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June 14, 2023

BY IZIS

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Withdrawal of Z.C. Case No. 22-13 and
The Wesley Theological Seminary of the United Methodist Church
Application for Approval for a Campus Plan to Thrive in Place (2023-2033)
4500 Massachusetts Avenue, N.W.
Square 1600, Lots 6 (818 and 819), 7, 8 and 9.

Dear Chairman Hood and Members of the Commission:

The Wesley Theological Seminary of the United Methodist Church, by and through undersigned counsel as Authorized Agent, respectfully submits the following:

1. Request to Withdrawal Zoning Commission Case No. 22-13¹; and
2. Submission of a New Campus Application to be processed in conjunction with and parallel to the pending PUD application No. 23-08.

As set forth in 11 DCMR Subtitle Z, §302, the application includes the following:

1. Completed Form 108 Application;
2. Statement of the Applicant and Exhibits;
3. Authorization Letter;
4. Surveyor's Plat;
5. Certificate of Notice of Intent; and
6. List of Property Owners within 200 feet.

¹ On May 25, 2023, the Commission granted a waiver of Subtitle Z §600.4 to authorize the withdrawal of Case No. 22-13 and expedited filing of this New Campus Plan application.

Mr. Anthony J. Hood, Chairman
June 14, 2023
Page 2 of 3

Under these unique circumstances, the Seminary respectfully requests that the Commission also waive the \$6,500.00 filing which was previously paid in Z.C. Case No. 22-13.

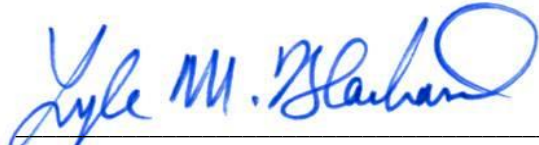
Thank you for your assistance in this matter.

Sincerely,

GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.



Lyle M. Blanchard

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on June 14, 2023, the Wesley Theological Seminary Campus Plan application was delivered via electronic mail to the following:

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John Patrick Brown, Jr., Esq.



**BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA**



FORM 100 – APPLICATION SIGNATURE PAGE

All Zoning Commission applications shall be filed through the Interactive Zoning Information System (IZIS). Pursuant to Subtitle Z §§ 300.5, 301.4, and 302.4, please use Form 100 to provide the name(s), address(es), and signature(s) of each owner of property included in the area to be developed, or of the owner's authorized agent.

PUD: ☐ 1st Stage ☐ 2nd Stage ☐ Consolidated

Modification: ☐ Minor ☐ Consequence ☐ Significance

☐ Map Amendment

☐ Design Review

☒ Campus Plan

☐ Time Extension

I/We hereby certify that the information contained on the application for the relief filed with the Zoning Commission is true and correct to the best of my/our knowledge, information, and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of more than \$1,000 or 180 days' imprisonment or both. (D.C. Official Code § 22 2405.)

Owner's Name:	Rev. David McAllister-Wilson, President, The Wesley Theological Seminary of the United Methodist Church		
Owner's Address:	4500 Massachusetts Avenue, N.W., Washington, D.C.		
Owner's Signature:		Date:	06/14/2023

Owner's Name:			
Owner's Address:			
Owner's Signature:		Date:	

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Owner's Address:			
Owner's Signature:		Date:	

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THIS FORM WILL NOT BE ACCEPTED.



I.

THE WESLEY THEOLOGICAL SEMINARY



APPLICATION FOR A CAMPUS PLAN TO THRIVE IN PLACE YEAR 2023 THROUGH 2033

JUNE 14, 2023

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The figure of Christ on the exterior wall of the chapel facing Massachusetts Avenue was carved on site.

EXECUTIVE SUMMARY

SUMMARY OF THIS APPLICATION

In 2006, the Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) obtained approval for its first Campus Plan (2006-2015). Since then, changing circumstances required Wesley Seminary to reevaluate and restructure its original Campus Plan on several occasions. Through this process, Wesley Seminary has successfully evolved in its educational mission and facilities to serve that mission. This new Campus Plan for 2023 through 2033 and beyond (“2023 Plan”), provides facilities and resources for Wesley Seminary to Thrive in Place as one of the top twenty theological seminaries and continue its leadership locally, regionally, nationally, and internationally.

CAMPUS PLAN (2006-2015)

In 2006, the Zoning Commission in Z.C. Case No. 05-40 approved Wesley Seminary’s first Campus Plan, which supported its academic and religious mission with a 21st century campus achieved by a combination of renovation, demolition, and new construction while maintaining the scale and feel of the existing hilltop campus. This Plan maintained the current level of enrollment and added 72,500 square feet of gross floor area. Approximately 30,000 square feet of Residential Space; approximately another 30,000 square feet of Academic Space; approximately 5,000 square feet of Chapel Space; and 7,500 square feet of Support Space were to be added to the Campus.

CHANGING CIRCUMSTANCES RESULT IN A RE-EVALUATION OF THE CAMPUS PLAN

The original Campus Plan was an ambitious and aspirational vision for the Seminary. A prolonged economic downturn, declining enrollment, and changes in theological education forced a re-evaluation of that Campus Plan. While the Campus Plan was being restructured, Wesley Seminary continued to invest in its facilities and programs, including an upgrade of its underground utilities, removal and/or remediation of all asbestos, establishing the “Wesley at Mount Vernon Square” offsite facility, and renovations of the existing Library and Chapel.

AMENDED CAMPUS PLAN (2012-2025)

Approved in Z.C. Case 05-40A, this Plan was developed to meet the Seminary’s strategic vision with more limited resources and evolving needs. The approved amendment and extension of the original Campus Plan until 2025 maintained the levels of student, faculty, and staff, but substantially reduced the previously approved new construction. The existing Campus facilities were maintained without demolition and several previously approved new buildings were eliminated. The only addition to the Campus was the new 3-story, 76 bed Residence Hall that was opened in 2014 (“2014 Dorm”). Additionally, the two existing 1960-era residential buildings, Chapel and Library were renovated, all buildings were made handicapped accessible, major renovation and “greening” of utilities was accomplished, and IT was brought to current standards. Surface parking was increased, and other campus enhancements were made.

MODIFICATION OF CAMPUS PLAN (2016-2019)

In 2016, in the aftermath of the economic recovery from 2008, nationwide seminary enrollment continued to be weak and in decline. Despite its top-tier reputation and unique location, Wesley Seminary was not immune from this trend. In Zoning Commission Order No.

05-40B, the Zoning Commission authorized Wesley Seminary to allow up to fifty-five (55) non-Wesley graduate students to occupy Straughn Hall through May 2019.

MODIFICATION OF CAMPUS PLAN (2017-2019)

In Zoning Commission Case No. 05-40C, the Zoning Commission approved the expansion of housing on campus for non-Wesley graduate students. Through December 2019, fifty-five (55) non-Wesley graduate students were permitted in Straughn Hall, six (6) in Carroll Hall, and twenty-six (26) in the New Residence Hall. (Exhibit D).

MODIFICATION OF CAMPUS PLAN (2019-2020)

Wesley requested, and the Zoning Commission in Case Number 05-40D approved a one-year extension of its current Campus Plan under the existing conditions until December 31, 2020.

AUTOMATIC AND ADMINISTRATIVE TIME EXTENSIONS.

As a result of the COVID-19 pandemic and the D.C. public health emergency, the Zoning Commission automatically extended the current Campus Plan six-months until June 30, 2021. Wesley Seminary requested and received an additional six-month extension until December 31, 2021 by Zoning Commission Order No. 05-40-D(1). In order to continue its community engagement process, Wesley Seminary requested and received an additional six-month extension until June 30, 2022, in Zoning Commission Order No. 05-40D(2).

ORIGINAL CAMPUS PLAN APPLICATION

On March 17, 2022, Wesley file its original new Campus Plan application as Zoning Commission Case No. 22-13. The Zoning Commission conducted a Public Hearing on June 13, 2022, received numerous post-hearing submissions from the parties, and discussed this

application at several Public Meetings without taking Final Action. At its November 11, 2022, Public Meeting, the Commission deferred further action on this pending application and invited the Seminary to file a Planned Unit Development application for the proposed Campus Plan project.

On March 31, 2023, Wesley filed the requested PUD application as Zoning Commission Case No. 23-08 (“PUD Application”). On May 25, 2023, the Commission voted to set down the PUD Application for a Public Hearing. At the same time, the Commission advised Wesley to withdraw the current Campus Plan application (ZC Case No. 22-13) and file a new Campus Plan application to be processed in conjunction with and parallel to the pending PUD Application.

NEW - THRIVE IN PLACE CAMPUS PLAN (2023–2033)

The 2023 Plan is a continued commitment by Wesley Seminary, a leading national and international theological educational institution, to its Spring Valley Campus and its role in Washington, D.C., regionally, nationally and internationally. This Plan will allow Wesley Seminary to “Thrive in Place” for the long-term.

The 2023 Plan proposes to demolish two 1960 - era dormitories (Straughn Hall and Carroll Hall) with ninety beds and demolish the Old President’s House (including parking area, driveway and curb cut) on University Avenue and re-landscape that area, including a small neighborhood playground. The existing surface parking lot (143 spaces) and adjacent one-story maintenance building will be demolished and replaced with a new dormitory with approximately 659 beds and 363 underground parking spaces to be constructed by Landmark Properties, a leading nationwide student housing provider, under a long-term ground lease with Wesley Seminary. This new dormitory will be offered exclusively to Wesley Seminary students (and

their immediate families) and to American University students needing local housing. The New Dormitory will provide Inclusionary Zoning for eligible Wesley and AU students. A new two-story residential scale and design administrative building with a lower-level maintenance facility will be constructed at the top of the University Avenue driveway adjacent to the New Residence Hall constructed in 2014. The other existing Wesley Seminary buildings, including Kresge Academic Hall, Trott Administration Building and Chapel, Library, and New Residence Hall, will remain in place as the perimeter of the existing hilltop campus.

The 2023 Plan will maintain and increase the existing Green Open Space Area Buffer with the adjoining neighborhoods on University and Massachusetts Avenues. Fully 55% (210,000 square feet) of the Campus area will remain Green Open Space. The total gross floor area proposed will result in a total floor area ratio (“FAR”) of approximately 1.07, well below the maximum 1.8 FAR permitted for a campus. No further development of the property is contemplated; approximately 278,000 square feet of the available gross floor area will not be developed.

INTRODUCTION TO WESLEY THEOLOGICAL SEMINARY

Wesley Theological Seminary, founded in 1882, is one of the nation’s leading and largest graduate theological schools (most of which are known as “seminaries” or “divinity schools”). Wesley moved to this campus 63 years ago from what is now McDaniel University in Westminster, Maryland. Most of the current buildings were constructed at that time, except for the 2014 Dorm. All other buildings are renovated.

Wesley Seminary came to this site on what is now Wesley Circle and designed our campus to share this academic hilltop with American University, a sister school in the United

Methodist denomination. This was part of a larger plan of a Methodist Bishop who chaired the boards of both schools and who also established the A.U. School of International Service and relocated Sibley Hospital with a vision for a “Methodist Center” in this region, joining with the National United Methodist Church in Wesley Heights.

Wesley is considered one of the few truly national and international seminaries. Center-progressive and one of the most ethnically diverse, our alumni serve as pastors and leaders of non-profit human service organizations around the world, including a strong presence here in Washington. We are broadly ecumenical, with students from 26 denominations and a similar number of both states and foreign countries. We offer three Master’s degrees and a Doctor of Ministry (D.Min.), and several non-degree programs, with three substantial centers of research and teaching: Leadership, Arts and Religion, and Community Engagement. Our current (Fall 2022) enrollment is 267 Masters students and 185 D.Min. students. Pre-Covid, two-thirds of Master’s students commuted. D.Min. students come to campus for two-week intensive sessions between regular semesters, while some special tracks meet overseas.



The stained glass windows in the chancel of the chapel depict Christ's ministry and its extension on the world.

Since 1958, the Spring Valley campus has been an academic oasis in the midst of and benefiting from the unique cultural diversity and excitement of the Nation's Capital. Wesley Seminary offers a variety of programs and experiences, including masters and doctoral degree programs and important non-degree programs which respond to the diverse needs of our student body and their individual ministries. The Seminary has also become a center for theological research as a resource not only for the campus, but on a much broader basis regionally, nationally, and internationally.

The Seminary Campus is deceiving. Although outwardly tranquil and relaxed, it is, in reality, a place of great energy and excitement. Wesley Seminary has not only embraced but taken the lead in the 21st century of theological education. In order to continue this journey from its Spring Valley Campus, the Seminary must use its physical and financial resources to support and foster its educational mission. Most importantly, the Seminary must be able to attract the best and brightest faculty and students, many of whom come because the DC location is compelling, to maintain and elevate its place among the top thirty theological schools.

The reason for this development is not for Wesley to survive, rather, to allow us to thrive in place for the next generations. By some reckoning, the most prudent move for Wesley would be to sell this campus and relocate to a less expensive area in the mid-Atlantic region. But we are resolved to remain in Washington because we believe this city is central to our mission and our ability to attract both students and faculty. Wesley greatly values being a part of an academic community committed to liberal higher education with all the vibrancy that it entails. Wesley and A.U. have always had some shared programming, but, under A.U. President Sylvia Burwell, those connections are expanding.

We must also be able to thrive in place financially. The size of the new student housing building provides for the number and various types of beds and room configurations necessary to house Wesley students (and their immediate families) and to achieve the financial benefit which is critical to our ability to remain in this neighborhood and be one of the leading seminaries in perpetuity. Wesley is currently one of only 30 seminaries competing nationally and internationally for the best students and faculty. But we are 20th in size of endowment. In a period of winnowing of the number of seminaries nationwide, this project would effectively move us to 10th. The high-end design of this dorm provides our students access to amenities

they do not have now and enhances Wesley's appeal to younger students. In addition to replacing the 90 student housing beds lost in Carroll Hall and Straughn Hall, the New Dorm will provide flexible living options that will accommodate Wesley students requiring family housing or other living arrangements that are not available in the traditional single or double occupancy rooms in the existing 2014 Dorm.

We will devote most of the financial benefit to further subsidize student scholarships, including on-campus housing, which is expected to show increased demand from Seminary students. The fundamental economics of our business are extremely difficult as we strive to ordain ministers who have a graduate-level education similar in length and depth to medical students, but they will earn a fraction of the salary over a lifetime. And so, our ability to discount the cost of this education is determinative of our ability to compete and thrive.

Beyond that, Wesley is a national leader in research and innovation. Our growth edge is in non-degree and certificate education and other programs to support the church nationally and internationally. This growth does not have an impact on our home campus. But we must be able to thrive in place to have a home base of faculty and students in the more traditional mode of education with all Washington has to offer.



A statue of Moses striking the rock adorns the courtyard outside the library.

I. THE SEMINARY AND THE DISTRICT OF COLUMBIA

A. Overview, Mission and History

Situated on nine acres in Northwest Washington, D.C., positioned between American University and the Spring Valley neighborhood (Site Location, [Exhibit A](#)), the Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) is a graduate theological school. The mission of Wesley Theological Seminary is to equip Christians for leadership in the church and the world, to advance theological scholarship, and to provide a prophetic voice in the public square. To pursue that mission, the primary focus is the preparation of exceptional leaders for churches, and human service non-profit leaders. Its rolling Campus offers an academic oasis enhanced by the excitement and cultural diversity of the city.

Wesley Seminary was founded in 1882 as a small seminary at Western Maryland College. Wesley Seminary moved from its Westminster, Maryland location to its current Campus in 1958. The institution flowered in size and stature on the new Campus, and its location became the foundation of its identity and success. The original buildings that will remain have all been renovated and the new Residence Hall added in 2014. Over its first sixty-three years, Wesley Seminary grew to fill out its Campus reflecting all the changing patterns of seminary enrollment and trends in theological education.



The statue of John Wesley - here in special attire - was a gift to the seminary on behalf of British Methodists.

B. Accreditation and Institutional Affiliations

Wesley Seminary is fully accredited by The Association of Theological Schools in the United States and Canada, the Commission on Higher Education of The Middle States Association of Colleges and Schools, The University Senate of The United Methodist Church

(Board of Higher Education and Ministry), and the District of Columbia Educational Licensure Commission.

Wesley Seminary is one of the thirteen official seminaries of The United Methodist Church, an ubiquitous denomination with a church in nearly every zip code of the United States and nearly every nation. Degree programs are structured to ensure all denominational ordination and consecration requirements will be met, and ordination information and counseling is offered.

At the same time, Wesley Seminary is broadly ecumenical ranging from Unitarian to Pentecostal. Students from over 26 other denominational backgrounds make up 48% of the current student body. Wesley Seminary enjoys a special relationship with the Episcopal Diocese of Washington. Students from a variety of Baptist traditions make up one of the larger denominational groups at Wesley Seminary.

Wesley Seminary is a founding member of the Washington Theological Consortium. The Consortium offers Wesley Seminary students a rich array of opportunities through close relationships with other major theological schools in the Washington area. Within minimal guidelines, students have access to the curricular offerings of all these schools and may cross-register for degree credit while paying tuition to their home school.

Wesley Seminary shares a Methodist heritage with its neighbor, American University (A.U.). They are separate institutions, but share several academic programs and, until recently, also shared utilities.

C. Programs

Wesley Seminary provides in-depth study and reflection on the texts and traditions of our faith through the scholarly work of our faculty and the research capability of our library, through our Masters and Doctoral-level degree programs, and through our non-degree programs designed to reach both clergy and laity. The primary focus of the Wesley Seminary is to prepare leaders for the church. Wesley Seminary students are formed for a kind of leadership which draws from the texts and traditions of the faith so they may lead the church in mission and ministry in the world.

The hub of our academic programs is the Master of Divinity (M.Div.), an 81-credit degree which is the normal academic requirement for candidates for ordained pastoral ministry for the Protestants, Roman Catholics, and Eastern Orthodox. This is a longer Masters degree because it is a professional degree, which means that a third of the program covers various aspects of the practice of ministry. Also, a candidate for the M.Div. need not have studied religion or theology in undergraduate school. This means that the seminary curriculum includes both lower-division, lecture hall style, introductory courses in Bible, Theology, Church History, and Ethics and upper-division, seminar style, reading courses. These layers in M.Div. education create special requirements for the design of classroom space.

Wesley Seminary offers two other Master's degrees and a doctoral program. The Master of Theological Studies (M.T.S.) 60 credit and the Master of Arts (M.A.) 36-credit degrees. The M.T.S. is taken by students who may be pursuing professional ministry positions not requiring ordination, as a prelude to Ph.D. work, or simply for personal enrichment. The M.A. is for persons working in specialized ministry fields outside of pastoral ministry. The Doctor of

Ministry (D.Min.) 30 credit degree is an in-service, advanced degree for pastors and other church leaders seeking a deeper learning and new skills for ministry.

Night classes, hybrid schedules and online learning, and partnering opportunities are designed to accommodate both full-time and part-time students. The Master's degrees are taken on a semester system with the fall semester running late August through mid-December and a spring semester running mid-January through early May and a May-July set of summer school courses. The Doctor of Ministry degree is taken in two-week intensive sessions in early January and May when the full-time students are not on campus.

Wesley Seminary also offers significant non-degree programs which are expanding. The largest is the Course of Study School, held late-June through July, is for those who are serving as bi-vocational part-time pastors of rural churches.

D. Research

The Wesley Seminary library participates in the American Theological Library Association and the Washington Theological Consortium, which allows us to focus our collection of about 135,000 volumes on theological works and a few other special holdings.

Over time, Wesley Seminary has established three centers of specialized work and research to serve both our students and the broader church and society. To be “centered in the seminary” means that it is a resource to all existing degree programs of the seminary. To be “a Center for” means that the Center would help Wesley Seminary fulfill its vision to be a church-based seminary by providing resources beyond the degree programs.

The Henry Luce III Center for Arts and Religion was a first among seminaries to seriously introduce the language and sensibilities of the arts in a theological school. The Center's on-campus facilities include a fine arts studio with an open-door policy for the Seminary community and the Dadian Gallery, which is open to the public throughout the year. The Center sponsors residencies for artists in a wide array of mediums, dialogues between artists and theologians, and regularly scheduled exhibits in the Dadian Gallery.

The G. Douglass Lewis Center for Church Leadership was formally established in July 2003 to be a Center for the church, centered in the seminary. This is the largest of our centers with a staff of seven, offering workshops, seminars, podcasts, consulting, and an online constituency of 20,000.

The newest entity is the Community Engagement Institute, which helps students, pastors, and congregations engage effectively in the public square, including a leading program in public theology. The programs in the Institute engage students with the unique political, civic and media leaders available in Washington.

Wesley Seminary also specializes in research and programs in congregational vitality. We run more grant-funded research programs than any other seminary, many funded by the Lilly Endowment. One current program bears directly on the future design of seminaries, a quantitative and qualitative study of the “Changing Nature of the Religious Workforce.”

Many seminaries offer some of the kinds of programs listed above. Very few offer this full range and depth of theological education. All of these programs can be explored in more detail on our website: www.wesleyseminary.edu.

E. The Wesley Seminary Community

Preparing an individual for ministry is a formation of the whole person, involving intellectual, emotional and spiritual discipline, and the practical skills and insights necessary for effective leadership. We believe that forming people for ministerial leadership requires a community that embraces both our diversity of culture and our unity in Jesus Christ. Part of the requirement in the Master's program is an "immersion" experience so that students spend a period of time in a culture not their own.

Central to our community is our worship in Oxnam Chapel. Services are at Noon on Tuesday in the chapel. There are other smaller prayer and worship meetings around the campus throughout the week. In addition, students participate in small groups for study and meditation. Space for worship and small group interaction is a critical component in our campus design.

1. Enrollment

(Exhibit B) shows the trends in Wesley's enrollment over a ten-year period broken down by degree program. Fiscal Year 2008 witnessed the peak in overall student enrollment after almost a decade of steady growth. After Fiscal Year 2008, there has been a significant decrease in the number of students, but an increase in the number of course hours taken by each student. The total number of students has fallen to the levels in 2000-2001 because of the decline of the traditional Master of Divinity degree. Yet, the Doctor of Ministry degree has shown substantial increase and the Master of Arts has remained strong, reflecting the changing market for seminary education. Over time the student population will continue to fluctuate upwards and downwards, but the scale of the community will remain self-contained and intimate. Wesley Seminary does not plan to expand beyond the population caps established by its current Campus Plan although

the 2016 Zoning Regulations require a different methodology for determining enrollment without distinction between full or part-time students.

The diversity of the student body is both demographic and programmatic.

Demographically, the enrollment trends at Wesley Seminary are in the same direction as the rest of Mainline Protestant. For example, 62% of our Master's candidates are women; 39% of our students are African-American, giving Wesley, an historically "white" institution, one of the highest number of black seminarians in the country. There is also a wide range of ages.

Underneath these statistics is the diversity of background and life experiences these percentages represent. This is both a wonderful resource and a great challenge to the task of education and formation. The trends also show an increased diversity of program.

Wesley Seminary's community also includes a number of people involved in non-degree programs. The largest of these is the summer Course of Study, which enrolls approximately 200 students some of whom come for brief programs on weekends (Friday night and Saturday) and summer sessions while others participate virtually or at off-campus locations.

The hidden dynamic in Wesley Seminary's enrollment is the prevalence of the part-time students and the diversity of vocational directions. Wesley, like all seminaries, was designed and acculturated to the young, full-time resident student focused on a lifetime of pastoral ministry. There is a strong feeling within theological education that this monastery-like community is the ideal way to form people for ministry. But Wesley Seminary made a series of decisions over the years to accommodate people at different places in their lives with differing senses of their future ministry. As a result, we expanded the range of programs and the flexibility of schedule.

All this diversity means that Wesley Seminary is a community of communities. One of our greatest challenges is to foster a community that forms all these people for ministry. This is a guiding consideration in the creation of this Campus Master Plan: we are still small enough to be self-contained with the elements of the cloistered life essential to ministerial formation.

2. Faculty

Wesley Seminary's faculty are some of the most well-known and widely published in theological education. All 24 full-time faculty have earned doctoral degrees from accredited institutions of higher learning. Diverse points of view are recognized as a virtue to be appreciated, not an obstacle to be overcome. Their work has been described as "deep center," taking the scriptures seriously, attuned to the challenges of the modern world and committed to a ministry of love and reconciliation, but large enough to offer a broad educational and theological experience to meet the needs of a diverse student body.

Wesley Seminary faculty members are nationally recognized as leaders in each of the theological school disciplines: Bible, theology, ethics, church history, pastoral care, preaching and worship, Christian education, sociology, and anthropology of religion. In addition to being distinguished scholars and teachers, the faculty are some of the most sought-after consultants, teachers, and preachers in the Church. Providing adequate space for the faculty itself to be formed as a community of scholars is an important part of this Campus Master Plan.



One third of the entering class of students is in their twenties.

3. Governance and Management

Wesley Seminary is governed by a 40-member Board of Governors that includes outstanding civic and business leaders whose dedication continues to challenge and guide the Seminary to new heights. Current and former Board members include pastors of significant churches, a retired Marine Corps four-star general, a former D.C. City Administrator, a major real estate developer and a university president, two bio-tech scientists, three Bishops, and other prominent clergy and laypeople. A list of current Governors is included in (Exhibit C).

Board members keep the Seminary faithful to its mission. They develop the Seminary's broad policy framework, and they hire and oversee the administration that implements those policies. The Board and its committees meet three times per year, guided by an Executive Committee.

Wesley Seminary's administration is led by a talented and diverse executive team. Wesley's President, The Reverend Dr. David McAllister-Wilson, is entering his twenty second

year in office, having previously spent twenty years in other positions at Wesley Seminary. He is now the longest serving president among the seminaries of North America. The Reverend Dr. Carla Works, Professor of New Testament since 2009, is now becoming Dean. The Reverend Dr. Kyunglim Shin-Lee, Vice President for International Relations, is a leader in the Korean community both in the United States, Korea and the Korean diaspora. The Reverend Dr. Beth Ludlum, Vice President for Strategic Initiatives, has been instrumental in bringing many new partnerships to Wesley. She manages multiple research grants. Reverend Benjamin Hall, Vice President of Admissions & Financial Aid, works directly with students interested in enrolling at Wesley and current students who may need financial aid. Registrar Joe Arnold has a theological degree and works with the Dean and faculty to maintain the academic programs. The Vice President for Finance and Administration, Jeff Straits, is a CPA with extensive experience in both the public and private sectors. The Reverend Antoni Sinkfield is a leader in the African American community and serves as Associate Dean of Community Life.

4. The Financial Picture

As a free-standing school, Wesley Seminary is dependent upon self-generated tuition, gifts and endowment income. The Seminary has seen a decline in Masters student hours and an increasing need for scholarship support of students. These trends have put financial pressure on the Seminary. A full 61 percent of Wesley's \$15 million annual operating budget is devoted directly to the quality of our academic program and our students. An additional 7% is grant-funded research. The Seminary relies on enrollment and tuition for 43% percent of its net revenue. A sign of Wesley Seminary's prestige is the large number of foundations that make grants to the Seminary. We have maintained our physical facilities. Other than the buildings which are to be razed, there is no deferred maintenance on buildings and utilities. The principal

challenge is the 1960-era student housing, Straughn Hall and Carroll Hall, which are old and obsolete. These antiquated dormitories put the school at a substantial competitive disadvantage to other seminaries and the dorms are projected to be demolished in the context of this plan.

F. Wesley's Ministry in the Neighborhood, Washington and the World

Wesley Seminary is known nationally and internationally as a leading theological school, but we are one of the best kept secrets in Washington and an untapped resource in Ward 3.



New members of the Board of Governors are installed during a chapel service.

Wesley Seminary is a multiplier institution. Wesley Seminary graduates serve in all 50 states and in 30 countries around the world. It is estimated that each graduating class significantly touches the lives of 500,000 people. Wesley Seminary graduates are scattered to all parts of the earth as leaders of the church and other service organizations.

It is in the Washington area that Wesley Seminary has its greatest impact. The majority of our students come from the mid-Atlantic region. In this current semester, 37 Masters degree students are from the District of Columbia, 111 from Maryland, and 72 are from Virginia. As our graduates move into ministry, the predominant number serve this region. They serve not only as pastors but also appear in leadership roles across a broad spectrum of the non-profit community. While still in seminary, our students serve as interns in churches and agencies throughout the City. Spring Valley and other local employers covet Wesley Seminary students for their friendliness and reliability.

Through our students, graduates, and Board members, Wesley Seminary has significant ties to key congregations in Washington, including National Metropolitan Memorial, Asbury and Foundry United Methodist Churches, Washington National Cathedral, National Presbyterian Church, Shiloh Baptist and Metropolitan Baptist, Ebenezer African Methodist Episcopal, St. John's Episcopal, and many others. Wesley Seminary serves these and many other congregations through our outreach programs, especially the work of our Center for Arts and Religion, the Center for Church Leadership, and the Community Engagement Institute, all engaging in significant consultations and collaborations with area congregations. Our National Capital Semester Program brings seminary students from around the country to visit and intern in a variety of governmental and non-profit organizations in Washington. Our faculty consults with the National Institute of Health, members of Congress, the Chiefs of military Chaplains, and the Executive branch on a regular basis.

And we are a good neighbor. Wesley Seminary is a wonderful resource for Washington residents and especially our neighbors in Ward 3. Wesley Seminary is an open campus, and we welcome neighbors to stroll our grounds and partake of the contemplative spirit of our

community. Our chapel services and library are open to the public during the regular semester.

It is also easy for neighbors to audit courses and obtain library privileges. And, we have the best sledding hill in the neighborhood as shown below.



In September 2021, Wesley sponsored the first Neighborhood Family Movie Night on the sledding hill. Wesley and neighborhood families enjoyed an evening presentation of Disney's "Moana". A second Family Movie Night took place on Saturday, September 17, 2022 featuring

Disney's "Encanto." Once a month, free outdoor yoga classes on the sledding hill for the community were popular and well-attended. Every dog owner in Spring Valley finds a welcome parkland. Most recently, the Seminary hosted the on-campus "Spring in the Valley" Family Day event on May 13, 2023 featuring music, inflatables, face painting and food trucks.

Of special note is the Dadian Art Gallery, which is open to the public and features first-class, intimate shows on a continuous basis throughout the year. Often, Wesley Seminary brings to campus noted preachers and lecturers. The public is invited, usually free of charge.

II. SHAPING THE WESLEY SEMINARY CAMPUS OF THE FUTURE

The Thrive in Place Campus Plan (2023-2033) was driven by Wesley Seminary's Strategic Vision of "Ministry 2044," and the related Goals, Strategies and Planning Principles. Taking the long-term view for the next generation, Wesley Seminary adopted "Ministry 2044" as its guiding force for the future. This plan encompassed three ambitious goals, all of which were achieved:

1. To Prepare Exemplary Teachers, Preachers and Leaders;
2. To Make Effective Use of Wesley Seminary's Location in Washington, D.C.; and
3. To Become a Truly Global Seminary.

Five Considerations went into the vision for the Wesley Seminary Campus:

- Exemplary Learning Environment;
- Quality of Student Life;

- State-of-the-Art Research;
- 21st Century Worship; and
- Full Access.



Students enjoy the beauty and tranquility of Wesley's campus.



The Library was renovated and reopened in September 2011.

In the 2021 Academic year, Wesley successfully underwent re-accreditation from both the Association of Theological Schools and the Middle States Commission on Higher Education. We used that period of self-study to frame up a new and more dynamic strategic planning process. It is driven by a set of questions:

1. Given the changing landscape of church-based ministry, how can Wesley proactively adapt to and address the emerging future needs of faith leaders and faith communities?
2. How do we sustain and develop degree and non-degree programs of excellence to reach and meet the educational and vocational needs of a diversity of students?
3. How can we stay competitive and economically viable as old patterns of support for seminaries are weakening and an increasing number of students enter less than full-time ministry?
4. How do we make effective use of our location in Washington, DC to prepare the next generation of church and community leaders?
5. How can we strengthen our institutional and academic assessment mechanisms to inform decision-making on key priorities?

And guided by a set of strategic assumptions:

1. Remain a church-based seminary and explore other markets for theological education.
2. Continue to compete nationally and internationally and enhance our presence in the mid-Atlantic region.
3. Maintain a high-quality, traditional, residential program and develop and strengthen non-traditional degree and non-degree programs.
4. Emphasize the unique programs lodged in our centers because they attract students we wouldn't get otherwise.
5. Maintain the demographic and theological diversity of our seminary community.
6. Stabilize our net tuition revenue.

In line with this new planning process, Wesley just received a \$1M grant from the Lilly Endowment to produce a sustainable business plan and proofs of concept for an expanded role

for seminaries to prepare a variety of pastoral leaders for the many evolving forms of the future church. Now, Wesley is building out programs to reach many more non-degree students, in several certificate programs and in several languages funded by \$6M in Lilly's Pathways to Ministry grant program.

III. SPRING VALLEY CAMPUS 2023

The current Campus is comprised of Lots 6 (A&T Lots 818 and 819), 7, 8 and 9 in Square 1600 with a total area of 381,787 square feet (8.77 acres). The Campus is improved with eight (8) buildings, including three student residence buildings (Straughn Hall, Carroll Hall and the 2014 Dorm); the Library; Kresge Academic Hall; Trott Hall and Chapel; a small one-story maintenance building; and the Old President's House on University Avenue. The total gross floor area of the Campus is approximately 166,916 square feet. All of the existing buildings were part of the original Campus, except the new residence hall, which was completed and occupied in 2014. The Campus has a total of 174 surface parking spaces, including 143 in the parking lot in the center of the Campus and an additional 31 spaces located along the interior roadways. Vehicular ingress and egress is provided to and from the existing Massachusetts Avenue driveway. Vehicles leaving the Campus can only turn right onto Massachusetts Avenue. The University Avenue driveway is currently exit only as right turn only with no left turn or straight movement permitted. A limited number of delivery and service vehicles are allowed to enter the Campus from University Avenue.

IV. CAMPUS PLAN TO THRIVE IN PLACE (2023-2033)

This Plan represents the last foreseeable new development on the Campus and maintains the established hilltop campus building configuration surrounded by the prominent Green Open Space that defines the Wesley Seminary relationship with the neighborhood. Two 1960-era

obsolete dorms, the surface parking lot and adjacent maintenance building, and the Old President's House will be demolished. This will allow the construction of a new student housing building and a new administration building. (Site Zoning Plan, Exhibit E).

A. Demolish Old President's House and Restore Site with Landscaping

The Old President's House is located on the three lots on University Avenue. (Existing Land Use, Exhibit L). This two-story, 4,538 square-foot building is no longer habitable and has not been used for its intended purpose for twenty years. The building and associated paved parking area and University Avenue curb cut will be demolished. This area will be re-landscaped, including a small community playground to maintain and enhance the existing Green Open Space along University Avenue. (Landscape Plan, Exhibit H).

B. Demolish Carroll and Straughn Halls and Surface Parking Lot

The two 1960 – era original dorms, Carroll Hall (27,533 square feet) and Straughn Hall (29,866 square feet), that surround the existing surface parking will be demolished. (Existing Land Use, Exhibit L). Together, these two-story buildings provide ninety beds. Carroll Hall is significant to the Seminary's housing inventory because it provides family-style units for married students and their families. Replacement of this critical family housing will be facilitated by the proposed New Dormitory.



Carroll Hall Family Apartments, above; Straughn Hall, below.



At the center of the Campus, the surface parking lot with 143 spaces and adjacent one-story maintenance building will also be demolished. (Exhibit L).

C. New Student Housing for Wesley and American University

The new student housing is exclusively for Wesley and A.U. students needing local housing and will be located in the area of the existing surface parking lot. (Exhibit E). The building will be seven stories with a habitable penthouse with an approximate height of 74 feet, 8 inches, and nestled between the existing Seminary buildings and the immediately adjacent and taller A.U. buildings. (Building Elevations, Exhibit F). This purpose-built student housing will be approximately 299,244 square feet and have approximately 215 living units configured in

studio, one, two, three, four and five bedroom units with a total 659 student beds. Each unit will provide common living space including kitchens for the student residents. At the urging of the community, the top levels of the building facing University Avenue have been further setback 27.5 - 32.5 feet from the University Avenue face of the building by eliminating four units with twenty beds. Additionally, the layout of the top-level units has been rotated ninety-degrees so that windowless walls now face University Avenue. (Street View Renderings, Exhibit G). The building will have two levels of underground parking with between 363 parking spaces and internal loading and trash facilities. At least 105 of the parking spaces are replacement spaces for Wesley's exclusive use.

The new building will be first-class student housing with amenities, including purpose-designed study areas with group and individual spaces, a computer lounge, activity club room, and an outdoor interior courtyard. The design will focus on sustainability and will achieve at least LEED Mid-Rise Residential Gold certification.

The new Dormitory will provide Inclusionary Zoning for eligible Wesley and AU students. Below is a summary of the proposed operation of the IZ Program.

The Applicant is proposing an alternative compliance administration plan of inclusionary zoning beds that will be included in the project. Per the terms of the PUD, this building will be a new dormitory located on the campus of Wesley Theological Seminary and restricted to students of Wesley Seminary and American University (and immediate families and staff). The plan proposes that the Applicant privately oversee and lease the IZ bedrooms to students who would otherwise qualify under the DCHC lottery system. Given the student leasing restrictions, we believe this system to be appropriate in this particular situation because the lottery system

includes an extensive list of people who would not qualify under the student requirement.

Further program and implementation details are outlined below.

Summary of IZ Applicability and Program Description

- **IZ Set Aside** The IZ set aside will exceed the minimum requirement of eight percent of the residential gross floor area of the project. The project will not avail itself of the exemption for Wesley students which otherwise would reduce the amount of IZ units offered.
- **IZ Applicability** Housing developed by or on behalf of a local college or university exclusively for its students, faculty, or staff of the university in which the dormitory is located may be exempted from IZ. 11-C DCMR § 1001.6(c). The proposed dormitory will include 659 beds, of which approximately 13.7 percent (90 beds) will be occupied by Wesley students and therefore eligible to be exempted from IZ. Wesley has committed to voluntarily waive the IZ exemption for its students.
- **Participation Eligibility** The PUD is proposing a privately administered IZ program which will apply standard IZ affordability restrictions but limit participation to AU and Wesley students who will occupy the dorm. The proposal asks that the standard city, open lottery for participation not apply.
- **IZ Distribution** IZ will generally be applied to beds rather than units so as to ensure distribution among co-living apartments and ensure that IZ beds are not concentrated in a few co-living apartments. In addition, some larger, family size units will be specifically designated for IZ applicability and available for married/and/or Wesley students with families. Floorplans with designated IZ beds identified will be submitted to the Zoning Commission for review and approval.
- **Income/Affordability Standards** IZ affordability requirements will apply to the Project; 60% MFI for ten percent of the ground floor area and 50% MFI for beds generated by penthouse habitable space.
- **IZ Unit Standards** IZ units will meet all requirements regarding comparable quality as market rate units.
- **IZ Marketing Plan** Landmark intends to pursue several avenues to market the project's IZ units to prospective residents, including online advertising via a formal property website and outreach via local businesses through flyer distribution. In addition to the activities above, the marketing and leasing team will be active on the campuses of both Wesley Seminary and American University to raise awareness with potential student renters. The team will also host informational sessions regarding the IZ program.

- **Student Qualification Process** Landmark relies on eligibility questionnaires to qualify students at other properties throughout the country and will follow the same process for the new Wesley dormitory. The eligibility questionnaire will ask students to provide FAFSA information and financial aid statements to determine whether they qualify for the project’s IZ units. Wesley will qualify its graduate students for housing.
- ◆ **Implementation** As mentioned above, the Landmark team will pursue several different marketing initiatives to engage potential tenants in understanding the IZ program. Students will then submit applications directly to Landmark, which will include a standard questionnaire outlining income eligibility. In addition to the questionnaire, there will also be a credit check as is standard on all Landmark applications. The questionnaire will typically require supporting documentation from the applicant, which can include paycheck stubs, unemployment payments, financial aid and tuition statements, etc. Upon receipt of the application, the Landmark team will determine eligibility based on DC’s inclusionary zoning requirements, some of which are listed below:
 - ❖ The subject Household must meet income requirements, Households that make 60% of the Median family Income (MFI) may be eligible
 - ❖ The Housing Costs for an IZ home may not be more than half (50%) of your income (before taxes)
 - ❖ The renter cannot be enrolled in a full-time college or university program unless they are dependents of parents who qualify
- **Department of Housing and Community Development (“DHCD”) Oversight** Wesley and/or Landmark will be required to execute and record an affordable housing covenant to memorialize the IZ program details and provide enforceability. These covenants have been negotiated and approved with DHCD in a number of affordable projects in the District. 14 DCMR § 2225

Landmark Properties has extensive experience with administering affordable and inclusionary housing across the country, and through its experience in partnering with various cities, has established a process that provides a simple path to leasing affordable units to qualifying students. Landmark has experience with both privately operated affordable programs (as is proposed in this case), and municipal driven programs. A market demand analysis conducted by the Applicant indicates that there is a demand for IZ units in the project, ensuring

that there are potential eligible residents for the dormitory that are currently students at Wesley Seminary and AU.

One potential way of identifying qualifying tenants is through a student's Pell Grant eligibility. The Pell Grant is a form of need-based federal financial aid that is awarded by the U.S. Department of Education that does not require repayment, whereby students qualify through the Free Application for Federal Student Aid (FAFSA). Landmark will be able to use corresponding FAFSA applications to qualify potential IZ student renters. According to the National Center for Education Statistics, there are 1,133 students (13% of total undergraduates) at AU on Pell Grants. Per the regulations listed previously, undergraduate students typically qualify as dependents under their family household income, while graduate students who are often older would have the opportunity to qualify on their own.

- **Habitable Penthouse Space** The Applicant will provide IZ units generated by the habitable penthouse within the dormitory. As such, there will not be a contribution to the Housing Production Trust Fund.

The penthouse will consist of 16,623 square feet (gross residential), of which ten percent will be set aside for households earning 50% MFI. The remainder of the dormitory will have a residential net floor area of 224,359 square feet, resulting in a ten percent set aside of 22,436 square feet. Overall, approximately 63 beds within the dormitory will be set aside for IZ. The attached schematic at Exhibit Z shows the locations of IZ beds in the proposed dormitory.

The details of the proposed dormitory may continue to be refined through the public hearing process, which could have minor impacts on the IZ calculations. Additionally, the Applicant will continue to work with DHCD to ensure compliance with IZ regulations and policies.

The new student housing will be developed through a long-term (99 year) ground lease for a portion of the Campus (Lot 819) between Wesley Seminary and Landmark Properties. Wesley Seminary will receive a lump sum initial payment and annual guaranteed ground rent payments. Landmark will be responsible for the construction and operation of the new building. Use of the

ground lease property is strictly and perpetually limited to first-class student housing and subject to approval of this Campus Plan and PUD Application by the Zoning Commission. At the conclusion of the ground lease, ownership of the building will revert to Wesley Seminary. For colleges and universities nationwide it is now common practice to rely on private companies to provide customary campus services, including housing, food service, bookstores, and personal and convenience services.

1. Landmark Properties

Landmark Properties is a leading nationwide purpose-built student housing provider. It currently owns and manages 50,600 student housing beds in twenty-five states with an occupancy rate of 97%. Landmark will be responsible for the construction and operation of the new student housing. This building will be staffed by a full-time on-site management team, which typically includes a Community Manager, Resident Services Manager, Leasing and Marketing Manager, Maintenance Supervisor and Technician(s), Grounds Keeper, and Community Assistants/Ambassadors(1 per 100 beds).

The new student housing will be limited exclusively to Wesley Seminary and America University students in good-standing. All residents will be subject to Landmark Rules and Regulations developed in careful consultation with Wesley Seminary, including restrictions on noise, unruly behavior, large gatherings, drug and alcohol use, and off-campus parking in the surrounding neighborhood. Wesley students will also be subject to the Seminary's Student Covenant. A.U. students will also be subject to the University's Code of Conduct which is equally enforceable on and off-campus under its "Good Neighbor Guidelines" and Office of Campus Life. ZC Order No. 20-31 (2022). Similarly, AU's "Good Neighbor Parking Policy" will be applicable to its students living in the New Dorm. Both institutions' Codes of Conduct

are derived from their common identity as Methodist-related institutions. Landmark will utilize a broad-range of enforcement measures to ensure compliance with the applicable rules, including restrictions, parental guarantees, non-renewal and/or termination of housing agreement. (?)

The American University students living in this community will be welcomed as members of the Seminary community to whatever degree they would like. This would include worship experiences and other Wesley community events, access to Wesley's Refectory, and library privileges. And, by virtue of their admission to A.U., they would be eligible to take courses at Wesley commensurate with their graduate or undergraduate level at Wesley tuition rates which are substantially lower than American University tuition rates. There is already a history of this kind of rich integration with the seminary community in the experience of A.U. students who have successfully lived in the current Straughn Hall. Wesley and A.U. already share in two joint degree programs: M.T.S. – M.A. in International Development and M.T.S. – M.A. in International Peace and Conflict Resolution. We believe these and the additional academic accommodations will be an attractive incentive for A.U. students wishing to live in this facility and bridge the two campuses.

2. No Agreement with American University

There is no agreement with A.U. and none is necessary or being pursued by Wesley Seminary or Landmark Properties for this project to be successful. However, this project involves a strengthening of the historic partnership between our two institutions. New joint programs are already underway or being explored. But with respect to this building and its occupants, Wesley stands ready to discuss issues such as security cooperation, pedestrian, and traffic flow with A. U. when they are ready. We have assurances directly from President Sylvia Burwell that A.U. is willing to discuss the impact of this project on our campuses "at the

appropriate time.” We have designed the building to orient toward the adjacent A.U. Campus. The issue of the existing fence between us has been raised in ANC 3D and community meetings. With the future cooperation of A. U. in consultation with the community, we would be happy to see the fence removed and/or a controlled pedestrian gate as a way to facilitate access back and forth.

A.U.’s recently approved Campus Plan addresses its need to meet their minimum on-campus housing requirements. Under the A.U. Campus Plan, the maximum student enrollment (headcount) is 14,380, including 8,207 full-time undergraduate and 2,997 full-time graduate students. A.U. will be required to provide on-campus housing (including 330 triples and 200 off-campus master leased beds) for 100% of its full-time freshman and sophomore students and 67% of all full-time undergraduates. A.U. currently has approximately 5,446 on-campus beds. The Campus Plan proposed the addition of 500 beds over the next ten years. An additional 200 on-campus beds are authorized if the 200 off-campus master leased beds are eliminated. A.U. will continue to provide no on-campus housing for its graduate students. It appears A.U. does not now, or as planned in the future have enough on-campus housing for all its undergraduates, and it provides no on-campus housing for its graduate students. Recognizing the substantial demand for off-campus housing for its students, A.U. provides a robust off-campus housing program on its website <https://www.american.edu/ocl/housing/off-campus-housing-services.cfm>. A large number of A.U. students without on-campus housing live in existing off-campus multi-family apartment buildings, including The Berkshire at 4201 Massachusetts Avenue, N.W. (759 units) and the Avalon at Foxhall at 4100 Massachusetts Avenue, N.W. (308 units) and other residences in the neighborhood. Student pedestrian traffic to and from the nearby off-campus apartment housing on Massachusetts Avenue is well known to the neighborhood.

Both Wesley and Landmark are confident that the number of A.U. students who will be readily attracted to this first-class student housing immediately next door to A.U. will exceed the available beds. The student-oriented design and operation of the New Dormitory will meet student housing preferences, including:

- Location immediately adjacent to campus.
- Professional on-site management.
- Secure building with 24/7 electronic monitoring.
- Up to 4- and 5-bedroom units offering different rental price points.
- Individual housing contracts.
- Fully Furnished Units.
- Cost competitive with local off-campus housing.
- Housing costs unbundled from student food service plans.
- Student oriented amenities such as private and group study rooms, free printing, desktop computers, a clubroom with lounge seating, and outdoor common areas.
- Community events.
- Roommate matching services.
- Spacious and open-concept floorplans.
- LEED Gold building design with modern finishes.

For the neighborhood, this will accomplish their long-standing desire for students to live within the precincts of a campus and will make scarce local housing available to non-students.

Under its recently approved Campus Plan, A.U. is subject to enrollment caps and minimum student housing requirements. Wesley's Campus Plan and the new student housing will have no impact on the terms of A.U.'s Campus Plan. The housing of A.U. students on

Wesley's Campus will not permit increased enrollment or be counted toward meeting its minimum on-campus housing requirements, but support and enhance the University's off-campus housing program and provide additional first-class housing options for its students in the neighborhood.

D. New Residential Style/Scale Admin/Faculty/Maintenance Building

At the top of the University Avenue driveway adjacent to the existing New Residence Hall, Wesley proposes to build a two-story, 5,267 square foot building. This residential scale and design building will provide administrative and faculty spaces and a small maintenance facility on the lower level. The building was carefully located to minimize its visibility from University Avenue, not to intrude on the existing Green Open Space, and protect the surrounding Heritage and Special Trees. (Site Zoning Plan, Exhibit E; Building Elevations, Exhibit F). Trash from the 2014 Dorm will be stored in a screened area at the building. Additional landscaping will be installed along the University Avenue driveway to provide further screening for the New Administration Building and New Dormitory. This new building will meet LEED New Construction Gold certification.

