

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :
: :
Gallaudet University Campus :
Plan and Further Processing : Case No.
: 12-15
: :
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Monday,
November 26, 2012

Hearing Room 220 South

441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 12-15 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at 441

4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
MARCIE COHEN, Vice Chair

PETER MAY, Commissioner (NPS)
ROBERT MILLER, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON

STEPHEN MORDFIN

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

ANNA CHAMBERLIN

JAMIE HENSON

The transcript constitutes the
minutes from the Public Hearing held on
November 26, 2011.

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

2 6:32 p.m.

3 CHAIRMAN HOOD: Good evening,
4 ladies and gentlemen. This is a public
5 hearing of the Zoning Commission for the
6 District of Columbia for Monday, November 26,
7 2012.

8 My name is Anthony Hood. Joining
9 me this evening are Vice Chairman Marcie
10 Cohen, Commissioner Miller and Commissioners
11 May. Mr. Turnbull will be reading the record
12 and participating in the case.

13 We are also joined by the Office
14 of Zoning Staff Ms. Sharon Schellin who I want
15 to congratulate. I guess we can call her
16 grandma for the fourth time so we want to
17 congratulate her.

18 Just tell us what the newborn's
19 name is. I forgot just that quick.

20 MS. SCHELLIN: It's a little girl.
21 Avery Nicole.

22 CHAIRMAN HOOD: Avery Nicole.

1 Give her a copy of this and tell Avery Nicole
2 welcome to the world. That's what happens
3 when I deviate.

4 Also we have the Office of
5 Planning staff Mr. Lawson and Mr. Mordfin from
6 the District Department of Transportation, Mr.
7 Chamberlin and Mr. Henson

8 This proceeding is being recorded
9 by a court reporter and is also webcast live.
10 Accordingly, we must ask you to refrain from
11 any disruptive noises or actions in the
12 hearing room.

13 The subject of this evening's
14 hearing is Zoning Commission Case No. 12-15.
15 This is a request by Gallaudet University for
16 special exception relief pursuant to 210 and
17 3104.1 of the Zoning Regulations.

18 Notice of today's hearing was
19 published in the D.C. Register on September
20 21, 2012. Copies of that announcement are
21 available to my left on the wall near the
22 door.

1 The hearing will be conducted in
2 accordance with the provisions of 11 DCMR ^U
3 3117 as follows: Preliminary matters;
4 Applicant's case; report of the Office of
5 Planning; report of other government agencies,
6 if any; report of the ANC-5B, 6A and 6C;
7 organizations and persons in support;
8 organizations and persons in opposition;
9 rebuttal and closing by the Applicant.

10 The following time constraints
11 will be maintained in this meeting: The
12 Applicant, 40 minutes; organizations, 5
13 minutes; individuals, 3 minutes.

14 All persons appearing before the
15 Commission are to fill out two witness cards.
16 These cards are located to my left on the
17 table near the door. Upon coming forward to
18 speak to the Commission, please give both
19 cards to the reporter sitting to my right
20 before taking a seat at the table.

21 When presenting information to the
22 Commission, please turn on and speak into the

1 microphone, first stating your name and home
2 address. When you are finished speaking,
3 please turn your microphone off so that your
4 microphone is no longer picking up sound or
5 background noise.

6 Please turn off all beepers and
7 cell phones at this time so not to disrupt
8 these proceedings. Would all individuals
9 wishing to testify please rise to take the
10 oath.

11 Ms. Schellin, would you please
12 administer the oath.

13 MS. SCHELLIN: Please raise your
14 right hand.

15 (The witnesses were sworn.)

16 MS. SCHELLIN: Thank you.

17 CHAIRPERSON HOOD: Ms. Schellin,
18 do we have any preliminary matters?

19 MS. SCHELLIN: I believe they have
20 proffered experts.

21 MR. COLLINS: Yes, Ms. Schellin
22 and Mr. Chair, we have two experts whose

1 resumes have been submitted to the Commission
2 who have previously testified. I'm sorry, one
3 of whom has previously testified as an expert.

4 CHAIRMAN HOOD: Right. Before we
5 go to -- okay. What I will ask for the
6 interpreter that we make sure we talk slowly
7 and clearly. Previously I was informed later
8 on that I was talking too fast so I want to
9 make sure that everyone understands exactly.
10 I'm just asking all of us to be cognizant of
11 making sure that everyone is able to
12 understand.

13 Mr. Collins, if we could, let's go
14 through that. I think we've seen Ms. White so
15 I don't think we have any problems with her
16 being an expert. Let's talk about your other
17 expert that we have not seen.

18 MR. COLLINS: Thank you, Mr. Hood.
19 The expert testimony resume from Mr. Hansel
20 Bauman is in your package. He is the Director
21 of Campus Planning and Design for Gallaudet
22 University. He has a very strong background

1 in planning and, in this case, campus
2 planning.

3 His resume is under Tag G of the
4 prehearing submission. I would ask that after
5 review of that and any questions that you
6 might have that we could answer that he be
7 accepted as an expert in campus planning.

8 CHAIRMAN HOOD: Okay. Thank you,
9 Mr. Collins.

10 Commissioners, any comments? Any
11 objections? Okay. So we will accept him as
12 an expert.

13 Do we have any other preliminary
14 matters?

15 MR. COLLINS: No, sir.

16 CHAIRMAN HOOD: So with that you
17 may begin your case. I can tell you that the
18 record was complete.

19 Let me ask this, though. Is there
20 anyone here in opposition? Okay. Anyone here
21 in opposition? Okay.

22 Mr. Collins, if you could take

1 about 30 minutes. We would like to really ask
2 our questions but you can take about 30
3 minutes for your presentation.

4 MR. COLLINS: Understood. Thank
5 you, Mr. Chairman.

6 Members of the Commission, my name
7 is Christopher Collins with Holland & Knight.
8 I have with me several witnesses here on
9 behalf of the Gallaudet University campus
10 plan.

11 To my right is Mr. Fred Weiner who
12 is the Interim Assistant Vice President for
13 Administration. Then Mr. Hansel Bauman who is
14 the Director of Campus Planning and Design at
15 the university. Then Nicole White who is
16 principal with Symmetra Design, the
17 transportation planning organization that is
18 appearing as an expert tonight.

19 This 10-year campus plan plus
20 further processing application is submitted to
21 you in order to, number one, approve the
22 campus plan but also to approve the conversion

1 of two buildings, Fay House and Ballard House,
2 from administrative use to residential use.

3 This campus plan is the result of
4 a tremendous amount of review and input from
5 a variety of stakeholders both on campus and
6 off campus. Certainly in addition to the
7 university community, including the Gallaudet
8 community relations council, there has been
9 review and input with the ANCs and the
10 neighbors in the spring of this year.

11 Also, the university held --
12 that's before we filed the application. Also
13 in the spring of this year there were three
14 community workshops in different parts of the
15 community, the Ward 5 and Ward 6 communities
16 close by the university.

17 Plus a fourth session held on
18 campus which synthesized all the information
19 from those first three review processes to
20 help inform the campus plan as the university
21 went forward.

22 After the application was filed

1 this summer we held several sessions with the
2 ANCs. Not only ANC-5B in which this campus is
3 located, but also ANC-6A and 6C which are both
4 located across Florida Avenue to the South of
5 the campus. I'm happy to report that we have
6 received support from every one of the ANCs
7 with this application.

8 Pursuant to Section 210 of the
9 Zoning Regulations we believe that we have met
10 the standards of review and approval for both
11 the campus plan and the further processing and
12 those are addressed in the prehearing
13 submission that we filed.

14 The campus plan document, which I
15 am holding up, which was submitted with our
16 application, you should all have a copy of
17 that. That is a very, very comprehensive
18 planning document that was prepared for the
19 Board of Trustees. That's why it says
20 executive summary.

21 The actual campus planning
22 document for the university is much thicker

1 than this. We thought that the executive
2 summary was sufficient to provide you the kind
3 of information that you need to make your
4 decision.

5 You met our two expert witnesses.
6 Without further ado, unless there are any
7 questions, I would like to go directly to our
8 first witness. Thank you.

9 Mr. Weiner, would you please
10 identify yourself for the record and proceed
11 with your testimony.

12 MR. WEINER: Good evening. My
13 name is Fred Weiner. I'm Interim Assistant
14 Vice President for Administration and Finance
15 at Gallaudet University. I'm here to testify
16 on behalf of President Hurwitz who couldn't be
17 with us this evening.

18 He really wishes he could have
19 been here but he is traveling abroad and he
20 made plans more than a year ago and couldn't
21 be here this evening. Trust me when I say
22 that he really wishes he could be here. It's

1 a very exciting time for Gallaudet University
2 and very important that he recognize that.

3 On behalf of Gallaudet University
4 Dr. T. Alan Hurwitz and the entire Gallaudet
5 community, I'm pleased to present the
6 university's 2022 campus plan for your
7 consideration and approval.

8 Gallaudet University is the
9 world's only university with programs and
10 services specifically designed to serve deaf
11 and hard-of-hearing students. It was
12 established in 1864 by an act of Congress.

13 Gallaudet maintains proud
14 traditions of research and scholarly
15 activities that includes excellence in
16 education and programs from pre-K to 12th
17 grade deaf and hard-of-hearing students at the
18 Laurent Clerc National Deaf Education Center.

19 Gallaudet is one of Washington,
20 D.C.'s valued anchor institutions essential to
21 the District's economic and cultural vitality.
22 As one of the area's largest businesses in

1 2011 Gallaudet spent more than \$196 million in
2 revenue -- I'm sorry, in compensation, goods
3 and services, as well as capital improvements.

4 As the only institution of its
5 kind in the world, Gallaudet serves as a
6 cultural destination for international deaf
7 communities and is the center of one of the
8 largest concentrations of deaf people in the
9 world.

10 The 2022 campus plan charts a bold
11 course for Gallaudet's future at a time when
12 advancement in technology is expanding
13 communication access for deaf people. And, at
14 the same time, the District and the community
15 surrounding our campus are undergoing
16 extraordinary growth as well, and redefining
17 our nation's capital as an incentive of
18 innovation and a model of sustainability.

