

ZONING COMMISSION ORDER NO. 25-05

Z.C. Case No. 25-05

**Trustees for Harvard University
2025-2045 Campus Plan @ Square 2155**

DATE

Application of Trustees for Harvard University (the “Applicant”), pursuant to 11-X DCMR §101 for special exception review and approval of a new campus plan for Harvard University’s Center for Hellenic Studies (“CHS”), to permit the continuation of a university use in the R-1A District at 3100 Whitehaven Street, NW (Square 2155, Lot 802) (the “Property”).

HEARING DATE: July 28, 2025

DECISION DATE: July 28, 2025

Pursuant to notice, at its July 28, 2025 public hearing, the Zoning Commission for the District of Columbia (“Commission”) considered the application (“Application”) of the Trustees for Harvard University for review and approval of the Center for Hellenic Studies 2025-2045 Campus Plan, pursuant to Subtitle X § 101 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all subsequent citations refer unless otherwise specified). The Commission reviewed the Application pursuant to the Commission's Rules of Practice and Procedures, which are codified in Subtitle Z. For the reasons stated below, the Commission **APPROVES** the Application.

SUMMARY ORDER

Parties and Notice

The parties to the Application, other than the Applicant, included Advisory Neighborhood Commission (“ANC”) 2E and ANC 3C. The Commission received no additional requests for party status.

The Commission provided proper and timely notice of the July 28, 2025, public hearing on the Application by publication in the *District of Columbia Register* on June 13, 2025. The Applicant provided evidence that it had posted and maintained notice of the public hearing on the Property in compliance with Subtitle Z § 402 (Exhibit [“Ex.”] 8, 16).

The Property is located within the boundaries of ANC 2E. ANC 2E submitted a letter in support of the Application, noting that at its regularly scheduled June 2, 2025, public meeting, at which a quorum was present, the ANC voted 7-0-0 to support the Application (Ex. 7). ANC 3C is located to the north of the Property across Whitehaven Street, NW. ANC 3C submitted a letter in support of the Application, noting that at its regularly scheduled July 21, 2025, public meeting, at which a quorum was present, the ANC voted 7-0-0 to support the Application (Ex. 15).

Applicant's Justification

The Applicant asserted that the Application met the requirements for renewal and approval of the university campus plan under Subtitle X § 101; and provided a Comprehensive Plan consistency analysis concluding that the Application would not be inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens, and would advance policies of the Citywide Elements (Ex. 3, 11).

Agency Reports and Public Hearing

The District of Columbia Office of Planning ("OP") submitted a written report (Ex. 13) and testified in support of the Application at the public hearing; the OP Report concluded that the Application met the applicable requirements of Subtitle X § 101 and would not be inconsistent with the Comprehensive Plan, including when viewed through a racial equity lens. OP requested two conditions to the approval of the Application, both of which the Applicant concurred: (1) the number of academic fellows shall not exceed 15 per semester, all of whom 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.

The District of Columbia Department of Transportation ("DDOT") submitted a written report (Ex. 12) indicating no objection to the Application, with the condition that the Applicant shall implement a transportation demand management ("TDM") Plan for the duration of the campus plan approval to include:

- Identification of a staff member to serve as the Transportation Coordinator during the time period of the campus plan. The Transportation Coordinator will act as point of contact with DDOT, goDCgo, and Zoning Enforcement;
- Provision of the Transportation Coordinator's contact information to goDCgo;
- The Transportation Coordinator will:
 - o develop, distribute, and market various transportation alternatives and options to CHS employees and resident fellows, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) in any internal newsletters or communications;
 - o distribute information to CHS employees on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency;
 - o provide CHS employees with links to CommuterConnections.com and goDCgo.com;
 - o provide a SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to each new CHS employee;
 - o provide welcome packets to all new CHS resident fellows that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines, SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride, Guaranteed Ride Home (GRH)

brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing info@godcgo.com;

- Provide transit benefits to all employees consistent with applicable law;
- Install four (4) short-term bicycle parking spaces (2 inverted-U racks) near the entrance of the new dining, gym, and facilities building at the time of that building's construction; and
- Install two (2) electric vehicle charging stations in off-street parking spaces.

