

## MEMORANDUM

**TO:** District of Columbia Zoning Commission  
**FROM:** Michael Jurkovic, AICP, Development Review Specialist  
Jennifer Steingasser, Deputy Director, Development, Design, and Preservation  
**DATE:** *JL for* July 18, 2025  
**SUBJECT:** ZC Case 25-05: OP Hearing Report for the Center for Hellenic Studies Campus Plan for Harvard University

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### I. SUMMARY RECOMMENDATION

The Trustees for Harvard University submitted, pursuant to Subtitle X § 101, a request for approval of the Campus Plan for the existing Center for Hellenic Studies (CHS), located at Square 2155, Lot 802 (the “Campus Plan”).

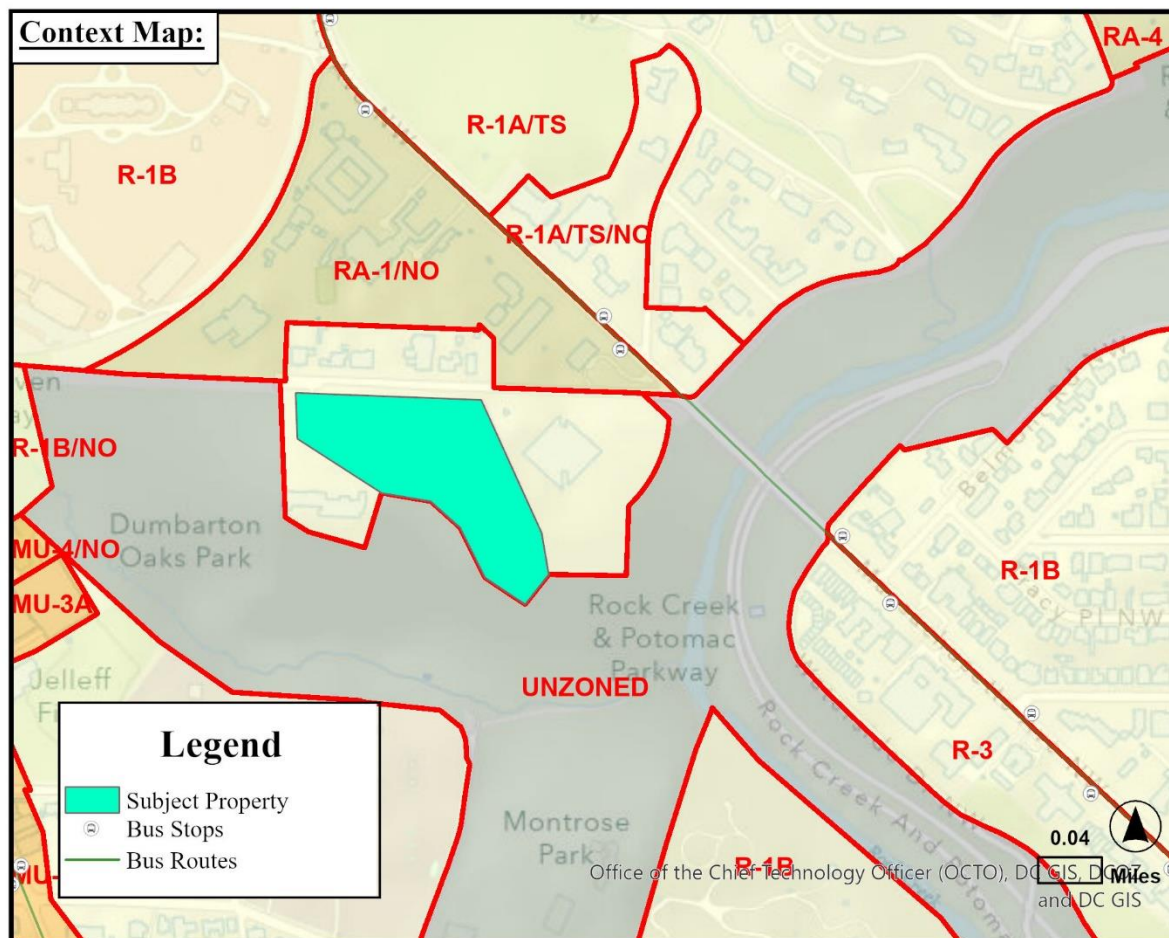
The Office of Planning (OP) recommends **approval** of the proposed Campus Plan subject to the conditions:

1. Student Enrollment: The Center for Hellenic Studies fellow count shall not exceed 15 fellows per semester. Of these students, all shall have housing assignments on the campus; and
2. The Campus Plan shall be valid for a period of 20 years, as requested by the applicant.

