GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: November 15, 2000

TO: District of Columbia Board of Zoning Adjustment

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Board of Zoning Adjustment Case No. 16555
Dumbarton Oaks Campus Plan

ATTACHMENTS:

1. Location Map
2. Statement of the Applicant
3. Old Georgetown Board Letter
4. ANC2E Letter

Dumbarton Oaks Campus Plan Staff Report

Summary

This report recommends pursuant to 11 DCMR Section 3104 and in accordance with Section 210 of the Zoning Regulations, that The Trustees for Harvard University be granted with conditions a special exception to amend the campus plan for Dumbarton Oaks. As further processing under the proposed campus plan, this report recommends that the applicant be granted with conditions a special exception for a proposed library, two gardener's buildings, additional parking and minor changes to existing buildings.

Outstanding Issues:

- Based on the criteria established in Section 210 should the campus plan and further processing be approved?
- How long should the campus plan be valid?

BZA Case No. 16555 Exhibit No. 65

Board of Zoning Adjustment
District of Columbia
CASE NO.16555
EXHIBIT NO.65

- Based on the concerns of ANC2E in their approval letter how should construction management be monitored?
- What traffic and parking demand management policies will be used to minimize impacts on the neighborhood?

Recommended Action:

- Approve the campus plan modification and further processing special exceptions.
- Approve the plan for a period of 10 years with a review at 4 years.
- Require communication of the construction schedule and practices to neighbors. Establish a point of contact for construction related concerns.
- Require a commitment to efforts to encourage ridesharing, transit, bicycle and pedestrian modes of transportation by employees, fellows, faculty and visitors.

Background

Dumbarton Oaks was established as part of Harvard University in 1941 and is used for the collection and study of pre-Columbian and Byzantine artifacts as well as the history of landscape architecture. The landscaped grounds and buildings are designated as a historic landmark and are open to the public for tours. In addition, the pre-Columbian and Byzantine collections are on display in the campus' museum. The remaining facilities on the campus support these functions. Board of Zoning Adjustment Appeal No. 568 approved the facility for the "use and study of the Works of Art and the Library" as an educational institution subject to the following conditions:

(a) There shall be no signs or displays other than a nameplate not exceeding one square foot in area bearing the name of the Association placed on this property at any time.

(b) The appellant shall make no enlargements to existing buildings nor erect any new building except with the approval of the Board upon the filing of a new appeal in the manner prescribed by the regulations. This order shall permit, however, on the property involved, the use of all existing structures for the educational features contemplated.

Records indicate that the campus has been modified three times since its establishment:

- BZA Order No. 4456 in 1956 to add a new second floor addition to the existing building on R Street to be used as a library.
- BZA Order No. 6232 in 1961 to add a new one-story museum wing and basement library wing.
- In 1976 an application to construct an underground library, after lengthy hearings, was withdrawn.
- BZA Order No. 14584 in 1987 to establish a campus plan and to allow the construction of an addition to the existing museum.

The campus plan, as approved for Dumbarton Oaks in BZA Order No. 14584 in 1987, had the following conditions:

1) The campus plan and new construction shall be in accordance with Exhibit No. 28 of the record.
2) There shall be no increase in the number of fellows, visitors, faculty, or staff as a result of the addition.

Plan Description

The campus is located at 1703 32nd Street, NW (Square 2155, Lot 812) and is bounded by S Street, 32nd Street and R Street on the South, Boys Club of Washington to the West, and Dumbarton Oaks Park and Montrose Park to the North. The site consists of approximately 16.25 acres, the majority of which is occupied by historic landscaped gardens.

Currently, the campus' biggest need is for a library facility. Its large collection of books, which grows yearly is scattered throughout the main building gradually overtaking available work and study spaces. The main focus of this campus plan is to address this need by building a new library. The selected location will displace an existing gardener's shed and garage that will be demolished and two new structures located in a vacant portion of the site will perform that function. The proposal will also prompt some changes in how existing buildings are used (see table below).