E. No Development of University Avenue Residential Lots

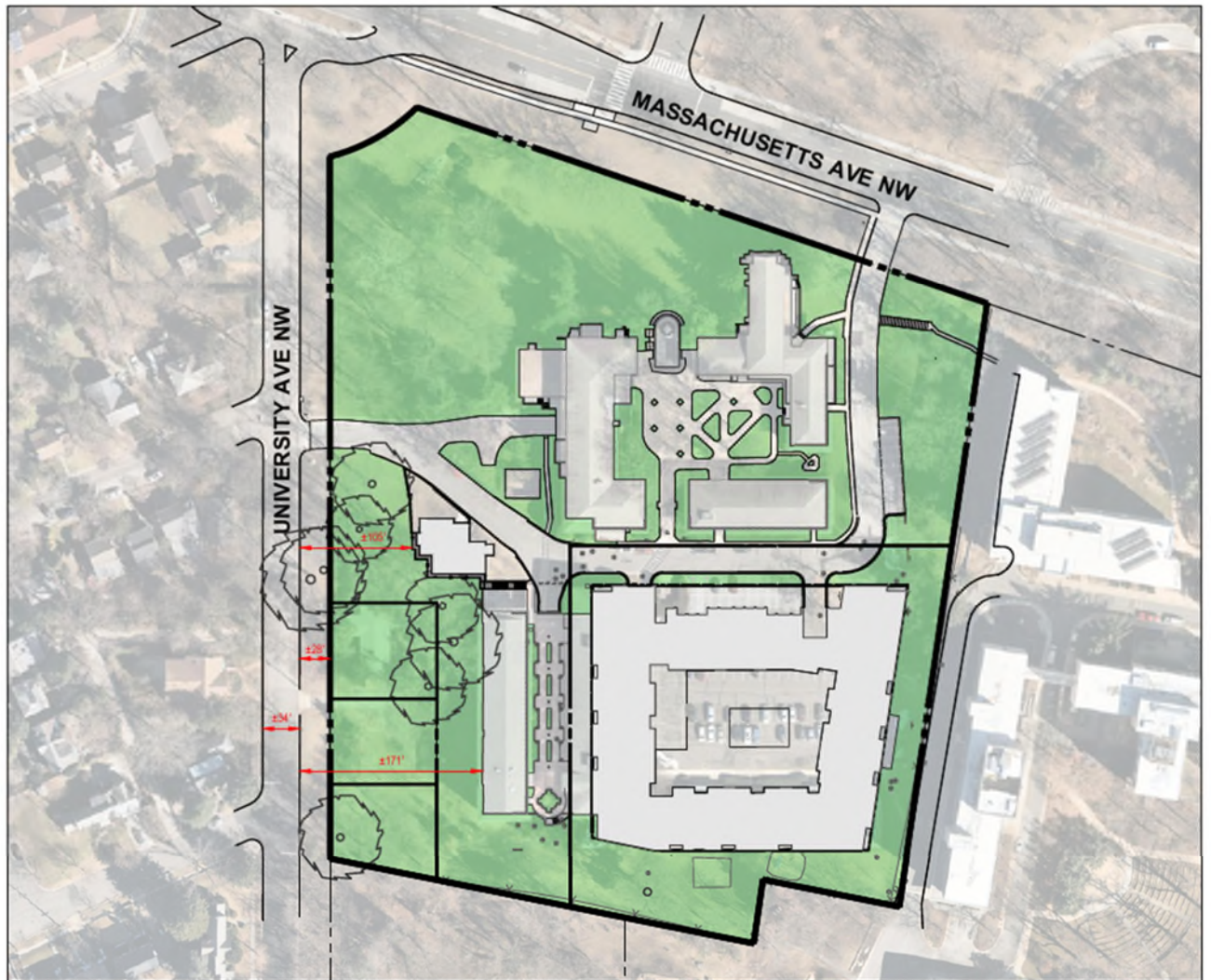
The three residential lots on University Avenue (Lots 7, 8 and 9) were re-incorporated in the Spring Valley Campus in 2012 in Zoning Commission Case Number 05-40A. (Existing and Proposed Property Boundary, Exhibit J). After the demolition of the Old President's House, there is no plan to develop these lots for Campus use, except for the proposed neighborhood playground. The three lots will remain part of the Green Open Space along University Avenue.

F. Maintain “Hilltop” Campus

Under this Plan, the established building perimeter formed by the New Residence Hall, Kresge Hall, Trott Hall, Chapel, Library and A.U. Campus is maintained. (Existing Land Use, Exhibit L). The Hilltop Campus is surrounded by and isolated from the adjoining neighborhood by the substantial Green Open Space on Massachusetts Avenue and University Avenue.

G. Maintain and Enhance Green Open Space Buffer Zone on University Avenue and Massachusetts Avenue

The Green Open Area that defines the Spring Valley Campus will be maintained and enhanced. (Existing Open Space, Exhibit O; Proposed Open Space, Exhibit P). No development is proposed for the Green Open Space which is notable for its abundant Heritage and Special Trees and landscaping that was previously enhanced under the 2012 Campus Plan. Under this Plan, even more landscaping will be added at the former Old President’s House site, along University Avenue, at the University Avenue driveway and at the Massachusetts Avenue entrance. (Landscape Plan, Exhibit H). The existing Green Open Space and enhancements will create a more substantial and durable buffer to the neighborhood, especially on University Avenue. From the New Residence Hall to the east curb of University Avenue it is 171 feet, and to the west curb of University Avenue 205 feet. From the New Dormitory, it is 300 feet (a football field length) to the east curb of University Avenue. From the New Dormitory across Massachusetts Avenue and the AU property, it is approximately 660 feet (more than two football fields) to be nearest residential properties in the 4400 block of Sedgwick Street, N.W. Fully fifty-five (55) percent of the Spring Valley Campus area (210,000 square feet) will remain undeveloped and devoted to Green Open Space.

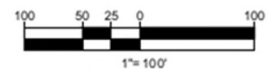


ULTIMATE OPEN SPACE EXHIBIT

04/05/2021 | TEF | DC1821572 | Rev 0

WESLEY THEOLOGICAL SEMINARY

4500 MASSACHUSETTS AVE NW, WASHINGTON, DC 20016



H. 278,000 Square Feet of Unused Gross Floor Area

By maintaining the substantial Green Open Space and limiting the size and location of new development, Wesley Seminary has not utilized a substantial level of the permitted 1.8 FAR for the Campus. As proposed, total development is limited to about 409,490 square feet or 1.07 FAR. As a result, more than 278,000 square feet of development potential will remain unused.

Wesley Campus Area	
Lot 6 A&T Lot 818 (WTS) – 243,124 sq. ft. A&T Lot 819 (Landmark) – 113,758 sq. ft.	356,882 sq. ft.
Lot 7	9,000 sq. ft.
Lot 8	8,000 sq. ft.
Lot 9	7,996 sq. ft.
Total Campus Land Area	381,878 sq. ft. (8.78 acres)
Total GFA @ 1.08 FAR	412,428 sq. ft.
Total GFA @ 1.8 FAR (Campus)	687,780 sq. ft.

Current / Proposed Development GFA		
Building	Current	Proposed
Straughn Hall	29,866 sq. ft.	0 sq. ft.
Carroll Hall	27,533 sq. ft.	0 sq. ft.
Old President House	4,538 sq. ft.	0 sq. ft.
Library	16,630 sq. ft.	16,630 sq. ft.
Trott Hall / Chapel	26,335 sq. ft.	26,355 sq. ft.
Kresge	32,819 sq. ft.	32,819 sq. ft.
2014 Dorm	29,195 sq. ft.	29,195 sq. ft.
New Admin Building	0 sq. ft.	5,267 sq. ft.
New Dormitory	0 sq. ft.	299,244 sq. ft.
Total	166,916 sq. ft.	409,440 sq. ft. (1.07 FAR)
Unused Campus GFA	--	278,290 sq. ft.

I. Community Playground

The Spring Valley neighborhood has requested the Seminary build and maintain a small neighborhood playground on the Wesley Campus as a community amenity. In addition to its much enjoyed “Sledding Hill”, Wesley Seminary would be pleased to provide space and finance this new neighborhood serving project. The proposed neighborhood playground would be setback back approximately forty feet from University Avenue in the area of the three residential lots. The playground would be approximately 40 feet by 95 feet with an area of 3,800 feet and equipped with suitable play equipment with additional landscaping provided as a buffer with University Avenue. (Landscape Plan, Exhibit H).

V. COMMUNITY OUTREACH AND PARTICIPATION

For Wesley Seminary, its role in the community and relationship with its neighbors is very important and a natural extension of its ministry. Beginning with its inaugural Campus Plan in 2005 and over the last seventeen years, this community engagement has continued through the established Community Liaison Committee, Advisory Neighborhood Commissions 3D and 3E, other established neighborhood organizations, including the Spring Valley-Wesley Heights Citizens Association, and other interested parties and individuals. This process has been candid and productive at every stage of Wesley Seminary's evolving Campus Plans.

Outreach to the community for this proposed plan began in 2019. Although this process was slowed by an unforeseen change in development partners and the COVID-19 pandemic, these meetings were fully renewed in 2021 and have gained momentum. Wesley Seminary has participated in more than twenty-seven (27) community meetings, as listed below in Section VIII, page 80.

This community engagement has been open, detailed and productive and resulted in the proposed set of Conditions set forth below. Although issues remain for ongoing discussion, the firm basis for more detailed cooperation and problem solving has been established for successful and timely approval of this 2023 Plan and related PUD Application.

In addition to its work with its neighbors, Wesley Seminary has been actively engaged with the relevant District agencies and officials, including the Office of Planning, District Department of Transportation, the Zoning Administrator, and others.

VI. THE WESLEY SEMINARY CAMPUS: EXISTING AND PROPOSED

Based on a thorough assessment of the Seminary's mission, goals, programs, and facilities, this Thrive in Place Campus Plan for the Years 2023 through 2033 represents the projected needs of the Wesley Seminary Campus within a framework that allows for flexibility in its specific implementation over the next ten years.

The Campus Plan proposes that the Seminary fulfill its academic mission through demolition of its two 1960-era dormitories (Straughn Hall and Carroll Hall) and the Old President's House, construction of a new Dormitory, Administration and Maintenance Building, playground and enhancement of the existing Green Open Space that surrounds and buffers the campus building envelope from the adjoining neighborhood. The boundaries of the proposed Campus Plan will be maintained to all the property owned by the Wesley Seminary.

This proposed campus development will enable Wesley to remain in Spring Valley and improve its buildings and grounds and utilize its valuable resources to continue and enhance the academic programming that defines Wesley Seminary's distinctive and leadership place in theological education.

A. Location, Boundaries, and Zoning

Wesley Seminary's amended Campus Plan boundaries encompass almost nine acres (381,878 square feet on Lots 6 (818 and 819), 7, 8 and 9 in Square 1600) (See Existing and Proposed Property Boundary, Exhibit J), generally extending from University Avenue on the north to Massachusetts Avenue on the east and A.U. on the south and west. (See Site Location, Exhibit A). The campus is situated in the Spring Valley Neighborhood, a predominantly residential section of Ward 3 of Washington, D.C. This section of the city is also home to

institutional activity, including A.U., the headquarters of the Department of Homeland Security at Ward Circle, and diplomatic residences and neighborhood commercial areas.

The property within the Campus Plan boundaries is located within RA-1 Zone District (low to moderate density residential). (See Existing Zoning, Exhibit K). No change in the existing Campus Plan boundaries are proposed.

When the proposed development is actually constructed, building area will increase to 409,440 gross square feet within the Campus Plan boundaries. This translates to an aggregated FAR of approximately 1.07 within the RA-1 District, well within the permitted campus ceiling of 1.8 FAR. Development proposed in the RA-1 District will conform to the applicable height, setback and lot occupancy limitations consistent with that zoning classification and the maximum permitted FAR.

B. Property Ownership

The Seminary will continue to own 100% of the land within the proposed Wesley Seminary Campus boundary, all of which is zoned RA-1. (See Existing and Proposed Property Boundary, Exhibit J).

C. Land Use

For planning purposes, building uses on campus are categorized in five (5) major groups based on the predominant existing uses on campus, as follows:

- **Residential (R)** – Housing for students and other tenants both temporary and longer term. Includes recreation facilities, student activity facilities and auxiliary services.
- **Academic/Administrative (AA)** – Classrooms, library, faculty offices, administrative offices, auxiliary services and limited support functions.

- **Chapel (C)** – Assembly and/or chapel facilities.
- **Support (S)** – Parking, auxiliary services and limited support functions.
- **Open Space (O)** – Informal (perimeter landscape) and formal (courtyard/special landscaping) open space.

(See Existing Land Use, Exhibit L).

Generally, all Wesley Seminary’s major facilities, including the Kresge Academic Building, the Trott Administration Building and Chapel, the Library, and the two dormitories (Carroll Hall and Straughn Hall) are concentrated in the central core of the Campus. Smaller structures, including the President’s House and the Maintenance Building, are generally located on the periphery of the central campus core. (See Existing Building Use and Infrastructure, Exhibit M).

The campus land use patterns proposed in this Campus Plan remain largely unchanged from existing patterns. Because of the constraints of the existing site topography and mature vegetation, as well as the desire to strengthen the original campus organization and principles of an “academic hill town,” the new construction will provide additional student housing and administrative, faculty and maintenance facilities consistent with the existing campus development and eliminate existing obsolete facilities. Specifically, Wesley Seminary plans to demolish Straughn Hall, Carroll Hall, the surface parking lot and adjacent one-story maintenance building and the Old President’s House and add 209,244 gross square feet of student housing to the existing space on the campus by the year 2026. The following is a summary description of the proposed new development within the Campus Plan boundaries, according to the four use categories:

- **Residential (R) program replacement and expansion:** The development priority for this category is the demolition of the 1960-era student housing

(Straughn Hall and Carroll Hall) and construction of new purpose built student dormitory exclusively for Wesley and A.U. students. The demolition of Straughn Hall and Carroll Hall will eliminate 90 existing beds that will need to be replaced. The 2014 Dorm with 76 beds will be maintained. The New Dormitory construction will add 659 new beds. When completed, there will be a net increase of 569 student beds on Campus.

- **Academic/Administrative (A) program expansion:** All existing academic and administrative uses and facilities are proposed to remain in the core of the Campus consistent with the Seminary's current configuration of a focused traditional university campus core, with academic programs in single buildings or in clusters of related buildings. The new administration/faculty building will be located on the existing building perimeter.
- **Chapel (C) renovation:** The completed renovation of the existing Chapel incorporated modern design and equipment for 21st Century worship. The existing Chapel is located within the core of the campus along the Massachusetts Avenue campus frontage. No change to the existing Chapel is proposed.
- **Support (S):** Campus utilities and infrastructure have been upgraded and general building systems were upgraded as specific buildings were renovated. All existing buildings are now ADA compliant. To replace the one-story maintenance building to be demolished, a small replacement maintenance facility will be located in the lower level of the proposed new two-story administration and faculty building.
- **Open Space (O):** As part of the new Master Plan, the central core of the campus will be maintained. The mature vegetation and open space at the perimeter of the campus will be maintained and enhanced by implementation of the Landscaping Plan, including at the former Old President's House site, along University Avenue and along the Massachusetts Avenue driveway.

D. Built Environment

Wesley Seminary's buildings within the existing Campus boundaries include a total of 166,916 square feet of Gross Floor Area. The Campus includes 8 academic, administrative, residence hall, and student services buildings, largely clustered together and designed in a unified architectural style. (See Existing Building Use and Infrastructure, Exhibit M). With the exception of the 2014 Dorm, these buildings are 1960's era modern brick and stone structures, reflecting the prevailing institutional and academic building trends of that time.

The buildings constructed on the campus have always proceeded in compliance with the height and density restrictions of the District of Columbia Zoning Regulations. The Campus is not densely developed when compared to the surrounding residential area or adjacent A.U. Campus. Building heights on the campus range from 25 to less than 40 feet and three stories. (See Existing Building Heights, Exhibit N).

The new student housing and administrative faculty building construction proposed in the Campus Plan will provide Wesley Seminary with an important opportunity to demonstrate its continued commitment to the architectural integrity of the Campus and its presence in the Spring Valley Neighborhood. As the Campus evolves, new architecture on the Campus will preserve and reflect Wesley Seminary's institutional setting and high-quality architecture. While designed to serve its intended function in support of the Wesley Seminary's broader educational and religious mission, the new student housing and administrative building are both distinctive and inviting, contributing to the overall character of the Campus setting. This new development is sensitive to adjacent buildings and the surrounding context and will be designed to prevent and/or mitigate adverse impacts. The height and density of the new student housing is appropriate for its central location and proximity to existing and proposed A.U. buildings and the function it will serve.

E. Open Space and Pedestrian Network

Since its inception, Wesley Seminary has endeavored to provide an environment that is conducive to human development and learning while respecting the open space and distinct edges formed by the site's natural topography. Open space areas, located both along street edges and internal to the academic core, are key characteristics of the Campus. Most noticeable are the Wesley statue grove, located at the intersection of University and Massachusetts Avenues, and

the sloping perimeter hills dotted with mature trees, popular for neighborhood sledding in winter, park-like space for family picnics and dog owners, Family Movie Nights and outdoor yoga. Internally, an academic quadrangle unifies the central campus academic core, serving as ceremonial and formal open space on campus while also providing space for more informal interaction.

Diverse plantings on Campus help to make the campus and its outdoor areas even more attractive. The Seminary campus also includes a network of pedestrian paths that have evolved throughout the inner block areas of Campus. (See Existing Open Space System and Pedestrian System, Exhibit O).

This Campus Plan maintains Wesley's current approach of strengthening and concentrating the open space system within the area generally considered the central campus core, while respecting the mature, naturally landscaped campus perimeter. Increasing and intensifying landscaping on Campus, including around the new student housing, Administration Building and along University Avenue, will continue to be a priority for the Seminary in order to create open and inviting views and opportunities for relaxation and interaction throughout the Campus (See Proposed Open Space and Pedestrian System, Exhibit P) and maintain a strong buffer between the central core of the Campus and the adjacent neighborhood. (See Landscaping Plan, Exhibit H).

Pedestrian corridors will continue to be developed and encouraged to create better connections throughout the campus, to enhance pedestrian safety, and to create places for meetings and interaction. To this end, the Campus Plan includes open space around the new

Dormitory and between the existing 2014 Dorm which will create a new open space conducive to the use and enjoyment by the residents of both buildings.

F. Historic Preservation

The Wesley Seminary does not include any structures designated as historic landmarks, nor is the Campus located in an historic neighborhood or district.

G. Campus Identity

The distinct physical environment of the Wesley Seminary Campus is characterized by the inherent order created by the steeply sloped natural topography and resultant hilltop development, which establishes an organizational framework for buildings, street edges, and internal development. (See Existing Site Amenities, Exhibit Q).

Under this Campus Plan, Wesley Seminary proposes to maintain the underlying campus organization and distinct campus identity, which is defined by the central core and wide-open spaces between the campus buildings and the Massachusetts and University Avenue boundaries with the neighborhood. The Campus Plan specifically calls for the maintenance and enhancement of the existing Green Open Space. (Exhibit P).

H. Transportation

The current vehicular circulation pattern is a two-way access from Massachusetts Avenue and with exit only from University Avenue. (See Existing Vehicular Circulation Network, Exhibit R). Based on intersection and automobile count data as well as the testing of several circulation options and input from the community, the Master Plan is proposing to maintain the two-way access from Massachusetts Avenue. The University Avenue entrance will be further restricted to prohibit vehicles exiting on to University Avenue. Limited two-way access for

emergency, service, and delivery vehicles will be maintained. (See Proposed Vehicular Circulation Network, Exhibit S). At both Massachusetts Avenue and University Avenue, right turn only will be permitted for vehicles. This will allow better site access, especially access to and from the surface parking from Massachusetts Avenue, while minimizing the use of University Avenue and preventing commercial vehicles from driving into and through the residential streets of Spring Valley.

The Wesley Seminary Campus is well served by public transportation systems. The Tenleytown Metrorail station is approximately ½ mile to the east of Campus and A.U. offers shuttle bus service to the station. The Campus is also served by the N3, N4, N6, and N8 Metrobus lines along Massachusetts Avenue, NW and N2 and M4 Metrobus lines nearby along Nebraska Avenue, NW.

Although the use of public transportation by all members of the campus community is strongly encouraged and supported, Wesley Seminary recognizes that not everyone has convenient access to public transportation and that many students, faculty, staff, and visitors drive to campus. Accordingly, Wesley plans to maintain adequate off-street parking inventory to meet the parking needs of the Campus, including surface parking facilities that will be retained on Campus and the two levels of underground parking with 363 parking spaces in the New Dormitory, including 105 spaces dedicated for Seminary use. In order to maintain the Green Open Space buffer to the neighborhood, parking has been concentrated within the central core of the Campus and underground.

The Transportation Demand Management (“TDM”) Plan that was submitted as part of the original Campus Plan Application (ZC Case No. 22-23) continues to apply to the proposed

development, including the area in the Consolidated PUD. The underlying assumptions of the TDM Plan are approximate to those outlined on page one of the Plan, where the project is described as including the “replacement of the Old President’s House and removing the surface parking lot and existing buildings to construct a new student housing building containing approximately 215 dwelling units, and 350 below-grade parking spaces.”

The TDM Plan concludes that the Project will not have a detrimental impact on the surrounding transportation network assuming the proposed site design elements are implemented. Furthermore, there are several positive design elements that minimize potential transportation impacts, including but not limited to the following:

- The site’s proximity to transit service and bicycle infrastructure;
- The site’s location within a generally adequate pedestrian network along major walking routes;
- The site’s loading facility design, which maintains loading activity within private property and provides loading circulation that ensures head-in / head-out truck movements are performed from the public roadway network;
- The inclusion of secure long-term bicycle parking spaces that meet zoning requirements;
- The inclusion of short-term bicycle parking spaces within the site that meet zoning requirements; and
- A TDM Plan that reduces the demand of single-occupancy, private garage vehicles during peak period travel times and shifts single-occupancy vehicular demand to off-peak periods.

Additionally, DDOT has requested and the Seminary has agreed to implement, at its expense, the following sidewalk and public space improvements:

1. Prior to issuance of any certificate of occupancy for any new building, WTS will fund and construct the following pedestrian improvements:

- A sidewalk along the east side of University Avenue NW between Massachusetts Avenue and Rodman Street, subject to DDOT approval, with a leadwalk into campus along at least one side of the site driveway;
- Install signage, crosswalk and ADA curb ramps on the south leg of University Avenue at the Rodman Street intersection, subject to DDOT approval.
- Install signage, crosswalk and ADA curb ramps on the east leg of the campus driveway at the University Avenue and Sedgwick Street intersection or construct the crossing as a continuous sidewalk, subject to DDOT approval; and
- Install wayfinding signage on the Wesley Seminary campus directing students to the gated connection to the American University campus.

The Applicant will continue to work with the District Department of Transportation (“DDOT”) to refine the proposed conditions and clarify the timing in which they will be completed.

I. Utilities

The Campus is served by an existing network of utilities, including water, sanitary sewer, storm, gas, electric, telecommunications, and cable television. In 2007, a substantial upgrade and renovation of the underground, utility system, including steam pipes, telecommunications, and electrical services was completed. These utilities are located both within the actual roadway pavement and also between the buildings and the roadway curbs. Utility systems are owned and operated by the District of Columbia, or private utility companies. (See Major Utilities, Exhibit T).

The upgraded utility systems within the Campus have excess capacity for additional development to the maximum floor area as established by the zoning of campus properties.

Utilities are easily accessible to almost every part of the Campus through the public right-of-way. No easements are required for connections to these existing public utilities. The existing water service includes both fire and domestic distribution within the same water mains

located in the street; no separation exists between these systems. Flow tests in this area show that the pressures are adequate for domestic water delivery, but require fire pumps for multi-story construction.

The existing 4,000 amp electrical service is adequate for both commercial and residential development. Telecommunication service parallel to the electrical service is also provided to various buildings on the Campus. Gas service has more than adequate provisions for service to all areas of the Campus.

All utility systems serving the Campus are provided by the District of Columbia, or private utility companies. The existing infrastructure provides adequate public facilities to fully develop the area within the perimeter of the Campus over the ten-year term of this Plan without significant degradation of service or capacity.

VII. ZONING REGULATION COMPLIANCE

The Wesley Theological Seminary Campus Plan complies in the following respects with the requirements of Subtitle X, Sections 101 and 901 of the District of Columbia Zoning Regulations:

A. College or University which is an Academic Institution of Higher Learning (Sub-section 101.1)

By Act of the General Assembly of the State of Maryland, The Wesley Theological Seminary was chartered as an educational institution of higher learning.

**B. The Use is Located So That It Is Not Likely to Become
Objectionable to Neighboring Property (Sub-section 101.2)**

1. Noise

Activities within the Campus Plan boundaries are centrally located and designed so as to minimize noise (and visual) impacts on the surrounding community. New facilities proposed in this Campus Plan will also be centrally located and isolated from the surrounding neighborhood with minimum impact on the community in terms of noise. In an effort to reduce noise, the Seminary will continue to abide by the following measures:

- Locating Campus activities so as to satisfy the need of students, faculty and residents for a quiet and secure place to study, work and live, with attention to the need to minimize impacts on the community; and
- Locating and designing loading docks and mechanical systems to reduce, as much as possible, the noise they produce.

2. Traffic

The Seminary encourages the use of public transportation by all members of the Wesley community, while recognizing that not everyone has convenient access to public transportation and that some students, staff, and visitors must drive to campus due to other commitments, such as childcare, evening activities, disabilities, and the like. To mitigate traffic impacts of the campus on area streets, Wesley has further limited vehicles leaving the Campus from the University Avenue exit. Additionally, Wesley Seminary will implement the robust Transportation Demand Management Plan established by DDOT to meet the needs of the campus over the ten-year term of the Plan.

3. Number of Students

a. Enrollment and Residents

The development proposed in the Campus Plan will not create objectionable conditions due to the number of students, residents or other conditions. The Plan maintains the current enrollment levels for the Seminary. (See Student Enrollment Trends, Exhibit B). Residents will be centrally located on Campus and be subject to strict and enforced Codes of Conduct by Wesley, A.U. and Landmark, including off-campus parking restrictions. As stated above, the Transportation Demand Management Plan will be designed to meet the needs of the Campus over the ten-year term of the Plan. Additionally, the Plan proposes the development of new facilities to meet the needs of the changing student population over the term of the Plan.

b. Personnel

The personnel population on the Campus will increase proportionately to support the academic mission and student population of the Wesley Seminary Campus, but any increase will not be substantial and is capped by the Campus Plan.

C. Compliance with the Maximum Bulk Requirements (Sub-section 101.5)

The property within the Campus Plan boundaries is zoned RA-1. The Zoning Regulations limit campus development to an FAR of 1.8 (687,780 square feet).

When added to all existing buildings and structures on the Campus, development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the Campus. If all proposed development is constructed, the gross floor area within the Campus Plan boundaries will total approximately 409,490 square feet. This results in an overall FAR of

approximately 1.07. Approximately 278,000 square feet of available gross floor area will not be developed.

D. Submission of a Plan for Developing the Campus as a Whole (Sub-section 101.8)

1. Buildings, Parking and Loading Facilities

a. Buildings

In determining its future Campus and institutional needs, Wesley has been guided by its strategic vision of “Ministry 2044” and recent self-evaluation. Consistent with this study, the Campus Plan calls for the limited new development to meet its objective to Thrive in Place through the year 2032 and beyond as set forth below:

- **Residential (R) program replacement and expansion:** The development priority for this category is the demolition of the existing Straughn Hall and Carroll Hall and construction of new student housing for Wesley and interested America University students. When completed, this plan will increase the level, quality and flexibility of housing for Wesley students and their immediate families and provide new and improved housing opportunities for A.U. students who do not have access to housing on the A.U. Campus and are living off-campus in the surrounding neighborhood. The new student housing will yield a net increase of 569 beds on Campus.
- **Academic/Administrative (A) program expansion:** It is now projected that some additional space will be required for faculty offices and limited support space. The plan proposes construction of a new two-story Administrative building. All academic and administrative uses and facilities are proposed to remain within the perimeter of the Campus consistent with the Seminary’s current configuration of a focused, traditional university campus core, with academic programs in single buildings or in clusters of related buildings.
- **Chapel (C) renovation and expansion:** The renovation of the existing Chapel has been completed without the previously approved 5,000 square foot expansion. The renovation provided a space for 21st century worship and achieved ADA accessibility for the entire Trott Administration Building in which the Chapel is located. The existing Chapel is located within the core of the Campus along the Massachusetts Avenue Campus frontage.

- **Support (S):** In preparation for the renovation and limited new construction, Campus utilities have been upgraded. The Campus Plan will incorporate a small maintenance facility in the lower level of the new Administrative building.
- **Open Space (O):** The Master Plan maintains and consolidates the central core of the Campus and enhances and expands the existing Green Open Space. Demolition of the Old President's House and re-landscaping that area will enhance the Campus along University Avenue.

(See Proposed Land Use, Exhibit U; Proposed Building Use and Infrastructure, Exhibit V; and Proposed Building Heights, Exhibit W).

b. Parking

The Campus Plan reduces the existing surface parking in the central core of the Campus, but the two levels of underground parking (363) in the New Dormitory will provide a total of 383 parking spaces on the Campus for students, employees, residents and visitors. This increased level of parking, in conjunction with the Traffic Demand Management program to be continued and enhanced, will meet or exceed the demand for off-street parking for the Campus and minimize off-campus parking.

c. Loading

Many of the Seminary's general deliveries take place at the Kresge Academic Building, while certain special deliveries occur at loading docks and departments located throughout the Campus, including at the central plant facility in the 2014 Dorm. Limited use of the University Avenue entrance for service and delivery vehicles only will limit the traffic impact on the neighborhood and provide easy access to the Kresge Building and 2014 Dorm. Loading facilities for the New Dormitory will be located inside the building and accessed only to and from Massachusetts Avenue. As part of the Traffic Demand Management Plan included in the Campus Plan, a truck management program will be implemented to reduce the impact of Campus-related trucks on neighborhood streets. The Plan includes a truck circulation route that

identifies the main routes that delivery vehicles should use to access loading facilities on Campus, while discouraging the use of neighborhood streets. (See Proposed Vehicular Circulation Network, Exhibit S).

2. Screening, Signs, Streets, Public Utility Facilities

a. Screening

The landscaped elements of the Campus Plan seek to enhance the visual impact of the Campus, form a stronger sense of place, create a sense of harmony with the surrounding community, improve pedestrian connections, and enhance Wesley's open space system. The Campus Plan proposes to continue to enhance Wesley's open space system within the central campus core and perimeter and increase and intensify landscaping on Campus. (See Proposed Open Space and Pedestrian System, Exhibit P; Proposed Site Amenities, Exhibit X; and Landscaping Plan, Exhibit H).

b. Signs

The Campus Plan calls for maintenance of Wesley's existing signage and amenities programs, including building identification, directories and other exterior graphics. A new small sign identifying the New Dormitory will be proposed for the Massachusetts Avenue entrance. The Plan also proposes to develop major perimeter gateways and campus core gateways through the use of signage. The gateways will not only create clarity for both pedestrians and vehicular traffic, but also will aesthetically enhance the interface between the surrounding community and the Campus. (See Proposed Site Amenities, Exhibit X). Signage and other means as required will be used to restrict the use of the University Avenue exit.

c. Streets

Additionally, the Campus Plan calls for using Massachusetts Avenue as the principal means of ingress and egress to the Campus. The use of the University Avenue entrance will be restricted for private vehicles and limited to service and delivery vehicles and emergency vehicles, and restriction on exiting private vehicles. (See Proposed Vehicular Circulation Network, Exhibit S).

d. Public Utilities

There are no current plans or requirements for any utility expansions within or immediately adjacent to the Campus, and no special utility development conditions are expected to be required within the Campus during the period covered by this Plan. General upgrades and improvements to existing utilities, including upgrades to the main water line and other utilities improvements have been completed.

3. Athletic and Other Recreational Facilities

Renovation and improvements to the Seminary's existing recreational facilities and additional facilities in the New Dormitory will serve the recreational needs of the Seminary community. A small community playground is proposed in the area of the three residential lots setback from University Avenue.

4. Description of All Activities and Capacity of All Present and Proposed Campus Development

The activities to be conducted on Campus include those activities associated with general seminary and educational use as well as auxiliary uses. Five land use categories are used to identify and describe campus activities: Academic/Administrative (A), Residential (R), Chapel (C), Support (S), and Open Space (O). (See above, Section IV, C. Land Use). The proposed

Campus land use patterns will remain largely unchanged and the planned new Dormitory will continue to provide an environment consistent with the existing Campus. (See Proposed Land Use, Exhibit U).

E. Interim Use of Land is Continued (Sub-section 101.10)

The proposed Campus Plan does not require any interim use of land on the Campus.

F. No New Use Sought for Approved Site of Buildings Moved Off-Campus (Sub-section 101.10)

The Seminary does not seek approval for any new use of a previously-approved building site, and thus complies with this section.

G. Compliance with the Policies of the District Elements of the Comprehensive Plan (Sub-section 101.11)

The Wesley Theological Seminary Campus Plan complies with the policies of the District Elements of the Comprehensive Plan. The continued educational use is consistent with the institutional designation on the Future Land Use Map of the Campus.

In order to approve the Campus Plan, the Commission must find that the application is “not inconsistent with the Comprehensive Plan and with other adopted public policies . . . related to the subject site.” 11-X DCMR §§ 304.4(a), 500.3. As detailed below, the Campus Plan is not inconsistent with the Comprehensive Plan.

The District of Columbia Court of Appeals has consistently directed the Commission to review a Campus Plan application in the context of the Comprehensive Plan and other adopted public policies “*as a whole*” under this prong of the Campus Plan evaluation standard. That is, the Commission may find that a Campus Plan application is not inconsistent with the

Comprehensive Plan even if the application presents actual or potential inconsistencies with individual objectives or elements of the Comprehensive Plan. Rather, the Commission must weigh and balance competing policy objectives and explain its analysis. As noted below, the PUD/Campus Plan is not inconsistent with the Comprehensive Plan and other adopted public policies, when reviewed as a whole.

1. *Future Land Use Map*: The Future Land Use Map (“FLUM”) includes the Campus in the Institutional Land Use Category. The Framework Element of the Comprehensive Plan, adopted in 2020, notes the following with regard to the Institutional Use Category:

This designation includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size. Zoning designations vary depending on surrounding uses. Institutional uses are also permitted in other land use categories. 10-A DCMR §227.18. A Campus Plan and Campus Plan Approval for the Site and a new dormitory building is clearly consistent with and meets this standard.

The proposed Campus Plan is not inconsistent with the Institutional FLUM designation, as Wesley Seminary is indeed an institutional use. It is one of the nation’s leading and largest graduate theological schools (most of which are known as “seminaries” or “divinity schools”), consisting of a diverse student body and offering three Master’s degrees and a Doctor of Ministry, as well as several non-degree programs.

2. *Generalized Policy Map*: The “Generalized Policy Map” (“GPM”) designates the Campus as “Institutional Uses”. The Comprehensive Plan states that:

Much of the land identified as institutional on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans. Other institutional sites, including hospitals and religious orders, likewise may see new buildings or facilities added. Policies in the Land Use and the Educational Facilities Elements address the compatibility of such uses with surrounding neighborhoods. 10-A DCMR §225.22.

The PUD/Campus Plan will maintain and enhance the Seminary's religious and educational mission and presence in the neighborhood, City-wide and beyond that is entirely consistent with the Institutional Uses designation.

3. *Land Use Element:* The Land Use Element is the cornerstone of the Comprehensive Plan. It establishes the basic policies guiding the physical form of the City, and provides direction on a range of development, conservation, and land use compatibility issues. The Land Use Element describes the balancing of priorities that must take place in order to accommodate a multiplicity of land uses within the boundaries of the District.

Colleges and Universities in general, and Wesley Seminary in particular, are a significant and vital land use in the District.

Institutional Uses occupy almost 2,300 acres - an area larger than all of Washington, DC's retail, office, and hotel uses combined. These uses include colleges and universities, private schools, childcare facilities, places of worship and other religious facilities, hospitals, private and nonprofit organizations, and similar entities. 317.1.

The District is home to about a dozen colleges and universities, enrolling more than 85,000 students. There are also nearly 70 non-local college and university programs that occupy space in Washington, DC. The District contains more than a dozen hospitals, some located on the campuses of its universities and others occupying their own campuses or federal

enclaves. Hundreds of nonprofit and private institutions also operate within the District, ranging from private schools and seminaries to historic home museums and the headquarters of leading international organizations. Major Institutional Uses are shown on Map 37. 317.2.

Institutions make an important contribution to the District economy and are an integral part of Washington, DC's landscape and history. The colleges and universities alone employ 29,682 workers. Through partnerships with government and private industry, museums, higher education, and health care institutions provide services and resources to the community that could not possibly be provided by the government alone. 317.4.

The PUD/Campus Plan is consistent with various policies and guidance from the Land Use Element of the Comprehensive Plan, including policies related to: Transportation Impacts of Institutional Uses (*LU Policy 3.3.1*), Corporate Citizenship (*LU Policy 3.3.2*), and Non-Profits, Private Schools and Service Organizations (*LU Policy 3.3.3*).

Wesley Seminary has worked extensively with the community to develop a plan that responds to neighborhood concerns. Notably, the Applicant has reduced the height of the dormitory and provided increased setbacks along the upper stories. The Project will include enhanced landscape buffering along the Campus perimeter, clustering the housing interior to the lot and preserving heritage and special trees on the property, and a playground for public use will be constructed along University Avenue.

Educational facilities are encouraged to provide alternative transportation options to mitigate traffic and parking impacts. In this case, they will be mitigated, in part, by the reduction in FAR for the dormitory. Additionally, the Applicant has worked diligently with DDOT to develop additional measures that have been provided in the Comprehensive Transportation

Review. See Comprehensive Transportation Review, Exhibits 15A1, 15A2, 15A3 in ZC Case No. 22-13.

4. *Transportation Element:* The Proposed PUD is consistent with the policies of the Transportation Element of the Comprehensive Plan, including policies related to: Minimizing Off-Street Parking (*T Policy 1.1.8*), and Charging Infrastructure (*T Policy 5.2.2*).

The Proposed Campus Plan promotes various modes of transportation, including bicycle, pedestrian, and shuttle bus. The Project will improve pedestrian pathways and adds long-term and short-term bicycle parking spaces on campus. The underground parking in the New Dormitory will provide 6-8 EV charging stations. The New Dormitory will designate an on-campus ride-sharing pick-up and drop-off location and on-campus rental bike and scooter parking area.

5. *Housing Element:* The proposed PUD is not inconsistent with the policies of the Housing Element of the Comprehensive Plan, which addresses the importance of housing to neighborhood quality in DC and the importance of providing housing opportunities for all segments of the population throughout the District. In particular, colleges and universities should address the housing needs of the students and promote the use of such housing by their students. The Project will provide a new dormitory consisting of approximately 215 units, consistent with the Student Housing policy (*H Policy 1.3.5*).
6. *Environmental Protection Element:* The proposed PUD is not inconsistent with the policies of the Environmental Protection Element of the Comprehensive Plan. In particular, the Project would preserve existing heritage and special trees on Campus and install new landscape, maintaining the Campus' character as a wooded environment, consistent Tree Requirements in New Developments (*E Policy 2.1.2*). Additionally, the Project would advance Support for Green Building, as both proposed new buildings would be certified LEED Gold (*E Policy 3.2.1*).
7. *Educational Facilities Element:* The PUD/Campus Plan is consistent with various policies and guidance from the Educational Facilities Element of the Comprehensive Plan, including policies related to: Corporate Citizenship (*EDU Policy 3.2.2*), Workforce Development (*EDU Policy 3.2.3*), Universities as Community Partners (*EDU Policy 3.2.3*), University Research Partnerships (*EDU Policy 3.2.5*), Balancing University Growth and Neighborhood Needs (*EDU Policy*

3.3.2), Universities as Large Landowners and Campus Plan Requirements (*EDU Policy 3.3.3*), and Student Housing (*EDU Policy 3.3.4*).

The proposed Campus Plan advances several of these policies by allowing it to operate as an open campus for the enjoyment of both students and neighbors. Additionally, it will expand its access by providing a neighborhood playground for public use, fulfilling an important priority for the neighborhood. Wesley Seminary sponsors an internship program that places students at non-profit and community organizations throughout the District, and students provide assistance to the mission of several churches in the area.

The Campus Plan will advance goals related to housing as well, relieving rental pressures on the neighborhood's private housing stock by developing a dormitory on the Campus.

8. *Rock Creek West Area Element*: The PUD/Campus Plan is consistent with various policies and guidance from the Rock Creek West Area Element of the Comprehensive Plan, including policies related to: Economic Development (*RCW Policy 1.1.2*), Managing Institutional Uses (*RCW Policy 1.1.8*), Conserving Common Open Spaces (*RCW Policy 1.1.9*), and Managing Transportation Demand (*RCW Policy 1.1.11*).

The proposed Campus Plan will be consistent with the Comprehensive Plan, having a height and building design that is compatible with adjacent buildings on AU's Campus, and additional landscaping and maintenance of the perimeter buffer and large trees will reduce its visual impact overall. The demolition of the Old President's House will create a larger Green Open Space, providing an additional buffer between buildings and the street.

The Applicant has worked extensively with the community to ensure that the impact of the dormitory is mitigated to the extent possible and has agreed to: 1) not increasing enrollment on the campus; 2) provide fewer parking spaces in proportion to the number of beds in the dormitory; 3) prohibit residential parking permits for those living or working on the Campus; 4)

restrict delivery movements; 5) and redirect vehicular traffic to an access point on Massachusetts Avenue.

For the reasons noted above, and discussed in detail in Exhibit E, the PUD/Campus satisfies the first prong of the three-part Campus Plan evaluation standard as being not inconsistent with the Comprehensive Plan and related public policies *as a whole*.

H. Commitment to Diversity, Equity, Inclusion and Social Engagement

Significantly, this Campus Plan and Wesley Seminary's educational and religious mission are founded upon and committed to supporting racial equity, resiliency and local community engagement and programs.

The Seminary embraces, lives, and professes its commitment to Diversity, Equity, and Inclusion.

The mission of Wesley Theological Seminary ("**Wesley**" or "**the Seminary**") is to prepare persons for Christian ministry, to foster theological scholarship, and to provide leadership on issues facing the church and the world. Our aim is to nourish a critical understanding of Christian faith, cultivate disciplined spiritual lives, and promote a just and compassionate engagement in the mission of the church to the world.

Wesley is a community of persons in the church, accountable, as all Christian communities are, to the intention of God that all may be one. In recognition of God's intention, this Commitment to Diversity, Equity, and Inclusion ("**DEI Commitment**") recognizes all humans are made in the image and likeness of God and establishes Wesley as a community that intentionally seeks to include persons of multifarious differences as students, faculty, staff, administrators, and members of the Seminary's Board of Governors ("**Board**").

Wesley's commitment to diversity, equity, and inclusion is to be lived out in our admission and support of students; in the hiring and promotion of faculty, staff, and administrators; in the selection of members to the Board; and through the work of Wesley's Diversity,

Equity, and Inclusion Committee (“**DEI Committee**”) and Diversity, Equity, and Inclusion Officer (“**DEI Officer**”) as supported by Wesley’s Board, Administration, faculty, staff, and students. (See Commitment to Diversity, Equity, and Inclusion, Exhibit Y).

At all levels, the Seminary is diverse, including students, faculty, administrators, staff, Board of Governors, and the Christians and persons of other faiths that it touches. The Seminary’s student body demonstrates its diversity by race, sex, age, religion, national origin and sexual orientation. 58% of students are women, 41% men, 34% Black, 41% White, 9% Asian, and 5% International. Its student range in age from the early twenties to seventy or older. More than 60% of the students are ages 30-59 with nearly 25% ages 40-49. Over 30 different denominations are represented from the United States and abroad. Wesley is a majority minority community substantially contributing to the diversity of the neighborhood and Ward 3.

Locally, the Seminary has deep and strong ties with the community. At least 200 alumni are District of Columbia residents who are deeply committed to the City and the lives of its residents through its churches and non-profit organizations.

The Seminary’s commitment to our community and other local communities is the mission of its Community Engagement Institute under the leadership of Lorena M. Parrish. P.h.D., Associate Professor of Urban Ministries. The Institute’s training and programs are broad and provide resources locally and beyond, including:

- Center for Public Theology
- Community Engagement Fellows Program
- Heal the Sick Program

I. The Proposed Buildings Are Within the Floor Area Limit for the Campus as a Whole (Sub-section 101.5)

When added to all existing buildings and structures on the Campus, the limited new development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the Campus. If all proposed development is constructed, the gross area within the Campus Plan boundaries will total approximately 409,490 square feet. This results in an overall FAR of 1.07 significantly below the maximum permitted Campus FAR of 1.8.

J. Referral to the District of Columbia Agencies (Sub-section 101.13)

The Campus Plan application has previously been referred to the Office of Planning (OP), D.C. Department of Transportation (DDOT), and the Department of Energy and the Environment for their review and report. Wesley Seminary has already met several times with OP. The Seminary's traffic consultant, Gorove-Slade, is working directly with DDOT to establish whether an updated Traffic Demand Management Plan is required in support of this renewed application and the related PUD Application. Discussions have been undertaken directly with DOEE.



Wesley's tranquil campus is inviting for many visitors.

VIII. SATISFACTION OF REQUIREMENT FOR ZONING COMMISSION REVIEW THROUGH A RACIAL EQUITY LENS

Comprehensive Plan

As set forth below, the proposed map amendment is not inconsistent with the Comprehensive Plan, as recently adopted by the D.C. Council pursuant to D.C. Law L23-0217 (Comprehensive Plan Amendment Act of 2017) and D.C. Law 24-0020 (Comprehensive Plan Amendment Act of 2020), including the Generalized Policy Map (“GPM”) and Future Land Use Map (“FLUM”) (D.C. Resolution R24-0292), collectively referred to herein as the “Comp Plan”.

Racial Equity Lens

A primary focus of the Comp Plan, as reflected throughout its various policies, is achieving racial equity. The Framework Element of the Comp Plan defines racial equity as the moment when “race can no longer be used to predict life outcomes and outcomes for all groups are improved.” 10-A DCMR § 213.7. Indeed, the importance of racial equity to District residents was made abundantly clear when the DC Office of Planning (“OP”) conducted its DC Values survey in Spring 2019 and again when the Zoning Commission conducted its roundtable on racial equity in Fall 2022. In addition to racial equity, District residents also expressed concerns about rising costs and inequitable access to opportunities for housing, businesses, employment, and other necessities. Overall livability, equity, and safety were considered the most critical values. 10-A DCMR §§ 107.17–107.22.

As stated in the Framework Element and as further discussed below, equity is both an outcome and a process. 10-A DCMR § 213.6. Equity exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. It is achieved by targeted actions and investments to meet residents where they are, in order to create equitable opportunities. An important factor to advancing racial equity is to acknowledge that equity is not the same as equality. *Id.* “As an outcome, the District achieves racial equity when race no longer determines one’s socioeconomic outcomes, when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts. As a process, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color.” 10-A DCMR § 213.9

Equity is conveyed through the Comp Plan, particularly in the context of zoning, where certain priorities stand out, including affordable housing, displacement, and access to opportunity. To help guide the Commission in applying a racial equity lens to its decision making, the Implementation Element reads, in relevant part, “[a]long with consideration of the defining language on equity and racial equity in the Framework Element, guidance in the citywide Elements on District-wide equity objectives, and the Area Elements should be used as a tool to help guide equity interests and needs of different areas in the District.” 10-A DCMR § 2501.6.

As related to zoning actions, racial equity is not a separate consideration from the normal legal standard of review. Rather, the Commission properly considers equity as an integral part of its analysis as to whether a proposed zoning action is “not inconsistent” with the Comp Plan. The scope of the racial equity review and the extent to which Comp Plan policies apply depend upon the nature of the proposed zoning action. In this case, the Commission shall evaluate the requested Zoning Map amendment through a racial equity lens to make its determination as to whether the requested rezoning is not inconsistent with the Comp Plan as a whole.

A. Racial Equity as a Process

The Framework Element states that racial equity is a process, and that as the District grows and changes, it must do so in a way that builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes. 10-A DCMR § 213.7. The Applicant believes in inclusive, community engagement, and has worked with and will continue to work closely with the community through ANC 3D and 3E.

B. Racial Equity as an Outcome

The Framework Element states that “equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. Equity is not the same as equality.” 10-A DCMR § 213.6. As stated above, under the recently adopted Comp Plan, the Commission shall carry out its Comp Plan evaluation for the Application through a racial equity lens. The table in section d below correlates the Campus Plan with a number of equitable development indicators, in general terms.

iii. Evaluation Criteria – Racial Equity Tool

a. Racial Equity Tool Part I

Racial Equity Analysis Submissions (Guidance Regarding the Comp Plan)

As required by Part I of the Racial Equity Tool, the Applicant has conducted a thorough evaluation of the proposed Zoning Map amendment’s consistency with the Comp Plan, including the policies of all applicable Citywide and Area Elements, the FLUM, GPM, and all other applicable adopted public policies and active programs. The Applicant’s full Comp Plan evaluation is included at Section VII, G, herein.

b. Racial Equity Tool Part II

Applicant/Petitioner Community Outreach and Engagement

As required by Part II of the Racial Equity Tool, the Applicant submits the Community Outreach and Engagement Chart below, which provides a detailed description of its community outreach and engagement efforts thus far. This information was informed by the Applicant’s research on the community that could potentially be impacted by the zoning action, and more importantly, by direct outreach to and engagement with the affected community in advance of submitting the proposal.