### II. APPLICATION-IN-BRIEF

<b>Applicant</b>	Trustees for Harvard University
<b>Address</b>	3100 Whitehaven Street, NW
<b>Legal Description</b>	Square 2155, Lot 802
<b>Ward and ANC</b>	Ward 2, ANC 2E & ANC 3C
<b>Zoning</b>	R-1A, moderate density residential. A Campus Plan is permitted by special exception with Zoning Commission approval.
<b>Property Size</b>	283,750 sq. ft.
<b>Previous ZC Approvals</b>	04-32: Ten-year approval effective until March 16, 2005. 15-06: Ten-year approval effective until August 17, 2025.
<b>Proposal</b>	The Center for Hellenic Studies (CHS) intends to expand the existing academic building to better accommodate their current needs. Various additions are proposed to the current facilities, as well as a new building is proposed to provide expanded on-site amenities for fellows. These site improvements will increase the FAR from the previously approved 0.19 to 0.23. This campus plan includes housing for up to 15 fellows and their families.

## **LOCATION:**



## **Site Description and Surrounding Area**

The proposal is for a renewal of the campus plan for Harvard's Center for Hellenic Studies (CHS) at 3100 Whitehaven Street, NW, on approximately six and a half acres of land. The campus facilities are set well back from Whitehaven Street NW with considerable foliage along the frontage with exception to the main vehicular entrance at the northwestern corner of the property. Do the setback and the largely wooded site, the campus is well screened from nearby properties.

The location is nestled at the end of a dead-end road and largely encompassed by Dumbarton Oaks Park to the south. The surrounding area to the north is primarily comprised of embassies with a few detached houses directly across Whitehaven Street, NW. The property is directly adjacent to the Embassy and Chancery of the Kingdom of Denmark to the west and the Chancery of the Republic of Italy to the east.

CHS contains a single winding drive which serves the low-scale buildings. From the main entrance, visitors are met with a series of detached structures, one of which serves as a conference center and the remainder as student housing. The main Administration Building consists of offices, the library, dining facilities, and meeting rooms. The Fellow's Apartment building contains a laundry facility/gym and the adjoining Guest Suites include an outdoor patio and

pathway leading to the dedicated pedestrian entrance. The Director's Residence is located furthest back into the site and contains a two-story single-family residence with an attached two-story wing accommodating a two-car garage, a guest room, a one-bedroom guest suite, and a two-bedroom guest suite for visitors. The site is within walking distance of a bus route on Massachusetts Ave. and served further with connection available to the Dupont Circle Metro Station.

### **History**

The Center for Hellenic Studies has been located at the site since 1963, originally operating 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 triggered a BZA Order (16213) for the submission of a Campus Plan for formal approval within three years, with the intent to simplify the approval process for both the Campus and the BZA, where every change required BZA approval.

The Zoning Commission subsequently granted approval of the 2005 Campus Plan for a period of 10 years (ZC Order No. 04-32) which included several site improvements. However, CHS was only able to achieve the conversion of the then named "superintendent's cottage" into a "Digital Agora" and a minor addition to the Administrative building for additional meeting rooms.

A Campus Plan was subsequently reapproved in 2015 for another ten-year period (ZC Order No. 15-06) which included the proposed library addition, screened in porches, and storage facility. Of said proposal only the "Tool Shed" was accomplished.

### **III. CAMPUS PLAN PROPOSAL**

The Trustee's for Harvard University propose to continue the use at the site. In addition to the previously approved but unaccomplished site improvements, the applicant intends to renovate and expand several buildings on the site and proposes an entirely new structure, the Dining, Gym, & Facilities Building. The improvements serve the goals of adapting the campus housing and facilities to meet the fellows' current needs and to accommodate additional library capacity. The student housing would accommodate all CHS fellows, including their families, and enrollment on campus would be for up to 15 fellows with approximately 20 full and part-time faculty and staff.

