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March 5, 2025

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: Applicant's Request to Resume Public Hearing and
Updated Campus Plan Submission
Zoning Commission Case No. 23-08(1)
Application of The Wesley Theological Seminary of the United Methodist Church
for a Campus Plan (2025-2035)
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 ("Wesley") respectfully requests the Commission to resume this long-standing Campus Plan case and proceed with continued review of this application, including the significant updates and revisions set forth below. Based on the updated application, Wesley requests that the Commission schedule a resumption of the Public Hearing at the earliest available date in April.

The Campus Plan case, at the direction of the Commission, has been held in "abeyance" since May 2024 to allow the directly related Text Amendment Petition (Z.C. 24-09) to progress through the rulemaking process. On February 27, 2025, the Commission voted to take Final Action to approve the Text Amendment.

While the Text Amendment has been pending, Wesley has continued to work with the affected ANCs and other parties to refine and enhance the pending application. This community engagement which began in 2019 will continue.

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EXECUTIVE SUMMARY

As a result of Wesley's ongoing evaluation of the Campus Plan and community engagement, the Seminary has adopted the following significant revisions to the pending application which are fully discussed in this letter and supporting documentation.

- Wesley 2025 Update
- Streamlined the Updated Campus Plan to include a single new building: the Proposed New Dorm
- Eliminated Top/Penthouse Level of New Dorm
- Reduced Underground Parking
- Eliminated Administration/Maintenance Building
- Reduced Total Campus Development to 1.014 FAR – Leaving 300,740 sf of Allowable Unused Campus GFA
- Increased Green Open Space
- Enhanced and Updated Landscaping Plan
- Proposed Ward 3 Inclusionary Zoning Revolving Fund
- Updated Racial Equity and Comprehensive Plan Analysis

1. Wesley 2025 Activities Update

Wesley has come back from the effects of COVID. Over the last 2 years, enrollment has come steadily back with more in-person classes. One dorm, Straughn Hall, is now mothballed, but the other two dorms are back to full occupancy. Even though our campus is now completely open, some staff now work remotely and some are here 3 or 4 days of the week. This means we now realize there is no need for the new administration building in the original version of our Campus Master Plan, and it has been removed from the current plan. This has the effect of increasing the already ample green space and landscaping surrounding the campus. We have continued to recognize and utilize our location in Washington. In 2024, for instance, we partnered with the Washington National Cathedral and the National Governors Association to offer a series of programs to foster civil discourse in the public square. We also brought a group of pastors from around the country for intensive weeks in Washington to hone their skills in public engagement and advocacy. In the last few months, we have reached out to civil servants working in the Federal Government to offer them support as so many are losing their jobs. Many Wesley students have come from government service. Many are still in those positions as they study part time.

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2. Eliminated Top/Penthouse Level of New Dormitory.

BKV Architects undertook a detailed design evaluation of the proposed new dormitory. As a result, the top level/penthouse level of the building has been eliminated reducing the gross floor area of the building by 17,183 square feet (approximately 6%) to 282,061 square feet. Exhibit 1 (Elevations, Floor Plans, Sections, Civil Drawings). The final design layout of the housing units is continuing, but the units are expected to be more efficient and cost-effective reducing rental rates while maintaining not more than 659 beds.

This significant design change will further limit the profile and visual impact of the building as viewed from both University Avenue and Massachusetts Avenue. As shown by the attached Street Views as Exhibit 2, the new dormitory is located more than 100 yards from the eastern curb of University Avenue and visually obstructed by the existing 2014 Dorm, other Wesley buildings and the existing and proposed enhanced landscaping.

The New Dorm will be occupied exclusively by Wesley and AU students, faculty and staff (and their immediate families). The building will be LEED Gold design and incorporate a green roof and rooftop solar panels.

3. Updated and Increased Reduction in Underground Parking.

At the urging of ANC 3E, Wesley originally proposed a reduction of ninety-five (95) parking spaces in the underground parking garage. After further design review with the project architects, the underground parking plan has been revised to eliminate the northern portion/half of the two levels of parking as shown on the plans attached as Exhibit 1. As a result, a total of ninety-nine (99) parking spaces will be eliminated as shown in the table below:

Previous Campus Plan			Updated Parking Metrics			
	# Spaces	% Total	# Spaces	% Total	# Removed	% Removed
Wesley Parking	105	28.9%	77	29.1%	28	26.7%
Visitor	23	6.3%	16	6.0%	7	30.4%
Residential	235	64.7%	171	64.9%	64	27.2%
Tot/Avg	363	100.0%	264	100.0%	99	27.3%

The reduction in parking and required excavation will nominally reduce construction costs, but will result in a greater long-term loss of parking revenues from the 99 market rate parking spaces that the new dorm project will have to absorb.

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A total 295 parking spaces, including 264 underground and 31 surface spaces will be provided. Gorove-Slade has determined that implementation of the Campus plan will not increase on-street parking in the neighborhood. Additionally, Wesley and Landmark will establish and enforce rules that prohibit on-street parking by students and residents of the New Dormitory. All Wesley and New Dormitory resident vehicles will be required to register and bear campus decals to allow the identification and enforcement against vehicles parking on the restricted neighborhood streets. No student or resident on the Wesley Campus will be entitled to obtain a Residential Permit Parking decal.

4. Elimination of Proposed Wesley Administration and Maintenance Building.

Wesley has determined not to proceed with the proposed new two-story 5,297 square foot Administration/Maintenance Building that would have been located at the top of the University Avenue Driveway adjacent to the 2014 Dormitory. The administration space was determined to be unneeded and the maintenance facilities will be housed in the underground parking garage. This will further reduce the total campus development. The land area (2,711 square feet) of the proposed building will be incorporated into and expand the Green Open Space and landscaped in accordance with the revised Landscape Plan attached as Exhibit 3.

5. Total Campus Development Reduced to 1.014 FAR.

With the elimination of the top/penthouse level of the New Dorm and the Administration/Maintenance Building, new campus development has been reduced by 22,480 square feet of GFA. As a result, total campus development has been reduced to 387,040 square feet or 1.014 FAR which is significantly below the 1.8 FAR (687,780 sf) permitted. The table below breaks down the existing and current proposed campus development.



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

Current/Proposed Development GFA		
<u>Building</u>	<u>Current</u>	<u>Proposed</u>
Straughn Hall	29,866 sf.	(29,866 sf.)
Carroll Hall	27,533 sf.	(27,533 sf.)
Old President House	4,538 sf.	(4,538 sf.)
Library	16,630 sf.	16,630 sf.
Trott Hall/Chapel	26,335 sf.	26,335 sf.
Kresge	32,819 sf.	32,819 sf.
2014 Dorm	29,195 sf.	29,195 sf.
New Admin Building	-	-
New Dormitory	-	282,061 sf.
TOTAL	166,916 sf.	387,040 sf. (1.014 FAR)
Unused Campus GFA	-	300,740 sf.

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6. 300,740 Square Feet of Unused Campus GFA.

Even with the new development proposed, the Wesley campus will be substantially underdeveloped. Another university would be entitled to an additional 300,740 square feet of GFA on the campus. This would allow additional development almost twenty percent larger than the proposed New Dorm and would likely encroach in the Green Open Space on University Avenue and Massachusetts Avenue.

7. Increased Green Open Space.

The hilltop campus surrounded by the Green Open Space on University Avenue and Massachusetts Avenue has for the last 65 years defined the Wesley campus and its relationship to the Spring Valley Neighborhood and served as a substantial buffer to the larger AU campus. Exhibit 4 (Existing). Generations of neighborhood residents have enjoyed the parklike setting which includes a thrilling Sledding Hill and more recently the Family Movie Nights and “Spring in the Valley” events. The Thrive in Place Campus Plan preserves and enhances the Green Open Space for current residents and future generations.

The demolition of the Old President’s House (parking lot and driveway), and the elimination of the proposed Administration/Maintenance building will increase the Green Open Space and provide space for additional strategically placed landscaping. The Green Open Space will occupy more than 205,000 square feet of the Campus land area which is more than fifty-three percent (53%). Exhibit 5 (Proposed). In addition to the Green Open Space, there will be an additional 39,000 square feet of formally landscaped area.

8. Enhanced and Updated Landscaping Plan.

The entire Wesley campus and especially the perimeter Green Open Space enjoys a mature and well maintained forestation and landscaping, including a remarkable twenty-seven (27) Heritage and seventy-six (76) Special Trees. Exhibits 3 and 4. The updated Landscape Plan preserves, protects and builds upon the existing landscaping and enhances that landscaping with targeted new landscaping. The new Dorm and campus core will be substantially landscaped. More significantly, substantial additional landscaping will be added along University Avenue focused on the University Avenue driveway and former site of the administration/maintenance building and at the location of the Old President’s House and new Neighborhood Playground. Exhibits 3 and 5. The impact of this new landscaping is to enhance the natural buffer between the Campus and the Spring Valley neighborhood.

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9. Proposed Ward 3 Inclusionary Zoning Revolving Fund.