Community(ies)

- *Description of affected community and defining characteristics*

Although Wesley is a self-contained campus, further development of the campus impacts the surrounding community. Wesley is located in census tract 9.03, bounded by Massachusetts Avenue to the east, Nebraska Avenue and Loughboro Road to the south, and 49th Street to the west. In addition to the institutional uses of AU and Wesley, the census tract includes low-density residential consisting predominantly of detached dwellings.

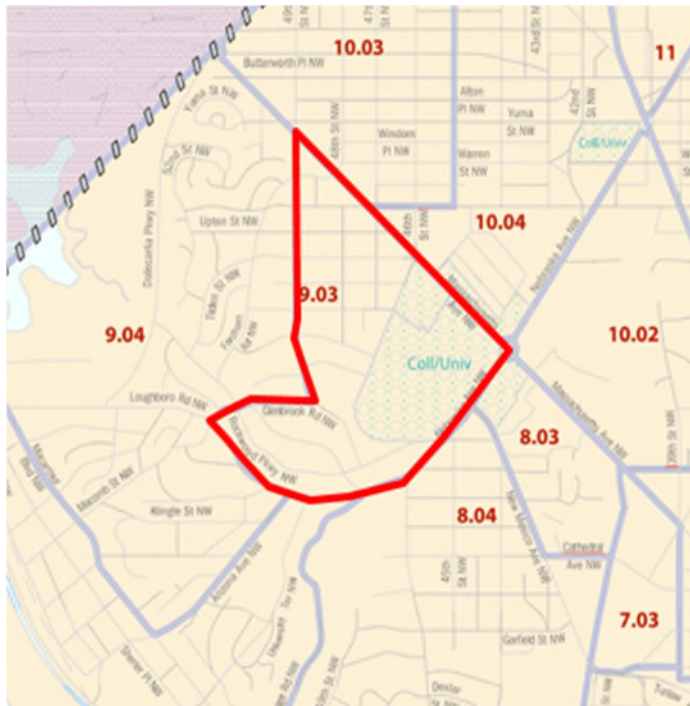


Figure 1: Source: www2.census.gov

The [American Community Survey 5-Year Narrative Profile \(2016-2020\)](#) indicates that the census tract had a total population of 4,149 residents. The university population is represented in the data, as the median age in the census tract was 19.5 years and an estimated 78.6 percent of the population was 18 to 44 years. This skews much younger than the Planning Area as a whole, which has a median age of 40.6.

For people reporting one race alone, 80 percent were White; 9.4 percent were Black or African American; 0.6 percent were American Indian and Alaska Native; 4.7 percent were Asian; and 1.1 percent were some other race. Approximately 4.1 percent of the population reported that they are two or more races. An estimated 12.3 percent of the people in the census tract were Hispanic or Latino.

The median household income in the census tract was more than \$250,000. An estimated 3.1 percent of households had income below \$10,000 a year, and 69.8 percent had income over \$200,000 or more.

In 2016-2020, 10.6 percent of people in the census tract were in poverty. While children under 18 and people 65 years old and over did not fall into this category, 21.9 percent of people 18 to 64 years were below the poverty level. This age group includes university students potentially enrolled at Wesley and AU.

In 2016-2020, the census tract had a total of 356 housing units. Of these units, 87.1 percent were single-family detached or semi-detached structures. Approximately 12.9 percent of the housing units were located in multi-unit structures or in buildings that contained two or more apartments. Additionally, 322 housing units were occupied, while the remaining 34 housing units were vacant. Of the occupied housing units, the percentage of houses occupied by owners was 86 percent, while renters occupied 14 percent of housing units.

The median property value for owner-occupied houses between 2016 and 2020 was \$1,452,100. The median monthly housing costs for owners with a mortgage was \$4,001 and \$1,368 for owners without a mortgage. The median gross rent for renter-occupied houses was not available.

The data paints a picture of an affluent, predominantly White community with insufficient housing to support university students. The high value of housing makes it prohibitively expensive for students living off campus to reside in the neighborhood, particularly when many students are living below the poverty level, as demonstrated by the census data. The proposed Campus Plan would allow for the future development of on-campus housing, including affordable housing, to Wesley and AU students, allowing them to be closer to school resources and potentially freeing up off-campus housing for District residents.

- *Members of the affected community that would potentially be burdened by the proposed zoning action.*

Those who would potentially be burdened as a result of the Campus Plan include adjacent residents within the low-density residential neighborhood to the west of University Avenue, as well as AU to the south, that would potentially be impacted by construction and associated nuisances, such as truck traffic and noise. Upon completion, a new dormitory and administration building would increase the potential density on the Property by providing more student housing units.

- *Members of the affected community that would potentially benefit from the proposed zoning action.*

The proposed Campus Plan will result in several benefits to the community that would include the preservation of open space along University Drive, a community playground on University Drive, extensive landscaping along the University Drive entrance, and a dormitory that will potentially free up housing in the surrounding neighborhood for District residents.

Past and Present Racial Discrimination / Harm to Community

Historically, discriminatory land use and financing tools have been used for the exclusion of Black residents from Rock Creek West. The Federal Housing Administration Map of 1937 graded areas of the District for loan approvals using race as a criterion, with many of the highest graded categories concentrated in Rock Creek West. Additionally, the Planning Area has a history of displacement of Black communities, such as in Reno City and the George Pointer settlement. Today, Rock Creek West remains the Planning Area with the highest share of white residents in the District. See [Rock Creek West Roadmap](#), 2021.

Racially restrictive covenants, which barred the conveyance of property to African Americans, were used by real estate developers and White citizens associations to create and

maintain racial barriers. Rock Creek Park was conceived, in part, as a barrier to Black settlement to the west, and many of the neighborhoods in that section of the City were subsequently developed to be economically exclusive via covenants and zoning that favored more expensive, detached housing. See [Mapping Segregation in DC](#).

Upheld by the courts, covenants assigned value to housing and to entire neighborhoods based on the race of their occupants, and made residential segregation the norm. Federal policy and local zoning codes served to institutionalize segregation and the displacement of Black residents. Enforceable by the courts until 1948, covenants normalized residential segregation. Their use to assign value to housing based on the race of its occupants was reinforced by the concentration of government and private investment in areas where only white residents were allowed to live. Zoning Regulations upheld the same characteristics that made these areas exclusive, for example by requiring single-family housing rather than apartments. See [Mapping Segregation in DC](#).

In 1940, racial covenants served to confine the vast majority of DC's expanding black population to older housing near the city center, near waterfront employment along the Potomac and Anacostia rivers, and to the remote sections of far Northeast and Southeast DC. In fact, the neighborhood of Spring Valley was encumbered by racial covenants and had an all-White population until at least 1960, when more areas of the District opened up to black families as a result of White flight. See [Mapping Segregation in DC](#). The Rock Creek West Planning Area continues to be majority White, making up 77.2% of the area's population. See [OP Demographic Data Hub](#).

In reckoning with the inequity that has persisted west of Rock Creek Park, the District released the Rock Creek West Roadmap in 2021, which outlines how the District can achieve ambitious housing goals in Rock Creek West through leveraging housing tools, making targeted investments, and developing neighborhood plans. See [Rock Creek West Roadmap](#), 2021. In 2022, OP provided an update toward this end:

- February 2022 – The District selected the Lisner Home for financing to provide affordable senior units near the Friendship Heights Metro station. This was the first time the *Housing* Production Trust Fund subsidy was used in Rock Creek West.
- March 2022 – The District launched a new program that provides tax incentives to developers of who set aside at least 1/3 of new housing units in their projects for households who earn 80% of the Median Family Income.
- April 2022 – City Ridge, a large Inclusionary Zoning (IZ) project began to deliver affordable units.
- May 2022 – The property owners of 3427 Wisconsin Avenue applied for a zoning map *amendment* that will trigger IZ+ requirements, increasing the proportion of dedicated affordable units on the site up to 20%.
- June 2022 – The final Chevy Chase Small Area Plan was transmitted to City Council for approval, providing guidance on new housing and affordable housing *opportunities* on Connecticut Avenue.
- July 2022 – Planning studies on Wisconsin Avenue and Connecticut Avenue launched to *support* the development of additional market rate and affordable housing on these high opportunity corridors.

Additionally, the United Methodist Church, affiliated with Wesley Seminary, has endeavored to right the wrongs of its history, which includes a checkered past with slavery and segregation. In 1968, the Church formally ended segregation in its churches, and several African Americans were appointed to leadership positions. Decades later, in 2000, the General Conference delegates participated in a service of repentance for racism within the denomination, and African American United Methodists spoke at the inauguration of President Barack Obama in 2009. See [United Methodist Church](#).

Wesley Seminary's policy on diversity states that "Wesley affirms its identity as a community that intentionally seeks to include persons of both sexes and various national and ethnic backgrounds, ages, and special conditions as Board members, administrators, faculty, staff, and students." The demographics of the student body confirm this, with a nearly even distribution of black and white students. See [Wesley Theological Seminary](#).

The diversity of the Seminary's faculty, student body, and the ministry of its alumni and current students demonstrate the wellspring of inclusion and diversity of gender, race and class in the District, including in Spring Valley. More far reaching, Wesley Seminary's mission is to create leaders who will live, preach, and teach the value and equality of every individual in the District of Columbia, regionally, nationally, and internationally that reaches far beyond the United Methodist Church. Both Wesley Seminary and AU are well-known within the United Methodist Church as strong advocates for full LGBTQ inclusion.

Community Participation / Outreach Efforts

For Wesley Seminary, its role in the community and relationship with its neighbors is very important and a natural extension of its ministry. Beginning with its inaugural Campus Plan in 2005 and over the last seventeen years, this community engagement has continued through the established Community Liaison Committee ("CLC"), Advisory Neighborhood Commissions 3D and 3E, other established neighborhood organizations, including the Spring Valley-Wesley Heights Citizens Association, and other interested parties and individuals. This process has been candid and productive at every stage of Wesley Seminary's evolving Campus Plans and will be extended throughout the PUD Application.

Outreach to the community for this proposed plan began in 2019. Although this process was slowed by an unforeseen change in development partners and the COVID-19 pandemic, these meetings were fully renewed in 2021 and have been extensive. Wesley Seminary has participated in the following community meetings:

Date	Meetings/Presentations
July 30, 2019	Community Liaison Meeting
April 1, 2020	Community Liaison Meeting
December 1, 2020	Meeting with Troy Kravitz, ANC 3D02, Elizabeth Pemmerl, ANC 3D02-Elect
January 14, 2021	Community Liaison Meeting
February 3, 2021	ANC 3D Meeting
February 18, 2021	Community Liaison Meeting
September 9, 2021	Community Liaison Meeting
October 21, 2021	Community Liaison Meeting
November 3, 2021	ANC 3D Meeting
December 8, 2021	ANC 3D Meeting
February 16, 2021	Community Liaison Meeting
March 2, 2022	ANC 3D Meeting
March 9, 2022	ANC 3E Meeting
March 30, 2022	CLC Meeting
April 6, 2022	ANC 3D Meeting
April 21, 2022	ANC 3E Meeting
May 9, 2022	CLC Meeting
May 12, 2022	CLC Transportation Focused Meeting
May 12, 2022	CLC Meeting
May 24, 2022	CLC Meeting
June 1, 2022	ANC 3D Meeting
September 7, 2022	ANC 3D Meeting
November 2, 2022	ANC 3D Meeting
January 31, 2023	PUD 101 Introduction by OAG, ANC 3D
February 8, 2023	CLC Meeting
March 22, 2023	CLC Meeting
May 3, 2023	ANC 3D Meeting
May 11, 2023	ANC 3E Meeting
May 15, 2023	CLC Meeting

Community Priorities and Impact on Zoning Action

- *Community Priorities*

The planning and development policies for the Rock Creek West Area Element derive from three large Comprehensive Plan workshops that took place in Rock Creek West during 2005 and 2006. These meetings provided a chance for residents and local businesses to discuss both Districtwide and neighborhood planning issues. 10A DCMR §§ 2307.1, 2307.2. Although these workshops occurred prior to the latest Comprehensive Plan amendment cycle, it provides insight into the current challenges facing the Planning Area based on the following key messages delivered by the community:

- While there is support for development on underutilized sites along the major corridors, issues of height, scale, character, and density remain a source of concern, as well as a source of debate within the community. The only acceptable growth rate is one that matches infrastructure capacity.
- Neighborhoods seek assurances that existing buffers will be maintained for multi-story apartment buildings that abut single-family homes along rear lot lines, and that additional buffers, setbacks, and a stepping down in building heights will be provided, if and when, infill development occurs along the corridors.
- There is broad support for requirements to include affordable or moderate income housing units within new market-rate projects, but the prospect of density bonuses and other zoning flexibility in exchange for these units continues to raise objections.
- A wider variety of retail choices is needed in some parts of the Planning Area. The community continues to favor neighborhood-serving retail rather than office space along the corridors, both to meet community needs and to avoid uses that would generate commuter traffic.
- There is support for development that emphasizes walkability over auto-orientation, provided that height, scale, parking, infrastructure capacity, and other issues can be reconciled.
- More integrated solutions to traffic control, including bus improvements, bicycle improvements, transportation demand management programs for new development, and more efficient use of existing roadways (such as synchronized traffic signals), are needed.
- Additional parking management measures are needed.

- The community's public facilities are experiencing the strains of age and increased demand.
- The character of new development is an issue, particularly as more smaller homes are expanded or torn down and replaced with larger homes.
- The preservation of the natural environment and improvement of environmental health remain top priorities.
- Aesthetic improvements are needed along some of the area's roadways to become the gracious gateways to the nation's capital they were intended to be.
- There is support in the community for scattering small-scale shelters for persons experiencing homelessness (especially in places of worship), providing social service facilities on the commercial corridors, and accepting small community residence facilities within single-family neighborhoods.
- Pursuant to the District's zoning regulations, the compatibility of institutional uses, including private schools, nonprofits, large nursing homes, colleges, hospitals, and religious establishments, should be maintained, their expansion carefully controlled, and conversion to other non-conforming uses avoided. Solutions to traffic, parking, and other issues should continue to be developed so that the quality of life in surrounding neighborhoods is not diminished.

10A DCMR § 2307.4

In light of the foregoing, a zoning action affecting the Rock Creek West Planning Area should aim to do the following: (i) not exceed infrastructure capacity; (ii) ensure that proposed infill development provides setbacks, buffers, and step downs in building heights and is consistent with the Planning Area's unique character; (iii) create access to housing and affordable housing at acceptable heights and densities; (iv) expand neighborhood-retail options; (v) manage parking and traffic conditions; (vi) improve public facilities and services; and (vii) include environmentally-friendly and sustainable elements.

- *Community Engagement Outcomes*

During its review of the Campus Plan (Zoning Commission Case No. 22-13), ANC 3D offered its support of the plan subject to conditions that were intended to mitigate the impacts of

the new dormitory. In its letter of support dated September 7, 2022, the ANC indicated that the Seminary had agreed to incorporate several additional elements into their Plan as requested by the

ANC. See Exhibit 54 in ZC Case No. 22-13. Specifically, the Seminary agreed to the following:

- “Evaluate options for reducing the design, size, massing and number of beds in the New Dormitory to further mitigate any potential objectionable conditions.” (See Condition 16.)
- “Further limit the use of University Avenue for exiting vehicles. In consultation with DDOT, the Seminary will request that use of the University Avenue driveway be closed for exiting vehicles 24/7 and that only limited service, delivery and emergency vehicles 2 can enter and exit the Campus from University Avenue.” (See Conditions 26 & 27. It appears that these two conditions could be combined for the sake of clarity.)
- “In conjunction with the expanded limits on the use of University Avenue, the Seminary will encourage DDOT to allow left turns by vehicles leaving the Campus at Massachusetts Avenue during agreed time periods with appropriate signage.” (See Condition 25.)

The ANC also included that there is “[g]eneral agreement that neighborhoods are better off when students live on a campus rather than in the neighborhood. Our ANC has several academic institutions within or close to its borders including American, Georgetown, and George Washington (Mount Vernon campus), so we can therefore speak from experience. The approval by the Zoning Commission of this new dormitory would, in our view, provide a significant benefit to the larger ANC 3D and ANC 3E community in this regard, by helping Wesley Seminary thrive in place and providing needed housing for students.” See Exhibit 54 in ZC Case No. 22-13. At the urging of the community, the top levels of the building facing University Avenue have been further setback 27.5 - 32.5 feet from the University Avenue face of the building by eliminating four units with twenty beds. Additionally, the layout of the top-level units has been rotated ninety-degrees so that windowless walls now face University Avenue.

There was opposition in this case as well, as the Neighbors for a Livable Community (NLC), the Spring Valley - Wesley Heights Citizens Association (SVWHCA), and the Committee of 100 shared concerns that the future development would not comply with the Zoning Regulations in terms of use, IZ, and potential objectionable conditions. See Exhibits 26, 39, and 41A, ZC Case No. 22.13. The Applicant provided extensive research and precedent in response to these concerns.

c. Racial Equity Tool Part III

Disaggregated Data Regarding Race and Ethnicity

The Zoning Commission expects disaggregated race and ethnicity data from OP in every racial equity analysis submission that analyzes a zoning action through a racial equity lens. However, the Zoning Commission has recently begun requesting this analysis from the Applicant as well.

- *Planning Area*

The Rock Creek West Planning Area encompasses 13 square miles in the northwest quadrant of Washington, DC. The Planning Area is bounded by Rock Creek to the east, Maryland to the north/west, and the Potomac River and Whitehaven Parkway to the south. Most of this area has historically been Ward 3, but in past and present times, some parts have been included in Wards 1, 2, and 4. 10A DCMR § 2300.1.

Residential uses represent the largest single land use in the Planning Area, accounting for about 36 percent of the total. Of the residential acreage, 77 percent is developed with single-family detached homes. About 13 percent is developed with semi-detached homes, row houses, and other attached single family housing. The remaining 10 percent is developed with multi-family apartments and condominiums. Higher density housing is concentrated along the Connecticut Avenue corridor, along Massachusetts Avenue NW between Ward Circle and Idaho Avenue NW,

and along Lower Wisconsin Avenue NW. Densities in most of the area are well below the District-wide total, although individual blocks along the avenues contain some of the densest housing in Washington, DC. 10A DCMR § 2302.2

Commercial land uses occupy just two percent of the area. Major commercial centers are located around the five Metro stations, in walkable shopping districts along the avenues, and in neighborhood shopping centers like Spring Valley. Institutional uses make up about four percent of the land area. These uses include American University, Sibley Hospital, and the campuses of numerous private schools and religious institutions. There are no industrial uses in Rock Creek West. 10A DCMR § 2302.3

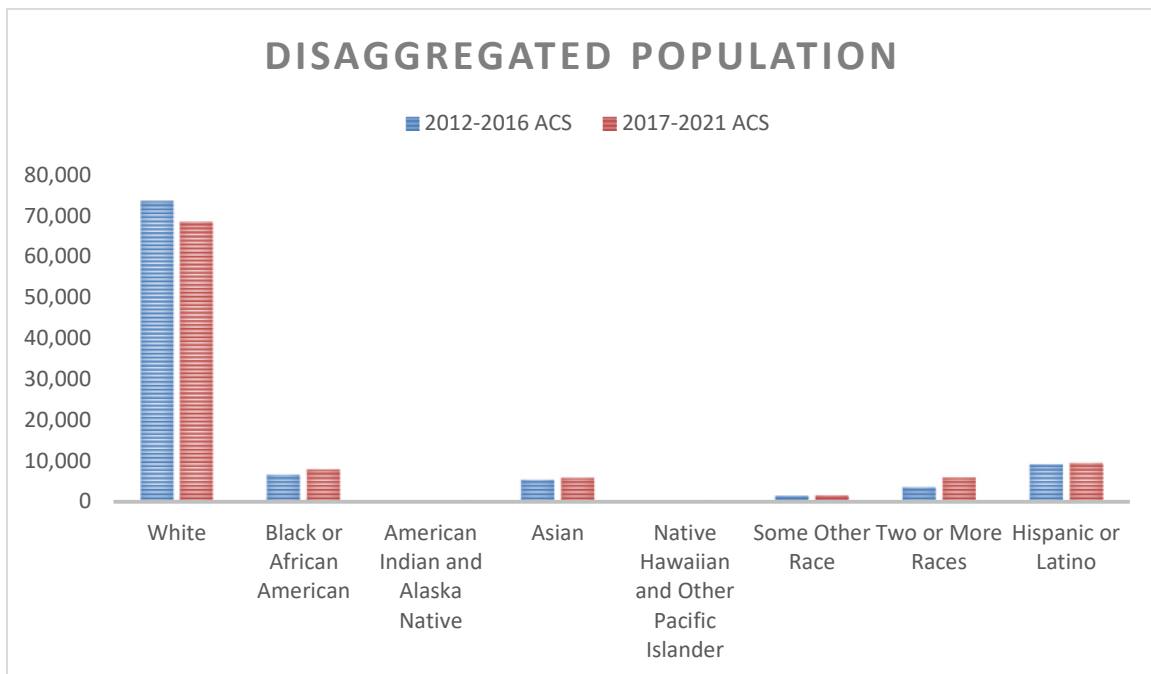
Parks, recreation, and open space comprise 28 percent of the Planning Area. The majority of this acreage is owned by NPS, including Rock Creek Park, the national parklands along the Potomac River, and Glover Archbold Park. Transportation rights-of-way represent about 23 percent of the Planning Area, which is somewhat lower than the District-wide total. Federal government facilities comprise about 3.5 percent of the land area. A majority of this acreage is contained within federal complexes such as the Naval Security Center and the Naval Observatory. Only 1.8 percent of the Planning Area consists of private, undeveloped land. 10A DCMR § 2302.4.

- *Total Population*

According to the U.S. Census Bureau's 2017-2021 American Community Survey ("ACS") Five Year Survey, the Rock Creek West Planning Area has a total population of 90,457 residents. Compared to other areas in the District, Rock Creek West experienced only a modest population growth of nearly 8,500 people between 2000 and 2017. The 2017 population was estimated at 92,399, or about 14 percent of the District's total. 10A DCMR § 2303.1.

- *Racial and Ethnic Composition of the Population*

The graph below compares population by race in the Planning Area using two groups of ACS Five Year Estimates. The data shows that the Planning Area is currently 75.7 percent White and 8.9 percent Black or African American. Since 2012, there has been a slight reduction in the White population and minor gains in other races, although not large enough to be considered significant. Compared to other areas of the District, Rock Creek West is less racially diverse and has an older population. 10A DCMR § 2303.2.



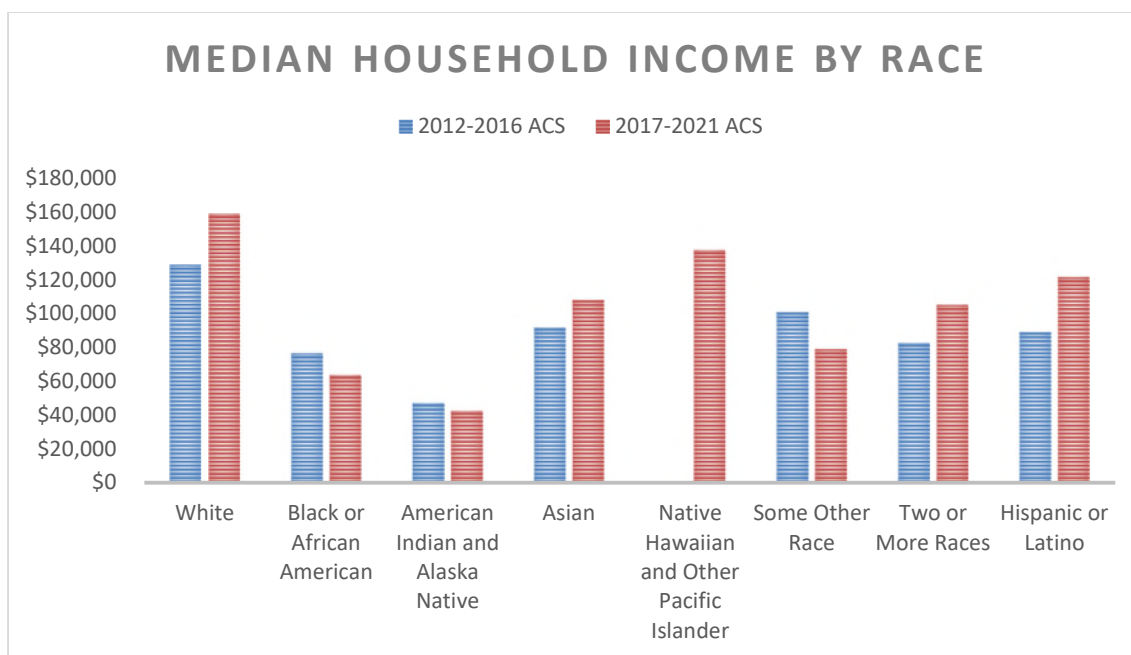
Source: American Community Survey Five Year Estimates for 2012-2016 and 2017-2021, as provided for the Rock Creek West Planning Area via the OP Demographic Data Hub

- *Median Income*

The median household income in the Rock Creek West Planning area is \$138,665, which is 48.2 percent higher than the District’s median household income of \$93,547.

- *Median Income by Race*

The ACS Five Year Estimates show that the median household income has increased among some races in the Rock Creek West Planning Area. Notably, median income household income has decreased in Black or African American households, American Indian and Alaska Native households, and in households identifying as some other race. The greatest income increase occurred in Hispanic or Latino households, which experienced a 36.7 percent growth in household income. With the exception of White households, all other races and ethnicities have a household income of less than median household income for the Planning Area.



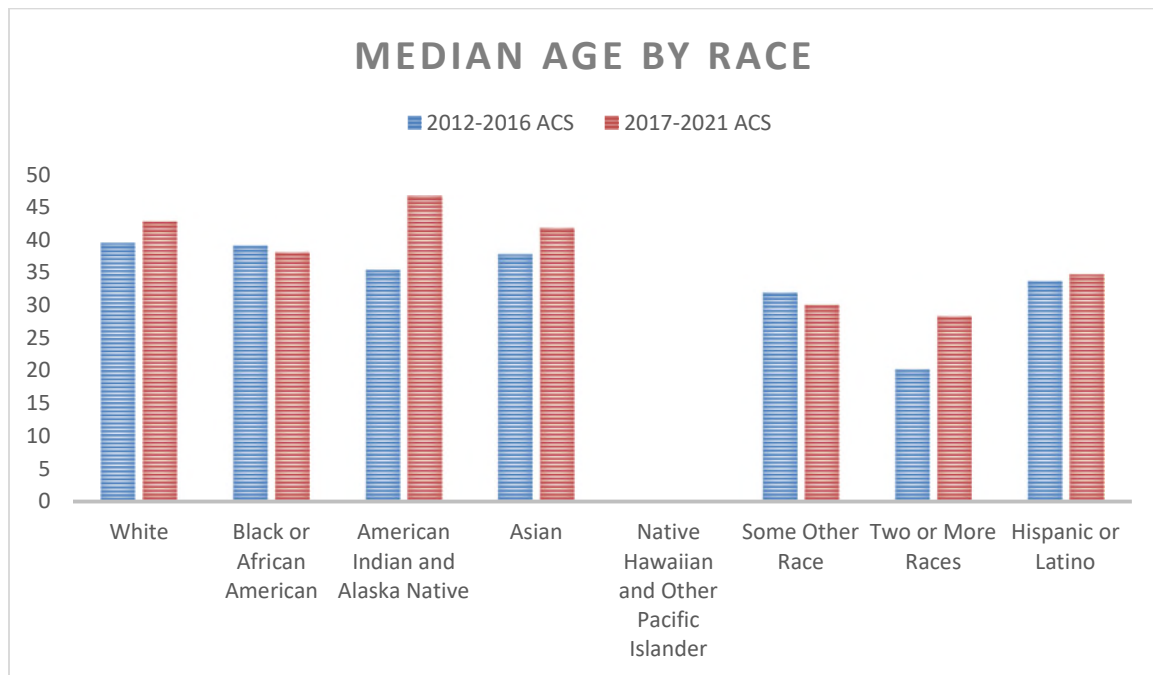
Source: American Community Survey Five Year Estimates for 2012-2016 and 2017-2021, as provided for the Rock Creek West Planning Area via the OP Demographic Data Hub

- *Median Age*

The median age in the Rock Creek West Planning Area is 40.6, which is older than the District-wide median age of 34.3.

- *Median Age by Race*

Median age in the Planning Area has fluctuated little, with the exception of American Indian and Alaska Native, and individuals identifying as two or more races. While White and American Indian and Alaska Native groups are older than the median age for the Planning Area, all other groups have a median age of less than that of the Planning Area.



Source: American Community Survey Five Year Estimates for 2012-2016 and 2017-2021, as provided for the Rock Creek West Planning Area via the OP Demographic Data Hub

- *Vulnerable of Special Populations*

Approximately 7.7 percent of the Planning Area's population has a disability. About 58.1 percent of those having a disability are 65 years or older. The groups having the highest rate of disability are Black or African American at 14.1 percent, and American Indian and Alaska Native at 17.4 percent.

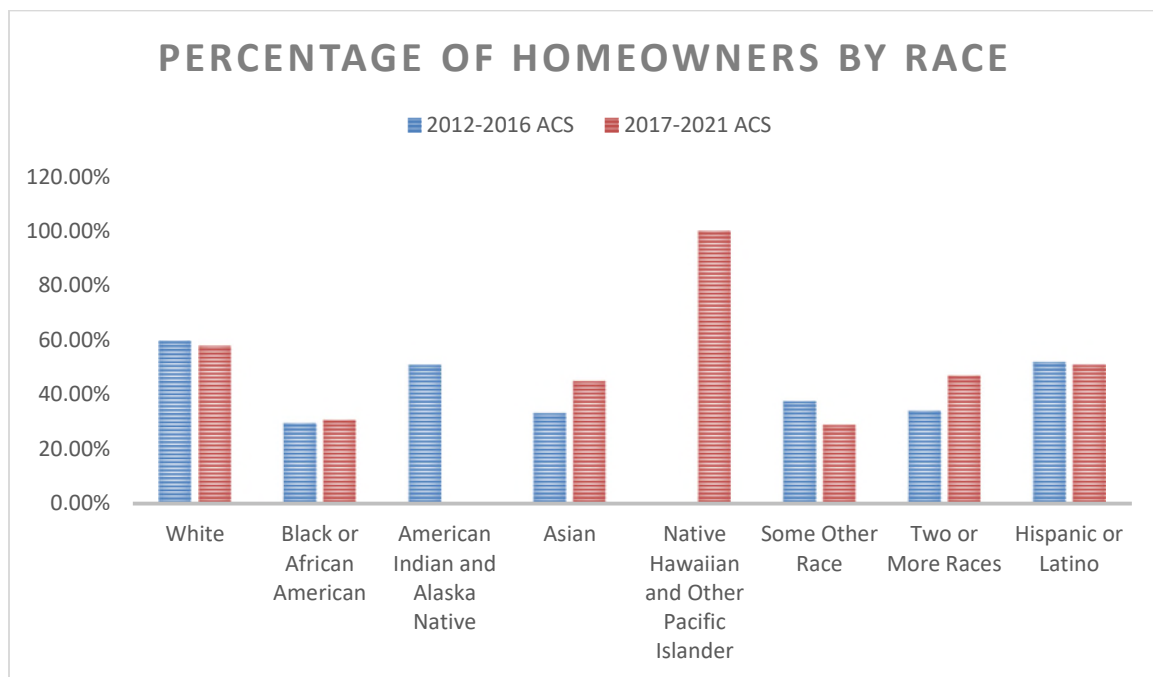
- *Percentage of Population Owning Real Property and Renting Property*

According to the ACS Five Year Estimate for 2017-2021, 53.5 percent of households in the Planning Area are owner-occupied and the remaining 46.5 percent are renter-occupied.

- *Percentage of Population Owning Real Property by Race*

The National Association of Realtors promotes ownership as a means of ensuring financial and emotional benefits, including pride in homeownership and security. One financial benefit of homeownership is the appreciation of a home over time. While housing markets move in cycles, houses will almost always appreciate to some degree over time. Other benefits include property tax deductions, capital gains exclusion, other preferential tax treatment, and wealth building.

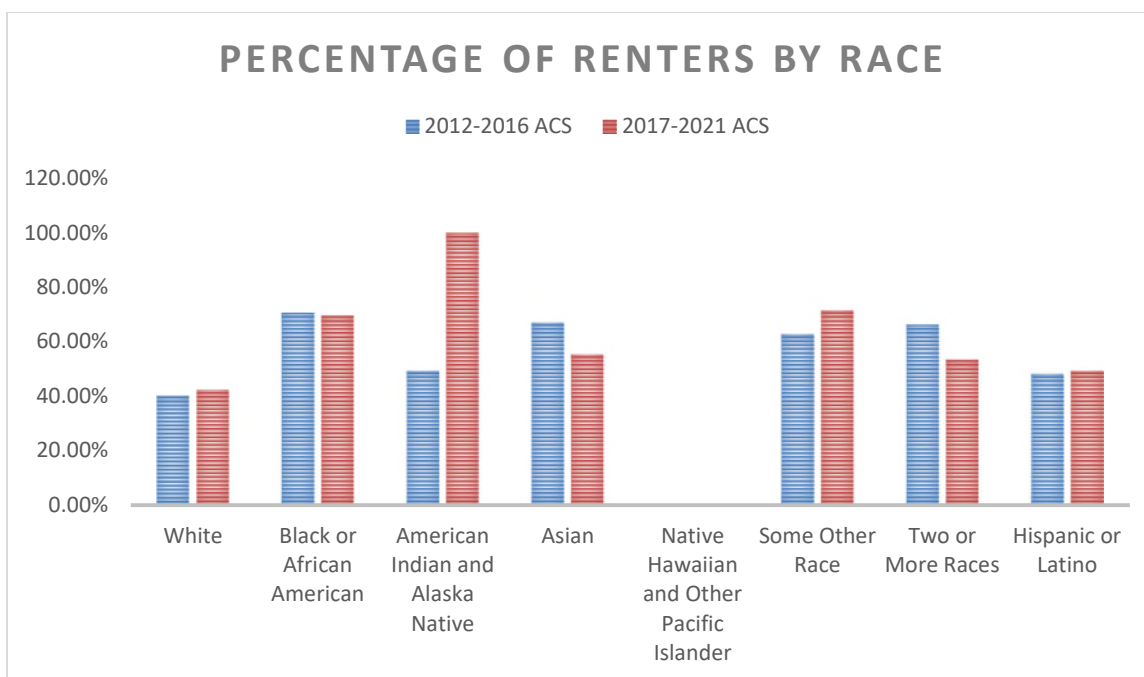
The data provided in the graph below demonstrates that homeownership rates are highest among White, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, and Hispanic or Latino groups. Overall, the homeownership rate in the Planning area is 12 percent higher than the District as a whole.



Source: American Community Survey Five Year Estimates for 2012-2016 and 2017-2021, as provided for the Rock Creek West Planning Area via the OP Demographic Data Hub

- *Percentage of Population Renting Property by Race*

In general, the percent of renters in the Planning Area is lower than in the District as a whole, where 46.5 percent of homes are renter-occupied in the Planning Area and 58.5 percent of homes are renter-occupied in the District overall. In the Planning Area, the percent of renter-occupied homes is highest among Black or African American, American Indian and Alaska Native, and Some Other Race groups.



Source: American Community Survey Five Year Estimates for 2012-2016 and 2017-2021, as provided for the Rock Creek West Planning Area via the OP Demographic Data Hub

- *Mayor's 2025 Affordable Housing Goal*

The 2019 Housing Equity Report establishes 2025 housing production goals as a first step toward achieving broader equity and access to opportunity and addressing the District's housing challenges. The total housing goal for the Rock Creek West Planning Area is the production of 1,260 total housing units by 2025, with 1,990 affordable units generated through new development and conversion of existing housing into affordable units. At the time the report was finalized, it

was estimated that there would be a shortage of 1,910 affordable housing units in this Planning Area.

The DC Comeback Plan, published earlier this year, provides updated affordable housing projections and estimates that the Rock Creek West Planning Area will only meet 13.8 percent of its affordable housing goal by 2025, the lowest projection of any Planning Area. Given these estimations, it is clear that the Rock Creek West Planning Area is falling behind in producing housing for those of lower means.

The requested Campus Plan will generate positive outcomes for the Property and the District as a whole, as it will provide on-campus market-rate and affordable housing for Wesley and AU students, and will advance the District's goals related to housing and affordable housing.

Figure 6. Current Affordable Housing Pipeline & 2025 Production Goals by Planning Area

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capitol Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
Total	12,000	7,970	5,220	36,000

*The total housing goals consist of net new market rate and affordable housing production. For Rock Creek West, the new affordable housing goals are greater than the total housing goals because the affordable housing goals include not only net new production, but also conversion of existing housing into subsidized housing and voucher recipients living in non-restricted housing. Reaching our goals will require a mix of these strategies, especially in Rock Creek West, where new housing has been extremely limited to date and where land use changes must be made to the Comprehensive Plan to reach these housing goals.

Source: *Housing Equity Report, 2019*

- *Intersectionality of Factors*

The proportion of the Black or African American population in the Rock Creek West Planning Area and the median household income of the group highlights the intersection of race and class. The historically lower median income for Black or African American households and people of color in general compared to the overall median income in the area suggests that lower income may impact one's ability to stay in the area as it becomes less affordable and more diverse.

Additionally, the high number of Black or African American residents that are renters highlights the black-white wealth gap. Racial restrictive covenants were used by real estate developers and White citizens associations to create and maintain racial barriers, and were

commonly used in the Rock Creek West Planning Area. The legacy of housing covenants and redlining has resulted in the perpetuation of neighborhoods and zip codes being divided along lines of color. Being denied the ability to own one's home means being denied the opportunity to build generational wealth and real estate wealth, because it is an asset that most certainly appreciates in value over time.¹

It is also important to note that the intersectionality of these identities and systems can compound and create unique experiences for individuals. For example, a black woman who is older and has a lower income may face intersecting forms of discrimination that someone who only experiences one of these identities may not face.

d. Racial Equity Tool Part IV

Evaluate the Zoning Action Through a Racial Equity Lens

The table below indicates how the proposed Campus Plan will generally result in positive outcomes when considered through several racial equity themes, as it has the potential to address a number of equity issues that residents in the Rock Creek West Planning Area are experiencing. Throughout the processing of this application, the Applicant intends to continue engaging with the affected Advisory Neighborhood Commissions and other community organizations. As the Applicant receives feedback from members of the community and continues to learn about the current challenges, needs, and preferences, the Applicant will supplement the analysis provided below, as needed, prior to the public hearing on the application.

Direct Displacement	<ul style="list-style-type: none">• No physical displacement of students; two existing dormitories providing 90 student beds will be replaced with one new dormitory providing 659 student beds.
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¹ [Introduction to the Special Issue: the Racial Wealth Gap, 2021.](#)

Indirect Displacement	<ul style="list-style-type: none"> • Indirect displacement is not anticipated.
Housing	<ul style="list-style-type: none"> • Approximately 162-149 market rate living units configured in studio, one, two, three, four, and five bedroom units. • More housing will be available to District residents in surrounding neighborhoods when students occupy dormitory on Campus. • 53-66 IZ units available for eligible Wesley Seminary and AU students. • Replacement of family-sized housing in dormitory (43 units).
Physical	<ul style="list-style-type: none"> • Public space improvements to include landscaping along University Avenue. • Infrastructure improvements to include green roof and stormwater infrastructure. • LEED Mid-Rise Residential Gold certification for Dormitory. • LEED New Construction Gold certification for Administrative Building. • Energy-efficient building. • Use of environmentally-preferred materials. • Continued review for solar panels. • Installation of bioretention facilities. • Tree preservation. • Increased permeable surface. • Streetscape improvements to include sidewalks and landscaping to create a more pedestrian friendly environment. • Neighborhood playground to replace the Old President's House. • Open space provided along University Avenue and Massachusetts Avenue. • Provision of 210,000 sq. ft. (4.8 acres) of open green space on the Spring Valley Campus. • Influx of students will enhance and diversify campus life. • Shared student spaces in dormitory provides opportunities for community and collaboration.
Access to Opportunity	<ul style="list-style-type: none"> • Provision of student housing within one-half mile of the Tenleytown - AU Metro station and other public transit options provides Districtwide access to jobs, restaurants, services, and entertainment. • Maintain and increase employment on campus. Continue to train students for religious and social service employment in the District. • Campus Plan will be in close proximity to retail, services, and amenities along the Wisconsin Avenue corridor.

	<ul style="list-style-type: none"> • Access to new neighborhood playground to be installed on Campus. • Proximity to nature areas and reserves, including Rock Creek Park, Battery Kemble Park, and Spring Valley Park. • Proximity to Friendship Recreation Center.
Community	<ul style="list-style-type: none"> • 13 Community Liaison Meetings and 12 ANC Meetings have occurred between July 30, 2019 and February 8, 2023. • Community engagement has resulted in a reduced number of beds, reduced building height, rotation of the top floor so that windowless units face the street, and increased building setbacks on upper floor.

The proposed Campus Plan will allow the Seminary to modernize its facilities to accommodate more students, reducing its impact on the surrounding neighborhood. Accommodating more students on the campus will free up nearby housing, including family-sized housing, for other residents. In doing so, it will also produce many positive outcomes that will benefit the community as a whole, including improved environmental performance, recreation facilities, public space improvements, student housing and affordable housing, and housing that is public transit accessible.

IX. APPLICANT'S DRAFT CONDITIONS

In the PUD application, the Seminary submitted the following draft proposed Conditions to be imposed in conjunction with and parallel to the new Campus Plan application. The proposed conditions are the subject of ongoing review by the Office of Planning and DDOT and continuing community engagement with ANC 3D and 3E, the Community Liaison Committee, and other interested parties.

In consideration of the record and the Findings of Fact and Conclusions of Law herein, the Zoning Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the First Stage and Consolidated PUD application, subject to the following guidelines, conditions, and standards:

1. Approval of the PUD shall incorporate the terms of the Wesley Campus Plan approved for a 10-year term in ZC Order No. 22-13. Prior to expiration of the Campus Plan, the Seminary will be required to submit a new Campus Plan application to the Zoning Commission.
2. The PUD boundaries shall include Lots 6 (818 and 819), 7, 8 and 9 in Square 1600 with a land area of 381,878 square feet (8.77 acres).
3. The First Stage PUD shall be developed substantially in accordance with the plans included in the record at Exhibit __, subject to Second Stage and/or Further Processing approval by the Commission.
4. The Consolidated PUD, including the New Dormitory, demolition of the Old President's House, surface parking lot and one-story maintenance building, and specific landscaping, shall be developed substantially in accordance with the plans, included in the record at Exhibits _____.
5. Wesley student enrollment headcount during the life of the Campus Plan shall be subject to the following Academic Year (September through August) limit of 705 full and part-time degree and non-degree students attending classes on campus, including Master of Divinity (M.Div.), Master of Theological Studies (M.T.S.), Master of Arts (M.A.), Doctor of Ministry ((D.Min.) degree students attending two-week sessions on campus during off-semester periods, and for Course of Study non-degree students attending weekend (Friday Night-Saturday) or two-week summer on campus programs. All students in degree and non-degree programs that participate entirely off-campus or by remote or virtual classes are not subject to this enrollment cap.
6. The number of Seminary employees (headcount) over the life of the Campus Plan shall not exceed 100 employees (including all full and part-time), excluding non-Wesley employees managing and operating the New Dormitory. Not more than 12 employees (full and part-time) will be employed to manage and operate the New Dormitory, but excluding any student resident assistants/community ambassadors living in the student residential building.
7. The total build out of the campus facilities (including existing buildings) shall not exceed 409,490 square feet of gross floor area during the term of the PUD/Campus Plan. The total

proposed FAR is 1.07. The unused Campus gross floor area is approximately 278,290 square feet.

8. Provide a maximum of 383 parking spaces on campus, including underground and surface parking.
9. The Applicant shall provide a maximum of 735 student beds on Campus (659 student beds in the proposed New Dormitory and 76 student beds in the dorm constructed in 2014 (“2014 Dorm”)) during the term of the PUD/Campus Plan.
10. As part of the Consolidated PUD, the Old President’s House, parking area, driveway and curb cut will be demolished, and the site restored with landscaping and a small community playground in substantial accordance with the Landscape Plan at Exhibit ____.
11. As part of the Consolidated PUD, the existing surface parking lot (143 spaces), and adjacent one-story maintenance building will be demolished.
12. As part of the Consolidated PUD, the existing Straughn Hall and Carroll Hall student residence buildings (90 beds) will be demolished.
13. The existing campus buildings, including Kresge Academic Hall, Trott Administration Building and Chapel, Library, and 2014 Dorm will be retained as-is.
14. The Seminary will implement a campus-wide security and vehicle access and parking monitoring system to include all exterior doors on the property and vehicular traffic entrances and exits. The Seminary will meet with the CLC prior to the Public Hearing to review these plans to be incorporated as Exhibit _____. The Seminary will designate, maintain and publicize a Community Point of Contact (telephone hotline and electronic mail) to be available 24/7 to respond to security, parking, and other neighborhood issues.
15. As part of the Second Stage PUD, the New Administration, Faculty and Maintenance Building (“New Administration Building”) will be developed in substantial accordance with the plans attached as Exhibit _____. Wesley will consult with the CLC and ANC 3D and ANC 3E as these plans are developed for submission for Further Processing at a later date. The new two-story building will be residential in scale and design with approximately 5,267 square feet of gross floor area and designed to meet LEED New Construction Gold certification. The building will provide administrative and faculty spaces and a small maintenance facility located on the lower level. Trash from the 2014 Dorm will be stored in a screened area at the New Administration Building. Additional landscaping screening for the New Administration Building and New Dormitory will be installed along the University Avenue driveway.
16. As part of the Consolidated PUD, the New Dormitory will be developed on Lot 819, in substantial accordance with the plans attached as Exhibit _____. The New Dormitory will house only enrolled Wesley students (and their immediate families) and American University students not otherwise required by the American University Campus Plan to be housed on the American University Campus (and those American University students’ immediate families, if any), resident management personnel and student resident

assistants/ambassadors, in substantial accordance with the plans attached as Exhibit ____.

Seminary students will be given first priority for housing in the New Dormitory. “Immediate families” are defined for this plan as the spouses or domestic partners, and dependent children under the age of 18 living in the same apartment unit as the enrolled Wesley students and American University students who are residing on the Campus. The New Dormitory will be constructed in accordance with a long-term (99-year) ground lease between the Seminary and Landmark Properties. During the term of the ground lease, use of the site is strictly limited to “first-class student housing” and no other purpose. At the conclusion of the ground lease, ownership of the improvements will revert to the Seminary.

17. The New Dormitory will be seven (7) stories (approximately 74 feet, 8 inches) and a habitable penthouse (of not more than 12 feet) with a total gross floor area of approximately 306,517 square feet. Two levels of underground parking (363 spaces) and internal loading and trash facilities will be provided. The Seminary will require Landmark Properties to provide on-site resident management personnel and student resident assistants/community ambassadors, 24/7 state of the art access security system and electronic monitoring, and code of conduct enforcement (including, when applicable, Parental guarantees of occupancy agreements), and law enforcement in residence program when available.
18. This proposed purpose-built student housing will have approximately 215 units configured in studio, one, two, three, four and five bedroom units with not more than 659 beds. Each unit will contain common living area for the student residents. The Applicant will evaluate options for modifying the design, especially with respect to light, sound and aesthetics of the upmost floors facing Massachusetts Ave to further mitigate any potential objectionable conditions. The Seminary will explore feasible options with the CLC and ANC 3D prior to the Public Hearing to be incorporated into the final plans submitted for approval by the Commission.
19. AU students residing in the New Dormitory will have access to all Seminary facilities, including the library and dining facilities.
20. All residents will be subject to a code of conduct imposed by Wesley’s student covenant and/or American University’s Code of Conduct, and the Landmark Code of Conduct and Parking Addendum which prohibits (and enforces) residents from parking off-campus in the surrounding neighborhood. No residents on the Wesley Campus will be eligible for Residential Permit Parking (RPP) decals.
21. The New Dormitory will be LEED Mid-Rise Residential Gold and include sustainable features, including solar panels, green roof, limited rooftop mechanical equipment, and Dark Sky compliance. The New Dormitory will incorporate additional design elements, including design refinements on the upper floors facing both University and Massachusetts Avenues and shades and blinds in the upper floors as incorporated in the final approved plans at Exhibit ____.
22. The Applicant will maintain and enhance the existing Green Open Space Buffer Zone on University Avenue and Massachusetts Avenue in substantial accordance with Exhibits G1 and G2 and the Landscape Plan. The Green Open Space will include approximately 210,000

square feet (about 55% of the Campus area) that will remain undeveloped, except as specifically provided for the duration of the approved PUD/Campus Plan. Installation of landscaping, except as expressly deferred for Second Stage/further processing, will be a specific requirement for issuance of a certificate of occupancy for the New Dormitory.

23. The Applicant will build a small neighborhood playground to be located set back from University Avenue in the area of the three residential lots (7, 8 and 9). The playground will be approximately 40 feet by 95 feet with an area of 3,800 square feet and equipped with suitable play equipment, open to the neighborhood, fenced and open only during daylight hours. Wesley will review the design of this facility with an ad hoc group of interested parents from the nearby neighborhood prior to the Public Hearing.