<b>Center for Hellenic Studies</b>	<b>Square Feet</b>
Existing Floor Area	47,048 sq. ft.
Floor Area to be Demolished <ul style="list-style-type: none"><li>• Tool Shed</li></ul>	(375 sq. ft.)
Floor Area to be Added <ul style="list-style-type: none"><li>• Dining, Gym, &amp; Facilities Building</li><li>• Res. Additions</li><li>• Academic Annex<sup>1</sup></li><li>• Screened Porches<sup>1</sup></li><li>• Laundry Expansion</li></ul>	6,430 sq. ft. 975 sq. ft. 7,500 sq. ft. 800 sq. ft. 2,000 sq. ft.

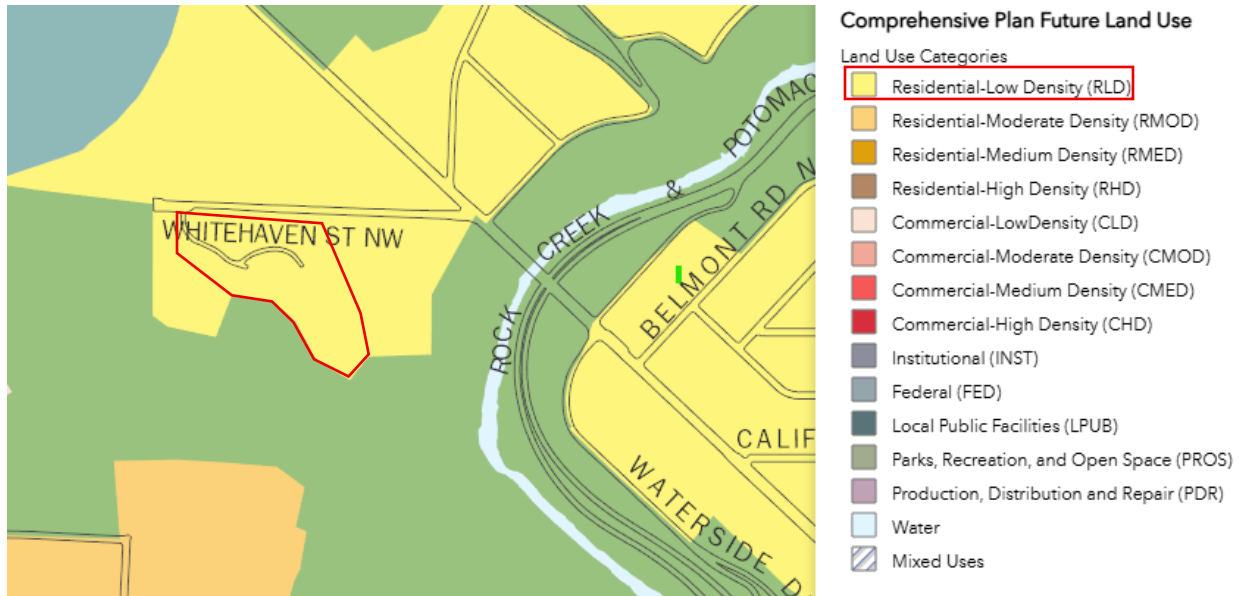
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<sup>1</sup> Previously approved under ZC 15-06.

Center for Hellenic Studies	Square Feet
Proposed Floor Area	65,378 sq. ft.
Net Change	+ 18,330 sq. ft.
Existing FAR	0.17
Proposed FAR	0.23