Building	Proposed Change
Main House	• Remove Library Functions
	• Enlarge Gift Shop
	• Increase Museum Storage
Proposed Library	• Consolidate Byzantine, Pre-Columbian & Landscape Library Collections
	• Offices for 25 Fellows, 2 Directors & Staff, & Library Staff (presently in Main House)
Proposed Tunnel	• Connect Main House to New Library, Shipping & Receiving (relocated to Director's Former House)
Director's Former House	• Convert Director's Former House to Fellows' Refectory, Shipping & Receiving
	• Remove Gardeners Service Staff
Greenhouse	• Restore & Waterproof Existing Floor
	• Install Central Chiller Plant in Basement
	• Relocate Cooling Towers from Bowling Green to North Side of the Greenhouse
Pithouse	• Restore Glass Roof
	• No Change of Use as a Greenhouse
Gardeners' Court	• New Garden Staff Office, Work & Equipment Storage (relocated from sheds on proposed library site)

Fellows' Building	• Replace Existing Service Shed • Remove Existing Fellows Dining Room & Kitchen • Convert Dining To Meeting & Kitchen to Residential Apartment
Gardeners' Cottage	• Convert Apartments to Office Use for Dumbarton Oaks Office of Facilities
Building Manager's Residence	• No Change

The plan proposes a net increase in Gross Floor Area of 55,910 square feet for the campus. The majority of this space will simply be used to provide more spacious accommodations for existing staff and fellows. The rest will provide more storage space and space for a small number of additional fellows (8-12).

Analysis

The proposed development will positively impact the quality of life on campus and provide needed additional space to the campus population. The buildings, as presented, are in conformance with the bulk, height and yard requirements of the R-1-B Zoning District. Therefore, the granting of this special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The locations and the proposed uses of the buildings will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

In regards to the special conditions of Section 210, the Office of Planning concurs with the detailed analysis provided in section VII of the applicant's statement (see Attachment 2). The plan proposed library and reorganization of space would not have a detrimental impact on noise, traffic, and number of students or other objectionable conditions. The campus is properly screened and landscaped to preclude adverse impacts on neighboring residential properties and the level of activity on the campus is very low. The proposed locations of new structures maintain the integrity of this historic property in accordance with the Comprehensive Plan (see historic review recommendation, Attachment 3).

Traffic and parking demands at the campus are currently managed by housing all fellows on-campus or very close (within 2 blocks) to the campus and encouraging staff to walk, bike, rideshare or take public transportation. By virtue of the campus' long frontage along S, R and 32nd Streets ample on-street parking is available for visitors and the current 47-space parking lot will be enlarged by 10 spaces. Though the plan calls for a small increase in number of fellows and staff, parking demand can be reduced by continued transportation management measures. The plan calls for a maximum of 25 fellows (students) with the total capacity of fellows and staff increasing from 131 to 139.

The proposed campus plan does not propose a change in the campus plan boundaries. The project is completely within the current campus boundaries. The impact of the

change on student enrollment, faculty and staff requirements, parking, and vehicular circulation is minimal. The proposed FAR is within the limits set in the R-1-B Zoning District. Therefore, this special exception application complies with the conditions of Campus Plan approvals identified in Section 210.

Other Agencies – Comments from the Department of Public Works, the Office of the Fire Marshall and the Metropolitan Police Department were solicited by the Office of Planning. No comments have been received from these agencies at the time of this report.

ANC's and Community Groups – ANC 2E supports the application based on a letter dated October 13, 2000 (see Attachment 4) with the condition that the ANC be informed of the construction schedule. The plans also have the support of the Old Georgetown Board, which forwarded a recommendation of approval. The Fine Arts Commission will hear it November 16, 2000.

Issues for Consideration

Based on the criteria established in Section 210 should the campus plan and further processing be approved?

After analysis of the proposed campus plan and the applicant's statement the Office of Planning recommends approval of the campus plan and further processing special exceptions.

How long should the campus plan be valid?