Parking and Vehicular Traffic

24. The Applicant shall implement, over the life of the PUD/Campus Plan, a Transportation Demand Management Plan, contained in Exhibit ZC 22-13 Exhibits 34, 50, 52, to reduce and manage traffic and parking. Residing on the Campus will not qualify anyone for Residential Permit Parking decals from the District of Columbia. Prior to the Public Hearing, Applicant will request updated reports from DDOT to the ZC with any revisions to the original TDM. The TDM Plan will include periodic performance monitoring requirements.
25. Prior to issuance of any certificate of occupancy for any new building, WTS will fund and construct the following pedestrian improvements:
 - A sidewalk along the east side of University Avenue NW between Massachusetts Avenue and Rodman Street, subject to DDOT approval, with a leadwalk into campus along at least one side of the site driveway;
 - Install signage, crosswalk and ADA curb ramps on the south leg of University Avenue at the Rodman Street intersection, subject to DDOT approval.
 - Install signage, crosswalk and ADA curb ramps on the east leg of the campus driveway at the University Avenue and Sedgwick Street intersection or construct the crossing as a continuous sidewalk, subject to DDOT approval; and
 - Install wayfinding signage on the Wesley Seminary campus directing students to the gated connection to the American University campus.
26. After occupancy of the New Dormitory, the Seminary will perform a traffic monitoring survey in accordance with performance monitoring plan in Exhibit 34 annually for the first two (2) years and report the results to DDOT, ANC 3D, ANC 3E and the Community Liaison Committee. If warranted by the traffic survey, the Seminary will implement additional TDM measures and University Avenue access restrictions in consultation with DDOT, ANC 3D, ANC 3E and the CLC. Annual traffic monitoring will be extended until such time as the TDM and traffic mitigation goals have been met for two consecutive years.

Parking and Vehicular Traffic:

27. Vehicles will be able to enter and leave the Seminary through the Massachusetts Avenue exit. Vehicles exiting from Massachusetts Avenue will be Right Turn only. The Seminary will request DDOT to assess the feasibility, including potential traffic impacts of installing a traffic signal at the Massachusetts Avenue entrance or allow left turn for exiting vehicles on a limited basis. Any studies or changes to access, including installation of traffic signal equipment, will be supplied, designed, funded and installed by the Applicant not DDOT.
28. The Applicant agrees to limit use of the University Avenue driveway for entry by emergency and limited service and delivery vehicles (e.g., trash and food service deliveries to refectory) required to access the campus from this location.
29. Use of University Avenue for exiting vehicles will be prohibited, except in emergencies and appropriate enforcement measures implemented.
30. The Applicant shall require all students, residents, staff, faculty, and visitors to park on campus (visitor parking will be provided on campus) or at metered parking spaces within the area.
31. The Applicant shall maintain a maximum of 383 parking spaces, including visitor parking on Campus throughout the term of this Campus Plan and make all best efforts to discourage and prevent students, residents, faculty, and staff from parking on neighborhood streets. The lease agreement for all residents of the facility will include specific parking enforcement provisions, including prohibition of off-campus parking in the neighborhood.
32. The Seminary agrees to take any other necessary steps, if required, to address parking shortages, including, the possibility of altering class schedules, as outlined in the Transportation Demand Management (TDM) Plan. The Applicant, including Landmark, will actively enforce restrictions on off-campus student parking in addition to American University's long-standing off-campus parking enforcement program for its students.
33. In addition to interior bicycle storage, the New Dormitory will designate an on-campus ride-sharing pick-up and drop-off location, and on-campus rental bike and scooter parking area, as shown on Exhibit ____.

Construction Management:

34. All construction vehicles shall access the campus through the Massachusetts Avenue entrance. If exceptional conditions mandate use of University Avenue by construction vehicles (e.g., construction crane) to access the construction site, the only access will be from the existing exit to University Avenue with right turn only for exiting vehicles. No new access to the construction site will be created from University Avenue, except for the limited purpose and duration for the demolition of the Old President's House and planned restoration and landscaping of that area and installation of Community Playground.

35. The Seminary will develop with the participation of the community a construction management plan that: a.) designates a Seminary Point of Contact for construction activity issues; b.) establishes a 24-hour construction contractor point of contact; c.) conducts a pre-construction community meeting to coordinate construction activities at least 90 days before construction; d.) provides for construction worker and construction vehicle parking at locations other than neighborhood streets; e.) minimizes on-street truck idling in compliance with all applicable regulations; f.) ensures trucks are brushed and loads are covered prior to leaving the construction site; and g.) ensures compliance with on-site environmental regulations for maintaining the construction site. The Seminary will be responsible for implementing the Construction Management Plan and serve as the primary point of contact for the community.
36. The Applicant will establish a neighborhood construction management committee to discuss ongoing issues during the construction phase of the project and address remediation issues tied to any damage to neighbors' property during construction.

Landscaping:

37. The Applicant will implement the Landscape Plan in substantial accordance with Exhibit ____.
38. The Seminary will work with the Community Liaison Committee prior to the Public Hearing and afterward, up to the issuance of the Certificate of Occupancy to review and make all best efforts to achieve consensus on a final landscaping plan prepared by the Seminary's professional landscape architect to create an effective and aesthetically pleasing interface between the Campus and residents' homes.

Environmental Issues:

39. Prior to filing a permit application with the D.C. Department of Buildings (DOB) for ground clearance, excavation, or other construction that could require investigation and/or remedial work at or around the campus by the U.S. Army Corps of Engineers because of its prior use as Camp Leach as part of the American University Experiment Station Formerly Used Defense Site (FUDS), the Seminary shall provide notification to the District Department of Energy and Environment (DOEE), the U.S. Army Corps of Engineers (USACE), and the U.S. Environmental Protection Agency (EPA), Region 3, that Wesley Seminary intends to undertake such activities. The Seminary will report on the outcomes of its interactions with, the DOEE, USACE, and EPA on this issue to ANC 3D, ANC 3E and the Community Liaison Committee and cooperate fully with the DOEE, USACE, and EPA as required, including implementation of any required Campus Safety Plan during excavation and construction.
40. Prior to filing a permit application with the D.C. Department of Buildings (DOB) for ground clearance, excavation, or other construction, the Seminary shall develop a stormwater management plan and submit the plan to the DOEE for review and report the outcome of that review to ANC 3D and ANC 3E, and the Community Liaison Committee.

41. Throughout the term of the PUD/Campus Plan, the Applicant shall work directly with residents and the Community Liaison Committee to provide information to ensure that the construction does not have unanticipated stormwater impacts on residents' property and shall address any impacts should they occur.

Other Issues:

42. The Seminary shall ensure that all funding sources are in place prior to beginning construction so that there is no disruption in construction due to a lack of financial resources.
43. The Seminary shall maintain a Community Liaison Committee that meets three times annually or more often if necessary and includes neighborhood resident representatives of ANC 3D, ANC 3E, the Spring Valley-Wesley Heights Citizens Association, Neighbors For A Livable Community, Spring Valley Neighborhood Association, and individual residents of Spring Valley living within 200 feet of the Seminary's property line at University Avenue. Other interested residents and neighborhood groups are invited to participate in the CLC's public meetings.
44. The Seminary shall make available a Community Meeting Room, free of charge of adequate size given at least 10 days advance notice.
45. At least twice annually, after final approval and beginning prior to occupancy of any new building, the Seminary will attend ANC 3D meetings to review Campus Plan performance issues identified in collaboration with the CLC.
46. The Seminary will install screening for the three exhaust pipes on the 2014 Dorm and monitor and correct any excessive noise exceeding applicable standards in a residential zone.
47. The Seminary will not sell or lease any part of the Spring Valley Campus to American University for university use during the term of this PUD/Campus Plan. Any proposed sale or lease of any part of the Campus to AU will constitute a Modification of Significance under Subtitle X, §703 requiring a public hearing before the Zoning Commission.
48. The Seminary agrees to continue to make best efforts to engage with American University on issues of potential collaboration which affect the operation of the Seminary's PUD/Campus Plan, and which also affect the impact of the application on the neighborhood.
49. The applicant shall be responsible for the construction of the University Avenue sidewalk and ADA-compliant pedestrian ramps recommended in the District Department of Transportation's (DDOT's) report on this application.
50. The Zoning Administrator having determined that Subtitle C § 1001.6 (c) does not exempt penthouse habitable space in the proposed New Dormitory from the requirements of Subtitle C § 1507, the Applicant shall demonstrate how these requirements will be met prior to the Public Hearing, and compliance verified prior to the issuance of the building permit for the New Dormitory.

51. No building permit shall be issued for the Project until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia that is satisfactory to the OZLD and the OZ, DOB (the “PUD Covenant”). The PUD Covenant shall bind the Applicant and all successors in title to construct and use the Site in accordance with this Order, or amendment thereof by the Commission. The Applicant shall file a certified copy of the covenant with the records of OZ.
52. Approval of the Consolidated Phase of the Project shall be valid for a period of two years from the effective date of this Order. Within that time, the Applicant shall file a building permit application for that Phase. The Applicant shall begin construction of the Consolidated Phase within three years of the effective date of this Order, provided the required building permits have been issued.

X. CONCLUSION

The Campus Plan to Thrive in Place (Years 2022 through 2032) is the result of a careful analysis of Wesley Seminary's long- and short-term needs to achieve its “Ministry 2044” vision and ongoing strategic planning in light of changing circumstances and needs and more limited resources. The Campus Plan is most notable for its stable enrollment, increased on-campus housing, increased off-street parking, and more limited expansion of the Campus density than allowed, which maintains the existing relationship and harmony with the adjacent residential neighborhood. Long before the filing of this application, Wesley has involved its neighbors in this process through correspondence, meetings and access to Campus Plan documents on its website. The Seminary will continue this collaborative process with its neighbors as this application moves forward.

CERTIFICATE OF SERVICE

I hereby certify that on June 14, 2023, the Wesley Theological Seminary Campus Plan Application was filed in IZIS and delivered via electronic mail to the following:

Ms. Jennifer Steingasser

Mr. Joel Lawson

Mr. Stephen Cochran

D.C. Office of Planning

1100 4th Street, SW

Suite E650

Washington, D.C. 20024

Jennifer.steingasser@dc.gov

joel.lawson@dc.gov

stephen.cochran@dc.gov

Mr. Aaron Zimmerman

D.C. Department of Transportation

55 M Street, SE, Suite 400

Washington, D.C. 20003

aaron.zimmerman@dc.gov

ANC 3D

3D@anc.dc.gov

Ms. Tricia Duncan, Chair, ANC 3D

3D02@anc.dc.gov

Mr. Chuck Elkins, ANC 3D01

3D01@anc.dc.gov

ANC 3E

3E@anc.dc.gov

Mr. Jonathan Bender, Chair, ANC 3E

jonbender@gmail.com

Commissioner Ali Gianinno, ANC 3E06

3E06@anc.dc.gov

Mr. Diego Carney, ANC 3E07

3E07@anc.dc.gov

Mr. Rohin Ghosh, ANC 3E08

3E08@anc.dc.gov

William Clarkson

Spring Valley Neighborhood Association

wclarksonv@gmail.com

Dennis Paul

Neighbors for a Livable Community

dennis.paul@verizon.net

William F. Krebs

Spring Valley-Wesley Heights Citizens
Association

w_krebs@msn.com



John Patrick Brown, Jr., Esq.

EXHIBIT A

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT A - SITE LOCATION

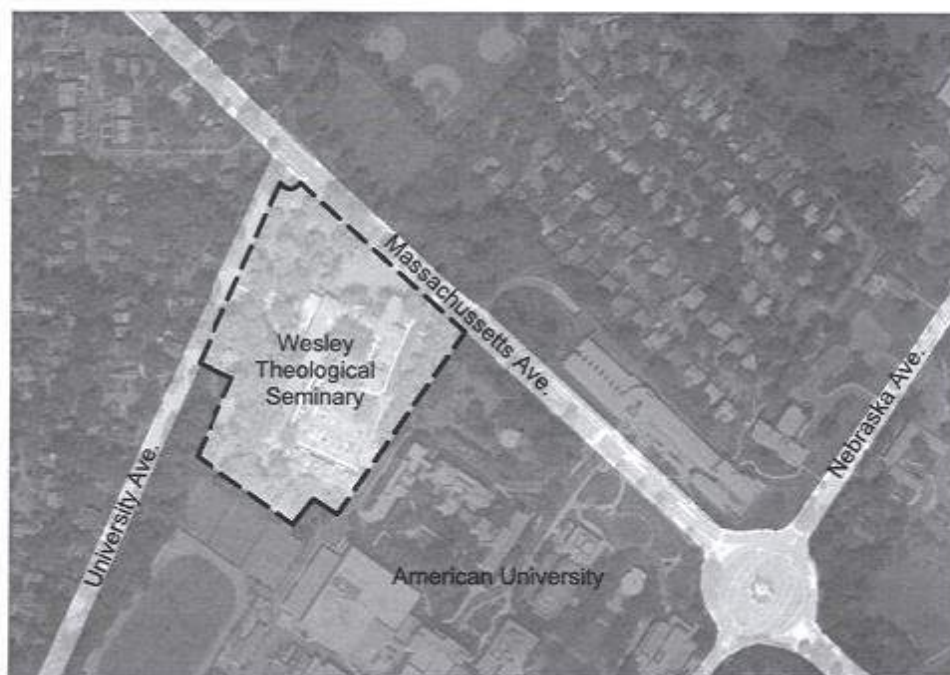
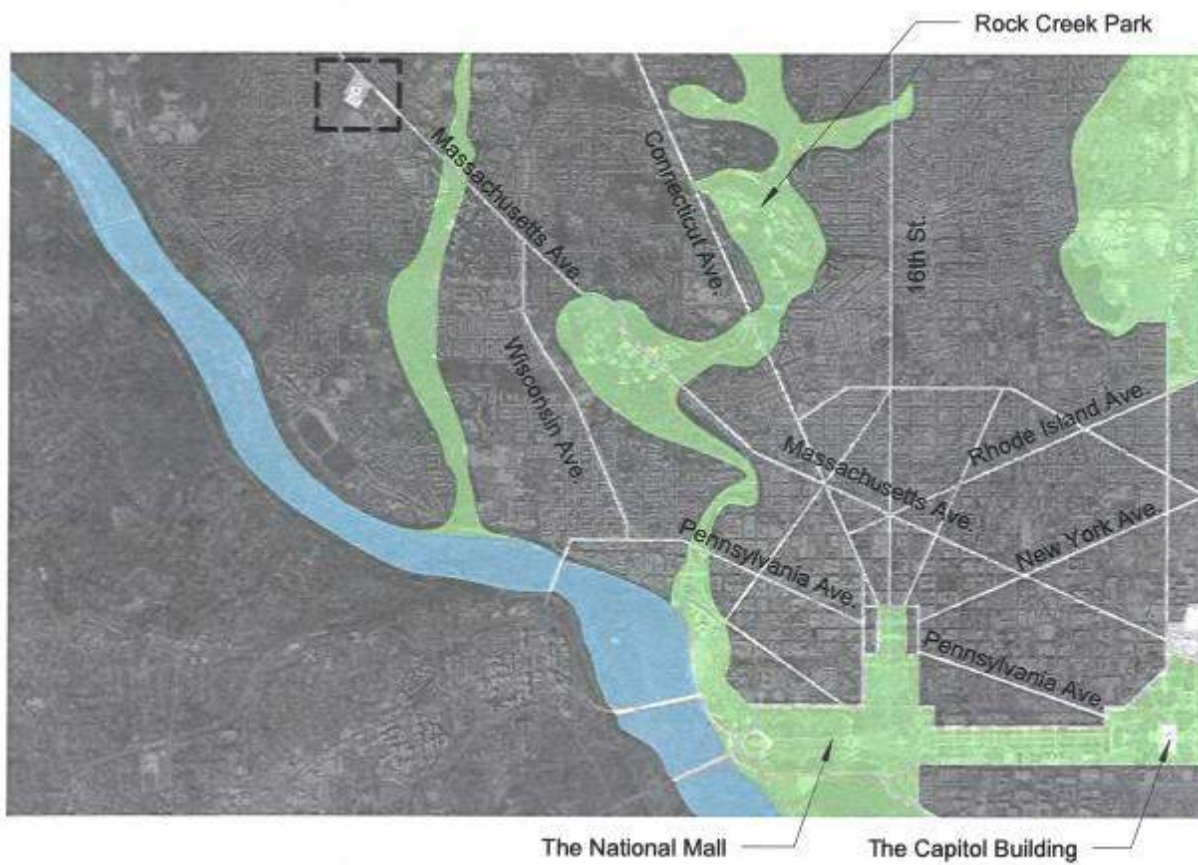


EXHIBIT B

EXHIBIT B

Wesley Theological Seminary – 2011 to 2022 Enrollment History

	Masters				Post-Degree	Totals	Non-Degree	Non-Degree		Employees
Term	MA	MTS	MDV	Total Masters	D. Min	Total Degree	Weekend Course of Study	Summer Course of Study		Total Employees
Fall 2011	23	74	316	413	180	593	41	157		87
Fall 2012	49	51	315	415	170	585	76	149		85
Fall 2013	56	47	322	425	162	587	85	124		70
Fall 2014	57	53	297	407	130	537	83	129		78
Fall 2015	48	60	283	391	140	531	116	95		75
Fall 2016	39	56	261	356	155	511	152	98		73
Fall 2017	52	44	248	344	185	529	107	81		72
Fall 2018	48	38	250	336	155	491	139	79		88
Fall 2019	46	30	219	295	166	461	158	77		81
Fall 2020	49	39	212	300	165	465	201	0		76
Fall 2021	47	31	180	258	172	430	198	110		83
Fall 2022	51	29	152	267	185	452	199	101		88

EXHIBIT C



BOARD OF GOVERNORS DIRECTORY

2021-2022

4500 Massachusetts Avenue, NW
Washington, DC 20016
(202) 885-8600 Fax: (202) 885-8605
president@wesleyseminary.edu
www.wesleyseminary.edu

Wesley Theological Seminary Board of Governors

Thomas M. Berlin, Chair
Cathy Abbott
Kip Banks
Geoffrey Brown
Jo Ann Browning
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Carol Thompson Cole
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Andrew Song
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James Victor, Jr.
Stacey Cole Wilson
Matt Woodbery
Amy Yarnall

You have been called by God and chosen by the people of God to serve on this governing body of Wesley Theological Seminary. This ministry is a blessing and a serious responsibility. It recognizes your special gifts and calls you to work among us and for us. We thank you for accepting your obligation and challenge you to offer your best to the Lord, to this Seminary, and to our ministry in the world.

President of the Seminary: David Mc-Allister Wilson

Serving as Governor is more than an honor; it is a responsibility, which calls for faithfulness, dedication, and a spirit of service to the Seminary and to the church.

Chair of the Board of Governors: Thomas M. Berlin

EXHIBIT D

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 05-40C
Z.C. Case No. 05-40C
(Wesley Theological Seminary of the United Methodist Church)
(Minor Modification of Campus Plan @ Square 1600)
July 10, 2017

Pursuant to notice, a public meeting of the Zoning Commission for the District of Columbia (“Commission”) was held on July 10, 2017. At the meeting, the Commission approved an application of the Wesley Theological Seminary of the United Methodist Church (“Wesley” or “Applicant”), for a minor modification of Condition No. 5 of its current Campus Plan (“Campus Plan”) to permit an increase in the amount of housing to be leased to non-Wesley graduate students for a limited time period in the RA-1 zone at 4500 Massachusetts Avenue, N.W. (Square 1600, Lots 6, 7, 8, and 9) (“Property”). Because the modification was deemed minor, a public hearing was not conducted. The minor modification request was made pursuant to § 703.2 of the Commission’s Rules of Practice and Procedures, which are codified in Subtitle Z of Title 11 of the District of Columbia Municipal Regulations (“DCMR”).

SUMMARY ORDER

The Applicant filed a minor modification application with the Commission on June 9, 2017 (and submitted a revised application on June 15, 2017), for a minor modification of Condition No. 5 of its current Campus Plan (Z.C. Order No. 05-40B (August 17, 2016)), pursuant to 11-Z DCMR § 703.2.

The Commission approved the establishment of the Wesley Campus Plan in 2006, subject to conditions, pursuant to Z.C. Order 05-40. In 2012, the Commission approved Z.C. Order No. 05-40A which allowed a modification of Wesley’s original Campus Plan (2006-2015) and a further processing of the Campus Plan to permit construction of a new three-story residence hall with 76 beds and lower-level central plant facilities located on the western portion of the Campus near University Avenue. The Amended Campus Plan was approved to December 31, 2025.

In 2016, the Commission modified the Campus Plan and approved, among other things, a modification to shorten the time period of the Campus Plan to be valid until December 31, 2019, pursuant to Z.C. Order No. 05-40B. In addition, Condition No. 5 was further modified so that in the event that any of the student housing provided for in Straughn Hall was not needed to house Wesley students, the amended Campus Plan allowed the Applicant to: 1) allow Straughn Hall to be leased and occupied by no more than 55 non-Wesley graduate students through May 31, 2019; and 2) prohibited Wesley students from being denied housing to allow for non-Wesley graduate students.

Condition No. 5, which allows a certain number of non-Wesley graduate students to live in Wesley housing, is the subject of the minor modification.

There has been a decline in admission (reduction of tuition revenue) and reduced demand for on-campus housing for Wesley students. The requested minor modification will allow a total of 67 non-Wesley graduate students to reside in Wesley's on-campus housing through December 31, 2019, when the current Campus Plan expires. The minor modification will fill vacant beds and provide much needed financial support to Wesley and its sustainability in its current location; it will also accommodate the strong unmet demand for convenient and affordable housing to non-Wesley graduate students in the area.

Wesley is located within the jurisdiction of ANC 3D and borders ANC 3E. ANC 3D and ANC 3E were automatically parties to this case, and ANC 3D submitted a report in support of the minor modification. The single member district commissioner of ANC 3D also submitted a letter in support. The Spring Valley-Wesley Heights Citizens Association ("SV-WHCA") and Neighbors for A Livable Community ("NLC"), jointly submitted a letter in support. SV-WHCA was granted party status in the original proceeding and therefore was allowed to file a response to the minor modification application. No one opposed the application. The Office of Planning ("OP") submitted a report indicating no objection to the requested modification and recommended approval.

Based on the record before the Commission, and having given great weight to the OP and ANC reports, and having considered the support of SV-WHCA and NLC, the Commission determined that the minor modification did not change the material facts upon which the Commission based its original approval of the application and granted the request for the minor modification at a public hearing pursuant to 11Z DCMR § 703.2 and § 703.17(b).

The Commission further determined that since the decision is not adverse to any party, a summary form of order, instead of an order accompanied by findings of fact and conclusions of law, may be used pursuant to 11-Z DCMR § 604.7.

It is, therefore, **ORDERED** that the application is **APPROVED** and the Campus Plan is hereby modified so that the following **CONDITION NO. 5**, as stated in Z.C. Order No. 05-40B, is revised as follows (revisions appear in **bold** text):

5. The Applicant shall provide a maximum of 172 beds during the term of the Campus Plan. In the event any of the student housing in Straughn Hall ("Straughn Housing"), **Carroll Hall ("Carroll Housing"), or the New Residential Building ("New Housing")** is not needed to house Wesley students:
 - a. Applicant may allow the Straughn Housing to be leased and occupied by not more than fifty-five (55) non-Wesley graduate students through **December 31, 2019**;
 - b. **Applicant may allow the Carroll Housing to be leased and occupied by not more than six (6) non-Wesley graduate students through December 31, 2019**;
 - c. **Applicant may allow the New Housing to be leased and occupied by not more than twenty-six (26) non-Wesley graduate students through December 31, 2019**;

- d. No Wesley students shall be denied housing to allow for housing of non-Wesley graduate students; **and**
- e. **Applicant will not sell or lease any part of the Wesley Campus to the American University for university use during the term of the current Wesley Campus Plan ending on December 31, 2019.**


The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.1 et seq. (the “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 that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violations will be subject to disciplinary action.

On July 10, 2017, upon the motion of Commissioner Turnbull, as seconded by Vice Chairman Miller, the Zoning Commission took **FINAL ACTION** to **APPROVE** the application at its public meeting by a vote of **5-0-0** (Anthony J. Hood, Robert E. Miller, Peter A. Shapiro, Peter G. May, and Michael G. Turnbull to approve).

In accordance with the provisions of 11-Z DCMR § 604.9, this Order shall become final and effective upon publication in the *DC Register*; that is on August 18, 2017.

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

 for

SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

EXHIBIT E

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT E - SITE ZONING PLAN

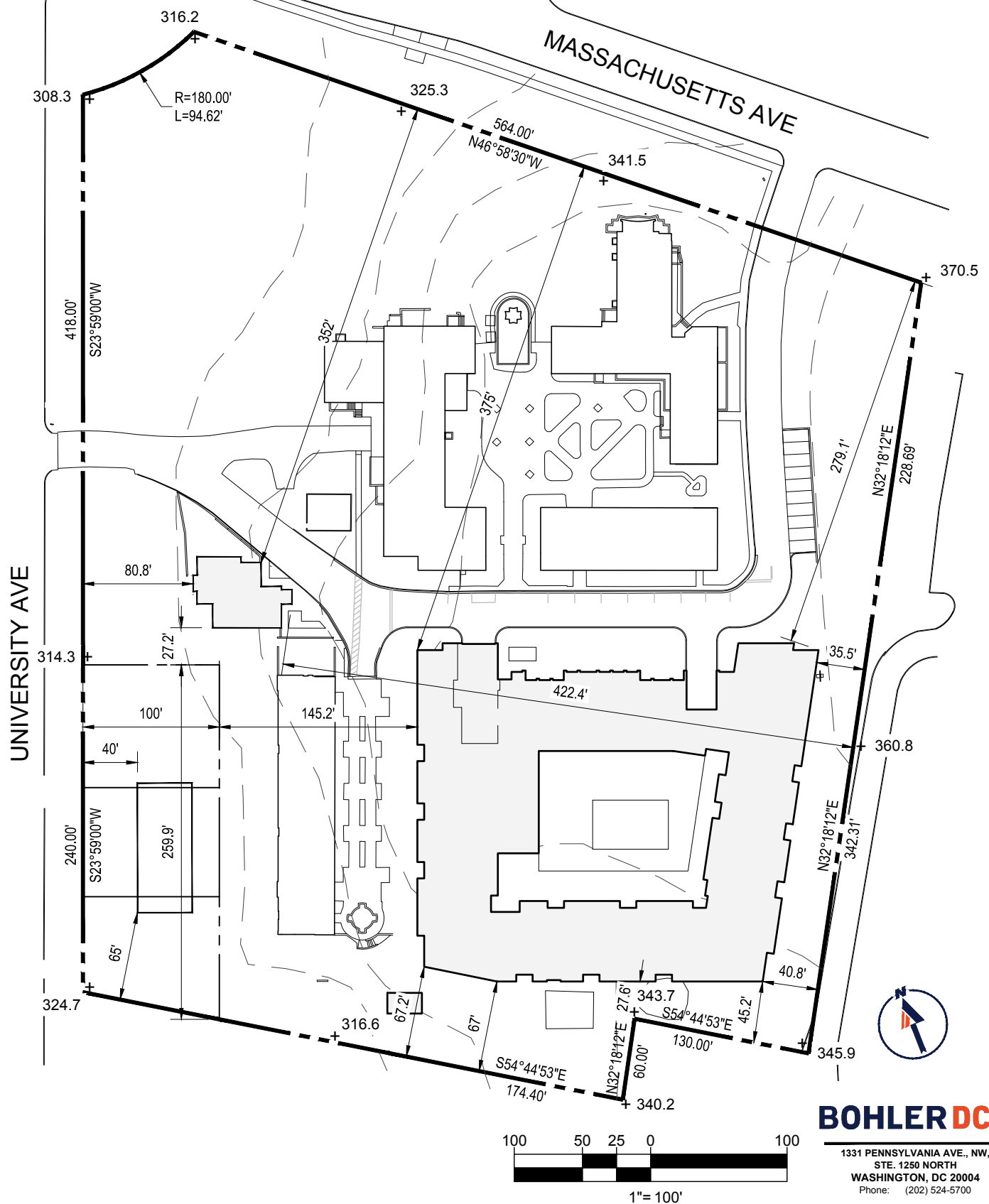


EXHIBIT F

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 16, 2021

Plat for Building Permit of: SQUARE 1600 Lots 7-9 & 818 - 819

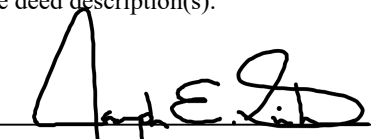
Scale: 1 inch = 60 feet

Recorded in Book 201 Page 128 (Lots 7 - 9)
Book A & T Page 3887 - M (Lots 818 - 819)

Receipt No. 22-00897 Drawn by: A.S.

Furnished to: KAYLA SHATTUCK

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

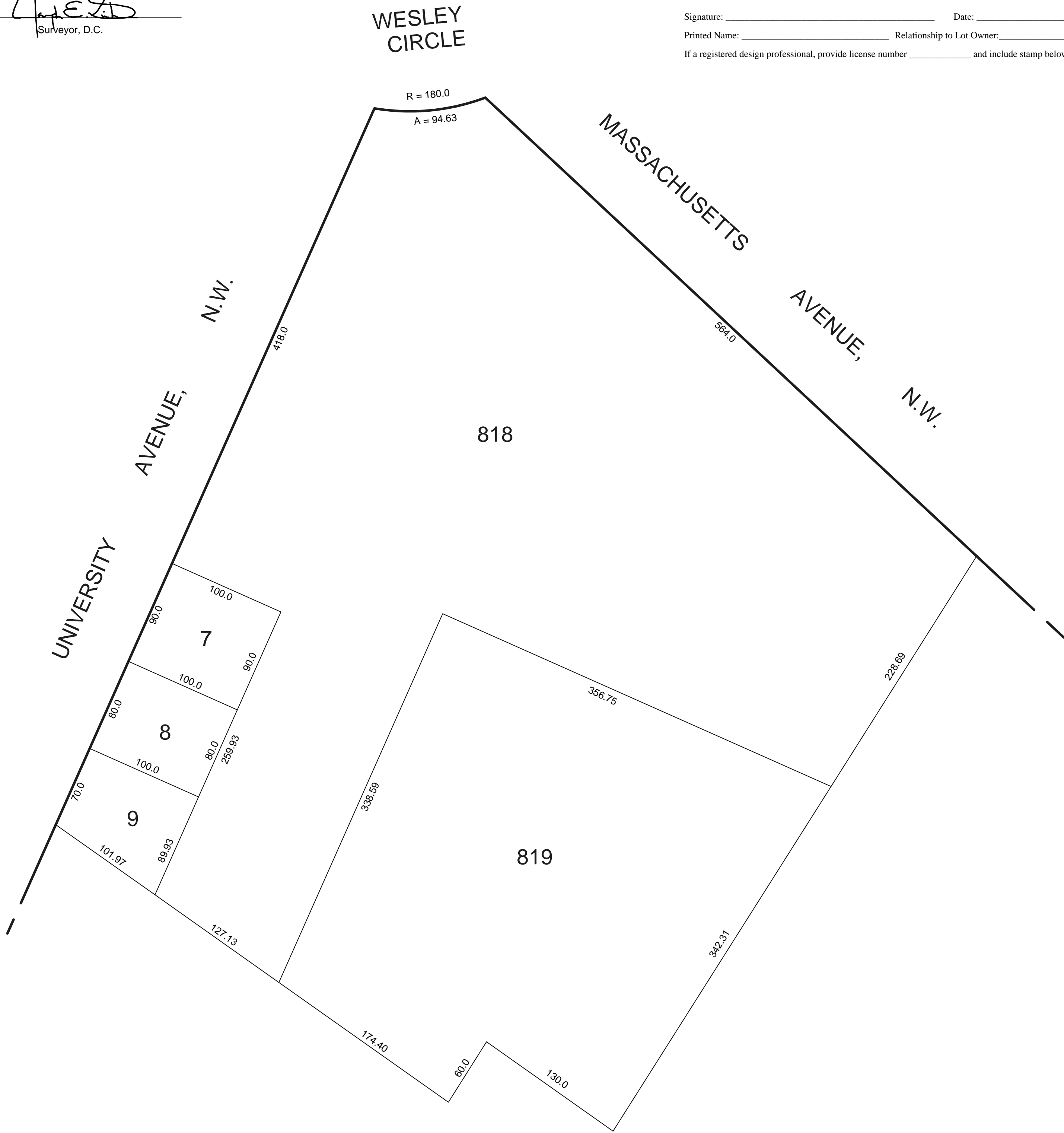
Signature: _____ Date: _____

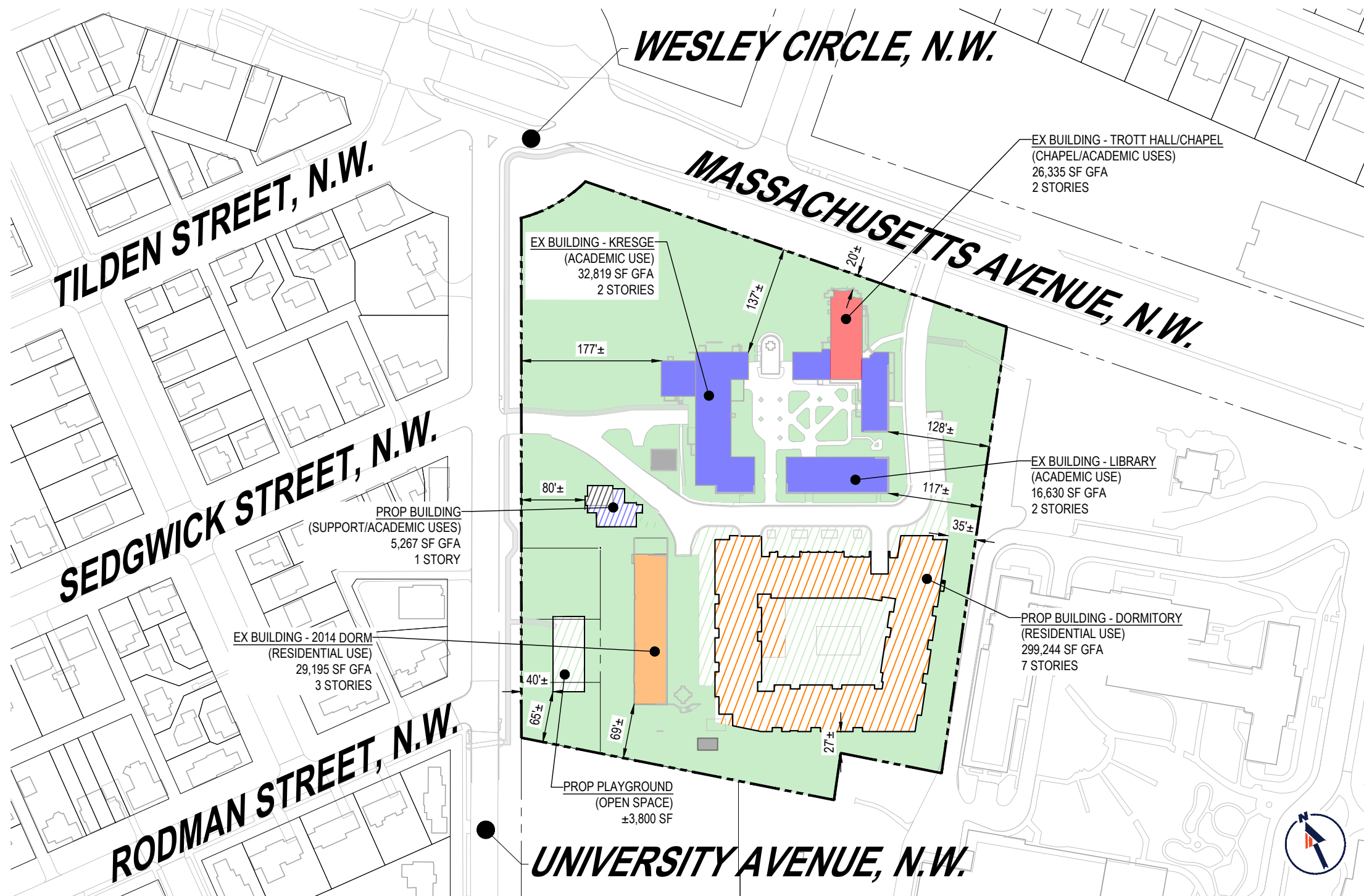
Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

SR-22-00897(2021)

0 10 30 60 100 200
SCALE: 1:60



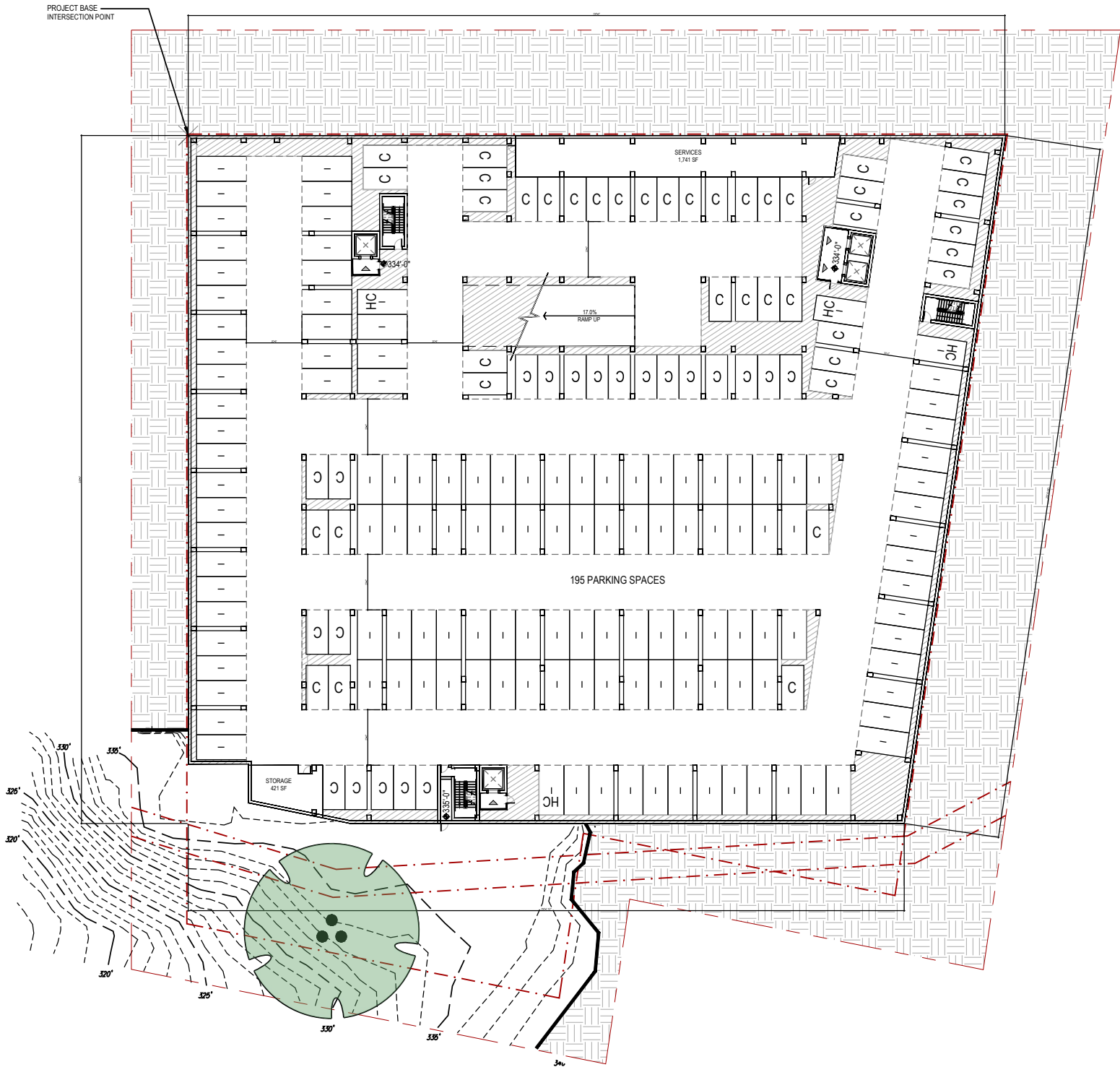


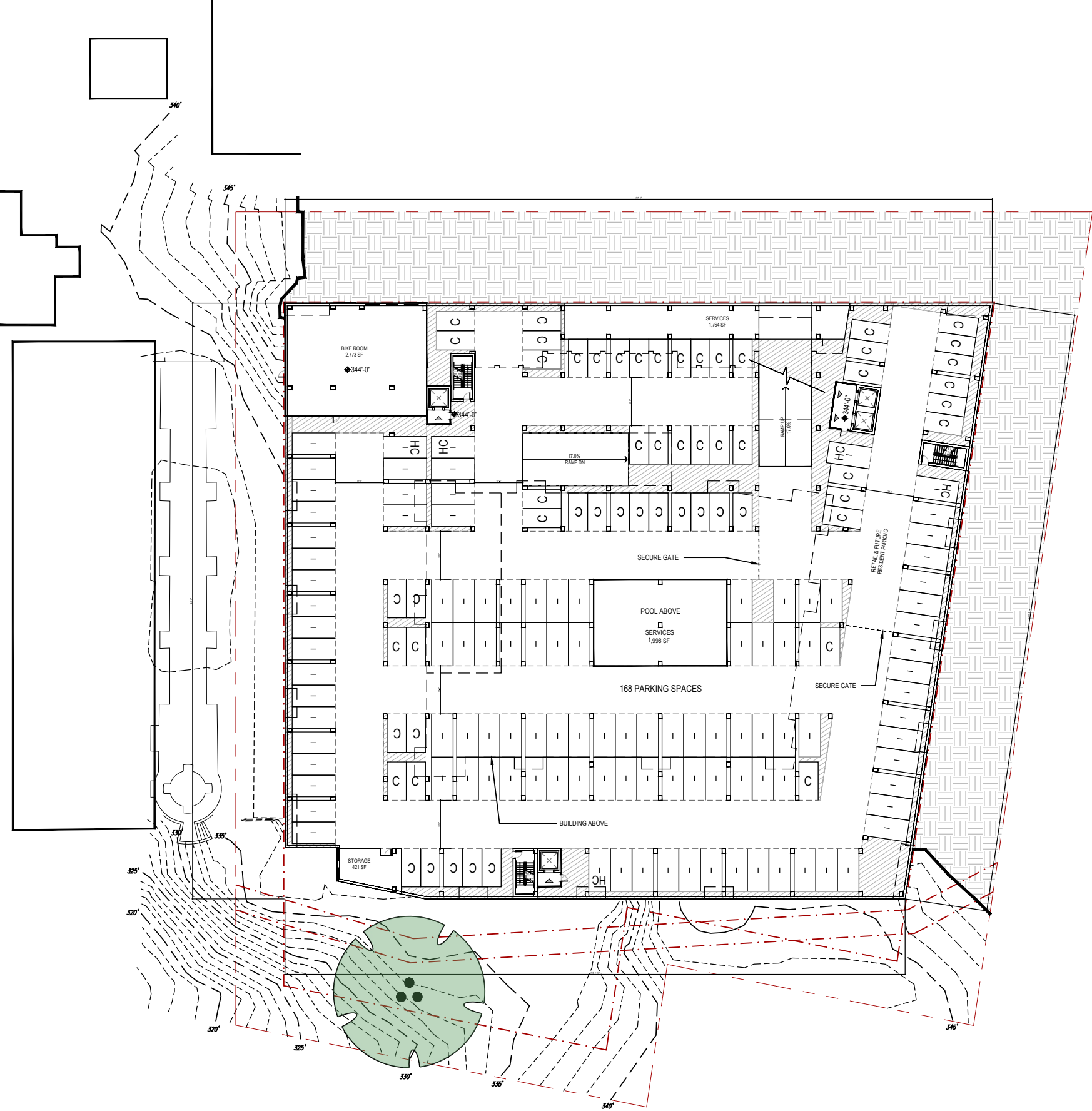
CAMPUS PLAN NARRATIVE

THE EXISTING USES ON SITE INCLUDE ACADEMIC/ADMINISTRATIVE, CHAPEL, RESIDENTIAL, AND SUPPORT STRUCTURES. THIS PLAN PROPOSES TO ADD NEW BUILDINGS WITH RESIDENTIAL, SUPPORT, AND ACADEMIC/ADMINISTRATIVE USES, AS WELL AS ADDITIONAL OPEN SPACE.

