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**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**

Application of Gallaudet University

Zoning Commission Case No. 03-02A
Public Hearing: February 25, 2010
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 a minor amendment to, and further processing under, its approved Facilities Master Plan, 2002-2012 for the Gallaudet campus (the "Campus Plan") to allow for the renovation and conversion of Denison House from administrative use to residential use on land zoned R-4 that is located within the Gallaudet campus. The Gallaudet campus is bounded generally by Florida Avenue, N.E., to the south, West Virginia Avenue, N.E., to the east, Mount Oliver Road, N.E., and Corcoran Street, N.E., to the north, and Brentwood Parkway and 6th Street, N.E., to the west. (Parcel 141/69) (the "Campus") (Exhibits A and B).

**ZONING COMMISSION
District of Columbia**

CASE NO. 03-02A
EXHIBIT NO. 23 (fax)

**ZONING COMMISSION
District of Columbia
CASE NO. 03-02A
EXHIBIT NO. 23**

II.

EXHIBITS IN SUPPORT OF APPLICATION

- Exhibit A:** Portion of the Sanborn Atlas showing the Campus outlined in red and identifying the location of Denison House.
- Exhibit B:** Portion of the Zoning Map showing the Campus.
- Exhibit C:** Zoning Commission Order No. 03-02, approving the Gallaudet University Facilities Master Plan, 2002-2012.
- Exhibit D:** Replacement Sheets for Gallaudet University Facilities Master Plan, 2002-2012.
- Exhibit E:** Architectural drawings for the Denison House renovation.
- Exhibit F:** Denison House Feasibility Study
- Exhibit G:** Outline of the testimony of Hansel Bauman, Director of Campus Design and Planning, Gallaudet University.
- Exhibit H:** Outline of the testimony of Alick Dearie, Ayers Saint Gross Architects.

III.

INTRODUCTORY STATEMENT

Background

The Property serves as the campus for Gallaudet University and is also home to the Laurent Clerc National Deaf Education Center. Gallaudet has been located at the Property since its founding more than 150 years ago, and has played an integral role in the development of its immediate neighborhood and the District as a whole.

Since the original Campus Plan for Gallaudet University was approved by the Board of Zoning Adjustment in 1972 (BZA Order No. 11093), Gallaudet has proceeded with development of its capital projects over the past four decades in strict accordance with the campus planning process set forth in the Zoning Regulations. Subsequent to the initial approval of its campus plan in 1972, Gallaudet has returned to the Board of Zoning Adjustment and Zoning Commission on numerous and regular occasions for approval of revised campus plan documents

and further processing under those documents. Throughout the campus plan review and further processings, Gallaudet has consistently engaged its neighbors in the process, through meetings with affected Advisory Neighborhood Commission(s) and with the Gallaudet Community Relations Council.

The most recent Gallaudet University Campus Plan (the "Campus Plan") was approved unanimously by the Zoning Commission by bench decision on April 28, 2003. (Zoning Commission Order No. 03-02 at Exhibit C). The approved Campus Plan is valid for a period of 10 years from the date of the final Zoning Commission Order, that is, until August 26, 2013.

The Campus Plan highlighted a series of gradual improvements to be undertaken on the Gallaudet campus, with emphasis to be placed upon reinforcing the visual image of the campus, including restoration of the Central Green, invigorating the campus core and improving pedestrian circulation, and optimizing university facilities. To that end, in 2006, Gallaudet applied for further processing approval by the Zoning Commission of the first capital improvement identified in the Campus Plan, the Sorenson Language and Communication Center ("Sorenson Center"), which application the Zoning Commission unanimously approved on May 22, 2006 in Order No. 06-16.

Gallaudet now returns for special exception approval to allow for the renovation and conversion to student residential use of Denison House, one of three nineteenth century buildings located along what is known as "Faculty Row". Because the proposed renovation and conversion of Denison House is not identified in the Campus Plan, Gallaudet also requests a minor amendment to the Campus Plan to include reference to the conversion of Denison House from administrative use to residential use.

Description of Existing Use and Proposed Renovation and Conversion of Denison House

Denison House is one of three historic buildings along what is known as "Faculty Row", located in the Gallaudet College Historic District. These three buildings were originally built circa 1875 as faculty and student residences. Denison House is identified on the Campus Plan for administrative use, and currently houses the offices of the Gallaudet Press. Those offices are planned to be relocated to the fourth floor of College Hall, the main administrative building on campus. This new location will enhance operational efficiencies for Gallaudet Press as it provides closer adjacencies to other related administrative units.

At the time of processing the Campus Plan, Gallaudet contemplated that Denison House would continue to serve as an administrative building. Since that time, Gallaudet has adopted a new strategic plan, which places a renewed emphasis on the quality of students' living and learning experience.

Gallaudet proposes to convert the use of Denison House from administrative use back to residential use. Denison House is proposed to serve as a "College House" student residence hall, where a select group of honors students can advance their studies through a themed living and learning program. Teams of students with a faculty advisor will compete on an annual basis for the opportunity to live in Denison House for one year. The selected residents' year-long experience will be centered around a cross-disciplinary academic or community service program. The College House tradition, where a faculty member and a select group of students reside in a themed living and learning environment, has proved a successful model for providing students a rich academic experience and valuable life skills.

Denison House will contain space for approximately ten to twelve student beds and an apartment for a faculty member. It also will include dining, study and recreational facilities for the resident students. The conversion will entail primarily interior renovation, with some minor

repair work to the building's exterior. No expansion of the existing building is proposed. The proposed change of use of Denison House reverts back to the original intended use of the building, and will provide a collegial setting steeped in the architectural heritage of the original Gallaudet campus. (Exhibits E and F).

Minor Amendments requested to Campus Plan

The proposal to return Denison House to its original residential use is consistent with one of Gallaudet's stated planning principles in the Campus Plan, namely to "give special consideration to buildings and their relationship to the historic, academic, residential and pre-college areas of the campus." (Campus Plan at pg. 11).

Given the renovations proposed for Denison House, the following minor amendments should be made to the approved Facilities Master Plan text, appendices and figures:

- Executive Summary, page iv, and Section 5.9, Page 18 - add "Denison House" to the list of "Renovations." (See excerpt attached as Exhibit D-1).
- Appendix 4: Building Characteristics – Revise "Main Function" of Denison House to "Residential". (See excerpt attached as Exhibit D-2).
- Figure 3: Building and Land Use - Revise Denison House designation from "Administrative" to "Residential". (See excerpt attached as Exhibit D-3).
- Figure 8: Proposed Campus Plan/Concept Development – Add Denison House to the list of "Historic Renovations" within "Zone 1 – Historic". (See excerpt attached as Exhibit D-4).

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 more than 30 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 January 13, 2010, representatives of Gallaudet presented plans for Denison House 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 and ANC 6C. Gallaudet presented this application to ANC 5B on January 21, 2010. ANC 5B voted unanimously to support the application.

Given the proximity of the Gallaudet campus to the jurisdictions of Advisory Neighborhood Commissions 6A and 6C, representatives of Gallaudet presented the application to the Zoning Committees of these ANCs, who voted to support the application and referred the application to their respective ANCs for consideration prior to the public hearing.

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 this minor amendment to the approved Campus Plan and further processing application pursuant to said amended approved 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 Board of Zoning Adjustment

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 made clear that institutional necessity is a factor to be considered in a campus plan application. 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.

GALLAUDET QUALIFIES AS A UNIVERSITY

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. In approving the Campus Plan, the Zoning Commission has previously found that Gallaudet qualifies as a University as defined in the District of Columbia Zoning Regulations (11 DCMR)(the "Zoning Regulations").

VI.
WITNESSES

The following witnesses will testify in support of the application:

1. Hansel Bauman, Director of Campus Design and Planning, Gallaudet University.
2. Alick Dearie, Ayers Saint Gross Architects.

VII.
GALLAUDET COMPLIES WITH THE
REQUIREMENTS OF SECTION 210

The application fully complies in all respects with Section 210 of the Zoning Regulations.

The specific requirements of this section are addressed in detail below:

- A. The building 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)**

No objectionable conditions to neighboring properties will occur as a result of the proposed renovation and residential use of Denison House. Only ten to twelve student beds and one faculty apartment are contemplated to be located at Denison House, which is an existing building that is located in the interior of the campus, and is not readily visible outside of the campus boundary. This use will replace the Gallaudet Press, which is being relocated to space on the fourth floor of College Hall. This will result in no adverse external effects in the community.

No demolition is contemplated as part of the renovation, and all construction and related site work will be undertaken in the core of the campus, well within the campus boundaries and distant from neighboring residential properties.

A central mission of Gallaudet is to provide its students a tranquil and secure place to study, work and live. Denison House will provide state-of-the-art residential and study facilities

for existing student populations in keeping with this mission. No increase in the number of students or faculty is anticipated as a result of the renovation and conversion of Denison House.

Similarly, as Denison House is located at the core of the campus and will serve existing student populations, no increase in the amount of traffic to the campus is expected.

As with its mission to its students, Gallaudet is likewise committed to remaining an active and vital part of the community in which it has been located for 150 years. To that end, Gallaudet has maintained an active and open dialogue with community representatives through the GCRC. Gallaudet has also maintained regular contact with its Advisory Neighborhood Commission as well as the neighboring ANCs. The GCRC and ANC 5B recommend approval of the application, and the Zoning Committees for ANC 6A and 6C have also recommended that their respective ANCs support the application.

B. The building will generate no increase in the total building density of the Campus and will remain well below the 1.8 FAR permitted by the Zoning Regulations. 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 bulk proposed by Gallaudet for the university portion of its Campus Plan, upon completion of all contemplated demolition and new construction, is approximately 0.46 FAR, well under the allotted 1.8 FAR. Pursuant to the Zoning Commission approval of the further processing for the Sorenson Center (Zoning Commission Case No. 06-16), the overall campus density increased to 0.44 FAR. No increase in density is contemplated as part of the conversion

of the existing building from administrative to residential use. Thus, the current campus density will remain 0.44 FAR upon completion of the Denison House renovation and conversion.

- C. Gallaudet has submitted its long range plans for developing the Campus as a whole, showing the location, height and bulk, where appropriate, of all present and proposed improvements, and a description of all activities to be conducted on the Campus, and of the capacity of all present and proposed campus development. (Subsection 210.4)**

In Order No. 03-02, the Zoning Commission unanimously approved the Campus Plan submitted by Gallaudet. With the minor modifications referenced herein and identified by the replacement sheets at Exhibit D, this further processing application is consistent with the approved Campus Plan.

- D. 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.

- E. No new use sought for approved site of building proposed to be moved off-campus (Subsection 210.6)**

Gallaudet does not seek approval for any new use of a previously approved building site, and thus complies with this subsection.

- F. The Application complies with the policies of the District Elements of the Comprehensive Plan (Subsection 210.7)**

This application is for neither a new campus plan nor any new building construction. However, to the extent relevant, this application will have no adverse impact on the District Elements of the Comprehensive Plan. The Property is designated as an institutional use on the Future Land Use Map of the Comprehensive Plan. The objectives for public and institutional land uses set forth in the Comprehensive Plan include promoting the continued contributions made by private institutions toward the economic and cultural vitality of the District. The

campus and university relations are also discussed in the Educational Facilities Element, including reference to preservation of historic campus buildings and on-site housing of students. The proposed conversion furthers these objectives, as does Gallaudet's active involvement with the GCRC.