The Applicant confirmed its acceptance of the DDOT condition by letter submitted to the hearing record (Ex. 14).

At the July 28, 2025, public hearing, the Commission heard testimony from the Applicant, OP, and DDOT. No other persons or organizations testified at the public hearing.

Conclusions

Pursuant to the authority granted by the Zoning Act, approved June 20, 1938 (D.C. Official Code § 6-641.01), the Commission may approve an application for education use by a college or university as a special exception, consistent with the requirements set forth in Subtitle X § 101, Subtitle X Chapter 9, and Subtitle Z § 302. Based upon the record before the Commission, the Commission concludes that the Applicant has met the burden of proof under Subtitle X § 101 and that the requested relief for a renewal and approval of the Center for Hellenic Studies' Campus Plan 2025-2045 will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

“GREAT WEIGHT” TO THE RECOMMENDATIONS OF OP

The Commission must give “great weight” to the recommendations of OP stated in the OP Report pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990. (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2018 Repl.) and Subtitle Z § 405.9) *Metropole Condo. Ass'n v. District of Columbia Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016). The Commission finds persuasive OP's recommendation to approve the Application and therefore concurs in that judgment.

“GREAT WEIGHT” TO THE WRITTEN REPORT OF THE ANC

The Commission must give great weight to the issues and concerns raised in the written report of an affected ANC that was approved by the full ANC at a properly noticed public meeting pursuant to §13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 406.2. The Commission finds the recommendations of both ANC 2E and ANC 3C to approve the Application persuasive and concurs in those judgments.

Summary Order

No person or entity appeared at the public hearing in opposition to the Application or otherwise

requested to participate as a party in this proceeding, and ANC 2E and ANC 3C supported the Application. Therefore, pursuant to Subtitle Z § 604.7, the Commission authorized a summary order in this case and determined it may waive the requirement that findings of fact and conclusions of law accompany the Order because such waiver will not prejudice the rights of any party.

DECISION

In consideration of the record and the reasons stated herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Application's request for approval and renewal of its university campus plan in accordance with the plans and materials marked as Ex. 11 of the record of Zoning Commission Case No. 25-05.

It is therefore **ORDERED** that the application is **GRANTED**, subject to the following conditions:

(1) the number of academic fellows shall not exceed 15 per semester, all of whom shall have housing assignments on the campus;

(2) the campus plan shall be valid for a period of 20 years from the final date of this Order;

(3) the Applicant shall implement a TDM Plan for the period of the renewed campus plan to include:

- Identification of a staff member to serve as the Transportation Coordinator during the time period of the campus plan. The Transportation Coordinator will act as point of contact with DDOT, goDCgo, and Zoning Enforcement;

- Provision of the Transportation Coordinator's contact information to goDCgo;

- The Transportation Coordinator will:

- o develop, distribute, and market various transportation alternatives and options to CHS employees and resident fellows, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) in any internal newsletters or communications;

- o distribute information to CHS employees on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency;

- o provide CHS employees with links to CommuterConnections.com and goDCgo.com;

- o provide a SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to each new CHS employee;

- o provide welcome packets to all new CHS resident fellows that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines, SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride, Guaranteed Ride Home (GRH)

brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing info@godcgo.com;

(4) The Applicant shall provide transit benefits to all employees, as required by applicable law;

(5) The Applicant shall install four (4) short-term bicycle parking spaces (2 inverted-U racks) near the entrance of the new dining, gym, and facilities building at the time of that building's construction; and

(6) The Applicant shall install two (2) electric vehicle charging stations in off-street parking spaces on the campus.

VOTE (July 28, 2025): 4-0-1 (Robert E. Miller, Tammy S. Stidham, Anthony J. Hood, Gwen Marcus Wright, to approve. Joseph E. Imamura, not present not voting).

In accordance with the provisions of Subtitle Z § 604.9, this Zoning Commission Order No. 25-05 shall become effective upon publication of this order in the District of Columbia Register.

BY THE ORDER OF THE D.C. ZONING COMMISSION

Each concurring member approved the issuance of this order.

ATTESTED BY: _____
SARA A. BARDIN
Office of Zoning Director

FINAL DATE OF ORDER: