GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE February 1, 2005

TO. District of Columbia Zoning Commission

THROUGH Ellen McCarthy, Interim Director OP
Jennifer Steingasser, AICP, Zoning Manager

FROM David J McGettigan, AICP

SUBJECT Zoning Commission Case No 04-32
Center for Hellenic Studies Campus Plan 2004-2014
3100 Whitehaven Street, NW

Summary

The Trustees for Harvard University seek approval of a campus plan for a university use, the Center for Hellenic Studies, in the D/R-1-A zone The use requires special exception approval by the Zoning Commission of a campus plan under §210 of the Zoning Regulations The major elements of the plan include

- The total campus area is 283,750 square feet on one lot (Square 2155, Lot 802) The campus plan does not propose to increase the boundaries of the campus
- The campus will house all of the 10-12 students/fellows on campus
- The existing campus contains, eleven structures totaling a gross floor area of 46,185 square feet The plan proposes 10,495 square feet in new additions The existing FAR of 0 16 will be increased to 0 20
- The overall parking will not be increased. The proposed additions will not increase the demand for parking or increase traffic

The applicant requests approval of the plan for a period of ten years

Recommended Action:
The Office of Planning (OP) recommends that the Campus Plan be **approved**

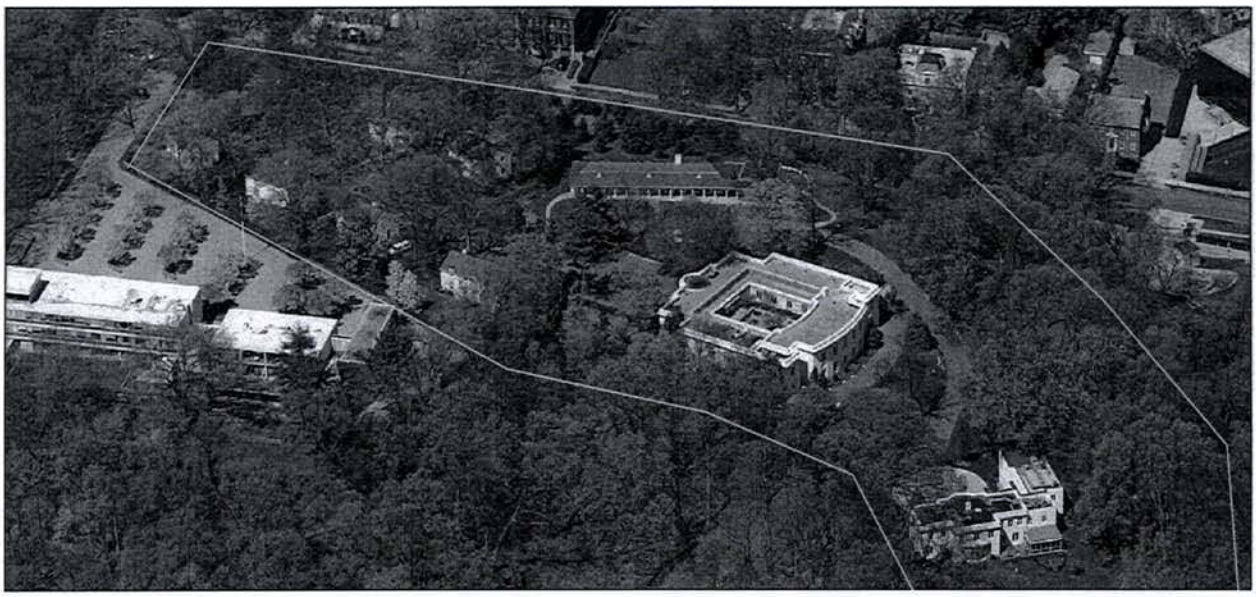
ZONING COMMISSION
District of Columbia
CASE NO. 04-32
EXHIBIT NO. 18

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Background

Harvard University's Center for Hellenic Studies is located at 3100 Whitehaven Street, NW in ANC 2E. The campus is surrounded by a number of institutional uses including the Embassy and Chancery of the Kingdom of Denmark to the west, the Chancery of the Republic of Italy to the east and the Brazilian Embassy along with a number of single-family detached dwellings across the street.

