

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

MONDAY

APRIL 28, 2003

+ + + + +

The Public Hearing convened in Room 220 South, 441 4th Street, N.W., Washington, D.C. 20001, pursuant to notice, at 6:36 p.m., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
JAMES H. HANNAHAM	Commissioner
JOHN G. PARSONS	Commissioner

ZONING COMMISSION STAFF PRESENT:

ALBERTO BASTIDA	Secretary
SHARON SANCHEZ	Office of Zoning

OFFICE OF PLANNING STAFF PRESENT:

ELLEN McCARTHY	Assistant Director
JOEL LAWSON	Office of Planning
STEPHEN MORDFIN	Office of Planning
JENNIFER STEINGASSER	Office of Planning

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P-R-O-C-E-E-D-I-N-G-S

(6:36 p.m.)

CHAIRPERSON MITTEN: This is a public hearing of the Zoning Commission of the District of Columbia for Monday, April 28th, 2003. My name is Carol Mitten, and joining me this evening are Vice Chairman Anthony Hood, and Commissioners John Parson and James Hannaham, and Mr. Hannaham will be joining us in just a moment.

The subject of this evening's hearing is Zoning Commission Case Number 03-02. This is a request by Gallaudet University for special exception review and approval pursuant to Sections 210 and 3104.1 of the zoning regulations 11 DCMR for its Master Campus Plan 2002-2012 in the R-4 Zone District for premises known as Lot 69 in Parcel 141, Lot 70 in Parcel 129, Lot 103 in Parcel 129, Lot 112 in Parcel 129, and Lot 4 in Square 3591.

Notice of today's hearing was published in the D.C. Register on February 7th, 2003. This hearing will be conducted in accordance with the provisions of 11 DCMR Section 3104. Copies of the hearing announcement are available to you and are located on the wall unit by the door.

The order of procedure will be as follows:

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1 preliminary matters, followed by the applicant's  
2 case, the report of the Office of Planning, reports of  
3 other agencies, reports of the affected Advisory  
4 Neighborhood Commissions, in this case 5B and 6A,  
5 parties and persons in support, parties and persons in  
6 opposition, and rebuttal by the applicant.

7 The following time constraints will be  
8 maintained in this hearing: The applicant will have  
9 as much as an hour, but if you will take less, we  
10 would appreciate it. Parties will have 15 minutes.  
11 Organizations will have five minutes. Individuals  
12 will have three minutes.

13 The Commission intends to adhere to these  
14 time limits as strictly as possible in order to hear  
15 the case in a reasonable period of time. The  
16 Commission reserves the right to change the time  
17 limits for presentations if necessary, and notes that  
18 no time shall be ceded.

19 Parties may at any time object to any  
20 question posed to a witness by another party or to  
21 evidence sought to be introduced into the record if it  
22 is irrelevant, immaterial, or unduly repetitious. The  
23 Commissioners as well may request that such testimony  
24 or evidence not be received or that such evidence be  
25 struck from the record.

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1 All persons appearing before the  
2 Commission are to fill out two witness cards. These  
3 cards are located on the table near the door. Upon  
4 coming forward to speak to the Commission, please give  
5 both cards to the reporter, who is sitting to our  
6 right.

7 The decision of the Commission in this  
8 case must be based exclusively on the public record.  
9 To avoid any appearance to the contrary, the  
10 Commission requests that persons present not engage  
11 the members of the Commission in conversation during a  
12 recess or at any other time. Staff will be available  
13 throughout the hearing to discuss procedural  
14 questions.

15 Please turn off all beepers and cell  
16 phones at this time so as not to disrupt these  
17 proceedings.

18 At this time, the Commission will consider  
19 any preliminary matters. Mr. Bastida, do you have any  
20 preliminary matters?

21 PRELIMINARY MATTERS

22 SECRETARY BASTIDA: Yes, Madam Chair, the  
23 staff has a preliminary matter. The applicant has  
24 complied with the regulations regarding posting and  
25 maintenance of posting of the property. Accordingly,

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1 the staff recommends that you move forward with the  
2 hearing.

3 CHAIRPERSON MITTEN: All right. Thank  
4 you.

5 Mr. Collins, did you have any preliminary  
6 matters?

7 MR. COLLINS: No, ma'am.

8 CHAIRPERSON MITTEN: All right.

9 Let me just see a show of hands.  
10 Individuals planning on testifying this evening in  
11 support of the application, raise your hand. In  
12 opposition to the application? All right. Thank you.