19 Gallaudet's first formal plan for
20 the campus was prepared in 1866 by Frederick
21 Law Olmsted. He envisioned the campus as a
22 picturesque academic enclave set apart from

1 the city.

2 Now, almost 150 years later, the
3 2022 campus plan seeks to better integrate the
4 campus with the surrounding community through
5 greater connectivity and more vibrant mixed-
6 use development on our campus entrance.

7 The academic and historic core
8 will be preserved and enhanced to foster
9 greater collegiality and enable Gallaudet to
10 succeed in its mission and strategic goals.
11 With each new project Gallaudet will build a
12 more sustainable campus, better efficiencies
13 and attuned to deaf concepts and cultural
14 sensibilities.

15 The 2022 campus plan will build a
16 memorial place where our students can live and
17 learn and create within an environment that
18 celebrates deaf ways of being while fostering
19 new partnerships for research, education, and
20 job opportunity of 5B will enrich the deaf
21 community and the quality of life in
22 Washington, D.C. Now, in short, this plan

1 guides Gallaudet from isolation to innovation.

2 In closing, I would like to thank
3 the members of our campus planning steering
4 committee, Gallaudet's community, as well as
5 the local residents, business and stakeholders
6 for their valuable time and their commitment
7 as well and feedback on the plan.

8 Special thanks to ANC
9 commissioners of 5B, 6A, and 6C for their
10 support. And the staff at the D.C. Officer of
11 Planning. Also the D.C. Department of
12 Transportation for their guidance.

13 Finally, the Urban Land Institute,
14 ULI, for their important contribution to this
15 project. Thank you and good evening.

16 MR. COLLINS: Thank you.

17 Our next witness is Mr. Hansel
18 Bauman.

19 MR. BAUMAN: Thank you, Chris.

20 Good evening, Commissioners. I'll
21 be brief. I know we have a time limit here
22 but briefly I would like to just take you

1 through the plan in about four steps.

2 First very briefly looking at the
3 process which Chris Collins went through very
4 quickly. We want to share with you our
5 principles and the fundamentals of the plan,
6 look at the context, and then finally the plan
7 itself. We'll integrate our request for the
8 further processing for Fay and Ballard House
9 within the campus plan presentation.

10 First, the timeline that the plan
11 underwent for its development began in May
12 2011. We have kind of a traditional in-house
13 sort of analyses taken underway.

14 The points I'd like to point out,
15 to underscore the points made earlier, our
16 plan really began with engagement with the
17 Urban Land Institute for an advisory services
18 panel and I'll share with you their
19 recommendations as a point of beginning to
20 integrate more community participation in our
21 campus planning efforts.

22 We followed that by internal

1 planning efforts through a series of eight
2 workshops and, again, this series of community
3 workshops which Chris Collins outlined. Then
4 we received our Board of Trustees approval in
5 May and now we're here before you hoping for
6 approval on the plan.

7 The process of working with Urban
8 Land Institute and our internal processes led
9 us really to five sensible and quite easily
10 understood principles of accommodating our
11 enrollment and growth and supporting our
12 strategic plan.

13 We will have a modest increase of
14 housing. We're not really a growth
15 institution so housing really is intended to
16 grow as our student population grows to
17 maintain our current growth and accommodation
18 of housing that we have now.

19 We'll revitalize the heart of the
20 campus and increase density. We'll integrate
21 physical accessibility and sustainability into
22 our planning and construction moving forward

1 over the next 10 years. We'll build new
2 connections with the local community. Simply
3 put, strengthening the heart and creating
4 greater connectivity to the campus or do the
5 community.

6 The basic fundamentals, I know all
7 of this was in the report provided by Office
8 of Planning. Essentially what you see here
9 is, again, a very modest picture of growth we
10 feel. We are looking at a range of 1 percent
11 to 3 percent per year of growth for
12 enrollment. It's more likely real enrollment
13 hovers just over that 1 percent realistically.

14 The building area. While we are
15 doing considerable reconstruction of existing
16 buildings, we anticipate a modest growth of
17 the 100,000 square feet. These numbers
18 include numbers for the university as well as
19 for the Clerc Center so it's for the total 99-
20 acre campus.

21 A modest increase in the FAR from
22 .61 up to .64. Student beds growing

1 essentially at a pace that would enable 70
2 percent of our students to stay on campus and
3 that's just exactly about the range that we
4 have now. Assuming we had the higher end of
5 that 3 percent per year growth, we've
6 calculated out that we would end up with the
7 1,550 beds.

8 Then, finally, parking spaces. We
9 are actually looking at a reduction of spaces.
10 Nicole will share more with you on the
11 rationale behind that, but largely we really
12 feel like much of what we're doing is
13 increasing pedestrian traffic to the campus
14 and this is a reasonable supply of parking
15 spaces for the campus.

16 Quickly, our physical setting,
17 where the campus is. Many of you may know
18 we're located on Florida Avenue just east of
19 the intersection with New York Avenue. We are
20 surrounded on three sides; the east, the
21 north, and the south by some vibrant and
22 transitioning neighborhoods; Capitol Hill

1 North, Trinidad, and Ivy City.

2 To our west we are bordered by
3 some very large mixed-use and fastly-growing
4 areas of the NoMA BID District, the Union
5 Market area. Directly adjacent to the campus
6 are a few large footprint civic uses; the
7 Choice Academy or what has been called the
8 Hamilton school building, and the Brentwood
9 Park.

10 The university itself as we think
11 of it consist of two zones. We have the
12 residential zone which is shown to you in the
13 slide in green. The blue indicates the C-M-1
14 zones that are also property zoned by the
15 university.

16 As Fred mentioned earlier, our
17 campus includes an elementary and secondary
18 school called the Clerc Center. That's the
19 northern third of the campus, about 30 acres.
20 Then the remainder of that major portion of
21 our property is the university proper.

22 I should mention to you all --

1 I'll just step back for a moment. I should
2 mention to you that you see two parcels of
3 property west of 6th Street that's located
4 within the market area, the Union Market area.
5 Those properties are not considered a part of
6 the plan. They are not academic uses and they
7 are within the C-M-1 zone.

8 We want to share with you some of
9 the ideas for that 6th Street corridor is they
10 help formulate our thinking about the plan as
11 part of full disclosure of what we're thinking
12 of as we plan the campus.

13 Currently the campus really in
14 many ways is isolated from the city as Fred
15 Weiner mentioned. The campus is bordered by
16 major thoroughfares on all sides. We have a
17 large security -- well, really more ornamental
18 fence but tall enough really that for security
19 purposes.

20 As the transition in the
21 neighborhood takes hold we see new efforts to
22 begin to take the fence down in essence and

1 connect to the community.

2 In addition to that, on the campus
3 we've had really small number, three or four,
4 campus spaces that are separated and among
5 themselves so we have separation on the campus
6 as well. Those reflect the general uses of
7 the campus to the south, the administration.
8 The middle of the campus is the academic heart
9 and the housing to the north.

10 Also looking at the campus and its
11 existing conditions you see here our analysis.
12 We have about a third of our buildings ranking
13 in the good to fair -- I'm sorry, good to
14 excellent range. About a third of the
15 buildings are considered in fair condition.

16 Then the red you see here are in
17 poor condition, the remaining third. Much of
18 what the plan is about is either renovating or
19 replacing those buildings on the lower end of
20 the scale.

21 What we wanted to do as we went
22 and looked at the plan is take a very broad

1 look not only at the heart of the campus but
2 the edge of the campus. As I mentioned, we
3 began the process by looking at the outer
4 edges of the campus with a week-long Urban
5 Land Institute endeavor that engaged over 60
6 stakeholders from state agencies, neighbors,
7 and neighboring businesses, as well as
8 stakeholders on campus.

9 Essentially what they came up with
10 you see in red, recommendations for
11 development along our campus edge. That has
12 given way to many of the ideas that we see on
13 the campus.

14 Essentially the concept for the
15 campus, as you saw before, with three or four
16 disconnected spaces on campus. Now what we
17 have are creating, as you see in the orange on
18 the screen, new buildings which will act as
19 linkages to separate campus spaces.

20 Instead of a north/south
21 organization, we now have shifted our
22 pedestrian organization east/west focusing

1 most of our attention to the Union Market area
2 as we see that as really a vibrant anchor to
3 the campus.

4 Essentially the campus breaks down
5 into three phases. We have about \$400 million
6 worth of construction that we're anticipating
7 and that plays out over three phases and I'll
8 just share those phases with you here.

9 The first few phases, the very
10 first one being -- a project in phase 1 is the
11 Ballard and Fay House. These are the projects
12 that we're looking to repurpose from office to
13 residential uses for students. You can see an
14 existing on the left and the concept for
15 student living on the right.

16 I won't go into the plans because
17 of a shortage of time but really looking at
18 repurposing office space into residential
19 uses, both shared uses and private bedrooms
20 for both houses.

21 Also in that first phase is the
22 development of what you see here which is

1 student housing on the MSSD campus. This is
2 a federally funded project looking at a new
3 campus of a collection of buildings on that
4 secondary school campus.

5 Phase 2 is the development of a
6 new gateway at the corner of 6th Avenue and
7 Florida creating a new pedestrian entryway
8 that you see here giving a view into the
9 historic portion of the campus. We also looked
10 at in that portion of the campus building a
11 new Learning Commons next door to the historic
12 college hall.

13 Then, finally, in phase 3 the
14 larger portion, or the more ambitious project,
15 is the new academic building on the mall
16 replacing an old outdated ELI Building which
17 is now an office building now with the new
18 academic building for new STEM programs. And
19 some improvements to campus spaces along with
20 that project such as the Kendall Court seen
21 here. There is a parking lot becoming a new
22 pedestrian plaza.

1 Then, finally, at the end of the
2 plan we are anticipating the removal of the
3 Merrill Learning Center which is currently a
4 library. It was replacing the earlier project
5 I shared with you. The Learning Commons now
6 becomes a major gather area in the heart of
7 the campus.

8 That's a brief walk around the
9 campus and concludes our presentation of the
10 campus. I'll turn it over to Nicole White for
11 transportation.

