

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 15, 1972

Application No. 11093 - Gallaudet College, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried with Mr. McIntosh abstaining, the following Amended Order of the Board was entered at the meeting of February 21, 1973.

EFFECTIVE DATE OF ORDER - April 5, 1973

ORDERED:

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

FINDINGS OF FACT:

1. Gallaudet College is an educational institution devoted exclusively to the practical and vocational instruction of deaf persons located at 800 Florida Avenue, N. E.
2. This application for: approval of the ultimate development of Gallaudet College (Campus Plan), and certain buildings for immediate construction.
3. The school is composed of three main divisions; the college, the high school and the primary school, which are physically separated but controlled and administered centrally by the college.
4. On August 24, 1972, the Department of Highways and Traffic submitted a letter of approval for Gallaudet's Plan for the use of Brentwood Parkway and Mount Olivet Road, N. E. On December 8, 1971, the National Capital Planning Commission approved final site and building plan for the model secondary school and related facilities as necessitated by the Zoning Regulations.
5. On September 10, 1971, Gallaudet College received permission to construct a 40 foot wide driveway across the land of Brentwood Parkway, U.S. Reservation 495 as an access route to the college property.

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6. The college master plan provides for an ultimate enrollment of 2,700 students to be distributed as follows:

1,800	College students
600	Model Secondary School students
300	Elementary School students (including pre-school)

7. The Campus Plan provides for an ultimate faculty and staff of 750 as follows:

College	450
Secondary School	200
Elementary School	100

8. As a part of this application, Gallaudet College is asking for approval of physical facilities related to the secondary school and certain other support facilities related to the campus as a whole as follows:

- a. Model Secondary School for the Deaf
- b. College dining facilities
- c. Central plan to provide entire campus with chilled water and heating.
- d. Parking structure
- e. Utilities plaza
- f. Residential facilities to serve the secondary school
- g. Gymnasium and pool facilities
- h. Staff housing for the secondary school
- i. Health facilities

9. At a future date the college will file an application with the Board for approval of additional facilities primarily related to elementary and pre-school students.

10. The primary school, the secondary school and undergraduate portions of the college are for the education of hearing impaired students with a liberal arts program of broad scope. At the graduate level, college accepts both hearing and hearing impaired students for training toward the Masters Degree in Education of the Deaf. They also train audiologists and counselors to work with the deaf.

11. At the college level there is also a continuing education program for the deaf. This program includes night classes for off-campus students and these students are not included in the enrollment projections.

12. The elementary school is not a residential school whereas the secondary school will accommodate 600 residential students and more than 90% of the undergraduate college students will be housed on campus, as well as a limited number of graduate students.

13. The college's architects, engineers, and planners submitted along with the Master Plan an intent to subsequently update the existing plan before finalizing the plan.

14. The major purpose of the Master Plan is to allow Gallaudet College to achieve growth without destroying educational relationships and to create and maintain the kind of campus environment to best serve the interests of higher education for the deaf. The ground area of the college is approximately 93 acres.

15. No opposition to the plan was voiced at the public hearing, nor were any letters of disapproval submitted to the file for consideration.

16. Subsequent to the issuance of an Order effective December 13, 1972, representatives of the College raised a number of questions regarding the clarity of that Order in person and by letter dated January 5, 1973.

OPINION:

This is a request by Gallaudet College pursuant to Section 3101.46 of the Zoning Regulations to secure Board approval of its Campus Plan and certain facilities for immediate construction. Section 3101.46 obligates the applicant to submit a Master Plan showing location, height and bulk where appropriate for all present and proposed improvements, including, but not limited to, buildings, parking, signs, streets, recreation facilities, together with a description of all activities conducted or to be conducted therein and

and capacity of all present and proposed campus development. The Board also requires letters of approval from the National Capital Planning Commission and the D. C. Department of Highways and Traffic.

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

The structural portion of the campus is centrally located and hence is not likely to be offensive to abutting and adjacent properties. Most of these facilities are several hundred feet from the property line, with the nearest structure being the secondary school building which is approximately 100 feet from Mount Olivet Road.