As acknowledged by the Zoning Commission during their deliberations on the Text Amendment, Wesley is not an affordable housing developer and as such cannot directly create affordable housing. However, in collaboration with ANC 3E, Wesley undertook a detailed search to identify a Ward 3 development project with which it can work with to provide offsite IZ units. Upon the recommendation of DHCD and others, Wesley also enlisted the assistance of Local Initiatives Support Corporation (“LISC”) to assist in this process. LISC is a nationwide affordable housing community development organization that has operated in DC for 42 years.

For a variety of reasons, this search proved unsuccessful. In addition to the high cost of Ward 3 affordable housing, limited potential sites, and increased cost of limited capital, Wesley encountered several obstacles that proved insurmountable. First, ongoing Ward 3 development projects were unwilling increase their IZ programs due to the risks and delays that would be required to modify already secured project financing and in some cases the need to modify previous discretionary zoning approvals. The former Super Fresh site is one example of a seemingly good candidate, but the developer would not risk another judicial appeal after finally resolving a previous one after a lengthy zoning approval process with persistent opposition from a small community element. One developer of an ongoing Ward 3 project with its own substantial IZ component advised that increasing IZ undermines the marketability of the project’s market rate units. Finally, we learned from a number of developers that the timing of financial support offered by Wesley that would not be available until Wesley obtains its zoning approvals would be too late to impact an ongoing development project. Recently, Wesley was working with an established affordable housing developer that had identified a site on Wisconsin Avenue in Friendship Heights for a project. However, the developer needed funds for site acquisition but the need was current and Wesley’s final Campus Plan and Further Processing approvals would come too late to provide Wesley with the assurances it needs to release the funds. As a result, the developer was unable to acquire the site.

Given these obstacles, LISC has proposed to establish and administer a Ward 3 Inclusionary Zoning Revolving Fund (“Ward 3 Fund”) that would be funded with a \$8 million dollar contribution from Wesley. The Ward 3 Fund would be dedicated exclusively to the creation and preservation of affordable housing in Ward 3, including acquisition, construction and/or long-term financing for qualified projects. The funding would be provided subject to covenants that ensure long-term affordability and established levels of affordability that meet or exceed the IZ requirements and be subject to DHCD review and supervision. As funds are repaid to the Ward 3 Fund, they can be recycled for new projects that meet the applicable requirements.

As will be more fully documented before and during the upcoming public hearing, the proposed \$ 8 million contribution exceeds the cost of the minimum level of required IZ associated with the proposed new Dormitory and should be sufficient to subsidize at least the minimum level of required IZ over time in compliance with the Wesley text amendment.

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10. Updated Racial Equity and Comprehensive Plan Analysis.

The campus plan for Wesley Theological Seminary (“Wesley”) has been evaluated through a racial equity lens, focusing on consistency with the D.C. Comprehensive Plan (“Comp Plan”) and the Zoning Commission’s Racial Equity Tool. Exhibit 6. The analysis assesses the proposed dormitory’s impact on housing, displacement, access to opportunities, environmental changes, and community engagement to ensure equitable development.

Key Findings:

- **Housing and Displacement**
 - The proposed dormitory will replace two existing dormitories, increasing capacity from 90 student beds to 659 without causing direct displacement.
 - Indirect displacement is not anticipated, as increased on-campus student housing will reduce pressure on the surrounding rental market.
 - The plan supports the Comp Plan’s goal of expanding affordable housing by freeing up lower-cost housing in adjacent neighborhoods.
- **Physical Improvements and Sustainability**
 - The project will incorporate green infrastructure, including a green roof, solar panels, stormwater management systems, bioretention facilities, and tree preservation efforts.
 - The dormitory is designed to achieve LEED Mid-Rise Residential Gold certification, ensuring energy efficiency and the use of environmentally preferred materials.
 - Public space improvements will include landscaping along University Avenue, creating a more pedestrian-friendly environment.
- **Access to Opportunities**
 - The dormitory’s proximity to the Tenleytown-AU Metro station and other transit options will enhance student access to jobs, services, and entertainment across the District.
 - The project will maintain and expand on-campus employment opportunities and continue to train students for religious and social service careers.
 - Access to recreational spaces, including a new neighborhood playground, Rock Creek Park, and the Friendship Recreation Center, will provide additional community benefits.

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- Community Engagement and Priorities
 - 18 Community Liaison Meetings and 20 ANC Meetings (2019-2024) informed the planning process.
 - Community feedback led to significant modifications, including a reduction in building height, increased setbacks, and adjustments to the dormitory's top floor design to minimize visual impact.
 - The proposed campus plan aligns with local priorities by ensuring institutional expansion does not negatively affect the surrounding neighborhood.
 - In conclusion, the proposed campus plan aligns with the Comp Plan's goals and advances racial equity by increasing on-campus student housing, enhancing environmental sustainability, improving access to opportunities, and responding to community priorities. The project mitigates displacement risks and promotes equitable development, benefiting both the student population and the surrounding neighborhood.

Based on the updated and revised details presented here, Wesley has updated the following Exhibits that were included in the original Campus Plan application (ZC Exhibits 3A - 3E3), including:

Exhibit E:	Site Zoning Plan
Exhibit H1:	Landscape Plan
Exhibit H2:	Landscape Plan
Exhibit J:	Existing and Proposed Property Boundary
Exhibit K:	Existing Zoning
Exhibit L:	Existing Land Use
Exhibit M:	Existing Building Use and Infrastructure
Exhibit N:	Existing Building Heights
Exhibit O:	Existing Open Space and Pedestrian System
Exhibit P:	Proposed Open Space and Pedestrian System
Exhibit Q:	Existing Site Amenities
Exhibit R:	Existing Vehicle Circulation Network
Exhibit S:	Proposed Vehicle Circulation Network
Exhibit U:	Proposed Land Use
Exhibit V:	Proposed Building and Infrastructure
Exhibit W:	Proposed Building Heights
Exhibit X:	Proposed Site Amenities



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As required, Wesley will submit a further prehearing submission in advance of the resumed public hearing.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

A handwritten signature in blue ink, appearing to read "JPB", is written above a horizontal line.

John Patrick Brown, Jr.

A handwritten signature in blue ink, appearing to read "Lyle M. Blanchard", is written above a horizontal line.

Lyle M. Blanchard

CERTIFICATE OF SERVICE

I hereby certify that on March 5, 2025, the foregoing Applicant's Request to Resume Public Hearing was delivered via electronic mail to the following:

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Ms. Maxine Brown-Roberts

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– Wesley Heights Citizens Association

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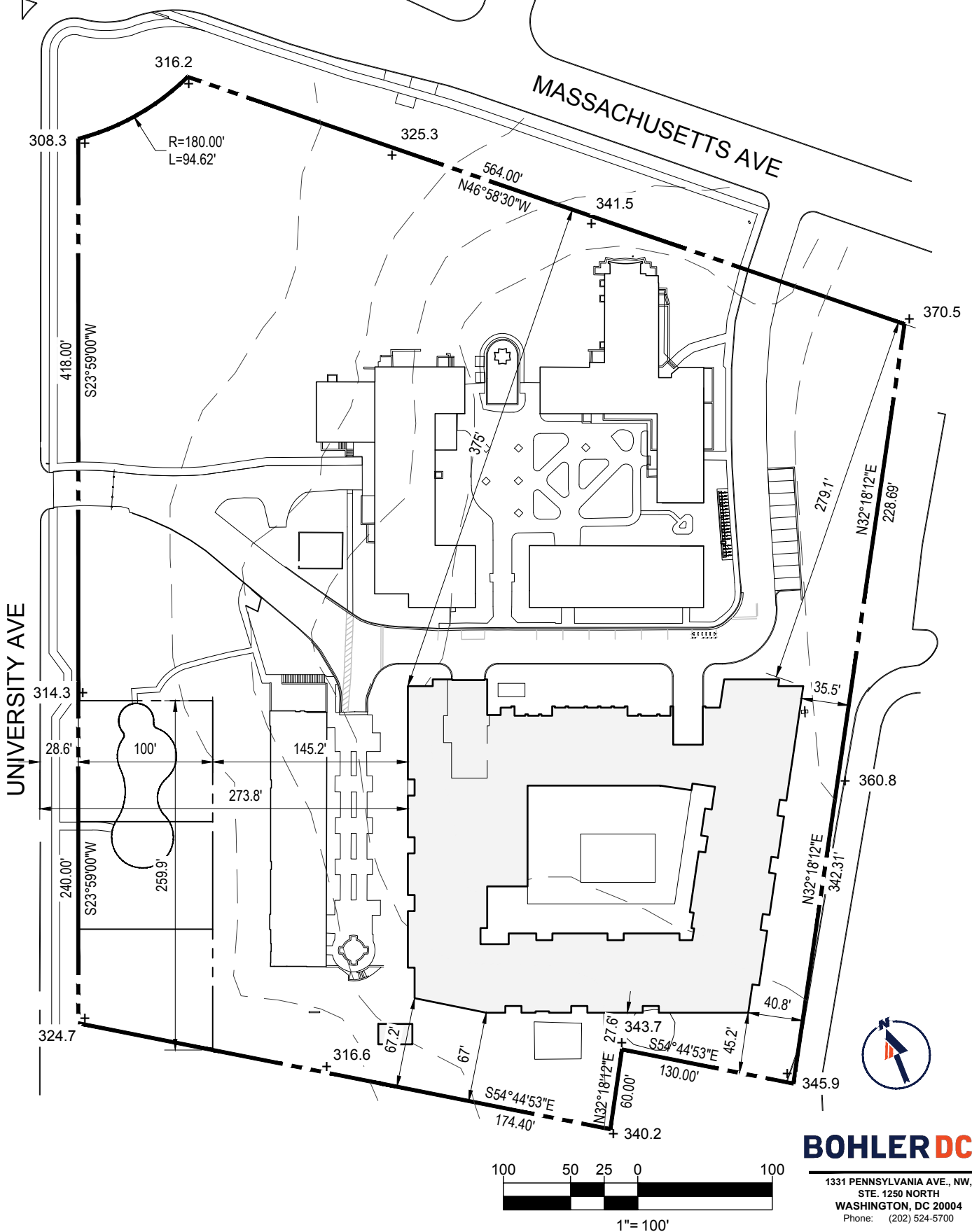
John Patrick Brown, Jr.