According to the Applicant's statement the Dumbarton Oaks plan covers a 10-year period. Since complete buildout of the proposed improvements may take seven years and contain several phases the Office of Planning those phases not securing a building in the first two years will come back to the Board for further processing.

Based on the concerns of ANC2E in their approval letter how should construction management be monitored?

As requested by ANC2E's approval letter the Office of Planning recommends the Board require communication of the construction schedule and practices to neighbors. In addition, Applicant should establish a point of contact for construction related concerns within the Dumbarton Oaks Office of Facilities.

What traffic and parking demand management policies will be used to minimize impacts on the neighborhood?

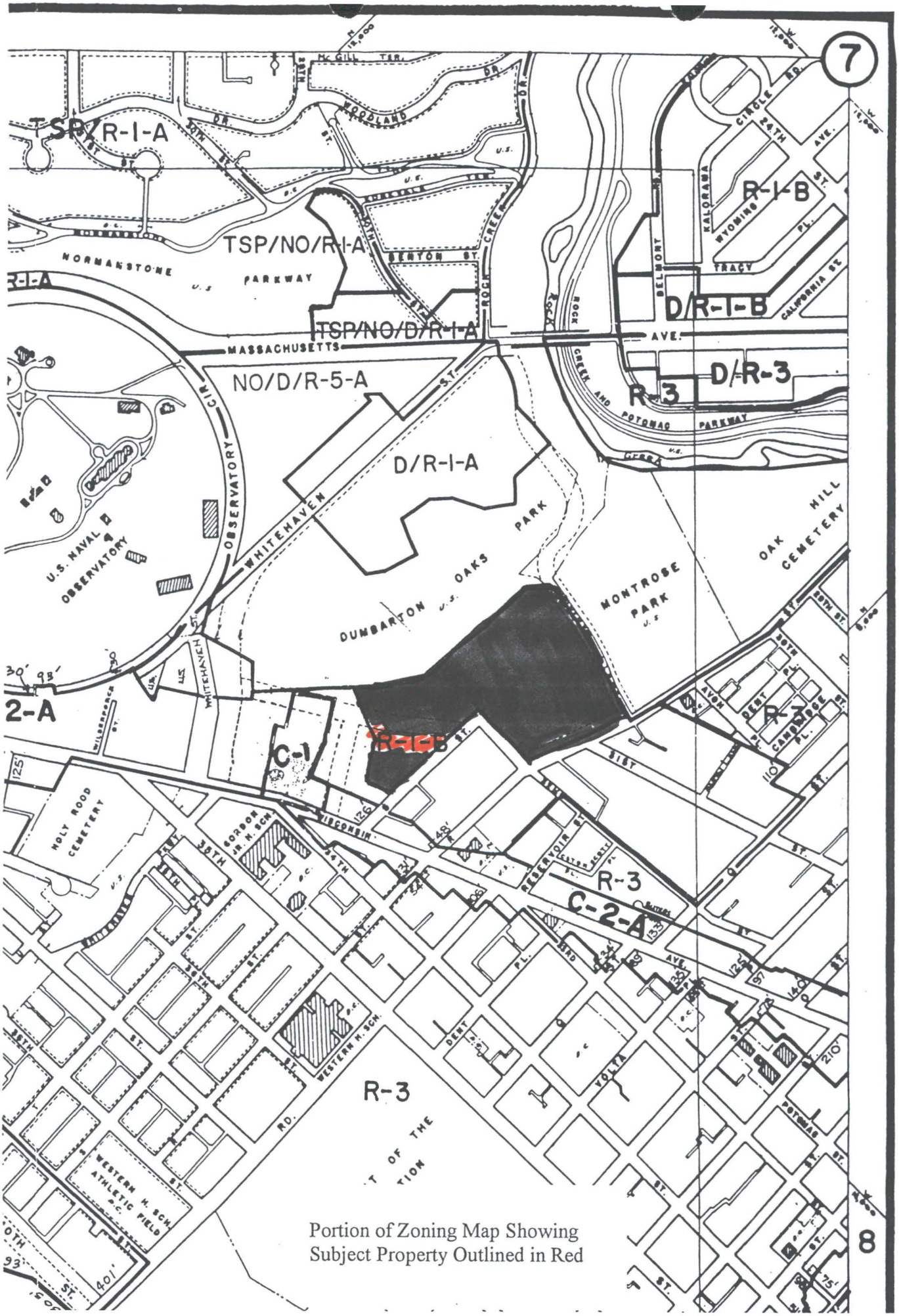
As discussed in the above analysis, though 10 additional parking spaces are proposed, there is a potential for parking demand exceeding supply. This is mitigated by the fact that many of the fellows and staff are housed within walking distance of the campus. The