The Comprehensive Plan's Historic Preservation Element and Upper Northeast Element emphasize the importance of protecting important historic features while permitting sensitive and compatible new development. The campus, which includes 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 the Upper Northeast Area. As part of the conversion of Denison House to residential use, Gallaudet will undertake minor necessary repairs to the exterior of the building, including mortar re-pointing, replacement of the main door to provide improved access for disabled users and minor rooftop venting. Gallaudet representatives are working closely with the D.C. Historic Preservation Office, which has indicated approval of Gallaudet's renovation plans at staff level.

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

Gallaudet certifies that the total building density identified for university use on the Campus Plan will not exceed 1.8 FAR. This application does not include request for approval of new building construction, only conversion of uses for an existing building. There is no proposed change to the approved campus FAR in this application.

H. The Zoning Commission shall refer the application to the District of Columbia Office of Planning and the District Department of Transportation (Subsection 210.9)

The application has been referred to the Office of Planning and the District Department of Transportation ("DDOT") for their review and report. Representatives of Gallaudet have

discussed the application with staff of the Office of Planning and DDOT to address any questions regarding the application.

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

Under Section 3104.1, the Zoning Commission is authorized to grant those university 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.¹

A. The 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.

B. The Application creates no adverse effect on neighboring property

As discussed above, the conversion of Denison House will have no adverse impact on neighboring property. The building will be located in the interior of the campus, buffered from neighboring properties, and will serve existing student populations. No increase in traffic is anticipated as a result of the addition of this building.

¹ 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.

IX.
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,

HOLLAND & KNIGHT LLP

By: Christopher Collins / DCH
Christopher H. Collins

DCH
Dennis R. Hughes

9140309_v1

EXHIBIT A

**Portion of the Sanborn Atlas Showing the Campus Outlined
In Red and Identifying the Location of Denison House**

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From HOLLAND & KNIGHT LLP MAIN 2

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BRENTWOOD HWY N.E.

WELLS WEST HAMILTON JORDAN HIGH SCHOOL

MOORE SECONDARY SCHOOL FOR THE DEAF

KENDALL JELCH FOR THE DEAF

OPEN DECK

INSTITUTE FOR THE DEAF

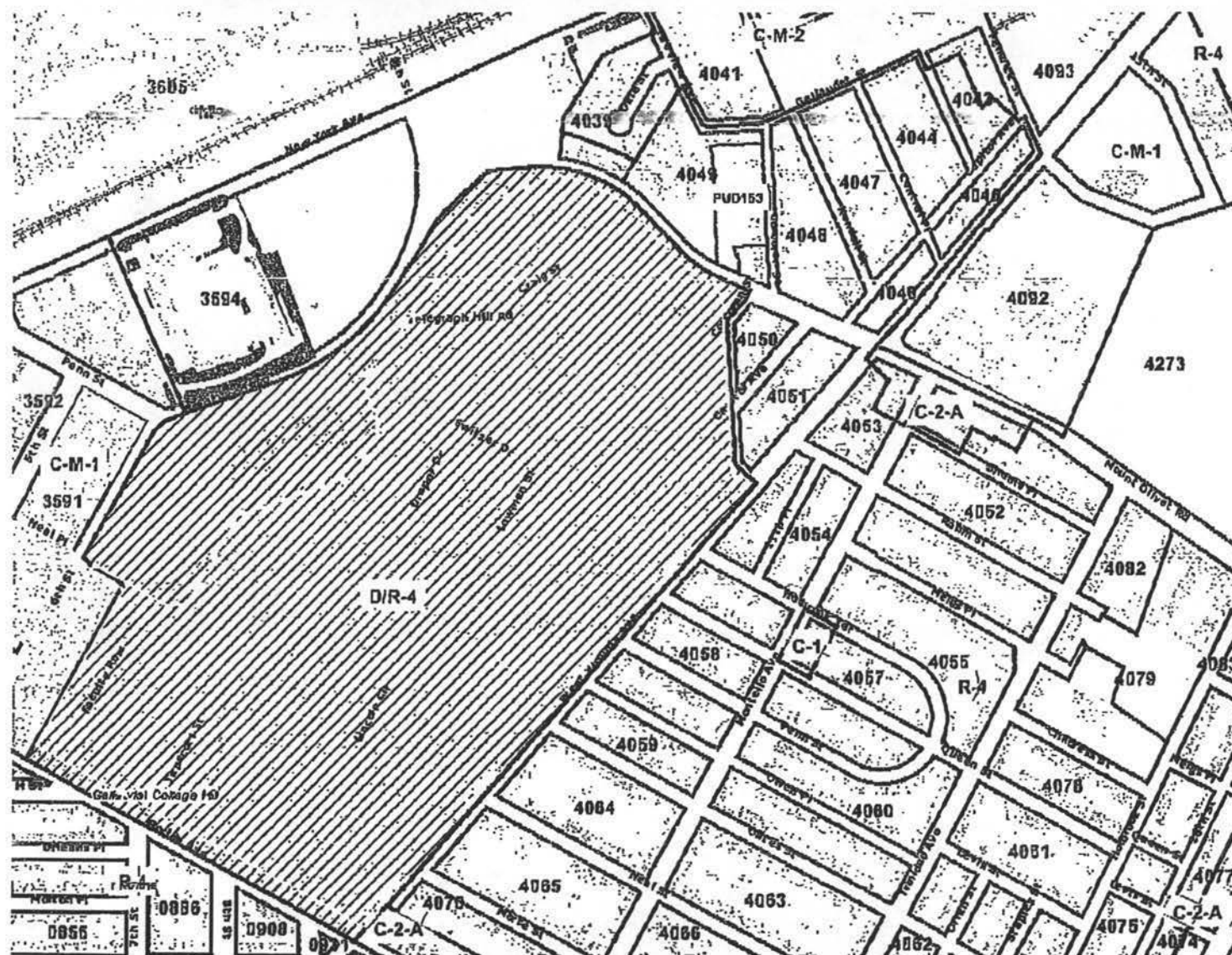
COLLEGE

FLORIDA AV N.E.

EXHIBIT B

Portion of the Zoning Map Showing The Campus

District of Columbia Zoning Map



- Zoning Districts
- Campus Boundaries
- Planned Unit Development (PUD)
- Overlay
- Parking Map Amendment
- Parking Planned Unit Development (PUD)
- Transferable Development Rights Reserving Zones
- Map Index
- Bx 11 Index
- Counters
- DC Boundary
- DC Landmarks
- DC Parks
- Water
- Roads
- Buildings
- Historic Districts
- Railroads
- Major Roads
- Property Boundaries
- Metro Blue Line
- Metro Green Line
- Metro Orange Line
- Metro Red Line
- Metro Yellow Line
- Single Member Districts (SMD)
- Advisory Neighborhood Commissions (ANC)
- Community Based Residential Facilities
- Air Rights
- Metro Entrances
- Metro Stations
- Government Property
- Squares
- Record Lots
- Tax Lots
- Parcels



Note 1: Development restrictions depend on a combination of zoning and overlays. Where overlays are present, refer to the zoning regulations for more detailed information.

EXHIBIT C

Zoning Commission Order No. 03-02, Approving the
Gallaudet University Facilities Master Plan, 2002-2012

Government of the District of Columbia**ZONING COMMISSION****ZONING COMMISSION ORDER NO. 03-02****Case No. 03-02****(Campus Plan – Gallaudet University)****April 28, 2003**

Application No. 03-02 of Gallaudet University, pursuant to 11 DCMR §§ 210 and 3035, for special exception review and approval of its Facilities Master Plan, 2002-2012, 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, at premises 800 Florida Avenue, NE (Parcels 141/69, 129/103, and 129/112 and Square 3591, Lot 4). In accordance with 11 DCMR §§ 210 and 3035, this case has been heard by the Zoning Commission under the rules of the Board of Zoning Adjustment, at Chapter 31 of 11 DCMR.

HEARING DATE: April 28, 2003**DECISION DATE:** April 28, 2003 (Bench Decision)**SUMMARY ORDER**

The Commission provided proper and timely notice of public hearing on this application by publication in the *D.C. Register* and by mail to the Applicant, Advisory Neighborhood Commissions ("ANC") 5B and 6A, and to owners of property within 200 feet of the property that is the subject of this application. The application was also referred to the Office of Planning for review and report.

The Subject Property 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. The Commission noted that the application is also of interest to ANC 6A, whose boundary is located across Florida Avenue from the Gallaudet campus. ANC 6A also submitted a written statement in support of the application.

The D.C. Office of Planning submitted a written report and testified in support of the application. The D.C. Department of Transportation submitted a written memorandum indicating no objection to the application.

As directed by 11 DCMR § 3119.2, the Commission required the Applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception under 11 DCMR § 210. No person or entity appeared at the public hearing in opposition to the

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ORDER NO. 03-02
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application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Commission to grant this application would not be adverse to any party.

Based upon the record before the Commission, the Commission concludes that the Applicant has met the burden of proof, under 11 DCMR §§ 3104.1, 3035, and 210, and that the requested relief will be in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED**.

Pursuant to 11 DCMR § 3100.5, the Commission has determined to waive the requirement of 11 DCMR § 3125.3 that the order of the Commission 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.

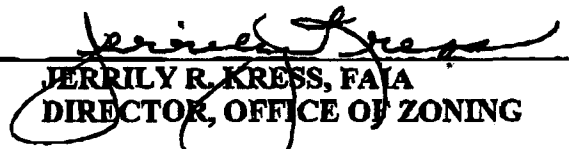
The Facilities Master Plan, 2002-12, shall be developed in accordance with the plans and materials submitted by the Applicant marked as Exhibit 11 of the record, as modified by the guidelines, conditions, and standards of this order.

VOTE: 4-0-1 (Carol J. Mitten, Anthony J. Hood, James. H. Hannaham, and John G. Parsons to approve; Peter G. May not present, not voting)

BY ORDER OF THE D.C. ZONING COMMISSION

Each concurring member approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
DIRECTOR, OFFICE OF ZONING

FINAL DATE OF ORDER: AUG 26 2003

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 25 IN TITLE 1 OF THE D.C. CODE. SEE D.C. CODE § 1-2531 (1999). THIS ORDER IS

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CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER. OF THE D.C. CODE. SEE D.C. CODE SECTION 2-1402.67 (2001). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C.LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 14 IN TITLE 2 OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER. NOTE IN SECTION 2-1401.01 OF THE D.C. HUMAN RIGHTS ACT THAT IT IS THE INTENT OF THE COUNCIL OF THE DISTRICT OF COLUMBIA, IN ENACTING THIS CHAPTER, TO SECURE AN END IN THE DISTRICT OF COLUMBIA TO DISCRIMINATION FOR ANY REASON OTHER THAN THAT OF INDIVIDUAL MERIT, INCLUDING, BUT NOT LIMITED TO, DISCRIMINATION BY REASON OF RACE, COLOR, RELIGION, NATURAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, AND PLACE OF RESIDENCE OR BUSINESS.

EXHIBIT D

Replacement Sheets for Gallaudet University
Facilities Master Plan, 2002-2012

EXHIBIT D-1



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
	Olmsstead Lawn improvements/College Hall parking

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

+ Denison House

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



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

+ Denison House

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.