13 Would all individuals planning on  
14 testifying this evening please now rise to take the  
15 oath. Ms. Sanchez will administer the oath.

16 (Witnesses sworn.)

17 CHAIRPERSON MITTEN: Thank you.

18 Mr. Collins, I think we're ready to  
19 proceed.

20 MR. COLLINS: Thank you, Madam  
21 Chairperson, and members of the Commission. My name  
22 is Christopher Collins with the law firm of Holland &  
23 Knight. Joining me tonight is Dennis Hughes of our  
24 firm, and seated to my right is Dr. Jordan, president  
25 of Gallaudet University.

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1           We are here this evening to discuss  
2 Gallaudet's Campus Plan for the next ten years. We  
3 have submitted to you several documents, including the  
4 application, the statement of the applicant, the  
5 facilities master plan, which was prepared by the firm  
6 of Einhorn, Yaffee, Prescott, and the traffic impact  
7 assessment prepared by the firm of O.R. George &  
8 Associates. I trust you have read them and understand  
9 the basic outline of our presentation this evening.

10           The file does include letters of support  
11 from the Gallaudet Community Relations Council, from  
12 ANC-5B and from ANC-6A. We have attended a total of  
13 seven community meetings on this application, and we  
14 are unaware of any opposition in the community. There  
15 are reports in the record recommending approval from  
16 the Office of Planning and from the Department of  
17 Transportation.

18           I would note that there was a notice issue  
19 raised brought to our attention early on in the  
20 process. Mr. Bastida was kind enough to let us know  
21 that there were a number of notices returned having  
22 been undelivered. We did use the list of owners from  
23 the Office of Tax and Revenue, and what we did to  
24 attempt to remedy that was to send notices back out to  
25 those addresses addressed to Occupant as opposed to an

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1 individual and asked in a cover letter that if that  
2 person was not the owner, that they please forward it  
3 to the owner. So we did everything that we could to  
4 notify the community.

5 The staff has also suggested that we,  
6 because of the completeness of our presentation, that  
7 we stand on the record and be available for questions.

8 At the time that questions would be asked, I also  
9 have on the panel here at the end of the table John  
10 Baxter from Einhorn, Yaffee, Prescott, who prepared  
11 all the materials for the facilities master plan, and  
12 also Mr. Cullen Elias from O.R. George and Associates,  
13 who I know has appeared before this Commission in the  
14 past, who has done the traffic assessment for this  
15 application.

16 Also this evening joining us are Mr. Paul  
17 Kelly, who is the vice president for administration  
18 and finance and treasurer of Gallaudet University, and  
19 Mr. Dan Kirby, the director of Construction Services  
20 of Gallaudet University. So we have pretty much  
21 everybody who is in charge with us tonight.

22 I have submitted for the record the full  
23 text of Dr. Jordan's presentation as well as a full  
24 set of the PowerPoint materials which we are prepared  
25 to show you any or all of as you like, and unless you

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1 have any questions, at this time, I would like to turn  
2 directly to Dr. Jordan.

3 CHAIRPERSON MITTEN: Thank you, and let me  
4 welcome Dr. Jordan to the Zoning Commission. It's a  
5 rare pleasure for the Commission to have a university  
6 president come and participate in a campus plan  
7 presentation.

8 STATEMENT BY I. KING JORDAN

9 DR. JORDAN: Thank you very much, Madam  
10 Chair. I am very pleased with the opportunity to come  
11 and speak to you tonight. I am grateful that my full  
12 statement will be entered into the record, and with  
13 your permission, I will just talk briefly about  
14 Gallaudet, who we are and what we do and what we  
15 envision for the future.

16 Gallaudet is the world's only university  
17 for deaf people. It's the only one like that anywhere  
18 in the whole world. We're designed exclusively to  
19 serve deaf people, and all of our programs are like  
20 other colleges and universities except for the  
21 language we communicate. We sign everything that goes  
22 on at Gallaudet, so we provide access to our students  
23 that they can't find anywhere else.

24 We have always been located in the same  
25 place. The university was founded in 1864 by an act

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1 of Congress signed into law by President Abraham  
2 Lincoln on April 8th, 1864. As you are aware, he had  
3 many other things on his mind at that time, but I  
4 think it's very fitting, with his record, that he  
5 endorse a special university for people who are deaf.