EXHIBITS

E - X

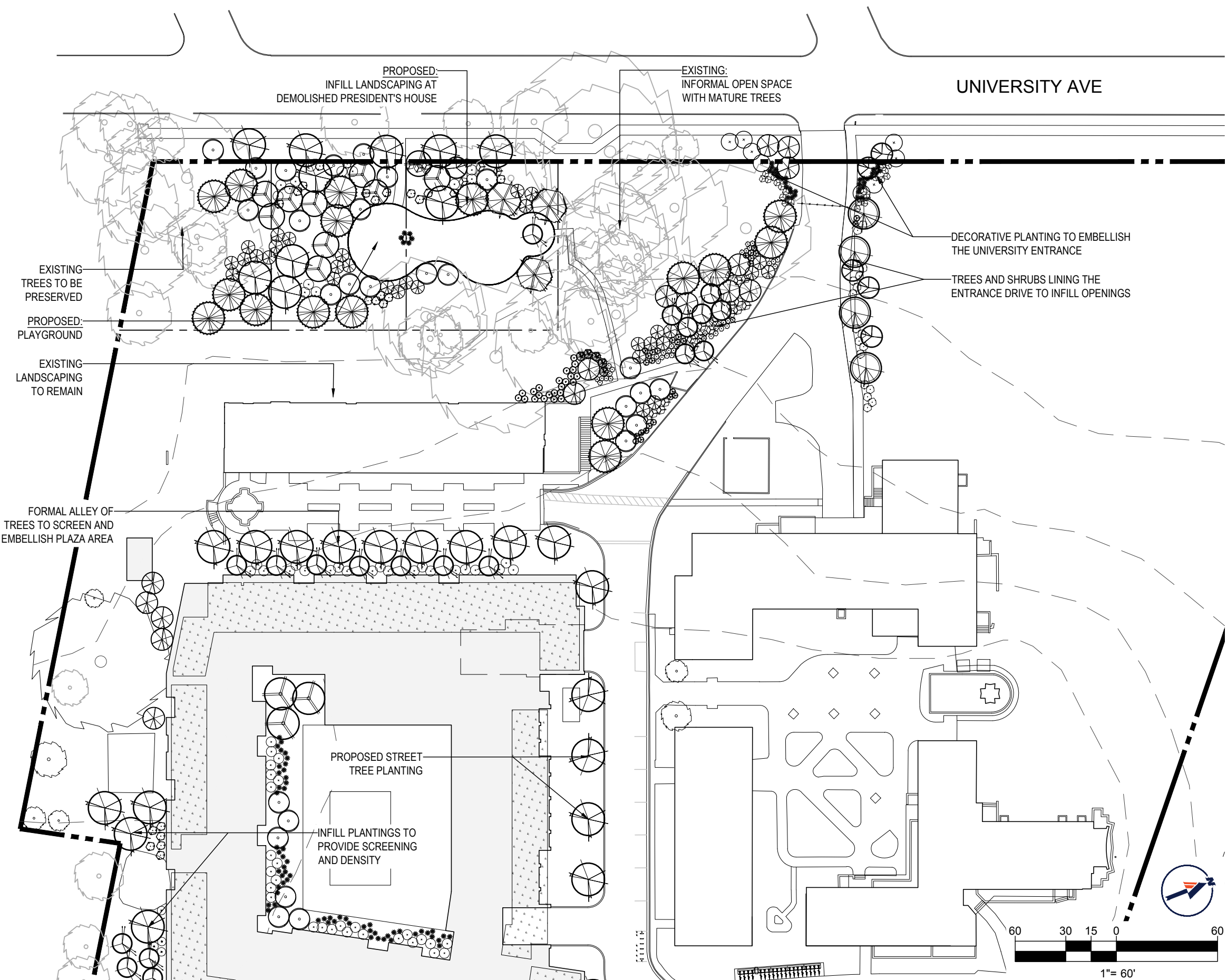
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT E - SITE ZONING PLAN