EXHIBIT D-2



GALLAUDET UNIVERSITY

2002-2012 EAGLEBEE MASTER PLAN

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 Student Residence
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		

EXHIBIT D-3

BUILDING & LAND USE

FIGURE 3

ADMINISTRATIVE
ACADEMIC
PRE-COLLEGE
RESIDENTIAL
RECREATIONAL



1. Chapel Hall
2. College Hall
3. Dawes House
4. Kendall Hall
5. Foster Hall
6. Gale House
7. Edward Miner Gafordet 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. Pool Hall
18. Hall Memorial Building
19. Mary Thornberry Building
20. Elsie Auditorium
23. Ballard Hall - West
27. 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. Cadlin Hall
46. Merrill Learning Center
48. Field House
62. MSSD Main Building
69. Central Woodwing
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
95. Sixth Street Parking Garage

JUNE 2002

Finkhorn Voths PaerzH Architects + Engineers

Residential

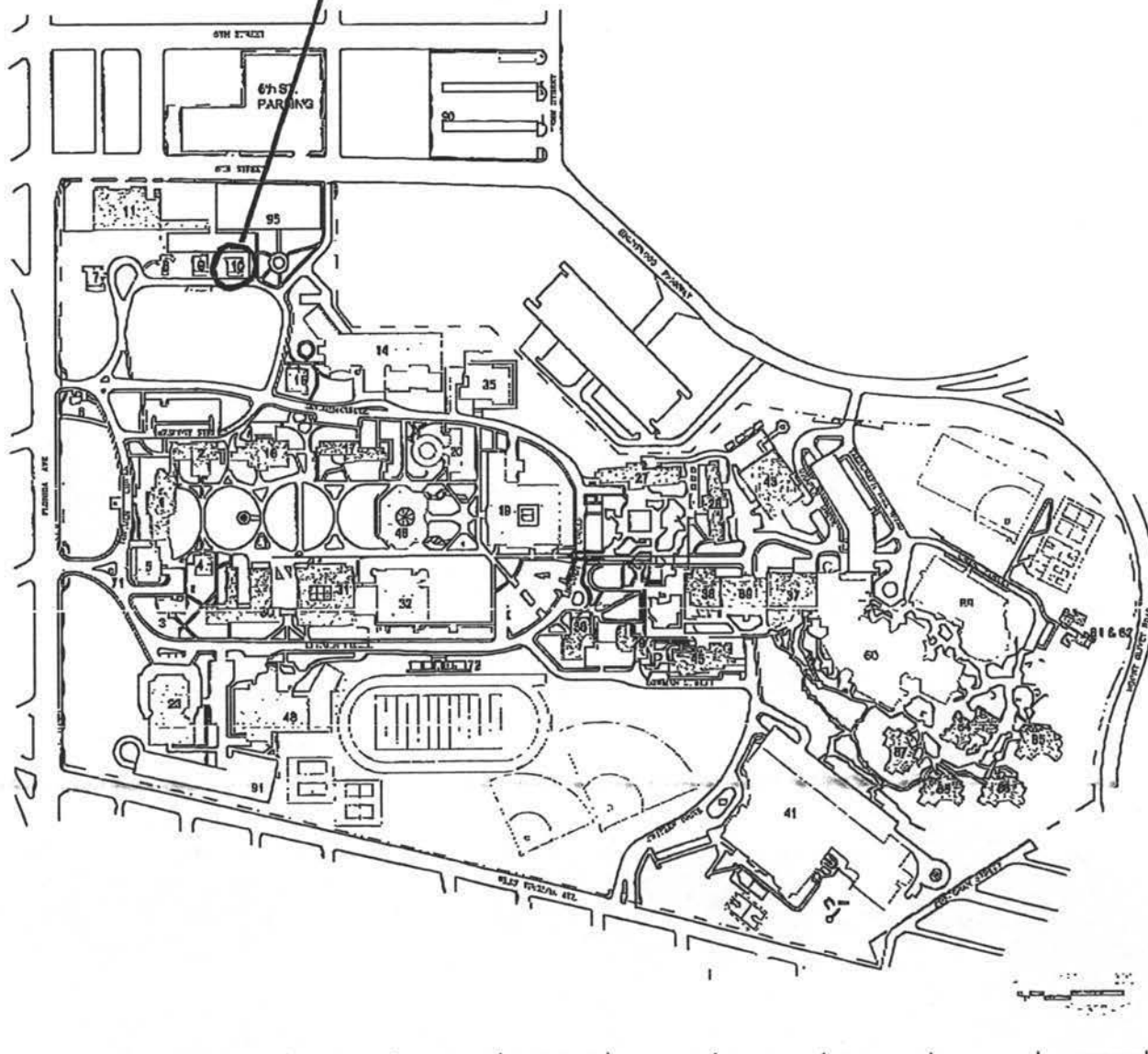


EXHIBIT D-4

Add Denison House

ZONE 1 - HISTORIC

HISTORIC RENOVATIONS

- Daves renovation +/- 2003
- Fowler renovation +/- 2006
- Kendall hall study
- Peckoff 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: 28,650 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 "Ballastad Promenade" improve accessibility to dormitories, campus identity by linking historic campus to new entry at Dining Hall
 - Lobby and Theater renovations to Elstad

KEY

- EXISTING
- PROPOSED

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

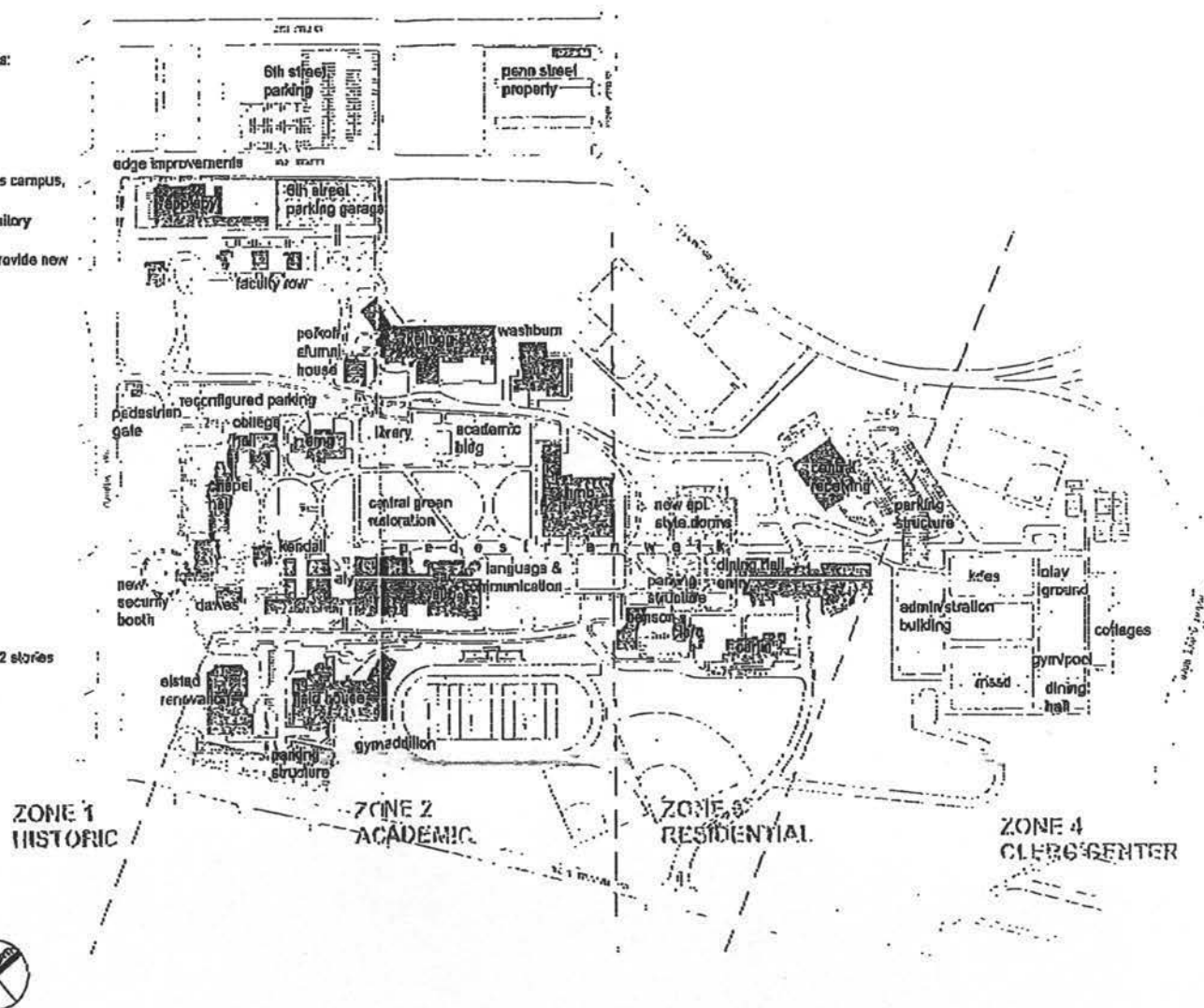
ZONE 4 - CLERC CENTER

NEW BUILDINGS

- MSSD 33,200 gsf footprint, 3 stories
- KDES 25,375 gsf footprint, 2 stories
- National Mission 28,000 gsf footprint, 3 stories
- New Gymnasium 30,000 gsf footprint, 1 story
- College style dormitories 32,400 gsf combined footprint, 2 stories

