



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL: for* Jennifer Steingasser, Deputy Director

DATE: June 8, 2015

SUBJECT: ZC 15-06 – Request for 2015-2025 Campus Plan for Center for Hellenic Studies

I. BACKGROUND

The Trustees for Harvard University (the “Applicant”) have submitted, pursuant to § 210, a request for special exception approval of the Campus Plan of its campus plan for the existing Center for Hellenic Studies (CHS), located at Square 2155, Lot 802 (the “Subject Property”). The major elements of the plan include the following:

- The total campus area is 283,750 square feet on one lot. The campus plan does not propose to increase these boundaries.
- No increase in students, faculty, or staff is proposed. The campus would house all of the students/fellows on campus.
- The existing campus contains eleven structures totaling a gross floor area of 49,418 square feet. 8,300 square feet in new additions were largely approved in the last plan, but were not completed and are proposed in this plan. The existing FAR of 0.17 would be increased to 0.19.
- The overall parking would not be increased. The small additions would not increase the demand for parking or increase traffic.

The Applicant requests approval of the plan for a period of ten years.

II. SUMMARY RECOMMENDATION

The Office of Planning (OP) supports the development program set forth in the campus plan and believes it will benefit not only the University, its students, faculty and staff, but also the surrounding neighborhood.

OP therefore recommends **approval** of the proposed campus plan.

ZONING COMMISSION
District of Columbia

CASE NO. 15-06
EXHIBIT NO. 18

III. APPLICATION-IN-BRIEF

Location	3100 Whitehaven St NW
Legal Description	Square 2155, Lot 802
Ward/ANC	Ward 2 ANC 2E
Zoning	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.
Size	6.5 acres (283,750 square feet)