12 MS. WHITE: Good evening,
13 Commissioners. My name is Nicole White and
14 I'm a principal with Symmetra Design. Our
15 firm prepared a transportation study in
16 conjunction with the campus plan. As part of
17 the process we met with DDOT early on to
18 conduct scoping. We submitted a
19 transportation study 45 days in advance of the
20 Zoning Commission hearing.

21 Then we sat down and met with DDOT
22 and received some preliminary feedback. Based

1 on that feedback we updated our report and
2 that is the report that is included in the
3 prehearing statement that you have before you.

4 After receiving DDOT's November
5 19th report, we've made some additional
6 updates and there are a few pages and a
7 revised CIS which we've submitted into the
8 record this evening so you should have that in
9 front of you this evening.

10 Also we submitted on November 23rd
11 a revised technical appendix that was in
12 response to some of DDOT's comments about
13 providing some additional documentation about
14 assumptions that we made.

15 In the interest of time you've
16 already seen a figure similar to this so I'll
17 just skip the location. I don't know that
18 you've seen a figure like this but the
19 university does have four vehicular gates to
20 the campus and there is a 24-hour gate located
21 on Florida Avenue across from H Street.

22 The other remaining gates are open

1 6:00 a.m. to 6:00 p.m. There is a pedestrian-
2 only gate located on Florida Avenue almost
3 across from 7th Street.

4 Mr. Bauman mentioned a new
5 pedestrian access at the corner of Florida
6 Avenue and 6th Street. The university is also
7 looking for a new pedestrian access point at
8 the corner of West Virginia and Florida
9 Avenue.

10 The Florida Avenue 6th Street
11 entrance would obviously improve connectivity
12 to the Metrorail station and the West Virginia
13 Florida Avenue pedestrian entrance would
14 improve connectivity to a growing housing
15 population that is located to the south and
16 east of the university.

17 I'll skip the images that you've
18 already seen here which are the illustrative
19 access point at 6th and Florida Avenue. I
20 will note you've seen this campus but the
21 campus is very walkable. You can see there is
22 about a five-minute walk from the campus

1 dormitory area to the campus core and also to
2 the athletic facilities.

3 This image shows a survey of the
4 bicycle facilities on campus. The university
5 has 251 bike racks on campus and we did a
6 survey and found that bikes were parked in
7 only about 41 of the spaces. I think because
8 the campus is so walkable there's more of a
9 demand for walking and less for using a bike.

10 There is also a Bike Share
11 location on campus located at the entrance.
12 During the month of October there were about
13 450 transactions at that location. Just to
14 give you a point of reference, the highest
15 Bike Share location in the city has about
16 6,000 transactions in a month and the lowest
17 has fewer than 10 per month.

18 As part of the university's future
19 bike plan, the university plans to install new
20 bike racks at underserved locations on campus
21 including the Kellogg Conference Center. The
22 top image shows a grid style bike rack.

1 The bottom left image shows the
2 inverted U-style bike rack which is preferred
3 by DDOT. The university will phase in the
4 upgrade of bike racks as they make
5 improvements on campus.

6 The university conducted a
7 transportation survey to determine how
8 students, faculty, and staff arrive to campus.
9 A couple of the key statistics that I'll point
10 out to you is in the table on the left.

11 Only 4 percent of students arrive
12 to campus by personal vehicle so most are able
13 to walk to campus because they live on campus
14 or take a commuter bus or the university has
15 a shuttle system. For faculty staff 69
16 percent drove to campus.

17 We counted traffic at study area
18 intersections and also at each of the four
19 campus gates. We found that there were 375
20 peak-hour trips during the morning, 428 peak-
21 hour trips during the evening. You can see
22 also the map shows the distribution of traffic

1 going into each of the gates. Then the
2 Florida Avenue 8th Street we show the highest
3 percentage of traffic which is the main campus
4 gate.

5 Mr. Bauman outlined expected
6 growth for students which would be between 1
7 percent and 3 percent. Because only 4 percent
8 of students drive to campus, we are not
9 expecting a big increase in traffic so we're
10 looking at an increase of approximately 11
11 percent; 42 during the a.m. peak hour and 48
12 during the p.m. peak hour.

13 Mr. Bauman also outlined a number
14 of the development plans that are underway in
15 the area including NoMA and the Florida Avenue
16 Market study. We included all of this
17 development in our traffic analysis and DDOT
18 was kind enough to provide us with some
19 analysis background information that we used.

20 NoMA is planning to provide about
21 700,000 square feet of mixed-use development
22 and the Florida Avenue Market study area has

1 development of about 1 million square feet so
2 that is included in our traffic analysis.

3 This shows the study area
4 intersections that we looked at and all of the
5 study area intersections currently operate at
6 acceptable levels of service with the
7 exception of the Penn Street/Brentwood Parkway
8 intersection which is a level of service E
9 today during both the a.m. and p.m. peak
10 hours.

11 In the future with NoMA and other
12 background projects, not including the campus
13 plan, there are a few changes to intersection
14 level of service. The orange circles show the
15 four intersections that have a change,
16 although all intersections would continue to
17 operate at acceptable levels, again, except
18 for the Penn Street and Brentwood Parkway
19 intersection.

20 With campus plan growth all of the
21 intersections would, again, operate at
22 acceptable levels of service. There would be

1 one decrease to the levels of service at the
2 West Virginia gate.

3 The university has an existing
4 parking supply of 1,588 spaces. We conducted
5 parking occupancy surveys back in April and
6 found that 63 percent, or a maximum of 67
7 percent of the parking spaces, were occupied
8 during the peak time of the day which was
9 about 2:00 p.m. We found that was an exiting
10 demand of 1,060 spaces.

11 The existing parking supply of
12 1,588 spaces includes an overflow lot and you
13 can see that highlighted. Maybe it doesn't
14 show as clearly here but on the PowerPoint
15 handout there's an orange across --

16 Thank you, Mr. Bauman.

17 That has 207 overflow parking
18 spaces and is part of the 6th Street PUD plan
19 which is not part of this plan before you
20 today. Those spaces would be eliminated and
21 a few other spaces on campus as a result of
22 landscaping improvement. The new supply would

1 be 1,367 spaces. DDOT is supportive of this
2 reduction in parking and we've showed that the
3 projected parking demand could be accommodated
4 within that parking supply.

5 I noted earlier that we provided
6 an updated transportation study to DDOT in
7 response to their comments about loading
8 management. The image you see on the screen
9 shows trucks that are 50 foot or larger making
10 a right turn out of the main Florida Avenue
11 gate.

12 As they turn right they would
13 encroach slightly upon the opposing lane of
14 traffic. We've developed a plan to address
15 the 50-foot trucks. Let me first note that
16 the vast majority of deliveries to the
17 university are made in trucks that are 30 feet
18 or smaller. During the limited times such as
19 construction activities trucks would be
20 directed to use the West Virginia Avenue gate
21 primarily.

22 Is my time up or should I

1 continue?

2 CHAIRMAN HOOD: You can keep
3 going.

4 MS. WHITE: Okay. They would be
5 encouraged to use the West Virginia Avenue
6 gate. They could make a left turn out of the
7 Florida Avenue gate. There is also a 24/7
8 security presence that's located. You can see
9 there's a curb that's --

10 Can you point to that?

11 There's a security gate that's
12 right there. If there is ever a need for a
13 large truck to make a right turn out, then
14 that security personnel can assist with those
15 right turns out.

16 The university has outlined a very
17 robust transportation demand management plan.
18 The DDOT report notes that it is appropriate
19 given the amount of traffic that the project
20 is expected to generate.

21 I just highlighted a few of the
22 noteworthy plans including Live Near Your Work

1 Program where there's \$120,000 to \$180,000
2 grant that the university has to provide
3 assistance to staff who live near their home.

4 Then the next page shows some of
5 the additional projects that the university
6 will undertake including additional bicycle
7 racks and enhanced telework program.

8 In conclusion, the campus is
9 expected to generate a very small amount of
10 traffic as a result of expected growth. We're
11 looking at 11 percent increase in the existing
12 campus traffic. Our analysis indicates that
13 there would be no adverse impact as a result
14 of the campus plan that we've outlined today.

15 The total parking supply may be
16 reduced from 1,588 to approximately 1,381
17 spaces. The projected parking demand can be
18 accommodated within this parking supply.

19 Then, finally, the university has outlined a
20 very robust TDM program and will adhere to
21 DDOT suggestions to monitor the success of the
22 program every two years.

1 MR. COLLINS: That concludes our
2 presentation. We are available for questions.

3
4 CHAIRMAN HOOD: I want to thank
5 you for the presentation. I think the
6 presentation was very well done. In looking
7 over this material I only have one problem
8 with it. The only problem was I kept looking
9 for Dr. George Boyd's name.

10 Dr. Boyd, as you all know -- if
11 you heard me at the beginning, I asked was
12 there any opposition. A lot of nights my
13 colleagues and I sit down here with campus
14 plans and, believe me, I don't even ask that
15 question because I already there's opposition.

16 Dr. George Boyd -- I was in
17 attendance when he got his honorary doctorate
18 degree from Gallaudet -- was one of the ones
19 who helped -- I believe founded the Gallaudet
20 Coordinating Council. He told me the story of
21 -- now he's deceased.

22 I think even the former mayor

1 Marion Barry when he comes down, he gives us
2 the history. Sometimes we've got to know
3 where we've been so we know where we're going.
4 Dr. Boyd, as we like to call him, we
5 appreciate Gallaudet for doing that.

6 Dr. Boyd was one of the ones along
7 with some others, Ms. Johnson, and others who
8 have now gone on who helped mitigate some of
9 those issues. I remember them telling me the
10 story, "Let's go beyond those gates and see
11 what they're doing over at the university."

12 These support letters you have
13 from the ANC didn't start just with these
14 three ANC's. It started under Dr. Boyd and
15 those who came long before them. Just because
16 he's -- just think, and I said this before,
17 that's a major accomplish to put a committee
18 or a working group in place like that that
19 works along with the college and makes it
20 easier.

21 It makes Gallaudet's life a lot
22 easier when it comes in front of us. I think

1 those are points that should not be forgotten.
2 Anthony Hood won't be here all the time to
3 bring up Dr. Boyd's name. I did this the last
4 time Gallaudet was here. I think to me that's
5 very important.

