

# Holland & Knight

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June 27, 2025

## **VIA IZIS**

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210S  
Washington, DC 20001

**Re: Z.C. Case No. 25-05 - Harvard University, Center for Hellenic Studies  
University Campus Plan Renewal (2025-2045)(the “Application”)  
Applicant's Supplemental Submission**

Dear Members of the Zoning Commission:

On behalf of Harvard University’s Center for Hellenic Studies (“Center” or the “Applicant”), we respectfully submit the below information for your consideration in advance of the July 28, 2025, public hearing scheduled for this Application. These materials are provided pursuant to Subtitle Z Section 401.5 of the Zoning Regulations (11 DCMR) as a supplement to the application materials originally filed in this matter (at Exhibit 3).

### **Summary of Requested Campus Plan Renewal:**

As detailed in its Statement in Support included at Exhibit 3 of the hearing record, the Applicant is requesting renewal of its university campus plan approval for a period of twenty years (2025-2045) (the "Campus Plan"). The Center is not a traditional university facility or campus. Rather, it is at its essence a library and repository of research materials pertaining to the study of ancient Greek culture within the broader context of European, Asian and Mediterranean civilizations. These research materials are made available primarily to a small number of graduate-level scholars, some of whom reside at the campus as fellows while they conduct their research. There are no regularly-held classes or traditional faculty at the Center. The Center employs approximately twenty staff; a mix of full- and part-time employees. Currently, the Center has capacity to house up to twelve fellows each academic semester and generally hosts five to six fellows during the summer months.

The roughly six-acre campus is organized around a central administration building, which contains the library and research facilities and dedicated study areas for use by the fellows, as well as staff offices, meeting rooms and a dining facility. The remaining buildings within the campus are

largely residential in character, including a mixture of fellows cottages and apartments and the Director's residence with guest apartments.

The Center contemplates only a very limited scope of expansion over the course of the next two decades, as set forth in more detail in the campus plan document prepared by Richard Williams Architects and included at Exhibit 3F. Highest in priority among the projects listed therein is the construction of a freestanding one-story-plus-basement building. In order to accommodate its ever-expanding library and to more efficiently utilize the administration building, the Center is proposing construction of this building to allow for relocation of the dining facilities from the administration building, as well as to provide a fitness center for fellows and staff and to consolidate general facilities and storage. At such point as the Center is ready to move forward with this project, it will return to the Commission for further processing review pursuant to Subtitle X Section 101.9 of the Zoning Regulations.

Following construction of this new building, the Center envisions that its library holdings will continue to increase, resulting at some point in the need to construct an addition to the administration building. This addition has been identified and approved as part of the current and earlier Campus Plans. Other, smaller projects identified in the campus plan document include minor building expansions and conversions of up to three of the remaining fellows cottages from single family dwellings to flats. These conversions to flats will allow the Center to increase total occupancy on campus at any one time from the current twelve fellows to a maximum of fifteen.

### **Applicant's Presentation at Hearing:**

At the public hearing, the Applicant may call M. Zoie Lafis to testify on behalf of the Center. Ms. Lafis serves as Executive Director of the Center. Her testimony will describe the Center's history, current operations and facilities, and programmatic priorities and needs.

The Applicant may also call Richard Williams to discuss the Center's facilities master plan and building projects and improvements contemplated over the course of the campus plan approval. Mr. Williams has previously been qualified as an expert witness in architecture by the Zoning Commission.

The Applicant may also call Brandice Elliott, Director of Planning Services at Holland & Knight, as an expert witness in urban planning. Ms. Elliott previously has been qualified as an expert witness by the Zoning Commission. Her testimony will describe the consistency of the Application with the Comprehensive Plan, including when analyzed through a racial equity lens.

The Applicant requests approximately 20 minutes to provide supporting testimony at the public hearing.

### **Agency Review:**

The Applicant has engaged with both the Office of Planning and the Department of Transportation to discuss the Center, the Campus Plan, and the Application, and continues to dialogue with both offices. As requested by the Office of Planning, the Applicant confirms that its contemplated phasing for construction under the Campus Plan is as set forth above, namely, construction of the freestanding building, followed by the addition to the administration building and minor expansion and conversion of certain of the fellows cottages to flats. The Applicant further confirms that the projects identified in the Campus Plan would allow the number of fellows to increase from the current maximum of twelve to a maximum of fifteen fellows.

The Applicant is likewise continuing to work with the Department of Transportation to finalize scoping for the Application that will ultimately result in the Applicant's submission of a transportation statement to DDOT and to the hearing record prior to the public hearing. The statement will include a baseline TDM plan. The Applicant understands that a traffic impact analysis will not be required given the very limited number of trips to and from the campus during peak hours.

### **Community Outreach:**

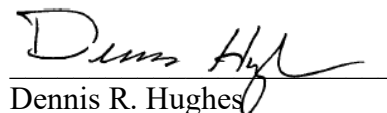
The campus is located within the boundaries of Advisory Neighborhood Commission ("ANC") 2E and is located across Whitehaven Street, NW, from the boundary of ANC 3C. The Applicant met with ANC 2E at its April 28, 2025, public meeting, and again at its June 2 public meeting, at which time the ANC voted unanimously to recommend support of the application for a twenty-year renewal term (report included at Exhibit 7). These conversations also began a dialogue that the Center hopes to continue with both ANCs as to increasing awareness of the Center in the community and exploring opportunities for future community programming and events.

Likewise, the Applicant met with ANC 3C's Planning, Zoning, Housing and Economic Development Committee at its April 7 public meeting and has continued discussions with ANC 3C. The Applicant understands that ANC 3C plans to include the Application on its July 21 public meeting agenda and to consider a resolution in support of the Application. The Applicant requests that the recommendations of ANC 2E and ANC 3C in support of the Application be given the great weight to which they are entitled.

Thank you for your consideration of these additional materials in advance of the July 28 public hearing.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in dark ink, appearing to read "Dennis Hughes", is written over a horizontal line.

Dennis R. Hughes

cc : Certificate of Service

## **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on June 27, 2025, electronic copies of Harvard University's Center for Hellenic Studies' supplemental prehearing materials were delivered as follows:

**D.C. Office of Planning (By email)**

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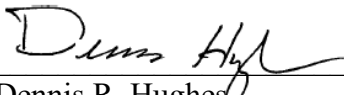
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