The Board specifically sanctions the plans for construction at this time of the following facilities:

- a. Model Secondary School for the Deaf
- b. College dining facilities
- c. Central plant, chilled water and heating
- d. Parking structure
- e. Utilities plaza
- f. Residential facilities to serve the Secondary School
- g. Gymnasium and pool facilities
- h. Staff housing for secondary school
- i. Health facilities

The Board also approves the campus plan as submitted subject to the following conditions:

a. Purpose -- Education of the deaf and hearing impaired persons in pre-school, elementary, secondary and college levels, as well as training of audiologists, counselors and teachers of the deaf.

b. Enrollment -- Projected total enrollment of 2,700 students and post-graduate students as follows:

1,800	College students
600	Secondary school students
300	Elementary school students

c. Curriculum -- To be limited to the Liberal Arts Education of the Deaf and post-graduate training of audiologists, counselors and teachers of the deaf.

d. Faculty and Staff for the College Complex will be limited as follows:

College staff	450
Secondary School Staff	200
Pre-school and Elementary School Staff	100

e. Gross Floor Area -- Maximum floor area to be 7,958,410 square feet.

f. Lot Occupancy -- Lot occupancy shall be limited to the 40% as permitted in the R-3 District.

g. Building Height -- as determined in accordance with the Zoning Regulations.

h. Parking --

1. College

450 teachers = 300 spaces
1,800 students = 180 spaces

2. Secondary School

200 teachers = 134 spaces
600 students = 30 spaces

3. Elementary School

100 teachers = 68 spaces

300 students = 0 spaces

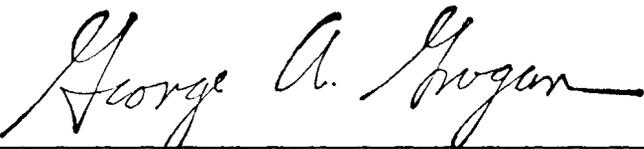
i. Future development -- Plans for the remaining buildings that have not been built or approved by this Order, shall be submitted to the Board under separate appeal and before the College may expand beyond the 2,700 students provisioned by the Campus Plan an amendment to the Campus Plan must be approved by the Board of Zoning Adjustment.

All proposed buildings and building elements are to relate closely to site topography with concern given to the overall impact of the additions on the total environmental scheme of the area. Trees are to be maintained wherever possible, so as to retain existing natural features and campus utilities systems are to be separated, that is, sanitary systems, storm sewer systems and solid waste materials to be compacted for bulk removal.

We are of the opinion that the proposed College is so located and the activities are to be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

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

ATTESTED:

By: 

GEORGE A. GROGAN
Secretary of the Board

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

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 15, 1972

Application No. 11093 - Gallaudet College, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

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

EFFECTIVE DATE OF ORDER - December 13, 1972

ORDERED:

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

FINDINGS OF FACT:

1. Gallaudet College is an educational institution devoted exclusively to the practical and vocational instruction of deaf persons; located at 800 Florida Avenue, N.E.
2. The school is composed of three main divisions; the college, high school and primary school, which are physically separated but controlled and administered centrally by the college.
3. It is Gallaudet's plan to provide the site and broad programming of buildings required for immediate growth of the institution and for the long range needs concomitant with the continued expansion of existing programs and the initiation of new programs.
4. The proposed Model Secondary School for the Deaf (MSSD) to be located on the campus of Gallaudet College and access to the school will be served by a proposed temporary road.

5. The master plan reflects the temporary plans to provide interim access to MSSD via West Virginia Avenue and Brentwood Parkway.

6. On August 24, 1972, the Department of Highways and Traffic submitted a letter of approval of Gallaudet's MSSD plan for the use of Brentwood Parkway and Mount Olivet Road, N.E. On December 8, 1971 the National Capitol Planning Commission approved the final site and building plans for MSSD and related facilities as necessitated by the Zoning Regulations.

7. On September 10, 1971, Gallaudet College received permission to construct a 40 feet wide driveway across the land of Brentwood Parkway. U.S. Reservation 495, as an access route to the College property.

8. Development of the master plan will be measured by the numerical growth of the student body. The first phase is designed to provide for immediate growth up to and including 1200. The second phase is designed to accommodate 1500 and the third phase will complete the planned growth for the college to 1800 students.

9. Gallaudet College architects, engineers and planners submitted along with the master plan, an intent to subsequently update the existing plan before finalizing the plan.

10. The major purpose of the Master Plan is to allow Gallaudet College to achieve growth without destroying educational relationships, and to create and maintain the kind of campus environment to best serve the interests of higher education for the deaf.