Office of Planning recommends the Board require a continued commitment to efforts to encourage ridesharing, transit, bicycle and pedestrian modes of transportation by employees, fellows, faculty and visitors.

Recommendation

The Office of Planning recommends approval of BZA application 16555, requesting a special exception to permit a revised campus plan and further processing of the Dumbarton Oaks Library, which is entered into the record as Exhibit #8. The Office of Planning urges the Board to adopt the following conditions:

1. The property shall be developed in substantial conformance with the plans titled Dumbarton Oaks Library, prepared by Hartman-Cox Architects and dated September 14, 2000.
2. The campus plan shall be valid for a period of ten years.
3. The Applicant shall establish a method of communicating the construction schedule to the neighborhood and shall establish a point of contact for construction related concerns.
4. The applicant shall establish a program to encourage ridesharing, transit, bicycle and pedestrian modes of transportation by employees, fellows, faculty and visitors.



Portion of Zoning Map Showing
Subject Property Outlined in Red

Other minor proposed improvements primarily involve the reallocation of individual spaces between residential and office space and renovation of the various buildings. These proposed improvements are indicated on Sheets *West Property Plan with Proposed Changes, Main House First Floor Plan, Main House Second and Third Floor Plans, Main House Basement & Sub-Bsmt. Floor Plans, Director's Former Residence Plans & Sections, Gardeners' Cottage & Fellows' Building Plans* of Exhibit H.

In selecting the site for the new library and gardeners' court, the applicant has made significant efforts to minimize any potential impacts on the historical significance of the landscape of the subject property and upon adjacent property. In this process, the applicant has consulted with leading professional organizations, including the American Society of Landscape Architects, as well as with ANC 2E, the Old Georgetown Board, and numerous individuals.

Importantly, the University plans no significant increase in the number of students (fellows), faculty, or staff as a result of these proposed expansion and renovation projects. Instead, the University is simply proposing to alleviate existing overcrowded conditions and update aged mechanical systems.

VII.
APPLICANT COMPLIES WITH THE REQUIREMENTS OF SECTION 210

In all respects, the further processing application fully complies with Section 210 of the District of Columbia Zoning Regulations. The specific zoning requirements are addressed in detail below.

By way of background, the applicant's intensity of use of the subject property is extremely low. The students (fellows) who study at the site presently number 17 and will increase to no more than 20 by virtue of this application. In addition, there are presently 90 staff

on the site whose main responsibility is the maintenance of the grounds, buildings and museum works of the site. This number of personnel will not significantly increase as a result of this application.

A. Use is Located So That it is Not Likely to Become Objectionable to Neighboring Property (Subsection 210.2)

1. Noise

The proposed expansion projects, namely the library building and the two gardeners court buildings will be devoted to low intensity uses that are not likely to produce any objectionable amount of noise to neighboring property. The proposed expansion projects are not likely to result in any significant increase in the number of students (fellows), faculty, staff, or visitors utilizing the site. Furthermore, the library expansion site is located within the interior of this large property, with more than half of its gross floor area located below grade. The proposed gardeners' court expansion site, while located near the subject property's western border with the Boys Club of Washington, Jelleff Branch, abuts only a playing field on that neighboring nonresidential property. In all respects, the proposed design and use of the buildings will have no objectionable impact on neighboring property due to noise.