WESLEY SEMINARY CAMPUS PLAN

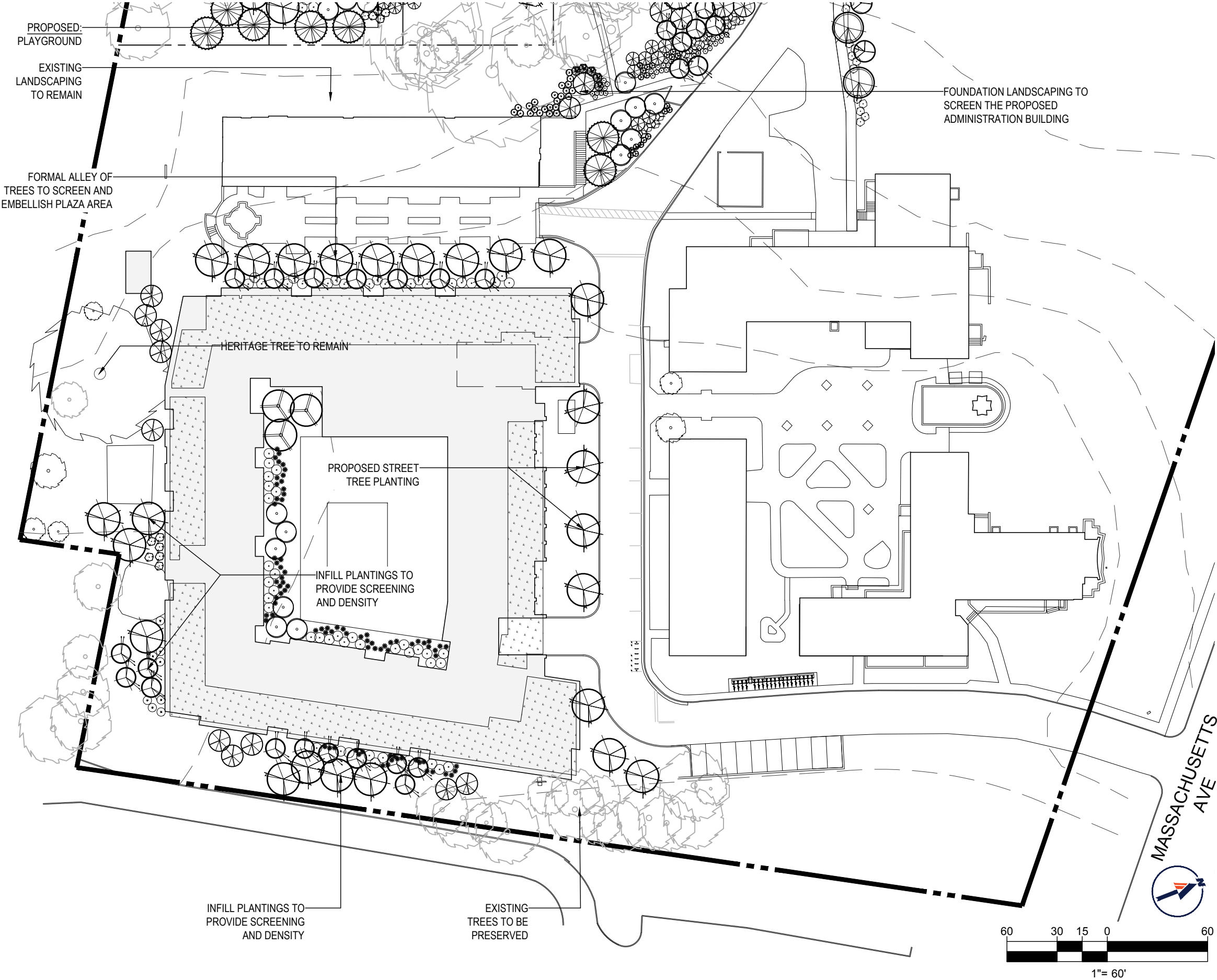
EXHIBIT H1 - LANDSCAPE PLAN



LANDSCAPE SCHEDULE						
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
	AR	35	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B
	BN	13	BETULA NIGRA	MULTI STEM RIVER BIRCH	12-14'	B+B
	PLO	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL.	B+B
	QP2	3	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:		55				
ORNAMENTAL TREES						
	AL	27	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	1-1 1/2" CAL. / 8-10'	B+B
	CF	26	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1-1 1/2" CAL. / 8-10'	B+B
	LI	7	LAGERSTROEMIA INDICA	COMMON CrapeMyrtle	1-1 1/2" CAL. / 8-10'	B+B
SUBTOTAL:		60				
EVERGREEN TREES						
	IO	20	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B
	IXF2	8	ILEX X FOSTERI	FOSTER'S HOLLY	6-8'	B+B
	MGSM	16	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6-7'	B+B
SUBTOTAL:		44				
DECIDUOUS SHRUBS						
	AAB	8	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
	CFL	72	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	24-30"	#3 CAN
	HAA	23	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18-24"	#3 CAN
	HYC	122	HYPERICUM CALYCNUM	AARON'S BEARD	18-24"	#3 CAN
	IV	39	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
	VCAC	21	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	24-30"	B+B
	VD	17	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
	VP	25	VIBURNUM PRUNIFOLIUM	BLACKHAW	3-4'	B+B
SUBTOTAL:		327				
EVERGREEN SHRUBS						
	IGC	28	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#5 CAN
	IXN2	32	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	6-8'	B+B
	RM	5	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	4-5'	B+B
	VR	25	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
SUBTOTAL:		90				
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.						

WESLEY SEMINARY CAMPUS PLAN

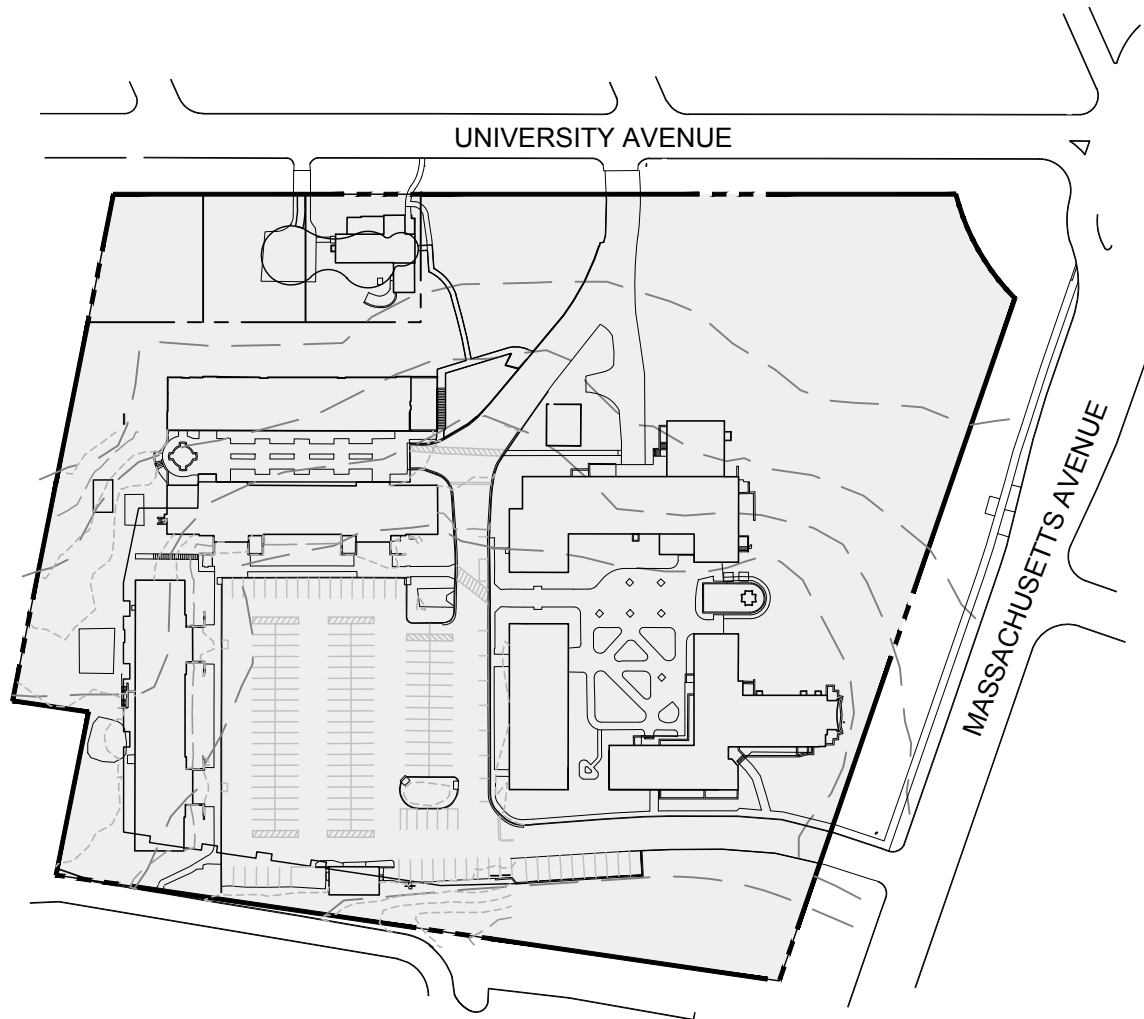
EXHIBIT H2 - LANDSCAPE PLAN



LANDSCAPE SCHEDULE						
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
	AR	35	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B
	BN	13	BETULA NIGRA	MULTI STEM RIVER BIRCH	12-14'	B+B
	PLO	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL.	B+B
	QP2	3	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:		55				
ORNAMENTAL TREES						
	AL	27	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	1-1 1/2" CAL. / 8-10'	B+B
	CF	26	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1-1 1/2" CAL. / 8-10'	B+B
	LI	7	LAGERSTROEMIA INDICA	COMMON CrapeMyrtle	1-1 1/2" CAL. / 8-10'	B+B
SUBTOTAL:		60				
EVERGREEN TREES						
	IO	20	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B
	IXF2	8	ILEX X FOSTERI	FOSTER'S HOLLY	6-8'	B+B
	MGSM	16	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6-7'	B+B
SUBTOTAL:		44				
DECIDUOUS SHRUBS						
	AAB	8	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
	CFL	72	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	24-30"	#3 CAN
	HAA	23	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18-24"	#3 CAN
	HYC	122	HYPERICUM CALYCNUM	AARON'S BEARD	18-24"	#3 CAN
	IV	39	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
	VCAC	21	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	24-30"	B+B
	VD	17	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
	VP	25	VIBURNUM PRUNIFOLIUM	BLACKHAW	3-4'	B+B
SUBTOTAL:		327				
EVERGREEN SHRUBS						
	IGC	28	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#5 CAN
	IXN2	32	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	6-8'	B+B
	RM	5	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	4-5'	B+B
	VR	25	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
SUBTOTAL:		90				
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.						