#### IV. COMPREHENSIVE PLAN MAPS

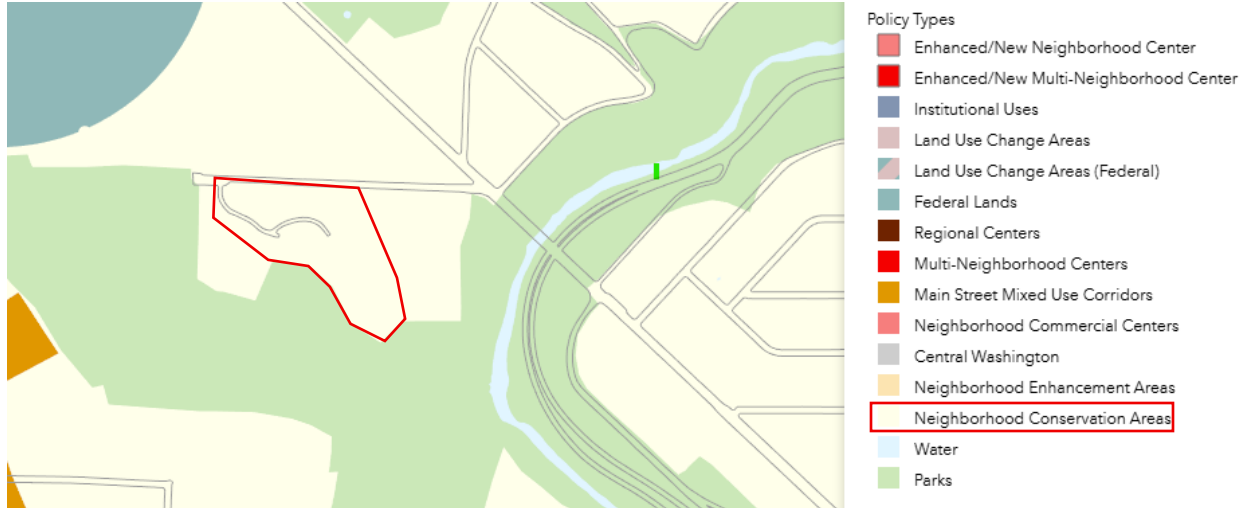
##### Future Land Use Map



**Low Density Residential:** This designation is used to define neighborhoods generally, but not exclusively, suited for single family detached and semi-detached housing units with front, back, and side yards.

The campus plan would not be inconsistent with the Comprehensive Plan's Future Land Use Map designation for the site. A Campus Plan is a permitted and anticipated use in the low density residential areas, subject to approval of the Campus Plan. This Campus Plan maintains a low-density of student housing. The proposal to convert existing single-family detached units into duplexes would remain consistent with the FLUM designation.

### **Generalized Policy Map**



***Neighborhood Conservation Areas:...****The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. Limited development and redevelopment opportunities do exist within these areas. The diversity of land uses and building types in these areas should be maintained and new development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area...225*

This campus plan would not be inconsistent with the Comprehensive Plan's Generalized Policy Map designation for the site. The site has a long history as a university facility, and the continuation of this use with an additional 5 fellows would not be out of character for this area.

### **Racial Equity Analysis**

The Zoning Commission has developed a four-part Racial Equity Toolkit for Applicants and OP to utilize in evaluation of actions brought before the Commission.

The Commission's Racial Equity Tool asks what community is impacted by the zoning action. The subject property is in the Near Northwest (NNW) planning area. In general, this proposal would be consistent with the racial equity goals of the Comprehensive Plan. It would continue to provide housing to all its students and proposes to expand its advocacy efforts for nearby residents to participate in its programs.

### **Part 1- Guidance Regarding Comprehensive Plan**

Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning. The proposal would not be inconsistent with both Comprehensive Plan Generalized Policy Map and Future Land Use Map. On balance this campus plan would not be inconsistent with the Citywide and Near Northwest Area Elements of the Comprehensive Plan.

A full Comprehensive Plan discussion is provided in the analysis for Section 101.11 below in this report, which includes policies that advance racial equity.

## **Part 2 – Applicant/Petitioner Community Outreach and Engagement**

Per the applicant filings, community outreach was initiated in February of 2025 with the initial notice being sent to the affected ANC's and nearby neighbors. Several presentations were made to ANC 3C as well as to ANC 2E. The latter has provided their recommendation in support at Exhibit #7. The Applicant's full description of their outreach efforts can be found at Exhibit #20, pgs. 15-18, with supplemental information at Exhibit #10, pg. 2.