2. Traffic

The University plans to add approximately 10 additional spaces as part of the proposed expansion and renovation projects. These additional spaces would adjoin existing parking in the north-westernmost portion of the subject property as part of the gardeners' court construction. As above, the proposed expansion projects are not likely to result in any significant increase in the number of students (fellows), faculty, staff, or visitors utilizing

the site. In all respects, the renovation and expansion projects will have no objectionable impact in terms of traffic.

3. Number of Students or Other Objectionable Conditions

The project will result in no significant increase in number of students (fellows) and no other objectionable conditions. The applicant's current and proposed uses of the subject property are exceedingly low in intensity, essentially representing little more than one student (fellow) per acre on the subject property. Likewise, the physical plant additions herein requested for approval are very modest for a site of this overall size. As detailed below, including the proposed enlargements, the subject property will occupy less than 10 percent of the permitted density allowed in the R-1-B District. Likewise, whereas lot occupancy in this district is permitted to a maximum of 40%, the applicant, including proposed enlargements, will occupy less than 1% of the site.

B. Submission of a Plan for Developing the Campus as a Whole (Subsection 210.4)

Dumbarton Oaks is operating under an existing campus plan that was approved by the BZA in Order No. 14584. The drawings submitted herewith at Exhibit H constitute Dumbarton Oak's Campus Plan for the upcoming 10 years.

C. No Interim Use of Land is Proposed (Subsection 210.5)

No specific interim uses are requested as part of this application nor are there any currently contemplated.

D. No New Use Sought for Approved Site of Building Proposed to be Moved Off-Campus (Subsection 210.6)

Under the existing Zoning Regulations, a Campus Plan amendment is required when a proposed new building, approved under a Campus Plan but not yet built, is relocated outside the Campus Plan boundaries and a new use is proposed for the original approved site. Dumbarton Oaks does not seek approval for any new use of a previously approved building site, and thus complies with this section.

E. Compliance with the Policies of the District Elements of the Comprehensive Plan (Subsection 210.7)

The application herein presented appears to further many policies presented among the provisions of the Comprehensive Plan, especially the Preservation and Historic Features Element and the Ward 2 Plan.

Section 805.1 of the Plan states in relevant part that "every effort should be made to provide for the continued appropriate use of all historic properties ..." That section is followed by §805.2 which states that, "the distinguishing qualities or character of historic landscapes should be protected and enhanced."

Important to the efforts made here by the applicant, §805.8 of the Plan provides further that, "open space traditionally associated with privately owned historic properties, such as yards, gardens, and large estate grounds, should be retained whenever possible. If additional development is permitted, sufficient open space should be retained to protect the essential integrity of the particular historic property and its sense of setting."

Finally, §805.16 provides for compatible new construction for historic buildings within the District.

As part of the Ward 2 Plan of the Comprehensive Plan, §1319 addresses certain Certain objectives in support of preservation and historic features. Likewise, §1320(j), included

among Ward 2's actions in support of its preservation objectives, states, "open space traditionally associated with public and privately owned historic properties, such as yards, gardens, and large estate grounds, shall be retained whenever possible to protect the integrity of the property and its sense of setting."

As demonstrated by the enclosed architectural drawings, the applicant's demonstrated record of coordination with professional and neighborhood organizations, and approvals from ANC 2E and the Old Georgetown Board, the applicant submits that its proposed expansion and renovation projects comply with the relevant provisions of the Comprehensive Plan.

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

The computation of the FAR of proposed construction at the Dumbarton Oaks Campus and the FAR of the currently existing structures that will remain after the completion of new constructio0n are included in Sheet West Property Master Plan With Proposed Changes of Exhibit G. The existing total gross floor area of buildings on Lot 812 is approximately 62,646 square feet, for a total existing FAR of 0.09. If the proposed expansion and renovation projects are undertaken, the total gross floor area of buildings on Lot 812 will increase to approximately 90,996 square feet, for a new total FAR on the subject property of 0.13, far below the 1.8 maximum FAR prescribed in the R-5-B District.