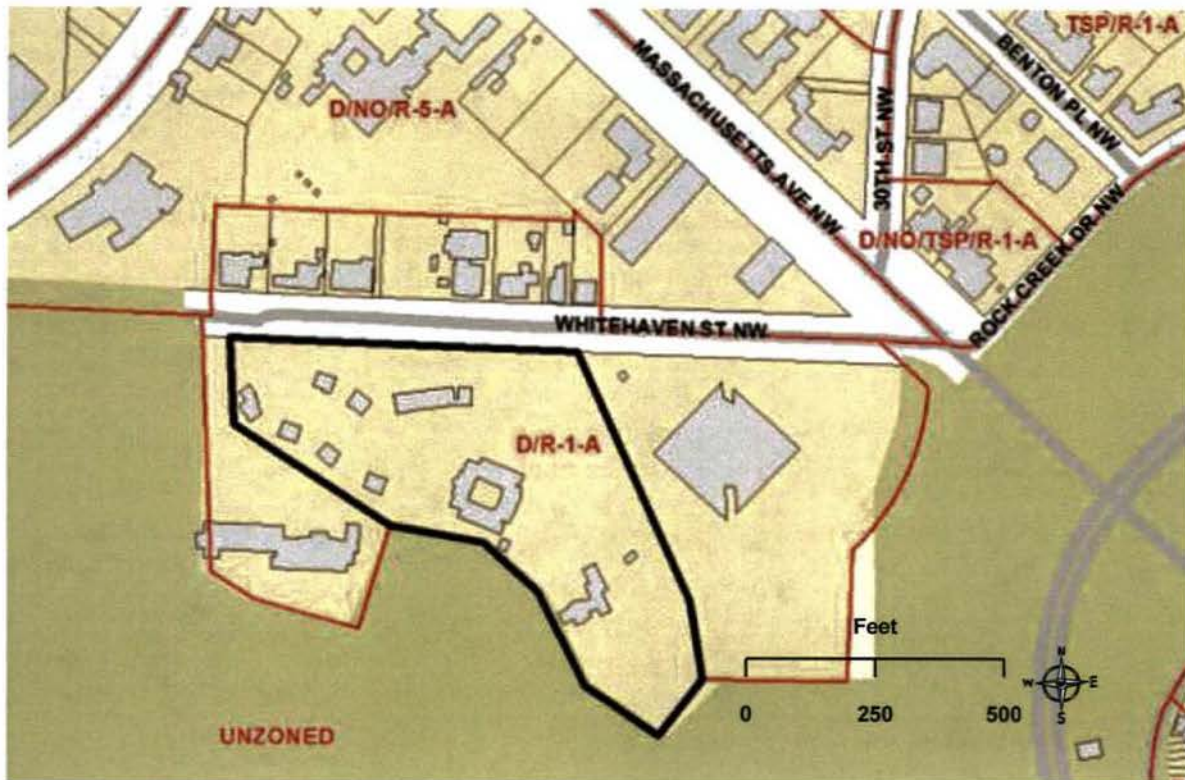
IV. SITE DESCRIPTION

Harvard University's Center for Hellenic Studies is located at 3100 Whitehaven Street, NW in ANC 2E. The campus is accessed from Whitehaven Street NW, which is a dead-end street running northwest from Massachusetts Ave NW and terminating just below Observatory Circle. The Subject Property comprises six and a half acres of land (283,750 square feet). The CHS campus is located in a mostly wooded area and is largely screened from nearby properties. The campus provides a quiet setting for scholars pursuing the study of ancient Greek culture.

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 Whitehaven Street NW. The campus is bounded on the south by Dumbarton Oaks Park. On the other side of the park, to the south, is Dumbarton Oaks Research Library and Collection.

Currently, the campus includes 38 parking spaces, and 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.

The campus's single long curving drive is fronted by eleven low-scale buildings with a residential appearance. The structures are arranged to create a space approximating an academic quadrangle. The buildings consist of 1) the administration building containing offices, the library, dining facilities, and meeting rooms; 2) the director's residence, a two-story single family residence with an attached two-story wing, which accommodates a two-car garage, a guest room, a one-bedroom guest suite, and a two-bedroom guest suite for visitors; 3) a one-story multiple unit development containing four studio apartments for fellows; 4) three three-bedroom, detached, one-family cottages; two two-story duplexes; 5) a conference center with an outdoor patio and adjoining meeting room; 6) a two-story structure, which consists of a studio apartment on the lower level and two guest rooms above; and 7) a detached one-story equipment shed.



Subject Property

V. HISTORY OF THE CENTER FOR HELLENIC STUDIES CAMPUS PLAN

Although the Center for Hellenic Studies has been located at its present location since its inception in 1961, CHS operated for several years without a formally approved Campus Plan. The original campus remains for the most part unchanged. The 1997 planned addition to the Director's Residence, the Administration Building, and Fellows Houses "C" and "D" triggered BZA Order 16213, which required the Applicant to submit a Campus Plan for formal approval within three years.

In 2005, the Zoning Commission granted approval of the Campus Plan for a period of 10 years (Zoning Commission Order No. 04-32). The 2005 Campus Plan proposed several projects, of which only two were built. The first completed project was an addition to House "A", the superintendent's cottage, which involved 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, consisted of approximately 430 square feet. In addition, CHS completed a minor addition in the administration building courtyard to add two new meeting rooms.

VI. 2015 CAMPUS PLAN

The 2015 Campus Plan proposes a development plan for the University with approximately 8,300 square feet of additional square footage. Student populations are expected to remain at 10 per semester.

Center for Hellenic Studies		
	Existing Floor Area	47,048 SF
	Floor Area to be Demolished	(0 SF)
	Administration Building Library Addition	7,500
	Storage Structure	800
	Floor Area to be Constructed	8,300 SF
	Net Change	+ 8,300 SF
	Proposed Floor Area	55,348 SF
	Existing FAR	0.17
	Proposed FAR	0.19

Built Environment

The Applicant does not propose to increase the boundaries of the campus. The Center for Hellenic Studies anticipate only limited improvements during the next ten years, most of which were approved by the Zoning Commission as part of the Campus Plan of 2005-2015. The 2005-2015 Campus Plan also called for an Administration Building Library addition and a new storage structure; however, these projects were never constructed.

Over the next ten years, the Applicant proposes three new additions totaling 8,300 square feet. The existing FAR of 0.17 would be increased to 0.19 with a total proposed building square footage of 55,348 square feet.

The campus is not located in a historic district and does not include any landmarked structures.

Administration Building Library Addition

The Center for Hellenic Studies plans to build a two-story, 7,500 square foot addition to the south side of the administration building to expand the library. The addition was included in the 2005-2015 Campus Plan but was not constructed. The proposed expansion would allow some internal reorganization to allow the Applicant to enhance efficiencies of use, as well as greater connection to outdoor spaces -- specifically in regard to the Fellows' Dining Room and the Common Room. The addition would be relatively close to the southern perimeter of the campus; however, this area is largely wooded and should not be adversely impacted by the proposed addition.