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT J - EXISTING AND PROPOSED PROPERTY BOUNDARY



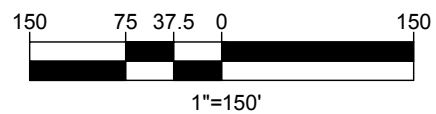
KEY



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//




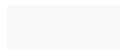


1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT K - EXISTING ZONING



KEY

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

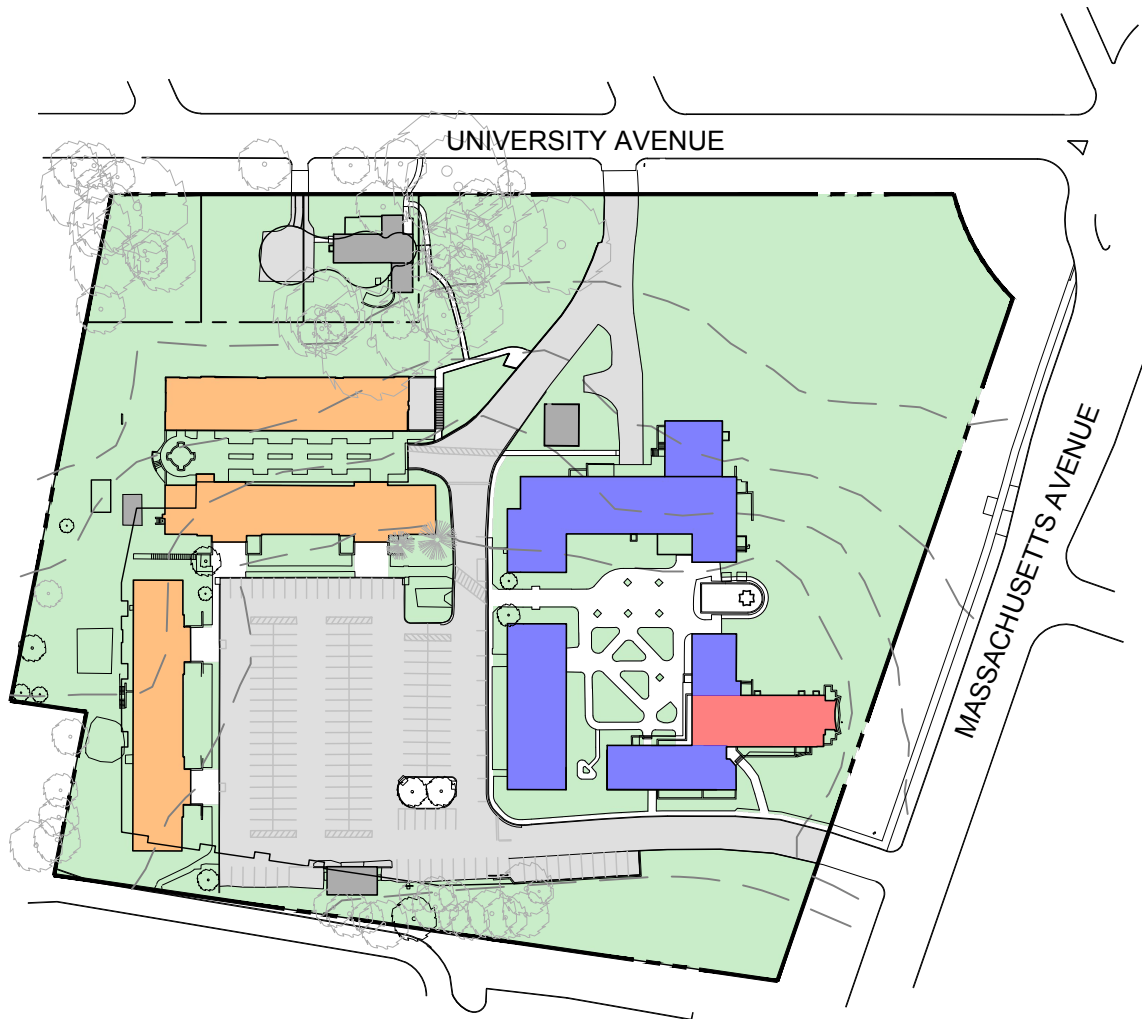


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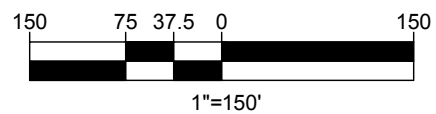
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT L - EXISTING LAND USE



KEY

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

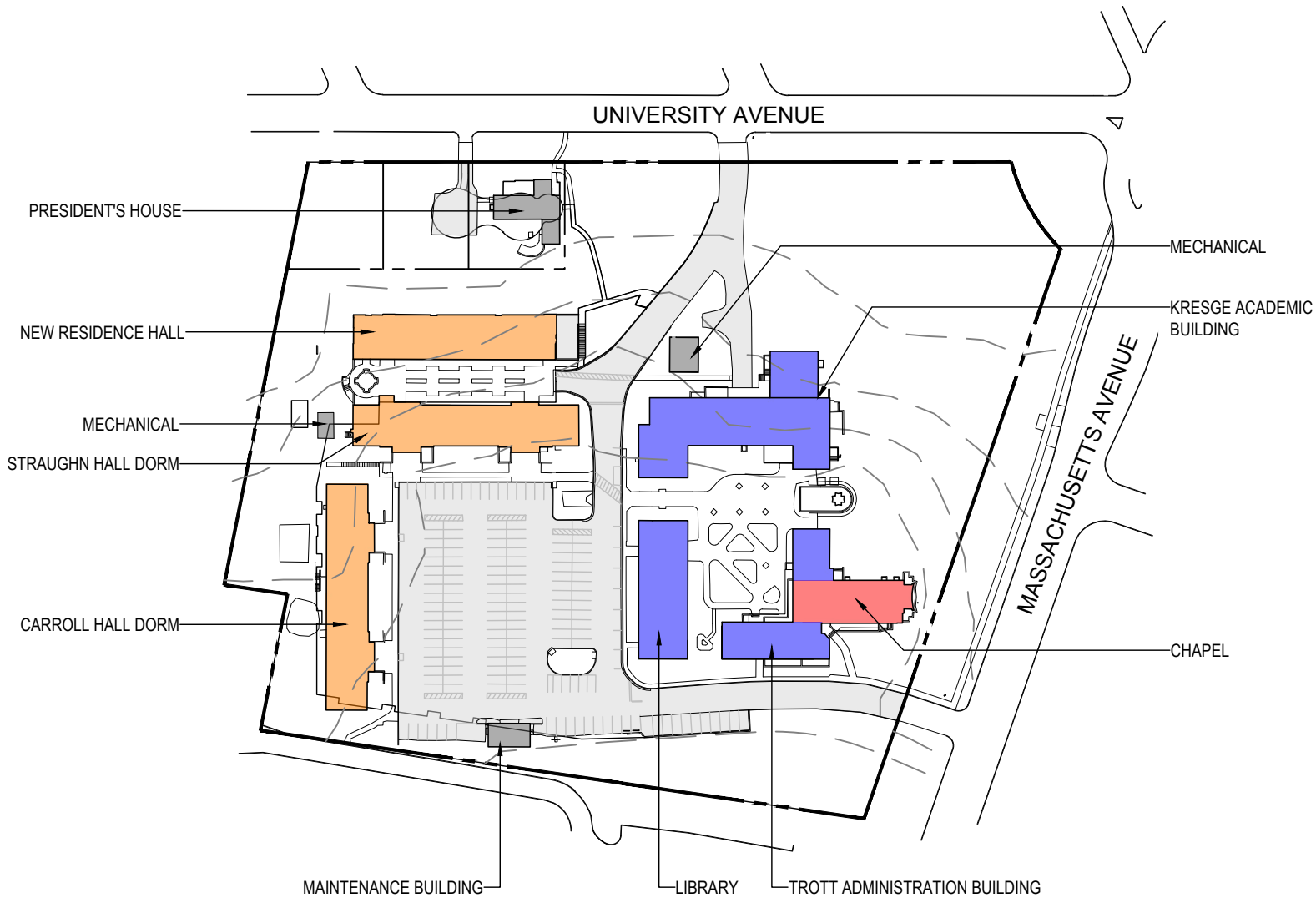


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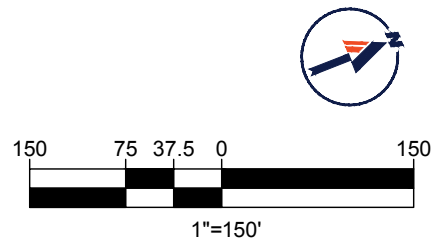
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT M - EXISTING BUILDING USE AND INFRASTRUCTURE



