Junior High School and a recreation area.

13. The campus is located out of the downtown area, and the major traffic impact would be limited to New York Avenue. The travel patterns are such that any impact will be minimal, since 90 percent of the students will live on campus, and most of the other trips will be made at off-peak hours.

14. The National Capital Planning Commission, by report dated April 5, 1976, reported to the Board that the campus plan is in part inconsistent with the "General Land Use Objectives; 1970/1985" element of the Comprehensive Plan for the National Capital as it relates to the boundaries of the property at 6th and Penn Street, N.E. and that the proposed use will not become objectionable to neighboring properties because of noise, traffic, number of students or other objectionable conditions.

15. The Municipal Planning Office, by report dated April 20, 1976, recommended that the Board approve the application as it is consistent with the requirement of the Zoning Regulations.

16. The Department of Transportation, by report dated April 15, 1976, recommended that the Board basically approve the plan but continue to monitor the need for parking as the plan is implemented and as approved public transportation becomes available.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the proposed campus plan for Gallaudet College is so designed as to not become objectionable because of noise, traffic or other conditions. The campus is well buffered from surrounding uses. The traffic that will be generated will be, for the most part, at off-peak hours. There are four vehicular access point, to spread the traffic around the campus. The Board concludes that there will be no adverse impacts on the neighborhood, or negative effects on surrounding properties. It is therefore, ORDERED that the Campus Plan, consisting of exhibit A-1 through A-4, in the file is described in this ORDER, be GRANTED.

VOTE: 5-0 (Lilla Burt Cummings, Esq., William F. McIntosh, William S. Harps, Theodore F.Mariana and Leonard L. McCants to, GRANT).

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

ATTESTED BY: _____

STEVEN E. SHER
Acting Secretary to the Board

JUN 17 1976

FINAL DATE OF ORDER:_____

THAT THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

F

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 13220 of Gallaudet College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for the further processing and revision of a college master plan in an R-4 and C-M-1 District at the premises 800 Florida Avenue, N.E., 1399 5th Street, N.E. and 1200 block of 5th and 6th Streets, N.E., (Square 3591, Parcel 141/69, Parcel 129/106 and Lot 4).

HEARING DATE: May 28, 1980
DECISION DATE: July 2, 1980

FINDINGS OF FACT:

1. The subject application requests approval of a Campus Plan for Gallaudet College, as required by Paragraph 3101.46 of the Zoning Regulations. The Campus Plan includes all that property owned by the College roughly bounded by Florida Avenue, N.E on the south, West Virginia Avenue, N.E. on the east, Corcoran Street, N.E. and Mount Olivet Road, N.E. on the north, and the rear boundary of Hamilton Junior High School and the privately owned property fronting on 6th Street, N.E. on the west. Also included within the campus boundaries is the property owned by the college in the northern half of Square 3591 bounded by Penn Street on the north, 6th Street on the east and 5th Street on the west.

2. The main part of the campus is zoned R-4. This will house all of the academic, administrative, residential and athletic facilities of the college. The property in Square 3591 is zoned C-M-1 and will be used as a transportation and maintenance facility, site H on the plans, and as a parking garage, site J on the plans.

3. The applicant, Gallaudet College, seeks the Board's approval of a revised campus plan encompassing the period from 1980 to 1990. Gallaudet College is a private educational institution chartered by the United States Congress in 1864 and serving the needs of deaf people.

Children come to it from the District of Columbia, from Northern Virginia and Maryland. The Kendall School develops materials that are used nationally to serve other children in various schools, both schools for the deaf and public school programs.

8. The second school is the Model Secondary School for the Deaf which serves students from age fourteen to seventeen years and tries to respond to a larger attendance area. The Kendall School is a day school, while the Model Secondary School for the Deaf is a partially residential school. At the Model School there are houses on the campus where students stay overnight, although many go home on weekends. The attendance area is five states plus the District of Columbia.

9. The Kendall School and the Model Secondary School for the Deaf are free schools. They charge no tuition or room and board, because elementary and secondary education in the United States is free wherever people live. The Federal government pays for the education of the children who come to these schools. The College, on the other hand, does charge tuition, which is on the basis of the average tuition of land grant institutions across the United States. Gallaudet College charges its deaf students what they would have to pay at their State universities at home, except these State universities do not have the services available at Gallaudet College. Tuition for the 1979-1980 year was approximately $690 for two semesters. The College has scholarship programs and other financial assistance programs. The present cost at the College for tuition, room and board and books is about $3,000 per year.

10. It is the policy of Gallaudet College never to turn down a qualified deaf student. The College does not maintain an open admission policy. All prospective students are required to demonstrate that they are reasonably capable of college-level work. About 1,200 students throughout the country are given the Gallaudet examination, and about 340 will qualify for admission. Students who are apt to fail within the first year or two in college are not accepted. However, the College does accept high-risk students who are admitted to a preparatory studies program, who, with an extra year of work, often can become college-level students.

11. In cooperation with the national deaf community, Gallaudet College responds to many needs. Some of these needs are specially critical, such as assistance to deaf adults to make the vocational adjustment from a goods producing to a service producing economy, and study in the area of how to teach language and communication skills to pre-lingually deaf children. The College has a large resource division, and, among other things, publishes a periodical that is circulated throughout the nation and to other countries, summarizing relevant research bearing on the education of deaf children. The College provides assistance for public school administrators and teachers of the deaf, special assistance to parents of deaf children, leadership training for deaf adults, full television programming with captioning, adult education and legal and medical services.

12. The operating and capital funds of Gallaudet College traditionally come from the Federal government. Its budget is a line item in the Office of the Secretary of the Department of Education, and the budget must have the approval of the Office of Management and Budget within the Executive branch. It is a private educational institution, but must give careful attention to the goals as they are expressed for the hearing impaired people by the Congress of the United States and the Executive branch.

13. Gallaudet College is located on a large tract of land of approximately ninety-six acres at the intersection of West Virginia Avenue and Florida Avenue, N.E. The College has made a substantial effort to work with the community surrounding it. It has a Gallaudet Community Relations Council consisting of fourteen community leaders and six Gallaudet staff personnel, so that the College can keep in touch with the citizens of the community. The Council has been in existence since 1975. Its members consist of various community leaders who represent Wards 2, 5 and 6 in the Gallaudet area. It also represents the "A" PACT organization, the Mount Olivette High civic public interest group, the Meals on Wheels program, the Corcoran Street Block Club, the Northeast Ministery Group Association and Gallaudet faculty, staff and students. The Gallaudet Community Relations Council, as well as the Holy Name Roman Catholic Church, which is across West Virginia Avenue from the College, have recommended approval of the Master Plan of the College.

14. In addition to the main campus, located at Florida and West Virginia Avenues, the College owns two parcels to the northwest and adjacent to the main campus; namely, the Penn Street Property, half of which is used by the College as a transportation vehicle maintenance storage area and half of which is occupied by a tenant who conducts an open market. The second parcel is the 5th-6th Street property, which is in use as a parking lot for the College faculty, staff and students.

15. The Master Plan presented by Gallaudet College is quite similar to the campus Master Plan previously approved by the BZA. There are a few differences between the approved campus Master Plan and the new Master Plan of Gallaudet College:

a. The approved Master Plan provided for a Field House with underground parking. The new Master Plan calls for a Field House at the same location with parking in a separate parking structure adjacent to the Field House instead of undergound. The original planned single building has been divided into two adjacent buildings and the shape of the Field House is slightly different. The new Master Plan provides for an exit from the Field House parking building to West Virginia Avenue. West Virginia Avenue is a densely populated area which is heavily traveled Vehicles existing from the Field House parking structure would do so at off-hours in the evening or on weekends following atheltic events at the Field House. In the aforementioned BZA Order No. 13269 the Board ORDERED that the West Virginia exit be deleted from the plans and that the traffic be dispersed through the existing campus and then out to public streets using the existing campus access points.

b. The Continuing Education and Conference Center building is a minor change from the previously approved Master Plan. What had been previously approved was a larger building, which occupied the space of the currently planned Continuing Education Conference Center, and also extended over into the area of the Old Gym. The Old Gym is now to be renovated and will provide facilities for the Continuing Education and Conference Center.