Storage Facilities

The Center for Hellenic Studies requires about 1,000 square feet of storage space for garden equipment and machinery, general storage of supplies, and in a separate area trash and recycling bins. Construction of the Administration Building addition would entail demolishing the existing storage shed. The Center for Hellenic Studies intends to construct a new 20 x 40 foot structure built into the side of the hill below the entrance drive to the Director's Residence. The structure would have a turf roof and would be screened with plantings.

Terraces and Porches

The Center for Hellenic Studies proposes at-grade hardscape terraces or one-story screened in porches at the back of each of the residential houses (Houses B-F) flanking the entry drive. Each terrace or porch is proposed to be approximately 10 feet by 30 feet, and if implemented would be designed to be consistent with the style of the colonial revival cottages. A similar at-grade terrace or screen porch is proposed for the Conference Center. Further, the Applicant intends to construct a new pedestrian gate and flanking wall and related hardship improvements.

Enrollment

The enrollment consists of 10 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. The number of fellows is expected to remain at 10 per semester.

Parking

Currently there are 38 permanent parking spaces on campus, which accommodates one vehicle for each Fellow or staff member and three CHS utility vehicles. According to CHS, generally only half of the 10 fellows in residence have a vehicle, and there is ample parking for visiting scholars and colloquia attendees. The central road provides overflow parking for approximately 20 additional vehicles. The Center for Hellenic Studies does not envision the need to access off-street parking. According to the Applicant, CHS has adequate parking during periodic special events.

Public transportation is available on Massachusetts Avenue, as well as on nearby Wisconsin Avenue. The Center for Hellenic Studies also provides transportation for the Fellows and Visiting Scholars through use of its utility vehicles.

VII. CAMPUS PLAN REVIEW STANDARDS

Section 210 of the Zoning Regulations provides standards for reviewing university campus plans. The Office of Planning's analysis of the application against those criteria is below.

210 COLLEGES AND UNIVERSITIES (R-1)

210.1 Use as a college or university that is an academic institution of higher learning, including a college 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 Center for Hellenic Studies is primarily located in the D/R-1-A zone and is therefore subject to special exception review for construction of new buildings on campus (Zoning Regulations, § 352.2). Section 3104 authorizes the granting of special exceptions where in the judgment of the Zoning Commission, “*the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property...*” As described below, the proposed campus plan would not adversely impact the Zoning Regulations or Zoning Map and would have negligible impacts on nearby property.

The R-1-A District is designed to protect the quiet residential areas developed with one-family detached dwellings.

The campus is also located in the Diplomatic (D) Overlay, in which chanceries are permitted to locate. The overlay, however, has no impact on the university use and has no bearing on the subject application.

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

Changes proposed by the Campus Plan should have no impact on nearby properties with regard to noise. Noise has not been an issue in the past due in part to the low intensity of use and the large buffer areas between university functions and embassies/residences to the north, east and west. OP is not aware of complaints from the surrounding community. A small amount of new construction is proposed, but would primarily continue to be provided within the center of the campus.

Traffic

The District Department of Transportation (DDOT) will provide a detailed analysis of the submitted transportation impact study, including recommendations on any Transportation Demand Management (TDM) program, but no expansion of the current program is proposed. OP supports the important proposed improvements to the pedestrian network and the retention of parking spaces.

Number of Students, Faculty & Staff

The University proposes to maintain the same number of students as approved in the 2005 campus plan. No increase in faculty and staff is proposed over current counts.

Student, Faculty and Staff Counts				
	2005 Plan	2005 Actual	2015 Actual	2025 (Proposed)
Students	10	10	10	10
Faculty & Staff	1 Faculty Director / 21 staff	1 Faculty Director / 21 staff	1 Faculty Director / 21 staff	1 Faculty Director / 21 staff

Other Objectionable Conditions

OP is aware of no other objectionable conditions that have been raised by the community or have been observed by OP during the life of the existing campus plan. OP does not anticipate that the proposals of the 2015 Campus Plan would create any new objectionable conditions.

