

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



**ZONING COMMISSION ORDER NO. 25-05**  
**Z.C. Case No. 25-05**  
**Trustees for Harvard University**  
**(2025-2045 Campus Plan @ Square 2155)**  
**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 (the “Applicant”) 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 zone (the “CHS Campus Plan 2025-2045”), 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), at 3100 Whitehaven Street, N.W. (Square 2155, Lot 802) (the “Property”). 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 automatic parties to the Application, other than the Applicant, included Advisory Neighborhood Commission (“ANC”) 2E and ANC 3C<sup>1</sup>, pursuant to Subtitle Z § 403.5. 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 (Exhibit [“Ex.”] 5, 6). The Applicant provided evidence that it had posted and maintained notice of the public hearing on the Property in compliance with Subtitle Z § 402 (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, N.W. 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

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<sup>1</sup> Both ANC 2E and ANC 3C are “affected” ANCs under Subtitle Z § 101.8.

analysis concluding that the Application would not be inconsistent with the Comprehensive Plan, including its maps and when viewed through a racial equity lens, and would advance policies of the Citywide Elements (Ex. 3, 11). The Applicant provided evidence that it conducted community outreach and engagement with the affected ANC; and that the Application would not result in direct displacement as existing on-site residential facilities would be expanded (*Id.*).

### **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 its maps, the Citywide and Near Northwest Area Elements, and when viewed through a racial equity lens. The OP Report included disaggregated race and ethnicity data for the Near Northwest Planning Area, in which the Property is located, showing median income and higher education disparities but concluded that the Application should not have a negative impact on racial equity in the area. OP requested two conditions of approval, 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 (*Id.*).

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, as follows:

- Identify 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;
- Provide the Transportation Coordinator’s contact information to goDCgo;
- The Transportation Coordinator will:
  - 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;
  - 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;
  - Provide CHS employees with links to [CommuterConnections.com](http://CommuterConnections.com) and [goDCgo.com](http://goDCgo.com);
  - Provide a SmarTrip card and one complimentary Capital Bikeshare coupon good for a free ride to each new CHS employee; and
  - 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 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](mailto:info@godcgo.com);
- Provide transit benefits to all employees consistent with applicable law;

- Install four short-term bicycle parking spaces (two 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 electric vehicle charging stations in off-street parking spaces.

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

At the July 28, 2025, public hearing<sup>2</sup>, 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 special exception relief for a renewal and approval of the CHS 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, subject to the two conditions of approval stated in the OP Report, 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 ANCs 2E and 3C supported the Application. Therefore, pursuant to Subtitle Z § 604.7, the Commission authorized a summary

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<sup>2</sup> At the start of the public hearing, the Commission granted the Applicant’s request for a waiver from the requirements of Subtitle Z § 401.5 to file modifications to the Application less than 30 days prior to the public hearing and accepted Ex. 11-11A2 into the case record.

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 special exception request for approval and renewal of its campus plan in accordance with the plans and materials marked as Ex. 11A1-11A2 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:
  - Identify 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;
  - Provide the Transportation Coordinator's contact information to goDCgo; and
  - The Transportation Coordinator will:
    - 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;
    - 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;
    - Provide CHS employees with links to CommuterConnections.com and goDCgo.com;
    - Provide a SmarTrip card and one complimentary Capital Bikeshare coupon good for a free ride to each new CHS employee; and
    - 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 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](mailto:info@godcgo.com).
4. The Applicant shall provide transit benefits to all employees, as required by applicable law.
5. The Applicant shall install four short-term bicycle parking spaces (two inverted-U racks) near the entrance of the new dining, gym, and facilities building at the time of that building's construction.
6. The Applicant shall install two electric vehicle charging stations in off-street parking spaces on the campus.

**Final Action**

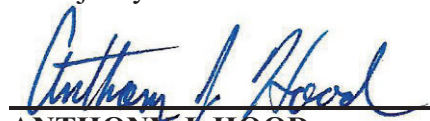
**VOTE (July 28, 2025): 4-0-1**

(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 Z.C. Order No. 25-05 shall become effective upon publication of this order in the *District of Columbia Register*; that is, on December 12, 2025.

**BY THE ORDER OF THE D.C. ZONING COMMISSION**

A majority of the Commission members approved the issuance of this Order.



**ANTHONY J. HOOD**  
**CHAIRMAN**  
**ZONING COMMISSION**



**SARA A. BARDIN**  
**DIRECTOR**  
**OFFICE OF ZONING**

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.