6 Dr. Boyd with the Coordinating
7 Council. I remember him telling me, "Let's go
8 beyond those gates and see what they're doing
9 over there." I think for those who know them
10 knows that some of the reason and the major
11 reason that you don't have any opposition or,
12 at least, no one came forward and you have all
13 the support is because of the efforts of him
14 and those who came long before some of the
15 groups who came down.

16 I just wanted to put that out
17 there. I think the presentation was good.
18 That's the only problem I had is that even
19 though he's not here, his family is not here,
20 is that we don't remember people like that who
21 helped us, who tread the way, made the way.

22 I tell you, it's going to be more

1 important when I hear you talking about
2 talking down the gate and looking at some of
3 this fantastic design that I see. I know it's
4 not final but some of those efforts are going
5 to really come into play.

6 You're going to find that you're
7 going to have to go back to the Coordinating
8 Council and those people. I don't even know
9 who is over the Coordinating Council anymore
10 but I'm sure I can find out. I can just tell
11 you for me I kind of searched high and low in
12 all these documents.

13 Maybe you all can tell me. I was
14 looking for his name because I know the work
15 that he's put in and how he's labored. Other
16 than that, that is my soap box for that. Let
17 me go to my colleagues.

18 Any questions, Commissioners? No
19 questions?

20 Commissioner May.

21 COMMISSIONER MAY: You mentioned,
22 Mr. Chairman, the opening of the gate. I was

1 actually interested in hearing more about the
2 plans to open up the campus. The gate at the
3 corner of 6th and Florida is a very big move
4 obviously and is a tremendous improvement
5 visually and in terms of access, but I would
6 like to hear more about the plan to open up
7 the campus more because right now it's
8 surrounded by a lot of fencing.

9 MR. BAUMAN: I'll go ahead and
10 respond to that, Commissioner May. If I might
11 just search for an image that would be a good
12 talking image. Phase 1, phase 2.

13 One of the things -- this is I
14 would have to say probably the most exciting
15 parts of the plan for us. If you were to look
16 at -- the plan in our mind really has two
17 components and they are shown succinctly on
18 this plan.

19 No. 5 is a building area that
20 we've identified as mixed-use development that
21 flanks an entry point. You see a diagonal
22 entry point here and development there that is

1 mixed-used development. Ground floor
2 development planking that entryway would be
3 retail.

4 There would be some university
5 uses. We see this as a really exciting place
6 where mixed use of what we call the innovation
7 lab which would be an area where innovators,
8 sort of an incubator space, could begin to
9 take hold integrating students and our
10 research initiatives as well as those
11 initiatives in the District.

12 We see also locating student
13 housing, graduate student housing so it would
14 be apartment style housing, is a possibility
15 for that site. We also see the second part of
16 it is this piece here and that is the library,
17 or what we are now calling the Learning
18 Common.

19 If you look at what we have now,
20 arguably not the most welcoming front gate to
21 the campus. It's an old used car sales lot
22 becoming something more to the effect of

1 development flanking a view into the historic
2 part of the campus and the library beyond.

3 You're right in that we haven't
4 really worked out much details beyond kind of
5 that general concept of surrounding the gate
6 really creating a gate that is more about
7 activity than it is about creating a monument.

8 The plan purposely looks at
9 creating a space on the corner that would be
10 given over to public space as opposed to just
11 creating a defensive kind of gate. I think
12 philosophically that is what we are trying to
13 do is bring people onto the campus as well as
14 students going off of the campus.

15 That idea originally here probably
16 more richly put in the sketch by ULI is
17 bringing people in here in that development
18 sort of bookended by that entry point. Also
19 looking at potentially -- they had originally
20 looked at development down on the corner of
21 Florida and West Virginia.

22 We've actually ended up in the

1 next 10 years anticipating an entry point and
2 eventually development there. Those are major
3 areas of entry there. There is an entry at
4 6th and Florida and then development along
5 that edge of the campus.

6 COMMISSIONER MAY: So the idea of
7 opening things up a bit more, I mean,
8 obviously opening up the corner is a big move
9 but is there thought of creating more entry
10 points around the entire parameter to make it
11 more accessible to the neighbors or is that
12 going to stay more or less as it is except on
13 the south side?

14 MR. BAUMAN: Right. There
15 absolutely is. In fact, if you -- so we've
16 talked so far mostly about the west side which
17 is linking up with the market area. On the
18 residential side what we are looking at is one
19 potential use. Again, not just entry to the
20 campus but an additional on-campus use serving
21 the community. That is a project that I did
22 not go into much detail about.

1 This building pad here is in
2 addition to our field house which would be a
3 recreation facility that we imagine really
4 operating in a way that is open to the
5 community so that would become a community
6 asset. Right now we don't have enough
7 facilities so that there's recreational in
8 addition to athletics for that building.

9 Just to make even the numbers
10 pencil out and to kind of create the linkages
11 with the community we want to, we see that as
12 a private/public kind of partnership
13 developing that and very much a focus of the
14 Trinidad users in that project.

15 One thing that we have often
16 contemplated but is not in the plan for the
17 next 10 years but is in the longer-range
18 concept is the fact that this road you see
19 entering campus may someday continue through
20 campus.

21 Interestingly enough near Trinidad
22 that links to Penn Street to the east and then

1 also Penn Street to the west. That is a
2 longer-term kind of development that, of
3 course, it's not in the plan now but that
4 would be a much larger sort of structural
5 change to the campus that we're considering.

6 COMMISSIONER MAY: Okay. Thanks.

7 I did want to point out one thing.
8 It shows up in the ULI plan but I thin, it's
9 also in the large document which was the
10 master plan executive summary.

11 That parcel of land at the top
12 that's labeled federal parkland is actually
13 federal land but it's actually controlled by
14 the District of Columbia and it's used by D.C.
15 Water, as opposed to the facility next door
16 which is parkland and under control of the
17 Park Service.

18 It may not be an important point
19 but you always want to know who to talk to
20 about a particular parcel of land. That's
21 D.C. Water.

22 MR. BAUMAN: We appreciate that.

1 Thank you.

2 COMMISSIONER MAY: I'm curious and
3 now I just have one question about the traffic
4 and transportation presentation, the level of
5 service E at Brentwood and Penn, which I find
6 very puzzling. As far as I recall, that is
7 not actually a controlled intersection. Why
8 does that have failing levels of service?
9 Just because it's so hard to come out of Penn?

10 MS. WHITE: Yes, it is the Penn
11 approach. It's not failing but it's a level
12 of service E, yes.

13 COMMISSIONER MAY: Well, I'm
14 sorry. Yes. Just because you've got
15 everybody flying down Brentwood and it's hard
16 to pull out from Penn. Is that what it is?

17 MS. WHITE: Yeah, just because of
18 the level of traffic. I will note that in the
19 Florida Avenue plan there is a suggestion to
20 have two lanes on Penn Street. That wasn't
21 included as part of our analysis but it's
22 obviously something that the planners are

1 thinking about long-term future.

2 COMMISSIONER MAY: Right. It's
3 still hard for me to imagine that it actually
4 approaches a level of service E, unless my
5 perception of what is a level of service E is
6 wrong, because every time I've ever been
7 through there, and it's all times of the night
8 and day, it's never been -- there's never been
9 a problem with that intersection but I never
10 approach it off of Penn. It's always on
11 Brentwood and you can still just go right
12 through.

13 MS. WHITE: Right. The delay is
14 to the minor approach.

15 COMMISSIONER MAY: Okay. I don't
16 really have any other questions.

17 CHAIRMAN HOOD: I haven't asked
18 the level of service question in so long.
19 What is E again, acceptable? What is E? I've
20 forgotten.

21 MS. WHITE: In accordance with
22 DDOT guidelines E is not technically

1 acceptable. I believe D is the threshold.

2 CHAIRMAN HOOD: D is acceptable.

3 E is --

4 MS. WHITE: I'm looking to DDOT
5 and Jamie is shaking his head yes. D is the
6 acceptable threshold in accordance with DDOT
7 guidelines. Obviously in urban areas there
8 are -- it's an understanding that sometimes
9 conditions are less than D.

10 CHAIRMAN HOOD: Okay. I'm sorry I
11 even asked.

12 Any other questions?

13 VICE CHAIR COHEN: Yes, please.

14 CHAIRMAN HOOD: Okay.

15 VICE CHAIR COHEN: Thank you, Mr.
16 Chairman.

17 I'm presuming that your internal
18 workshops included the student body. Is that
19 correct?

20 MR. BAUMAN: Absolutely they did.
21 In fact, we had eight workshops. They were
22 all structured as open to all of the campus.

1 Three of them were heavily attended. In fact,
2 one was really promoted by students themselves
3 and focused on student life for the campus.

4 VICE CHAIR COHEN: Thank you. The
5 Ballard House and Fay House, they have to go
6 before the Historic Preservation and Review
7 Board. Is that correct?

8 MR. BAUMAN: That's correct.

9 VICE CHAIR COHEN: Have you
10 started that process?

11 MR. BAUMAN: We are preparing
12 those documents as we speak. This was our
13 first step. We wanted to make it through this
14 step first and then it is in our timeline and
15 we're preparing those documents now.

16 VICE CHAIR COHEN: What year was
17 that whole enclosure, the gate, put up? Is
18 that an original gate from Olmsted days or was
19 that added subsequent?

20 MR. BAUMAN: The fence around the
21 campus was originally a lower stone fence that
22 was really about retention of level of earth.

1 Then it was later following -- there were
2 decorative gates but there were no fences per
3 se but the fences -- our understanding of
4 fences went up in the late 1960s, '68 I
5 believe.

6 VICE CHAIR COHEN: When the
7 Kellogg Center is being used does the garage
8 nearby fill up if the Kellogg Center is at its
9 maximum usage?

10 MS. WHITE: We saw occupancy
11 levels of about 90 percent, I think, during
12 certain time periods when there was conference
13 activity.

14 VICE CHAIR COHEN: And I'm curious
15 about the geo-thermal wells. Can you explain
16 the whole history of the geo-thermal wells
17 because that has been very helpful to you.