The campus contains a single long drive fronted by ten low-scale buildings with a residential appearance. The buildings consist of an administration building containing offices, the library and other academic and administrative uses, the Director's house, a small dormitory, four detached single-family dwellings, two duplexes and a shed.



Board of Zoning Adjustment Order No. 6430 granted the Trustees of Harvard University a special exception to establish the Center for Hellenic Studies campus in 1961.

Further processing and modifications to the campus plan have been approved as follows:

BZA Application No.	Date	Scope	Disposition
6430	8/23/61	Established Campus	Granted
14659 (modification and further processing)	9/16/87	New shed, porch for Director's house	Granted
15780 (modification and further processing)	2/3/93	Renovation and addition to dormitory	Granted
16213 (further	3/19/97	Alterations and additions to	Granted

processing)		the Director's house, the Administration Building and two Fellows Houses	

Plan Overview

Building Development

The applicant does not propose to increase the boundaries of the campus Over the next ten years, the applicant proposes five projects on the relatively small campus

The plan proposes 10,495 square feet in new additions The existing FAR of 0 16 will be increased to 0.20 with a total proposed building square footage of 56,680 square feet. The first project will be an addition to House "A", the superintendent's cottage, which involves renovation and construction of a small addition to convert the residence to academic use as a "Digital Agora" and make the structure compliant with the American with Disabilities Act The one-story addition to the front of the structure, replacing the existing porch, will consist of approximately 430 square feet.

The second project will involve the enclosure of the courtyard of the main academic building. This new enclosed space will be used for entry, exhibition, and functions, such as the colloquia currently held at the Center. The one-story enclosed space will add an additional 2,190 square feet of gross floor area to the building.

The third project involves a 2-story, 7,500 square foot addition to the south side of the administration building to expand the library. The library has grown since 1986 from 43,000 volumes to 55,000 volumes, about 1600 per year. The Center anticipates demands for library space will continue to grow, particularly with the new Epigraphy Initiative

The fourth project involves relocation of the existing shed and construction of a new 375 square foot addition to the relocated shed. A fifth project involves the relocation of several parking spaces on the site, some additional paving for driveways to the new spaces, and some additional pedestrian paths to provide additional access to the administration building and the new library addition

Enrollment

The enrollment consists of 10-12 fellows, all residing on campus, some with their families The fellows are generally mid-career professors of classical studies conducting scholarly research in Hellenic studies

Parking and Circulation

Currently, the campus provides 38 parking spaces, a central private road serves the existing structures The road also serves as a major pedestrian connection to the various structures with

individual sidewalk connections to the buildings In addition to the vehicular entrance, a pedestrian entrance and path provide access to Whitehaven Street.

Landscaping and Open Space
The proposed additions will have a minor impact on the substantial landscaping and open space throughout the site.

Analysis

Comprehensive Plan

In evaluating the Center for Hellenic Studies Campus Plan 2004-2014 for consistency with the Comprehensive Plan, the Office of Planning considered compliance with major themes of the Comprehensive Plan, compliance with the objectives and policies of the major elements of the Comprehensive Plan, and consistency with the Generalized Land Use Map. Major themes within the Comprehensive Plan relevant to this development are·

1. Stabilizing and improving the District's neighborhoods,
   - ◊ The low intensity of use of this tract of land creates no deleterious impacts on the surrounding neighborhood
2. Preserving and Promoting Cultural and Natural Amenities
   - ◊ The Center provides cultural amenities through its teaching, research, publication, colloquia, and library collection
   - ◊ The campus plan identifies significant natural amenities to be preserved on the campus in its residential yards, wooded areas and public open spaces.
3. Respecting and improving the physical character of the District,
   - ◊ The proposed additions which are reviewed by the Commission of Fine Arts and the Old Georgetown Board should be developed to respect and improve the physical character of the District.