CAMPUS PLAN LEGEND

	PROPOSED RESIDENTIAL
	PROPOSED OPEN SPACE
	PROPOSED SUPPORT STRUCTURE
	PROPOSED ACADEMIC/ADMINISTRATIVE
	CAMPUS BOUNDARY
	EXISTING RESIDENTIAL
	EXISTING ACADEMIC/ADMINISTRATIVE
	EXISTING CHAPEL
	EXISTING SUPPORT STRUCTURES
	EXISTING OPEN SPACE



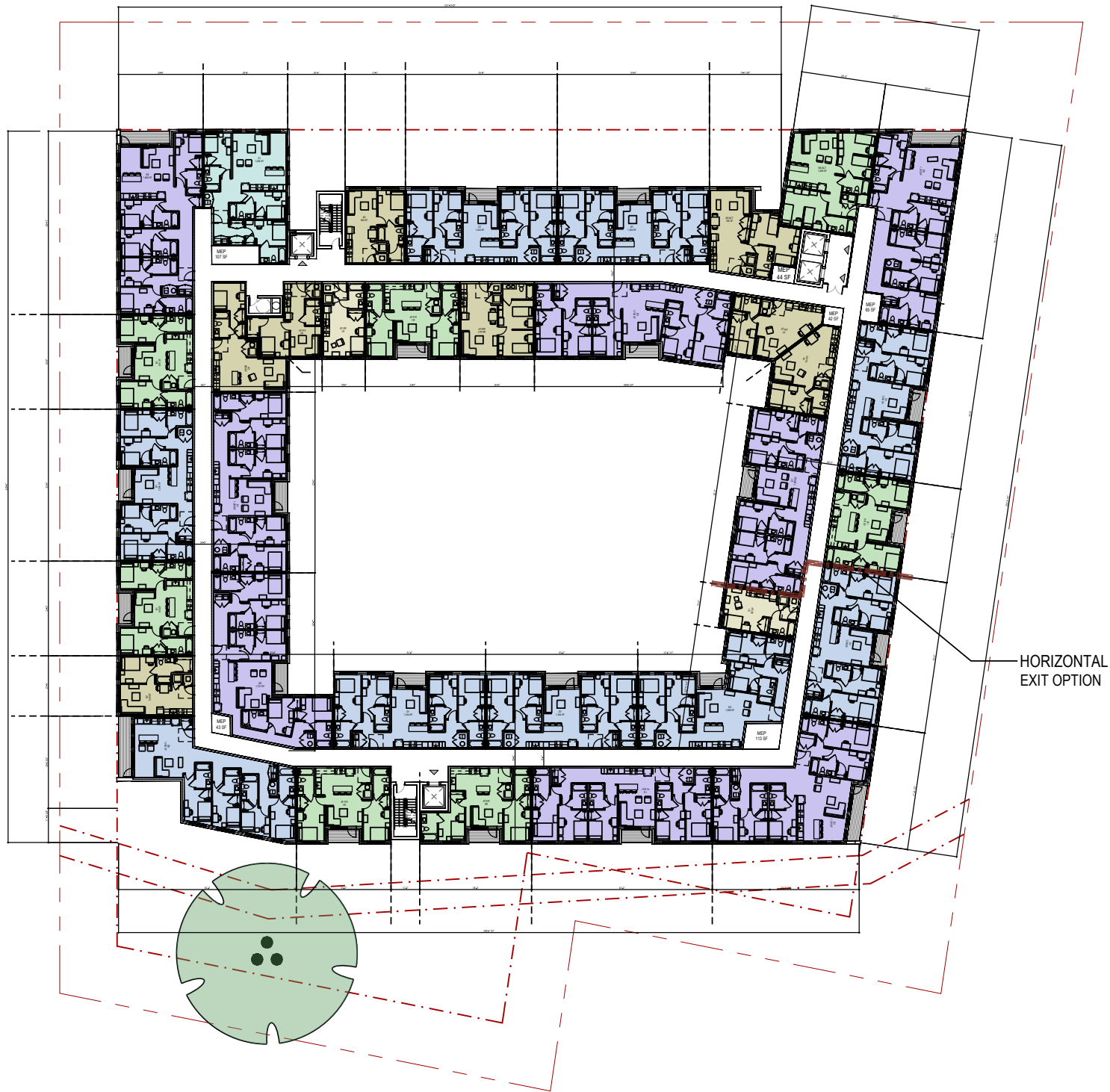


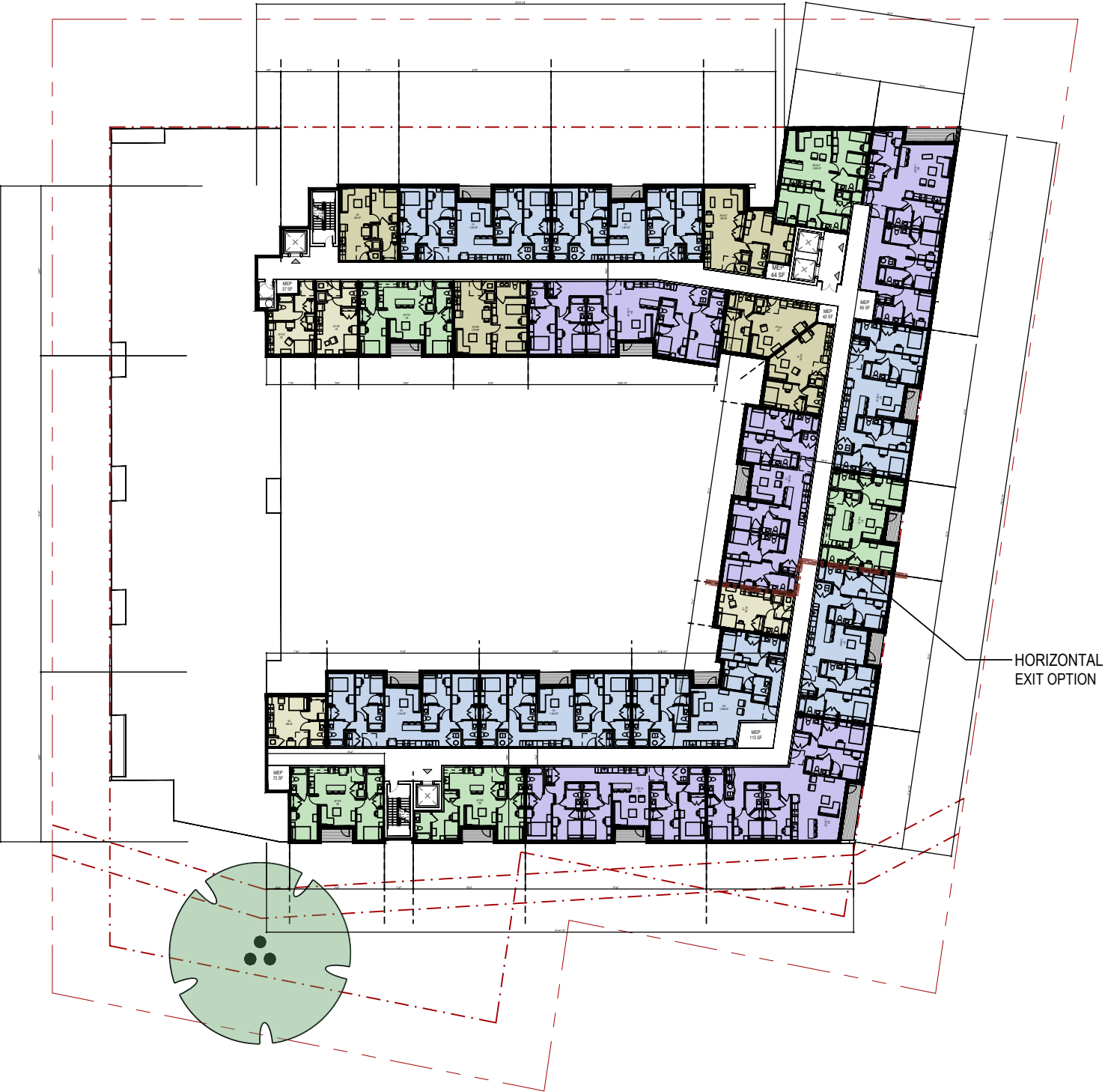
GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN









HORIZONTAL
EXIT OPTION



EAST ELEVATION



SOUTH ELEVATION

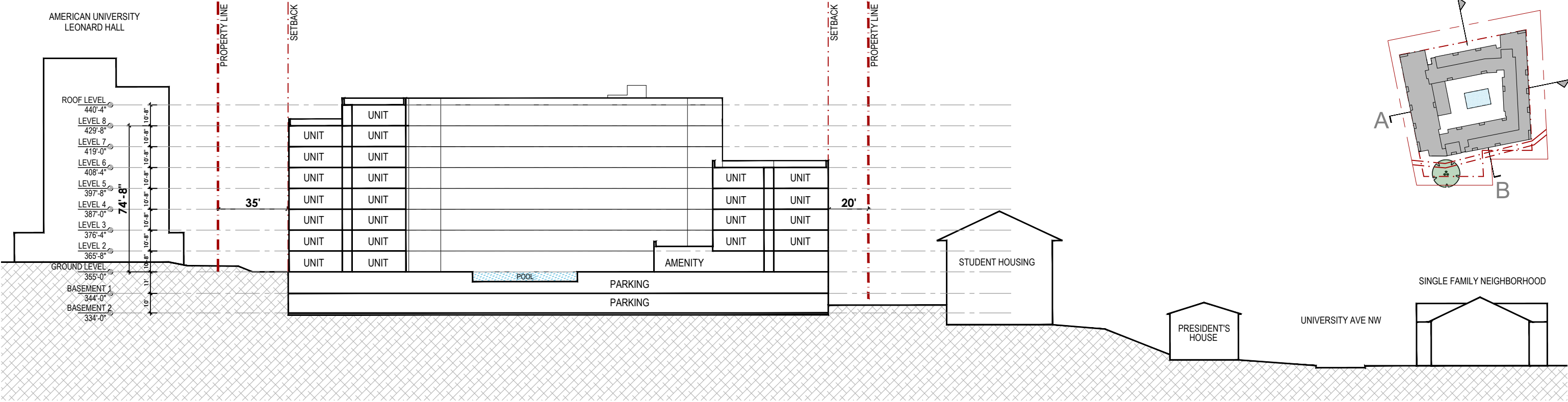


NORTH ELEVATION

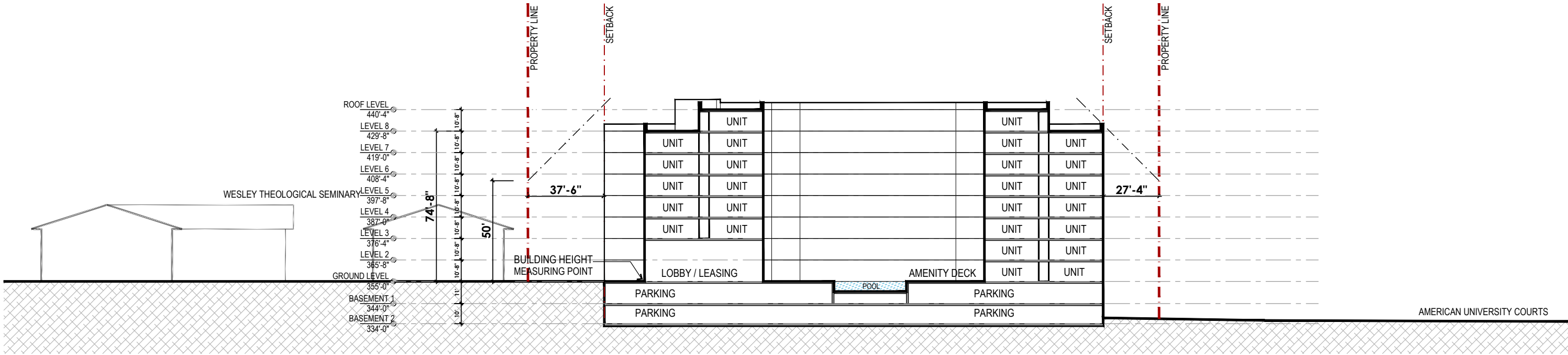


WEST ELEVATION

BUILDING SECTIONS



SECTION A - A



SECTION B - B

EXHIBIT G



View from University Ave NW
Summer



View from University Ave NW
Summer - Ghosted context



View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Summer - Ghosted context



View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Winter



View from Wesley Circle NW
Summer



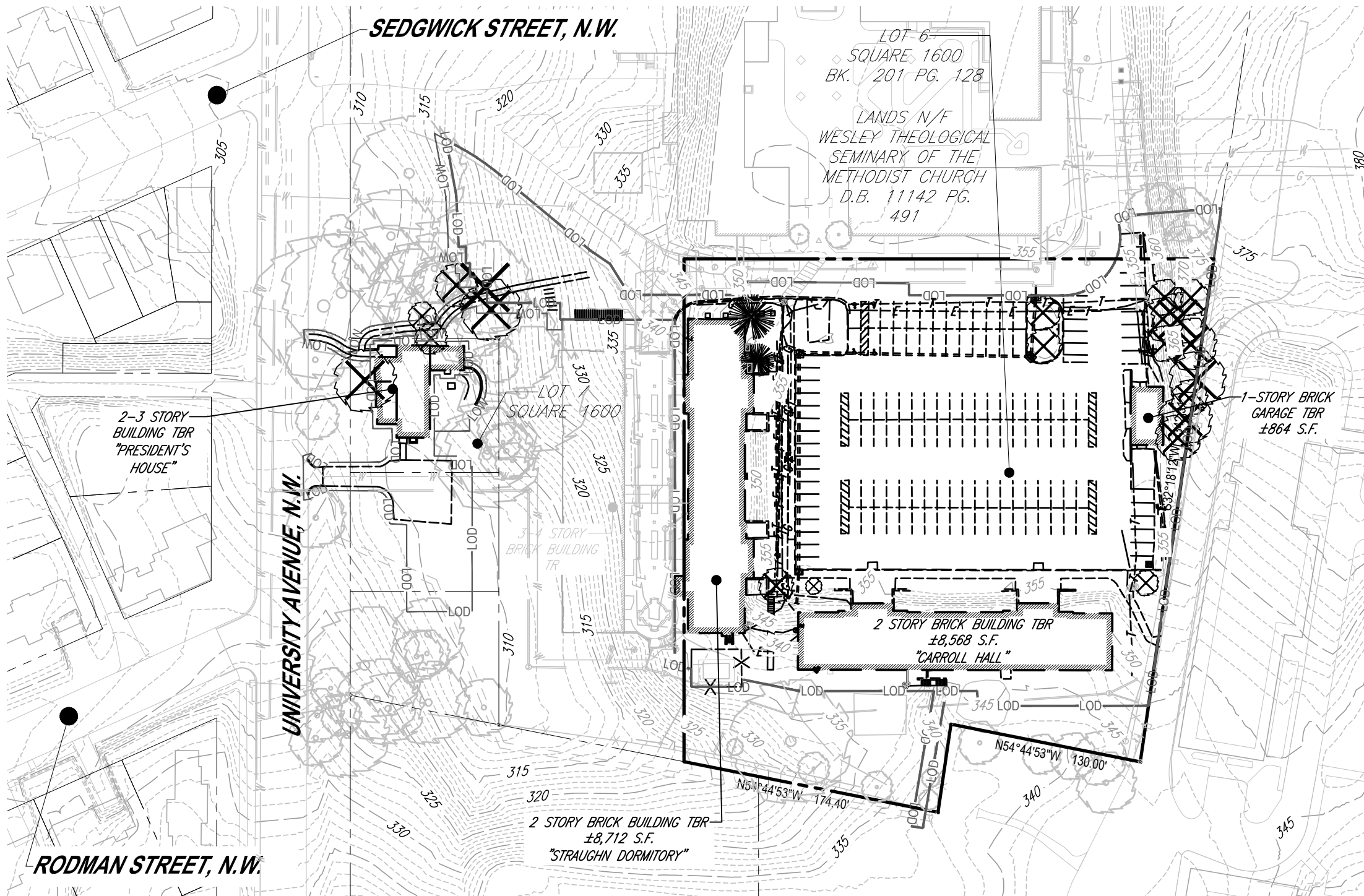
View from Wesley Circle NW
Winter



View from Wesley Circle NW
Winter - Ghosted context



EXHIBIT H

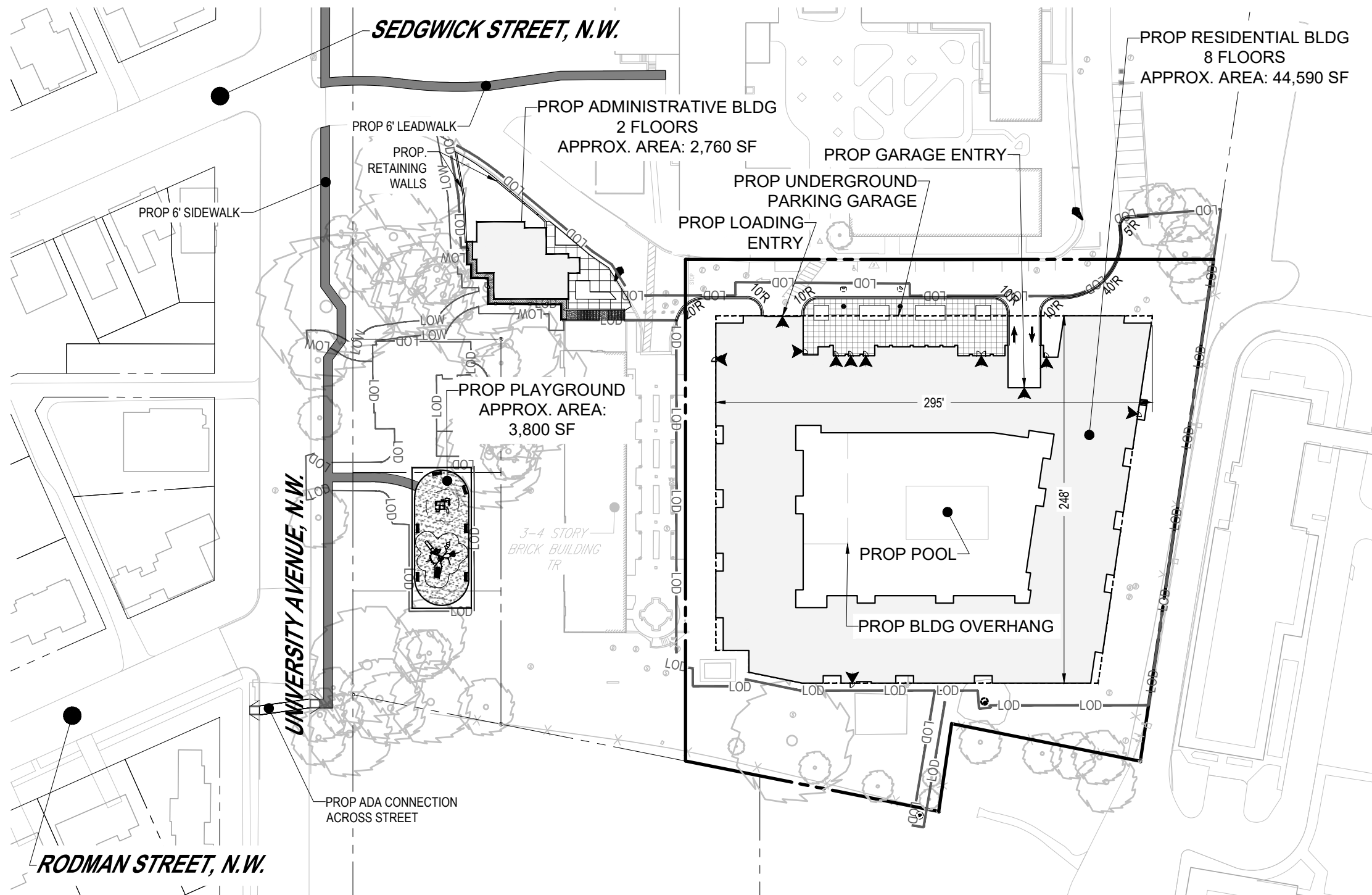


DEMOLITION PLAN NARRATIVE

THERE ARE TWO EXISTING PARKING LOTS, TWO RESIDENTIAL BUILDINGS, AND ONE ADMINISTRATIVE BUILDING ON SITE THAT ARE TO BE DEMOLISHED. THERE ARE NINE HERITAGE TREES ON SITE THAT ARE TO BE PROTECTED. TREE REMOVAL PERMITS WILL BE OBTAINED THROUGH DDOT WHEN APPLICABLE.

DEMOLITION PLAN LEGEND

- LOD — LIMITS OF DISTURBANCE
- LOW — LIMITS OF WORK
- ▨ BUILDING TO BE REMOVED
- ⊗ TREE TO BE REMOVED

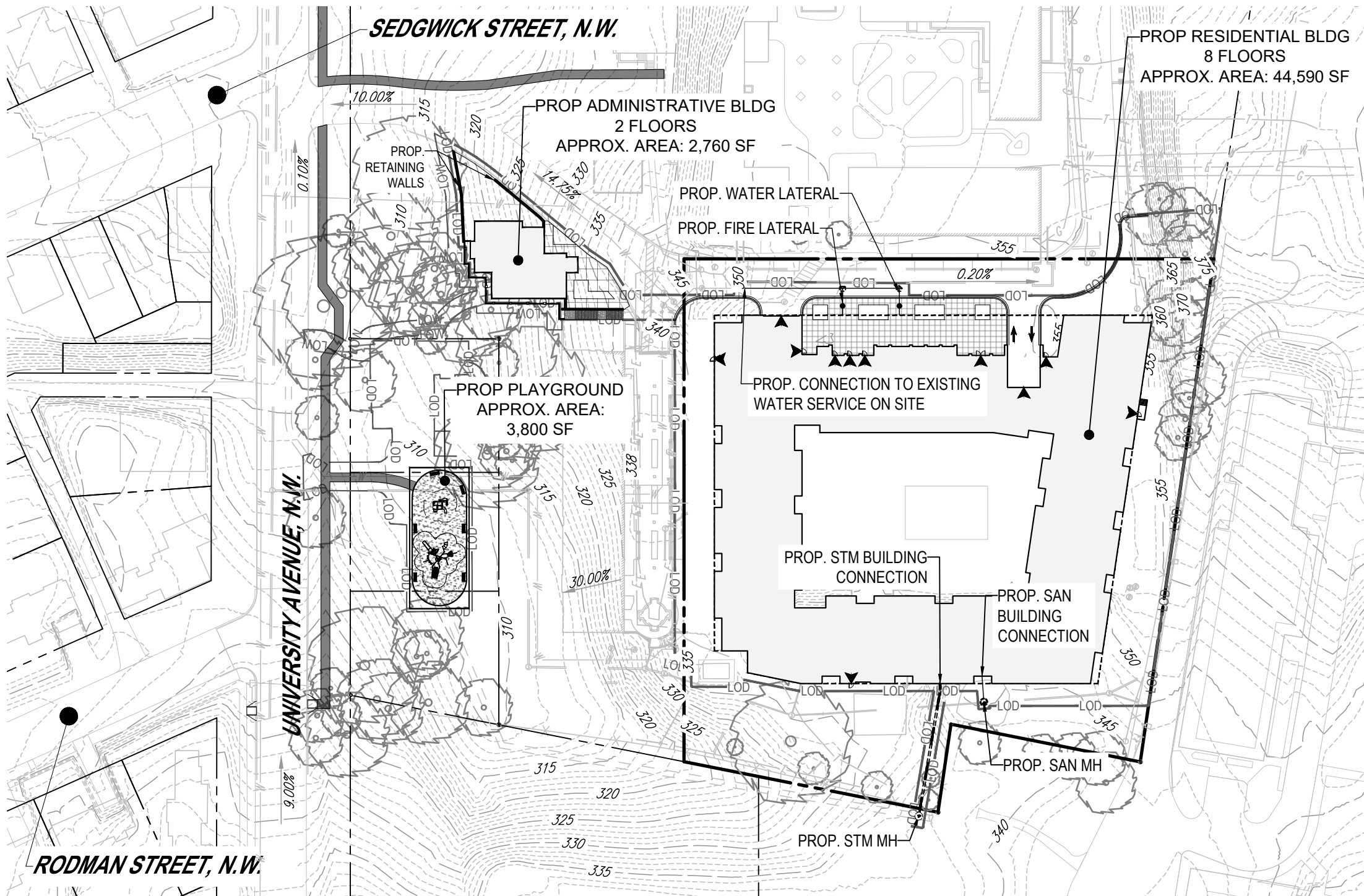


SITE PLAN NARRATIVE

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF AN 8-FLOOR RESIDENTIAL BUILDING, 2-FLOOR ADMINISTRATIVE BUILDING, AND PLAYGROUND ON SITE. SIDEWALK AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ALSO PROPOSED (SEE SIDEWALK CIRCULATION AND STORMWATER MANAGEMENT SHEETS FOR MORE DETAIL)

SITE PLAN LEGEND

- LOD — LIMITS OF DISTURBANCE
- LOW — LIMITS OF WORK
- LIMITS OF WORK
- - - PROPOSED GARAGE EXTENTS
- · · · — PROPERTY LINE
- ▼ PROP. BUILDING ENTRANCE



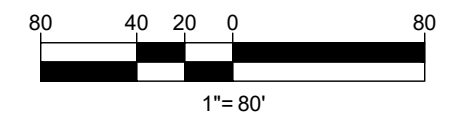
**GRADING & UTILITY PLAN
NARRATIVE**

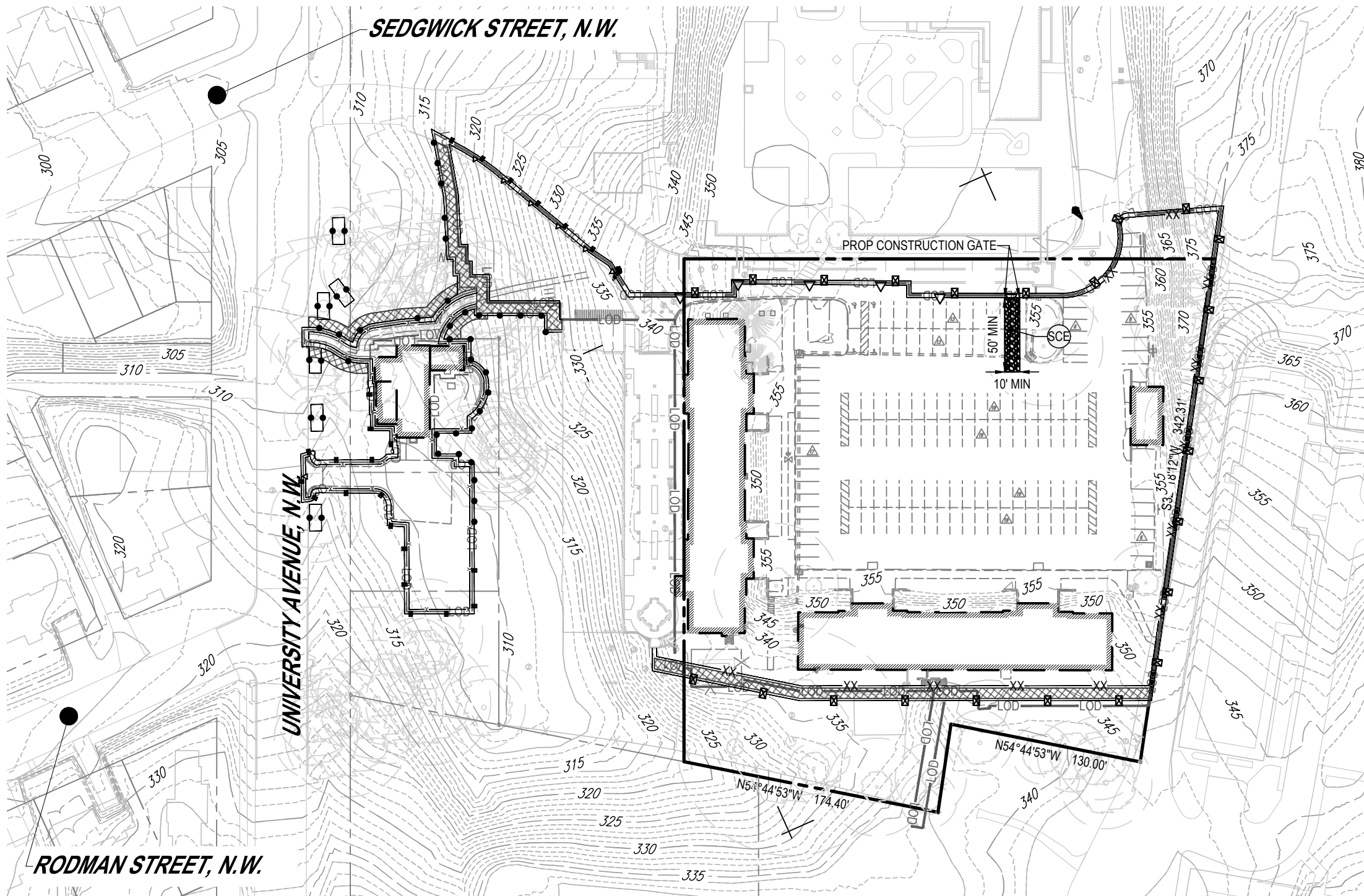
UTILITY IMPROVEMENTS PROPOSED WITH THIS PROJECT INCLUDE: A WATER LATERAL CONNECTION TO THE EXISTING MAIN IN UNIVERSITY AVE NW, TWO SANITARY LATERAL CONNECTIONS TO THE EXISTING ONSITE SYSTEM, AND ONE STORM LATERAL CONNECTION TO THE EXISTING ONSITE SYSTEM.

THE PROPOSED GRADING WILL TIE INTO EXISTING GRADES. THERE ARE TWO WALLS PROPOSED WITH THE CONSTRUCTION OF THE ADMINISTRATIVE BUILDING.

**GRADING & UTILITY PLAN
LEGEND**

- — — — — EX MAJOR CONTOUR
- - - - - EX MINOR CONTOUR
- PROP WATER LATERAL
- - - - - PROP STORM LATERAL
- s — s — PROP SANITARY LATERAL



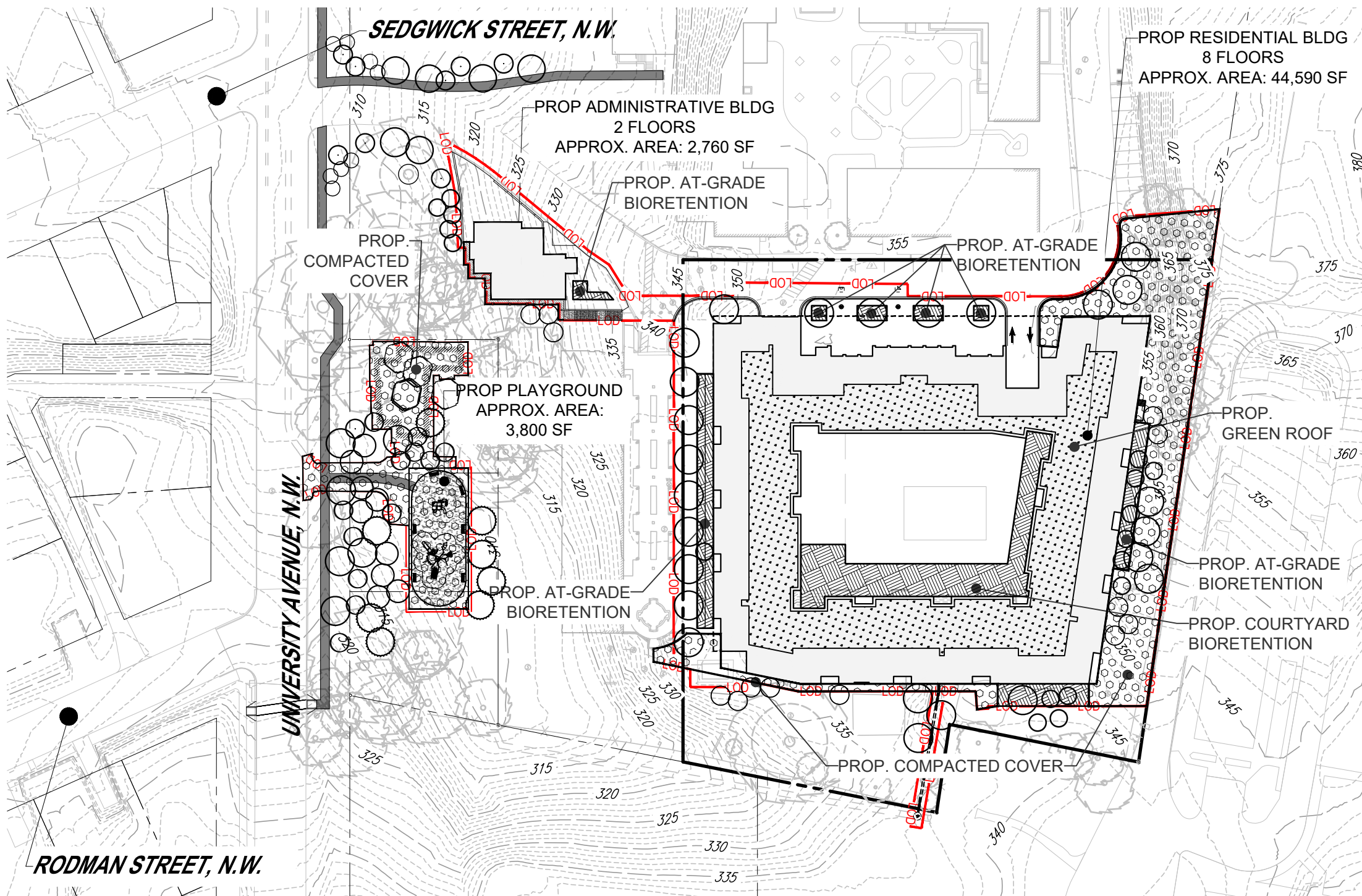


EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

PROPOSED EROSION AND SEDIMENT CONTROL MEASURES INCLUDE A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SAFETY FENCE, ROOT PROTECTION MATTING, AND TREE PROTECTION. CURB INLET PROTECTION WILL BE PROVIDED TO ANY DOWNSTREAM INLET PROTECTION THAT COULD BE IMPACTED BY CONSTRUCTION.

EROSION AND SEDIMENT CONTROL LEGEND

- x— PROP SILT FENCE
- PROP SAFETY FENCE
- PROP TREE PROTECTION FENCE
- xx— PROP SUPER SILT FENCE
- △— PROP SILT FENCE ON PAVEMENT
- ▨ PROP ROOT PROTECTION MATTING
- ▩ PROP CONSTRUCTION ENTRANCE



STORMWATER MANAGEMENT PLAN NARRATIVE

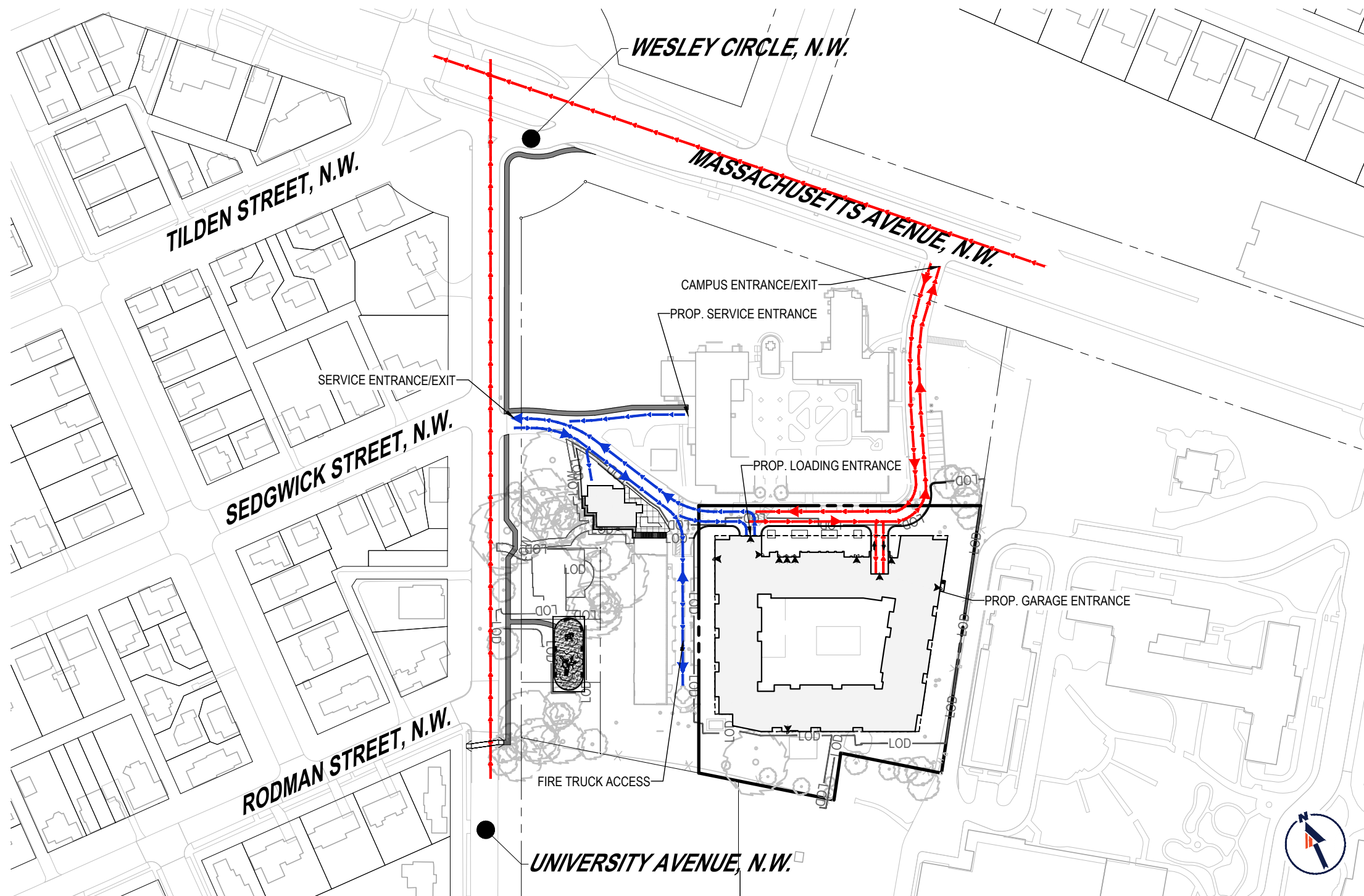
THE WORK ASSOCIATED WITH THIS PROJECT IS CATEGORIZED AS MAJOR LAND DISTURBANCE (MLD). THE CURRENT DESIGN INCLUDES GREEN ROOF, BIORETENTION FACILITIES, AND TREE PRESERVATION AS BEST MANAGEMENT PRACTICES (BMPs) THAT PROVIDE STORMWATER RETENTION VALUE AND DETENTION VALUE.

STORMWATER MANAGEMENT ON SITE WILL MEET THE STORMWATER REQUIREMENTS. STORMWATER MANAGEMENT IN THE PUBLIC RIGHT OF WAY WILL BE MET TO THE MAXIMUM EXTENT PRACTICABLE.

FINAL BMP DESIGN WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

STORMWATER MANAGEMENT PLAN LEGEND

	PROP. GREEN ROOF
	PROP. BIORETENTION
	PROP. COMPACTED COVER
	LIMITS OF DISTURBANCE
	PROP. TREES






VEHICULAR CIRCULATION NARRATIVE

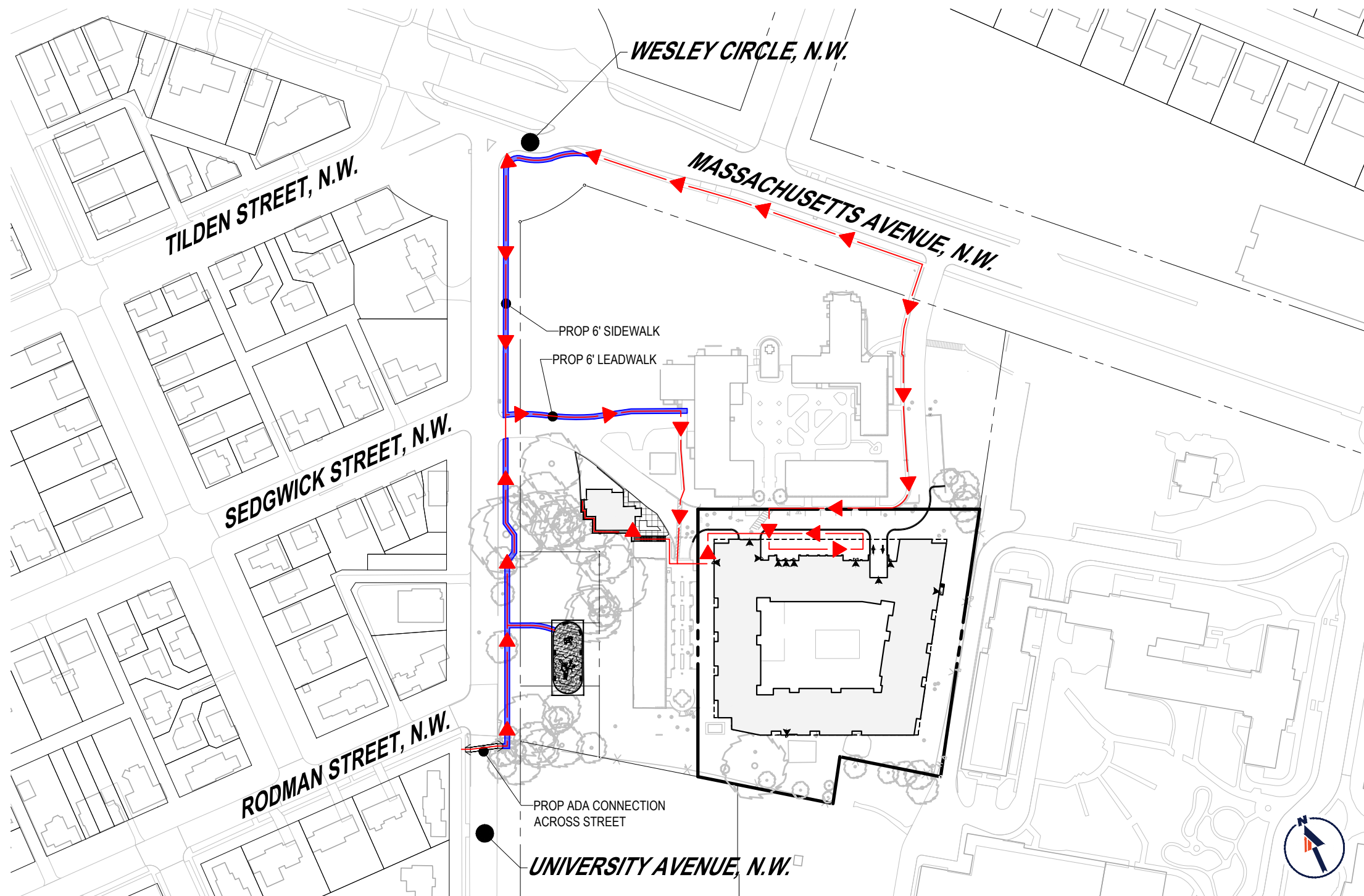
PRIMARY CIRCULATION ROUTE:
VEHICLES ENTER THE SITE FROM
MASSACHUSETTS AVE THROUGH
THE CAMPUS ENTRY/EXIT.

SECONDARY CIRCULATION
ROUTE:
VEHICLES ENTER THE SITE FROM
UNIVERSITY AVE THROUGH THE
SERVICE ENTRY/EXIT.

ACCESS TO BOTH THE LOADING
AND GARAGE ENTRANCES IS OFF
THE ON-SITE ROAD. FIRE LANE
ACCESS IS THROUGH THE
EXISTING PLAZA BETWEEN THE
PROPOSED BUILDING AND THE
EXISTING RESIDENCE HALL.

VEHICULAR CIRCULATION LEGEND

-  PRIMARY
VEHICLE
CIRCULATION
DIRECTION
-  PRIMARY
VEHICLE
CIRCULATION
ROUTE
-  SECONDARY
VEHICLE
CIRCULATION
ROUTE

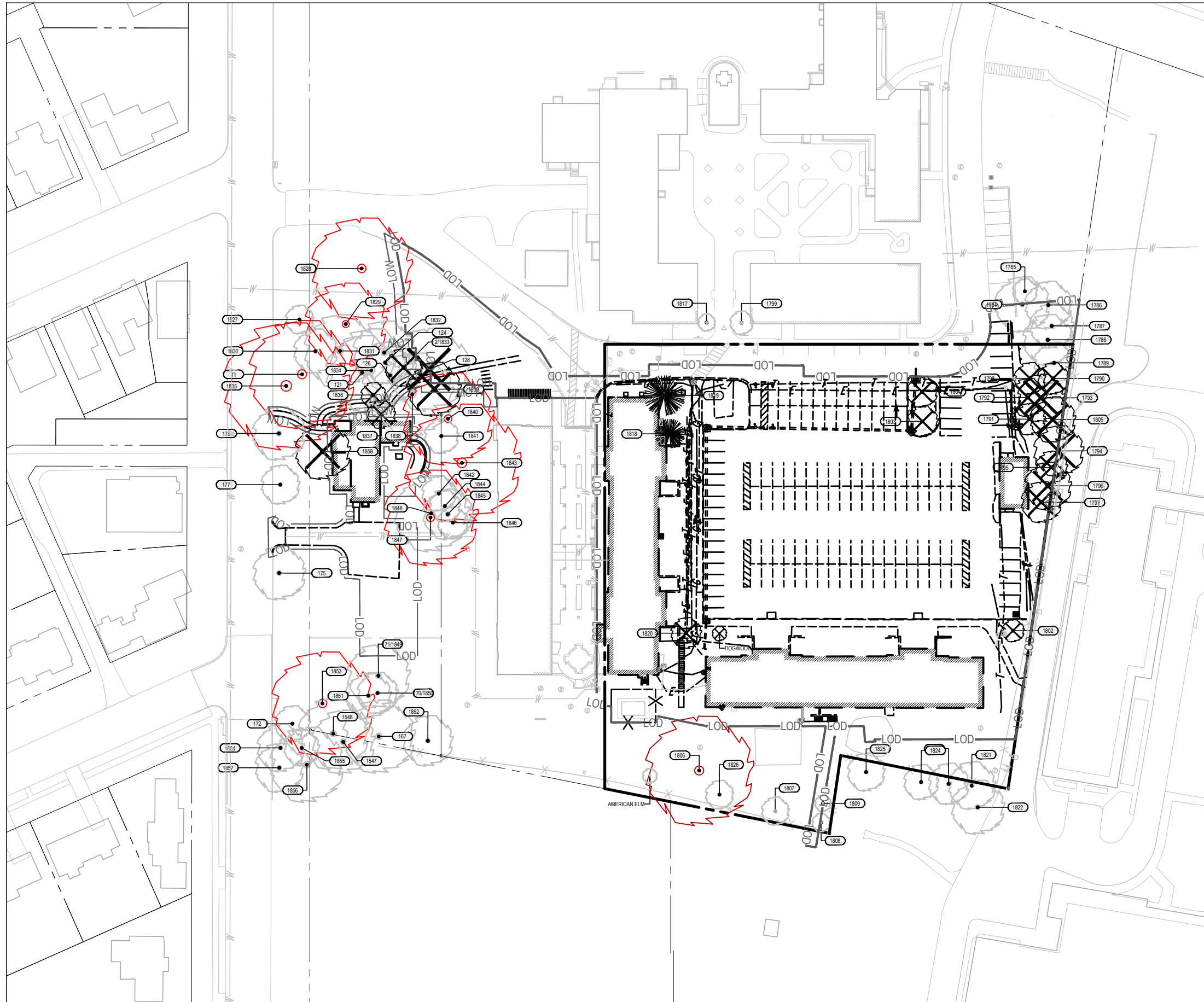


**PEDESTRIAN CIRCULATION
NARRATIVE**

PER THE TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM) AND PERFORMANCE MANAGEMENT PLAN (PMP) FOR WESLEY THEOLOGICAL SEMINARY (ZC 22-13), THE CONSTRUCTION OF A SIDEWALK ALONG THE EAST SIDE OF UNIVERSITY AVE NW BETWEEN MASSACHUSETTS AVENUE AND RODMAN STREET AND A LEADWALK INTO CAMPUS ARE PROPOSED, ALONG WITH ASSOCIATED ADA AND WAYFINDING SIGNAGE. DESIGN TO BE FINALIZED WITH APPROVED DDOT COSNTRUCTION PERMIT.

**PEDESTRIAN CIRCULATION
LEGEND**





-  PROP 6' SIDEWALK
-  PEDESTRIAN CIRCULATION



INVENTORY PLAN NARRATIVE

THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (9) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTH NATIVE TREES. THE TREES OFFER MODERATE BIODIVERSITY AND SHOULD BE CONSIDERED A MODERATE TO WELL AGED GROUPING OF TREES.

