

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: April 2, 2018

SUBJECT: ZC Case 12-15B- **OP Report** –Modification of Consequence to the approved Gallaudet University Campus Plan

Subtitle Z § 703 provides for Zoning Commission consideration of a modification of consequence to an approved campus plan as follows:

703 CONSENT CALENDAR – MINOR MODIFICATION, MODIFICATION OF CONSEQUENCE, AND TECHNICAL CORRECTIONS TO ORDERS AND PLANS

- 703.1 This procedure shall allow the Commission, in the interest of efficiency, to make, without public hearing, minor modifications, **modifications of consequence**, and technical corrections to previously approved final orders and plans.
- 703.2 For purposes of this section, “minor modifications” shall mean modifications that do not change the material facts upon which the Commission based its original approval of the application or petition.
- 703.3 For the purposes of this section, the term “**modification of consequence**” shall mean a modification to a contested case order or the approved plans that is neither a minor modification nor a modification of significance
- 703.4 Examples of **modification of consequence** include, but are not limited to, a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission.

A more substantive “modification of significance” requires the holding of a public hearing, in accordance with Subtitle Z § 704.

I. RECOMMENDATION

OP has no objections to the applicant’s request being considered as a modification of consequence, and recommends that the proposed modification be approved.

II. BACKGROUND

ZC Order 12-15, dated March 7, 2013, approved the current campus plan for Gallaudet University until December 31, 2022, including use of Ballard North as a temporary residence hall for Model Secondary School for the Deaf (MSSD).

ZC Order 12-15A, dated December 18, 2014, approved an amendment to the campus plan to permit the construction of a new dormitory for the Model Secondary School for the Deaf.

III. MODIFICATION REQUEST

The applicant is proposing to modify the approved campus plan to allow the demolition of the Ballard North residence hall. No new construction is proposed.

IV. OP ANALYSIS

The most recent use of Ballard North, a dormitory owned by the University, was as temporary housing of high school boys attending MSSD, a high school for the deaf located on the campus of Gallaudet University. ZC 12-15A approved the construction of a new high school boy's dormitory for MSSD in 2014. Construction on that building was completed in January 2017, and Ballard North is now vacant.

The Campus Plan indicates that following construction of the new MSSD dormitory building, Ballard North would be returned to the university and could be used for temporary housing while other student residence halls are being renovated. No specific use was designated and the application indicates the university has no use for it, instead proposing to raze the building.

The Buildings Conditions Assessment section of the campus plan rates the condition of the building as "poor", the lowest rated conditions category. The building is not located within the Gallaudet College Historic District, and the application would not increase the number of students, faculty and staff, parking or FAR. Therefore, OP supports the applicant's request.

V. ANC/ COMMUNITY COMMENTS

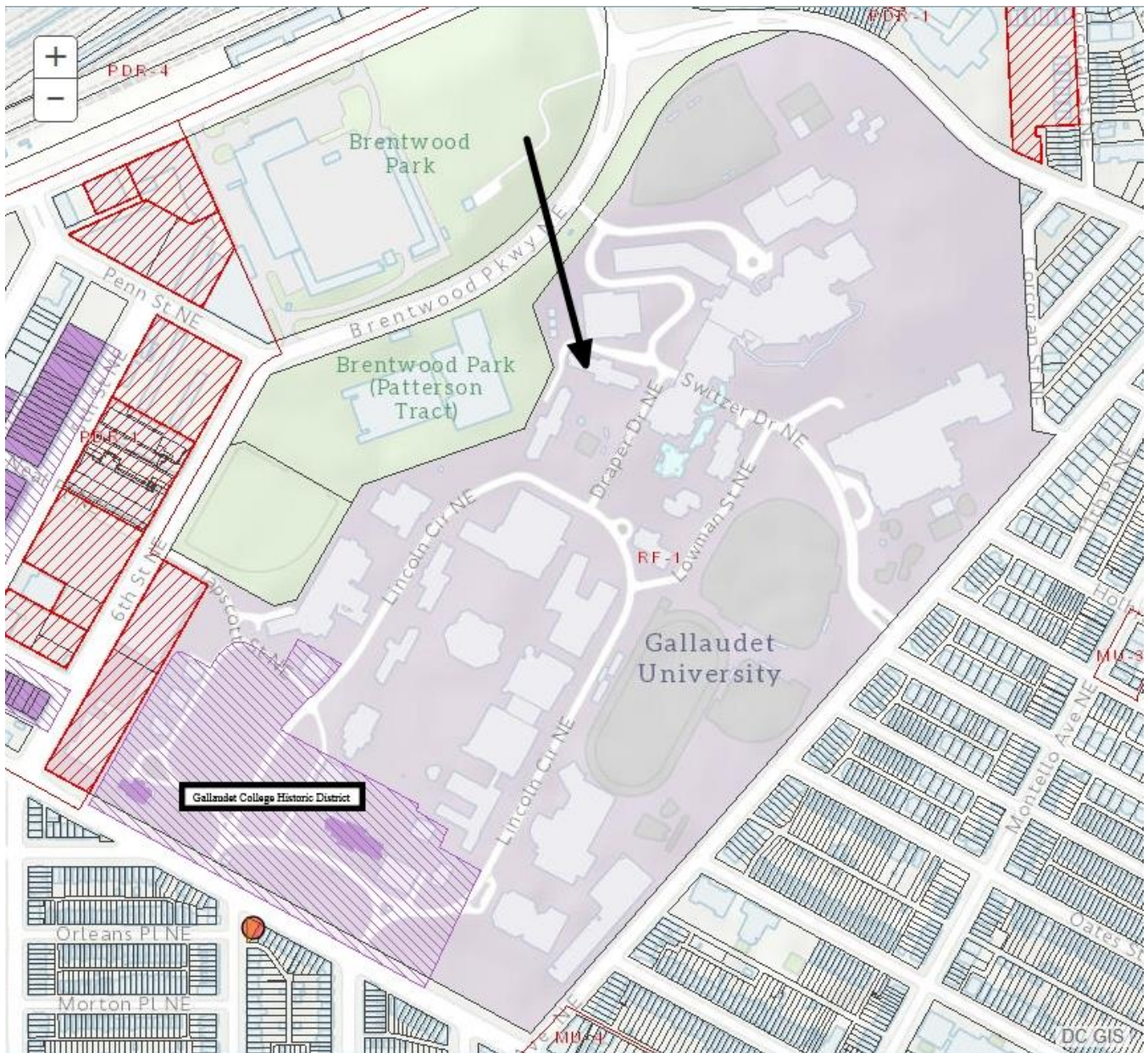
No community comments were received as of the filing of this report. The application indicates that the applicant proposes to meet during the month of April with ANC 5D, in which the site is located, and ANC 6A, an adjoining ANC.

The applicant informed OP by email on March 29, 2018, that ANC 6C, also an adjoining ANC, elected not to comment on the application.

VI. AGENCY REFERRALS

No comments were received from other District agencies as of the filing of this report.

JS/sjm
Case Manager: Stephen J. Mordfin, AICP



Map of Gallaudet University. Arrow above identifies the Ballard North building.