KEY

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

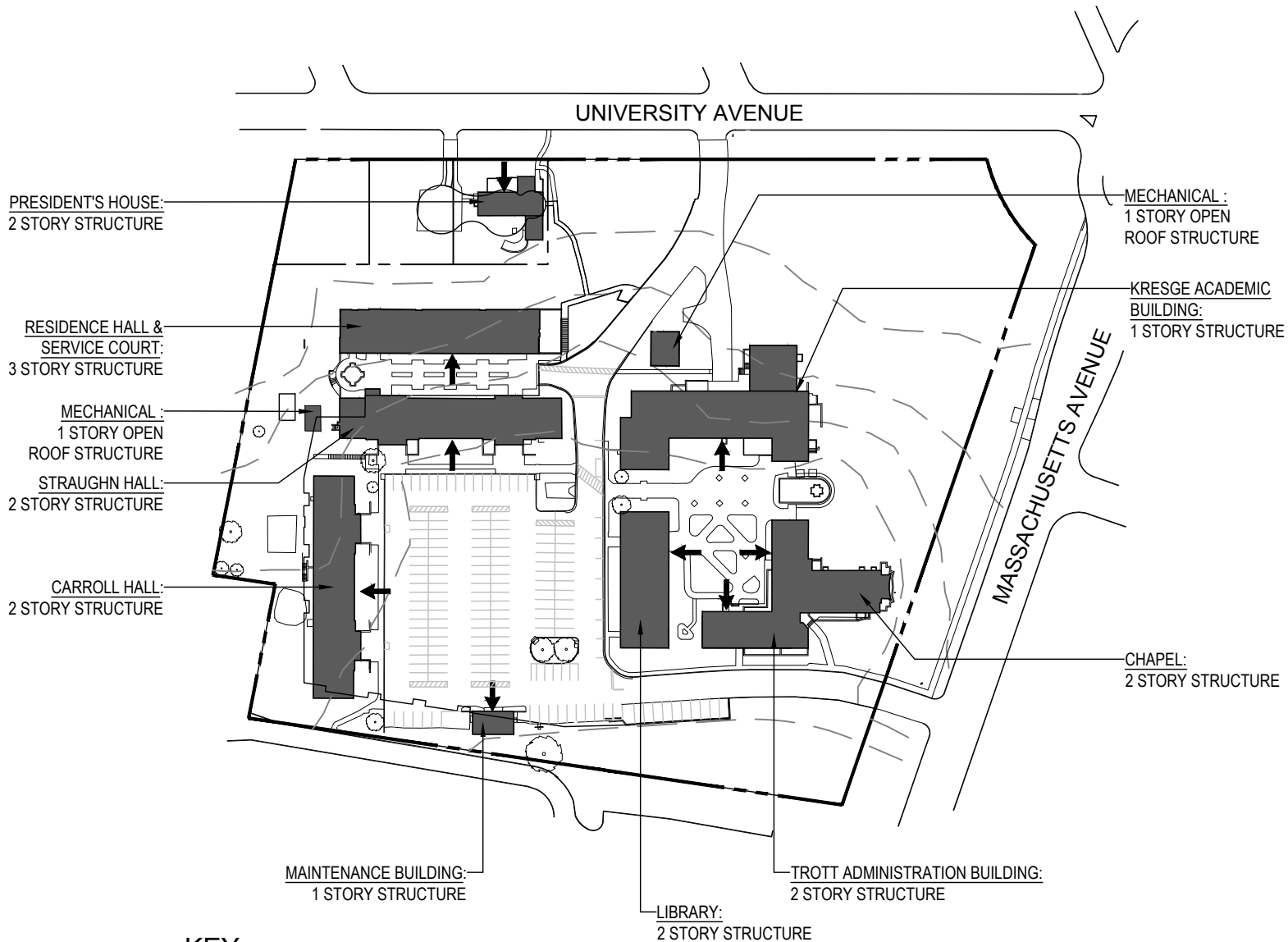


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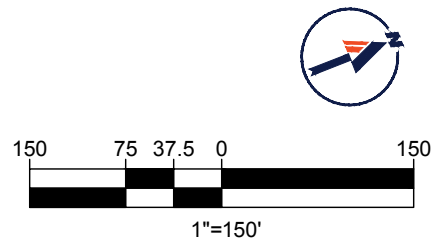
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT N - EXISTING BUILDING HEIGHTS



KEY

- ← FRONT OF BUILDING
- CAMPUS BOUNDARY
- EXISTING BUILDINGS

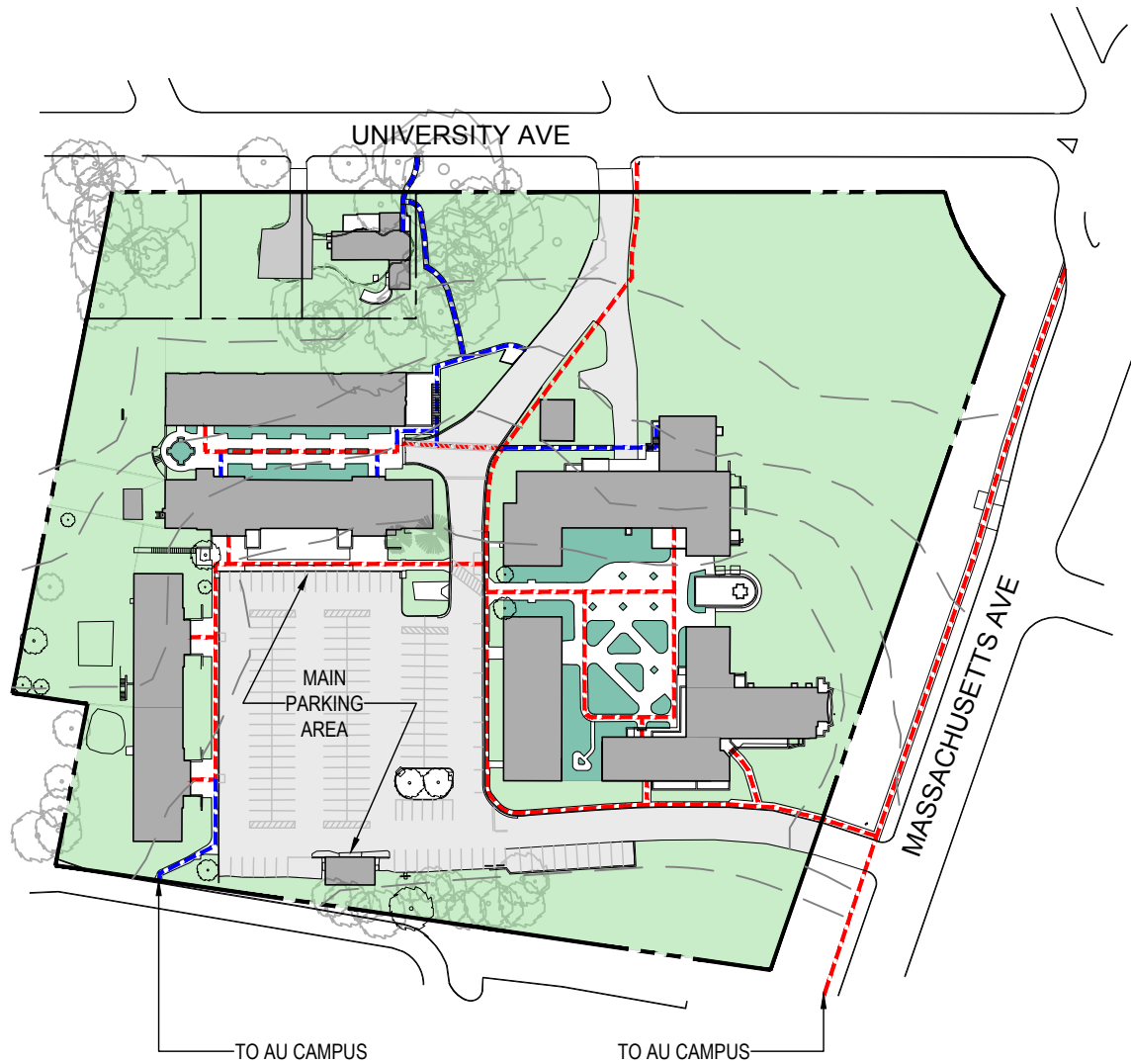


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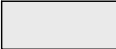




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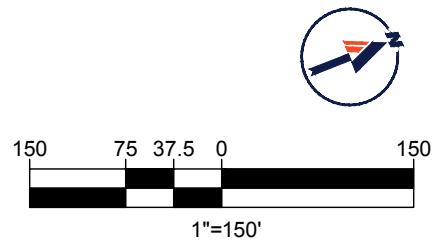
WESLEY SEMINARY CAMPUS PLAN