c. The Advanced and Special Programs building is shown in the same location in the previously approved Master Plan and essentially the same size as called for under the old plan.

d. Dormitory No. 6 has been moved to a new location in the new plan, but is essentially the same building, having the same configuration and number of gross square feet.

e. Dormitory No. 7 is shown in the same location and with the same configuration and square footage as provided in the approved plan.

f. Dormitory No. 8 represented as site F on the plan, is a completely new structure, not mentioned in the approved Master Plan. The need for this dormitory is based on the projected needs of the College beyond 1980, by reason of increase in enrollment. The building will accommodate 234 students, a staff of twenty and four administrative officers. The building is to be seventy feet, seven stories and will have a gross floor area of approximately 90,400 square feet.

g. The new plan provides for visitors housing to be constructed in the same location as previously planned. The new plan shows a slight change in the configuration from the originally approved plan but is essentially the same amount of gross square feet, size and shape. It will have the same capacity for approximately sixty visitor apartments. Visitors throughout the country and around the world continue to come to Gallaudet in increasing numbers because of their interest in deaf persons and the Visitors Center will provide a beter inter-relationship between the visitors and the College community.

h. A new building, represented as site H on the plans, is shown to be located at the Penn Street property. This building was not denoted in the previously approved Master Plan. It will be a facility for a garage and vehicle maintenance area for vehicles which are used on the College campus. The building will have a gross square footage of approximately 25,000 with four work bays, administrative offices and a warehouse.

i. A new, but very small building, represented as site I is planned to be located at the east entrance to the campus, off Florida Avenue. This tiny house will house Gallaudet's security officers. It appears to be necessary for security and informational purposes.

j. Off-campus, at the 5th-6th Street parking area, represented as site J on the plans, the College plans a building thirty feet in height, consisting of two floors, plus roof parking, which building would accommodate 539 automobiles and would have a gross square footage of 287,440. Parking would be provided for students, staff, faculty and visitors. The College believes this structure is necessary to provide parking spaces needed between 1980 and 1990 for the growth in student enrollment staff, and more importantly, for the increasing number of visitors that come to the campus. This lot is located in a C-M-1 district, where parking is permitted as a matter of right. Gallaudet College provides for all vehicular parking within its campus for its students, staff, faculty and visitors. No one coming to the College is required to find parking spaces off-campus

k. The enrollment projections of Gallaudet College, made in the approved Master Plan, as compared to those objections in the new Master Plan are very similar. The previous plan projected undergraduate and graduate students at the College by mid-1980's to be 1,800, whereas the College is now projecting that by 1990, undergraduate and graduate students will be approximately 2,200. Projections for the Model Secondary School for the Deaf for mid-1980 was 600, while the projection at 1990 is 500. Projection for Kendall Demonstration Elementary School for mid-1980's was 300, which is the same projection for the period 1990. A dramatic increase in public service on the campus is now projected, in the magnitude of 10,500 through the period, while no such projections were made in the approved Master Plan. An analysis of faculty and staff levels through the period 1974 through 1990 shows a seventy-four percent growth, or a growth of 12.3 percent each year in faculty and staff for the period 1974 to 1980. This growth in real numbers was from 731 in 1974 to 1,269 in 1980. Projections for the future show a considerable reduction in growth from 1,269 at present to 1,946 in 1990 for an increase during the period of fifty-three percent or 5.3 percent per year.

16. The College's Master Plan has an extensive landscaping and lighting plan which seeks to make the campus a pleasant and attractive place for students, staff and faculty, which will be an assist to the community in which it is located. It is the plan of the College to create a large, beautiful green campus, which is surrounded by industrial, commercial and residential uses.

the phasing of the implementation of the Master Plan, as improved transit service becomes available, and as measures by Gallaudet College to curb automobile use are implemented.

24. The Department of Transportation reported that, at the early stage of plan development for the parking structure proposed on the north side of 6th Street, N.E. and indicated as facility J on the Facilities Master Plan, coordination with the Department will be essential. Areas of concern include the availability of providing access to the garage from 6th Street, N.W., the practicability of a pedestrian structure spanning 6th Street, and the adequacy of sidewalks adjacent to the garage to serve pedestrian flow generated by that facility. The Board agrees that such early coordination is desirable.

25. There was no opposition to the application at the Public Hearing nor on file. As previously noted in Finding No. 13 the Gallaudet Community Relations Council and the Holy Name Church were on record as in favor of the revised campus plan.

26. Advisory Neighborhood Commission 5B made no recommendation of the application.

CONCLUSION OF LAW

Based on the record the Board concludes that the applicant has complied with the requirements of Paragraph 3101.46 of the Zoning Regulations. It is an academic institution of higher learning and as such it is not likely to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions.

On the matter of the campus boundaries the record clearly reflects that the property which the University is requesting to be included in its boundary has been owned by the University and used for University purposes for many years. In addition, the proposed boundary has been used by the University for planning purposes for many years, and the proposed boundary was recommeded for approval by the Office of Planning and Development. The Board therefore concludes that the continuation of the University's use of the boundary does not represent an unreasonable expansion into a residential neighborhood.

On the matter of traffic the Board notes Findings No. 22, 23, and 24 in which the DOT recommends that the application be granted with the provision that parking needs be monitored throughout the phasing of the implementation of the Master Plan and the early stage of plan development for site J, the new proposed parking structure be coordinated with the DOT.

The Board further concludes that the application can be GRANTED as in harmony with the general purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

1. The plan shall be as shown in the Campus Development Plan, marked as Exhibits 5, 7 and 8 in the record.

2. The boundaries of the University shall be those proposed in the plan, as specifically shown on drawings 1 through 9 of the Plan.

3. Approval of this plan shall include only those items as shown in the Phase up to 1990. The University shall reapply to the Board, or whatever body has jurisdiction at that time, for approval of a campus plan for the period beyond 1990.

4. The University shall submit to the Board as a special exception each individual request to construct a building. 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 traffic and parking.

VOTE: 5-0 (William F. McIntosh, John G. Parsons, Connie Fortune, Charles R. Norris and Leonard L. McCants to grant).

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 10 NOV 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "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."



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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO. 15671

As Acting Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on JUL 10 1992 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Christopher H. Collins, Esquire
Wilkes, Artis, Hedrick & Lane
1666 K Street, N.W., Suite 1100
Washington, D.C. 20006

Dr. I. King Jordan
Gallaudet University
800 Florida Avenue, N.E.
Washington, D.C. 20002

Doris Droughn
1403 West Virginia Avenue, N.E.
Washington, D.C. 20003

MaryRose Chappelle, Chairperson
Advisory Neighborhood Commission 5-B
1355-57 New York Avenue, N.E.
Washington, D.C. 20002

MADELIENE H. ROBINSON
Acting Director

DATE: _____

H

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 15824 of Gallaudet University, pursuant to 11 DCMR 3108.1, for a special exception under Section 210 to amend an approved campus plan and further processing under the amended plan for construction of a center for training and development in an R-4 District at premises 800 Florida Avenue, N.E. (Square 3591, Parcel 141/69).

HEARING DATE: June 9, 1993
DECISION DATE: June 9, 1993 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 5B 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, submitted a written statement 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 210. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in 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 being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application is **GRANTED.**

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 appropriate in this case.

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

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

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

FINAL DATE OF ORDER: JUN 29 1993

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."

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

15824Order/TWR/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING

441 4TH STREET, N.W.
2ND FLOOR
WASHINGTON, D.C. 20001
(202) 727-6311

BZA APPLICATION NO. 15824

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on JUN 29 1993 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Christopher Collins, Esquire
Wilkes, Artis, Hedrick & Lane
1666 K Street, N.W.
Suite 1100
Washington, D.C. 20006

Dr. I. King Jordan
Gallaudet University
800 Flordia Avenue, N.E.
Washington, D.C. 20002

George Boyd
1264 Owen Place, N.E.
Washington, D.C. 20002

MaryRose Chappelle, Chairperson
Advisory Neighborhood Commission 5B
1355-57 New York Avenue, N.E.
Washington, D.C. 20002

MADELIENE H. ROBINSON
Director

DATE: JUN 29 1993

15824Att/bhs

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 15907 of Gallaudet University, pursuant to 11 DCMR 3108.1, for a special exception under Section 210 to amend an approved campus plan and further processing under the amended plan for the construction of a parking garage in an R-4 and C-M-1 District at premises 800 Florida Avenue N.E. (Square 3591, Parcel 141/69 and Parcel 127/70).