## **Part 3 Disaggregated Data Regarding Race and Ethnicity**

### **Data Trends Over Time**

Analysis of census data over time can yield insights into trends in the planning area. The following data compares the 2019-2023 American Community Survey data with data from the 2012-2016 American Community Survey (ACS), available from OP's State Data Center. Each table below covers both 5-year periods and compares the data for the Near Northwest (NNW) planning area, in which the subject site is located, with District-wide data.

### **Population by Race or Ethnicity**

The property is within the Near Northwest Planning area. During both five-year periods most residents in this area were white and the next largest groups were Black and Hispanic residents. Although the Black and white populations represent the majority of the planning area population, both populations decreased over the periods while the Hispanic population increased by six percent.

#### ***Population/Race or Ethnicity Districtwide and in the Near Northwest Planning Area***

<b>Race or Ethnicity</b>	<b>District-wide 2012-16</b>	<b>District-wide Percent</b>	<b>NNW 2012-16</b>	<b>NNW 2012-16 Percent</b>	<b>District-wide 2019-23</b>	<b>District-wide Percent</b>	<b>NNW 2019-23</b>	<b>NNW 2019-23 Percent</b>
Total Population	659,009	100%	78,533	100%	672,079	100%	73,068	100.00
White alone	266,035	40.4%	54,618	70%	262,549	39.07	47,305	64.74
Black alone	318,598	48.3%	10,984	14%	290,772	43.26	8,584	11.75
American Indian and Alaskan Native alone	2,174	0.3%	179	0.2%	2,044	0.30	408	0.56
Asian alone	24,036	3.6%	6,400	8%	27,465	4.09	6,771	9.27
Native Hawaiian and Other Pacific Islander alone	271	0.04%	27	.03%	378	0.06	127	0.17
Some other race alone	29,650	4.5%	3,214	4%	32,338	4.81	2,729	3.73
Two or more races	18,245	2.8%	3,111	4%	56,533	8.41	7,144	9.78
Hispanic	69,106	10.5%	9,000	11%	77,760	11.57	9,862	13.50



## **Median Income**

The Near Northwest planning area had a higher median household income than the Districtwide median during both five-year periods. Despite being a high-income area, the Near Northwest planning area's Black and white residents had a lower median income than the Districtwide median income for Black and white residents respectively.

### ***Median Income Districtwide and in the Near Northwest Planning Area***

	Districtwide (2012-2016)	NNW (2012-2016)	Districtwide (2019-2023)	NNW (2018-2022)
Median Household Income	\$72,935	\$98,400	\$106,287	\$128,443
White	\$119,564	\$114,423	\$166,774	\$147,649
Black or African American	\$40,560	\$29,645	\$60,446	\$50,536
American Indian and Alaskan Native	\$51,306	N/A	\$63,617	\$66,653
Asian	\$91,453	\$84,378	\$121,619	\$116,791
Some other races	\$41,927	\$51,049	\$74,754	\$71,665
Two or more races	\$83,243	\$99,448	\$116,869	\$120,484
Hispanic or Latino	\$60,848	\$69,094	\$106,435	\$91,331

## **Higher Education**

Over both five-year periods the total percentage of residents with Bachelors' degrees in the Near Northwest is higher than the District as a whole. Just as the District as a whole, the planning area's Black residents are the residents with the lowest percentage of Bachelor degree attainment.

### ***Higher Education in the Planning Area and District***

Bachelor's Degree or Higher	Districtwide (2012-2016)	NNW (2012-2016)	Districtwide (2018-2022)	NNW (2018-2022)
Total	55.4%	79.4%	92.0%	93.6%
White alone	87.7%	91.3%	33.3%	44.4%
Black or African American alone	24.8%	29.3%	41.3%	6.6%
American Indian and Alaskan Native alone	43.5%	70.5%	84.7%	89.4%
Asian alone	77.9%	81.9%	62.8%	51.8%
Native Hawaiian and Other Pacific Islander alone	63.7%	100%	40.1%	62.6%
Some other races	26.2%	36.8%	70.3%	87.8%
Two or more races	67.8%	79.8%	56.7%	77.9%
Hispanic or Latino	42.8%	59.2%	94.4%	93.6%