18 MR. BAUMAN: Yes. We are very
19 excited about it. It was part of the
20 development of our newest dorm affectionately
21 known as LLRH6 which has 175 beds in it. What
22 led us in that direction was obviously for the

1 benefit of the sustainability of the system.

2 On our campus we didn't want -- we
3 have a central loop system so we have a
4 central plant producing steam and chilled
5 water on a central loop. There are parts of
6 that system where the distribution system is
7 constrained for any new development.

8 It immediately kicked off the
9 question of how do you provide air
10 conditioning and hot water to the building.
11 We started looking at the efficiencies of geo-
12 thermal. It's a proven way now to condition
13 space. We certainly have this space on the
14 campus.

15 It's about three to five-year pay
16 back considering what portions of your system
17 you might have to replace anyway. It
18 certainly made financial sense. It makes
19 environmental sense. Aesthetically it makes
20 a lot of sense as well because on a campus you
21 don't really have the back of a building. You
22 have four fronts to a building.

1 On all fronts we were led to
2 creating the well field which sits in the
3 Olmsted Green which is the heart of the
4 campus, the historic part of the campus, but
5 that has since been brought back to its
6 original condition.

7 VICE CHAIR COHEN: So when was the
8 -- I'm sorry. When was the geo-thermal added?

9 MR. BAUMAN: It was just completed
10 as of September we turned it on.

11 VICE CHAIR COHEN: Was that --
12 again, it's curiosity. Was that very
13 expensive?

14 MR. BAUMAN: I think the field
15 itself was \$1.7. It was D.C. bond funded
16 project along with the dorm itself. It was
17 about \$1.7 million project.

18 VICE CHAIR COHEN: Thank you very
19 much. Appreciate that.

20 CHAIRMAN HOOD: Commissioner
21 Miller.

22 COMMISSIONER MILLER: Thank you,

1 Mr. Chairman.

2 Let me commend Gallaudet for a
3 very complete and very attractive campus plan,
4 particularly, as other people have mentioned,
5 the pedestrian gateway, the Olmsted entrance
6 that you are creating at 6th and Florida, the
7 restoration of the Olsted Green inside the
8 campus.

9 I think those connections with the
10 surrounding community and internally will be
11 a great improvement. Also let me commend you
12 -- I know it's in a later phase but you
13 mentioned the recreational facility that will
14 be added that would be open to the community.
15 I think that is also very important.

16 Let me just ask a couple
17 questions. On transportation DDOT had asked
18 for clarification and maybe you brought it in
19 your most recent submission, but on the 7th
20 and Florida entrance whether or not it's
21 intended to be used for vehicular access. Can
22 you clarify that question?

1 MS. WHITE: The university plans
2 to maintain it as a pedestrian access point.

3 COMMISSIONER MILLER: Okay. Good.
4 And your current usage of vehicles by faculty
5 and staff I think I read somewhere -- I don't
6 have it right in front of me at the moment --
7 I thought it was like 69 percent and you are
8 going to be implementing all these
9 transportation demand measures and mitigation
10 measures.

11 Is there a goal to reach -- to
12 keep it the same or a goal to actually try to
13 get that down to a certain percentage by some
14 point in the future?

15 MS. WHITE: I think that's a
16 really good question. We actually -- the
17 Washington Metropolitan Area Transit Authority
18 has a development related ridership big book
19 that we transportation engineers use to look
20 at the mode share for different projects and
21 land uses within the District.

22 We looked at that to see where the

1 university should be if we look at comparable
2 office buildings or something and consider
3 employees there. I don't have the number in
4 front of me but I do know the university had
5 higher transit usage than what we saw with
6 that WMATA study.

7 That being said, I think the
8 university's approach with this very robust
9 TDM that they're proposing with 30 different
10 measures is to try to reduce it with the
11 number of different strategies so not just
12 maybe focused on the use of the Metrorail, but
13 also we had a sit-down discussion with some
14 staff that said just having private shower
15 facilities so we can have cover as we take a
16 shower would certainly help in encouraging us
17 to ride our bike to work.

18 Those are the type of ideas that
19 came out of this sit-down discussion. I think
20 as the university works toward its monitoring
21 plan, you know, they can work to better
22 establish specific goals based on the type of

1 transportation.

2 COMMISSIONER MILLER: I would
3 think it would be helpful to have kind of an
4 internal goal. Not necessarily one imposed by
5 us or DDOT. I wasn't suggesting that but DDOT
6 might. I would suggest that it would be good
7 to know where you're starting from and where
8 you're trying to get to since you are doing
9 all these measures to try to improve.

10 MS. WHITE: Right. I think you
11 are exactly right. We do have the starting
12 point and your point taken about where we are
13 going. It was just because we were already
14 lower than WMATA averages indicated. We just
15 didn't come up with that percentage.

16 COMMISSIONER MILLER: I'm glad
17 that you're taking advantage of the living
18 area work program, that \$120,000 grant from
19 the D.C. Office of Planning. Can you describe
20 how that is being used or how many employees
21 or staff are actually -- how is that helping -
22 people live near their work? I'm just

1 curious.

2 MR. WEINER: Sure. We are working
3 in partnership with the D.C. Office of
4 Planning in these efforts so we actually match
5 the funds. They gave us \$60,000 and Gallaudet
6 put forth \$60,000 as well. Any employee is
7 eligible if they decide to move one-and-a-half
8 miles with in the university or close to any
9 transit or metro station.

10 If you move closer to the
11 university, you can get \$12,000 assistance
12 with housing funds. If you live further but
13 within the Metro station you get \$6,000. They
14 are also eligible for other housing assistance
15 programs within D.C.

16 Actually, when we started the
17 program we had to have a lot of redrawing
18 because we only had 10 slots and we had 20
19 people sign up. So far we've had six people
20 already purchase homes in less than a year and
21 others are continuing their search for their
22 own homes. It was a very popular effort.

1 If I could, I would like to
2 introduce to you one person in the audience
3 who is a member of our Gallaudet staff council
4 who lives in Trinidad. He actually was a
5 recipient of the loan. This is Mr. Bruce
6 Peters. He's here with us.

7 It is a loan act, actually, but
8 it's forgiven after five years on a reduction
9 scale so after five years you don't have to
10 pay back the loan.

11 COMMISSIONER MILLER: That's
12 great. Office of Planning in its report in
13 addition to commenting on the Live Near Your
14 Work Program that you are taking advantage of
15 suggested that to further encourage the use of
16 transit by faculty and staff they were
17 recommending that Gallaudet make pre-tax
18 transit benefits available to its employees.
19 Is that under consideration or is that being
20 done? What are the plans in regard to that?Th

21 MR. BAUMAN: That is something
22 that we are considering. I would say it's

1 inconclusive at the moment. Being an
2 institution it's one of those kinds of
3 decisions that's got to get taken up quite a
4 few layers of vetting but it's definitely
5 something that was part of our conversation in
6 the process.

7 COMMISSIONER MILLER: Okay. I
8 just had one other question, Mr. Chairman, on
9 the population and the student enrollment cap.
10 I realize that you have aspirational goal to
11 increase the number of students to a certain
12 level as part of your strategic plan.

13 I'm wondering whether or not the
14 university really needs to increase the
15 student enrollment cap to the level that it's
16 requesting in the campus plan which is like
17 627 more students than the actual count right
18 now or almost 40 percent more than the current
19 actual count right now because even your own
20 projection is that it would be only 1 to 3
21 percent, only 30 percent.

22 I'm just wondering whether you

1 really do need to have the enrollment cap at
2 that level or you're just hoping that you will
3 be able to reset the strategic plan role.

4 MR. BAUMAN: You know, we really
5 don't -- like I mentioned before, I don't
6 think Gallaudet sees itself as a growth
7 institution. I think what we would like to do
8 is allow ourselves the kind of flexibility
9 that additional cap offers us.

10 I really don't know that it's
11 something that we would really push back hard
12 on if that cap itself were challenged. It is
13 certainly something that we would be open to
14 looking at the limitations. Our enrollment
15 traditionally doesn't really grow much beyond
16 that 1 to 1.5 percent.

17 If you look back in history it
18 doesn't really do that. I will say the reason
19 why we've looked out for that additional 3
20 percent growth is our strategic plan has
21 called for as many as 3,000 student
22 enrollment. The percentage of those students

1 which are actually on-line learners, you know,
2 our on-line audience is within that number as
3 well.

4 Our ability to predict that is a
5 little bit difficult to actually do so we were
6 buying more flexibility with that. It really
7 isn't I don't think a hard number that we're
8 pressing for.

9 COMMISSIONER MILLER: Just finally
10 on the Bay and -- not the Bay, the Ballard and
11 Fay Houses.

12 MR. BAUMAN: Yes. I have that
13 same problem.

14 COMMISSIONER MILLER: How many
15 students would be in those renovated
16 buildings?

17 MR. BAUMAN: The highest I would
18 say is 10. We just recently in 2009 we came
19 before you with further processing for the
20 third house on Faculty Road, Denison House.
21 That has 10 students in it.

22 The other two houses are

1 essentially the same size but we are going to
2 increase the size of the quarters for faculty
3 so I would imagine we are going to have maybe
4 eight students in each one so total beds for
5 18 students.

6 COMMISSIONER MILLER: I just want
7 to commend you again on the overall campus
8 plan concept and, as the Chairman did and the
9 Vice Chair, commend you on the internal and
10 external outreach that you've done with the
11 community to get the support that you've
12 gotten today.

13 MR. BAUMAN: Thank you very much.

14 CHAIRMAN HOOD: Along those same
15 lines, I'm just curious. Typically we campus
16 plans. We've gotten into some other things,
17 15. I think we've got one case 20. Mr.
18 Collins, how come you didn't maybe ask for 15?
19 I'm just curious.

20 MR. COLLINS: I'm sorry. I
21 didn't --

22 CHAIRMAN HOOD: Things are going

1 so well over at Gallaudet with the campus plan
2 how come you didn't ask for 15?