HEARING DATE: February 16, 1994
DECISION DATE: February 16, 1994 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 5B and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 5B. ANC 5B, which is automatically a party to this application, submitted a written statement of 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 210. No person or entity appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in 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, that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore ORDERED that this application is GRANTED.

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 appropriate in this case.

VOTE: 3-0 (Maybelle Taylor Bennett, George Evans and Craig Ellis to grant; Angel F. Clarens and Laura Marie Richards not present, not voting).

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

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

FINAL DATE OF ORDER: MAR 4 1994

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."

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.

15907Order/TWR/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO. 15907

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on MAR 4 1994 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Christopher Collins, Esquire
Wilkes, Artis, Hedrick & Lane
1666 K Street, N.W.
Suite 1100
Washington, D.C. 20006

Dr. I. King Jordan
800 Florida Avenue, N.E.
Washington, D.C. 20002

MaryRose Chappelle, Chairperson
Advisory Neighborhood Commission 5B
1355-57 New York Avenue, N.E.
Washington, D.C. 20002

MADELIENE H. ROBINSON
Director

DATE: MAR 4 1994

15907Att/bhs



GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16254, of Gallaudet University, pursuant to 11 DCMR 3108.1 for a special exception under Section 210 to amend an approved campus plan and further processing under the amended campus plan for the construction of an addition to an existing field house in an R-4 Zone District located at 800 Florida Avenue, N.E. (Square 3591, Parcel 141/69).

HEARING DATE: September 3, 1997
DECISION DATE: September 3, 1997 (Bench Decision)

ORDER

SUMMARY OF EVIDENCE OF RECORD:

1. The subject premises are located on the campus of Gallaudet University at 800 Florida Avenue, N.E. (Square 3591, Parcel 141/69) in an R-4 Zone District.

2. The application, which was filed on April 1, 1997, requests a special exception for modification and further processing of an approved campus plan to allow for the construction of an addition to the existing field house located on the southeastern portion of the campus near West Virginia Avenue.

3. The Gallaudet University Master Plan 1991-2000 (the "Campus Plan") was approved by the Board of Zoning Adjustment by bench decision and summary order in BZA Order No. 15671, issued on June 24, 1992. The approved Campus Plan is valid for a period of ten years from the date of the Order, until July 10, 2002.

4. The approved Campus Plan included a 40,000 square foot, 24-foot high addition to the field house which would include a swimming pool, an auxiliary gym, classrooms and office space.

5. The proposed addition to the field house consists of 12,590 square feet of gross floor area (plus 1,665 square feet of gross floor area in the mechanical space on the roof), with a maximum height of 26 feet or less, and includes a swimming pool, fitness area and a dance studio.

6. The applicant states that the reduced size of the proposed addition is sufficient to meet the future athletic and recreational needs of the University.

7. The footprint of the proposed addition has been oriented away from the residential neighborhood along West Virginia Avenue, N.E. and is more fully integrated with the other buildings of the campus.

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."

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

ord16254/TWR/LJP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO. 16254

As Director of the Board of Zoning Adjustment, I certify and attest that on SEP 15 1997 a copy of the order entered on that date in this matter was mailed first class, postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Christopher H. Collins, Esquire
Wilkes, Artis, Hedrick and Lane
1666 K Street, N.W., Suite 1100
Washington, D.C. 20006

George A. Boyd, Chairperson
Advisory Neighborhood Commission 5B
1355-57 New York Avenue, N.E.
Washington, D.C. 20002

Madeliene H. Dobbins

MADELIENE H. DOBBINS
Director

DATE: SEP 15 1997



GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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Application No. 16582 of Gallaudet University, pursuant to 11 DCMR 3104.1, for a special exception under Section 210, for the review and approval of an amendment to and further processing of the approved Campus Plan to construct a new student academic center along with additions to the Ely Center Student Union Building, an addition to the existing Washburn Arts Center, and a new grandstand and press box/concession stand for the athletic field, in an R-4 District at premises 800 Florida Avenue, N.E. (Parcel 141/69 in Square 3591).[1]

HEARING DATE: July 5, 2000
DECISION DATE: July 5, 2000 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, by mail to Advisory Neighborhood Commission (ANC) 5B 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 this application, did not submit a written statement on the application.

The Applicant stated that the University has had ongoing dialogue with the Gallaudet Community Relations Council (a neighborhood organization). The Council is made up of neighborhood residents and staff from the University. The Board received a letter (Exhibit No. 12) from the community organization, which indicates that at its March 8, 2000 meeting, the Council voted unanimously to support the application.

As directed by 11 DCMR 3119.2, the Board 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 Section 210. No person or entity appearing as a party to this case testified in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

[1] The Applicant's Exhibit No. 8 of the record states that pursuant to the Board's previous instructions, no memorandum from the Zoning Administrator is required for campus plan special exception applications. Also, the Applicant did not provide a Zoning Self-Certification Form. As required by Subsection 210.8 of the Zoning Regulations, the Applicant's statement certified that the floor area ratio zoning requirement for the campus is within the approved limit.

PURSUANT TO 11 DCMR § 3130.3, THIS ORDER OF THE BOARD SHALL NOT BE VALID FOR A PERIOD IN EXCESS OF SIX MONTHS UNLESS WITHIN SUCH TIME THE PERMITTED USE IS ESTABLISHED; PROVIDED THAT WHERE THE PERMITTED USE IS DEPENDENT UPON THE ALTERATION OF A STRUCTURE, THE REMAINING PROVISIONS OF § 3130 SHALL APPLY.

BAB/7.10.00



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

I. Introduction

II. History of University

III. Overview of Campus Plan

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OUTLINE OF TESTIMONY
JOHN BAXTER
EINHORN YAFFEE PRESCOTT, ARCHITECTS AND ENGINEERS

I. Introduction and Professional Qualifications

II. Review of *Facilities Master Plan, 2002-2012*

- A. Zoning
- B. Existing Conditions/Facilities
- C. Proposed Facilities
- D. Proposed Demolition
- E. Proposed Site Improvements

III. Plan Not Likely to Become Objectionable to Neighboring Property Because of Noise, Number of Students, or Other Condition and No Adverse Effect on Neighboring Property

IV. Existing and Proposed Development Does Not Exceed Density Permitted in R-5-B Zone

V. No Interim Land Uses

VI. No New Off-Campus Uses

VII. Compliance with Comprehensive Plan

VIII. Campus Plan is in Harmony with Zoning Regulations and Map and will not Tend to Adversely Affect the Use of Neighboring Property

VI. Conclusion

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OUTLINE OF TESTIMONY
CULLEN ELIAS
O.R. GEORGE AND ASSOCIATES, TRAFFIC CONSULTANT

I. Introduction and Professional Qualifications

II. Review of Methodology

III. Traffic and Campus Population Trends

IV. Plan Not Likely to Become Objectionable to Neighboring Property Because of Traffic

V. Conclusion

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GALLAUDET UNIVERSITY
CAMPUS PLAN 2002-2012