The Center for Hellenic Studies is designated low-density residential on the Generalized Land Use Map An excerpt from the Generalized Land Use Map is provided as Attachment 1. The low-density residential land use category of the Comprehensive Plan includes single-family detached and semi-detached housing as the predominant uses The proposed campus plan is not inconsistent with the Comprehensive Plan.

Zoning

The subject property is zoned D/R-1-A The Mixed Use Diplomatic Overlay District provides for chanceries of foreign missions. The R-1-A District is designed to protect the quiet residential areas developed with one-family detached dwellings

Development Standards

College and university uses are permitted in the R-1-A zone in accordance with the standards of

§210 with the approval of the Zoning Commission as provided under §3104 Section 210 requires a campus plan and outlines the following evaluation criteria.

210.1 Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.

The continued use of the property is as a university use.

210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.

Noise The low scale development, natural features and relationship of the campus to neighboring property have not created any objectionable conditions because of noise.

Traffic and Parking The low intensity of use and small population present no traffic or parking impacts. The 38 parking spaces provided are supplemented by 20 additional parking spaces along the access road in the case of a large function

Number of Students. The 10-12 fellows will not create an objectionable impacts due to number of students

Other Objectionable Conditions. The housing of all fellows on campus and the limited activities described in the application will not produce any other objectionable conditions. Except for the library addtion, the proposed projects represent a relocation or improvement of existing space and their associated uses. The increase in floor area will not increase the amount of activity on the campus

210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the Districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

The campus as a whole meets the bulk requirements of the R-5-B district, which is 1 8 FAR. The proposed additions will increase the campus FAR from 0 16 to 0 20

210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:

(a) Buildings and parking and loading facilities;
(b) Screening, signs, streets, and public utility facilities;
(c) Athletic and other recreational facilities; and
(d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.

The campus plan addresses the aspects identified in this section.

210.5 Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.

No interim use of land is proposed.

210.6 When a major new building that has been proposed in a campus plan is instead moved off campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.

The applicant indicates that this situation does not apply

210.7 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.

This is addressed above under Comprehensive Plan. OP believes the campus plan is consistent with the Comprehensive Plan

210.8 As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

The proposed gross building square footage of 56,680 provides an total FAR of only 0.20, well below the maximum FAR of 1.8. The applicant has certified these figures in the application.

210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Public Works for review and written reports.

The Office of Planning is providing this report in compliance with this section. The Department of Transportation may provide its report under separate cover.