6 The campus originally was the estate of a  
7 man named Amos Kendall, who at one time was the  
8 postmaster general of the United States, and it was  
9 located on the very edge of urban Washington, D.C. on  
10 what at that time was known as Boundary Road and what  
11 is now known as Florida Avenue.

12 We have wonderful a wonderful archive at  
13 Gallaudet University, and in that archive, we have  
14 photographs from the 1800s that show the muddy  
15 Boundary Road where at 8th and Boundary was Gallaudet  
16 University, 8th and Boundary, Northeast, was  
17 Gallaudet, and 8th and Boundary, Northwest, was Howard  
18 University. We are very proud of the history and the  
19 historical part of the campus.

20 The buildings and the campus layout were  
21 designed by Frederick Law Olmstead. I like to think  
22 that what he learned by designing Gallaudet he later  
23 applied with a great deal of success when he designed  
24 Central Park in New York City. But he designed a  
25 rural, very lovely campus that still looks the same

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1 today as it did in the late 1800s.

2 The historic buildings that were erected  
3 in the 1800s have been very carefully restored to look  
4 just like they did in the 1800s, and I take very  
5 seriously my responsibility to maintain that cherished  
6 history.

7 During the first 100 years of Gallaudet,  
8 it was very small. The number of students served was  
9 100 to 200 students and the historic buildings were  
10 adequate to serve all of them. Then, around the  
11 1950s, there was some expansion. That expansion is  
12 very important historically, because during World War  
13 II, many deaf men went to work in the defense  
14 industry. They couldn't go to work, or they couldn't  
15 go to war because they were deaf, so instead they went  
16 to work in the defense industry, like the tire  
17 industry in Ohio and General Motors and things like  
18 that.

19 It became very clear that with education,  
20 deaf people could compete with people who could hear  
21 for jobs, so Gallaudet expanded from a couple hundred  
22 to about 800, a thousand students. When they expanded  
23 in the '50s, they built new dormitories, new library,  
24 new classroom buildings and they built them around a  
25 quad, a very pretty green, that's also still there.

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1           The campus expanded a little bit more in  
2 the '70s and new dormitories, a new field house, an  
3 addition to the auditorium. Since that time, there  
4 has been much less expansion. The plans have been  
5 very carefully developed. We put up a new conference  
6 center, for example, and we put up just recently a new  
7 student academic center. I call it a smart building,  
8 very high-tech classroom building.

9           Our new plans call for very modest growth.

10          We don't anticipate large increases in enrollment or  
11 large increases in the size of the campus. Instead of  
12 more space, we just need better space and better  
13 buildings that will better serve people in the 21st  
14 Century.

15          We're also very proud of our relationship  
16 with the local community. Chris mentioned the  
17 Gallaudet Community Relations Council. That was  
18 established about 25 years ago. I'm very proud to say  
19 I was a charter member of that group when it was set  
20 up. I was a young faculty member and the president at  
21 that time appointed me to sit on the group. I have  
22 been on it ever since, and I have come to know many of  
23 the people who live in the neighborhood.

24          I prepared my remarks last Thursday, and  
25 while I was preparing them, we had a health fair that

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1 was going on on campus, we had an Energy Expo that was  
2 going on on campus, and we had homeland security  
3 training for several area universities going on on  
4 campus. So a lot of things happen inside Gallaudet  
5 that keep us in touch with what goes on outside  
6 Gallaudet.

7 For the 2002-2012 plan, the main things  
8 for me are the new communications center, a better  
9 designed residential area for students, and more  
10 park-like pedestrian walkways on campus. I'm very  
11 proud of the plan that has been developed. It was  
12 developed by UIP but with the involvement with  
13 everybody on campus. Students and faculty and staff  
14 all had the opportunity to participate in the  
15 development of the plan. It's a very ambitious plan.

16 It depends a lot on our ability to raise the money to  
17 do all these things. But I'm proud of the plan,  
18 invigorated about the future of Gallaudet University,  
19 and I would be delighted to respond to any questions  
20 about that when the time is appropriate.

21 Thank you.

22 CHAIRPERSON MITTEN: Thank you.

23 Is there anything else you wanted --

24 MR. COLLINS: That would, at this point,  
25 end our presentation to you.

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1 CHAIRPERSON MITTEN: Okay.