PROPOSED CAMPUS PLAN

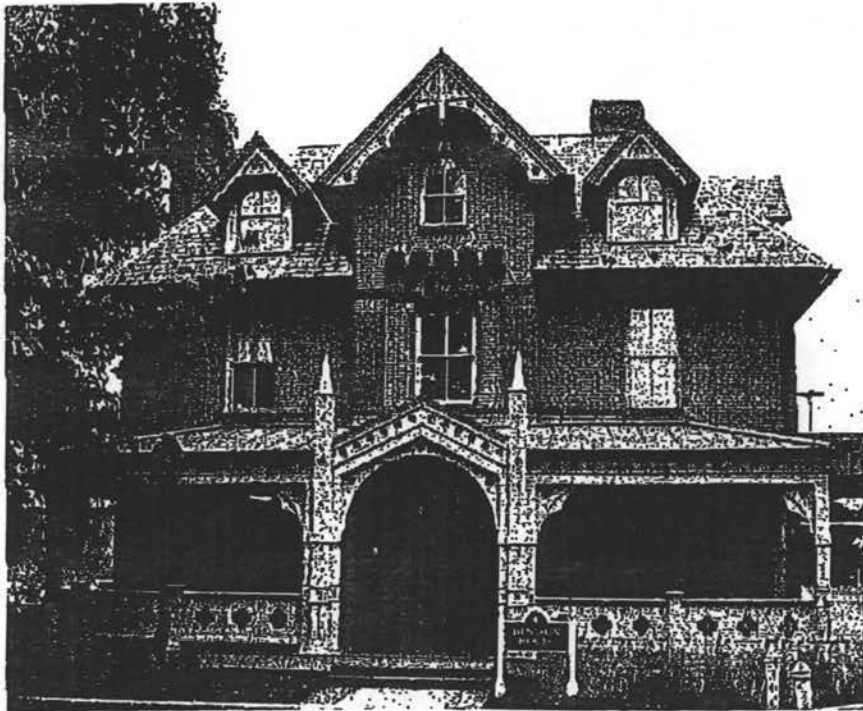
CONCEPT DEVELOPMENT
FIGURE 8



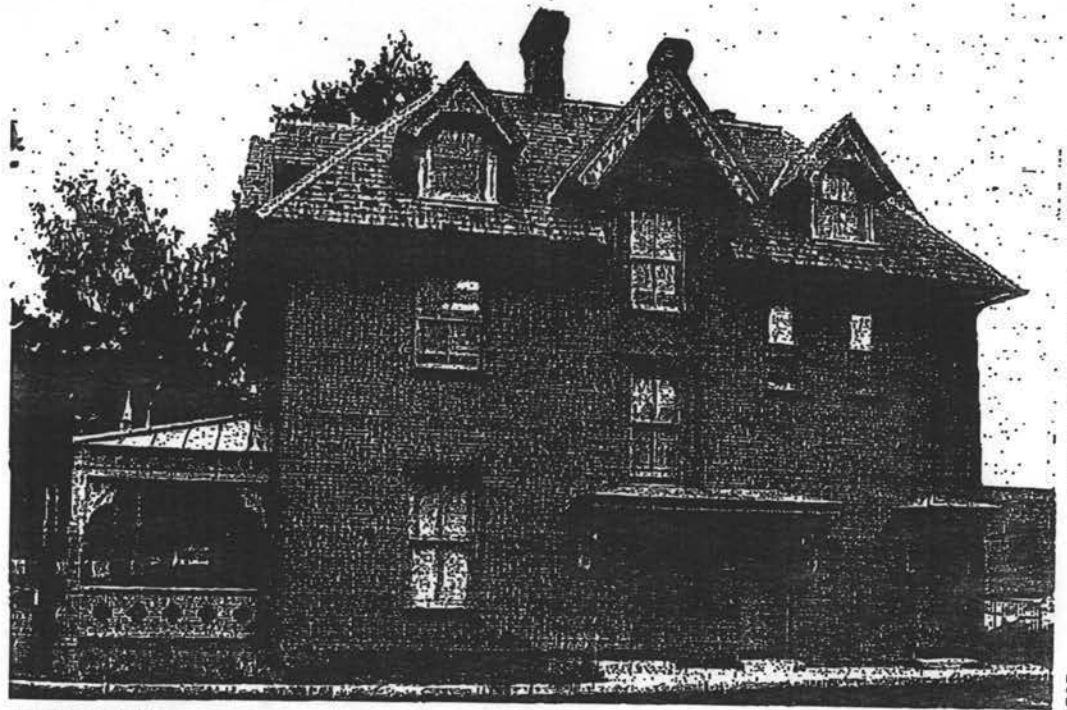
JUNE 2002

EXHIBIT E

Architectural Drawings for the Denison House Renovation



EAST ELEVATION



NORTH ELEVATION

WORK TO THE EXTERIOR OF THE BUILDING
TO CONSIST OF MINOR REPAIRS AS NEEDED.

AYERS
SAINT
GROSS



Building Elevations

Danison House Renovation, Gallaudet University

Scale
Date

Not To Scale
12.09.09

02-11-10

03:08pm

From-HOLLAND & KNIGHT LLP MAIN 2

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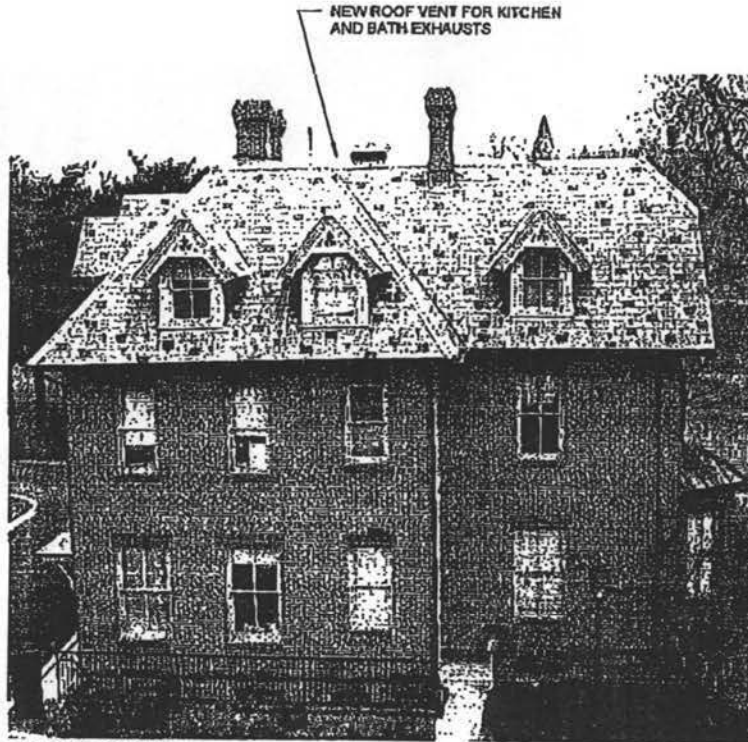
T-437

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F-521



SOUTH ELEVATION



WEST ELEVATION

WORK TO THE EXTERIOR OF THE BUILDING
TO CONSIST OF MINOR REPAIRS AS NEEDED.

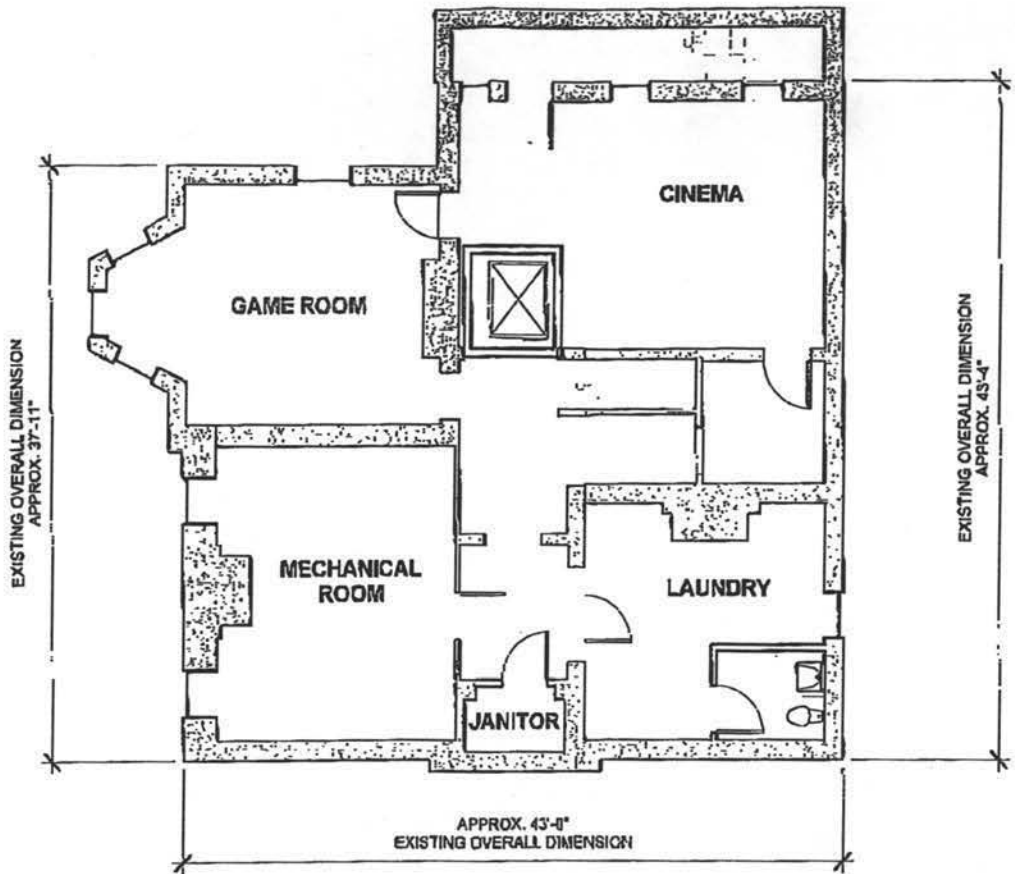


Building Elevations

Denson House Renovation, Gallaudet University

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Date

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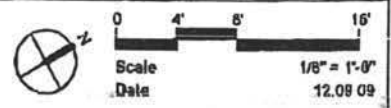


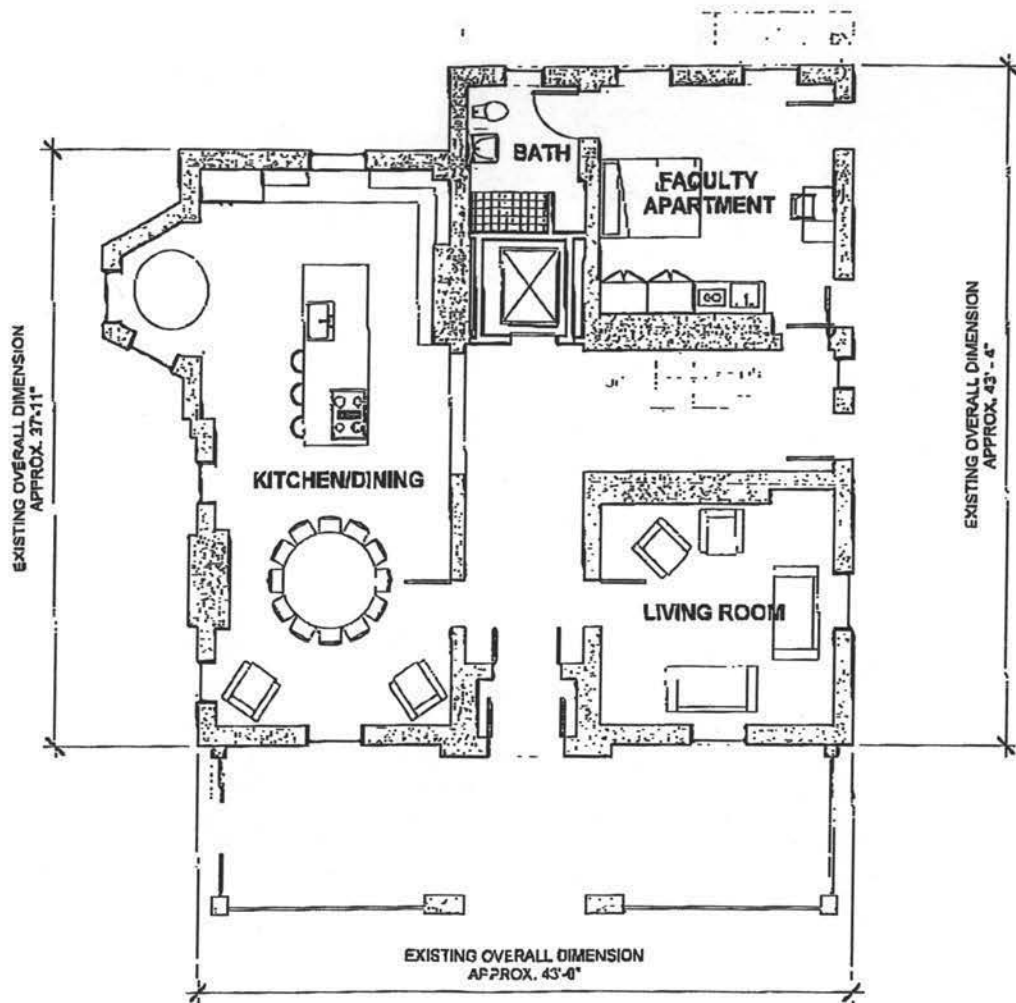
INTERIOR FLOOR PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL DESIGN.