**Part Four: Criteria to Evaluate a Zoning Action through Racial Equity Lens**

<b>Factor</b>	<b>Question</b>	<b>OP Response</b>
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The Campus Plan renewal would not result in any direct displacement, existing on-site residential facilities will be expanded to meet the needs of the desired fellow count. Continuing CHS's ability to house their full student body on site.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	This campus already accommodates the residence of its small student population on-site and will continue to meet their student's housing and other needs with the proposed site alterations.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> <li>• Market Rate Housing</li> <li>• Affordable Housing</li> <li>• Replacement Housing</li> </ul>	The existing housing on-site will be renovated to better serve the needs of the student population by converting 3 of the existing single-family dwellings on-site to duplexes. As such, the Campus Plan should not impact off-site housing.
Physical	Will the action result in changes to the physical environment such as:	The changes to the site will have limited impact on the on-site or surrounding physical environment. This campus plan's proposed site improvements would be in existing open space and carefully planned to not impact the exiting green canopy on the site. The applicant proposes to use permeable surfaces to improve stormwater management and reduce runoff.
Access to Opportunity	<ul style="list-style-type: none"> <li>• Job Training/Creation</li> <li>• Healthcare</li> <li>• Addition of Retail/Access to New Services</li> </ul>	This campus plan renewal would largely maintain the employment opportunities it provides to staff but is not expected to directly and indirectly bring new jobs opportunities to the area.
Community	Community Outreach and Engagement.	The Applicant has had continued conversations with the affected ANC's with intentions to expand awareness of the Center's educational offerings. Specifically, the applicant has confirmed their intent to expand their public-facing offerings as requested by ANC 2E.

Using the Commission's Racial Equity Tool, the proposed campus plan should not have a negative impact on racial equity in this area. This campus plan renewal would continue to provide employment opportunities to residents and the continued commitment to housing all students on-site will prevent impacts to the District's housing supply.



## **V. CAMPUS PLAN REVIEW**

Subtitle X § 101 of the Zoning Regulation outlines the standards for reviewing campus plans and the analysis of the campus plan elements and projects against these criteria are discussed below. Unless specified, the analysis refers to the entire campus and addresses specific impacts of certain project features.

### **101 CAMPUS PLANS**

***101.1 Education use by a college or university shall be permitted as a special exception subject to review and approval by the Zoning Commission under Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions of this chapter.***

***101.2 The uses shall be located so that they are not likely to become objectionable to neighboring property because of noise, traffic, parking, number of students, or other objectionable conditions.***

The proposal is for the renewal of the existing campus plan which has been formally operating since 1963. The new building and academic, dormitory, and facilities additions to accommodate up to 15 fellows and their families should not have a significantly increased impact on the surrounding neighborhood.

#### **Noise and Lighting**

The overall campus programming will not significantly change in this proposal, and should not result in significant noise or light impacts to any neighboring properties. OP is not aware of complaints from the surrounding community. The new building proposed would be set well back from the street frontage, and the core programming would continue to be provided within the center of the campus.

#### **Traffic and Parking**

The Campus Plan currently has 38 permanent spaces and the proposal is to maintain this level of parking on the campus. Per the applicant, this meets their needs as typically only half of the fellows have their own personal vehicles. The new construction of “Building 1” will include a new driveway segment to serve the building’s loading area.

#### **Number of Students and Faculty**

The proposed maximum number of students and faculty should not be objectionable or have a significant impact on the surround neighborhood. There would be a maximum of 15 students per semester and approximately 20 faculty. All of the students will be housed on-site.

***101.3 Any commercial use customarily incidental to a university use in an R, RF, or RA zone, or as an adjunct use to a university building, shall be subject to the following conditions...***

***101.4 The campus plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan.***

There are no commercial uses being proposed.

**101.5 The maximum height and the maximum total floor area ratio (FAR) of all buildings and structures on the campus shall be as set forth in the following table:**

<b>TABLE X § 101.5: MAXIMUM HEIGHT AND TOTAL FLOOR AREA RATIO OF ALL BUILDINGS AND STRUCTURES</b>		
<b>Zone</b>	<b>Maximum Height (Feet)</b>	<b>Maximum Floor Area Ratio</b>
R and RF	50	1.8
RA-1	50	1.8
RA-2	60	1.8
RA-3, RA-4, and RA-5	90	3.5

The property is zoned R-1B and was previously approved up to a FAR of 0.19 in ZC 15-06. Under the current proposal, site improvements would increase the actual current FAR from 0.17 to 0.23, well under the 1.8 FAR max for the zone. All existing and proposed structures are below the 50 ft. building height limitation.