INVENTORY PLAN LEGEND

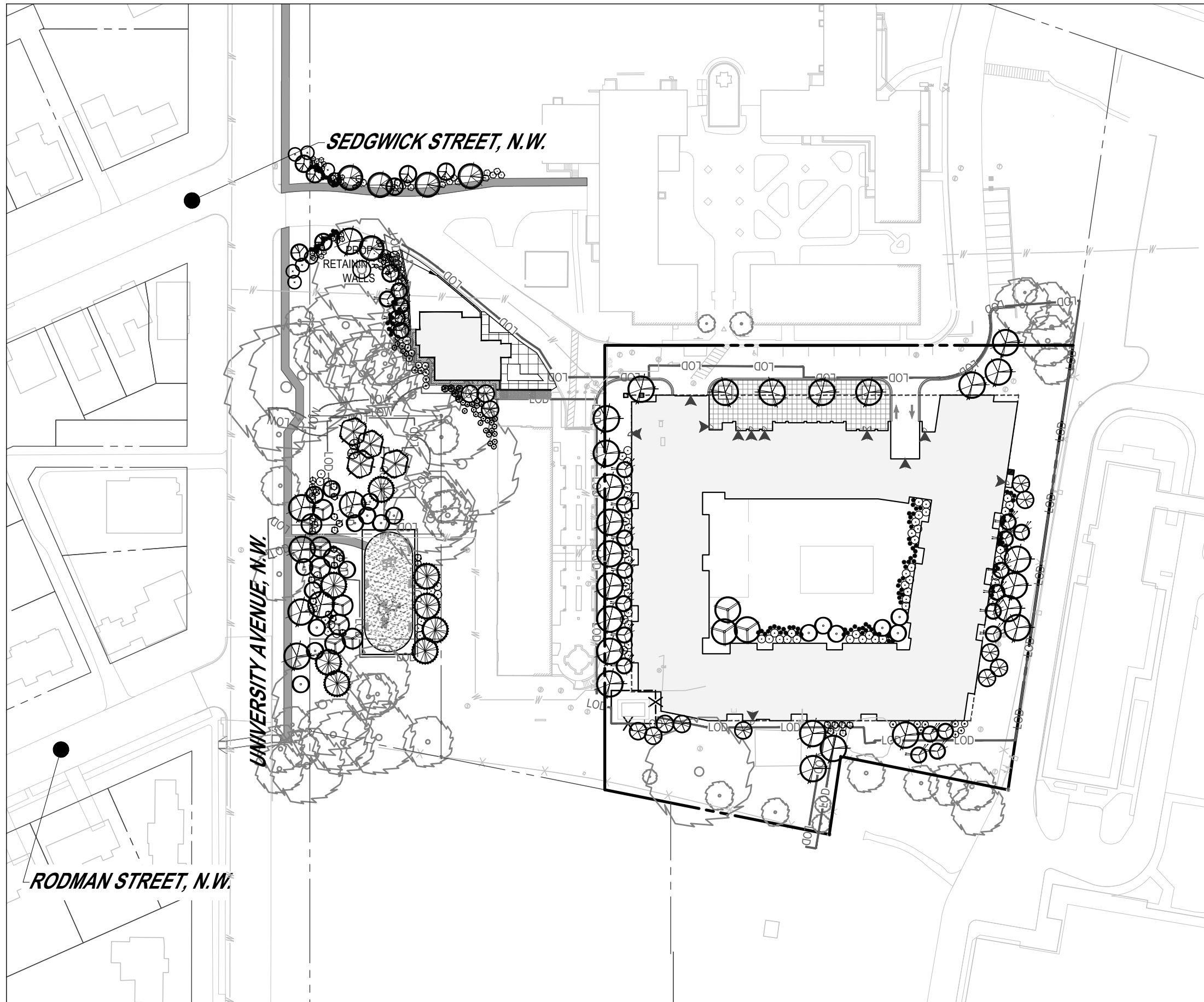
-  EXISTING DRIP LINE TO REMAIN
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  EXISTING HERITAGE TREES TO REMAIN

EXISTING TREE CONDITION ANALYSIS												
Wesley Theological Seminary 4500 Massachusetts Ave NW, Washington, DC 20016												
PERFORMED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 05/21/2020												
#	COMMON NAME	BOTANICAL NAME	CONDITION	CIRCUMFERENCE	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	STRUCTURAL ROOT ZONE (SRZ)	REMOVE	GAR PRESERVATION CODE	UFA TREE CLASSIFICATION	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET					
1784	Littleleaf Linden	Tilia cordata	60%	75.99"	24.20"	36.30'	12.10'		B8	Special Tree	X	Vine growth, Codominant leader, Low branching angle, Leaning, Trunk scar
1785	Mulberry	Morus alba	70%	29.83"	9.50"	14.25'	4.75'		B5	N/A		Low branching angle
1786	Honey Locust	Gleditsia triacanthos	55%	56.21"	17.90"	26.85'	8.95'		B6	Special Tree	X	Leaning, Fungal growth, Low branching angle
1787	American Elm	Ulmus americana	45%	52.98"	16.87"	25.31'	8.44'		B6	Special Tree	X	X2 Trunk, Vine growth, Dieback
1788	Honey Locust	Gleditsia triacanthos	40%	60.92"	19.40"	29.10'	9.70'		B7	Special Tree	X	Major trunk scar, Major dieback
1789	Honey Locust	Gleditsia triacanthos	5%	52.44"	16.70"	25.05'	8.35'		B6	Special Tree	X	Possibly dead, Major dieback, Major vine growth
1790	American Elm	Ulmus americana	55%	40.51"	12.90"	19.35'	6.45'		B6	N/A	X	Major lean, Low branching angle, Vine growth
1805	Eastern White Pine	Pinus strobus	80%	79.45"	25.30"	37.95'	12.65'		B8	Special Tree	X	Minor dieback, Leaning, Vine growth
1791	Honey Locust	Gleditsia triacanthos	50%	39.57"	12.60"	18.90'	6.30'		B6	N/A	X	Major dieback, Fungal growth
1792	Black cherry	Prunus serotina	90%	46.16"	14.70"	22.05'	7.35'		B6	Special Tree		Minor vine growth
1793	Honey Locust	Gleditsia triacanthos	20%	59.66"	19.00"	28.50'	9.50'		B7	Special Tree	X	Possibly dead, Minor vine growth
1794	Honey Locust	Gleditsia triacanthos	40%	61.42"	19.56"	29.34'	9.78'		B7	Special Tree	X	X3 Trunk, Low branching angle, Vine growth
1795	Black cherry	Prunus serotina	85%	38.63"	12.30"	18.45'	6.15'		B6	N/A		Leaning, Vine growth
1796	Honey Locust	Gleditsia triacanthos	30%	56.52"	18.00"	27.00'	9.00'		B7	Special Tree	X	Vine growth, Major dieback, Trunk cankers
1797	Mulberry	Morus alba	90%	48.67"	15.50"	23.25'	7.75'		B6	Special Tree		
1798	Honey Locust	Gleditsia triacanthos	80%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Codominant leader
1804	Red Maple	Acer rubrum	30%	70.97"	22.60"	33.90'	11.30'		B7	Special Tree	X	Major trunk scar, Codominant leader, Major dieback
1803	Red Maple	Acer rubrum	60%	84.78"	27.00"	40.50'	13.50'		B8	Special Tree	X	Lichen growth, Dieback, Major trunk scar
1799	Kousa Dogwood	Cornus kousa	80%	41.74"	13.29"	19.94'	6.65'		B6	N/A		X3 Trunk, Minor trunk scar
1817	Kousa Dogwood	Cornus kousa	85%	43.40"	13.82"	20.73'	6.91'		B6	N/A		X4 Trunk
1818	Chinese Holly	Ilex cornuta	85%	35.17"	11.20"	16.80'	5.60'		B5	N/A		
1819	Chinese Holly	Ilex cornuta	70%	47.98"	15.28"	22.92'	7.64'		B6	Special Tree		X3 Trunk, Dieback
1820	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	87.92"	28.00"	42.00'	14.00'		B8	Special Tree	X	Lichen growth, Trunk scar
1802	Chinese Magnolia	Magnolia x soulangeana	80%	54.14"	17.24"	25.86'	8.62'		B6	Special Tree		X4 Trunk
1821	River Birch	Betula nigra	80%	57.91"	18.44"	27.66'	9.22'		B7	Special Tree	X	X3 Trunk, Leaning
1822	Zelkova	Zelkova serrata	95%	64.69"	20.60"	30.90'	10.30'		B7	Special Tree		Low branching angle
1823	River Birch	Betula nigra	90%	49.68"	15.82"	23.73'	7.91'		B6	Special Tree	X	X3 Trunk
1824	River Birch	Betula nigra	90%	41.74"	13.29"	19.94'	6.65'		B6	N/A	X	X3 Trunk
1825	River Birch	Betula nigra	95%	44.78"	14.26"	21.39'	7.13'		B6	Special Tree	X	X3 Trunk
1809	Tulip Poplar	Liriodendron tulipifera	70%	50.24"	16.00"	24.00'	8.00'		B6	Special Tree	X	Codominant leader
1808	Tulip Poplar	Liriodendron tulipifera	85%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	
1807	Silver Maple	Acer saccharinum	80%	68.77"	21.90"	32.85'	10.95'		B7	Special Tree	X	Codominant leader
1826	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	36.43"	11.60"	17.40'	5.80'		B5	N/A	X	Cut back
1806	Tulip Poplar	Liriodendron tulipifera	90%	162.66"	51.80"	77.70'	25.90'		B8	Heritage Tree	X	
1827	Red Maple	Acer rubrum	80%	33.60"	10.70"	16.05'	5.35'		B5	N/A	X	Low branching angle
1828	Tulip Poplar	Liriodendron tulipifera	95%	120.58"	38.40"	57.60'	19.20'		B8	Heritage Tree	X	
1829	Tulip Poplar	Liriodendron tulipifera	80%	100.17"	31.90"	47.85'	15.95'		B8	Heritage Tree	X	Codominant leader, Crooked
1830	Littleleaf Linden	Tilia cordata	65%	52.76"	16.80"	25.20'	8.40'		B6	Special Tree	X	Crooked, Leaning, Lichen growth, Dieback
11	Tulip Poplar	Liriodendron tulipifera	90%	128.43"	40.90"	61.35'	20.45'		B8	Heritage Tree	X	Dieback
1831	Tulip Poplar	Liriodendron tulipifera	85%	86.35"	27.50"	41.25'	13.75'		B8	Special Tree	X	Crown dieback
1832	Tulip Poplar	Liriodendron tulipifera	80%	76.93"	24.50"	36.75'	12.25'		B8	Special Tree	X	Crooked, Lichen growth
124	Tulip Poplar	Liriodendron tulipifera	85%	49.30"	15.70"	23.55'	7.85'		B6	Special Tree	X	Minor dieback
126	Tulip Poplar	Liriodendron tulipifera	90%	69.08"	22.00"	33.00'	11.00'		B7	Special Tree	X	
128	Tulip Poplar	Liriodendron tulipifera	95%	98.60"	31.40"	47.10'	15.70'		B8	Special Tree	X	Low branching angle
2/1833	Sawtooth Oak	Quercus acutissima	70%	47.42"	15.10"	22.65'	7.55'		B6	Special Tree	X	Crooked, Leaning
1834	Tulip Poplar	Liriodendron tulipifera	90%	99.23"	31.60"	47.40'	15.80'		B8	Special Tree	X	Lichen growth, Crooked
121	Tulip Poplar	Liriodendron tulipifera	90%	88.24"	28.10"	42.15'	14.05'		B8	Special Tree	X	Crooked
1835	Silver Maple	Acer saccharinum	70%	153.24"	48.80"	73.20'	24.40'		B8	Heritage Tree	X	Codominant leader, Low branching angle, Crooked, Dieback
1836	American Holly	Ilex opaca	85%	33.29"	10.60"	15.90'	5.30'		B5	N/A	X	
1837	American Holly	Ilex opaca	85%	36.74"	11.70"	17.55'	5.85'		B5	N/A	X	
1838	Tulip Poplar	Liriodendron tulipifera	95%	99.86"	31.80"	47.70'	15.90'		B8	Special Tree	X	Low branching angle
1839	Littleleaf Linden	Tilia cordata	70%	64.06"	20.40"	30.60'	10.20'		B7	Special Tree	X	Dieback, Low branching angle
1840	Tulip Poplar	Liriodendron tulipifera	95%	109.28"	34.80"	52.20'	17.40'		B8	Heritage Tree	X	
1841	Hemlock	Tsuga sp.	80%	42.08"	13.40"	20.10'	6.70'		B6	N/A	X	Dieback
1842	Hemlock	Tsuga sp.	60%	43.96"	14.00"	21.00'	7.00'		B6	N/A	X	Major dieback
1843	Tulip Poplar	Liriodendron tulipifera	75%	140.05"	44.60"	66.90'	22.30'		B8	Heritage Tree	X	Dieback, Trunk scar
1844	Hemlock	Tsuga sp.	80%	37.68"	12.00"	18.00'	6.00'		B6	N/A	X	Dieback, Leaning
1845	Tulip Poplar	Liriodendron tulipifera	95%	59.98"	19.10"	28.65'	9.55'		B7	Special Tree	X	Possible dieback in crown
1846	Littleleaf Linden	Tilia cordata	80%	41.14"	13.10"	19.65'	6.55'		B6	N/A	X	
1847	American elm	Ulmus americana	75%	113.36"	36.10"	54.15'	18.05'		B8	Heritage Tree	X	Codominant leader, Major lean, Cut back, Dieback
1848	Tulip Poplar	Liriodendron tulipifera	80%	84.47"	26.90"	40.35'	13.45'		B8	Special Tree	X	Hazardous, Dieback in crown,
171/1849	Littleleaf Linden	Tilia cordata	70%	76.93"	24.50"	36.75'	12.25'		B8	Special Tree	X	Dieback in crown, Crooked
170/1850	Littleleaf Linden	Tilia cordata	55%	49.93"	15.90"	23.85'	7.95'		B6	Special Tree	X	Codominant leader, Low branching angle, Dieback
1851	Mulberry	Morus alba	60%	54.95"	17.50"	26.25'	8.75'		B6	Special Tree		Leaning, Crooked, Codominant leader
167	Tulip Poplar	Liriodendron tulipifera	90%	87.61"	27.90"	41.85'	13.95'		B8	Special Tree	X	
1852	Trident Maple	Acer buergerianum	70%	59.98"	19.10"	28.65'	9.55'		B7	Special Tree		X2 Trunk, Codominant leader, Low branching angle, Cut back,
1547	Basswood	Tilia americana	80%	78.19"	24.90"	37.35'	12.45'		B8	Special Tree	X	Codominant leader
1548	Tulip Poplar	Liriodendron tulipifera	95%	84.78"	27.00"	40.50'	13.50'		B8	Special Tree	X	
1853	Tulip Poplar	Liriodendron tulipifera	90%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree	X	Codominant leader
172	Hemlock	Tsuga sp.	80%	43.02"	13.70"	20.55'	6.85'		B6	N/A	X	Dieback
1854	Littleleaf Linden	Tilia cordata	75%	56.52"	18.00"	27.00'	9.00'		B7	Special Tree	X	Minor lean
1855	Norway Maple	Acer platanoides	85%	43.02"	13.70"	20.55'	6.85'		B6	N/A		Minor lean
1856	Basswood	Tilia americana	70%	88.87"	28.30"	42.45'	14.15'		B8	Special Tree	X	Dieback, Crooked
1857	Sugar Maple	Acer saccharum	80%	58.41"	18.60"	27.90'	9.30'		B7	Special Tree	X	Trunk scar, Codominant leader
175	Sugar Maple	Acer saccharum	55%	63.12"	20.10"	30.15'	10.05'		B7	Special Tree	X	Major trunk scar, Codominant leader, Dieback
177	Sweetgum	American sweetgum	95%	46.16"	14.70"	22.05'	7.35'		B6	Special Tree	X	
178	Littleleaf Linden	Tilia cordata	80%	63.43"	20.20"	30.30'	10.10'		B7	Special Tree	X	Low branching angle
1858	Southern Magnolia	Magnolia grandiflora	75%	66.26"	21.10"	31.65'	10.55'		B7	Special Tree		Minor trunk scar, Low branching angle, Codominant leader

INVENTORY SCHEDULE LEGEND



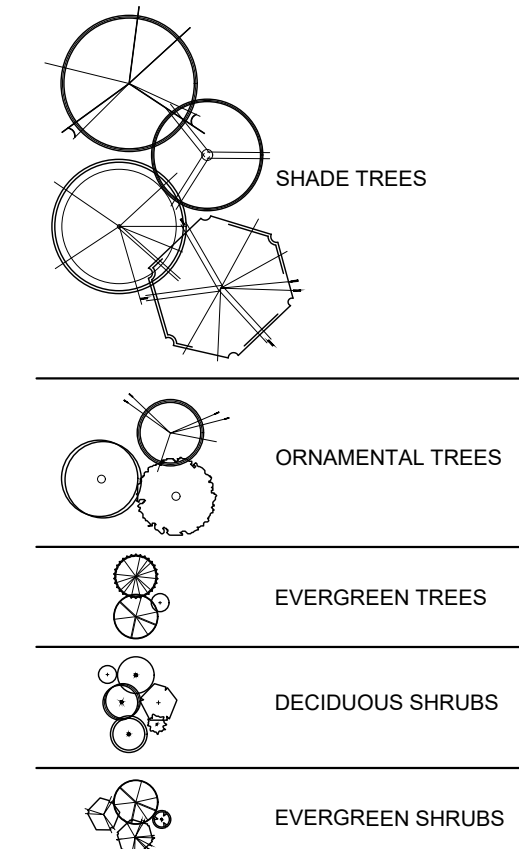
EXISTING HERITAGE TREES



LANDSCAPE PLAN NARRATIVE

THE PROPOSED LANDSCAPING WILL BE PLANTED IN NATURALISTIC SCHEME TO SCREEN THE PROPOSED ADMINISTRATION BUILDING AND DORM. THE PROPOSED PLANTS WILL LINE THE DRIVEWAY ENTRANCE TO HELP SCREEN UTILITIES AND BEAUTIFY THE ACCESS ROAD. PLANTS ALONG UNIVERSITY AVE WILL BE PLANTED TO CREATE PRIVACY AND ENCLOSE THE PROPOSED PLAYGROUND. THE MAJORITY OF THE PLANTS PROPOSED WILL BE NATIVE VARIETIES THAT WILL ADD AND ECOLOGICAL BENEFIT AND OFFER PROVIDE YEAR ROUND COLOR/INTEREST.

LANDSCAPE PLAN LEGEND

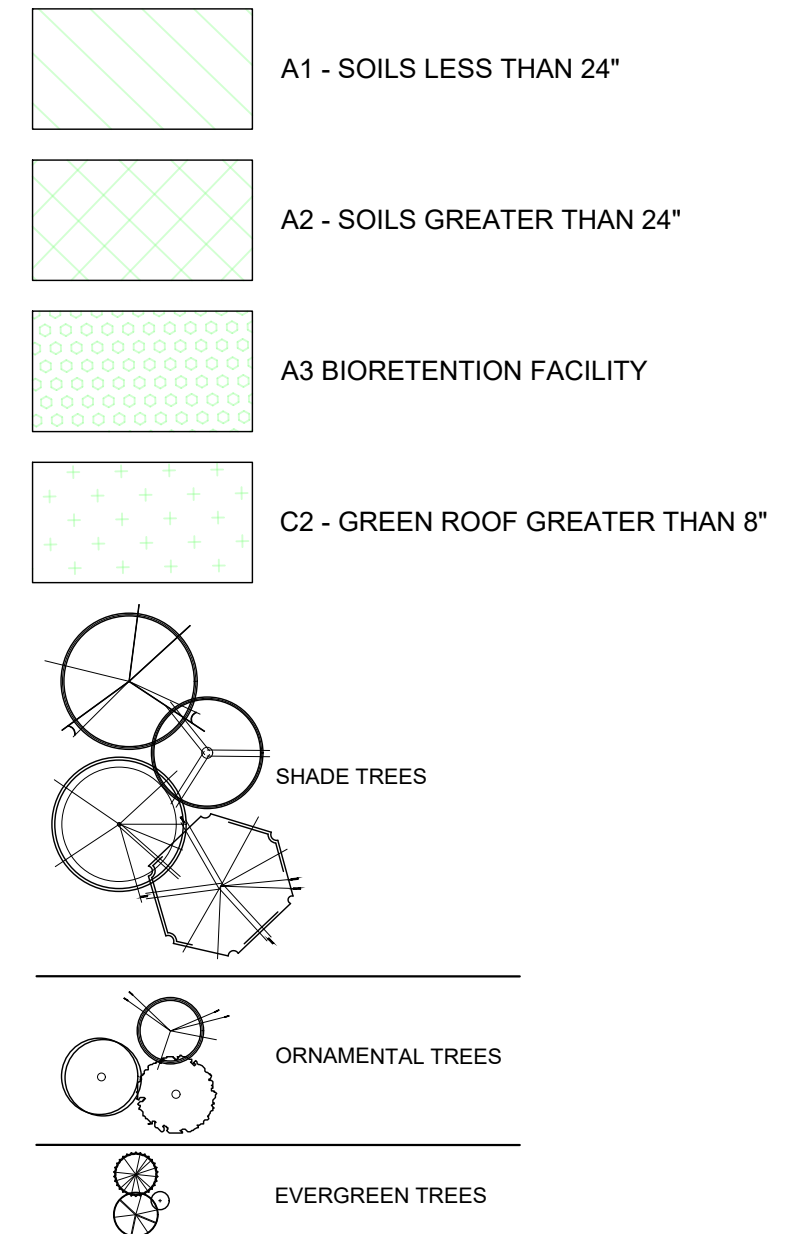




GREEN AREA RATIO NARRATIVE

THE MINIMUM GREEN AREA RATIO SCORE IN THIS ZONE (RA-1) IS 0.40. THE MINIMUM SCORE WILL BE ACHIEVED BY PROVIDING A COMBINATION OF A1 & A2 SOILS AROUND THE CAMPUS WHICH HAS EXTENSIVE LANDSCAPED AREAS CONTAINING EXISTING TREES. ADDITIONAL A3 BIORETENTION FACILITIES AND C2 GREEN ROOFS WITH 8" O MEDIA WILL BE PROVIDED. LASTLY, ALL HERITAGE TREE WILL BE PRESERVED AND COUNTED TOWARD AS B8 PRESERVATION OF EXISTING VEGETATION. THIS COMBINATION OF GREEN AREA RATIO ELEMENTS PROVIDES A ± 0.400 GAR SCORE.

GREEN AREA RATIO LEGEND



★ ★ ★

Address4500 Massachusetts Ave NW

Other12/19/2022

Lot size (enter this value first) *

381,878

0.40

SCORE:

0.409

Green Area Ratio Scoresheet

Square1600

Lot6, 7, 8, & 9

Zone DistrictRA-1

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	square feet 1,700	0.30	510.0
2	Landscaped areas with a soil depth ≥ 24"	square feet 200,000	0.60	120,000.0
3	Bioretention facilities	square feet 9,000	0.40	3,600.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet	0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 0	0.30	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees 0	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees 0	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees 0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees 0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees 0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees 9	0.80	14,400.0
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	-
2	Over at least 8" of growth medium	square feet 20,000	0.80	16,000.0
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
E Other				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
F Bonuses		sub-total of sq ft = 248,700		
1	Native plant species	square feet 18,000	0.10	1,800.0
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
Green Area Ratio numerator =				156,310
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.				

★ ★ ★

GREEN AREA RATIO Worksheet*

		Quantity of GAR Features per Submitted Sheet	TOTAL
		GAR Plan	
A1	square feet	1,700	1,700
A2	square feet	200,000	200,000
A3	square feet	9,000	9,000
B1	square feet		0
B2	Total for B2		0
B3	# of trees		0
B4	# of trees		0
B5	# of trees		0
B6	square feet		0
B7	square feet		0
B8	square feet	9	9
B9	square feet		0
C1	square feet		0
C2	square feet	20,000	20,000
D1	square feet		0
D2	square feet		0
E1	square feet		0
E2	square feet		0
E3	square feet		0
F1	square feet		0
F2	square feet		0
F3	square feet		0

* See Green Area Ratio Scoresheet for category definitions

** Enter totals on the Green Area Ratio Scoresheet



New Administration Building -
Wesley Theological Seminary

4500 Massachusetts Ave NW
Washington, DC 20016

Seal

Key Plan

Drawing
Elevations

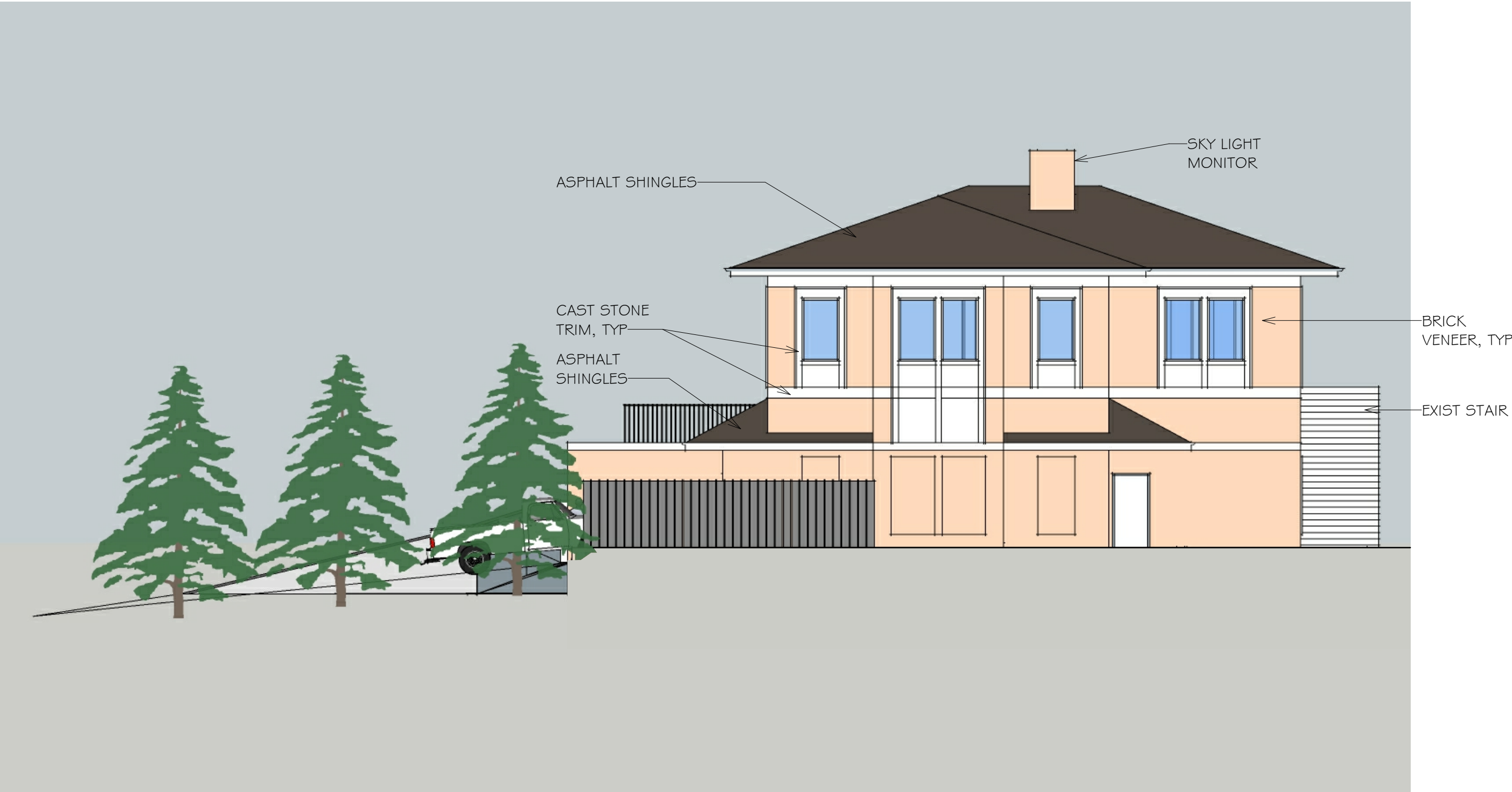
Submission Set	
Rendering Submission	10/16/2020

Revisions		
No.	Revision	Date

Date 16 October 2020

Project No. 20003

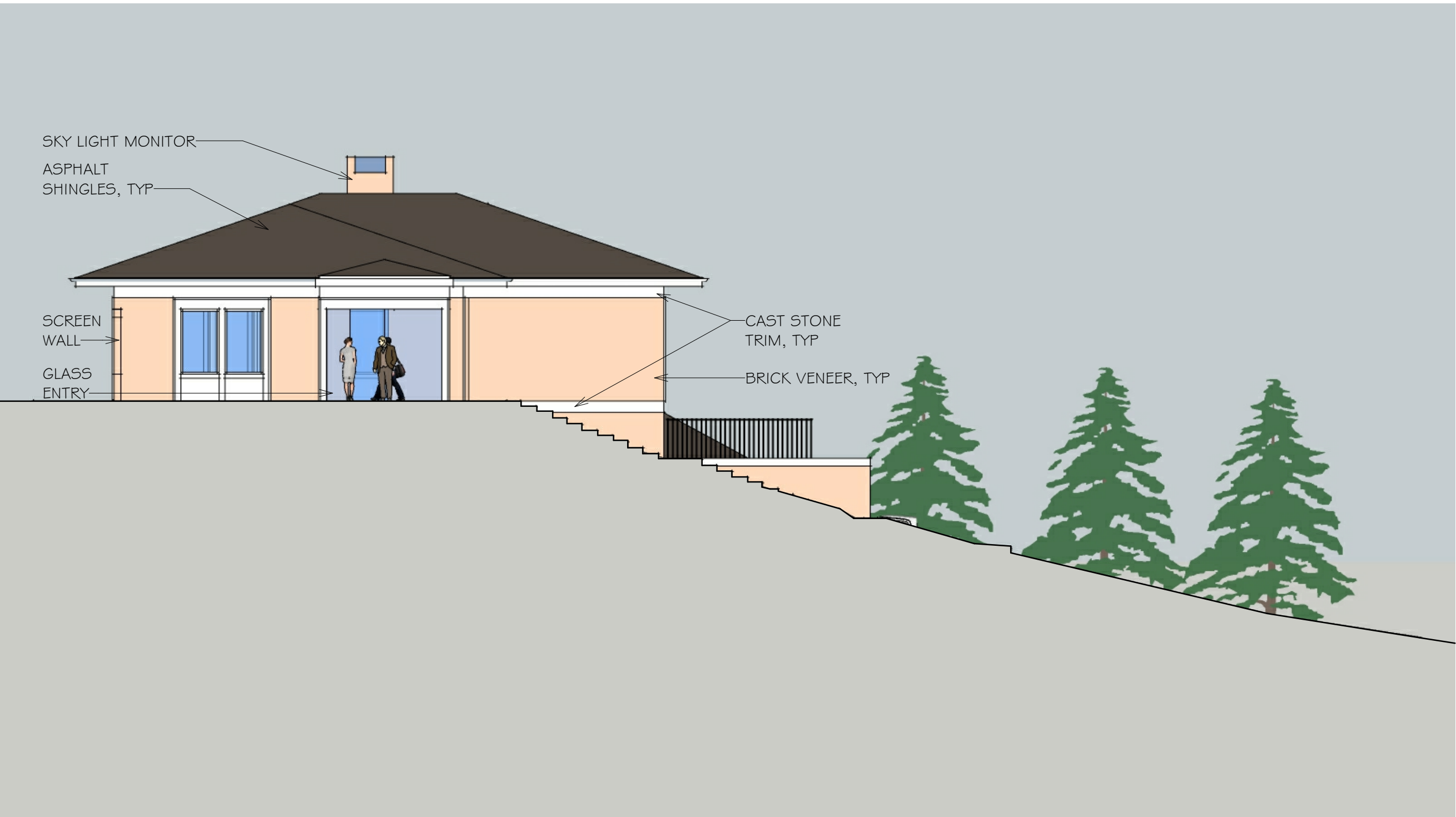
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

New Administration Building -
Wesley Theological Seminary

4500 Massachusetts Ave NW
Washington, DC 20016

Seal

Key Plan

Drawing
Rendering

Submission Set

Rendering Submission	10/16/2020

Revisions

No.	Revision	Date

Date16 October 2020

Project No.20003

Sheet No.



New Administration Building -
Wesley Theological Seminary

4500 Massachusetts Ave NW
Washington, DC 20016

Seal

Key Plan

Drawing
Upper Level, Lower Level and
Roof Plans

Submission Set

Design Document Submission 08/07/2020

Revisions

No.	Revision	Date

Date 7 August 2020

Project No. 20003

Sheet No.

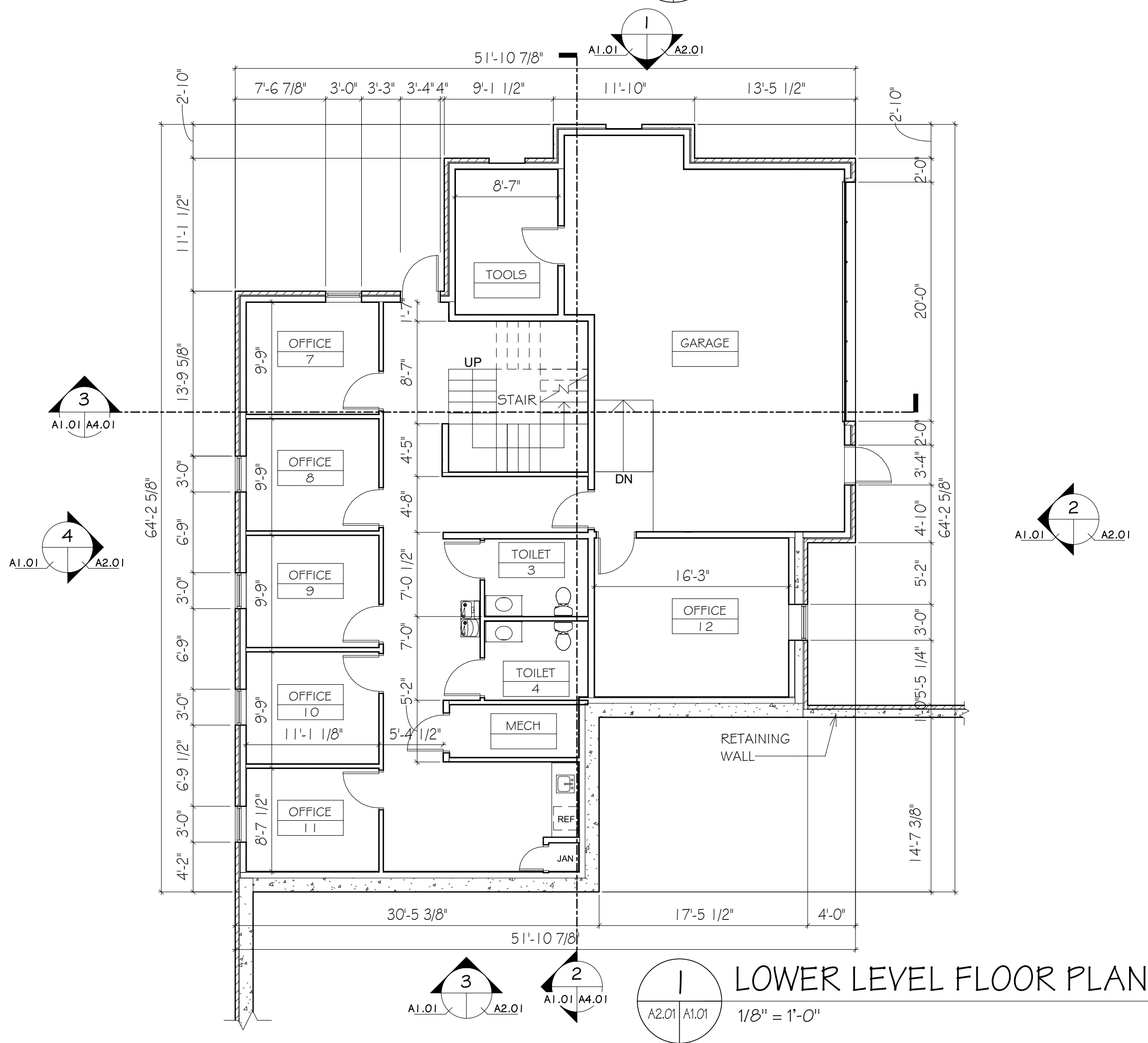
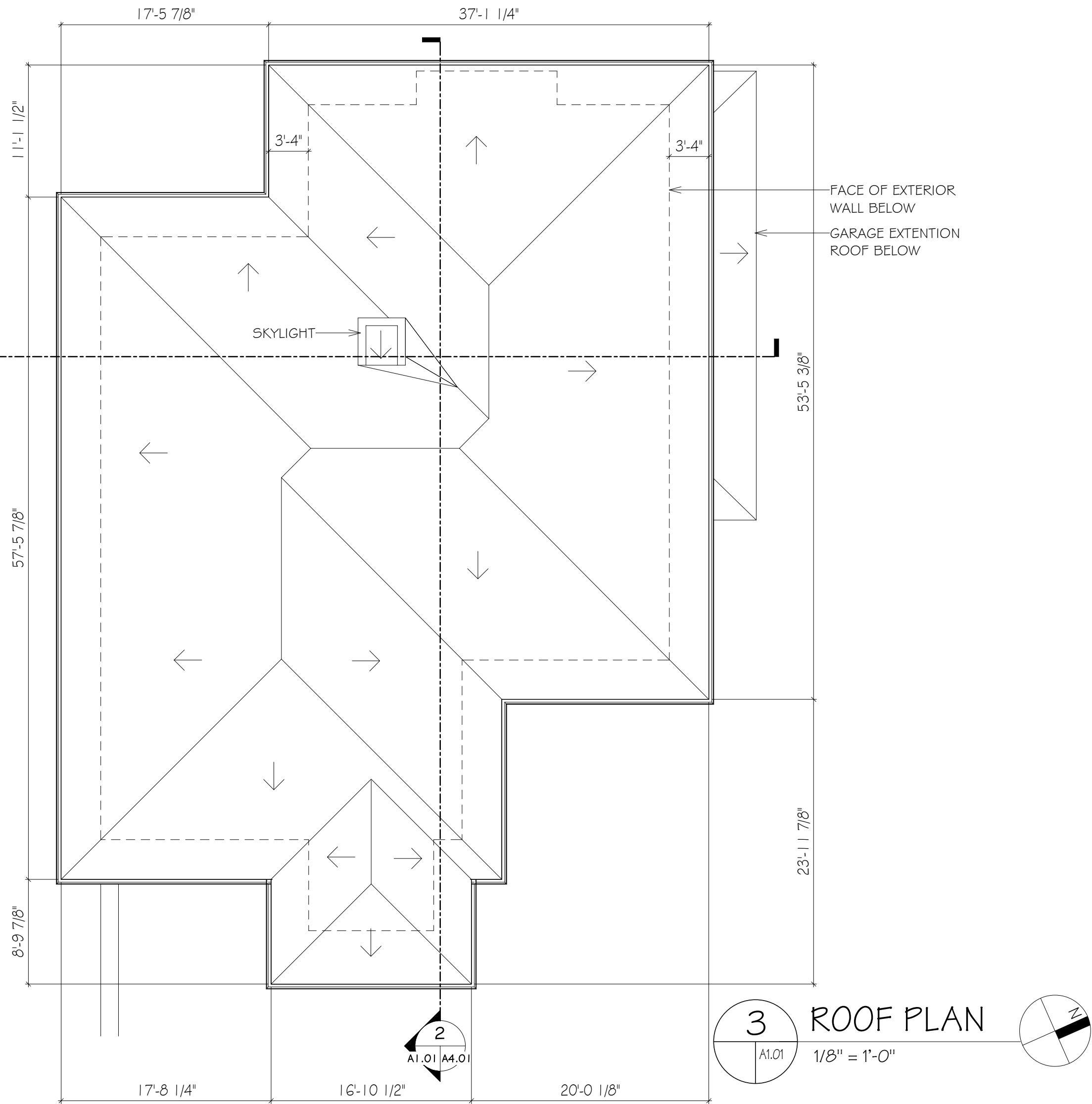
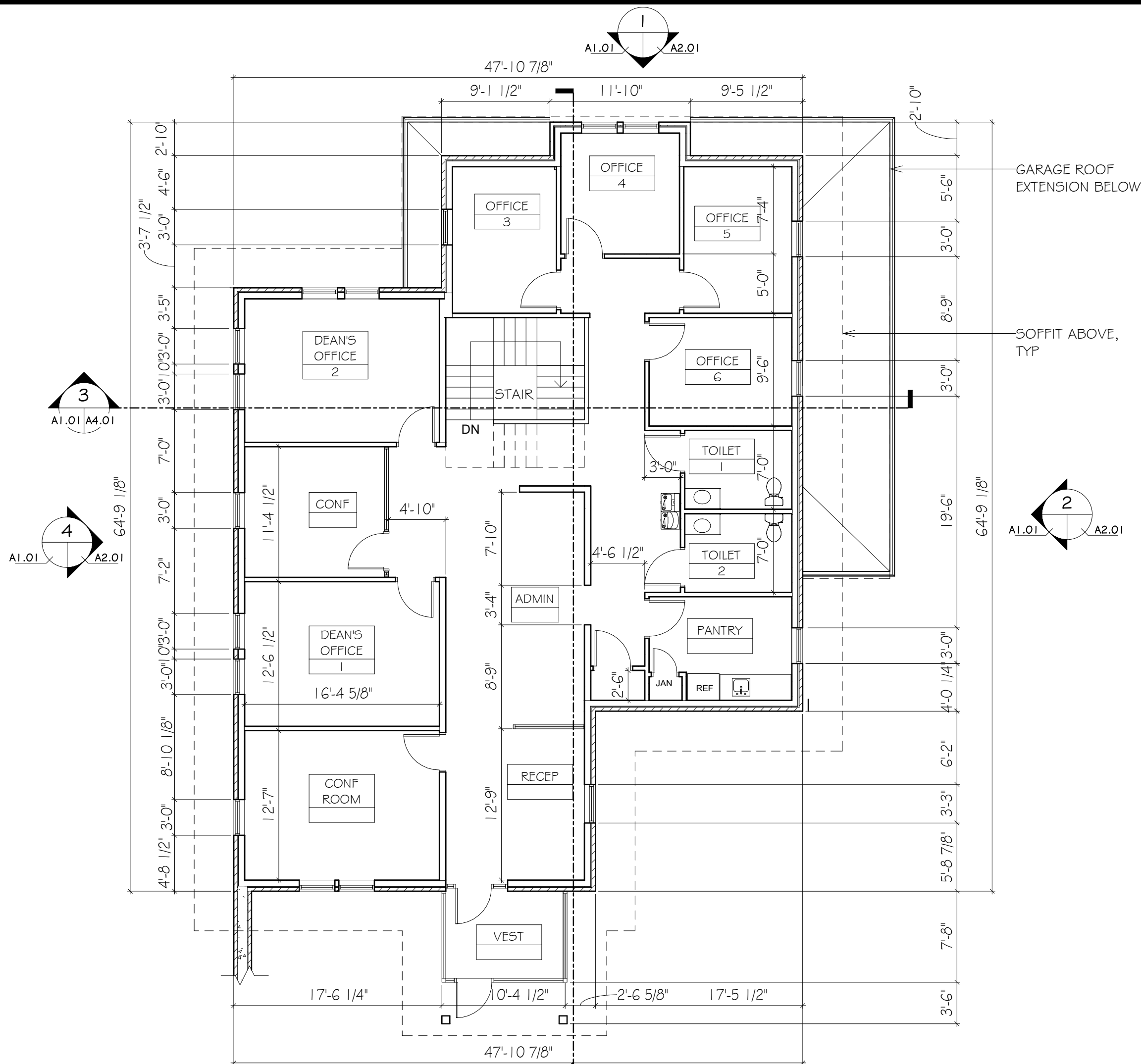
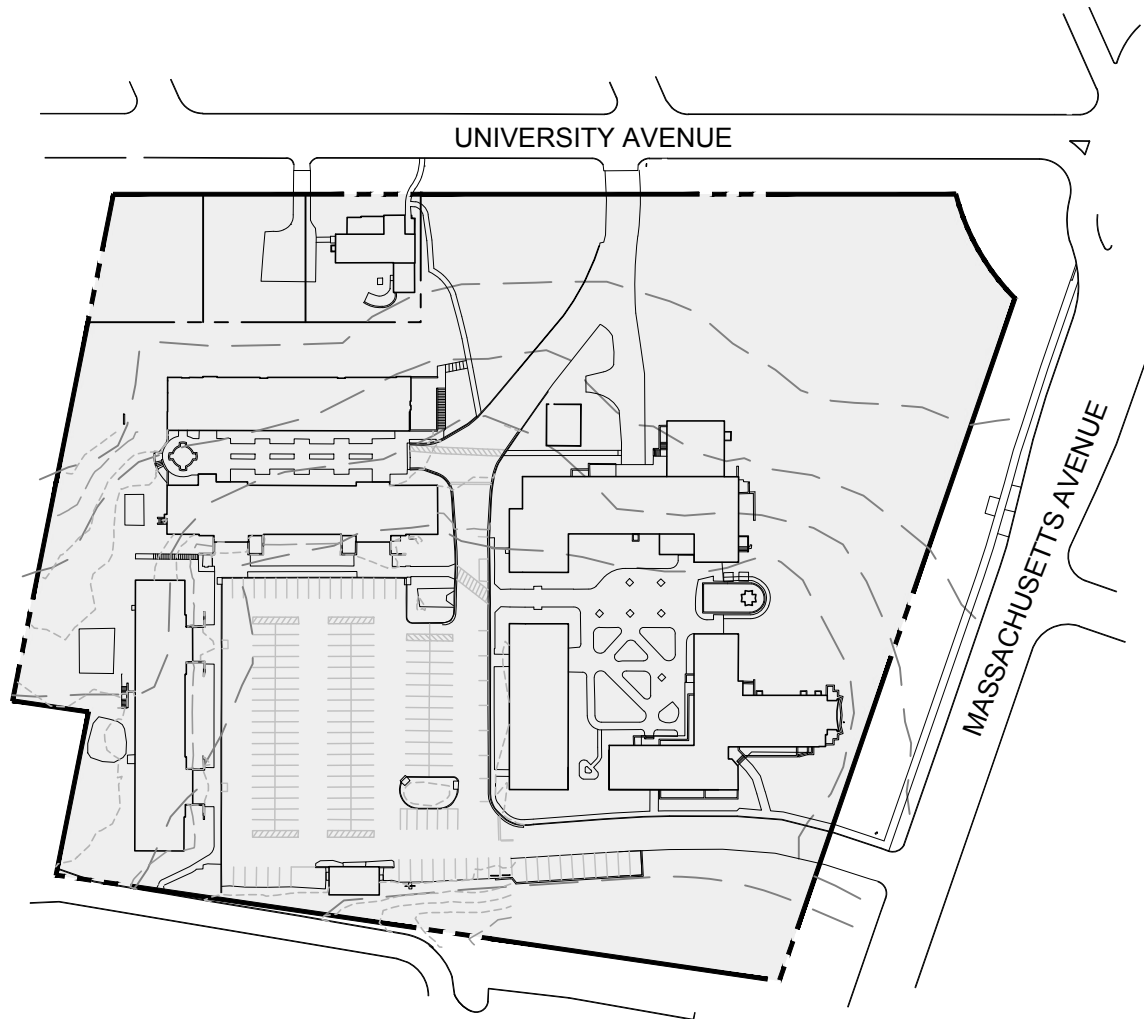


EXHIBIT I

EXHIBIT J

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT J - EXISTING AND PROPOSED PROPERTY BOUNDARY



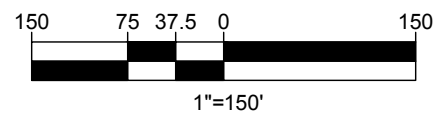
KEY



PROPERTY OWNED BY WESLEY THEOLOGICAL SEMINARY



CAMPUS BOUNDARY



NOTE

PROPERTY BOUNDARY SHOWN REFLECTS EXISTING AND PROPOSED, AS NO CHANGES ARE INTENDED. SITE AMENITIES ARE SHOWN AS THEY ARE PROPOSED.