11. The ground area for the college is approximately 93 acres with a total projected staff of 750 for the maximum incremental student capacity of 1800.

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

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

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

OPINION:

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

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

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

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

- a. Model Secondary School for the Deaf (MSSD)
- b. College dining facilities
- c. Central plant, chilled water and heating provided
- d. Parking structure
- e. Utilities plaza
- f. Residential facilities to serve the secondary school
- g. Gymnasium; pool facilities
- h. Staff housing for secondary schools
- i. Health facility

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

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

- a. Purpose - education of the deaf and hearing impaired persons on elementary, secondary and college levels, train audiologists and related persons.
- b. Enrollment - projected incremental student enrollment not to exceed 1800 students.
- c. Floor Area Ratio - maximum FAR to be 7,958,410 square feet.
- d. Expansion - any plans to accommodate students in excess of 1800 will necessitate scrupulous review and consideration by the Board.
- e. Lot Occupancy - Gallaudet College is in an R-3 District (row dwellings) which permits a maximum of 40%.
- f. Building Height - Section 3201.24 - no building is to exceed 41 feet gross height.
- g. Parking - (a) MSSD
200 teachers = 71 spaces
600 students = 30 spaces
Minimum of 101 spaces to be provided

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

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

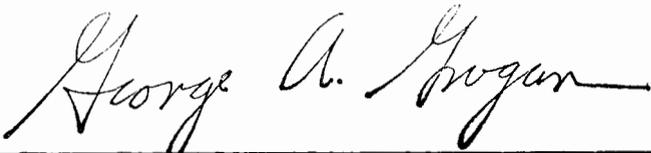
We are of the opinion that the proposed college is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because

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

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

ATTESTED

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GEORGE A. GROGAN
Secretary of the Board

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

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 15, 1972

Application No. 11093 Gallaudet College, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried with Mr. McIntosh abstaining, the following Amended Order of the Board was entered at the meeting of February 21, 1973.

EFFECTIVE DATE OF ORDER -- February 22, 1973

ORDERED:

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

FINDINGS OF FACT:

1. Gallaudet College is an educational institution devoted exclusively to the practical and vocational instruction of deaf persons located at 800 Florida Avenue, N. E.
 2. This application for: approval of the ultimate development of Gallaudet College (Campus Plan), and certain buildings for immediate construction.
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by letter dated January 5, 1973.

OPINION:

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

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a. Purpose -- Education of the deaf and hearing impaired persons in pre-school, elementary, secondary and college levels, as well as training of audiologists, counselors and teachers of the deaf.

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d. Faculty and Staff for the College Complex will be limited as follows:

College Staff	450
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Pre-school and Elementary School Staff	100

e. Gross Floor Area -- Maximum floor area to be 7,958,410 square feet.

f. Lot occupancy -- Lot occupancy shall be limited to the 40% as permitted in the R-3 District.

g. Building Height -- Section 3101.24 -- No building shall exceed a height of 40 feet as determined in accordance with the Zoning Regulations.

h. Parking --

1. College

450 teachers = 300 spaces
1,800 students = 180 spaces

2. Secondary School

200 teachers = 134 spaces
600 students = 30 spaces

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100 teachers = 68 spaces
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i. Future development -- Plans for the remaining buildings that have not been built or approved by this Order, shall be submitted to the Board under separate appeal and before the College may expand beyond the 2,700 students provisioned by the Campus Plan an amendment to the Campus Plan must be approved by the Board of Zoning Adjustment.

All proposed buildings and building elements are to relate closely to site topography with concern given to the overall impact of the additions on the total environmental scheme of the area. Trees are to maintained wherever possible, so as to retain existing natural features and campus utilities systems are to be separated, that is, sanitary systems, storm sewer systems and solid waste materials to be compacted for bulk removal.

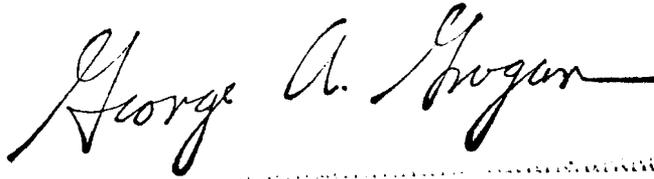
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February 22, 1973
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opinion that the nature of this project is such that premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

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

ATTESTED:



BY: _____

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Secretary of the Board

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