3 MR. COLLINS: I'm sorry, 15? I
4 didn't year the first --

5 CHAIRMAN HOOD: Fifteen years.
6 I'm sorry, 15 years.

7 MR. COLLINS: We were -- because
8 the board of trustees were going through the
9 approval process for a 10-year plan. By the
10 time we got the plan in that stage, that's
11 what we had to go through -- I mean, to go
12 forward with.

13 CHAIRMAN HOOD: So they must like
14 coming down to see the Zoning Commission every
15 two years.

16 MR. COLLINS: At the risk of
17 alienating you, they were not thinking about
18 the Zoning Commission so much. They were
19 thinking about their internal process.

20 CHAIRMAN HOOD: Okay. All right.
21 I just tried to throw them something there.

22 MR. COLLINS: I appreciate it.

1 CHAIRMAN HOOD: Let me ask, Ms.
2 White, I'm looking at the site access plan and
3 see what's going on there in the future. I
4 kept flipping back and forth and I'm sure my
5 colleagues will thank you for doing that two-
6 sided.

7 MS. WHITE: Yes. Of course.

8 CHAIRMAN HOOD: There's not much
9 change in the access plan, is it, or am I
10 missing something? It doesn't look like
11 anything changed.

12 MS. WHITE: The change is to the
13 addition of the two new pedestrian gates, the
14 green circles.

15 CHAIRMAN HOOD: Okay. Oh, okay.
16 Off of Florida Avenue. Okay.

17 MS. WHITE: Yes.

18 CHAIRMAN HOOD: Okay. All right.
19 If it was a snake, it would have bit me.
20 Okay. Thank you. That's really all that I
21 have. Again, I just want to commend you for
22 the outreach and also for the presentation,

1 other than what I said earlier about Dr. Boyd.
2 I'm still looking for his name.

3 Anyway, any other questions up
4 here? Okay. Do we have anyone representing
5 any of the ANCs? So we will not have any
6 cross-examination.

7 Let's go to the Office of
8 Planning's report, Mr. Mordfin and Ms.
9 Chamberlin or Mr. Henson. Ms. Chamberlin.

10 So we'll do Office of Planning
11 report and DDOT report at the same time.

12 MR. MORDFIN: OP supports their
13 request for a new campus plan as it finds it
14 to be in conformance with the criteria for the
15 granting of a special exception for colleges
16 and universities.

17 Also, OP supports their request
18 for further processing for the Fay and Ballard
19 Houses to convert them from administrative to
20 residential use as proposed by the new campus
21 plan. No expansion of these buildings is
22 proposed and exterior alterations would

1 require approval from HPRB and OP supports
2 those further processing requests.

3 OP also supports the request that
4 the Commission retain jurisdiction and review
5 the entire application as one. That was done
6 previously because both of the uses of the
7 private school on the north side of the campus
8 and the university are located on the same
9 property.

10 Commission review of the private
11 school would include the locations of future
12 buildings and further processing would be
13 required before these buildings could be
14 constructed, the same as for a college or
15 university.

16 Therefore, OP recommends the
17 Commission approve the application subject to
18 the conditions contained within the report.
19 Thank you.

20 MS. CHAMBERLIN: Good evening,
21 Commissioners. As mentioned, Gallaudet is
22 only proposing a small student increase

1 without any faculty increases. With that,
2 DDOT expects minimal traffic impacts resulting
3 from this proposal. We did have some concerns
4 that were already discussed in our report
5 submitted last week.

6 We received some supplemental
7 information from the applicant Friday evening
8 which is currently under review, although
9 preliminary analysis shows it's still missing
10 some of the items that we've requested and
11 we'll still work with the applicant to get
12 that information.

13 Specifically in terms of the
14 loading, we didn't get any information on the
15 Brentwood Parkway entrance and why that can't
16 be used or shouldn't be used for their loading
17 plan.

18 We fully support their desire to
19 increase pedestrian access to their campus.
20 With that we have requested some pedestrian
21 analysis which will also help support. As we
22 mentioned, we are doing a study and a plan for

1 Florida Avenue. Specifically, I would note
2 there are no sidewalks on West Virginia Avenue
3 along their property which leads into the
4 pedestrian gate which is currently very well
5 used.

6 Answering Commissioner's May
7 question about the Penn Street level of
8 service, level of service analysis for
9 signalized and unsignalized intersections
10 there is a different threshold. At an
11 unsignalized intersection when it's E it's not
12 as bad as what an E would be for a signalized
13 intersection. I guess overall we support the
14 plan.

15 CHAIRMAN HOOD: Okay. Thank you
16 Office of Planning and DDOT, Ms. Chamberlin
17 and Mr. Mordfin.

18 Commissioners, any questions of
19 either one of those bodies?

20 Commissioner May.

21 COMMISSIONER MAY: Actually it has
22 less to do with the campus plan than the

1 streets that surround it. These are DDOT
2 questions. I'm wondering what the future
3 holds for Florida Avenue and for 6th Street
4 because both of those streets have significant
5 issues.

6 I really fail to understand
7 Florida Avenue because it's fairly constrained
8 at the eastern end and then it widens out to
9 three lanes -- three travel lanes in each
10 direction.

11 Then it narrows again once it
12 intersects with New York Avenue so you wind up
13 with that wide open freeway that is only
14 controlled by the fact that it's the location
15 of the city's first traffic camera, or speed
16 camera. Right? One of the very first ones.
17 But it still seems like a very unsafe
18 environment. The houses are very close to the
19 street and there are travel lanes all the way
20 across.

21 I just don't understand why we
22 need that many travel lanes through that

1 section. Wouldn't it be a safer street if it
2 were narrower and the sidewalks were broader
3 and there was parking and things like that?

4 MS. CHAMBERLIN: That's exactly
5 what we're looking at in our Florida Avenue
6 study. It's traffic calming, like you said,
7 and the sidewalks. One of the concerns that
8 we were hoping Gallaudet would have looked at
9 was just the sidewalk widths right there.
10 They are pretty narrow. It's probably not
11 ADA. There's fixtures in the middle.

12 COMMISSIONER MAY: Poles with
13 speed cameras on them.

14 MS. CHAMBERLIN: And lights.

15 COMMISSIONER MAY: Yes, right.

16 MS. CHAMBERLIN: Just regular
17 street lights. That's what the main goals,
18 needs, and purpose for the Florida Avenue
19 study is going to be. It's going to be
20 essentially traffic calming, looking at how we
21 can narrow down those lanes and add to the
22 sidewalks.

1 COMMISSIONER MAY: Okay. That's
2 good to know. What's the horizon for those
3 kinds of improvements? Are we talking about
4 10 years out or 20 years out?

5 MS. CHAMBERLIN: Hopefully not
6 that far. The planning study starts next year
7 so once the planning is done and then it would
8 have a conceptual design and then it would go
9 through our regular federal funding process.
10 It could be five to seven years.

11 COMMISSIONER MAY: Okay, five to
12 seven years. Even that is hopeful. I've been
13 looking at it that way for 30 some years and
14 it's been that way probably a lot longer than
15 that.

16 What about 6th Street? I mean,
17 that whole area is changing quite a bit and
18 6th Street is not very well maintained so the
19 road service isn't very good. It's also not
20 a pedestrian friendly street.

21 I would love to imagine that it's
22 going to become that at some point in the

1 future but it's so wide and it's used for
2 back-in parking and things like that. I mean,
3 is there a plan that's going to change?

4 MS. CHAMBERLIN: We don't have
5 specific plans for that but Gallaudet actually
6 plans on doing some major changes on 6th
7 Street which hopefully we can work together
8 and incorporate.

9 COMMISSIONER MAY: I mean, that
10 will affect the sidewalk and the streetscape
11 so those things will become friendlier but I'm
12 thinking about even the width of 6th Street.

13 It is easily four travel lanes and
14 two parking lanes and one of those parking
15 lanes may even be a back-in parking lane. I
16 mean, there's no thought on your part to
17 examine the future of that as just the
18 cartway?

19 MR. HENSON: Jamie Henson from
20 DDOT. So we don't have a 6th Street study in
21 mind but I do think that we are very able to
22 work with what will amount to a series of

1 potential applicants, Gallaudet as well as
2 other players in the market area to figure out
3 how that might work.

4 It's not abnormal for DDOT to work
5 with various applicants of different types to
6 figure out how to change our infrastructure.
7 I would absolutely agree that's an area where
8 we actually have more infrastructure than we
9 probably need.

10 That said, it served a purpose at
11 one time. I will also defer a little bit to
12 our colleagues at the Office of Planning who
13 did a small area study. I'm not familiar with
14 the details.

15 I'm not sure how that addressed it
16 but we would like to work within the framework
17 of what OP had imagined, as well as what the
18 future needs are going to be. I don't think
19 anybody presumes that's going to be the type
20 of market that needs enormous trucks coming in
21 and out on a daily basis.

22 COMMISSIONER MAY: Well, if they

1 are I wouldn't imagine it would be on one of
2 the more thoroughfare types of streets like
3 6th Street.

4 MR. HENSON: I would assume that
5 it would need to be something connecting to
6 Penn Street out to New York Avenue where the
7 access would need to be.

8 COMMISSIONER MAY: Right. Okay.
9 Well, it just seems to me that given that
10 we're seeing in this plan potential
11 development, street friendly development along
12 6th Street, plus the prospect of a PUD of a
13 site that they own across 6th Street, it's
14 time to start thinking about what we imagine
15 6th Street might be. Maybe OP has imagined
16 what it will be.

17 Anyone from OP want to tell us
18 what you guys thought about 6th Street if you
19 happen to recall from that plan?

20 MR. LAWSON: I -- sorry, Joel
21 Lawson with the Office of Planning. I don't
22 recall the specifics for 6th Street in the

1 plan. The plan was dealing more with land use
2 issues.

3 It probably touched on
4 transportation issues and the need for better
5 pedestrian access and friendlier pedestrian
6 environment and better connections to
7 surrounding neighborhoods. I don't remember
8 that the plan called for specific sort of
9 large-scale changes to 6th Street but I can't
10 say that for sure. We would be happy to get
11 that.