Basement Floor Plan

Derison House Renovation, Gallaudet University



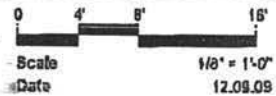


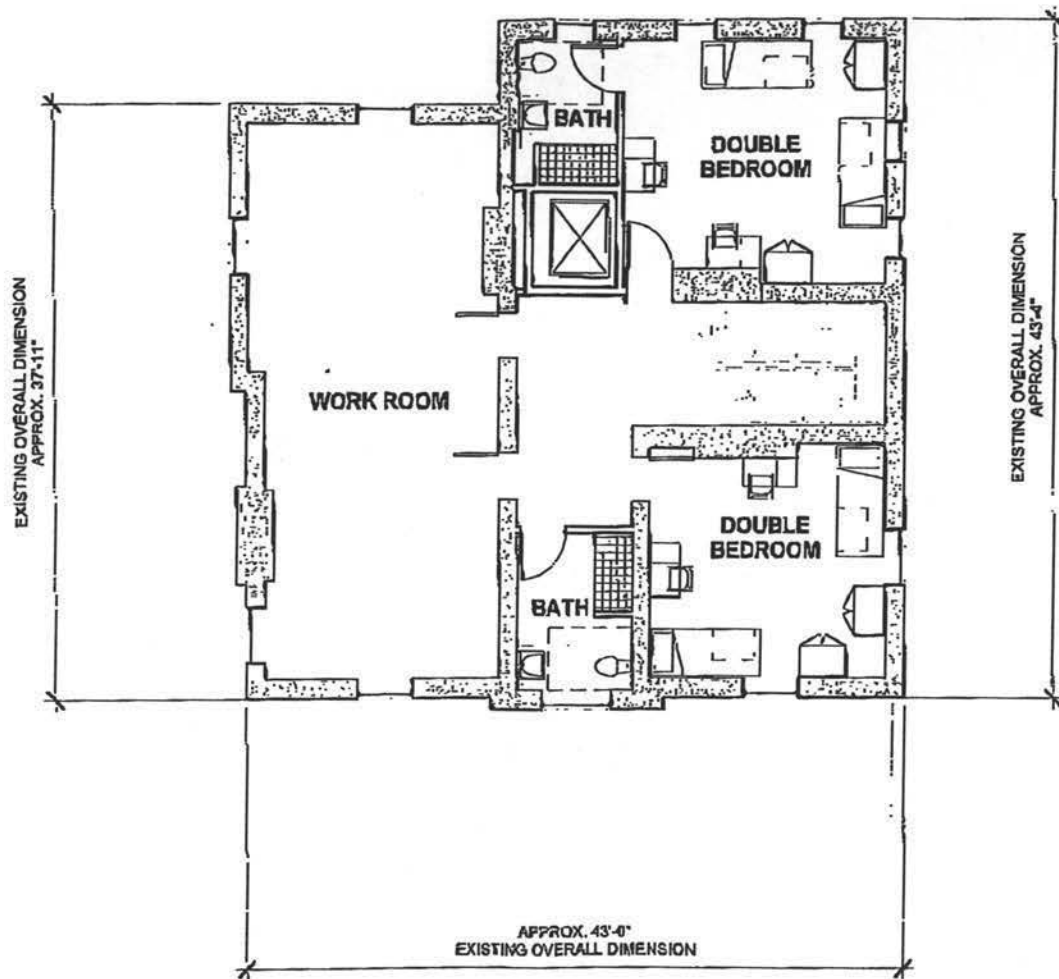
INTERIOR FLOOR PLANS ARE PRELIMINARY AND
SUBJECT TO CHANGE UPON FINAL DESIGN.



First Floor Plan

Denison House Renovation, Gallaudet University





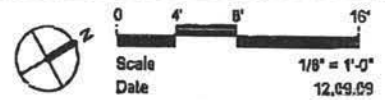
INTERIOR FLOOR PLANS ARE PRELIMINARY AND
SUBJECT TO CHANGE UPON FINAL DESIGN.

AYERS
SAINT
GROSS



Second Floor Plan

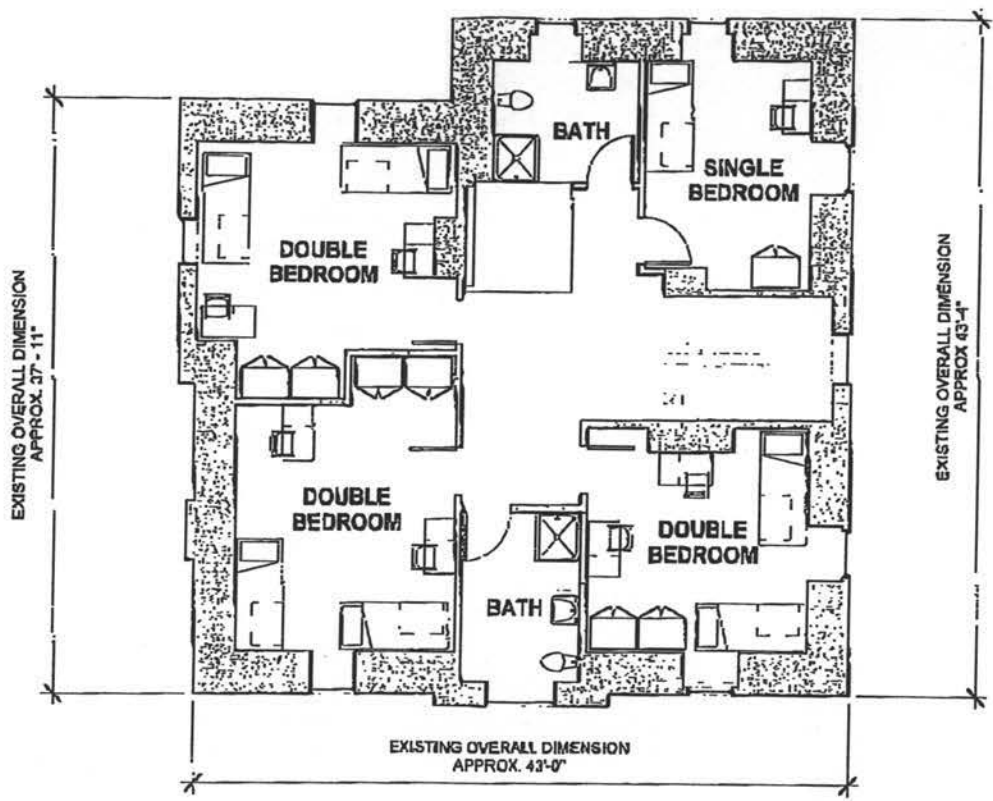
Denison House Renovation, Gelfaudet University



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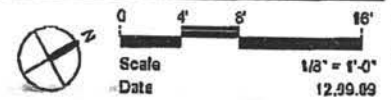


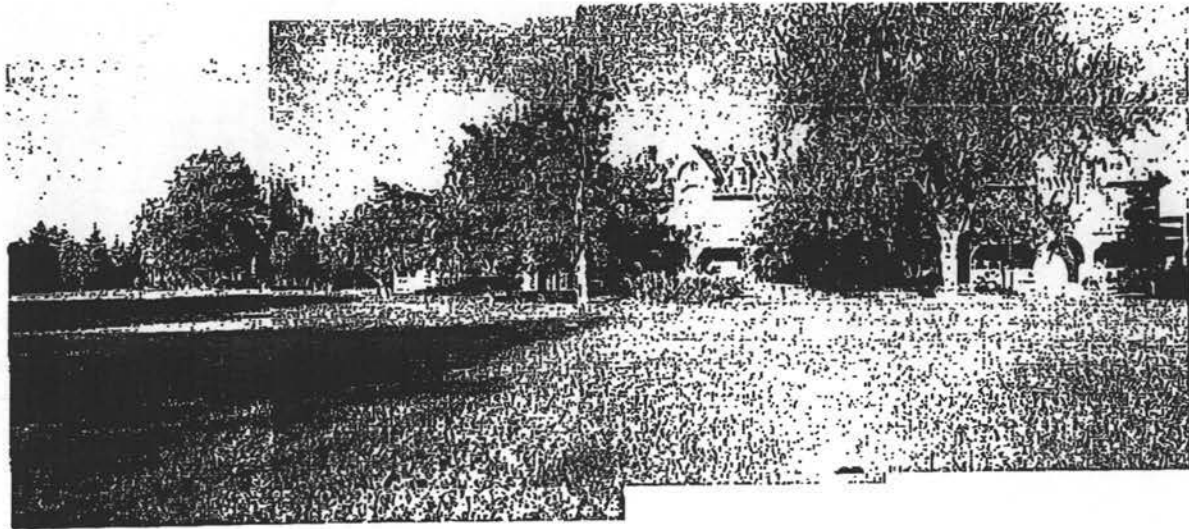
INTERIOR FLOOR PLANS ARE PRELIMINARY AND
SUBJECT TO CHANGE UPON FINAL DESIGN.