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

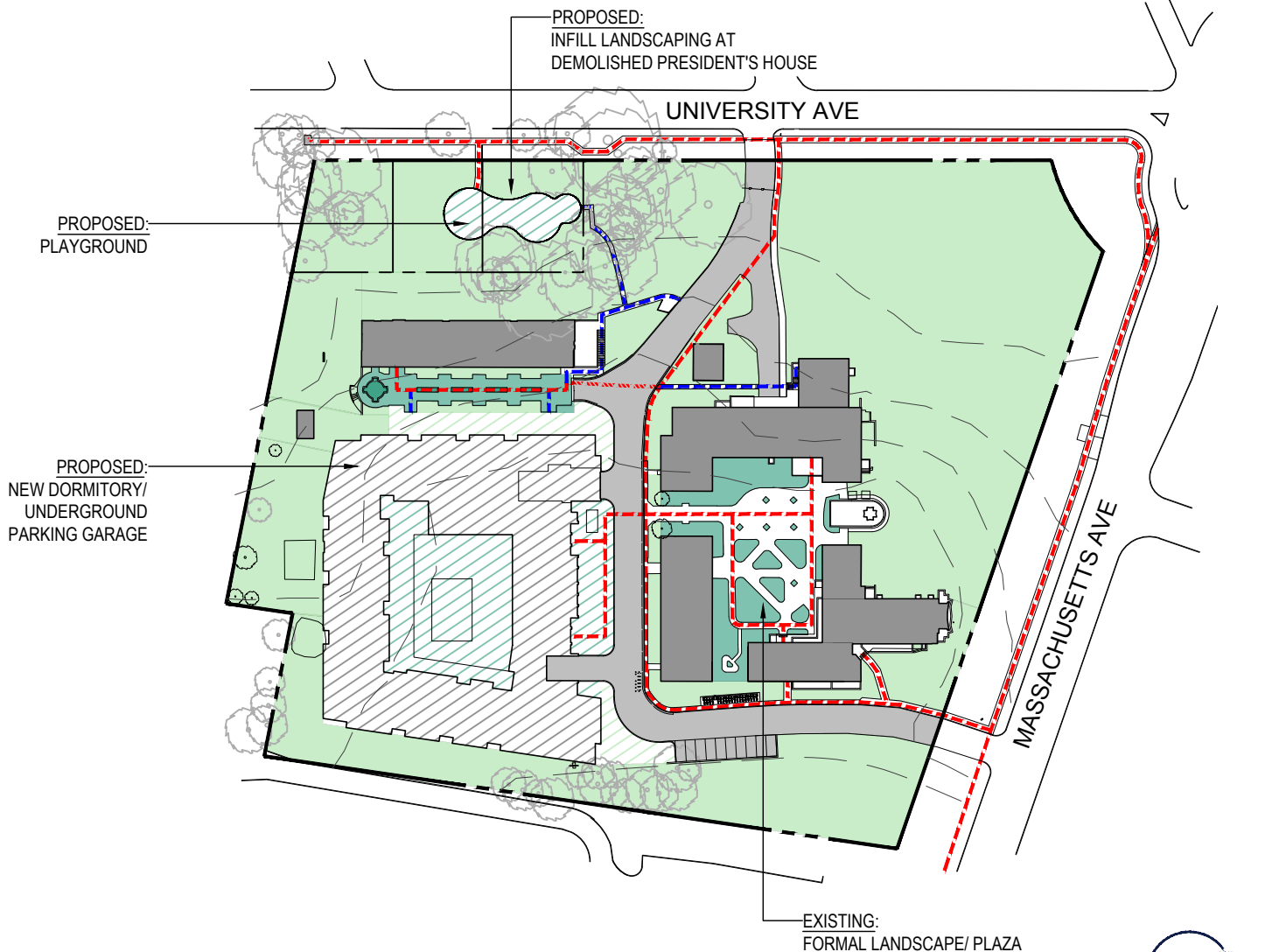


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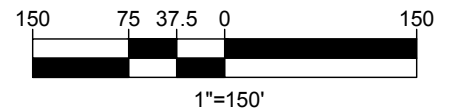
WESLEY SEMINARY CAMPUS PLAN

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

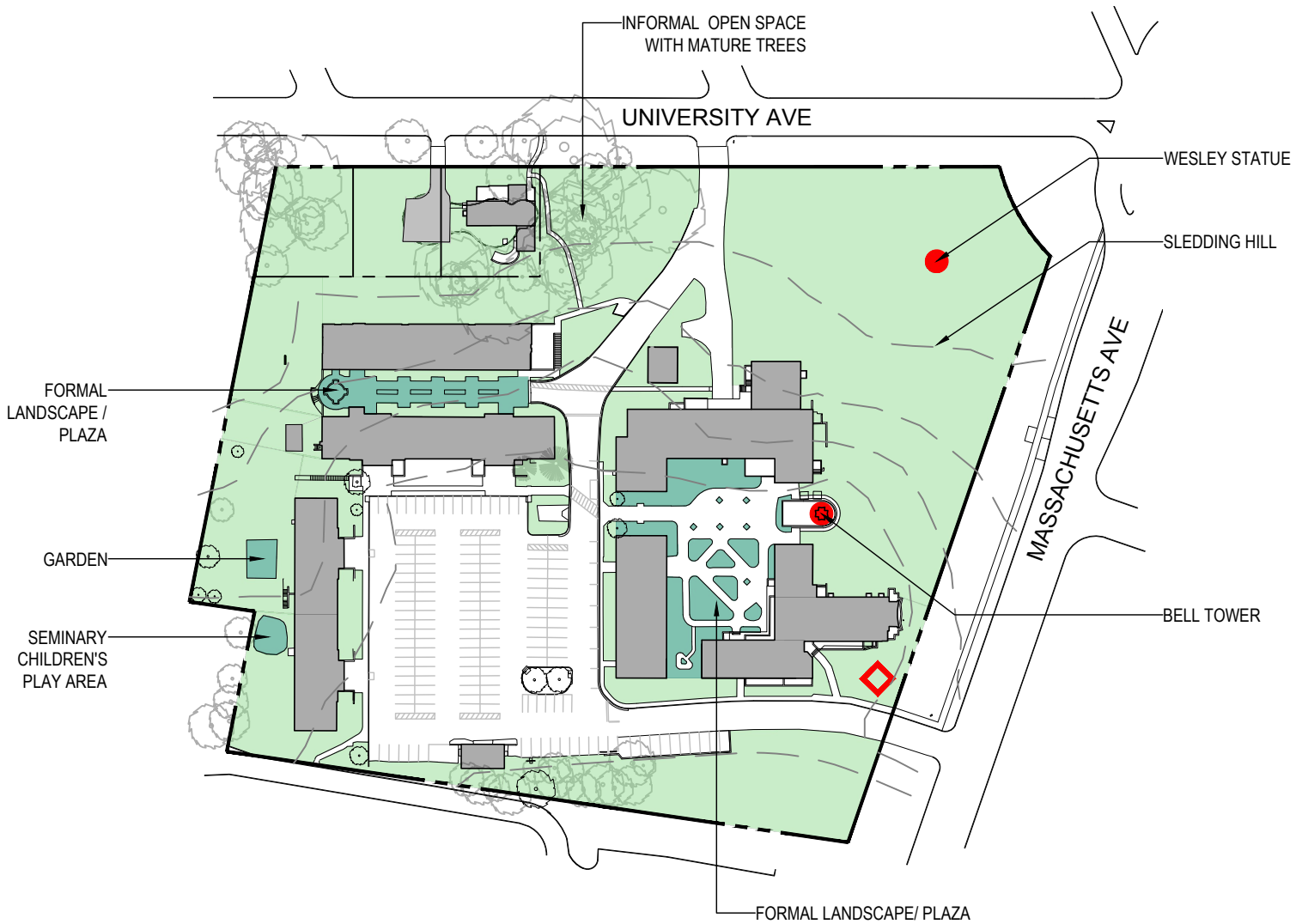


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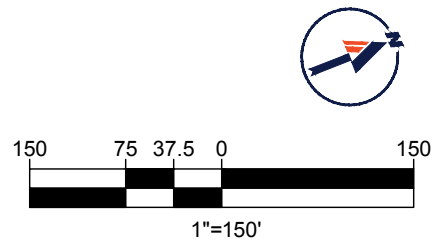
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT Q - EXISTING SITE AMENITIES



KEY

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

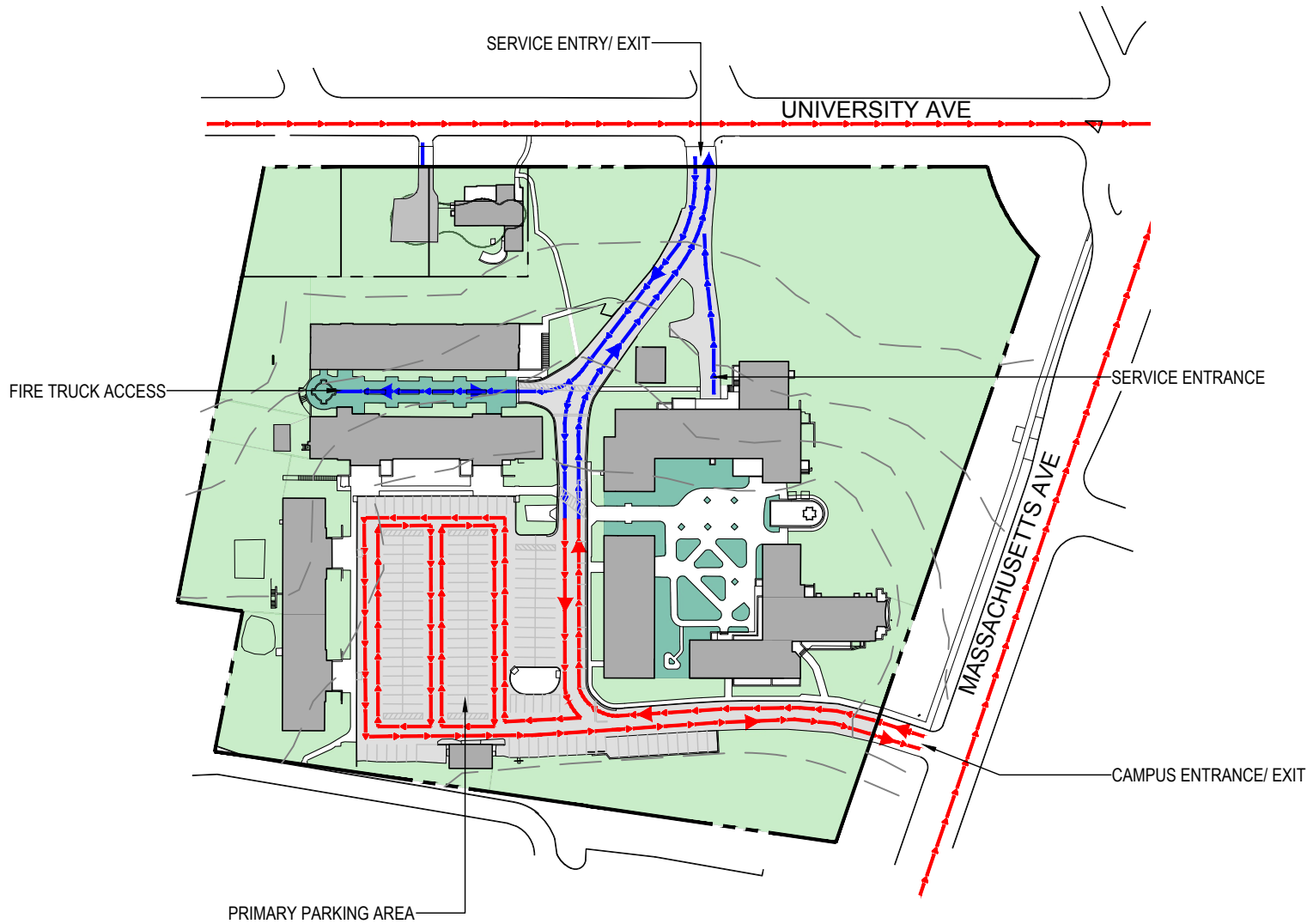


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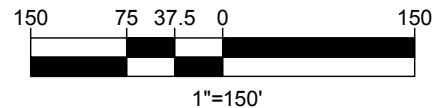
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT R - EXISTING VEHICLE CIRCULATION NETWORK