2 MR. COLLINS: We are all available for  
3 questions. We do have the PowerPoint if there are any  
4 slides you would like to see, or the whole  
5 presentation, however you choose.

6 CHAIRPERSON MITTEN: Okay. Well, let's  
7 just start by asking some questions, and then if it  
8 leads us to looked at the PowerPoint presentation and  
9 whatever, then we will do that.

10 We have a recommendation from ANC-6A that  
11 they support the campus plan, but they had suggested  
12 two conditions, and I would ask you to comment on  
13 those and whether or not you would accept those  
14 conditions.

15 MR. COLLINS: If I may begin, one of the  
16 conditions was that we prepare a traffic plan for  
17 construction. Since this is just the campus plan and  
18 is not a proposal to build any single building at this  
19 time, I leave it to you. This likely would not be a  
20 condition for this application, but certainly for  
21 future applications it would be appropriate.

22 As a matter of fact, without having that  
23 condition in place, the university was very sensitive  
24 in all the previous projects that it had to route  
25 traffic in a way that did not disturb the community.

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1 Route 50 is very close by, 6th Street and Brentwood  
2 Parkway lead right up to Route 50, so there is a way  
3 to get in and out of the campus without impacting the  
4 local community.

5 Dr. Jordan, would you want to respond  
6 further or ask some of the people on your staff to  
7 respond further to that issue?

8 DR. JORDAN: Specifically about the  
9 transportation and about the traffic for construction  
10 only to say that we have been very, very sensitive to  
11 that, and I don't believe there has been any complaint  
12 about construction for other facilities, and I think  
13 most of the construction that we're talking about  
14 would be in the center of the campus, so it wouldn't  
15 really be out where it would be disrupting traffic or  
16 anything, it would just be construction traffic coming  
17 and going, and we would be very sensitive to that.

18 CHAIRPERSON MITTEN: Okay. And then you  
19 have the Gallaudet Community Relations Council. This  
20 is as it relates to the first condition that they had  
21 proposed, I mean in general. So you would continue as  
22 you have done to consult with whatever activity going  
23 on on the campus would affect the community, whether  
24 it's construction or anything else.

25 MR. COLLINS: There is a regular dialogue

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1 with the Community Relations Council on a periodic  
2 basis. Certainly the university would continue as  
3 they have on that issue.

4 The second issue dealt with access to  
5 facilities on campus.

6 CHAIRPERSON MITTEN: Yes.

7 MR. COLLINS: And the university has been  
8 looking at that very issue since it was first raised  
9 and is working out the logistical issues. There is a  
10 question that -- you know, as you can imagine, the  
11 insurance issues, liability issues, security issues.  
12 My building, before I can get into my building, I must  
13 show, you know, my pass with my face and my name and  
14 all the information. So, as you can imagine, a  
15 99-acre university campus, they would want to have a  
16 similar sense of security and some way to make sure  
17 that everyone who is on campus has a right to be there  
18 and people who don't have a right to there shouldn't  
19 be there, and that's all being worked out now.

20 CHAIRPERSON MITTEN: Okay.

21 MR. COLLINS: Mr. Kelly is here from --  
22 you know, the vice president has looked at that issue  
23 and is still trying to grapple with some of the  
24 details on that, but we are sensitive to it.

25 CHAIRPERSON MITTEN: Okay. I don't think

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1 we need to address it; I just wanted to ask you to  
2 respond to the proposed conditions.

3 MR. COLLINS: Sure.

4 CHAIRPERSON MITTEN: Another thing that  
5 you were careful to point out in the application and  
6 the materials is that what is not before us is the  
7 land that's zoned C-M-1, and also what is not before  
8 us is the private school within the boundaries of  
9 Gallaudet. But I didn't see any mention made of a BZA  
10 order because that would be a special exception  
11 approval. Has that school, in fact, gone through that  
12 process?

13 MR. COLLINS: The school did not go  
14 through that process, and let me explain those two  
15 matters.

16 First of all, on our application, we did  
17 include the C-M-1 zoned property. There was some  
18 question last time when we went through the last  
19 campus plan -- of course, every campus plan prior to  
20 this one has been at the Board of Zoning Adjustment,  
21 and in the last one, we included the property in the  
22 C-M-1 zone in the application but pointed out to the  
23 Board of Zoning Adjustment that because it is C-M-1  
24 zoned, a university is a matter-of-right use there,  
25 and the Board accepted that statement. However, when

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1 we went to build the parking garage totally on the  
2 C-M-1 campus, that was a further processing before the  
3 Board of Zoning Adjustment. The Zoning Administrator  
4 at the time took that position, that because it was  
5 part of the campus plan, that it should go through  
6 further processing even though it was zoned  
7 industrial.