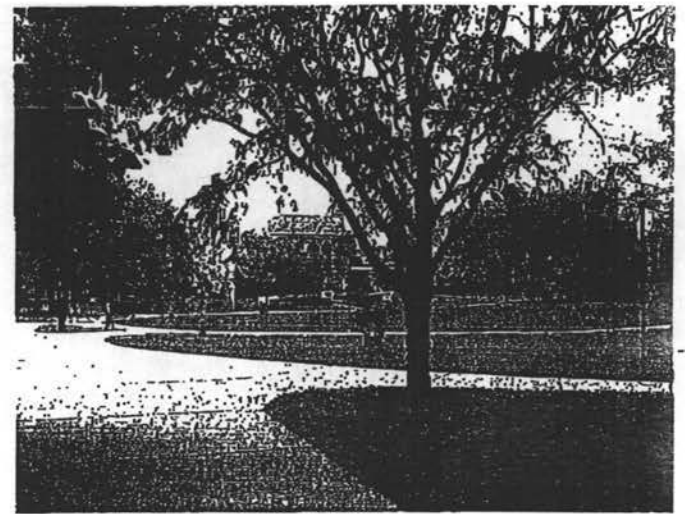
Third Floor Plan

Denison House Renovation, Galveston University

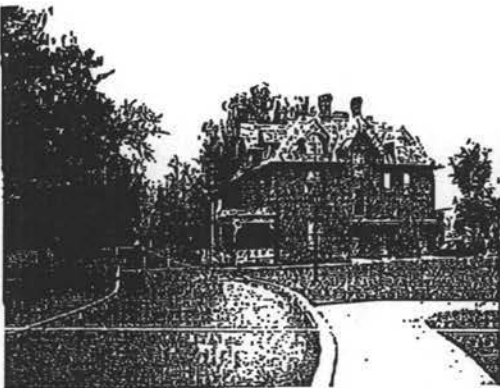




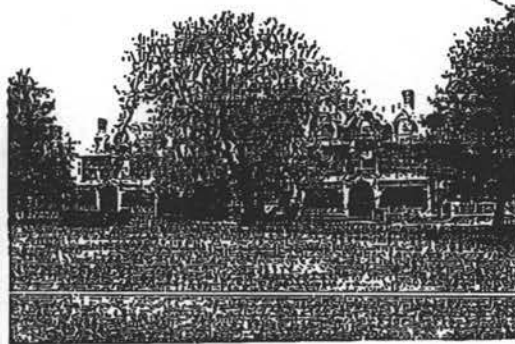
FACULTY ROW ACROSS THE OLIVASTED GREEN



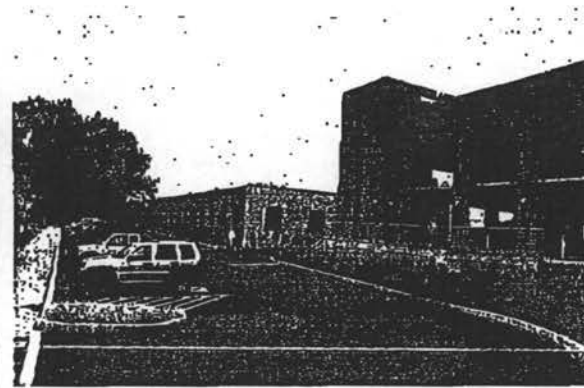
THE GALLAUDET MALL



VEHICULAR ACCESS EAST OF FACULTY ROW



FAY HOUSE AND DENISON HOUSE



DRIVE AND PARKING GARAGE WEST OF DENISON HOUSE



Context Photos

Denison House Renovation, Gallaudet University

Scale
Date

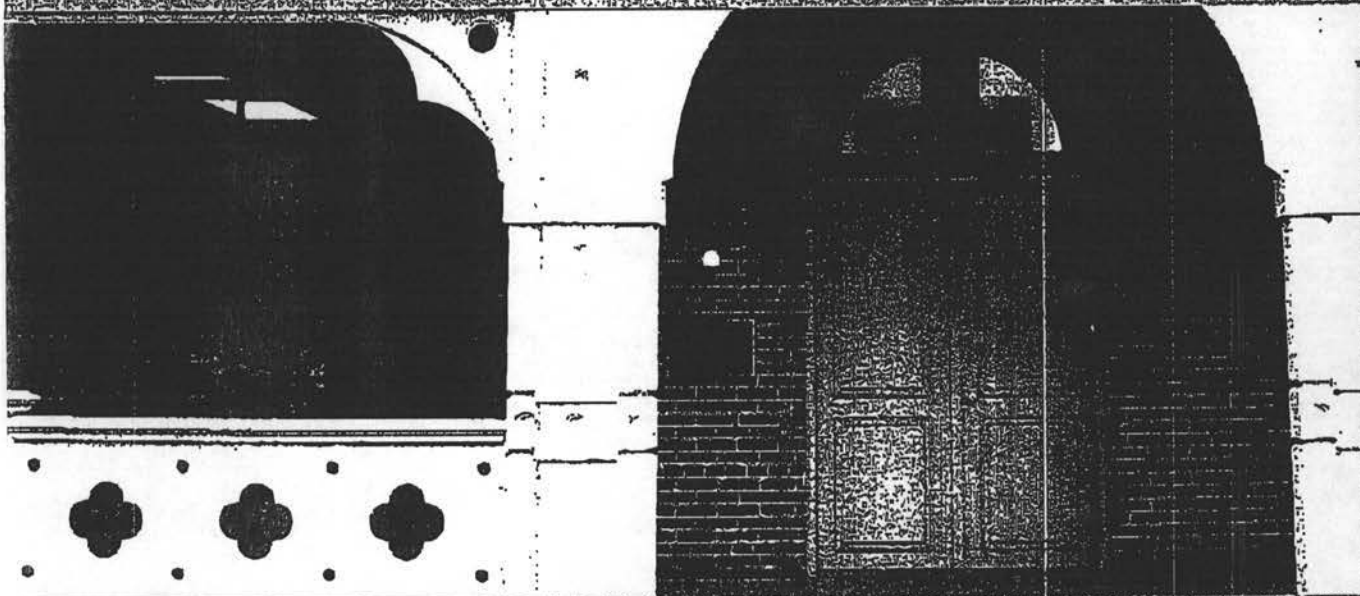
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EXHIBIT F

Denison House Feasibility Study

Denison House

Feasibility Study



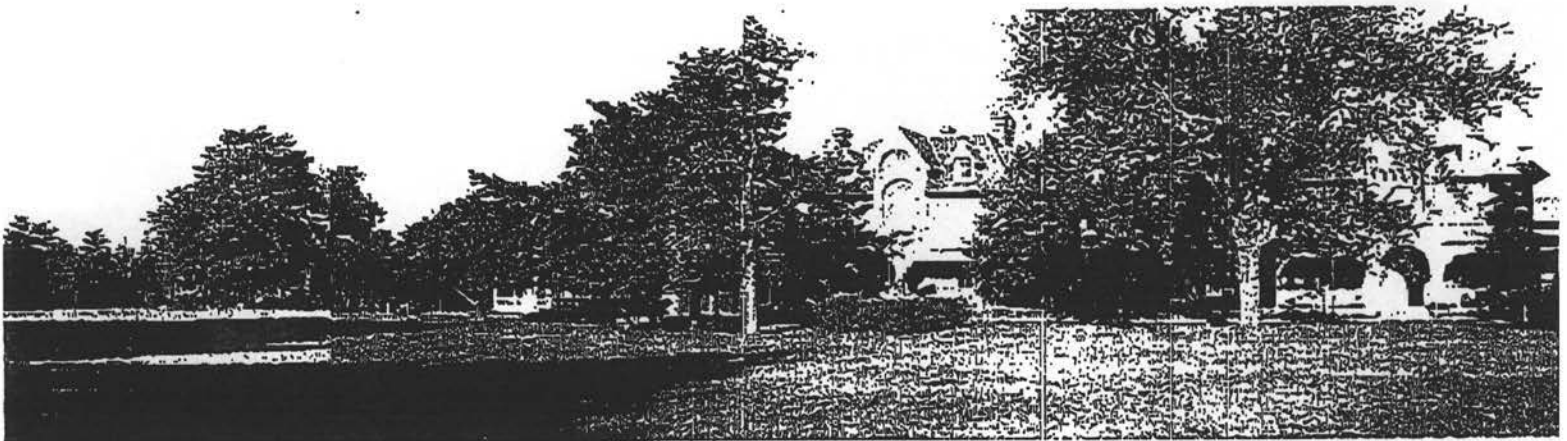
Gallaudet University

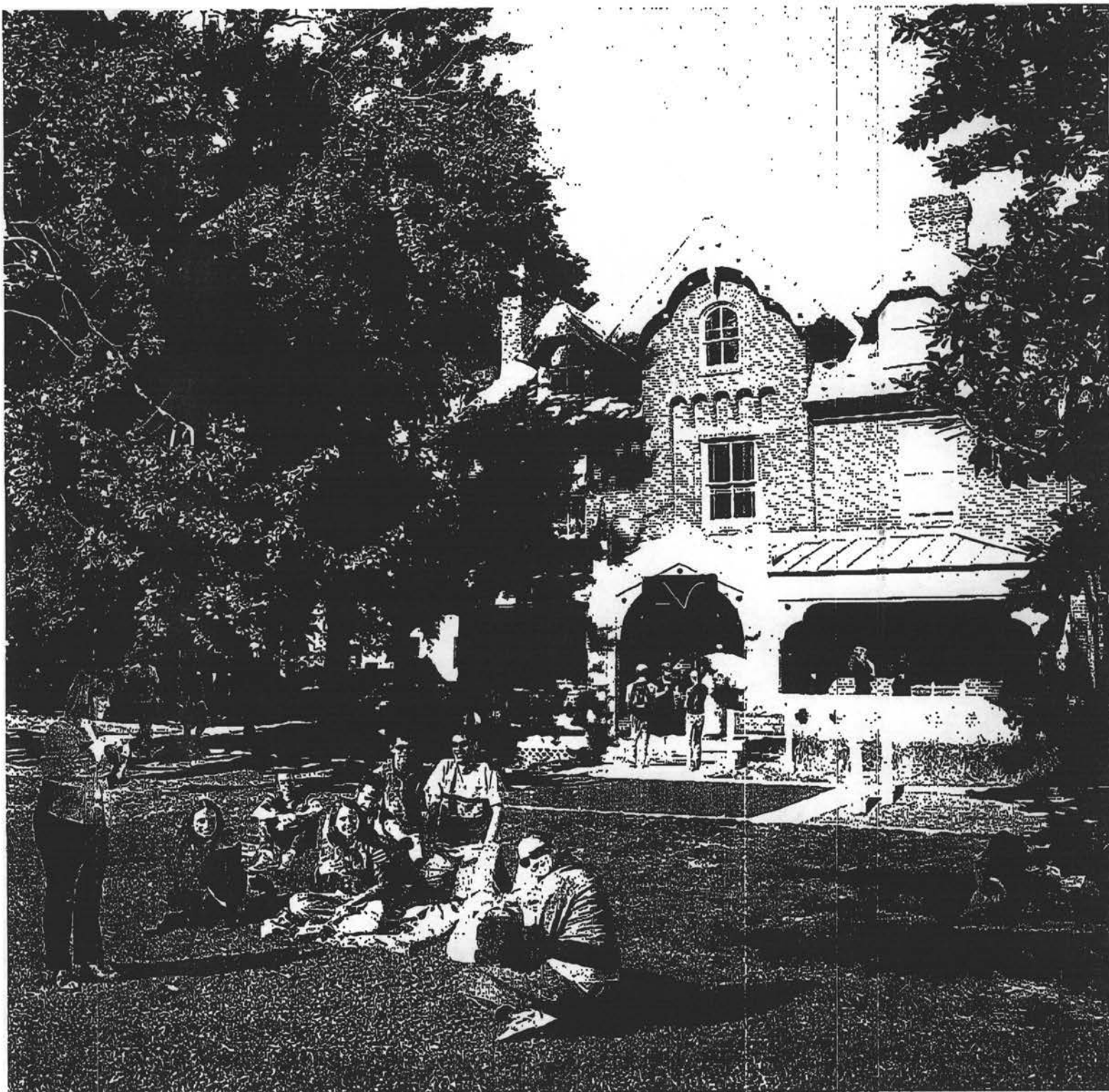
Avery Saint Gross

Denison House

Gallaudet University is currently developing a student housing strategy centered around a live/learn environment with the goal of repositioning student residents into the center of the campus. Presently, the bulk of residential students live at the northeastern edge of campus surrounding Hanson Plaza, an elevated open space over on-grade parking. This residential quadrangle is removed from the center of campus, Gallaudet Mall, and even further removed from the original Olmsted Green. As a result, campus activity has become stratified based on the time of day, class schedules, and various events. The goal of the new residential strategy is to "integrate both student life and learning experiences along with the campus and surrounding community to create a vibrant learning landscape that extends beyond the boundaries that now define the campus and the way we live and learn at Gallaudet today." The central tenants of this philosophy focus on the five goals of the University's Strategic Plan, both short and long term: grow, retain, sustain, refine, and research.

Denison House, built in 1875, is located along the western edge of the original Olmsted Green. Along with Fay House and Ballard House it makes up Faculty Row which culminates at the Edward Miner Gallaudet Residence (currently the residence of the University President) grandly overlooking Florida Avenue. Denison House is named in honor of James Denison, the first deaf principal of Kendall School, whose family was the first to occupy the house. James' sister, Susan Denison, was Edward Miner Gallaudet's second wife. The building underwent a renovation in 1971 to accommodate offices and again in 1996 to house Visual Arts functions such as a photo lab, art studios, and faculty offices. It currently houses the Gallaudet University Press.