Presentation to Zoning Commission

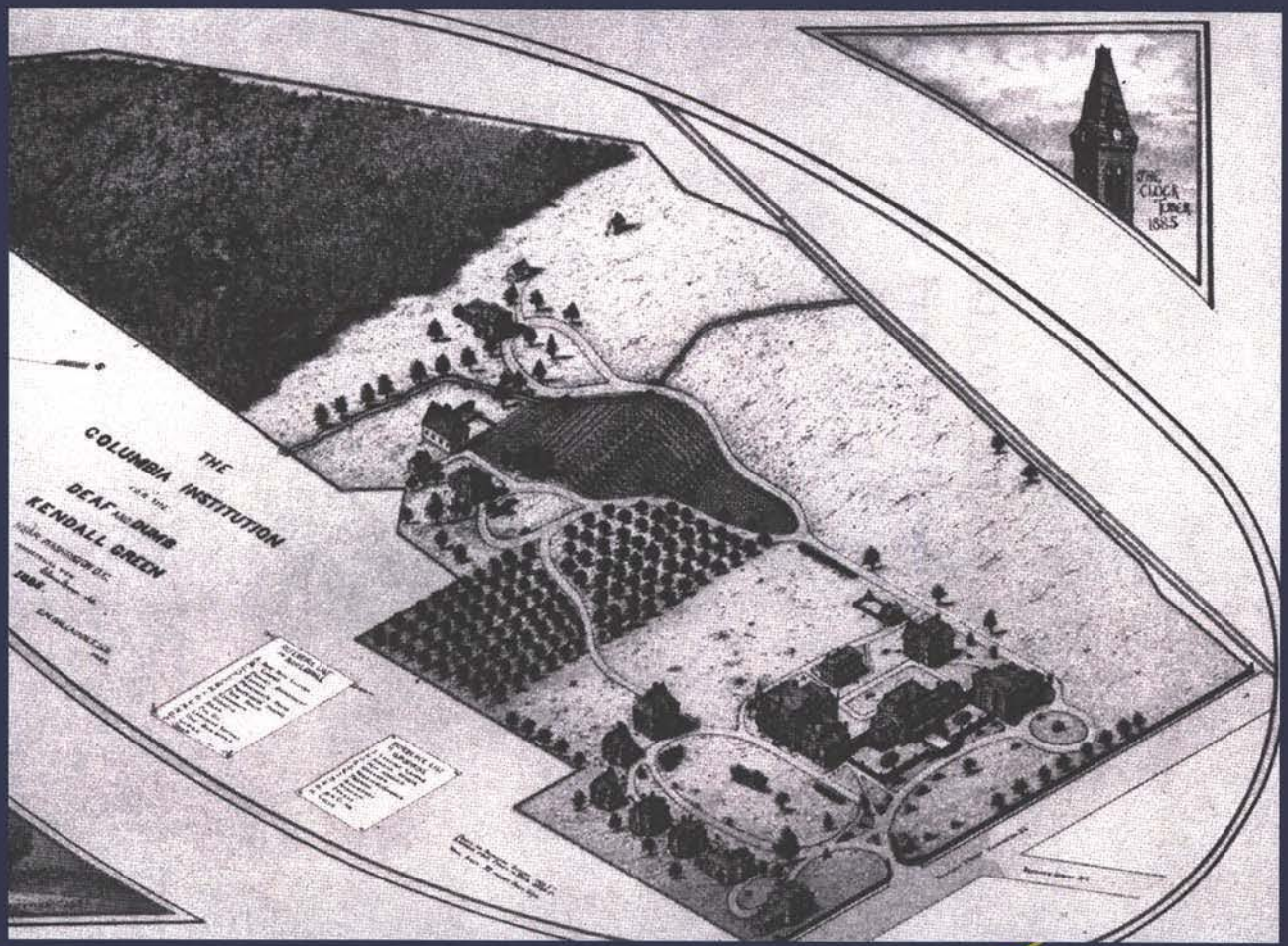
April 28, 2003

Case #0302

EINHORN/YAFFEE/PRESCOTT
Architecture & Engineering, P.C.

OLMSTED, VAUGH AND CO.