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 existing FAR of the university is 0.17. If all proposed construction projects are completed, the FAR of the university would increase slightly to 0.19, which is well below the 1.8 FAR permitted by § 210.3.

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 application includes plans for developing the campus as a whole. Locations of all buildings, parking and loading facilities are included. No parking is proposed to be removed from the campus. Separate sheets were included depicting buildings to be retained, demolished or constructed, and locations of all utilities. Development plans were included for all proposed

buildings, including the proposed use, square footage and number of floors. OP supports the proposed building additions.

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 off-campus interim university use is contemplated by the campus plan.

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.

No new buildings or uses are proposed to be moved off-campus.

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.

The proposed campus plan is not inconsistent with the Comprehensive Plan, including policies from the Land Use, Education elements, the Near Northwest Area element, as well as the Comprehensive Plan's land use maps. For a complete analysis of the campus plan and its relation to the Comprehensive Plan, please refer to Sections VIII. of this report.

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 existing FAR of the university is 0.17. If all proposed construction projects are completed, the FAR of the university would increase slightly to 0.19, which is well below the 1.8 FAR permitted by § 210.3

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

DDOT's review will be submitted under separate cover.

VIII. COMPREHENSIVE PLAN MAPS



FUTURE LAND USE MAP

The Comprehensive Plan Future Land Use Map labels the majority of the campus as “Residential Low Density”. University use is consistent with this designation.



GENERALIZED POLICY MAP

The Comprehensive Plan Generalized Policy Map identifies the campus as a Neighborhood Conservation Area. University use is consistent with this designation.

IX. COMPREHENSIVE PLAN POLICIES

The proposed campus plan is not inconsistent with policies of the Land Use, Environmental Protection and Education Citywide Plan elements, or the Near Northwest Area Element of the Comprehensive Plan.

Policy LU-2.3.5: Institutional Uses

“Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, and future of the District of Columbia. Ensure that when such uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion.”

Policy LU-3.2.1: Transportation Impacts of Institutional Uses

“Support ongoing efforts by District institutions to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, public transportation, shuttle service and bicycling; providing on-site parking; and undertaking other transportation demand management measures.”

Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations

“Ensure that large non-profits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas are planned, designed, and managed in a way that minimizes objectionable impacts on adjacent communities. The zoning regulations should ensure that the expansion of these uses is not permitted if the quality of life in adjacent residential areas is significantly adversely affected.”

Plan Text 600.2: Critical Environmental Issues Facing the District

“The critical environmental issues facing the District of Columbia...include:

- Restoring the city’s tree canopy and green infrastructure*
- Improving our rivers, streams and stream valleys*
- Reducing erosion and stormwater run-off*
- Sustaining plant and animal habitat*
- Conserving water and energy*
- Expanding recycling*
- Encouraging green building techniques*
- Reducing air pollution.”*

Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs

“Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District’s character, culture, economy and is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas.”

Policy EDU-3.3.4: Student Housing

“Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches.”

Policy EDU-3.3.3: Campus Plan Requirements

“Continue to require campus plans for colleges and universities located in residential and mixed use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that ensure that the institution is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other similar conditions.”

Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities

“Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged.”

Policy NNW-1.1.1: Residential Neighborhoods

Maintain and enhance the historic, architecturally distinctive mixed density character of Near Northwest residential neighborhoods, including Burleith, Georgetown, Foggy Bottom, Dupont Circle, Sheridan-Kalorama, Logan Circle, Mount Vernon Square, and Shaw. Ensure that infill development within these areas is architecturally compatible with its surroundings and positively contributes to the identity and quality of each neighborhood.

The university use and campus plan would further the policies cited above. The campus is developed with large setbacks from the diplomatic and residential areas to the north, east, and west. All students are housed on campus and the site includes adequate on-site parking for students, faculty, and staff. The Applicant’s restrained development proposals would be consistent with the preservation of neighborhood conservation objectives.

X. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT will submit a report under separate cover.

XI. COMMUNITY COMMENTS

At its regularly scheduled meeting on May 4, 2015, Advisory Neighborhood Commission (ANC 2E) noted that it has no objection to the proposed CHS campus plan.

The Center for Hellenic Studies is within the overlapping jurisdictions of the Shipstead-Luce Act and the Old Georgetown Act; therefore, all changes require approval from the Commission of Fine Arts.