12 MS. WHITE: I'd be happy to speak
13 to that if you don't mind.

14 MR. LAWSON: Oh, you know.
15 Excellent.

16 MS. WHITE: On page 86 of our
17 transportation study we outline some of the
18 conceptual plans that are mentioned in that.
19 Along 6th Street it outlines traffic calming
20 measures such as on-street parking on both
21 sides of the street, providing a landscape
22 median, and constructing five-foot bicycle

1 lanes in both directions.

2 COMMISSIONER MAY: Okay. Even
3 with that it seems like there's width to do
4 that and then still have just a whole lot of
5 travel lanes that may not be necessary. I
6 would just encourage as we anticipate further
7 processings related to the campus plan, or as
8 we anticipate a PUD coming in, it would be
9 good to get ahead of that in our thinking.

10 MR. BAUMAN: If I may,
11 Commissioner, just jump in real quick just to
12 add speaking on behalf of the university I
13 think we didn't talk much about our thoughts
14 about 6th Street, of which we have many, and
15 figured we hold that for another time.

16 One of the things that I think we
17 may have mentioned here in the past is that
18 pedestrian safety to us at Gallaudet is
19 particularly important. We have -- we've been
20 doing a lot of studies in the area about
21 really creative ways to really narrow that
22 right-of-way in a way that gives over to the

1 pedestrian realm what we feel is safe and
2 ultimately more engaging for the area.

3 As we look at creating crosswalks
4 across to what will become a pretty
5 extraordinary part of the city, we really want
6 to encourage just a more pedestrian friendly
7 way of being and following what we've
8 developed at the university some
9 recommendations around how to design urban
10 spaces for access and mobility. Really people
11 with a whole variety of physical and cognitive
12 abilities should be taken into account along
13 6th Street.

14 COMMISSIONER MAY: Thanks. I
15 guess I assumed that you would be particularly
16 sensitive to the pedestrian needs immediately
17 off campus so I'm glad to hear --

18 MR. BAUMAN: We are. So it's not
19 only 6th Street we're interested in. We are
20 extremely delighted about the possibility of
21 narrowing Florida Avenue and improving that
22 pedestrian way as well.

1 COMMISSIONER MAY: All right.

2 Great. Thanks.

3 COMMISSIONER MILLER: Just to
4 follow up on the pedestrian safety and access
5 issue, does the Applicant have any reaction to
6 DDOT's recommendation to construct the missing
7 sidewalk along Gallaudet's property on West
8 Virginia Avenue and Corcoran Street in order
9 to improve pedestrian safety access and
10 mobility?

11 MR. COLLINS: I just would like to
12 respond to that if I may. The distance that
13 represents is six-tenths of a mile along West
14 Virginia Avenue and Corcoran Street with no
15 access points into the university campus
16 except for one which is the West Virginia
17 Avenue gate which aligns generally with Penn
18 Street.

19 I believe there is a crosswalk
20 there to cross on the other side. There is a
21 sidewalk along the east side of West Virginia
22 Avenue that provides for pedestrian access up

1 and down West Virginia.

2 On the west side there's no place
3 to go into the campus. There's no campus
4 entries. It's not like an office building
5 with ground floor retail with doors every 40
6 feet that you would go into. There's just no
7 way to get in except for that one point.

8 Plus it's a very narrow public
9 space along the west side of West Virginia.
10 There's no -- there's a narrow area devoted to
11 sidewalk and there's no area devoted to what
12 is called parking which is there in between
13 the sidewalk and the property line.

14 The property line sits six to
15 eight feet off the curb at that location near
16 trees. There are trees interspersed in there.
17 There is a very small area if a sidewalk was
18 to be put there. I guess first and foremost
19 there is nothing in this plan that would
20 suggest that the university need to put in a
21 sidewalk for its own use.

22 It's not the same as what is in

1 there in the plan -- I'm sorry, the report of
2 the Office of Planning -- the Department of
3 Transportation when they say -- on page 5 of
4 their report it says, "In accordance with
5 District policy and practice any substantial
6 new building development or renovation is
7 expected to rehabilitate streetscape
8 infrastructure between the curb and the
9 property line.

10 That's not what this campus plan
11 represents. We're not doing any major
12 development on West Virginia Avenue so, for
13 that reason, it's a budget issue. It's a
14 physical constraint issue. It's a need issue.
15 It's a number of things with regard to the
16 university.

17 COMMISSIONER MILLER: Thank you.

18 CHAIRMAN HOOD: Any other
19 questions?

20 COMMISSIONER MAY: Actually, I
21 have a follow-up on that.

22 Right now I recall there being

1 some portions of that strip along West
2 Virginia Avenue where actually that public
3 space is used as a walking path. Is there
4 not? I mean, isn't there kind of a social
5 trail through some portions of it where people
6 cross anyway?

7 MR. COLLINS: I think if you look
8 and see you might see that but it's not in
9 conjunction with the university use because --

10 COMMISSIONER MAY: I wasn't
11 suggesting that. I'm just talking about use
12 of the public way.

13 MR. COLLINS: The public might use
14 that but it's not associated with the
15 university.

16 COMMISSIONER MAY: Right. Well, I
17 mean, perhaps as the campus starts to open up
18 more and there are more openings in it that
19 there certainly will be a need to have those
20 kinds of --

21 MR. COLLINS: Sure. We will look
22 at that at that time.

1 COMMISSIONER MAY: Yeah. All
2 right. Thanks.

3 CHAIRMAN HOOD: I've heard it up
4 here twice. Is that something we want to look
5 at now? We're talking about a 10-year plan.
6 I tried to give them 15 but they didn't want
7 it.

8 COMMISSIONER MAY: Well, this plan
9 does include the recreation building on West
10 Virginia. Where does that fall under the
11 implementation?

12 MR. BAUMAN: That's in the third
13 phase so it would be one of the latter
14 projects.

15 COMMISSIONER MAY: I mean, does it
16 make sense for creation of a public sidewalk
17 there somehow? Does it make sense that it be
18 done in conjunction with that particular
19 development?

20 MR. BAUMAN: I certainly think it
21 would make sense to look at it at that point.
22 You know, at some point we want to think about

1 as it services the Trinidad there would be
2 obviously a crosswalk in that area. I think
3 that is when it would make perfect sense to
4 start considering that development for the
5 sidewalk.

6 CHAIRMAN HOOD: I guess we will --

7 COMMISSIONER MAY: That's within
8 the window of this plan.

9 CHAIRMAN HOOD: That's what I'm
10 saying.

11 COMMISSIONER MAY: I mean, I
12 guess --

13 CHAIRMAN HOOD: Do we want to ask
14 them to revisit it and look at it now?
15 Commissioner Miller brings up a good point.

16 COMMISSIONER MAY: It would make
17 sense to me.

18 CHAIRMAN HOOD: We're just asking
19 you to look at it now and we'll deliberate on
20 whatever you come back with.

21 MR. COLLINS: I'm sorry, Mr.
22 Chairman. Would it make sense for the

1 university to look at that in conjunction with
2 a further processing for any development that
3 would occur on that side of the campus?

4 CHAIRMAN HOOD: Is the -- what's
5 on that side?

6 COMMISSIONER MILLER: Next to the
7 field house.

8 CHAIRMAN HOOD: So can we do that
9 during further processing? I'm just trying to
10 see do we want --

11 COMMISSIONER MAY: I certainly
12 think it makes sense to deal with the
13 specifics of it during further processing, but
14 I think that in terms of what we approve in
15 the campus plan there should be a statement
16 for -- you know, I'll still be here but it
17 would be helpful if there -- who knows what
18 other commissioners will be here. We'll want
19 to have a reminder that is something that
20 should be taken up.

21 CHAIRMAN HOOD: I think so.
22 Anyway, as we get ready to deliberate and I

1 don't know if we want to do that tonight. I
2 think we have some things that DDOT or Office
3 of Planning that is still outstanding. We
4 still have some outstanding issues.

5 Is it DDOT? I'm sorry. I knew it
6 was somebody that had some outstanding issues.
7 Okay. I guess if we can mention it in the
8 campus plan and then we'll look at in further
9 processing.

10 Any more questions of DDOT, Office
11 of Planning, or the Applicant? Any further
12 questions? Does the Applicant have any cross-
13 examination of either DDOT or the Applicant?

14 MR. COLLINS: No, sir.

15 CHAIRMAN HOOD: Okay. Let me go
16 to report of other government agencies. There
17 was mention of the police department's report
18 in which I think they found no impacts from
19 the plan as proposed. Did I miss any?

20 Also the report of the Advisory
21 Neighborhood Commissions. We don't have
22 anyone from 5B, 6A, and 6C present tonight

1 but, again, we have letters. Exhibit 22 from
2 ANC-6C, Exhibit 25 from ANC-5B, Exhibit 28
3 from ANC-6A.

4 Also we have a letter from Mr.
5 Paul Pascal who has done a lot of work dealing
6 with the Union Market and gave us his views.
7 All letters of support. Not only support but
8 many, many accolades of how Gallaudet
9 University has been a good neighbor.

10 Again, that does not fall on deaf
11 ears from this commission. All letters are in
12 support. Even the individuals are in support.
13 I think he was talking about his work when he
14 was the president of the Capitol City Market
15 Association that was active after the New Town
16 Act was passed which is located right near the
17 Gallaudet University campus.

18 Organization and persons in
19 support. I have one person who I'm going to
20 call forward. Her name is Janna Dibiase. You
21 can come forward.

22 Is there anyone else who would

1 like to testify in support? Hopefully I
2 didn't mess her name up.

3 MS. DIBIASE: Should I give my two
4 cards to the reporter?

5 CHAIRMAN HOOD: Yes.

6 Hopefully I did not mess her name
7 up.

8 Is there anyone else who would
9 like to testify in support?

10 Okay. You may begin. Introduce
11 yourself and you may begin.

12 MS. DIBIASE: Yes, hello. I'm
13 Janna Dibiase. You mentioned address. Should
14 I give you my address?

15 CHAIRMAN HOOD: Do you go to
16 Gallaudet?

17 MS. DIBIASE: Yes. I'm a
18 Gallaudet student presently. I'm actually in
19 my fourth year now so I'm a senior at
20 Gallaudet University. Hello and good evening
21 to everyone.