CAMPUS PLAN



EYP/Gallaudet University Campus Plan

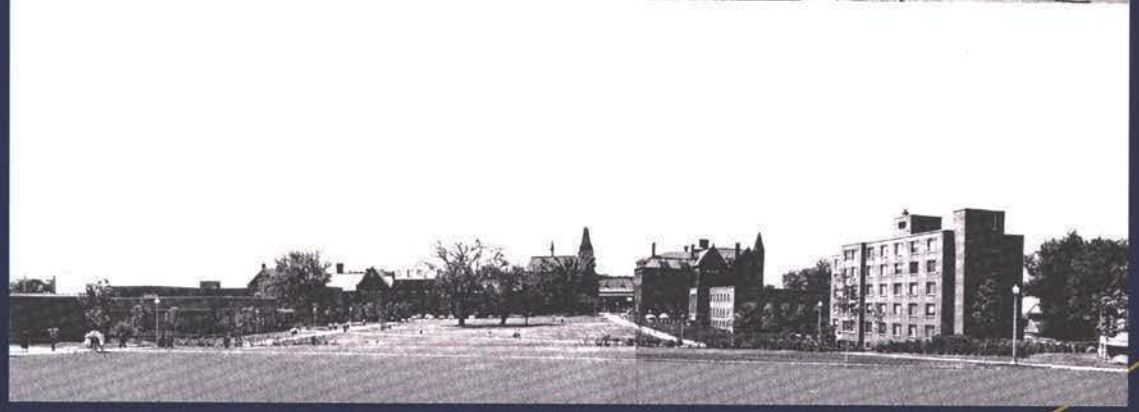
GALLAUDET
UNIVERSITY 1922



EYP/Gallaudet University Campus Plan

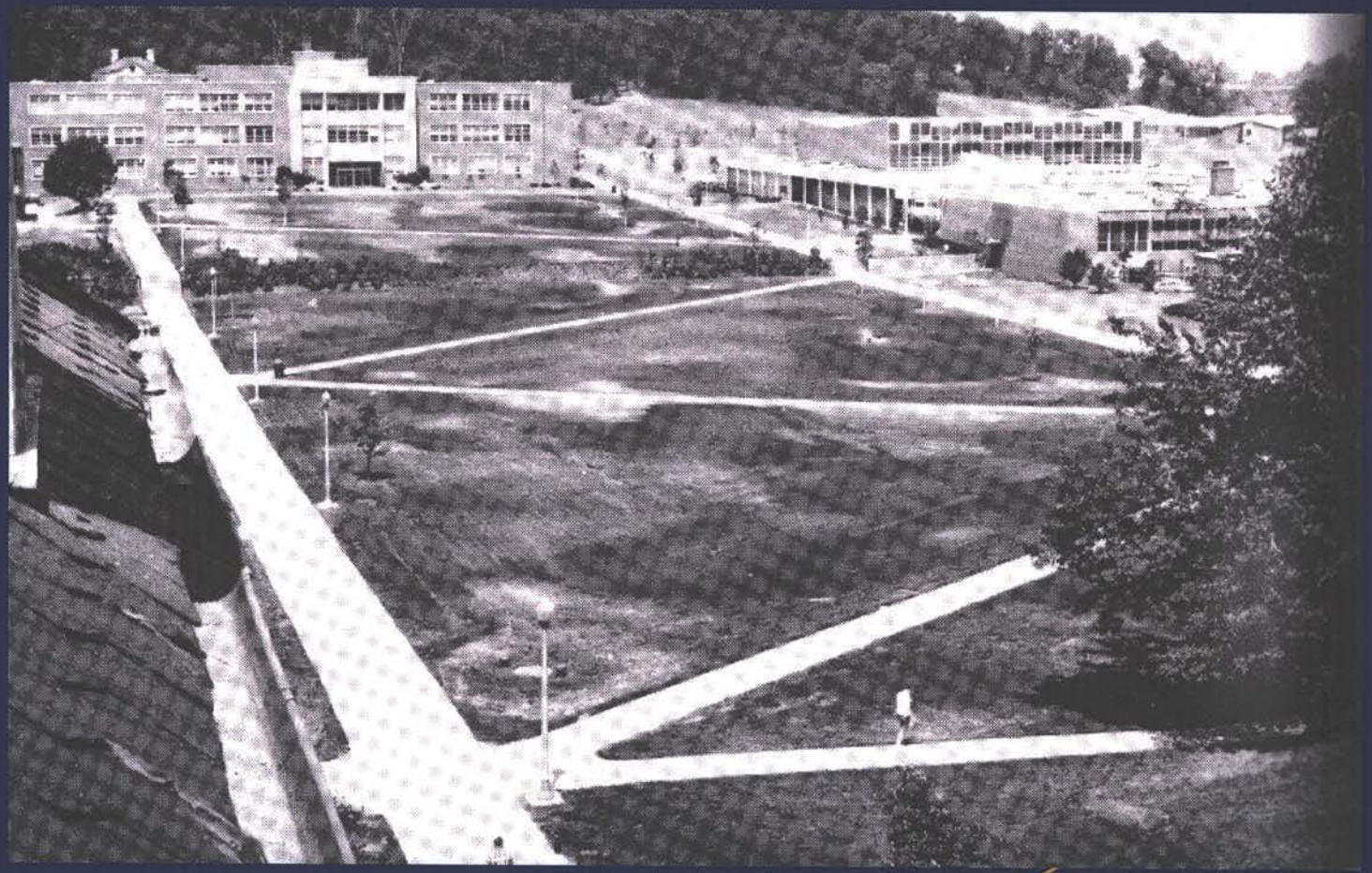
GALLAUDET
UNIVERSITY 1950s





EYP/Gallaudet University Campus Plan

GALLAUDET
UNIVERSITY 1950s



EYP/Gallaudet University Campus Plan

CLERC CENTER





EYP/Gallaudet University Campus Plan

KELLOGG CONFERENCE CENTER





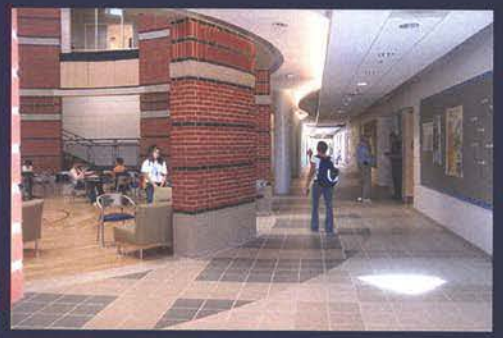




EYP/Gallaudet University Campus Plan

STUDENT ACADEMIC CENTER









Adopt the role of caretaker, to respect the special nature of the Gallaudet Campus

Recommend planning moves that build 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 residential halls and family housing for students that meet evolving needs

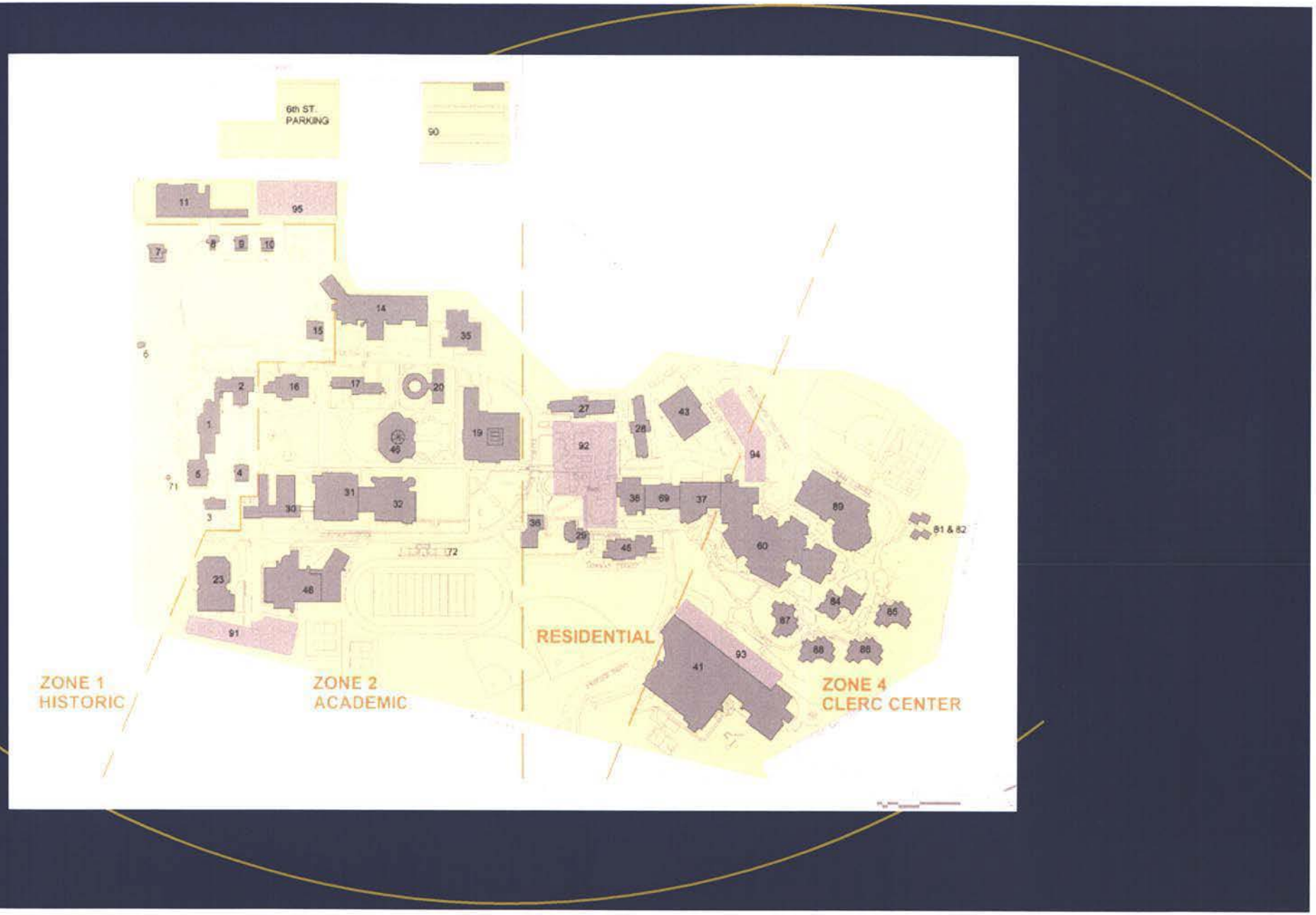
Develop and enhance pedestrian networks to increase accessibility and safety