G. Referral to the District of Columbia Office of Planning and the District of Columbia Department of Transportation (Subsection 210.9)

The Campus Plan application was referred to the Office of Planning and the Department of Public Works for their review and report. Representatives of the Applicant met with Office of Planning staff on October 24, 2000 to discuss this application. Representatives of the Applicant

also will be contacting the staff of the Department of Public Works to address any questions regarding the application.

VIII.
CONCLUSION

For the reasons set forth above, it is respectfully submitted that the Trustees for Harvard University has established that it is entitled to the requested special exception relief and that the relief may be granted in accordance with the requirements of the Zoning Regulations.

Respectfully submitted,

WILKES ARTIS, CHARTERED

By: _____
Norman M. Glasgow, Jr.

_____
Dennis R. Hughes

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REPORT OF THE OLD GEORGETOWN BOARD
to
THE COMMISSION OF FINE ARTS

16 November 2000

O.G. 00-253 HPA. 00-636	1703 32nd Street, NW Trustees for Harvard University Dumbarton Oaks Library building	Alterations and additions - conceptual

REPORT: The Old Georgetown Board reviewed the concept design for the proposed new library building for the Dumbarton Oaks campus at its meeting 5 October 2000. The Board made a site inspection on 27 October and reported its findings at its next public meeting on 2 November. The current concept design tucks the new library building into the hillside at the edge of the dell behind the Gardener's Cottage and to the west of the Service Court, at the intersection of 32nd and S Streets. The historic structures around the greenhouse Service Court, designed by McKim Mead and White between 1926 and 1929, will be retained, the Cool House becoming the entrance to the new library. The proposed structure is terraced along the slope of the existing dell, with minimum intrusion on the existing wooded landscaping. Two service structures, one a garage designed by Beatrix Farrand in 1924, the other a plant rest/storage facility and terrace designed by McKim Mead and White in 1926,

DRAFT

16 November 2000

will be demolished for the new building. Both Farrand and the McKim Mead and White firm considered these respective buildings expendable. From the site inspection, the Board members find these structures to be non-contributing to the historic district.

Additional structures are proposed for the service court behind the Fellows Building. The Board recommends the following Action:

RECOMMENDED ACTION: No objection to the general concept design for proposed new library building for the Dumbarton Oaks campus. No objection to the concept of the proposed demolition of the garage and the plant rest/storage facility, which are non-contributing elements to the historic district. File new submission of the development of the concept design, after further study of the masonry openings and terraces, for review by the Commission when ready.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Foxhall-MacArthur, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

October 13,2000

The Board of Zoning Adjustment
441 Fourth Street, Suite 210
Washington, DC 20001

RE: Application No. 16555, DUMBARTON OAKS

Madame Chairman and Members of the Board:

The following statement was approved by Advisory Neighborhood Commission 2E at its regularly scheduled, duly noticed public meeting of September 5, 2000, at which all commissioners were present.

Rarely does an ANC's advisory role in the stewardship of great places carry as much meaning as it does in the case of Dumbarton Oaks. The significance of this very special property, its history, its beauty, the many elements that make it a world-renown treasure, all are factors that we have been mindful of in assessing the proposal before us.

But Dumbarton Oaks is more that a product of its history; it is a living, working research institution and library. It was with the intent that the property fulfill its research library functions that it was deeded to the Trustees for Harvard University. In addition to carrying out its programs of research, Dumbarton Oaks regularly opens it world famous gardens and renowned museum galleries to the public.

Over the sixty years of its existence as a research organization, Dumbarton Oaks has continued to acquire significant numbers of volumes for its library. These acquisitions have filled the Dumbarton Oaks Mansion, pushing other research and administrative functions into ever-decreasing remaining space. The result is a 100%overutilization of space. The need for the construction of a new library and other improvements and renovations is unassailable.