Community Outreach and Involvement

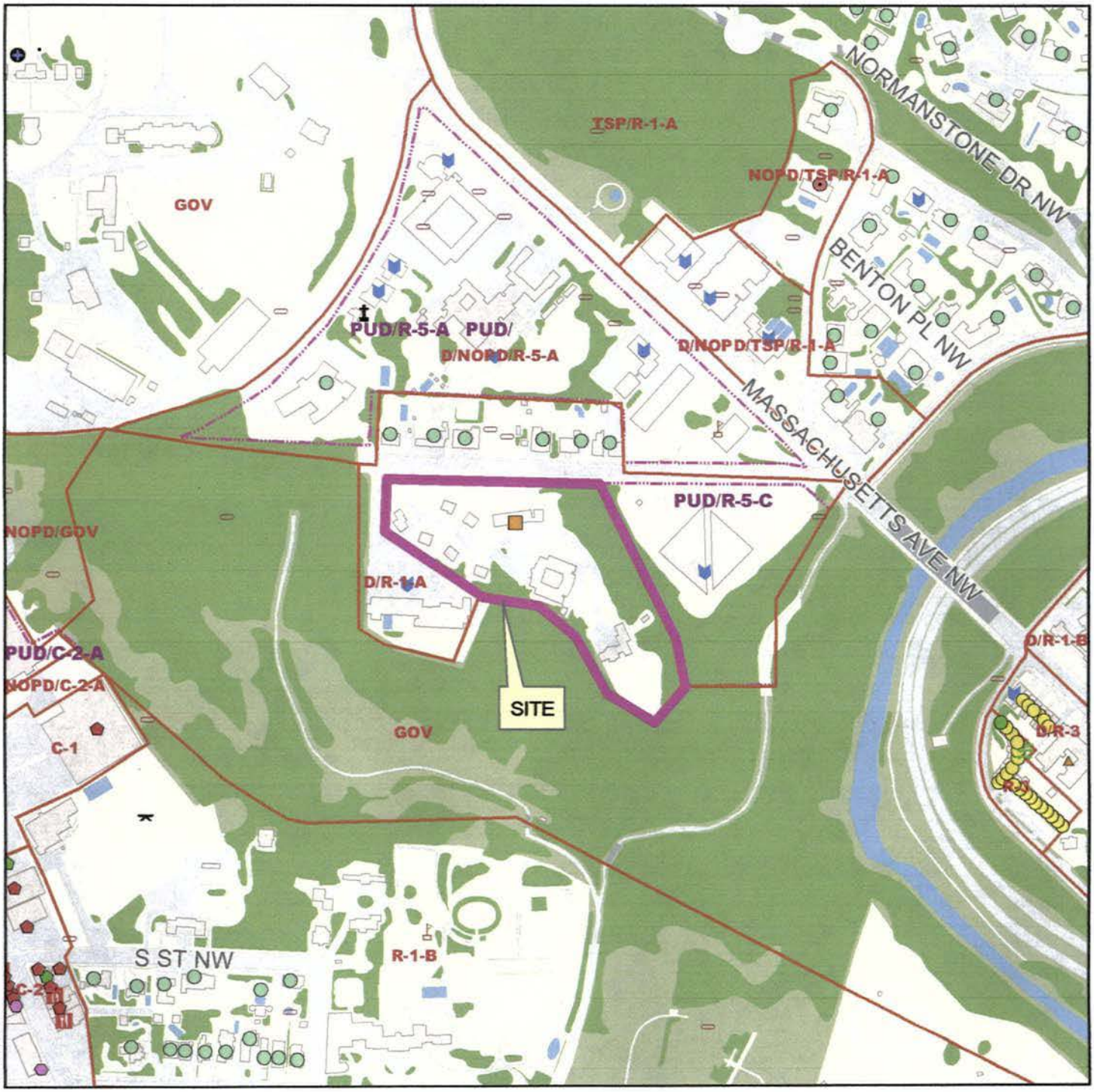
The applicant hosted an informational tour for representatives of SMD 2E07 and 3C08 (the adjoining SMD across Whitehaven Street The applicant presented its application to ANC 2E on February 1, 2005 ANC 2E voted unanimously to support the application.

Recommendation

The Office of Planning (OP) recommends that the ten-year campus plan be approved.