Develop and improve the quality of the campus/ neighborhood edges

Provide a unified image and vision for the campus

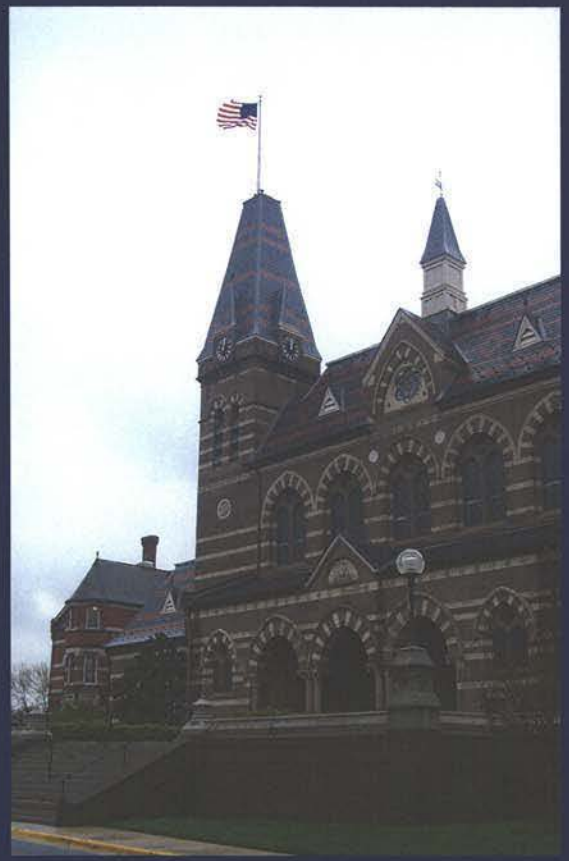


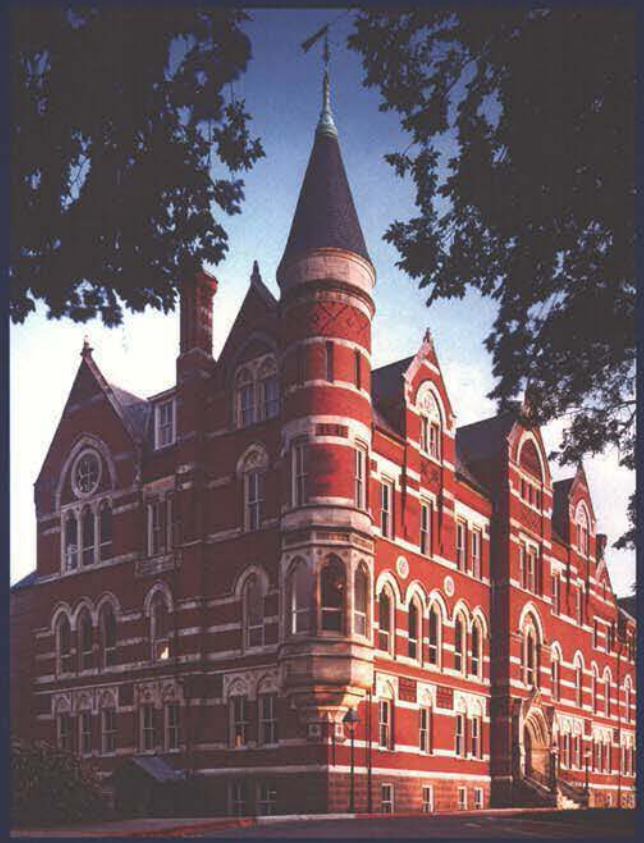
EYP/Gallaudet University Campus Plan



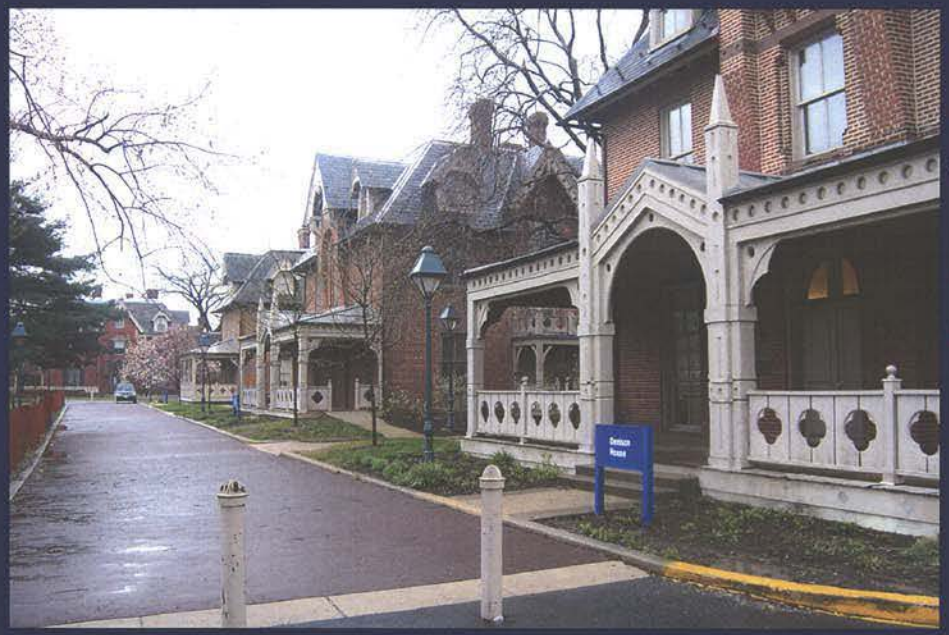