8 CHAIRPERSON MITTEN: I see.

9 MR. COLLINS: So we're happy to do  
10 whatever the city wants us to do.

11 CHAIRPERSON MITTEN: Okay.

12 MR. COLLINS: So we did include it in the  
13 campus plan. The Office of Planning report points out  
14 that it is a matter-of-right use, and both of those, I  
15 believe, are correct statements.

16 CHAIRPERSON MITTEN: Okay.

17 MR. COLLINS: With regard to what is known  
18 as the Clerk Center on campus, the Clerk Center  
19 includes two lower schools, the Kendall Demonstration  
20 Elementary School and the Model Secondary School for  
21 the Deaf. Both of those schools have been on the  
22 campus for many, many years, and just a little  
23 history. Before the 1970s, this campus was subject to  
24 review by NCPC, and in the '70s, it became subject to  
25 review by the Zoning Commission as part of the campus

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1 plan. Because the Board of Zoning Adjustment had  
2 authority to approve both private schools and  
3 colleges, there wasn't much discussion about which  
4 section of the regulations because it was the same  
5 body that reviewed everything.

6 Now, with the Zoning Commission looking at  
7 universities and the BZA looking at the lower schools,  
8 it seemed to us, and to me in particular, in order to  
9 be totally intellectually honest about it, to call out  
10 that distinction and raise the issue.

11 There are several reasons why we thought  
12 it was important to raise that issue. First of all,  
13 universities are subject to review by the Zoning  
14 Commission under Section 210, which deals with  
15 colleges and universities, which are institutions of  
16 higher learning. The two lower schools, what we call  
17 KDES and MSSD, the lower schools are not institutions  
18 of higher learning. They are subject to  
19 private-school review under Section 206, a different  
20 section of the regulations and now a different body  
21 that reviews that application.

22 Secondly, the net change in the gross  
23 floor area of the two bodies, the Clerk Center, the  
24 lower schools, and the university campus, are very  
25 different.

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1 I think that if we put them all together  
2 and came to you and said, "Our campus plan is going to  
3 result in a net reduction of about a quarter-million  
4 square feet," we wouldn't be really telling you the  
5 whole story because the Clerk Center is actually going  
6 to reduce tremendously in its size. The buildings are  
7 very large, they are not totally occupied, they are  
8 very inefficient, and if you saw in the plan, they are  
9 slated for some substantial reduction.

10 There is a demolition proposed. If the  
11 Clerk Center is built as proposed, it will be a  
12 demolition of over 750,000 square feet of building and  
13 construction of only 325 square feet, for a net change  
14 of over 430,000 square feet, a reduction of 430,000  
15 square feet of building. So you juxtapose that to the  
16 university where there will be a net addition of  
17 183,000 square feet. So if we put them together, you  
18 can see, if we came to you and said there will be a  
19 net reduction in the university, well, that's not  
20 true.

21 CHAIRPERSON MITTEN: Yes.

22 MR. COLLINS: So that's a reason why we  
23 thought it was important to call that out to you,  
24 another reason we called it out to you.

25 Finally, or third, the Clerk Center -- the

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1 funding for the Clerk Center is less certain than the  
2 funding for the university because it depends to a  
3 very substantial degree upon Congress for funding, so  
4 it's a different source of funding than the  
5 university, as I understand it.

6 Is that correct, Doctor?

7 DR. JORDAN: I don't want to add anything  
8 to the response except to say that the words "private  
9 school," which you have used several times, I think  
10 it's very important to note that while they are  
11 private schools, they are also the public school  
12 setting for D.C. deaf children.

13 CHAIRPERSON MITTEN: Okay.

14 DR. JORDAN: So if you are a resident of  
15 the District of Columbia and you are deaf, then you're  
16 free public education is at Kendall School and the  
17 Model Secondary School for the Deaf.

18 CHAIRPERSON MITTEN: I see.

19 MR. COLLINS: Thank you.

20 And then finally, in the Office of  
21 Planning report, they did point out that they did have  
22 a discussion with Corp Counsel on this issue, and Corp  
23 Counsel agreed with that approach that we took on  
24 this.