In selection the site for the new library and the related new gardeners' service area, Dumbarton Oaks has followed a rigorous process of assessment of the historical significance of the landscape and the development of appropriate treatment recommendations. The Cultural Landscape Report process has been guided by some of the leading historic landscape practitioners in the United States. A collaborative process between the historical landscape and architectural and landscape design team has produced the proposal to site a new library between the wooded Dell and the McKim Meade White collection of buildings known as the Service Court.

Additionally, service functions are proposed to be relocated to an area behind the Fellows Building, where two small service buildings are to be constructed. As proposals have been developed, Dumbarton Oaks has consulted with leading professional organizations, including the American Society of Landscape Architects and the Garden Conservancy and numerous individuals. The resulting consensus is a rarity in the development of projects of this type, and Dumbarton Oaks and their consultants are to be applauded for their successful efforts in this regard also.

The proposal before us has met with almost universal support for its sensitivity to the historic landscape, appropriateness to its setting and quality of overall design. It is remarkable, given the previous criticism voiced by some opponents of previous proposals, that, according to press reports, these same former critics now speak so strongly in support of the current proposal.

COMMISSIONERS:

Scott Polk, District 1 Fran Goldstein, District 2 Peter Pulsifer, District 3 Barbara Zartman, District 4
Matt Payne, District 5 Bill Starrels, District 6 Mark Ryan, District 8

In weighing its position on this project, we have been helped by the quality and dedication of the individuals and professional consultants who are guiding this project. This begins with the Dumbarton Oaks Director, Edward L. Keenan, who demonstrates remarkable openness and transparency with regard to all the factors that are at play in developing the plans for the property. His stewardship is already resulting in improvements in the public places of Dumbarton Oaks, particularly in the coordination with the National Park Service for better integration for the gardens and park.

In weighing our position, we are helped by the exquisite care with which the design team of Hartman-Cox Architects and James Urban Landscape Associates have approached this project. We are reassured by the results of this collaborative process that only the finest and best approaches will be taken, sensitive to the previous work by Mildred Bliss, Beatrix Farrand and others who have had such an important hand in making Dumbarton Oaks what it is today. The thoroughness of the master planning process that has been undertaken, the care in selecting the most appropriate sensitivity in the plans that are being considered.

And the role that Mary Oehrlein (who has recused herself from all discussion of decision about the project before the Old Georgetown Board) will play in this project can only be reassuring. The known steadfastness of her commitment to the preservation of historic properties sets a standard that should serve this project well.

Dumbarton Oaks has stated a commitment to their responsibility to neighbors' concerns that arise during the construction process; the ANC's "Cooper Rules" have already been adopted as the minimum standards for operation of excavation and construction vehicles. Consultation has begun even as preliminary plans were being developed.

For all of these reasons the ANC makes its recommendation for this project, with the knowledge that required public bodies will review the project to assure that the very best practices are being planned for all of the elements of the project, but with great weight being given to the endorsement of the fundamental elements of the plan presented to the ANC.

To implement these conclusions the following motion was passed by a unanimous vote of the Commission:

> **ANC 2E greatly values the gardens, the museum collections, and scholarship at Dumbarton Oaks, which fully deserve their worldwide reputation for excellence. We applaud the goals of modernizing the facilities to better serve the public, of enhancing the value of the collections, and of broadening scholarship and fellowship within the institution. In the program represented in the West Property Master Plan, including the construction of a new library facility and service buildings, we believe Dumbarton Oaks has achieved the delicate and appropriate balance between preservation and modernization of its facilities and infrastructure.**
>
> **ANC 2E supports the approach embodied in the West Property Master Plan presented, including the construction of a library, the placement of cooling towers, the construction of two service buildings and parking improvements the Fellows Building, change of use to the current Director's Residence and Gardener's Cottage and the renovations and disabled accessibility changes within existing buildings.**
>
> **Because of neighborhood concern for truck traffic and disruption from excavations and other potential neighborhood impacts, ANC 2E recommends that the BZA require meetings with the community as represented by the ANC to gather community input and to inform the community as to developments in the project.**

Sincerely,

Peter Pulsifer

Peter Pulsifer
Chair, ANC 2E