ATTACHMENTS

1. Zoning and Land Use
2 Comprehensive Plan Map
2 Aerial Photo



Zoning and Land Use Map
ZC Case No. 04-32
3100 Whitehaven Street, NW

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Feet

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Anthony A. Williams, Mayor

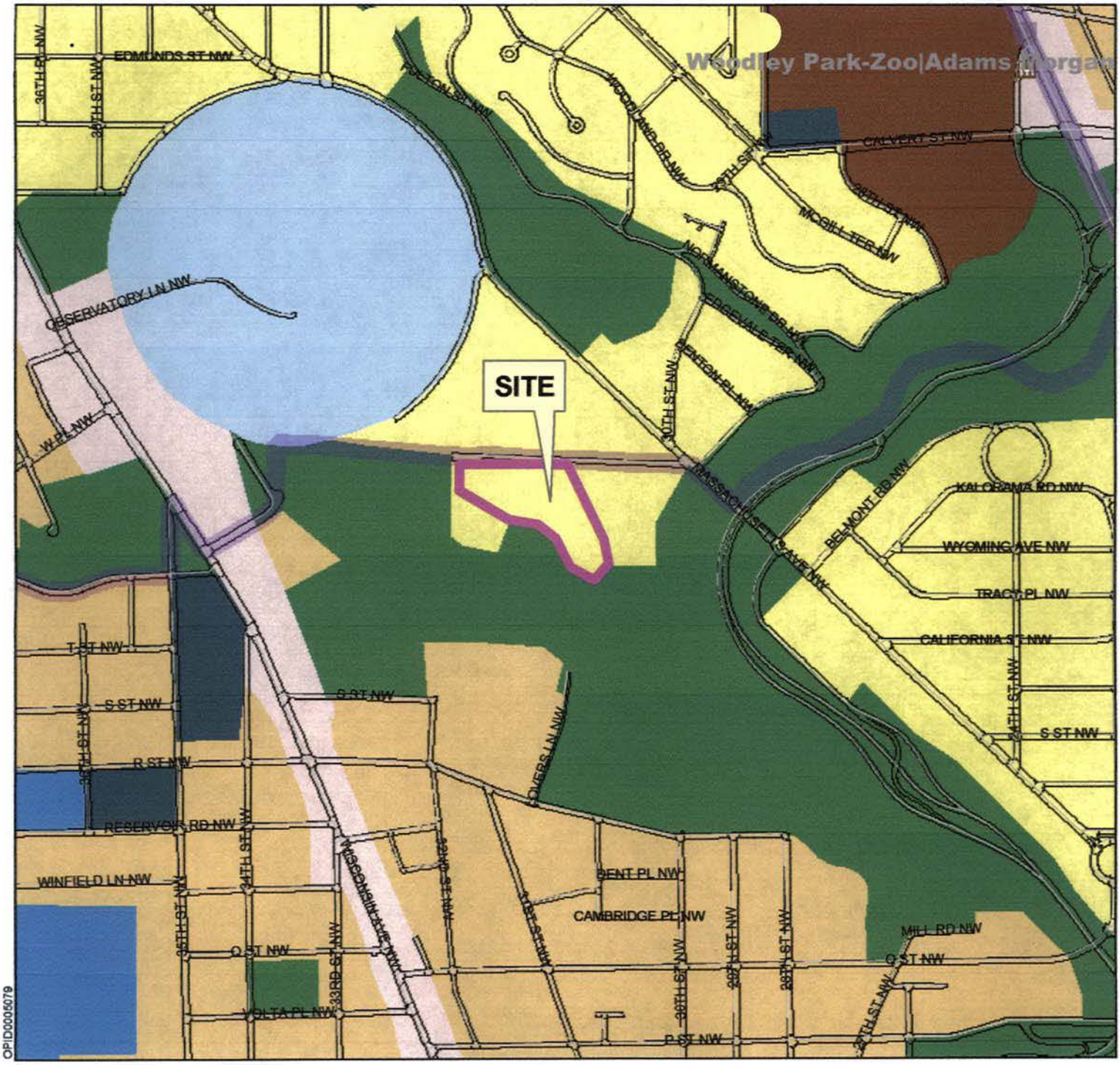
Office of Planning ~ February 1, 2005

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Land Use Legend

- Non-conforming SF Use
- Rowhouse
- Single-Family Detached
- Single-Family Semi-Detached
- Resid. Garage
- Multi-family
- Dormitory
- Resid. Transient
- Store
- Restaurant
- Barber/Beauty Shop
- Bank
- Office
- Parking - Special Purpose
- Warehouse
- Religious
- Medical
- Educational
- Embassy or Chancery
- Museum, Library, Gallery
- Recreational
- Special Purpose
- Vacant

Attachment 1



Comprehensive Plan Map
ZC Case No. 04-32
3100 Whitehaven Street, NW

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Feet

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Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment

Attachment 2



Ortho Photo
ZC Case No. 04-32
3100 Whitehaven Street, NW

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Attachment 3





Aerial Oblique Photos
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3100 Whitehaven Street, NW

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☆ Subject Site - Center for Hellenic Studies

Attachment 4