BOHLER DC//

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700







EXHIBIT K

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT K - EXISTING ZONING



KEY

	RESIDENTIAL APARTMENT ZONE
	RESIDENTIAL ZONE
	CAMPUS PLANS
	MIXED-USE ZONE
	NEIGHBORHOOD MIXED-USE ZONE
	PUD



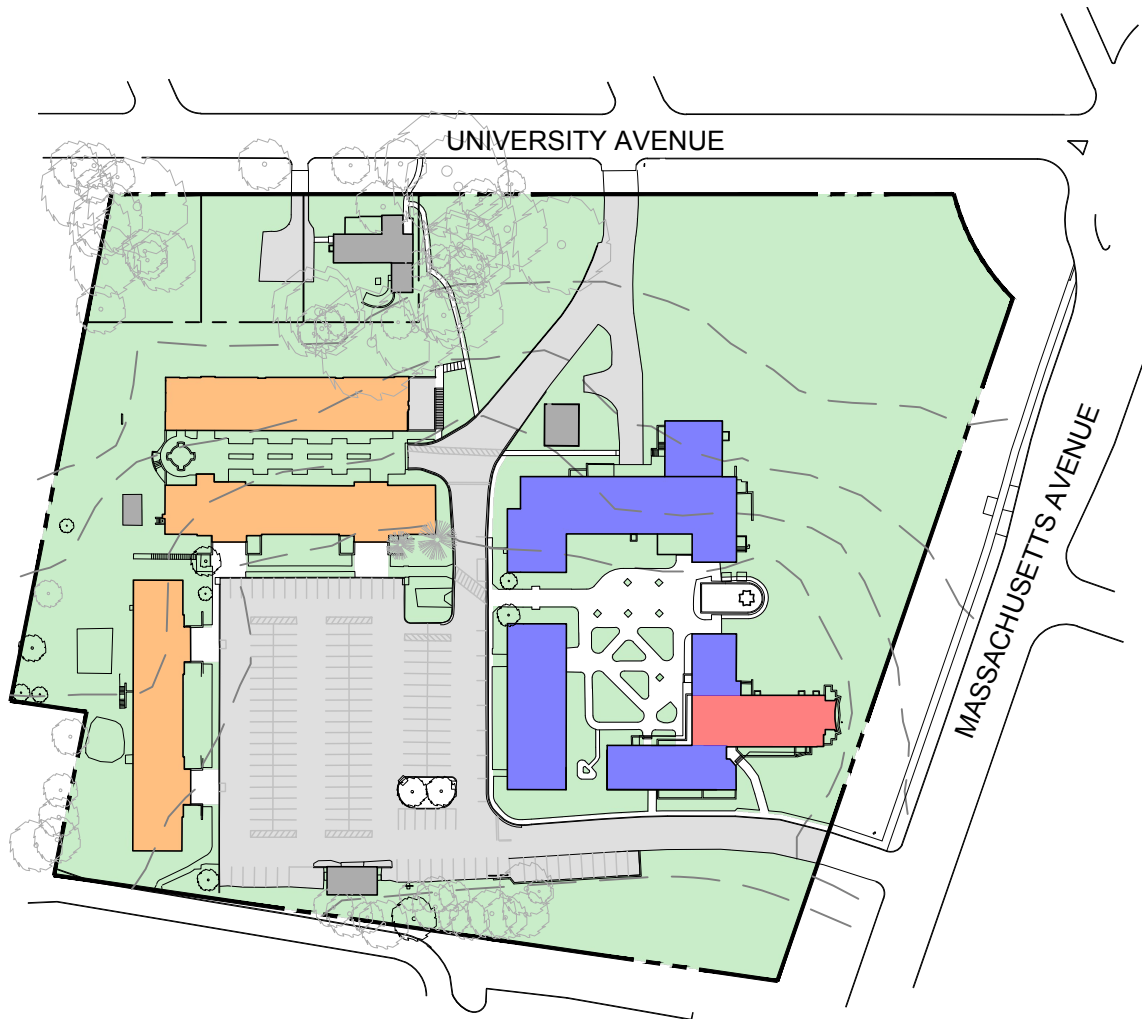
BOHLER DC

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WASHINGTON, DC 20004
Phone: (202) 524-5700









EXHIBIT L

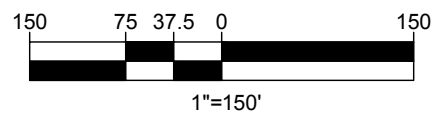
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT L - EXISTING LAND USE



KEY

	RESIDENTIAL
	ACADEMIC/ ADMINISTRATIVE
	CHAPEL
	SUPPORT STRUCTURES
	OPEN SPACE
	SUPPORT PARKING/ OPEN AREA
	CAMPUS BOUNDARY
	TREE



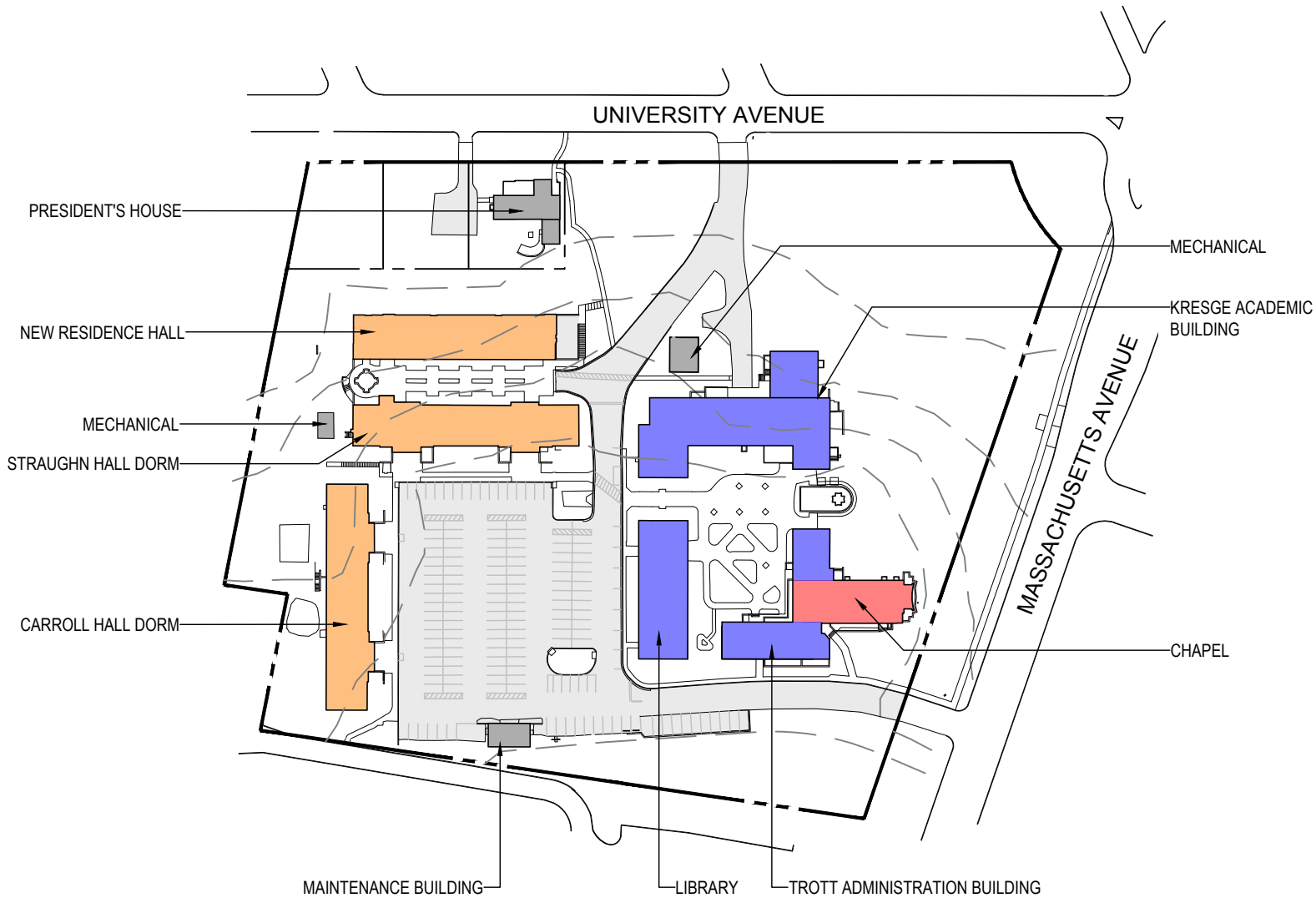
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Phone: (202) 524-5700







EXHIBIT M

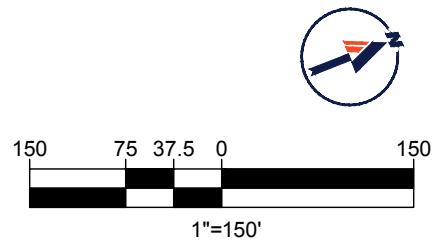
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT M - EXISTING BUILDING USE AND INFRASTRUCTURE



KEY

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	ACADEMIC/ ADMINISTRATIVE
	CHAPEL
	SUPPORT STRUCTURES
	SUPPORT PARKING/ OPEN AREA
	CAMPUS BOUNDARY



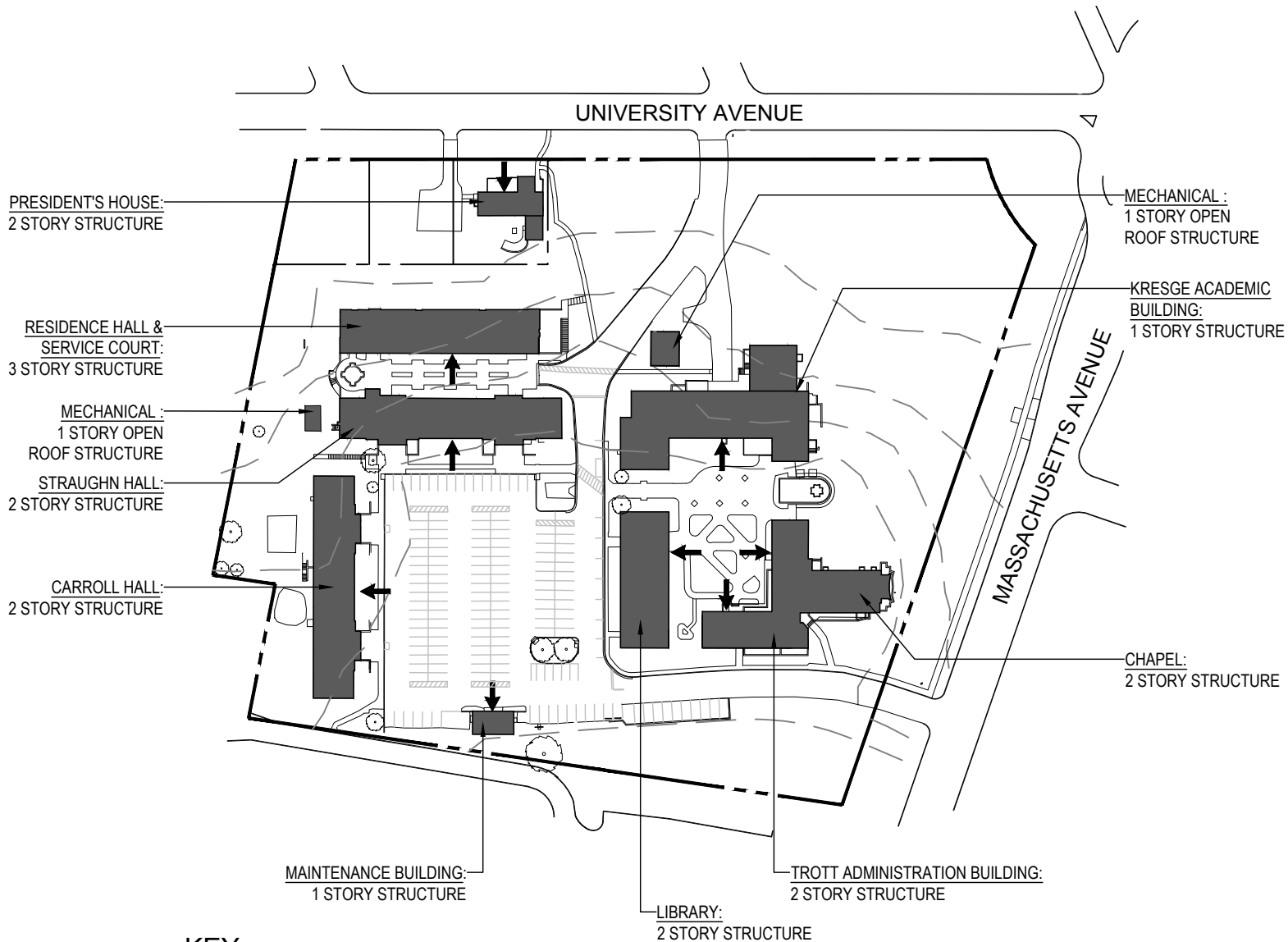
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WASHINGTON, DC 20004
Phone: (202) 524-5700

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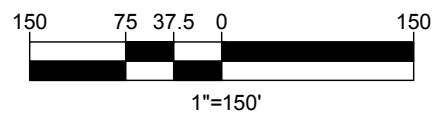
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT N - EXISTING BUILDING HEIGHTS



KEY

- ← FRONT OF BUILDING
- CAMPUS BOUNDARY
- EXISTING BUILDINGS



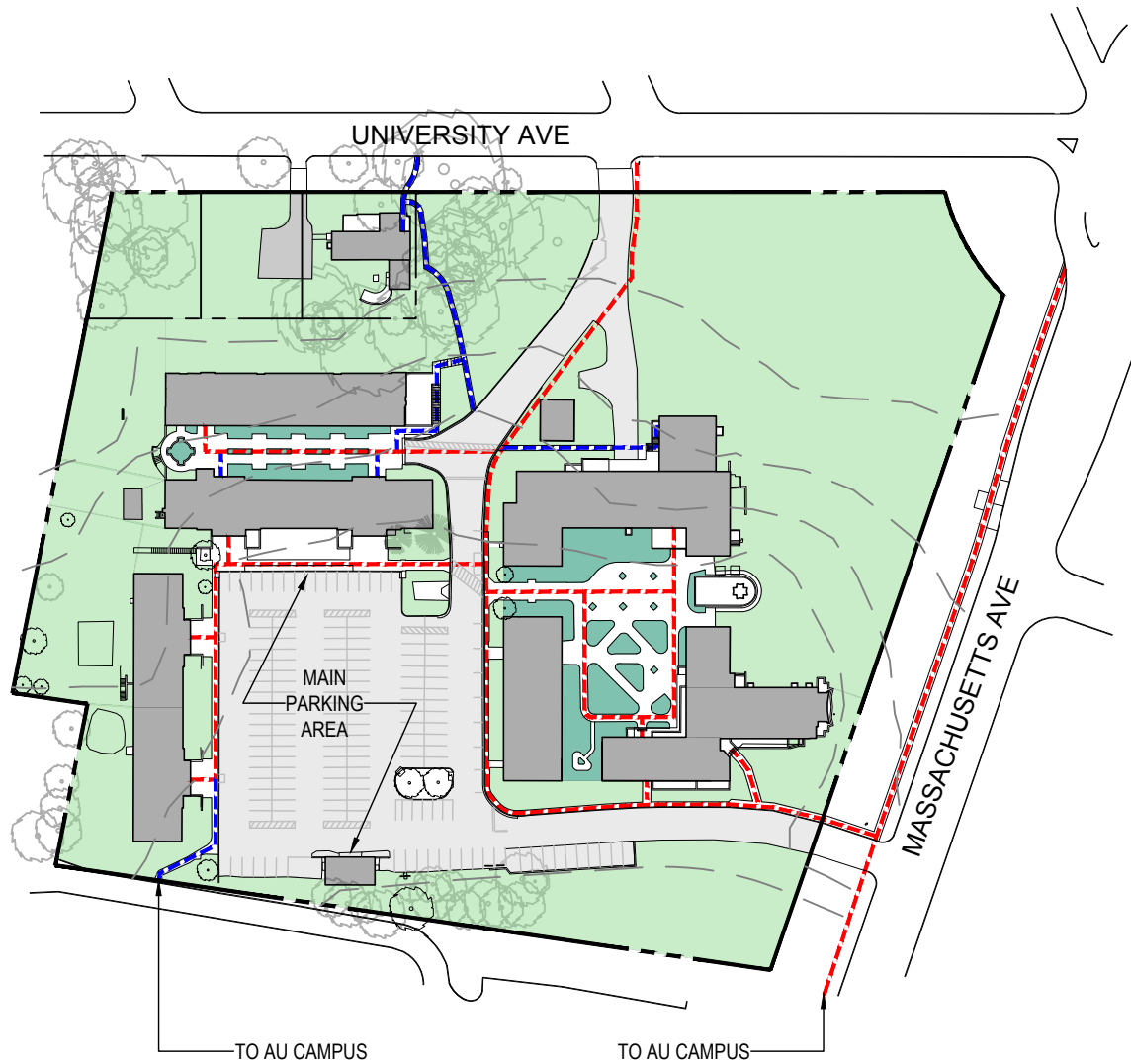
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WASHINGTON, DC 20004
Phone: (202) 524-5700

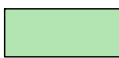






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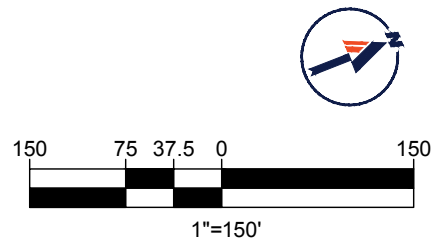
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT O - EXISTING OPEN SPACE AND PEDESTRIAN SYSTEM



KEY

- | | |
|---|--------------------------------|
|  | INFORMAL LANDSCAPE/ OPEN SPACE |
|  | FORMAL LANDSCAPE/ PLAZA |
|  | PARKING AREAS AND DRIVEWAYS |
|  | BUILDINGS |
|  | PRIMARY PEDESTRIAN PATH |
|  | SECONDARY PEDESTRIAN PATH |
|  | CAMPUS BOUNDARY |



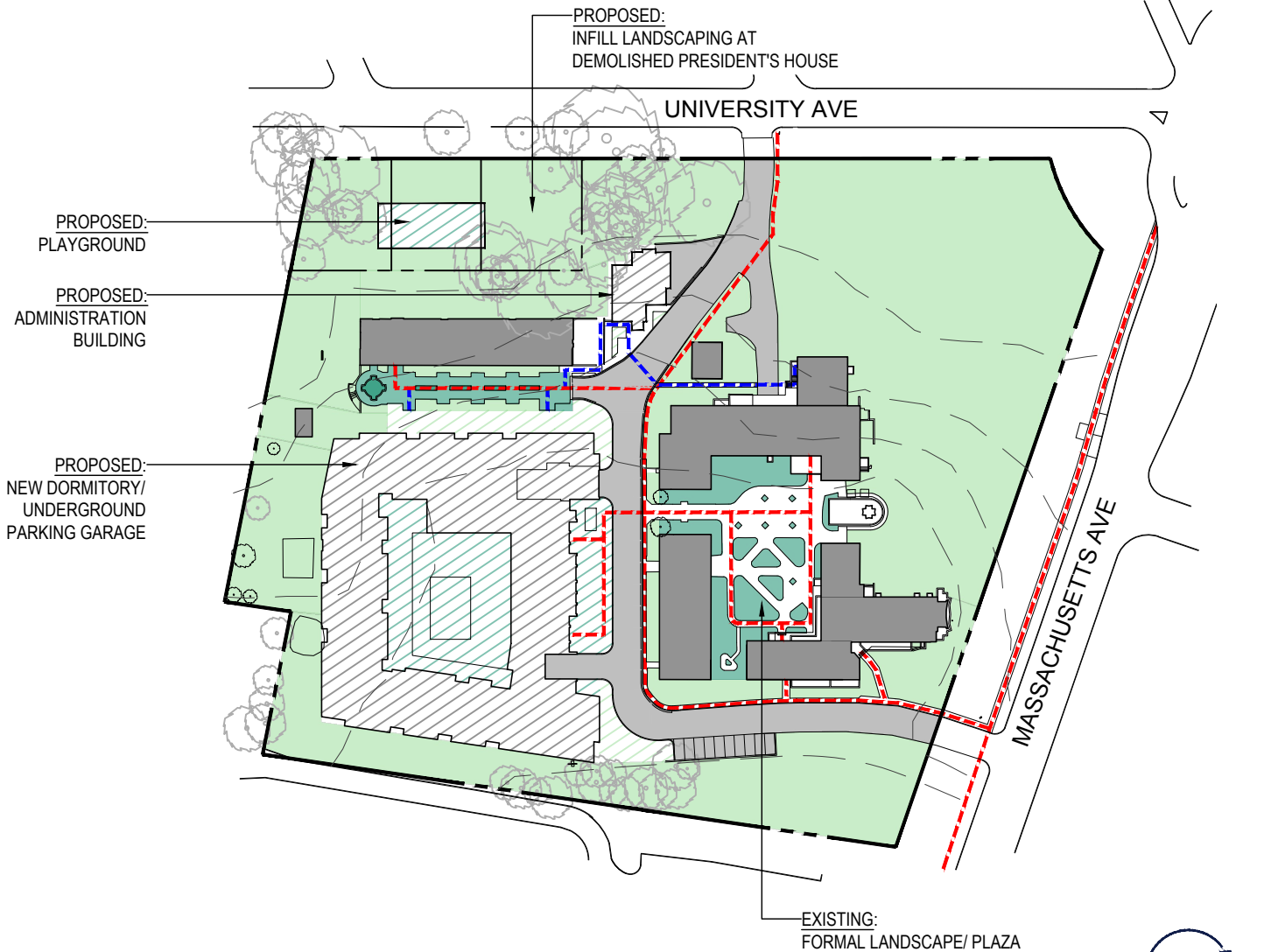
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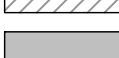
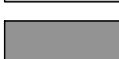




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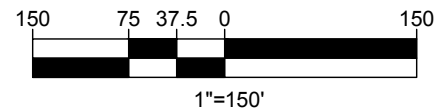
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT P - PROPOSED OPEN SPACE AND PEDESTRIAN SYSTEM



KEY

	INFORMAL LANDSCAPE/ OPEN SPACE
	FORMAL LANDSCAPE/ PLAZA
	PROPOSED INFORMAL LANDSCAPE/ OPEN SPACE
	PROPOSED FORMAL LANDSCAPE/ PLAZA
	PROPOSED BUILDING
	PARKING AREAS AND DRIVEWAYS
	BUILDINGS
	PRIMARY PEDESTRIAN PATH
	SECONDARY PEDESTRIAN PATH
	CAMPUS BOUNDARY



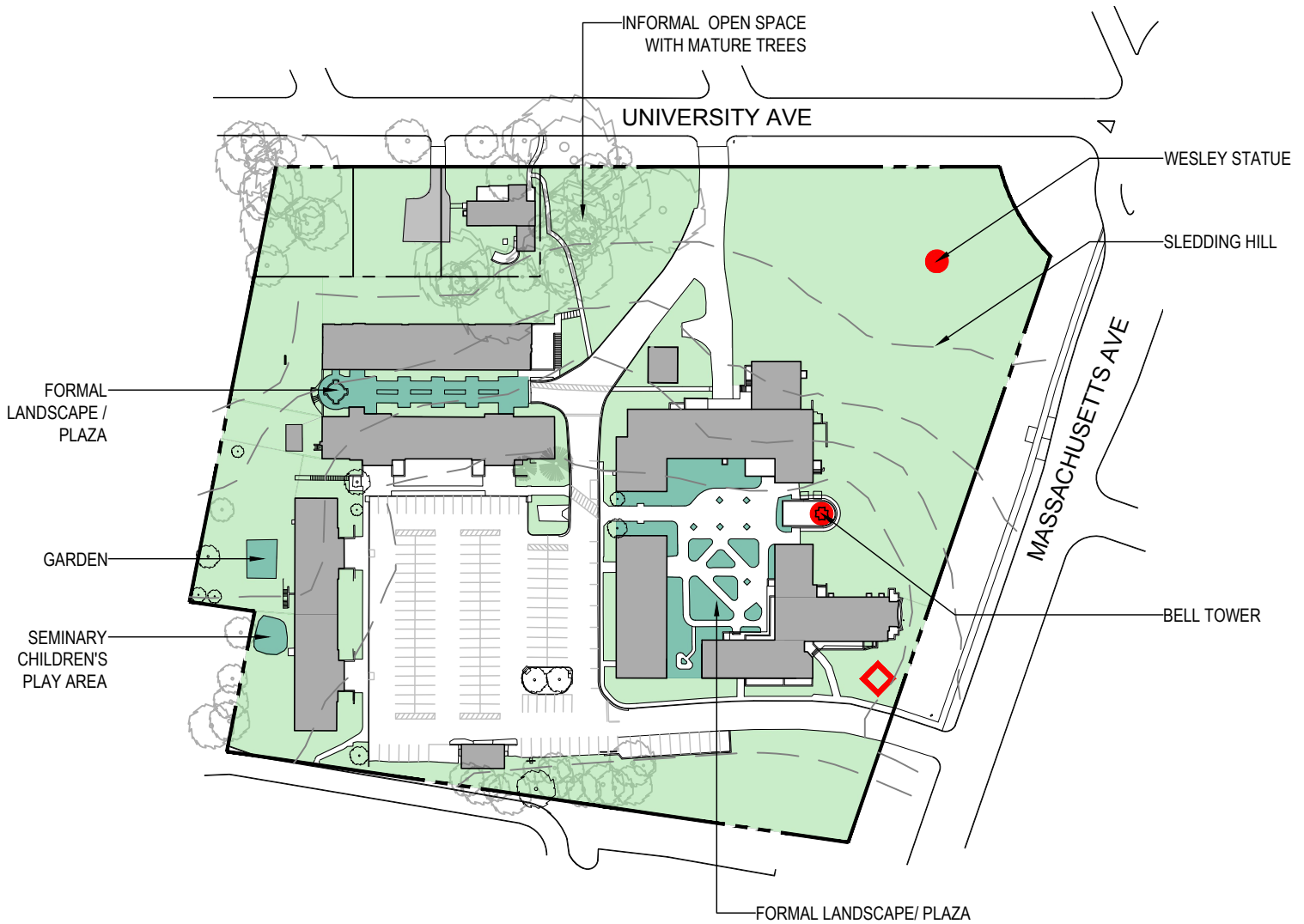
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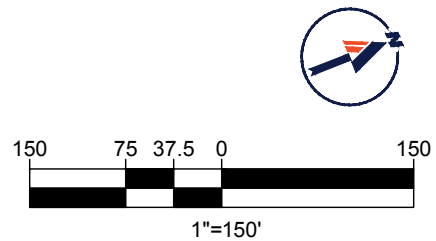
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT Q - EXISTING SITE AMENITIES



KEY

	INFORMAL LANDSCAPE/ OPEN SPACE
	FORMAL LANDSCAPE/ PLAZA
	BUILDINGS
	SIGNIFICANT SITE ELEMENTS
	SIGNAGE
	CAMPUS BOUNDARY



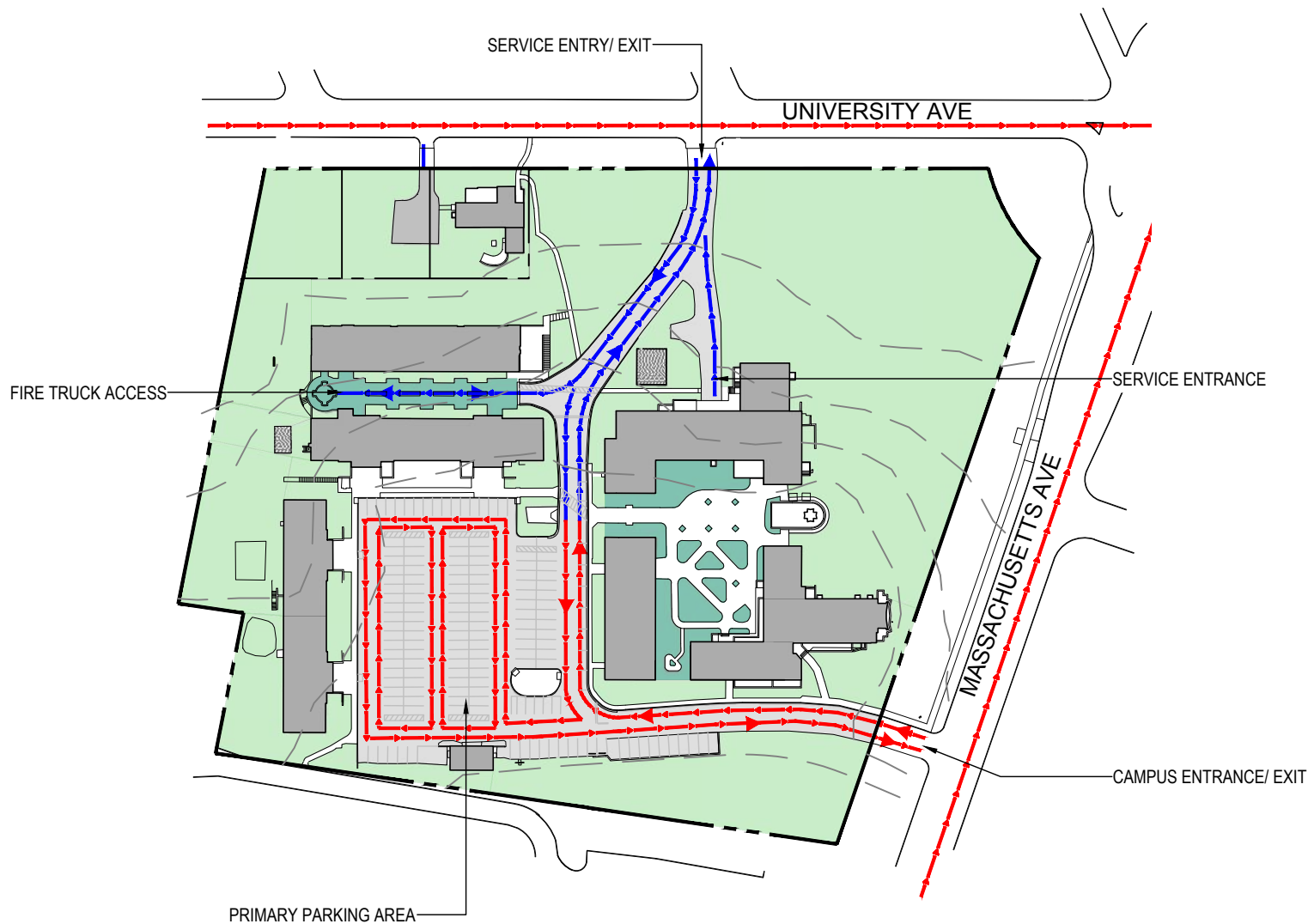
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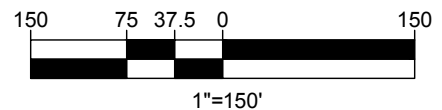
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT R - EXISTING VEHICLE CIRCULATION NETWORK



KEY

-  PRIMARY VEHICLE CIRCULATION DIRECTION
-  PRIMARY VEHICLE CIRCULATION ROUTE
-  SECONDARY VEHICLE CIRCULATION ROUTE
-  CAMPUS BOUNDARY



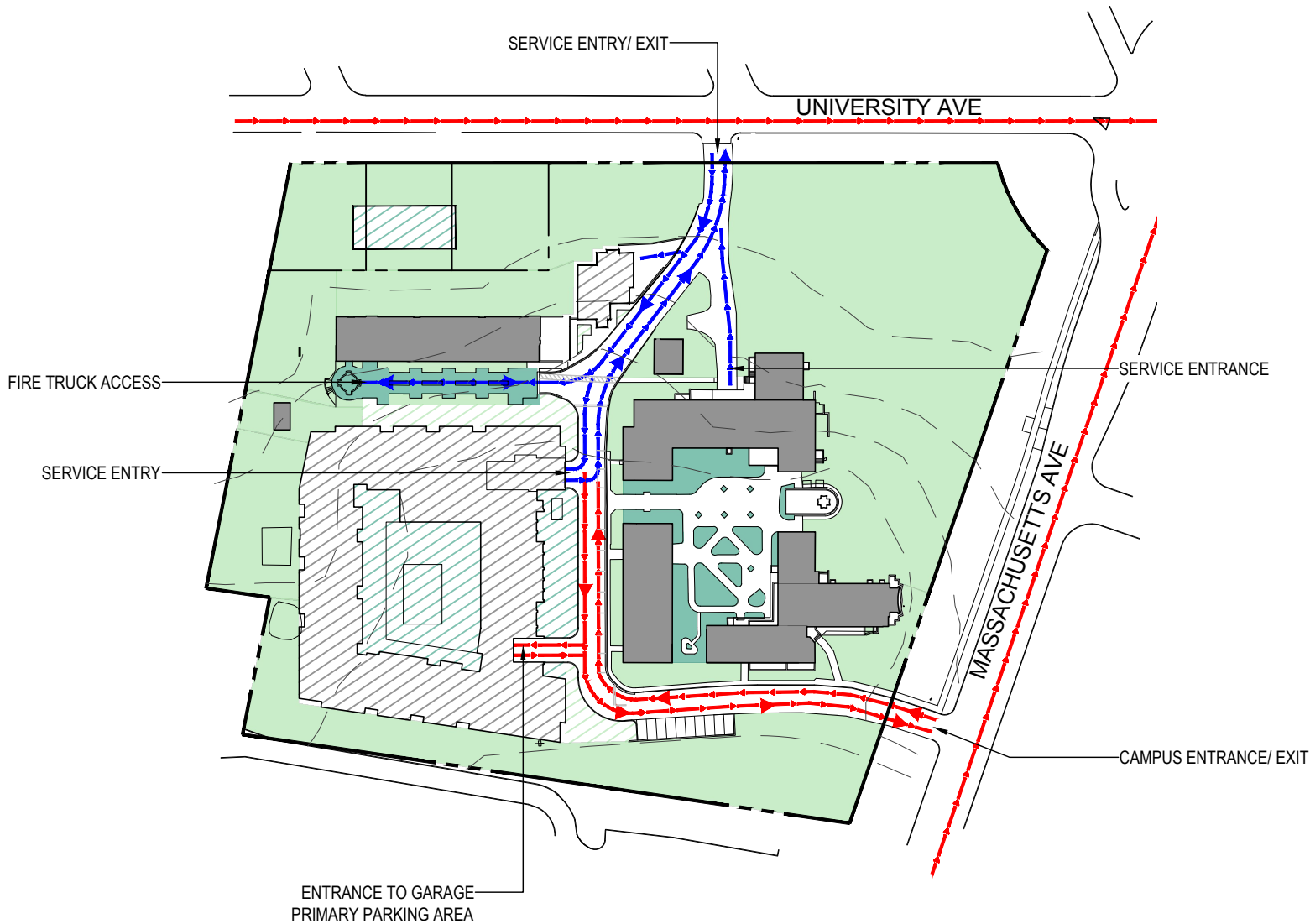
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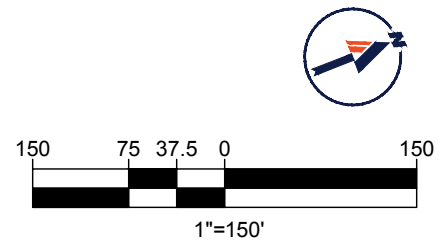
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT S - PROPOSED VEHICLE CIRCULATION NETWORK



KEY

-  PRIMARY VEHICLE CIRCULATION DIRECTION
-  PRIMARY VEHICLE CIRCULATION ROUTE
-  SECONDARY VEHICLE CIRCULATION ROUTE
-  CAMPUS BOUNDARY



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EXHIBIT T

WESLEY SEMINARY CAMPUS PLAN

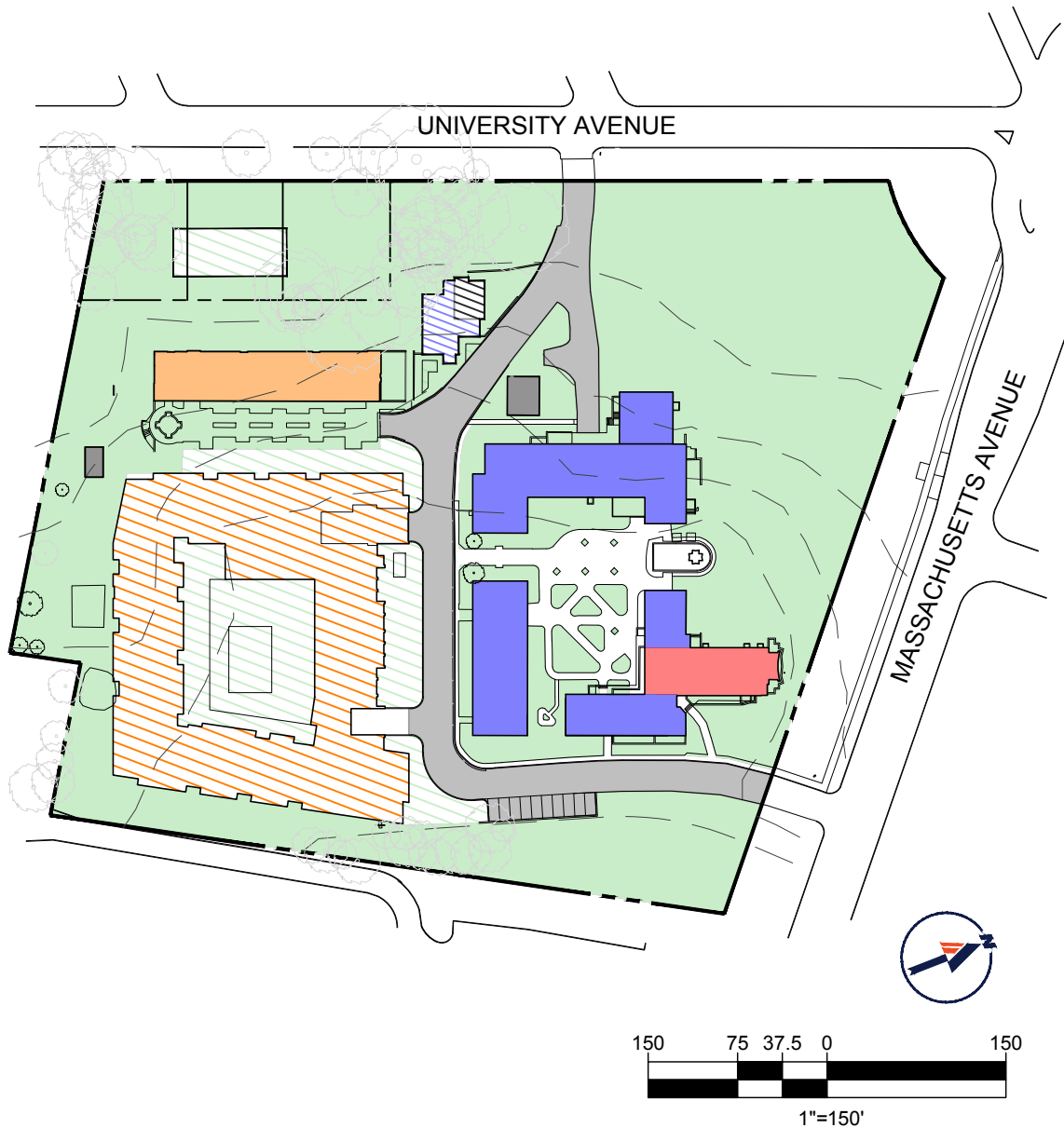
EXHIBIT T - MAJOR UTILITIES

Utility	Mass Ave.	University Ave.
Water	36"	12" (North of Rodman Street) 8" (South of Rodman Street)
Sanitary Sewer	15"	12" (North of Rodman Street) 10" (South of Rodman Street)
Storm Sewer	18"/21"	42" 15" (South of Sedgwick Street)
Gas	12"	N/A
Note: Electric service is provided from Massachusetts Avenue.		

EXHIBIT U

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT U - PROPOSED LAND USE



KEY

	PROPOSED RESIDENTIAL		RESIDENTIAL
	PROPOSED OPEN SPACE		ACADEMIC/ ADMINISTRATIVE
	PROPOSED SUPPORT PARKING/ OPEN AREA		CHAPEL
	PROPOSED SUPPORT STRUCTURE		SUPPORT STRUCTURES
	PROPOSED ACADEMIC/ ADMINISTRATIVE		SUPPORT PARKING/ OPEN AREA
	CAMPUS BOUNDARY		OPEN SPACE
	TREE		

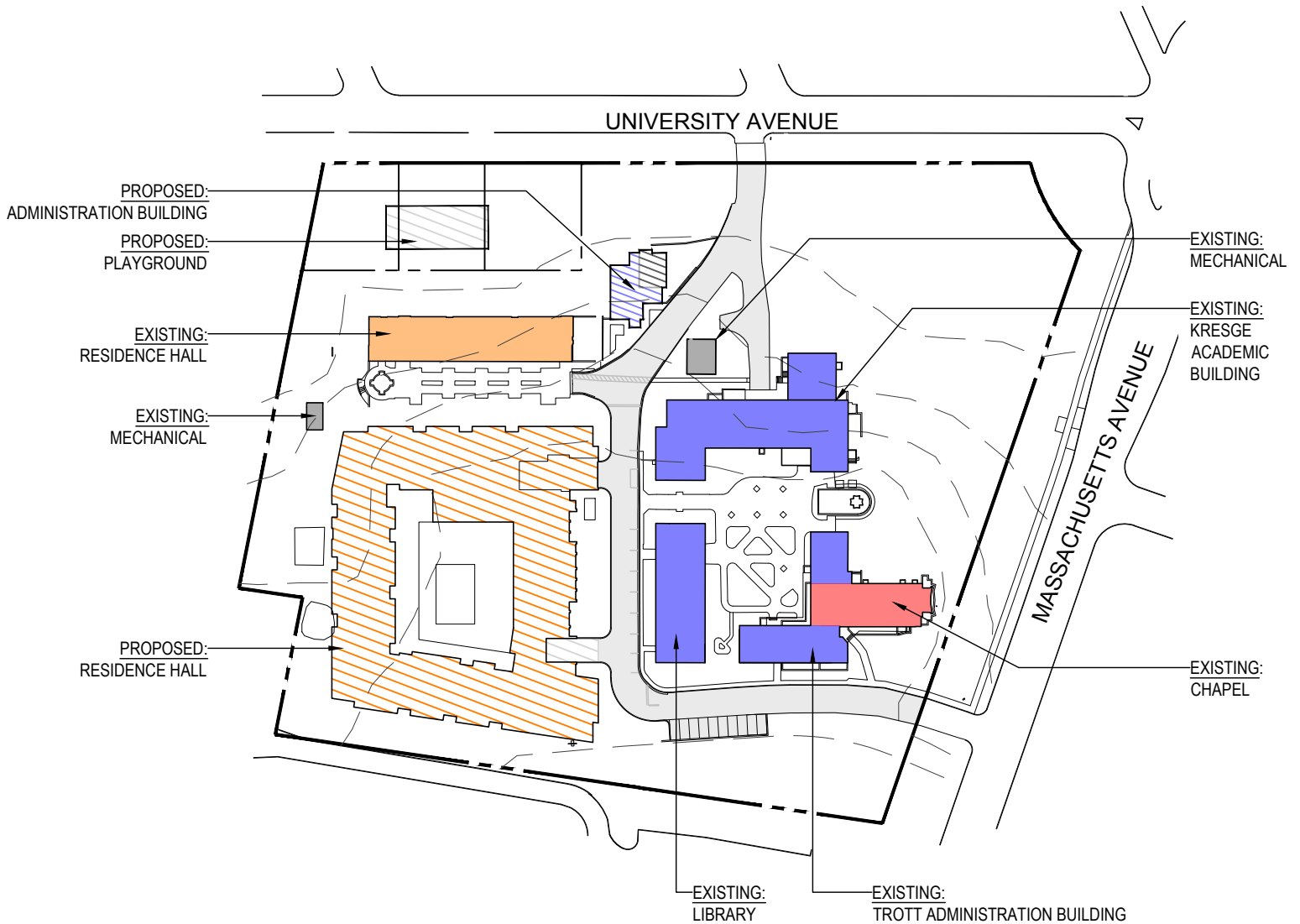
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EXHIBIT V

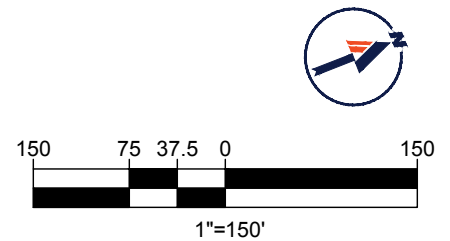
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT V - PROPOSED BUILDING USE AND INFRASTRUCTURE



KEY

	PROPOSED RESIDENTIAL
	PROPOSED SUPPORT PARKING/ OPEN AREA
	PROPOSED SUPPORT STRUCTURES
	PROPOSED ACADEMIC/ ADMINISTRATIVE
	RESIDENTIAL
	ACADEMIC/ ADMINISTRATIVE
	CHAPEL
	SUPPORT STRUCTURES
	SUPPORT PARKING/ OPEN AREA
	CAMPUS BOUNDARY



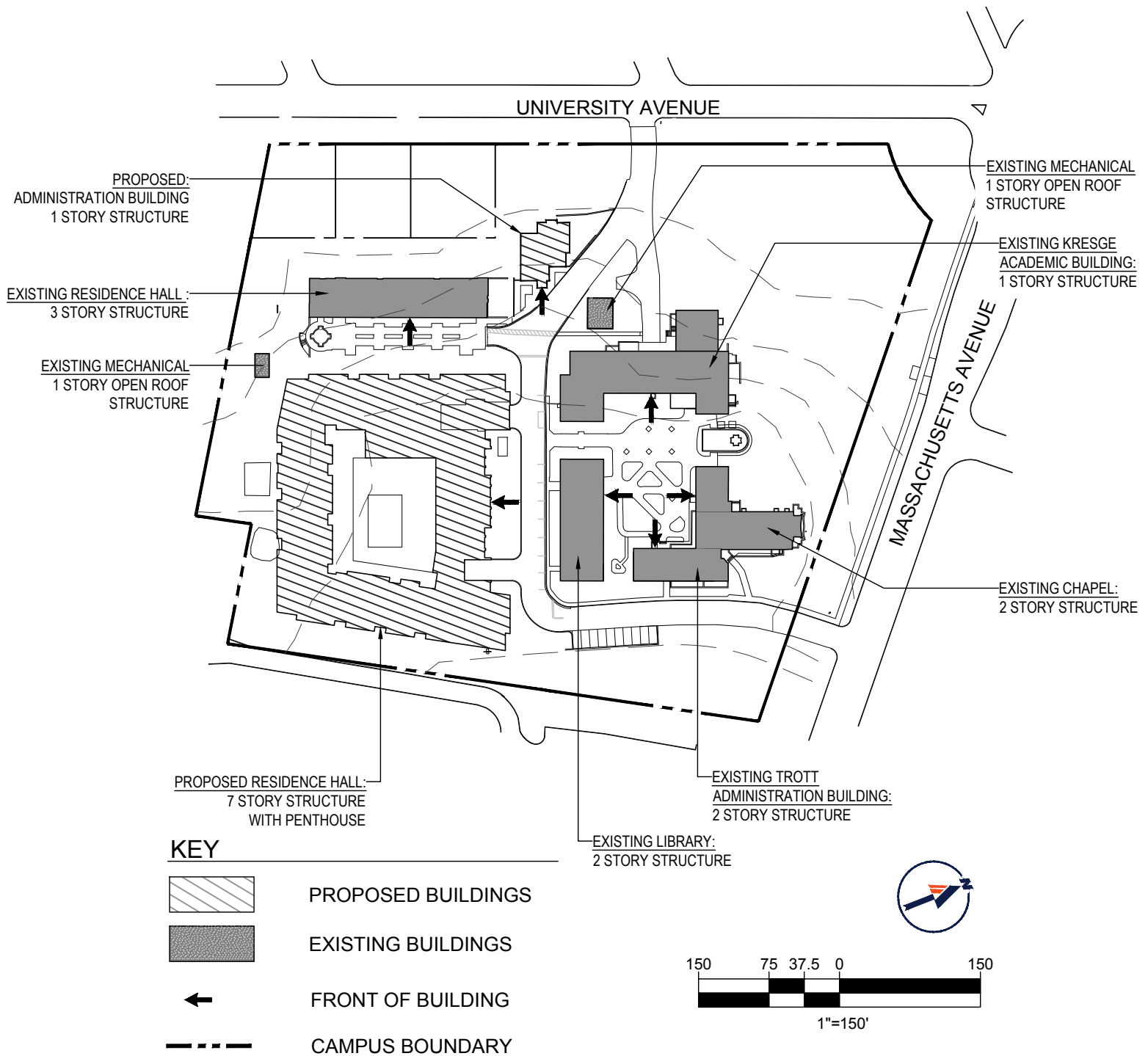
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EXHIBIT W

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT W - PROPOSED BUILDING HEIGHTS



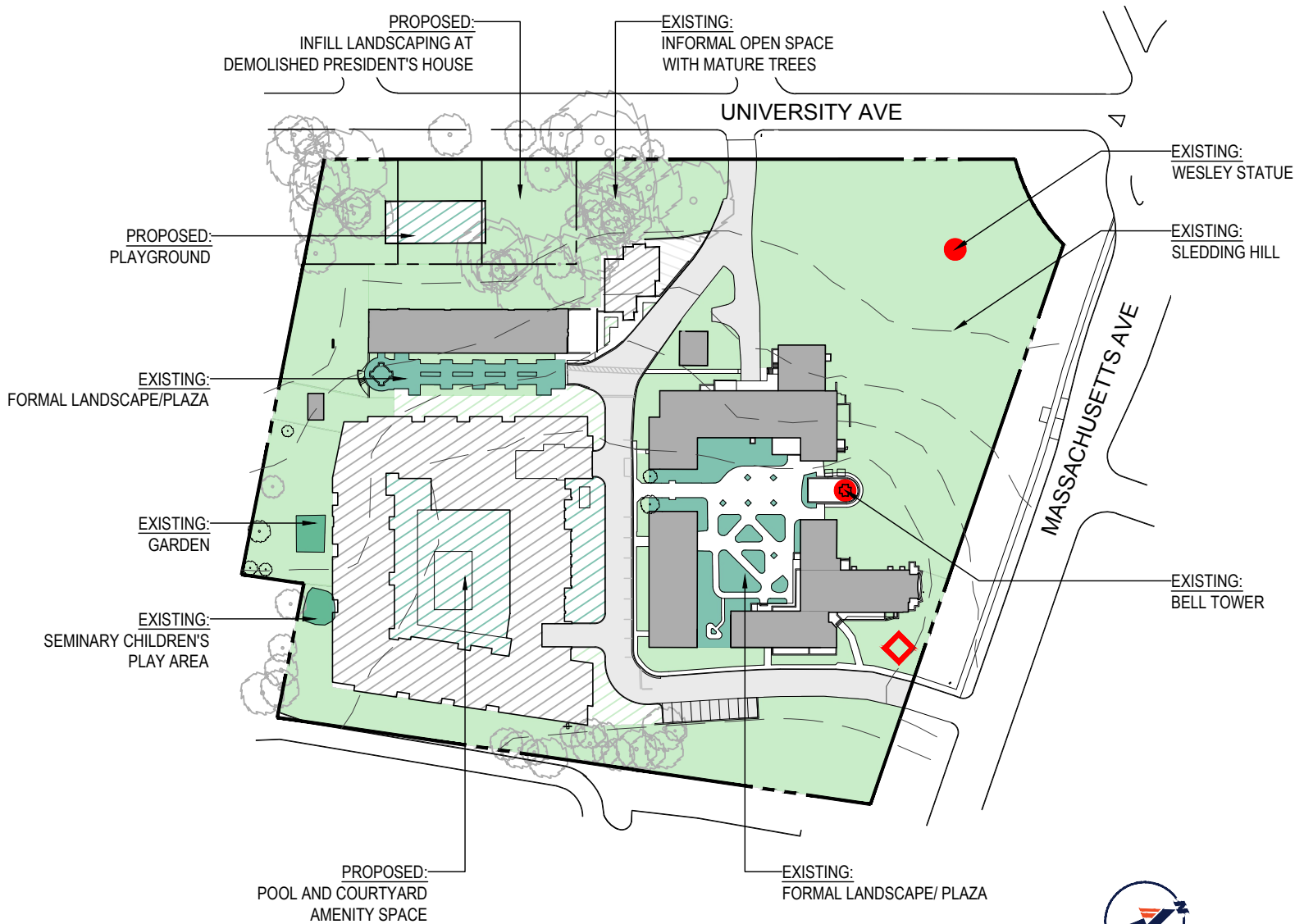
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EXHIBIT X

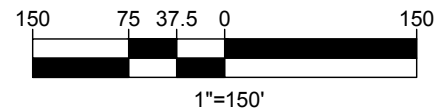
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT X - PROPOSED SITE AMENITIES



KEY

- INFORMAL LANDSCAPE/ OPEN SPACE
- FORMAL LANDSCAPE/ PLAZA
- PROPOSED INFORMAL LANDSCAPE/ OPEN SPACE
- PROPOSED FORMAL LANDSCAPE/ PLAZA
- PROPOSED BUILDING
- BUILDINGS
- SIGNIFICANT SITE ELEMENTS
- SIGNAGE
- CAMPUS BOUNDARY



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EXHIBIT Y



Commitment to Diversity, Equity, and Inclusion

The mission of Wesley Theological Seminary (“**Wesley**” or “**the Seminary**”) is to prepare persons for Christian ministry, to foster theological scholarship, and to provide leadership on issues facing the church and the world. Our aim is to nourish a critical understanding of Christian faith, cultivate disciplined spiritual lives, and promote a just and compassionate engagement in the mission of the church to the world.

Wesley is a community of persons in the church, accountable, as all Christian communities are, to the intention of God that all may be one. In recognition of God’s intention, this Commitment to Diversity, Equity, and Inclusion (“**DEI Commitment**”) recognizes all humans are made in the image and likeness of God and establishes Wesley as a community that intentionally seeks to include persons of multifarious differences as students, faculty, staff, administrators, and members of the Seminary’s Board of Governors (“**Board**”).

Wesley’s commitment to diversity, equity, and inclusion is to be lived out in our admission and support of students; in the hiring and promotion of faculty, staff, and administrators; in the selection of members to the Board; and through the work of Wesley’s Diversity, Equity, and Inclusion Committee (“**DEI Committee**”) and Diversity, Equity, and Inclusion Officer (“**DEI Officer**”) as supported by Wesley’s Board, Administration, faculty, staff, and students.

Wesley’s Policy on Prohibited Discrimination, Harassment, and Retaliation (“**Nondiscrimination Policy**”) addresses the Seminary’s commitment to complying fully with all applicable federal and District of Columbia laws prohibiting discrimination, harassment, and retaliation. This Commitment to Diversity, Equity, and Inclusion addresses the Seminary’s further commitment to promoting a diverse, equitable, and inclusive educational experience, recruitment and hiring process, and affirming work environment.

REASONS FOR WESLEY’S COMMITMENT

Wesley’s community embraces and promotes diversity, equity, and inclusion as fundamental to our Christian faith. God is the creator of all humankind (Gen 1:27, inclusive language) and in God, we share a common humanity. Jesus made clear God’s love for all people regardless of their color, ethnicity, gender, background, or other personal characteristics; and demonstrated God’s inclusive love during his life. Further, he showed through his teaching and ministry that Christians are to accept and be in ministry with persons most like them as well as least like them. Jesus showed that Christians and Christian communities have a particular obligation to demonstrate the reality of Christ’s culture-transforming love for all people. Therefore, while we are a Christian seminary, Christianity is not a requirement for admission, attendance, or employment. Wesley strives to create a diverse and inclusive community, equip a diverse group of individuals for Christian ministry, and provide leadership to the world on this fundamental aspect of our faith.

Wesley's community also embraces and promotes diversity, equity, and inclusion because such a diverse and inclusive environment enriches the experience of the Seminary's students, staff, faculty, administrators, and Board. Learning with and from persons representing different life experiences and spiritual journeys to Wesley's community informs intentional understanding, creates opportunities to engage, and equips us to tear down dividing walls that prohibit oneness in the peace of Jesus. Interaction within a diverse intellectual community improves active learning and critical thinking. Scholarship flourishes when the rich diversity of human perspectives and experiences is heard, equitably regarded, and included in the curriculum, conversation, and consciousness. Diversity, equity, and inclusion are thus core to Wesley's mission as a Christian seminary.