25 So for those reasons, and I'm glad to see

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1 it was validated, that's the reason we took the  
2 approach that we did.

3 CHAIRPERSON MITTEN: Okay.

4 MR. COLLINS: And if that means going back  
5 to the BZA for further review of the Clerk Center,  
6 then that is what we will do. It's really up to you,  
7 I mean the Zoning Commission, to make that decision,  
8 and we are happy to do it either way.

9 CHAIRPERSON MITTEN: Okay. Thank you.

10 Anyone else have questions? Mr. Hood?

11 VICE CHAIRPERSON HOOD: Yes, Madam Chair.

12 First, let me ask, Mr. Collins, is  
13 Gallaudet designated as a historical site?

14 MR. COLLINS: Mr. Hood, we can show you on  
15 a slide at the appropriate time, there is a Gallaudet  
16 University Historic District, a separate historic  
17 district for Gallaudet University, and it's the  
18 buildings closest to Florida Avenue, Chapel Hall,  
19 College Hall, the president's house.

20 VICE CHAIRPERSON HOOD: Actually, I have a  
21 picture of it here, so I don't need to see the slides  
22 at this time.

23 MR. COLLINS: Okay. It's only the  
24 buildings in the front of the campus.

25 VICE CHAIRPERSON HOOD: Okay. I was just

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1 trying to find -- and I notice in the letter from  
2 ANC-6A that there was one commissioner -- I know you  
3 went to various meetings -- there was one commissioner  
4 who apparently voted against us approving the master  
5 plan. Do you know what the rationale or the reason  
6 was?

7 MR. COLLINS: We don't know. There was  
8 never --

9 VICE CHAIRPERSON HOOD: That is located in  
10 Ward 5.

11 MR. COLLINS: That's correct, Ward 5, 5B.

12 VICE CHAIRPERSON HOOD: Actually, this --  
13 in reading the record, it was good to see a model  
14 college here in the city. Being proud of Gallaudet  
15 being in Ward 5, I can tell you that I look at some of  
16 the letters from Dr. Boyd, who actually has an  
17 honorary degree from Gallaudet, --

18 MR. COLLINS: That's right.

19 VICE CHAIRPERSON HOOD: -- and I can tell  
20 you that this letter he wrote endorsing the master  
21 plan would not have come lightly. So obviously I know  
22 Gallaudet is doing some good things in the ward. And  
23 also I'm looking here at the letter from ANC-5B.

24 But I was kind of taken back when I looked  
25 at ANC-6A and I noticed one person voted against it,

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1 because I think Gallaudet is doing some very good,  
2 positive things in the community, and I would hope you  
3 would continue, I'm pretty sure, with this Community  
4 Relations Council, which I believe has been in  
5 existence for, what, 25 years or so and consistently  
6 working with the citizens in that area.

7 So I don't have any other questions. I  
8 just wanted to make that comment and encourage  
9 Gallaudet to continue the good work that they are  
10 doing in the area, and especially in the ward.

11 Thank you.

12 MR. COLLINS: Just as a point of  
13 clarification on that, we did -- that ANC operates by  
14 having applicants go to their zoning committee to make  
15 the presentation. The zoning committee makes the  
16 recommendation to the full ANC.

17 We did go to their zoning committee and  
18 got a unanimous endorsement from the ANC. So we don't  
19 understand why we had one negative vote.

20 VICE CHAIRPERSON HOOD: Let me just say  
21 this for the record. Normally I would be very  
22 concerned of an applicant coming down and just not  
23 necessarily putting a condition in place, especially  
24 dealing with the traffic issues, but I think that your  
25 track record is so good, I feel confident not having

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1 any problems moving forward.

2 Thank you.

3 CHAIRPERSON MITTEN: Anyone else? Mr.  
4 Hannaham? Mr. Parsons?

5 COMMISSIONER HANNAHAM: I'm very much  
6 impressed by comparing your presentation from  
7 Gallaudet with other universities' campus plans where  
8 the room is loaded with people and the communities who  
9 are really uptight for all kinds of activities and  
10 shenanigans on the parts of students, and that is not  
11 evident at all in all the written material that you  
12 presented to us and the cooperation that you achieved  
13 with the community, and I really applaud that.

14 I know that there are different  
15 circumstances with the Gallaudet student body, but I  
16 still think that that's a beautiful standard and I'm  
17 very happy to see that.