**101.6 Because of permissive increases as applicable to normal bulk requirements in the low density zones regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density zones**

The proposed campus plan will not expand into improved low-density areas.

**101.7 In calculating floor area ratio (FAR), the land area shall not include public streets and alleys, but may include interior private streets and alleys within the campus boundaries.**

Per the applicant, the stated FAR included all existing and proposed private drives and roads.

**101.8 As a prerequisite to requesting a further processing for each college or university use, the applicant shall have submitted to the Zoning 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 submitted plans meet this requirement. They can be found at Exhibit# 3F and elsewhere throughout the record.

**101.9 The further processing of specific buildings, structures, and uses within an approved campus plan shall be processed as a special exception unless the campus plan approval was included in an order granting a first-stage planned unit development (PUD) for the campus, in which case the further processing shall be in the form of second-stage planned unit development applications filed consistent with the conditions of the approved campus plan/PUD.**

No further processing is request is included in this application.

***101.10 Within a reasonable distance of the college or university campus, and subject to compliance with Subtitle X § 101.2, the Zoning Commission may also permit the interim use of land or improved property with any use that the Zoning Commission may determine is a proper college or university function. The land need not be included in the campus plan. 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 Zoning 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. Not Applicable. The University is not seeking an interim use.***

No interim off-campus use of land is proposed.

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

As noted above, the proposal would not be inconsistent with the Comprehensive Plan Generalized Policy and Future Land Use Maps. The proposed development, on balance, would also not be inconsistent with the Citywide Elements of the Comprehensive Plan, and would particularly further the policies of the Land Use, Education, Housing, Transportation, and Environmental Protection Elements. It would also further policies in the Near Northwest Area Element.

Below are the Comprehensive Plan policies most related to this proposed campus plan:

### **Land Use Element**

#### ***Policy LU-2.1.5: Support Low-Density Neighborhoods***

*Support and maintain the District's established low-density neighborhoods and related low-density zoning. Carefully manage the development of vacant land and alterations to existing structures to be compatible with the general design character and scale of the existing neighborhood and preserve civic and open space.*

#### ***Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas***

*Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas. Limit the scale and extent of non-residential uses that are generally compatible with residential uses but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood.*

#### ***Policy LU-2.3.5: Institutional Uses***

*Recognize the importance of institutional uses, such as private schools, childcare facilities, hospitals, churches, and similar uses, to the economy, character, history, livability, and future of Washington, DC and its residents. Ensure that when such uses are permitted in residential neighborhoods, their design and operation is sensitive to neighborhood issues and neighbors' quality of life. Encourage institutions and neighborhoods to work*

*proactively to address issues, such as transportation and parking, hours of operation, outside use of facilities, and facility expansion.*

***Policy LU-3.3.1: Transportation Impacts of Institutional Uses***

*Support ongoing efforts by 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-3.3.3: Nonprofits, Private Schools, and Service Organizations***

*Plan, design, and manage large nonprofits, service organizations, private schools, seminaries, colleges and universities, and other institutional uses that occupy large sites within residential areas in a way that minimizes objectionable impacts on adjacent communities. Expansion of these areas should not be permitted if the quality of life in adjacent residential areas is significantly adversely impacted.*

The proposed Campus Plan would not be inconsistent with the Comprehensive Plan Land Use Element and the above policy statements. The proposed Campus Plan would not introduce site plan improvements that would be out of character for the neighborhood. The campus is already well-integrated into the neighborhood and largely surrounded by embassy uses, another institutional use. Therefore, the proposed campus plan would be generally compatible with the land uses in this area.