22 Really I just wanted to comment

1 briefly. This is now my fourth year so I've
2 seen a lot of changes on the campus, a lot of
3 improvements. We have our new building, the
4 SLCC, and the new dorm, LLRH.

5 Then each of the dorms actually
6 have had some renovations for all of them.
7 It's just a lot more enthusiasm on campus.
8 Some of the organizations and clubs really
9 enjoying spending our time there.

10 We've seen student input in all of
11 this process so the fact that the university
12 has asked for students to get involved has
13 been great. I mean, this really makes us
14 proud of what's happening there. Our ideas
15 can be seen in fruition and what they're
16 doing.

17 They are actually listening to us
18 which is great. The enthusiasm for this whole
19 campus project and having the Union Market
20 open and having us get out there with the
21 community. Even on H Street there's a lot
22 more collaborative efforts.

1 Students are there and a friend of
2 mine is here. She has her internship on H
3 Street which is incredible. I can't imagine
4 what 10 years from now will look like for the
5 next students at Gallaudet. It's wonderful.

6 It's a long way from home for a
7 lot of us but we really believe that all this
8 will make it feel so much more like a home
9 away from home for all the students with the
10 improvements that are coming. I'm really
11 happy that you seem to be in support of this
12 and we look forward to all the new changes
13 that will come.

14 CHAIRMAN HOOD: How do we know we
15 are in support of this? I wonder how she
16 knows that?

17 MS. DIBIASE: Well, I keep hearing
18 the word support and it just looks like you're
19 supportive.

20 CHAIRMAN HOOD: Okay. I want to
21 thank you for your testimony. Very well done.

22 Commissioners, any questions?

1 Thank you very much for coming.

2 Any cross-examination?

3 MS. DIBIASE: Thank you.

4 CHAIRMAN HOOD: Thank you very
5 much for coming down. We appreciate it.

6 MS. DIBIASE: Thank you.

7 CHAIRMAN HOOD: Do I have anyone
8 here in opposition? Not seeing anyone, let's
9 go to rebuttal if we have any and closing. I
10 don't know if we have much rebuttal but
11 closing, Mr. Collins.

12 MR. COLLINS: Well, in terms of
13 rebuttal and closing, there is some mention
14 about some outstanding DDOT issues. Perhaps
15 we could address them now.

16 CHAIRMAN HOOD: Was it something
17 we were looking for later, Mr. Henson, or do
18 you think you could address it now if you have
19 the answers or something you need in writing
20 or you need to examine?

21 MS. CHAMBERLIN: I think
22 specifically the loading plan. We are still

1 under review and we had asked that all the
2 different access points be analyzed and they
3 only submitted the West Virginia Avenue
4 access.

5 It seems like according to them
6 most of the delivery is occurring close to and
7 right off of the Brentwood Parkway access so
8 why isn't that their main delivery? What they
9 showed us, obviously our safety team hasn't
10 had enough time to take a look at but I'm not
11 sure we're okay with the plan on H Street just
12 having a security guard come out when needed.

13 CHAIRMAN HOOD: Okay. I guess the
14 question about trying to get through it
15 tonight is a no-go. Obviously the DDOT team
16 needs to look at it.

17 Is there anything else that we can
18 tell them, Ms. Chamberlin?

19 MS. CHAMBERLIN: We had asked for
20 a pedestrian review analysis.

21 MR. COLLINS: In terms of
22 pedestrian review analysis we can answer that

1 issue right now if we can.

2 CHAIRMAN HOOD: Let me ask this.
3 Does another team have to look at it or do you
4 all look at it? Has it already been provided
5 orally now or should they just compact that
6 with the other report?

7 MS. CHAMBERLIN: I would be
8 interested in seeing what information they
9 have.

10 CHAIRMAN HOOD: Right now?

11 MS. CHAMBERLIN: Yes.

12 CHAIRMAN HOOD: Okay.

13 MR. HENSON: More specifically,
14 what we want to make sure happens is that
15 there are appropriate facilities to allow
16 their students, both existing as well as
17 feature in the growth, to get to and from the
18 Metro station.

19 That is actually the biggest issue
20 that we have on the ped side. We want to make
21 sure that there are good facilities that will
22 allow Gallaudet students to travel to and from

1 their campus safely on the facilities. We
2 want to know what's out there. Is it
3 appropriate, is it not. What is the impact
4 and what needs to be mitigated.

5 CHAIRMAN HOOD: So is it okay for
6 him to do the pedestrian piece now?

7 MR. HENSON: If they have it.

8 CHAIRMAN HOOD: Okay. If you
9 have. Do you have it? Is it ready?

10 MR. BAUMAN: We have not prepared
11 a detailed analysis between the campus and the
12 Metro station as I believe that's what DDOT is
13 requesting. When we embarked on the campus
14 plan we were really analyzing the campus
15 itself and those entry points that Nicole and
16 Symmetra has spoken to.

17 I will say that Gallaudet is
18 absolutely committed to participating in
19 future studies in those areas to help provide
20 whatever we can. We are very excited to be a
21 part of that. Planning processes that have
22 taken place around our campus historically

1 we've always gotten very involved in.

2 We were heavily involved in the
3 small area plan. We've been heavily involved
4 in some analysis around the Metro station. We
5 very much want to be a part of that. We know
6 there's studies coming forth around the
7 Florida Avenue as well as 6th Street.

8 Those are all things we would very
9 much like to be part of but felt like up to
10 now looking at that area did not necessarily
11 -- we didn't have the resources to go that far
12 off campus as part of this analysis but very
13 much look forward to being part of that as
14 those chances and studies come forward.

15 CHAIRMAN HOOD: Okay. Why don't
16 we do this. There's still some more things
17 that are still outstanding from DDOT from what
18 we talked about. Why don't you all just work
19 together.

20 I don't think it's a major show
21 stopper but why don't you all get together and
22 then we'll -- let me take that back. I hope

1 it's not a major show stopper. Why don't you
2 all get together and then we'll come back and
3 we'll do that at our decision. We'll come up
4 with some dates.

5 Mr. Collins, are you clear on what
6 they're looking for?

7 MR. COLLINS: Well, the loading
8 plan for all access point and the explanation
9 that Mr. Bauman just gave.

10 CHAIRMAN HOOD: Was Mr. Bauman's
11 explanation, Ms. Chamberlin, sufficient?

12 MS. CHAMBERLIN: Would you repeat
13 that? I'm sorry.

14 CHAIRMAN HOOD: Was Mr. Bauman's
15 explanation sufficient?

16 MS. CHAMBERLIN: No, could you
17 repeat the explanation. Sorry.

18 MR. BAUMAN: I have a habit of
19 talking too much so I'll try to shorten it
20 down. Essentially, you know, Gallaudet has
21 had a history of working in conjunction with
22 city agencies, with neighbors in planning

1 studies around the campus. We really feel
2 like we've demonstrated that we very much are
3 interested in the public realm.

4 Like I mentioned earlier, we have
5 some very specific and important needs around
6 pedestrian safety, around pedestrian
7 experience. Not only safety but the quality
8 of the neighborhood, the pedestrian realm,
9 which is so important to that quality really
10 is what draws students to our campus.

11 It's part of our most important
12 goal which is to attract more students and
13 top-quality students to the neighborhood.
14 It's a value we support and we felt that this
15 plan did not include the detailed analysis of
16 those areas around the campus primarily
17 because it was not really part of the campus
18 plan itself.

19 Given our resources that we have
20 to expend on the study, that was not initially
21 part of it. We very much look forward to
22 being an active participant and working very

1 closely with both Office of Planning and DDOT
2 in that area, as well as other developers in
3 the process.

4 MS. CHAMBERLIN: I appreciate
5 that. I think the request is what we normally
6 do for all applicants at a minimum. What we
7 had discussed in previous meetings we want to
8 know are the facilities surrounding the site
9 adequate. Are they up to ADA and current DDOT
10 standards. That was one thing we had asked.

11 Were all the curb ramps along
12 those intersections going into the campus,
13 what is the status of those? That is
14 something that we had requested at a minimum.
15 Obviously what we would have also like to have
16 known is what are the pedestrian desires for
17 the students.

18 Given that Florida Avenue is
19 narrow and the student population, what our
20 pedestrian folks have told us, likes to walk
21 two abreast to be able to talk to each other.
22 Given the constraints of Florida Avenue that's

1 probably not happening so we were assuming
2 that the pedestrian desire line for students
3 to the Metro station is probably along M
4 Street.

5 Those are just things that we
6 would like to know better and have input.
7 Given the time constraints I think that would
8 be ideally what we would have liked to have
9 seen. At a minimum we just wanted to know
10 what are the conditions right around the
11 campus, the curb ramps, the crosswalks, etc.

12 CHAIRMAN HOOD: Okay. After
13 hearing that, why don't you all work on those
14 issues that are still outstanding. We will
15 come up with some dates and we will make a
16 decision.

17 MS. SCHELLIN: We'll have to shoot
18 for our second meeting in January since our
19 first meeting agenda is quite full. I think
20 we need to shoot for our second meeting to put
21 this case on. That being said, I think we can
22 allow three weeks for the Applicant to provide

1 its response which would be December 17th.

2 Then because of the holidays allow
3 until January 7th for DDOT to provide a
4 supplemental report if they choose to do so.
5 And draft findings of facts and conclusions of
6 law from the Applicant January 7th also. All
7 deadlines by 3:00 p.m. Then we'll put this on
8 for January 28th.

9 CHAIRMAN HOOD: Okay. Are we all
10 on the same page? Any questions? Okay.

11 With that I want to thank everyone
12 for your participation in this hearing.
13 Again, I congratulate or commend Gallaudet for
14 the work. As you have already heard us
15 express so many times prior, as the young lady
16 said, our support. Hopefully we can work out
17 those little kinks and we can move forward.
18 With that this hearing is adjourned.

19 (Whereupon, at 8:11 p.m. the
20 hearing was adjourned.)

21
22

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C E R T I F I C A T E

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In the matter of: Galludet University

Before: DC Zoning Commission

Date: 11-26-12

Place: Washington, DC

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Neal R Gross

Court Reporter

NEAL R. GROSS

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