INSTITUTIONAL OVERSIGHT

The Seminary's DEI Committee and DEI Officer, together with the Seminary's Administrators and Board, have responsibility for institutional oversight of Wesley's commitment to diversity, equity, and inclusion.

I. DEI Committee

The following representatives within Wesley's community shall serve on the DEI Committee:

- (1) Diversity Officer, appointed by the President.
- (2) Director of Human Resources.
- (3) One Board member, appointed by the Board.
- (4) One faculty member, appointed by the faculty.
- (5) One additional staff member, appointed by the Staff Council.
- (6) At least one student, appointed by the Student Council.
- (7) Title IX Coordinator, appointed by the President.
- (8) Diversity Chair, chosen by Committee members or appointed by the President.

The Seminary's DEI Officer and Director of Human Resources shall serve ex-officio on the Committee with no term limit. Other committee members shall serve two-year terms with a limit of three consecutive terms. Terms for the Board and faculty representatives on the committee commence at the beginning of the academic year (July 1) in odd-numbered years. Terms for the staff and student representatives commence at the beginning of the academic year (July 1) in even-numbered years. If a member ceases to serve prior to the expiration of their term a replacement member shall be appointed, in the same manner as the departing member, to serve the remainder of the departing member's term. Serving a partial term as a replacement member shall not count against the limit of three consecutive terms on the committee.

The DEI Committee shall include at least one person of color; at least one person who is not a person of color; at least one man; and at least one woman; and may include transgender or non-binary persons. If at any time the committee does not meet these requirements the president shall appoint an additional member or members to satisfy the requirement. The additional member(s) shall serve until the end of the academic year for which they were appointed and may be reappointed by the president if these requirements would not otherwise be met.

The DEI Committee shall choose one of its members to serve as the committee chair for each academic year. If a chairperson is not chosen by September 1 of any academic year, the president shall appoint a chairperson from among the members of the committee.

The DEI Committee shall have the following duties:

- (1) Nominate an individual to serve as the Seminary's DEI Officer to be appointed by the President and act until otherwise determined.
- (2) Collaborate with the DEI Officer and assist in advancing the goals of this DEI Commitment.
- (3) Participate in educating the Seminary community on DEI issues by encouraging engagement and facilitating awareness activities and opportunities that amplify the Seminary's commitment to creating a diverse, equitable, and inclusive community. Expand DEI focuses to embrace individual consciousness and communal commitment to creating an enviable diverse experience for all persons affiliated with Wesley.
- (4) Develop procedures to promote and implement Wesley's commitment to diversity, equity, and inclusion. Amplify DEI awareness through surveys, events, a dynamic webpage, DEI tools for faculty to use in curriculum and classroom and being equipped to have answers for any person who asks about the hope we have (1 Pet 3:15) in our calling to welcome everyone to Wesley's community for an encounter of the love of God.
- (5) Monitor the Seminary's application, admission, retention, recruitment, and hiring procedures to ensure that these support Wesley's DEI commitment and report any departures from this commitment to the person(s) responsible for the area of concern and to Wesley's president.
- (6) Through the DEI Officer, report at least annually to the president and to the Board's Enrollment and Academic Programs Committee about all significant matters related to the DEI Committee.
- (7) Recommend to the president and the Board, as the committee deems appropriate, any changes needed to this policy.

II. DEI Officer

A DEI Officer shall be nominated by the DEI Committee and appointed by the president until otherwise determined. The DEI Committee will nominate an individual who is a regular member of the Seminary's staff or faculty, but not a member of the Administrative Council or Board of Directors, and who in the committee's view shows integrity, sensitivity, and leadership.

The DEI Officer shall have the following duties:

- (1) Coordinate DEI activities that involve the committee and engage students, staff, faculty, administrators, and the Board.
- (2) Consult with the DEI Committee Chair to manage meeting logistics and disseminate information to the DEI Committee members.
- (3) Consult and coordinate with the Title IX Coordinator, the Director of Human Resources, and the Associate Dean for Community Life, and other Seminary personnel regarding DEI issues.
- (4) On behalf of the DEI Committee, report at least annually to the president and to the Board's Enrollment and Academic Programs Committee regarding all significant matters related to the DEI Committee.

III. Seminary Administration

The Seminary's president and other members of the administration have responsibility for recruiting and admitting students, hiring employees, and administering the operation of the Seminary. This includes pursuing the goals set forth in this policy. To this end, the Seminary's administration shall:

- (1) Lead, support, and monitor the Seminary's commitment to diversity, equity, and inclusion.
- (2) In admitting and supporting students, and in hiring and promoting faculty, staff, and administrators, take intentional actions to advance the Seminary's commitment to diversity, equality, and inclusion.
- (3) Coordinate with the DEI Committee and DEI Officer in these efforts, including where appropriate with respect to recruiting, hiring, and promotion decisions.

IV. Board of Governors

The Seminary's Board of Governors is an integral part of the Seminary community and has an important role in advancing the goals of this policy. To this end, the Board shall:

- (1) Approve an annual budget for DEI programming and a DEI Officer stipend.
- (2) In selecting its members, and in appointing members to leadership positions on the Board, seek commitment to advance the Seminary's commitment to diversity, equality, and inclusion.
- (3) As part of its oversight role, support and monitor the Seminary's efforts to promote diversity, equity, and inclusion.
- (4) Review the DEI Officer's reports to the Board's Enrollment and Academic Programs Committee, and act if needed in response to such reports.

PUBLICATION OF THIS POLICY

This policy shall be published on the Seminary's website and in the Seminary's Faculty Manual, Staff Manual, Student Handbook, and Annual Catalog. It will also be an addendum to job descriptions, admission packets, orientation materials, course syllabi, and Blackboard.

Advisor: John C. Millian

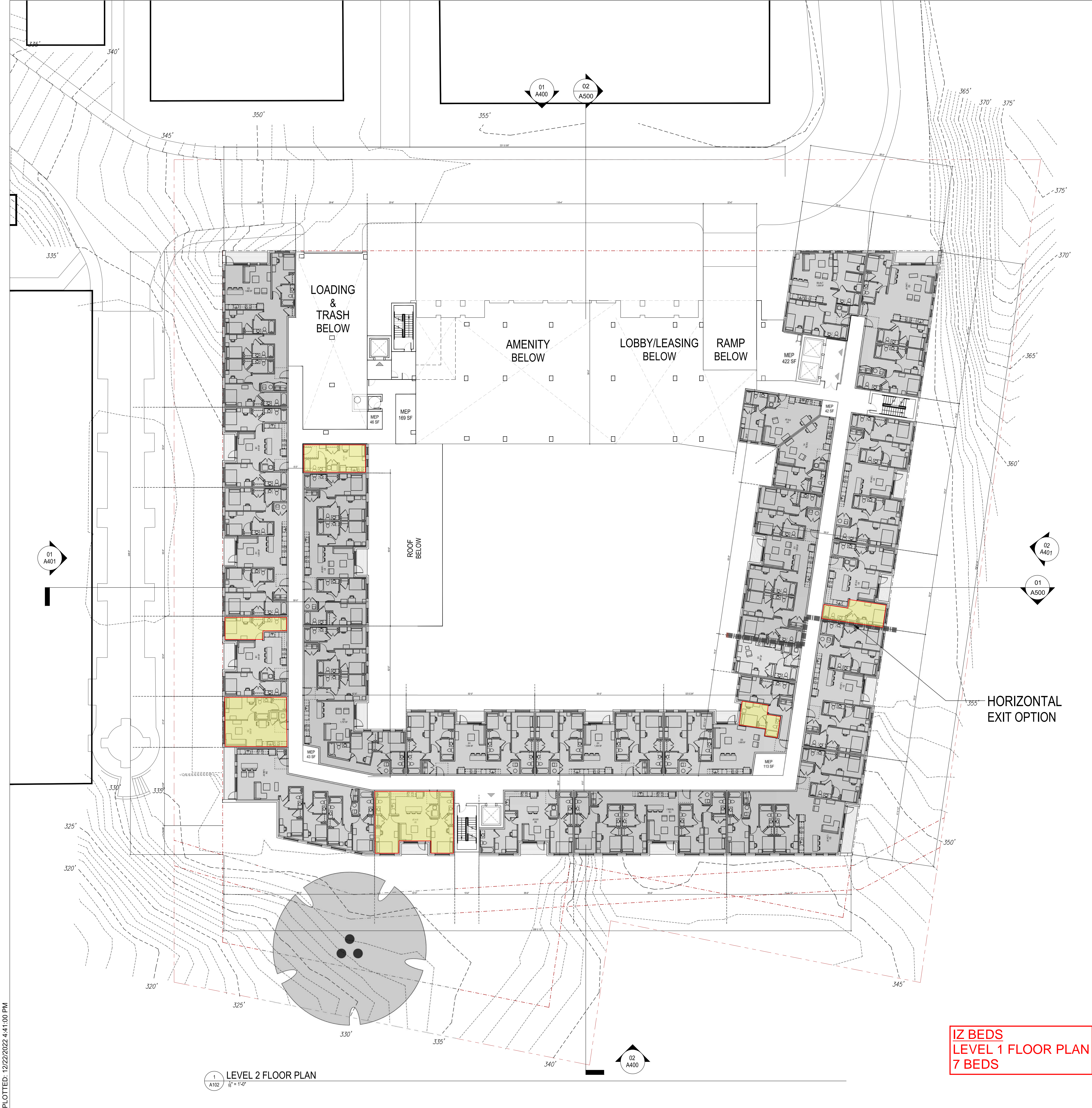
Reviewed by:

Raedorah C. Stewart, *Diversity Officer*
Julie Hagen, *Committee Chair & Staff Representative*
NaNa Jeon, *Student Representative*
Karen Santiago, *Title IX and ISS, Staff Representative*
Lee Brown, *Office of Community Life, Staff Representative*
Josiah Young, *Faculty Representative*
Maggie Ayres, *Human Resources Representative*
Louis Hutchinson, *Board of Governors Representative*

Exhibit Z



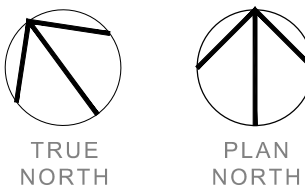
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1 LEVEL 2 FLOOR PLAN
A102 1/8" = 1'-0"

1Z BEDS
LEVEL 1 FLOOR PLAN
7 BEDS

SCALE: 1/8" = 1'



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CERTIFICATION

I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional, under
the laws of the District of Columbia.

License Number Date

ISSUANCE	No.	DATE
50% Schematic Design		04/26/21

DATE	
DRAWN BY	
CHECKED BY	
COMMISSION NO.	

LEVEL 2
FLOOR PLAN

A102

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Landscape Architecture
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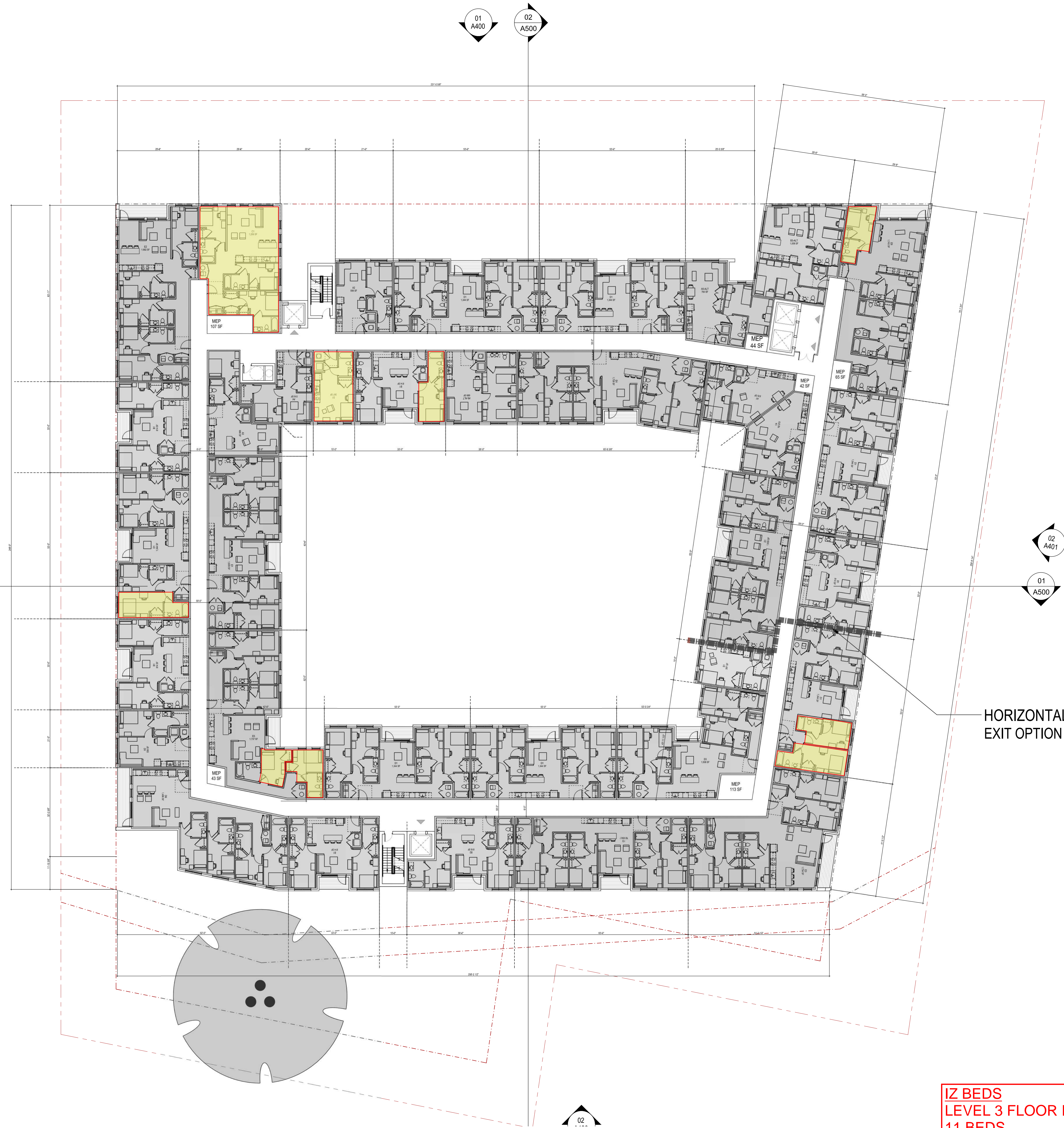
License Number Date

ISSUANCE	No.	DATE
50% Schematic Design		04/26/21

DATE	
DRAWN BY	
CHECKED BY	
COMMISSION NO.	

LEVEL 3
FLOOR PLAN

A103

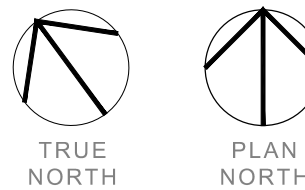


HORIZONTAL
EXIT OPTION

1Z BEDS
LEVEL 3 FLOOR PLAN
11 BEDS

1 LEVEL 3 FLOOR PLAN
A103 1/8" = 1'-0"

SCALE: 1/8" = 1'



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CERTIFICATION

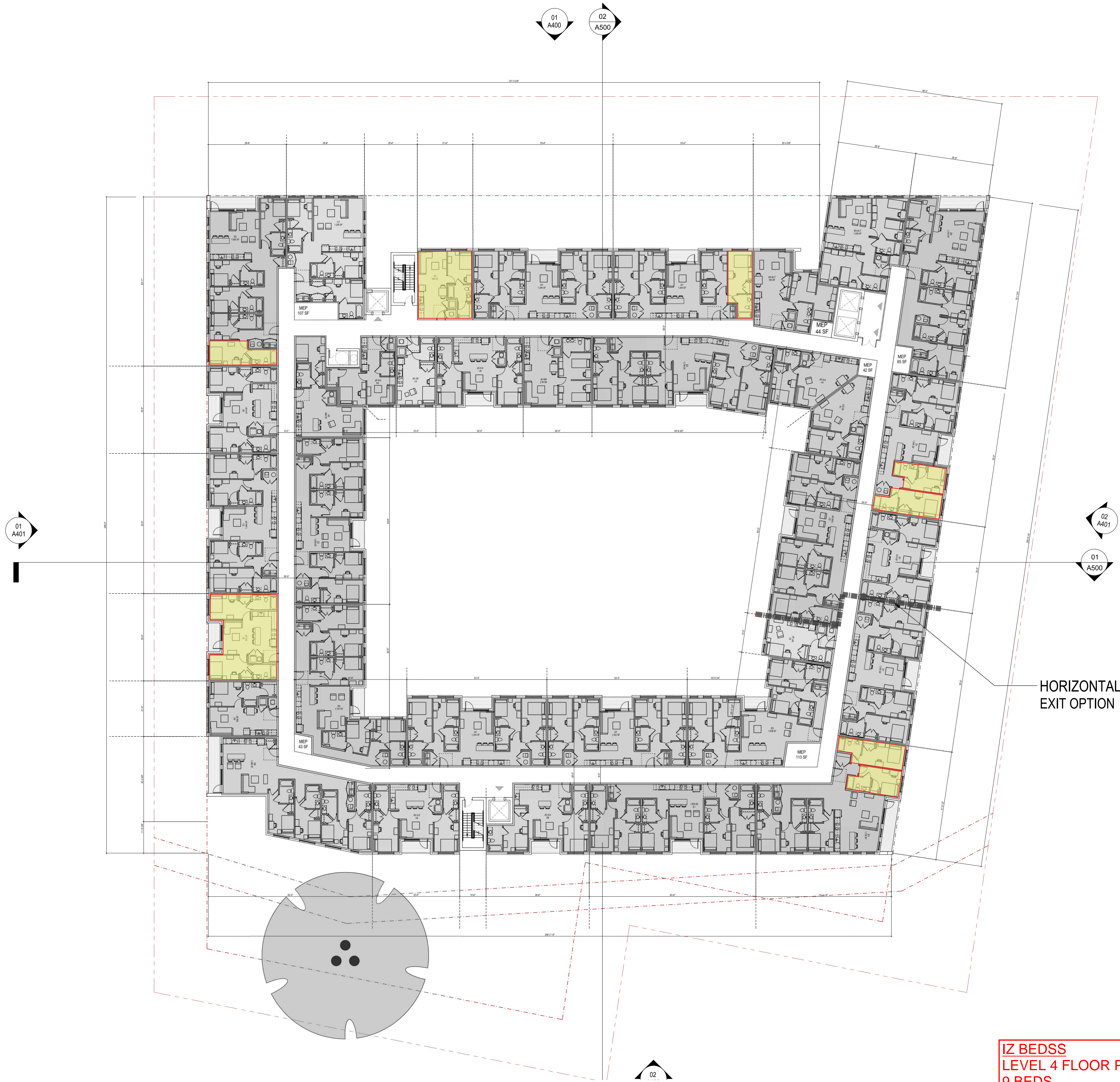
hereby certify that this plan, specification
report was prepared by me or under my
direct supervision and that I am a duly
licensed Professional under
the laws of the District of Columbia.

License Number		Date
ISSUANCE	No.	DATE
100% Schematic Design		04/26/21
DATE		
DRAWN BY		
CHECKED BY		
COMMISSION NO.		

LEVEL 4 FLOOR PLAN

A 104

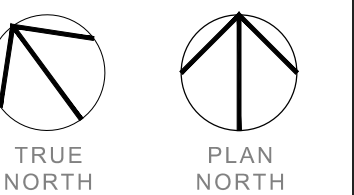
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1 LEVEL 4 FLOOR PLAN
A103 $\frac{1}{16}'' = 1'-0''$

IZ BEDSS
LEVEL 4 FLOOR PLAN
9 BEDS

SCALE: $\frac{1}{16}" = 1'$



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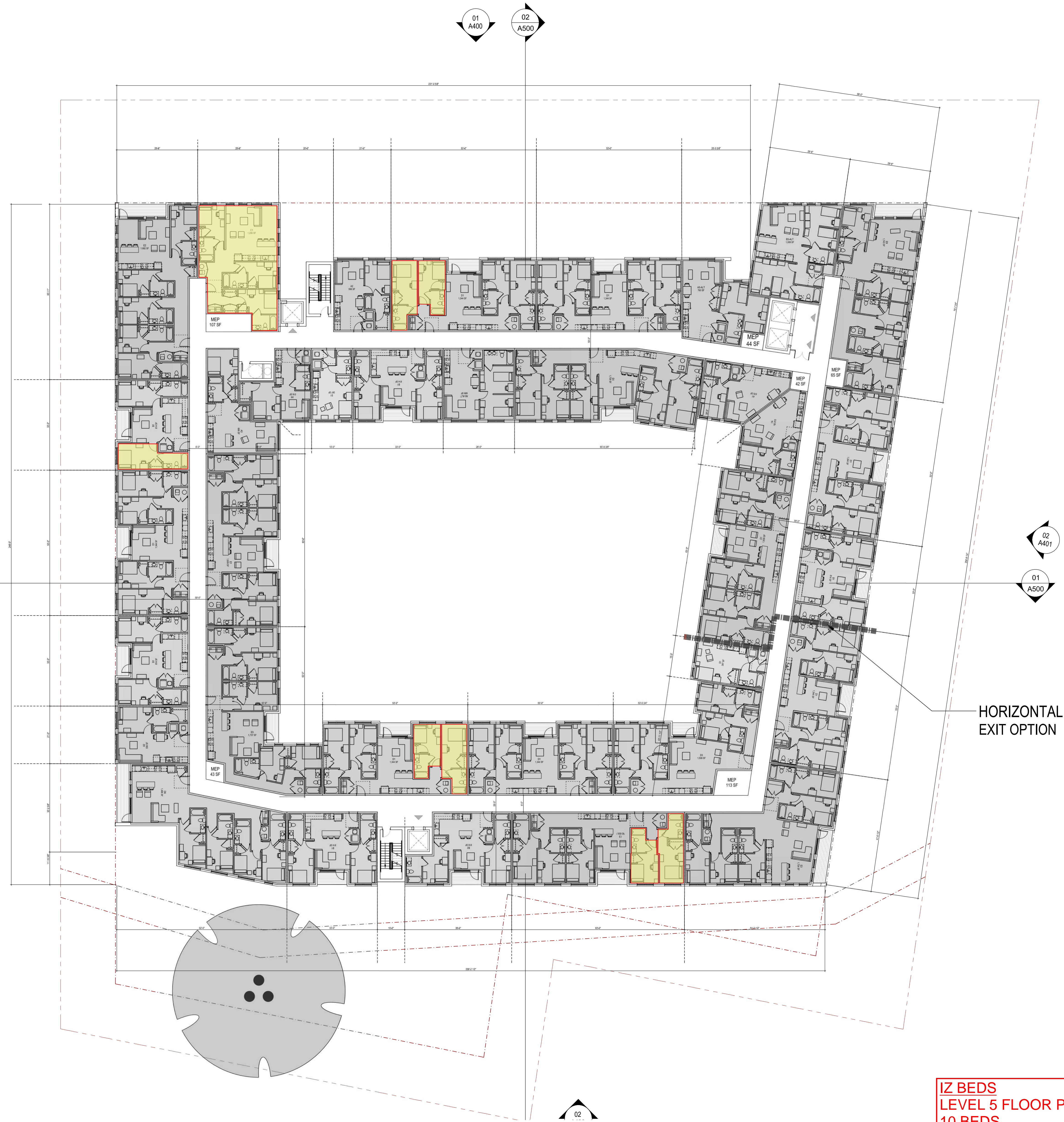
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AT WESLEY

CERTIFICATION
I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional, under
the laws of the District of Columbia.

License Number		Date
ISSUANCE	No.	DATE
50% Schematic Design		04/26/21
DATE		
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CHECKED BY		
COMMISSION NO.		

LEVEL 5
FLOOR PLAN

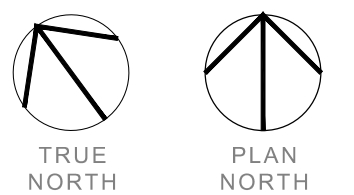
A105



1 LEVEL 5 FLOOR PLAN
A105 1/8" = 1'-0"

IZ BEDS
LEVEL 5 FLOOR PLAN
10 BEDS

SCALE: 1/8" = 1'



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CONSTRUCTION

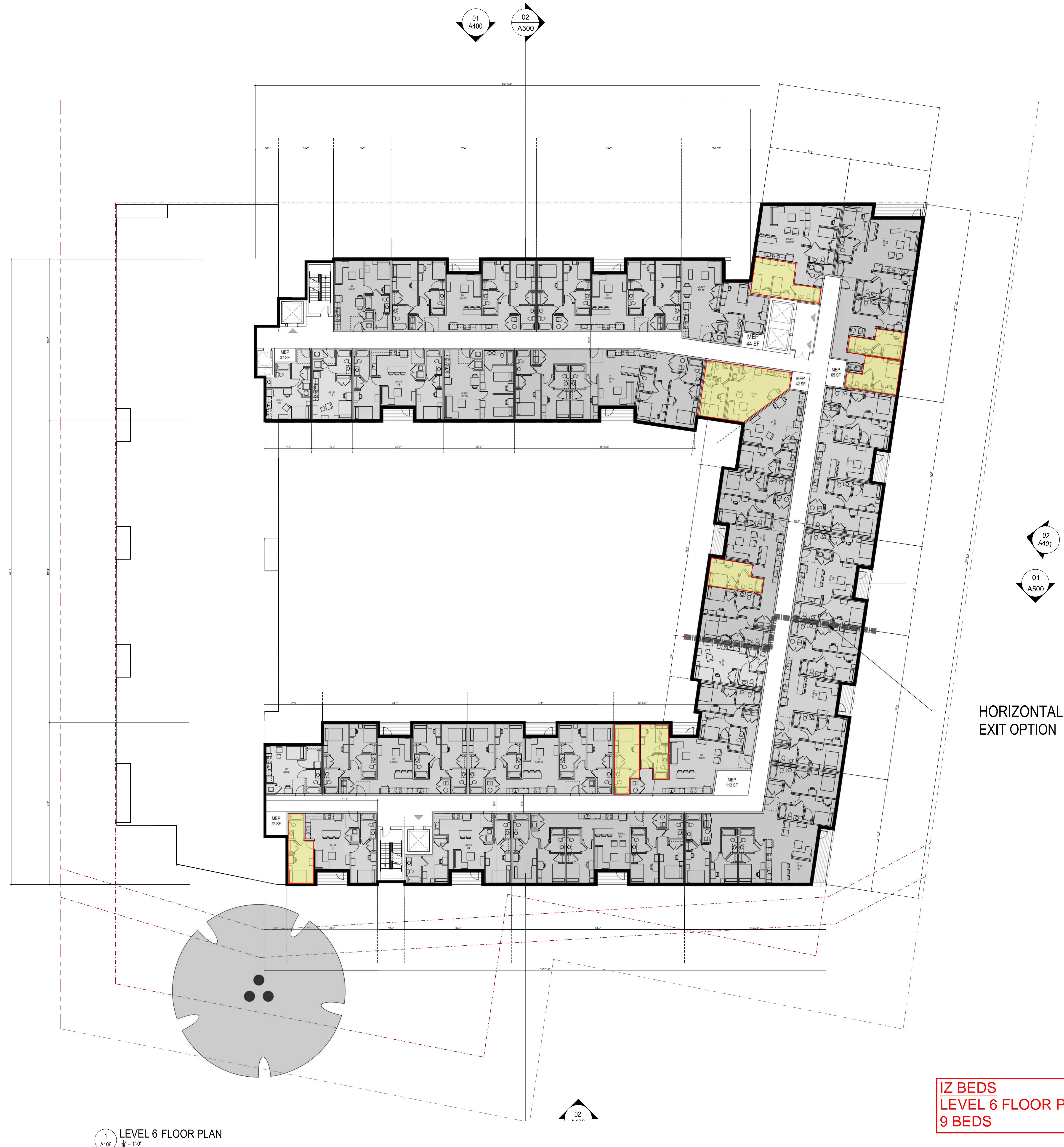
THE STANDARD
AT WESLEY

CERTIFICATION
I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional, under
the laws of the District of Columbia.

License Number		Date
ISSUANCE	No.	DATE
50% Schematic Design		04/26/21
DATE		
DRAWN BY		
CHECKED BY		
COMMISSION NO.		

LEVEL 6
FLOOR PLAN

A106



Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

1054 31st Street NW
Canal Square, Suite 410
Washington, D.C. 20007
Telephone: 202-515-3173
www.bkvgroup.com

NOT FOR
CONSTRUCTION

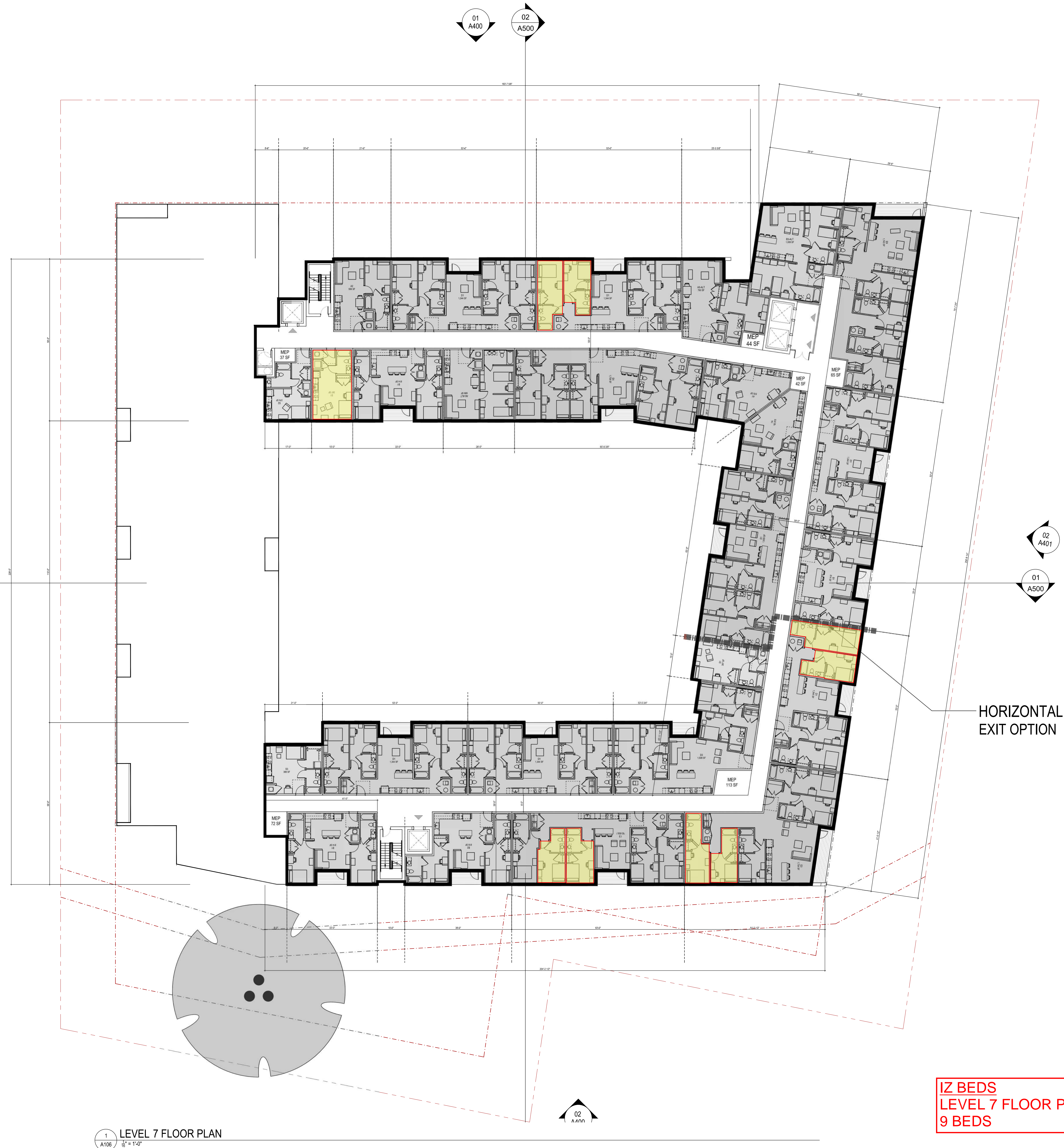
THE STANDARD
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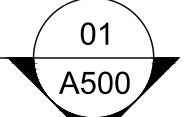
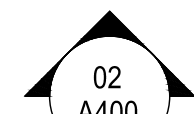
License Number		Date
ISSUANCE	No.	DATE
50% Schematic Design		04/26/21
DATE		
DRAWN BY		
CHECKED BY		
COMMISSION NO.		

LEVEL 7
FLOOR PLAN

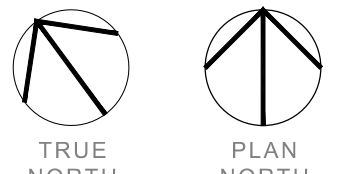
A107



1 LEVEL 7 FLOOR PLAN
A106 1/8" = 1'-0"



SCALE: 1/8" = 1'



Architecture
Interior Design
Landscape Architecture
Engineering

Boorman
Kroos
Vogel
Group
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Washington, D.C. 20007
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NOT FOR
CONSTRUCTION

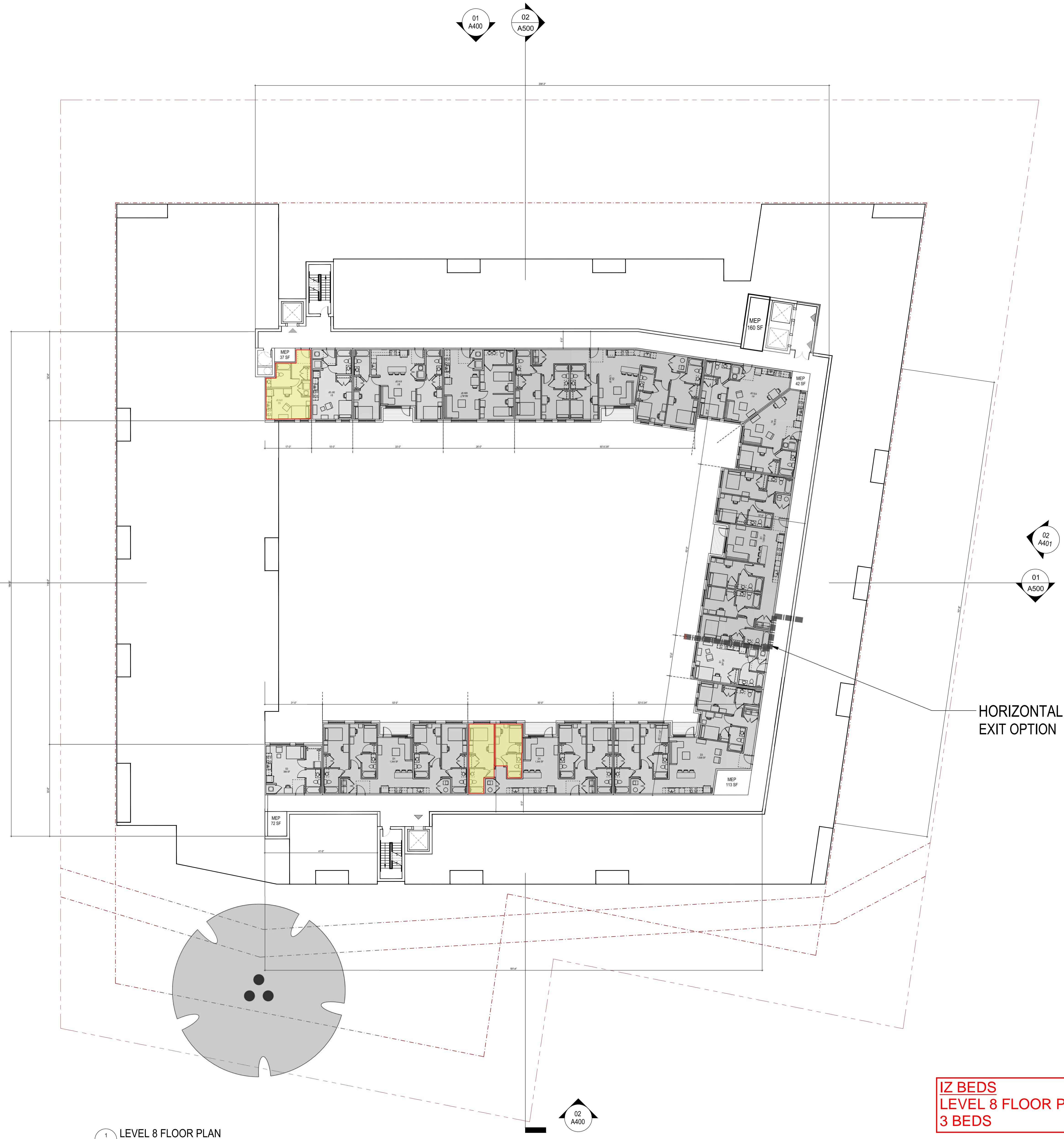
THE STANDARD
AT WESLEY

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direct supervision and that I am a duly
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the laws of the District of Columbia.

License Number		Date
ISSUANCE	No.	DATE
50% Schematic Design		04/26/21
DATE		
DRAWN BY		
CHECKED BY		
COMMISSION NO.		

LEVEL 8
FLOOR PLAN

A108





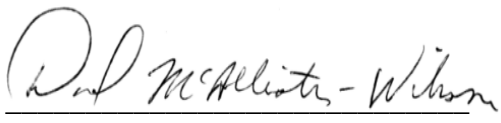
June 14, 2023

Mr. Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
One Judiciary Square
441 4th Street, N.W.
Suite 210-South
Washington, D.C. 20001

Re: Application of the Wesley Theological Seminary of the United Methodist Church for
Approval for A Campus Plan

Dear Chairperson Hood:


Please be advised that Wesley Seminary hereby authorizes the law firm of Greenstein, DeLorme & Luchs, P.C., as authorized agent ("Agent"), to file an application for a Campus Plan to be processed in conjunction with and parallel to the pending PUD Application, Case No. 23-08.

By: 
Rev. David McAllister-Wilson
President, Wesley Theological Seminary

The Agents have read the Zoning Commission Rules of Practice and Procedure (11 DCMR, Subtitle Z) and are able to competently represent the Owner.

GREENSTEIN DELORME & LUCHS, P.C.

By: 
John Patrick Brown, Jr., Esq.
Agent

By: 
Lyle M. Blanchard, Esq.
Agent

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 16, 2021

Plat for Building Permit of: SQUARE 1600 Lots 7-9 & 818 - 819

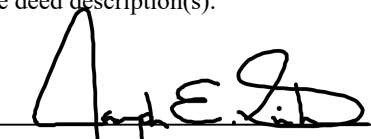
Scale: 1 inch = 60 feet

Recorded in Book 201 Page 128 (Lots 7 - 9)
Book A & T Page 3887 - M (Lots 818 - 819)

Receipt No. 22-00897 Drawn by: A.S.

Furnished to: KAYLA SHATTUCK

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


Surveyor, D.C.

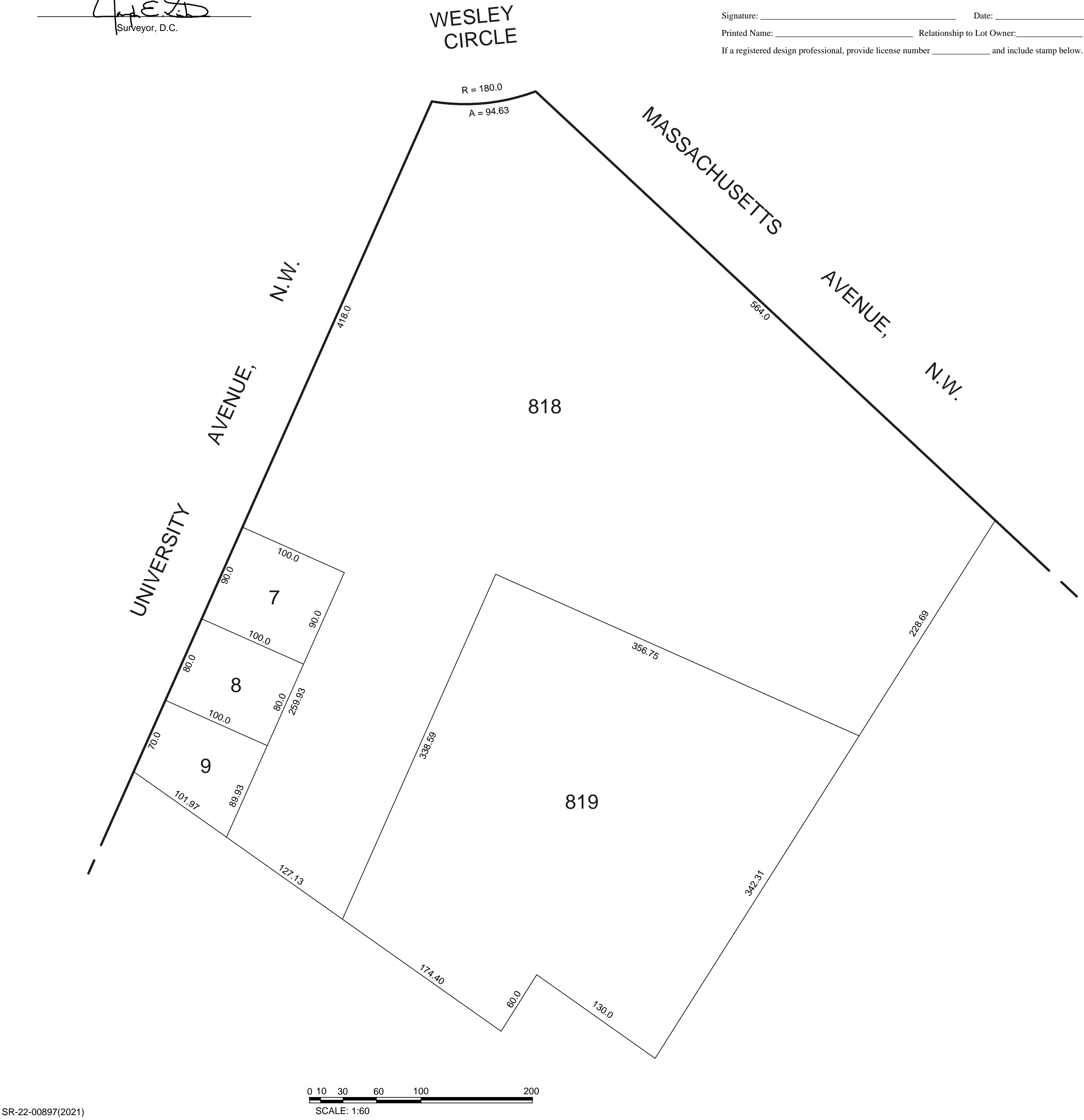
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____
Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.




SR-22-00897(2021)

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Campus Plan approval submitted by The Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) was mailed to Advisory Neighborhood Commissions (“ANC”) 3D and 3E and to the owners of all property within 200 feet of the perimeter of the subject property on November 12, 2021, at least 45 calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11 DCMR Subtitle Z, Section 302.6.

The Wesley Seminary Thrive in Place Campus Plan (2023-2033) is the result of a community engagement process that began in 2019 and is ongoing most recently on May 15, 2023, involving the Community Liaison Committee, ANC 3D and 3E, and the broader community. In addition to numerous meetings with the community, Wesley Seminary has posted Campus Plan documents on its website for review and comment. www.wesleyseminary.edu/wesley-master-plan-updates

A copy of the notice is attached hereto.

By: 
John Patrick Brown, Jr., Esq.

Date: June 14, 2023

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
APPROVAL OF A CAMPUS PLAN

November 12, 2021

The Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) gives notice of its intent to file an application for approval of a Campus Plan for its Spring Valley campus located at 4500 Massachusetts Avenue, N.W. (Square 1600, Lots 6 (Lots 818 and 819), 7, 8 and 9) (“Campus”). Wesley Seminary seeks approval of a ten-year plan for years 2022 through 2032 (“2022 Plan”) for the Campus.

The Campus is located in the RA-1 Zone District bounded by University Avenue, Massachusetts Avenue and the existing American University campus. The 8.78-acre Campus is currently improved with academic and administrative uses, a chapel, three student residential buildings and a surface parking lot.

Planning for the 2022 Plan began in 2019 with engagement with the established Community Liaison Committee, Advisory Neighborhood Commission 3D, other neighborhood organizations and District of Columbia agencies. This process was slowed by the public health emergency, but has regained substantial momentum through 2021. This productive community engagement will continue prior to and after the filing of this application with the Zoning Commission and during future further processing applications.

The 2022 Plan is a renewed commitment by Wesley Seminary, a leading national and international theological educational institution, to its Spring Valley Campus and role in Washington, D.C., regionally, nationally and internationally. This Plan will allow Wesley Seminary to “Thrive in Place” for the long-term.

The 2022 Plan proposes to demolish two 1960– era dormitories (Straughn Hall and Carrol Hall) with ninety beds, and demolish the Old President’s House on University Avenue and re-landscape that area. The existing surface parking lot (105 spaces) and adjacent one-story maintenance building will be demolished and replaced with a new dormitory with approximately 559 beds and 300-350 underground parking spaces to be constructed by Landmark Properties, a leading nationwide student housing provider, under a long-term ground lease with Wesley Seminary. This new dormitory will be occupied exclusively by Wesley Seminary and American University students. A new two-story residential scale and design administrative building with lower-level maintenance facility will be constructed at the top of the University Avenue driveway adjacent to the New Residence Hall constructed in 2014. The other existing Wesley Seminary buildings, including Kresge Hall, Trott Administration Building, Library, Chapel and New Residence Hall will remain in place as the perimeter of the existing hilltop campus.

The 2022 Plan will maintain and enhance the existing Open Space Green Area Buffer with the adjoining neighborhoods on University and Massachusetts Avenues. Fully 55% (210,000 square feet) of the Campus area will remain Green Open Space. The total gross floor area proposed will result in a total floor area ratio (“FAR”) of approximately 1.1, well below the maximum 1.8 FAR permitted. Approximately 263,000 square feet of gross floor area will not be developed.

The proposed 2022 Plan documents are posted on Wesley Seminary's website <https://www.wesleyseminary.edu/wesley-master-plan-updates> and continuously updated.

Wesley Seminary will continue its community engagement, including future meetings with ANC 3E on December 9, ANC 3D, the Community Liaison Committee and other groups. Wesley Seminary is available to discuss the proposed 2022 Plan with all interested groups and individuals.

This Campus Plan application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 1 and Subtitle Z, Section 302 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 302.6 of the Zoning Regulations.

Wesley Seminary's land use counsel is Greenstein DeLorme & Luchs, P.C. If you require additional information regarding this proposed Campus Plan application, please contact Patrick Brown at 202-452-1400 or jpb@gdllaw.com.

LINSON, MAYA
440 L ST NW # BW906
WASHINGTON DC 20001-2560

JAGANNATHAN, NATALIA
4615 RODMAN ST NW
WASHINGTON DC 20016-3232

WESLEY THEOLOGICAL SEMINARY
4500 MASS AVE NW
WASHINGTON DC 20016-5632

AMERICAN UNIVERSITY
4400 MASSACHUSETTS AVE NW
WASHINGTON DC 20016-8002

RUIZ, ESTHER P
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WASHINGTON DC 20016-5611

WESLEY THEOLOGICAL SEMINARY
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WASHINGTON DC 20016-5632

AMERICAN UNIVERSITY
4400 MASSACHUSETTS AVE NW
WASHINGTON DC 20016-8002

WEE, ASBJORN
4612 SEDGWICK ST NW
WASHINGTON DC 20016-5614

GEORGE B KAISER TRUSTEE
4615 SEDGWICK ST NW
WASHINGTON DC 20016-5615

AMERICAN UNIVERSITY
4400 MASSACHUSETTS AVE NW
WASHINGTON DC 20016-8002

WEE, CAROLINE
4612 SEDGWICK ST NW
WASHINGTON DC 20016-5614

PATRICIA SAUNDERS
4616 SEDGWICK ST NW
WASHINGTON DC 20016-5614

BAHMAN LARIZADEH TRUSTEES
10 WESLEY CIR NW
WASHINGTON DC 20016-5605

LEHNHARD, MARY N
4601 RODMAN ST NW
WASHINGTON DC 20016-3232

WESLEY THEOLOGICAL SEMINARY
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WASHINGTON DC 20016-5632

ROBERT C NURICK TRUSTEE
6 WESLEY CIR NW
WASHINGTON DC 20016-5605

SALMAN, KAREEM
4610 RODMAN ST NW
WASHINGTON DC 20016-3233

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4500 MASS AVE NW
WASHINGTON DC 20016-5632

ROBERT R SCHOLZ TRUSTEE
3900 UNIVERSITY AVE NW
WASHINGTON DC 20016-5622

MACDONALD, D L
3730 UNIVERSITY AVE NW
WASHINGTON DC 20016-5618

JOHN PATRICK BROWN, JR.
4313 EMBASSY PARK DRIVE, NW
WASHINGTON, DC 20016

WEE, CAROLINE
4612 SEDGWICK ST NW
WASHINGTON DC 20016-5614

JEFFREY M PURYEAR TRUSTEE
3724 UNIVERSITY AVE NW
WASHINGTON DC 20016-5618

THORNTON, HUGUETTE
4620 SEDGWICK ST NW
WASHINGTON DC 20016-5614

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WASHINGTON DC 20016-8002

DECARLO, CESARE
3808 UNIVERSITY AVE NW
WASHINGTON DC 20016-5620

AMERICAN UNIVERSITY
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WASHINGTON DC 20016-8002