FOUND POTENTIAL

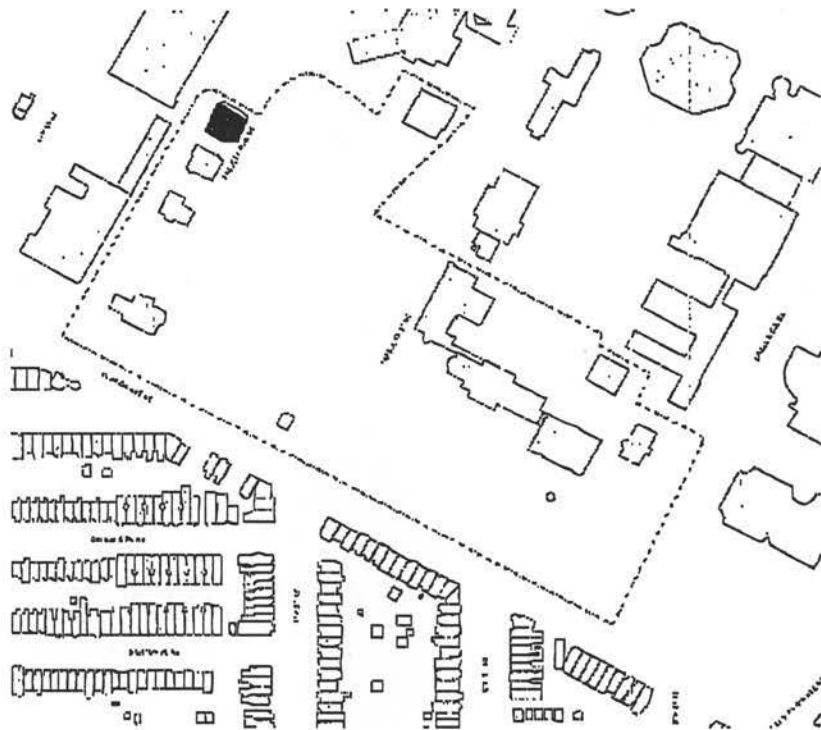
Given its location on the Olmsted Green and its relatively small scale, Denison House will be an ideal test of the live/learn concept. Reconverted to residential use, this time for students, Olmsted Green can once again be a center of activity on campus. Given there are two other houses on Faculty Row, the possibility of reinvigorating this end of campus with a new energy can be maximized.



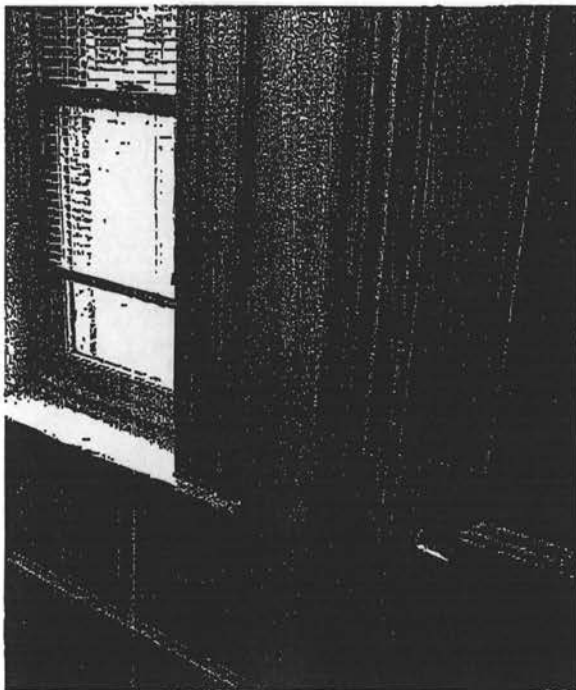
Between campus and community the new Faculty Row can also be envisioned as the nexus between the existing Gallaudet boundary and the emerging Capital City Market area west of 6th Street, NE. It's proximity to the New York Avenue Metro, as compared to the current residential quadrangle, also makes it desirable to students intent on participating with the community at large. As more thinking evolves on a new direction for the campus master plan, this precinct may form a transition between 6th Street and the rear yards of Faculty Row, between a new student life zone and a proposed Innovation Lab which will house retail, research space, business incubation, a deaf cultural center and museum, and even a culinary institute.

HISTORIC PRESERVATION REVIEW BOARD

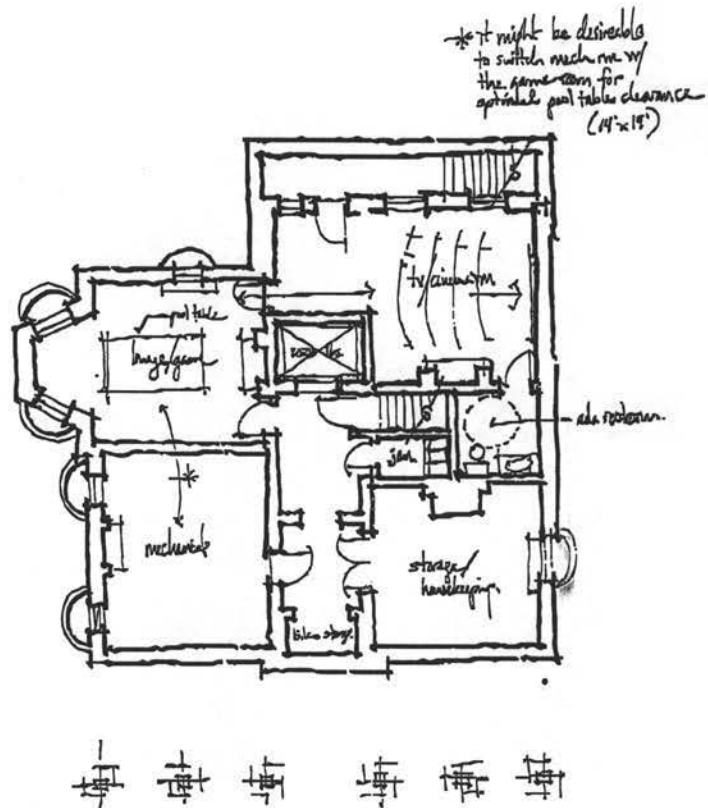
Denison House is one of a handful of buildings situated within the Gallaudet College Historic District (right). The District of Columbia's Historic Preservation Review Board will review any exterior alterations during the permit process, but will not have purview over the interiors. Their consideration will be focused on the effect, if any, on the exterior facade unless significant structural modifications are presented. Currently no major revisions to the structure are planned.