18 Thank you, Madam Chair.

19 CHAIRPERSON MITTEN: Thank you, Mr.  
20 Hannaham.

21 COMMISSIONER PARSONS: I too wanted to  
22 jump in in a congratulatory mode. I am very pleased  
23 to see the removal of so many of these structures that  
24 were built by our predecessors who thought they were  
25 doing the right thing in the '60s and '70s. With the

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1 restoration of the green, the increased open space,  
2 the placing the parking below grade, reducing, then,  
3 the above-grade -- on-grade parking that now exists,  
4 it's just going to be a very special place and I want  
5 to congratulate you for it.

6 CHAIRPERSON MITTEN: Thank you.

7 I want to ask a question that doesn't  
8 relate to land use, which is where does the name  
9 "Gallaudet" come from?

10 DR. JORDAN: The first person to found the  
11 school for the deaf in the United States was Thomas  
12 Hopkins Gallaudet, and he founded the American School  
13 for the Deaf in Hartford, Connecticut, in 1817. So  
14 when the college was established, Amos Kendall hired  
15 his son, whose name was Edward Minor Gallaudet, and he  
16 came to Washington from Hartford, became president and  
17 stayed president for 46 years. So the name is in  
18 honor of the Gallaudet family. It's a very important  
19 name in our history.

20 CHAIRPERSON MITTEN: I'm glad to know  
21 that. Thank you.

22 All right. If there are no other  
23 questions or comments, I think we're ready to move to  
24 the report from the Office of Planning.

25 Mr. Mordfin, good evening.

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## REPORT FROM THE OFFICE OF PLANNING

STEPHEN MORDFIN

MR. MORDFIN: Good evening, Madam Chair, members of the Commission. My name is Stephen Mordfin with the Office of Planning.

Gallaudet University has filed for special exception relief pursuant to Section 210 of the zoning regulations for approval of its master campus plan, and Section 210 contains the criteria by which a campus plan must be evaluated by the Zoning Commission.

The university is split-zoned, located within the R-4 and C-M-1 districts. The campus plan requirements apply only to the R-4 district portion of the site. The C-M-1 district encompasses only about 6 percent of the site and includes parking and vehicle maintenance for the university.

Of the R-4 zoned portion of the property, only the portion used for university purposes are applicable to the campus plan provisions. The northern portion of the property, known as the Clerk Center, is an elementary and secondary school for the deaf, and as such is not a college or university. The remainder of the site is subject to the campus plan provisions.

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1           The proposed campus plan proposes the  
2 addition and removal of buildings, parking and  
3 athletic facilities. Generally the plan proposes the  
4 restoration of the campus green and the establishment  
5 of a Gallaudet walk linking the various sections of  
6 the campus together and the grouping of university  
7 uses.

8           The first section close to Florida Avenue  
9 is the historic area encompassing the Gallaudet  
10 College Historic District. To the north of that is  
11 the academic area, including classroom buildings,  
12 followed by the residential area, including dormitory  
13 buildings and lastly the Clerk Center.

14           The application is in conformance with  
15 Section 210 in that the use is an academic institution  
16 for higher learning; 2) it is not likely to become  
17 objectionable to neighbors due to noise because it  
18 does not directly abut any residential properties; it  
19 is not likely to become objectionable because of  
20 traffic as DDOT has determined that the campus plan  
21 will not create a large increase in traffic volume; it  
22 will not become objectionable because of the number of  
23 students, as the proposed enrollment for 2012 is less  
24 than the enrollment that existed during the '91-92  
25 school year and because 60 percent of the enrolled

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1 students are housed on campus, with just 3 percent  
2 living off campus near the university.

3 The proposed FAR is 0.46, less than the  
4 maximum 1.8 permitted. The proposed master campus  
5 plan describes all present and proposed improvements  
6 as required. No off-campus interim use of land is  
7 proposed. The application does not propose to move  
8 off campus any major new building. The comprehensive  
9 plan recommends the preservation of historic sites,  
10 including Gallaudet University, and recommends meeting  
11 various university needs. This application is not for  
12 the approval of a new building, but rather for a  
13 campus plan. And finally, the D.C. Office of Planning  
14 and the D.C. Department of Transportation have  
15 prepared written reports.

16 The Office of Planning has found the  
17 application to be in conformance with Section 210 of  
18 the zoning regulations and recommends that the campus  
19 plan be approved as submitted by the applicant.