EYP/Gallaudet University Campus Plan

HISTORIC ZONE





HISTORIC ZONE





EYP/Gallaudet University Campus Plan

ACADEMIC ZONE



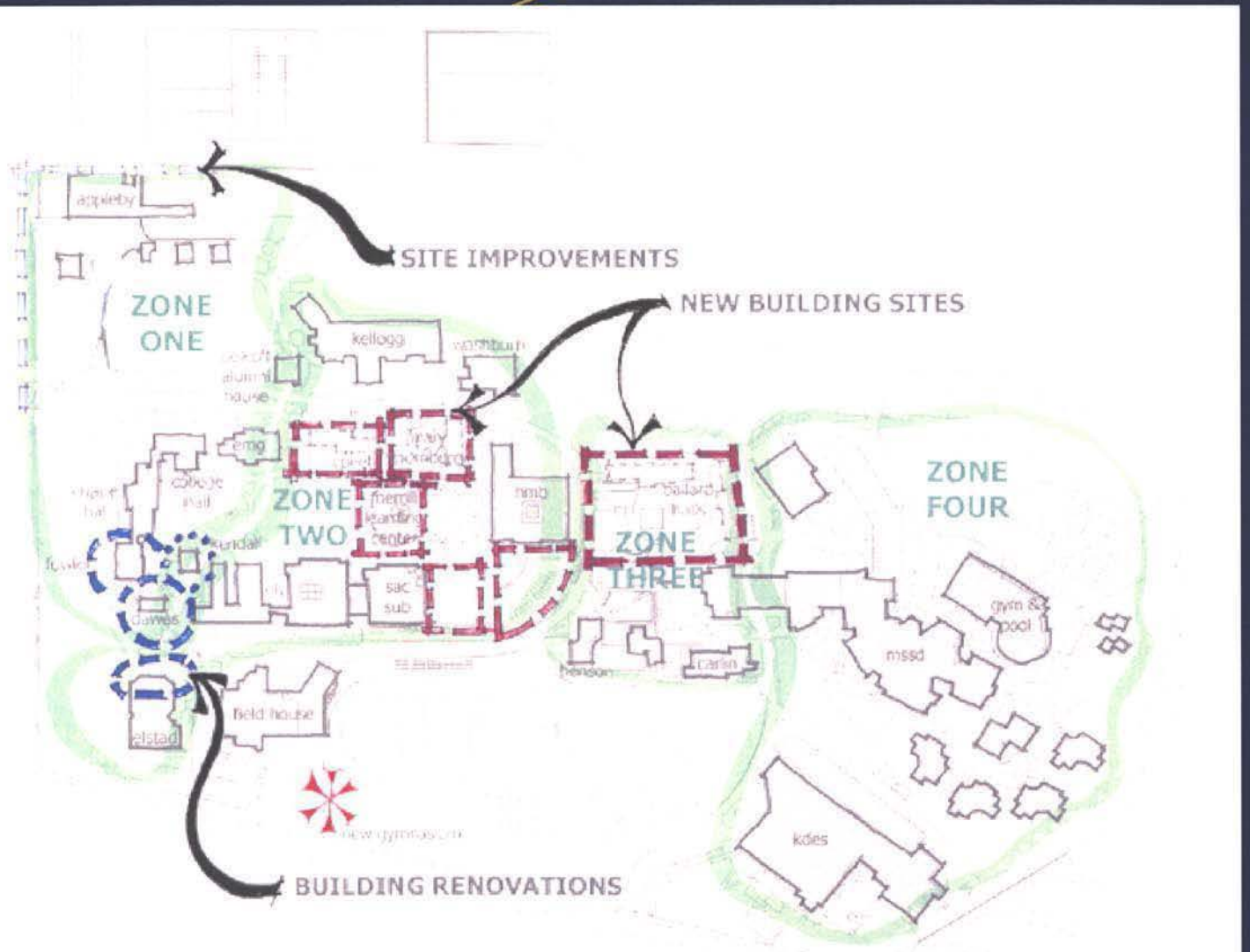




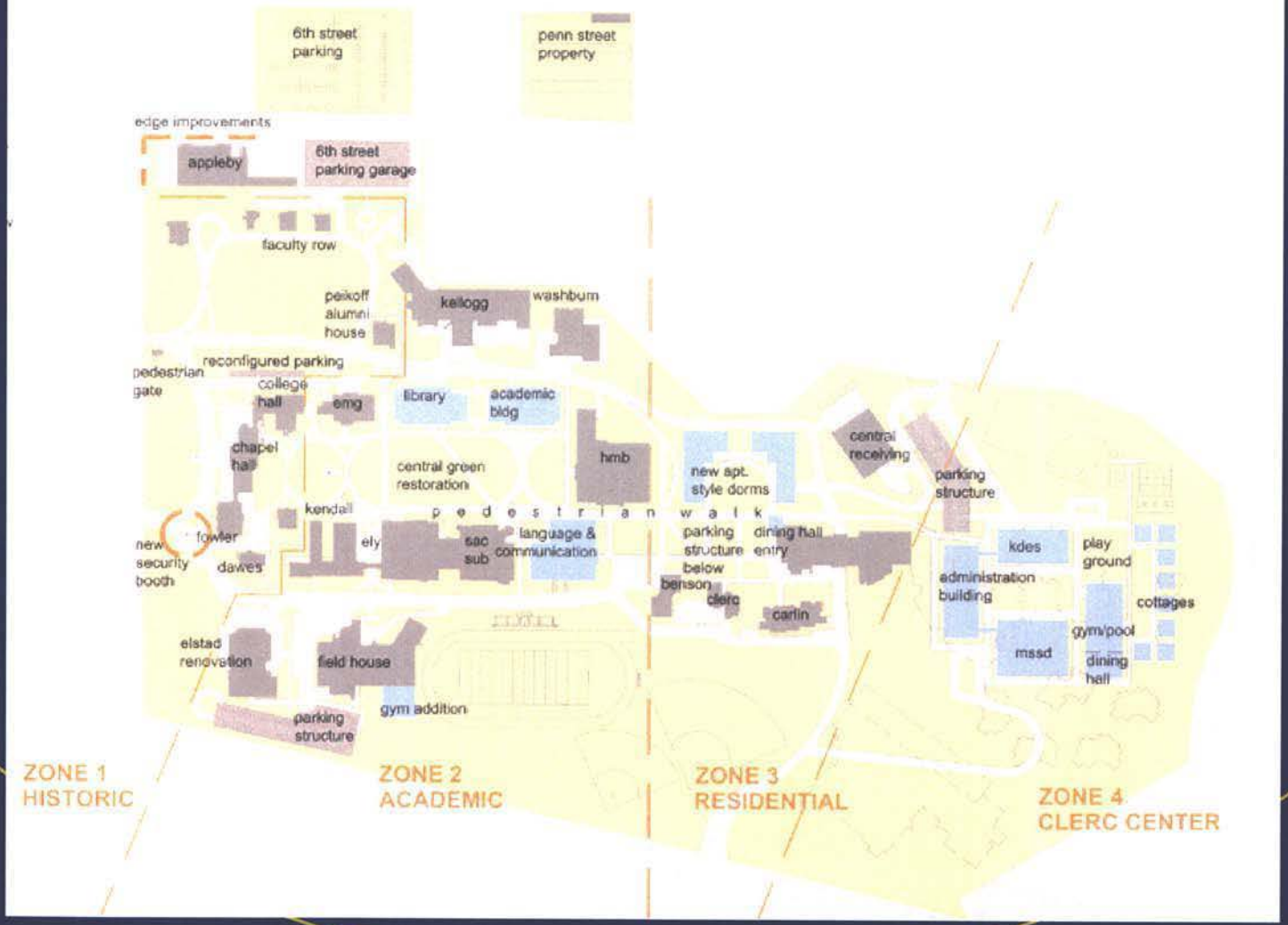
RESIDENTIAL ZONE



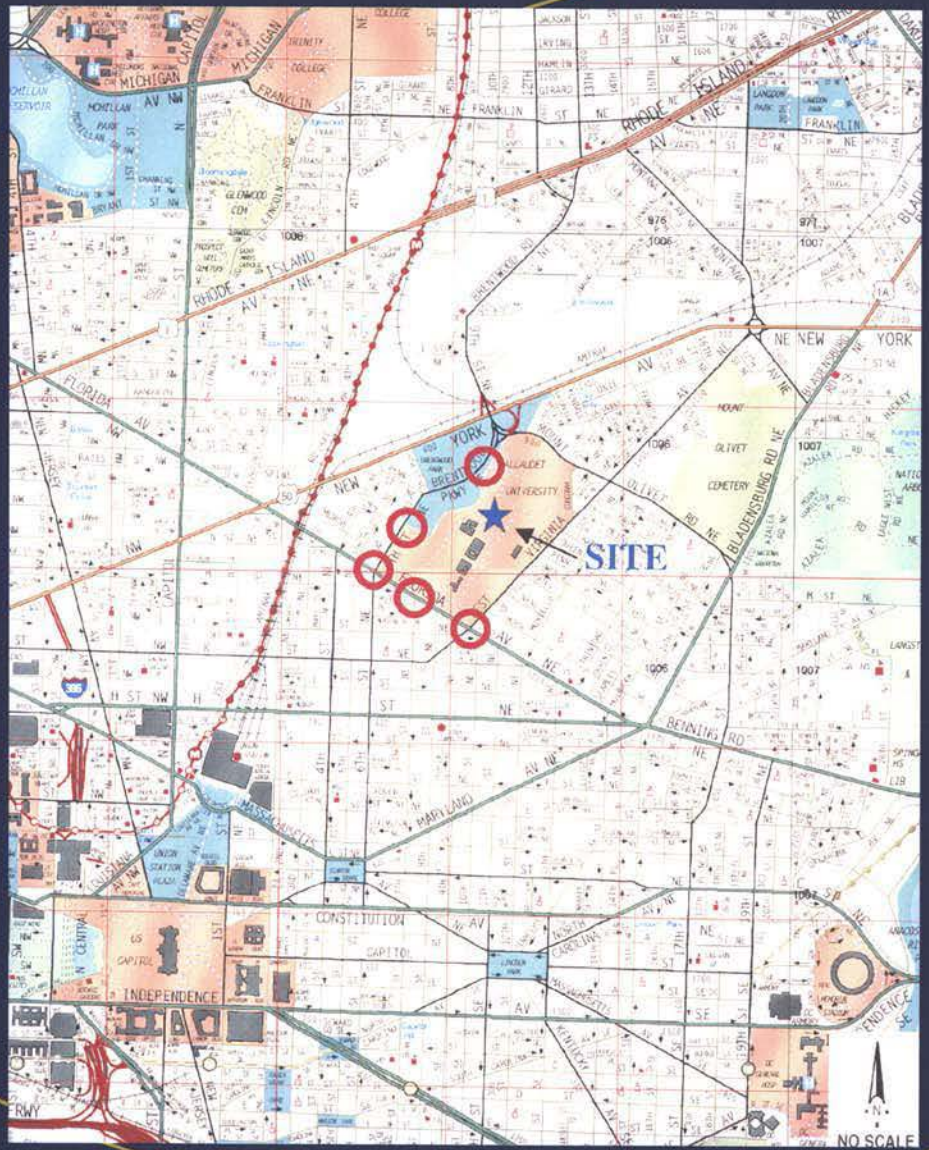