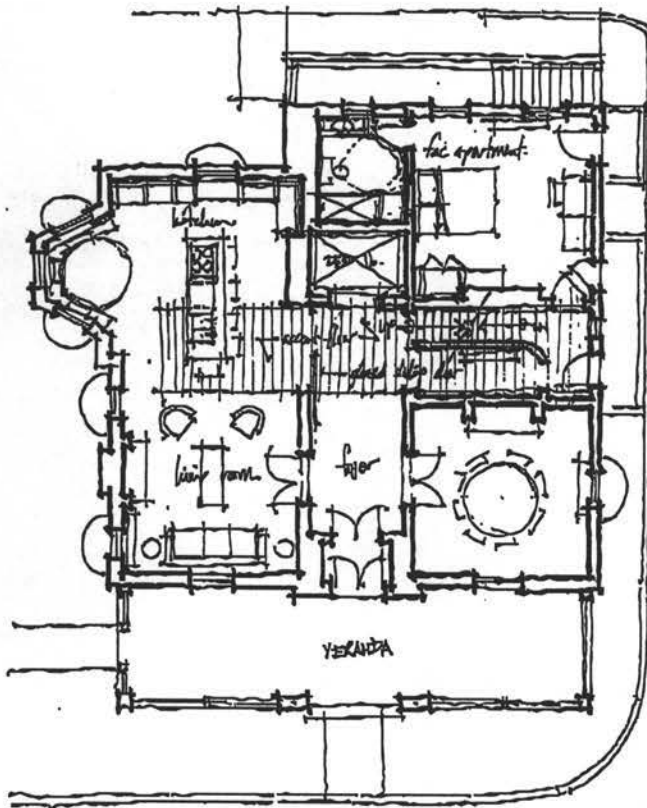


Basement & First Floor Plans



ABOVE: EXISTING FIRST FLOOR WINDOW/TRIM DETAIL
 RIGHT: BASEMENT FLOOR PLAN
 FAR RIGHT: FIRST FLOOR PLAN

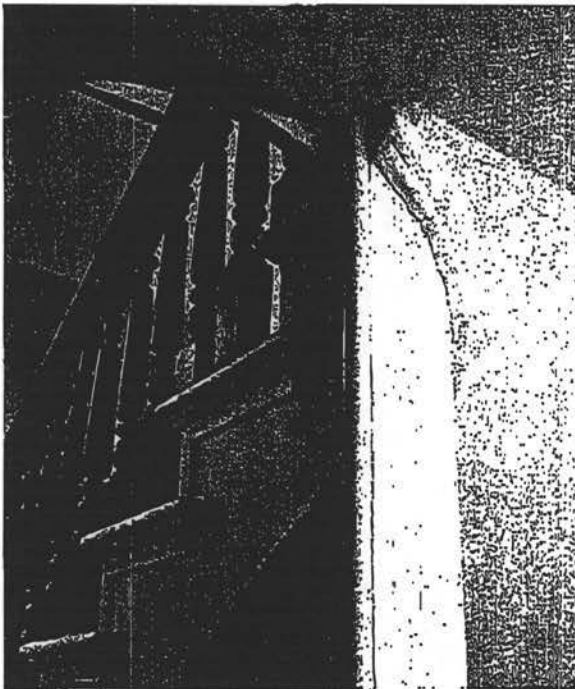




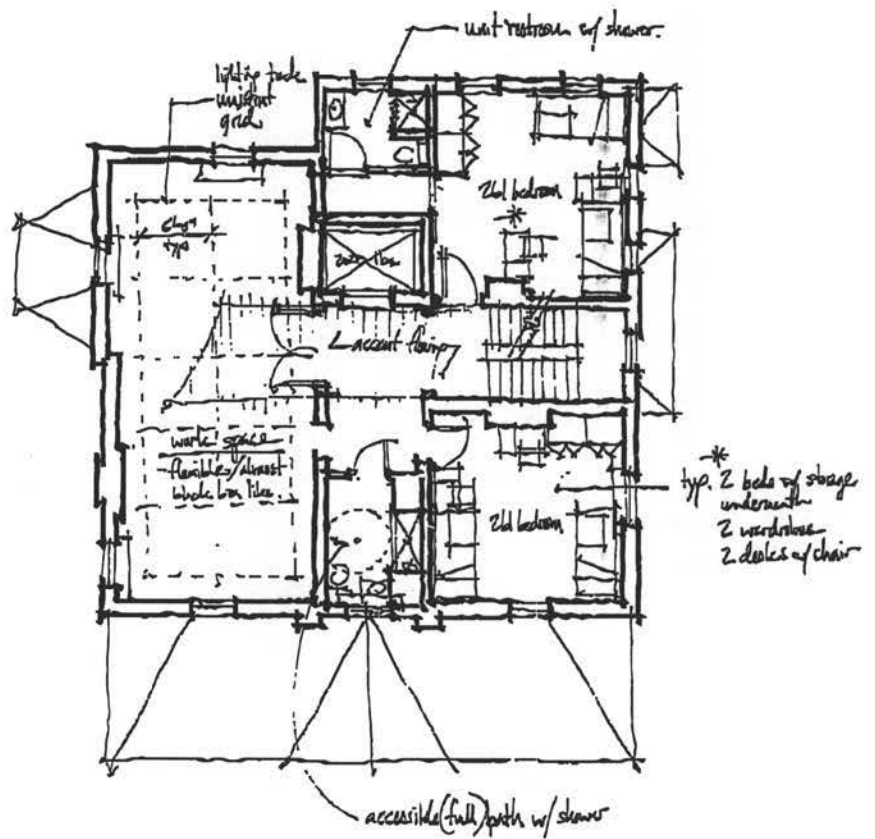
PUBLIC SPACE

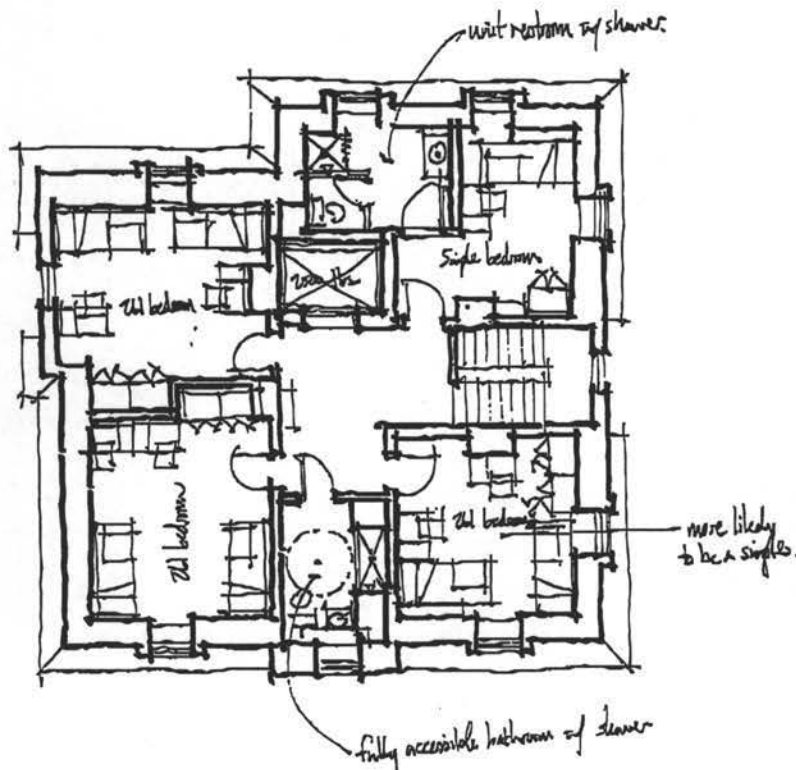
The basement is dedicated to student activity such as a cinema room, game room, and vlog room. The balance is used for general storage and mechanical systems. In order to make the basement suitable for student use, the cost estimate assumes lowering the slab approximately 18" to provide a reasonable ceiling height. An elevator is planned for Denison House to access all levels, thus achieving the overarching University goal to provide accessibility across campus. It is assumed the exterior of the building will be left untouched. The impact of the elevator overrun, kitchen exhaust, etc. will have to be evaluated to confirm that alterations to the exterior can be limited to minor exterior repair. The building has suffered significant below grade water damage which will require lay back of the surrounding grade to parge and waterproof the foundation walls.

Second & Third Floor Plans



ABOVE: EXISTING STAIR DETAIL
 RIGHT: SECOND FLOOR PLAN
 FAR RIGHT: THIRD FLOOR PLAN

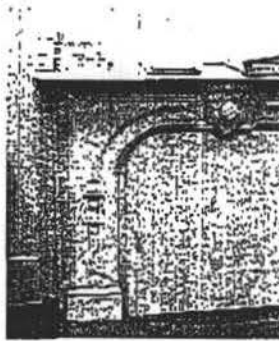
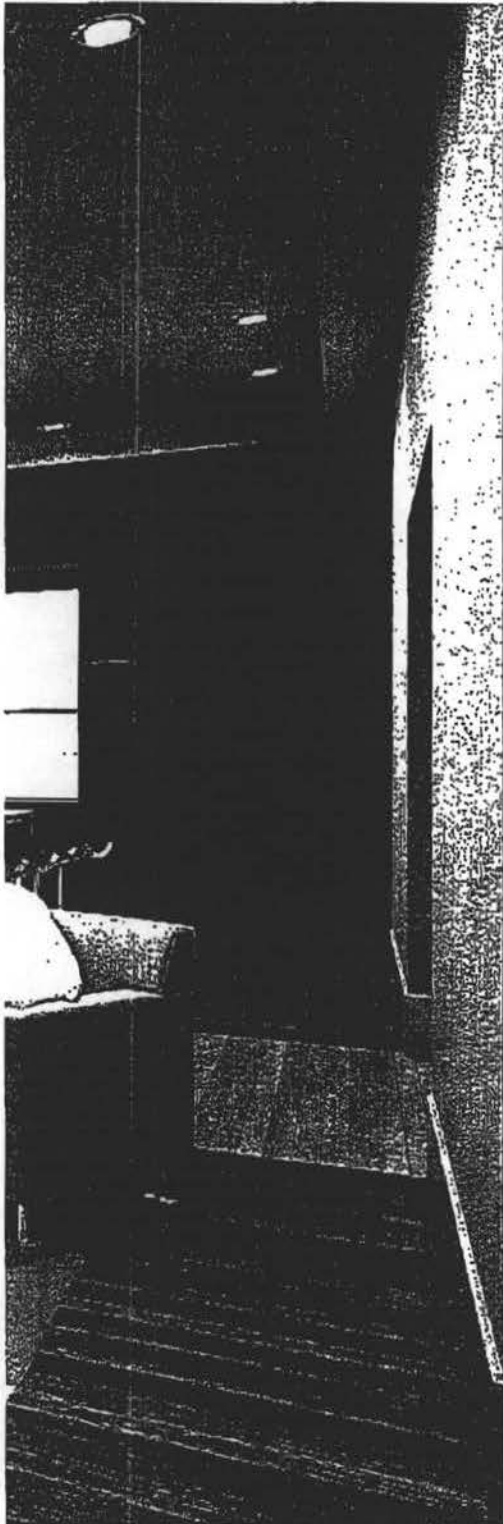




RESIDENTIAL SPACE

Specific program requirements for this study struck a balance between a density of living quarters and suitable flexible work space. The scheme upon which the cost estimate was based provided for a mix of single and double units achieving between 10-12 beds, shared bathrooms, and a large flexible work space on upper levels. A full size display kitchen was seen as a centerpiece of the entry level and is integrated into a generous living space. Additionally, a small seminar room and faculty apartment is provided on this level.





PROGRAM UNDERSTANDING

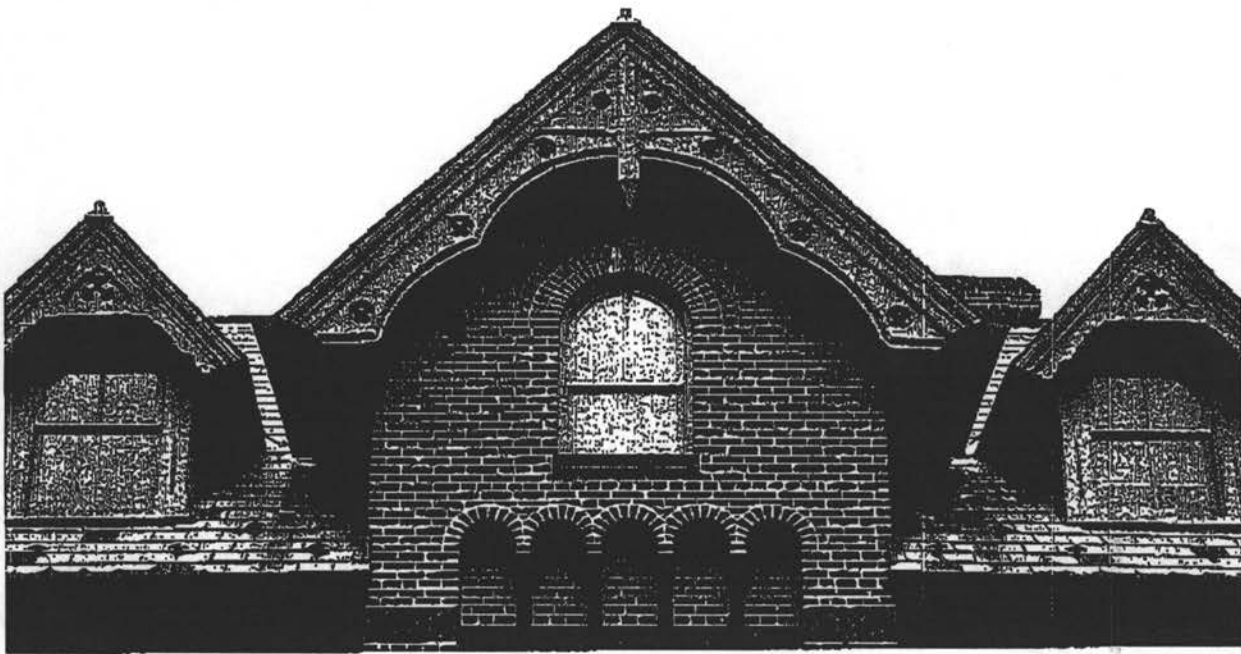
Focusing on Denison House, this study considered the feasibility of converting the building into a student life facility to serve both as living quarters and flexible work space for internal and external collaboration with the Gallaudet community. As a test case for the live/learn initiative, students would compete for room selection based on academic merit and innovative area of study. The goal of the independent study initiative would be to

further the Strategic Plan described previously, in particular the Research Initiative which places as a top priority "establishing Gallaudet as the epicenter of research, development and outreach leading to advancements in knowledge and practice for deaf and hard of hearing people and all humanity."



SCHEDULE

The project is intended for occupancy in August 2010, according to the goal of Gallaudet University to implement the live/learn residential concept as quickly as possible. The schedule illustrates the design and construction sequence to achieving this goal. It is assumed that the permit can be obtained in two months following the submission of documents at the end of the year. This assumption is based on applying for a structure and interiors permit. The construction duration is assumed to be five months and could begin earlier than shown if the permit is expedited.



Substantial Completion of the Darison House Renovation will bring student housing and new life to the Blinsted Green.

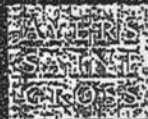
CONCLUSION

The proposed Denison House renovation is an exciting first project at the beginning of the student life initiative. It represents an innovative way to challenge and reinvent the existing notions of campus life and academic pedagogy on campus. Following the naming of Dr. Alan Hurwitz as the 10th President of Gallaudet University, the remaking of Denison House and the reinvigoration of the Olmsted Green will be a significant next step forward in building on the momentum generated by the Deaf Space Project and the recent completion of the Sorenson Language and Communication Center.



Gallaudet University

Campus Design & Planning
800 Florida Avenue NE
Washington, DC 20002
202 448 7121



Ayers Saint Gross

800 Eye Street NW, Suite 600
Washington, DC 20001
202 628 1033

EXHIBIT G

Outline of the Testimony of Hansel Bauman,
Director of Campus Design & Planning,
Gallaudet University

**OUTLINE OF TESTIMONY OF HANSEL BAUMAN,
DIRECTOR OF CAMPUS DESIGN AND PLANNING
GALLAUDET UNIVERSITY**

- I. Introduction
- II. Need for Proposed Renovation and Conversion of Denison House to Residential Use
- III. Meetings and Discussions with Community Representatives
 - A. Gallaudet Community Relations Council
 - B. Advisory Neighborhood Commissions 5B, 6A, 6C
- IV. Conclusion
 - A. The proposed construction on campus will not be objectionable to neighboring properties because of noise, traffic, number of students or any other objectionable conditions
 - B. Request for approval of the application

9160431_v1

EXHIBIT H

Outline of the Testimony of
Alick Dearie, Ayers Saint Gross Architects

**OUTLINE OF TESTIMONY OF
ALICK DEARIE,
AYERS SAINT GROSS ARCHITECTS**

- I. Introduction
- II. Review of Plans for Renovation of Denison House
- III. Compliance with Requirements of Section 210 of the Zoning Regulations
- IV. Request for Minor Amendments to Approved 2002 – 2012 Campus Plan to Reflect Residential Use of Denison House
- V. Conclusion and Request for Approval

9160479_v2

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CITY	STATE	(TELEPHONE NUMBER)
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DENNIS HUGHES	(202) 419-2448	
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MESSAGE:

**RE: GALLAUDET UNIVERSITY - DENISON HOUSE (03-02A)
PREHEARING STATEMENT**

Attached is a fax copy of statement. Original and twenty (20) copies will be submitted upon office reopening.

Thank you.
Dennis

9161093_v1