**Transportation Element**

***Policy T-1.1.8: Minimize Off-Street Parking***

*An increase in vehicle parking has been shown to add vehicle trips to the transportation network. In light of this, excessive off-street vehicle parking should be discouraged.*

***Policy T-2.4.1: Pedestrian Network***

*Develop, maintain, and improve pedestrian facilities. Improve the District's sidewalk system to form a safe and accessible network that links residents across Washington, DC.*

***Policy T-2.4.2: Pedestrian Safety***

*Improve safety and security at key pedestrian nodes throughout the District. Use a variety of techniques to improve pedestrian safety, including textured or clearly marked and raised pedestrian crossings, pedestrian-actuated signal push buttons, high-intensity activated crosswalk pedestrian signals, rectangular rapid flashing beacons, accessible pedestrian signal hardware, leading pedestrian interval timing, and pedestrian countdown signals.*

The proposed Campus Plan would not be inconsistent with the Comprehensive Plan's Transportation Element. The applicant proposes to maintain the current levels of parking on-site continuing to adequately meet the needs of the students and staff. The Campus has a dedicated pedestrian entrance for students and staff which does provide connection with the Pedestrian Network. OP would encourage CHS to improve this entrance's visibility to ensure ease of access as it works towards the commitment to increasing the public-facing program offerings.

## **Housing Element**

### ***Policy H-1.3.5: Student Housing***

*Require colleges and universities to address the housing needs of their students and promote the use of such housing by their students.*

The proposal continues its commitment to housing all of its fellows on-site. The school's full provisions of student housing on campus would prevent the incoming students reducing the housing supply in the area.

## **Environmental Protection Element**

### ***Policy E-1.1.2: Urban Heat Island Mitigation***

*Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for GI, tree canopy, parks, and public space initiatives.*

### ***Policy E-1.1.5: Resilient Infrastructure***

*Design infrastructure, such as roads and parks, to withstand future climate impacts, and increase Washington, DC's' resilience by having roads and parks serve multiple purposes where possible, including flood risk reduction, urban heat island mitigation, and stormwater management.*

### ***Policy E-4.1.1: Maximizing Permeable Surfaces***

*Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce runoff.*

### ***Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff***

*Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate the urban heat island, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces.*

The proposed campus plan would specifically be not inconsistent with Comp Plan Environmental Protection Element policies noted above. This campus plan proposes permeable pavements and to continue its stewardship of the landscaping and vegetation on site.

## **Education Element**

### ***Policy EDU-3.3.1: Satellite Campuses***

*Promote the development of satellite campuses to accommodate university growth, relieve growth pressure on neighborhoods adjacent to existing campuses, spur economic development and revitalization in underinvested neighborhoods, and create additional lifelong learning opportunities for District residents.*

### ***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, and economy, and that 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, especially the affordable housing stock, in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches.*

***Policy EDU-3.3.5: 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, scooters, skateboarding, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged.*

The proposed Campus Plan would not be inconsistent with the Comprehensive Plan Education Element. The proposal is to continue operation of the satellite campus, which provides a unique research opportunity for its fellows and is not exclusive to students of Harvard University. This proposal would allow a continuation of Harvard's presence in the city and would allow them to continue the Center's Commitment to advancing Hellenic Studies and improve the dedicated library for materials on the subject.

**Near Northwest Area Element**

***Policy NNW-1.1.4: Nonprofits and Private Service Organizations***

*Work with private service and nonprofit organizations in the Near Northwest area to ensure that their locations and operations complement neighboring properties and enrich the surrounding communities. In particular, the campus plans of Georgetown University and GW should minimize negative impacts to surrounding residential areas and should aspire to improve such areas through improved landscaping, better lighting, safer pedestrian connections, cultural amenities, and enhanced community policing.*

***Policy NNW-1.1.7: Student Housing***

*Support and promote efforts by the District's universities to develop and renovate on-campus housing for students in order to reduce pressure on housing in nearby neighborhoods.*

The proposed Campus Plan would not be inconsistent with the Comprehensive Plan's Near Northwest Area Element, specifically not with the above policies. The proposed Campus Plan renewal continues the commitment to house all fellows on site and the desired site improvements should have little if any impact on the character of this neighborhood.

**VI. AGENCY COMMENTS**

As of the writing of this report, no other agency has submitted comments on this case.

**VII. ANC COMMENTS**

ANC 2E has provided a recommendation in support at Exhibit #7.

**VIII. COMMUNITY COMMENTS**

As of the writing of this report, there are no community comments in the record.