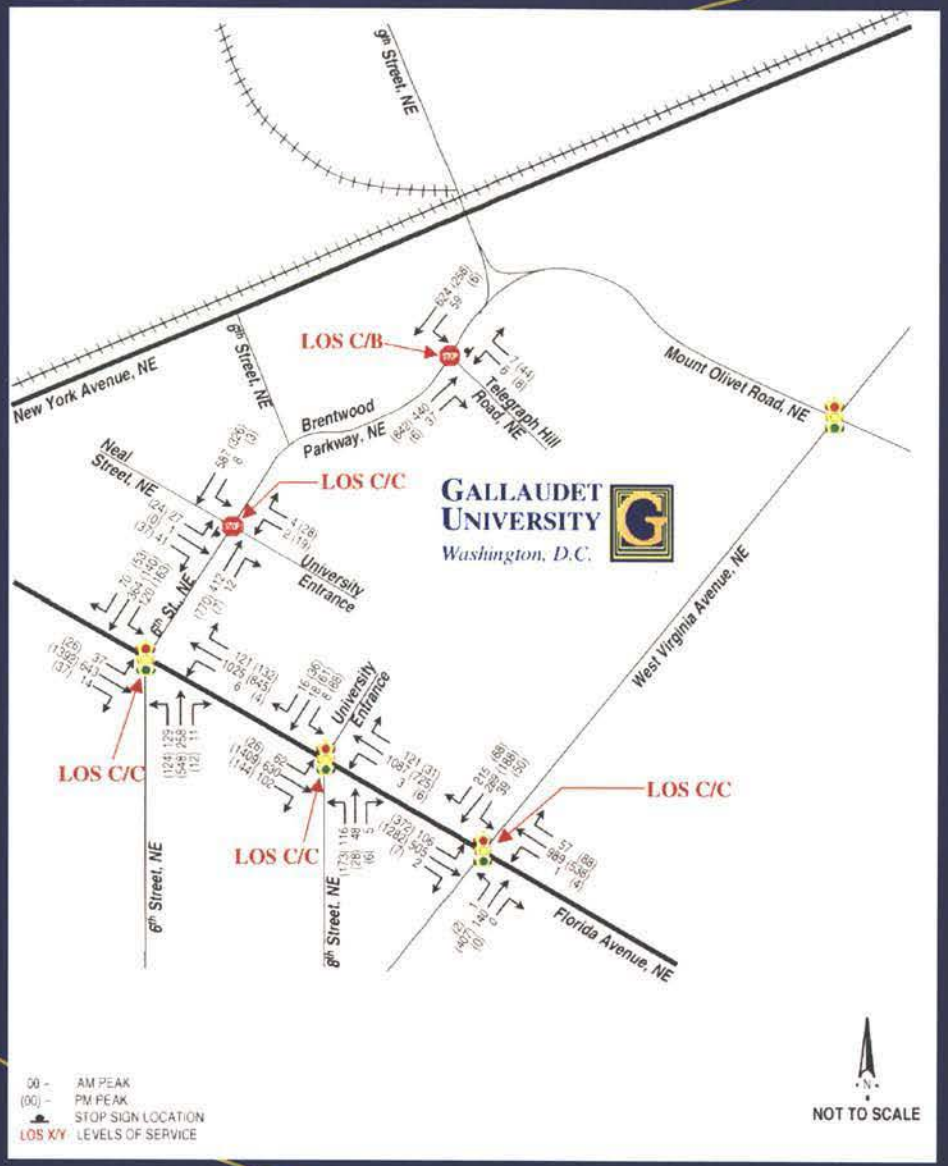
EYP/Gallaudet University Campus Plan



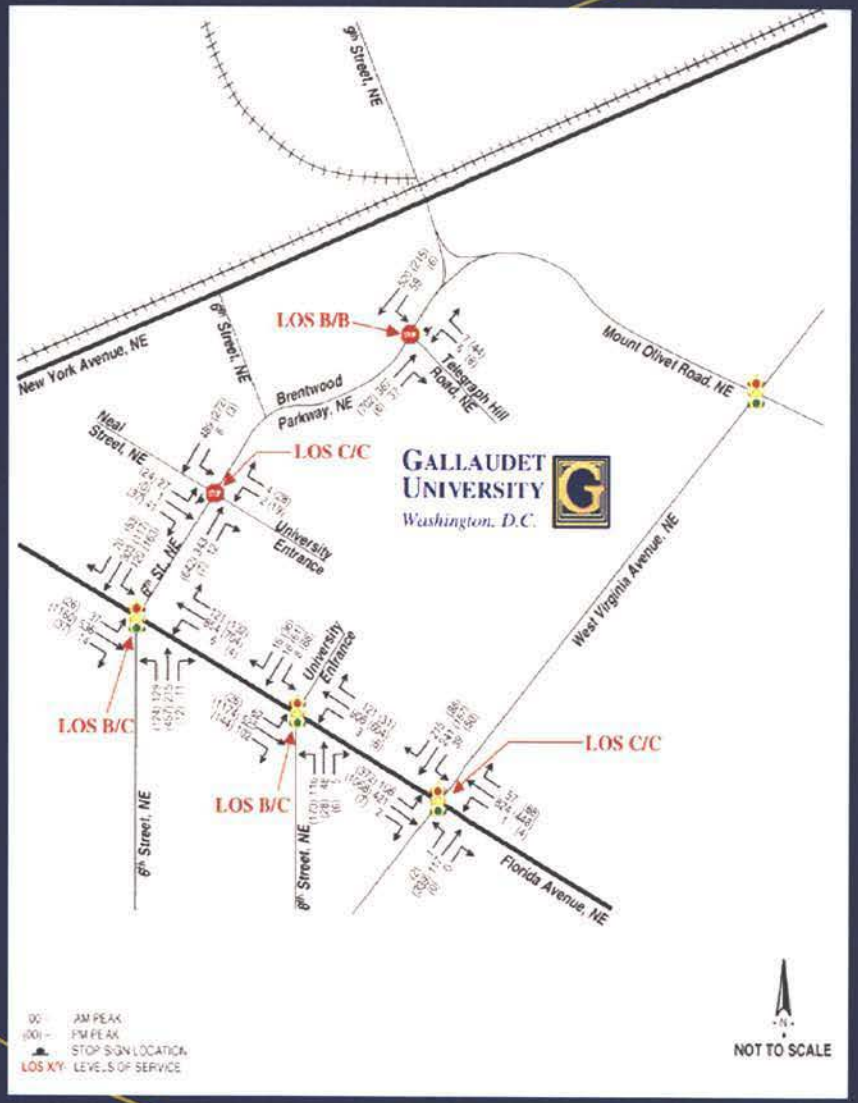
EYP/Gallaudet University Campus Plan



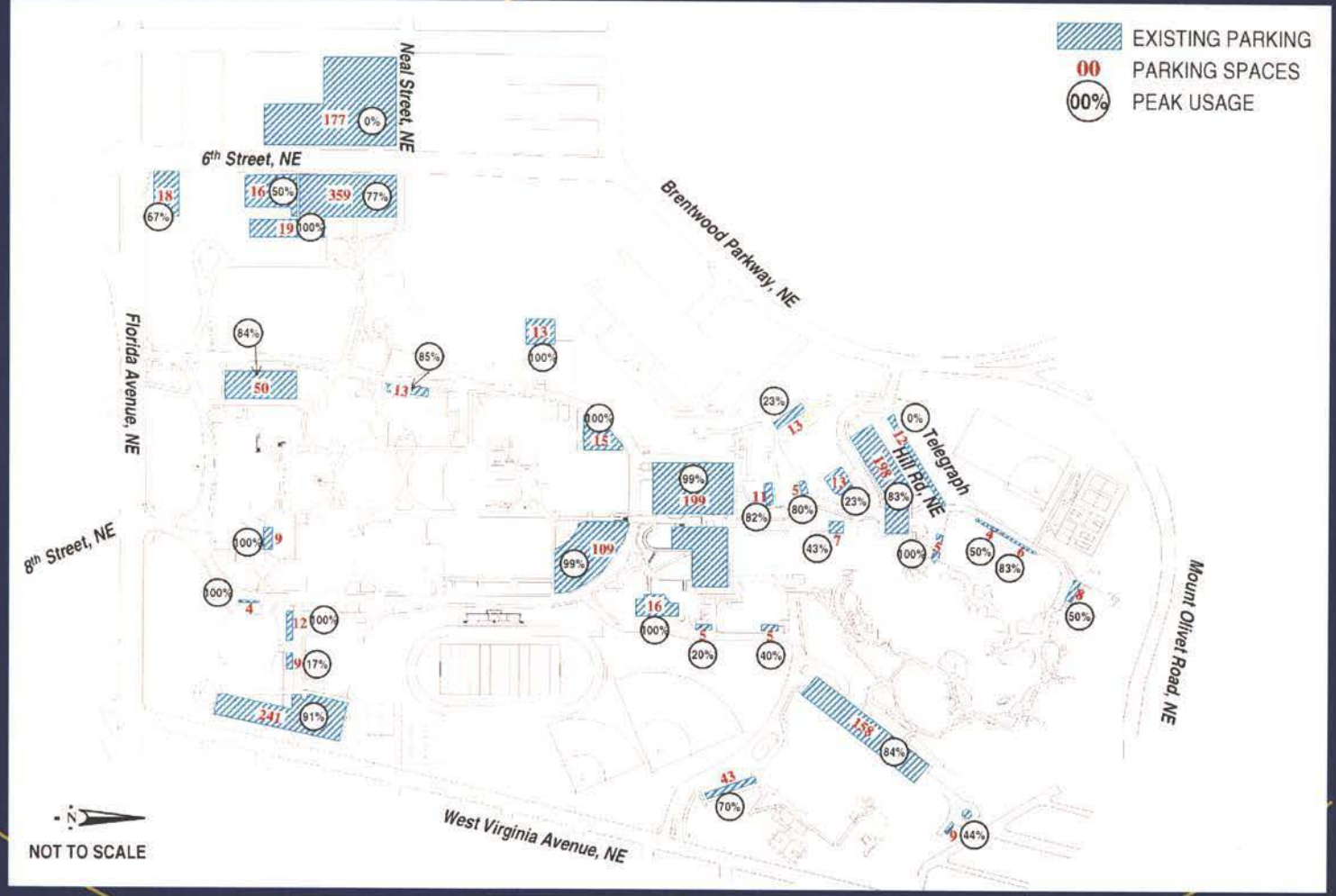
EYP/Gallaudet University Campus Plan



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