20 That concludes the presentation by the  
21 Office of Planning.

22 CHAIRPERSON MITTEN: Thank you, Mr.  
23 Mordfin.

24 Any questions from the Commission for Mr.  
25 Mordfin?

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1 (No response.)

2 CHAIRPERSON MITTEN: All right. Thank  
3 you.

4 As it relates to reports of other  
5 agencies, I would just note that we have in the record  
6 at Exhibit Number 39 an April 17th memo from the  
7 Department of Transportation, and they are in support  
8 of approval of the campus plan as proposed.

9 Are there any other reports of any  
10 government agencies anyone is aware of?

11 (No response.)

12 CHAIRPERSON MITTEN: All right.

13 Is there someone here representing ANC-5B?

14 (No response.)

15 CHAIRPERSON MITTEN: All right. Then I  
16 would just note that we received a letter from the  
17 chair of ANC-5B, which is Exhibit Number 43, which  
18 outlines the support -- does it say the vote?

19 VICE CHAIRPERSON HOOD: It says seven  
20 commissioners constitute a quorum. Twelve  
21 commissioners were present at the meeting. I don't  
22 necessarily think it --

23 CHAIRPERSON MITTEN: It doesn't state the  
24 vote.

25 VICE CHAIRPERSON HOOD: Yes, it doesn't

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1 give us the vote.

2 CHAIRPERSON MITTEN: But it does say that  
3 they approve and support the campus plan. So I'm not  
4 sure we will be able to give them great weight, but we  
5 will certainly take note of their position.

6 Is there anyone here representing ANC-6A?

7 (No response.)

8 CHAIRPERSON MITTEN: All right. Then I  
9 would note that at Exhibit 38, we have the letter from  
10 ANC-6A which does meet the requirements for great  
11 weight and notes the support of that ANC and also  
12 addressed the two conditions that Mr. Collins  
13 commented on earlier.

14 Anyone else who hasn't spoken or is at the  
15 table that would like to testify in support?

16 (No response.)

17 CHAIRPERSON MITTEN: Anyone who would like  
18 to testify in opposition?

19 (No response.)

20 CHAIRPERSON MITTEN: Mr. Hood is reminding  
21 me that I should also note the --

22 VICE CHAIRPERSON HOOD: Nobody would have  
23 never known if you didn't mention it.

24 CHAIRPERSON MITTEN: I know, but I want to  
25 give you credit for being a very helpful vice chair.

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1                   We also have the letter from the Gallaudet  
2 Community Relations Council in the record at Exhibit  
3 Number 41.

4                   If there are any closing remarks that you  
5 would like to make, Mr. Collins?

6                   MR. COLLINS: We thank you for your time  
7 and attention and we ask that you approve the  
8 application at your earliest convenience.

9                   CHAIRPERSON MITTEN: Okay. I think that  
10 might be real early, real soon. I don't think there  
11 is anything missing from the record that we need, so I  
12 would move approval of the campus plan as proposed for  
13 Gallaudet University.

14                   VICE CHAIRPERSON HOOD: Second.

15                   CHAIRPERSON MITTEN: Any discussion?

16                   (No response.)

17                   CHAIRPERSON MITTEN: All those in favor,  
18 please say aye.

19                   (Chorus of ayes.)

20                   CHAIRPERSON MITTEN: And we have an  
21 absentee vote from Mr. May in favor of approval as  
22 well.

23                   All those opposed, please say no.

24                   (No response.)

25                   CHAIRPERSON MITTEN: Ms. Sanchez, would

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1 you record the vote?

2 MS. SANCHEZ: Yes. Staff would record the  
3 vote five to zero to zero, Commissioner Mitten moving,  
4 Commissioner Hood seconding, Commissioners Hannaham  
5 and Parsons in favor, and Commissioner May in favor by  
6 absentee ballot.

7 CHAIRPERSON MITTEN: Thank you. And since  
8 we're using the BZA rules, this is final action, so  
9 congratulations and thank you for coming.

10 MR. COLLINS: Thank you.

11 DR. JORDAN: Thank you very much.

12 CHAIRPERSON MITTEN: See you in ten years.

13 I will now adjourn our public hearing for  
14 this evening and reconvene our special public meeting  
15 related to the W-0 text amendment.

16 (Whereupon, at 7:13 p.m., the public  
17 hearing adjourned.)

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