KEY

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

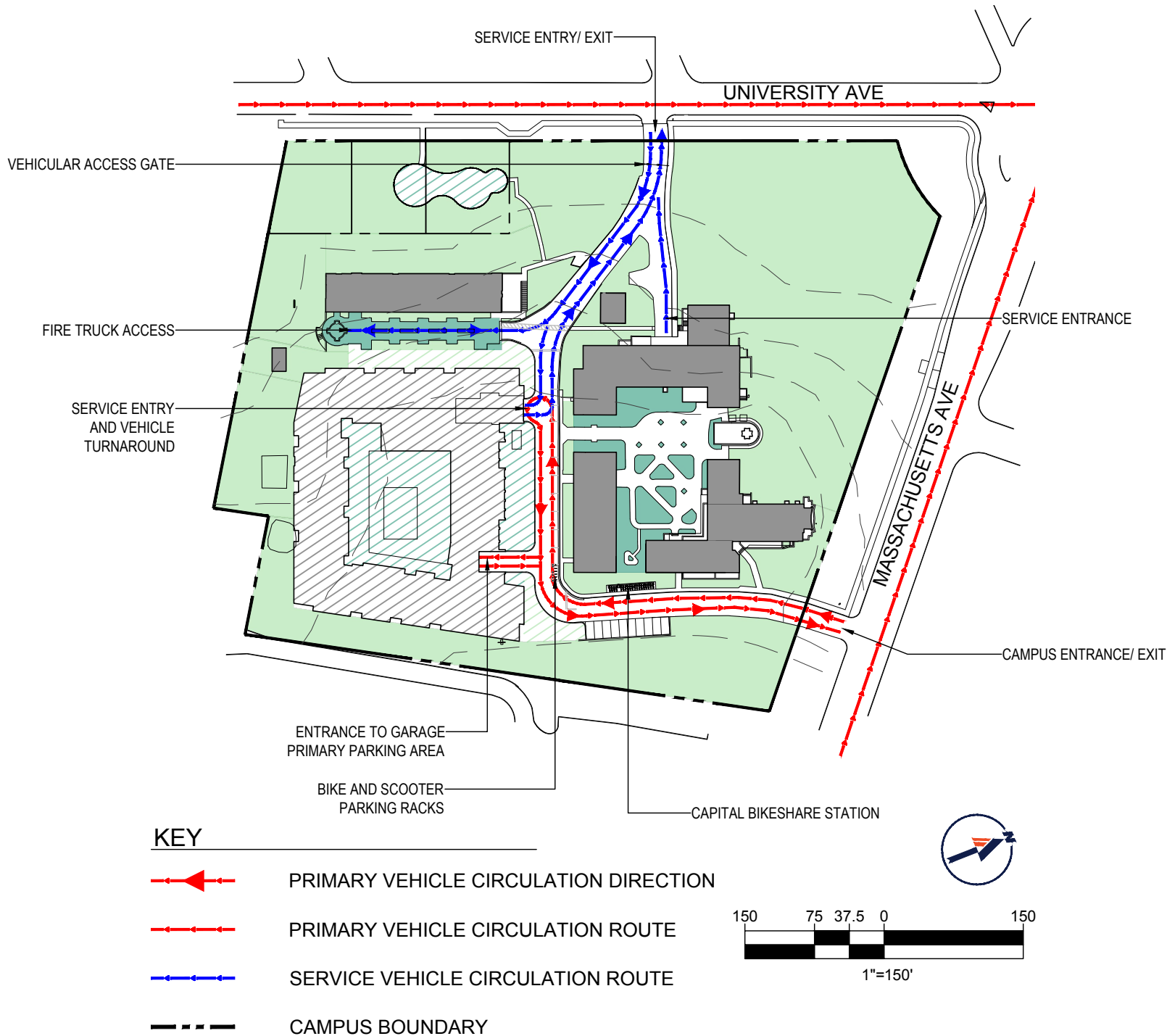


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EXHIBIT S - PROPOSED VEHICLE CIRCULATION NETWORK

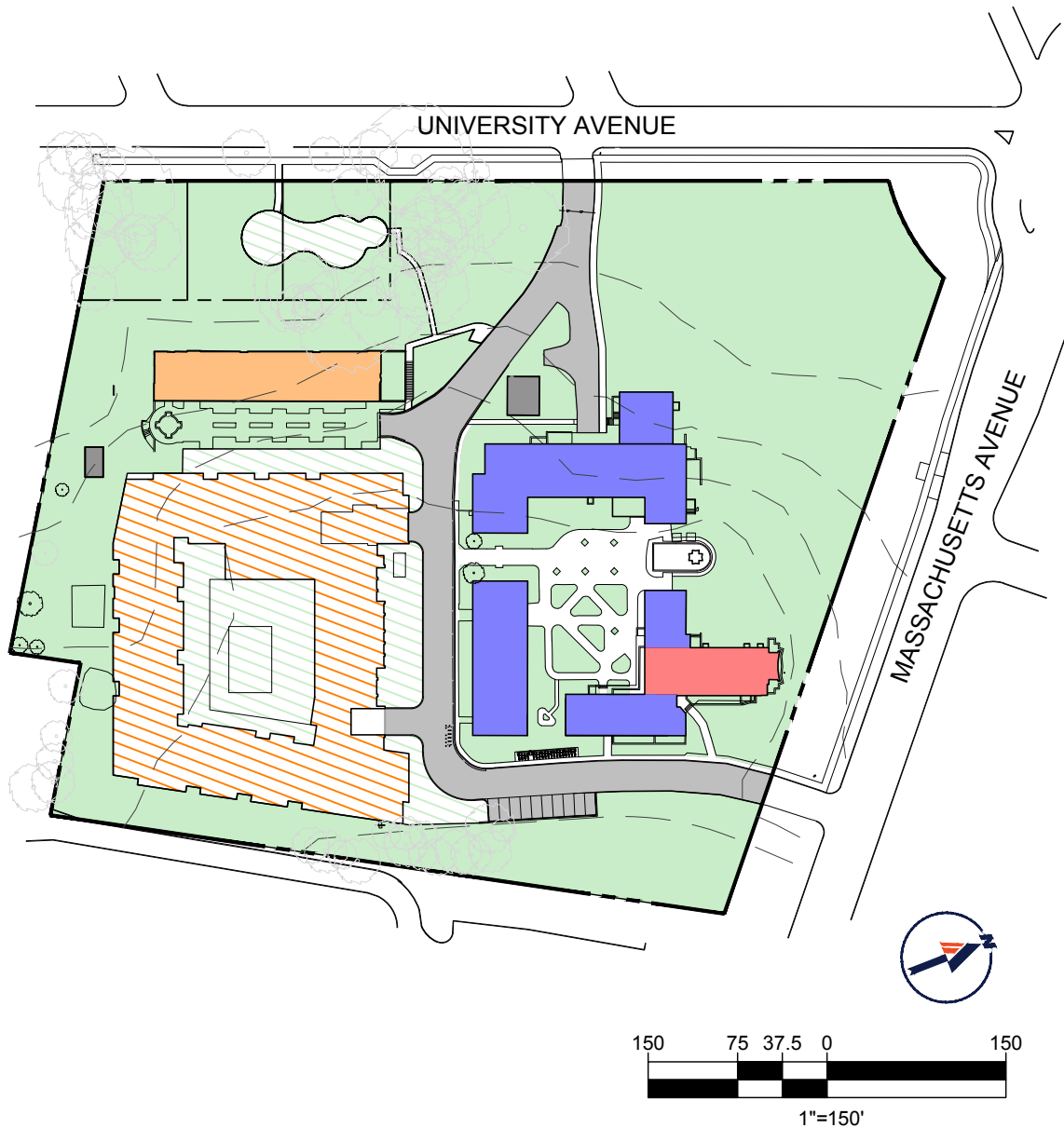


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EXHIBIT U - PROPOSED LAND USE



KEY

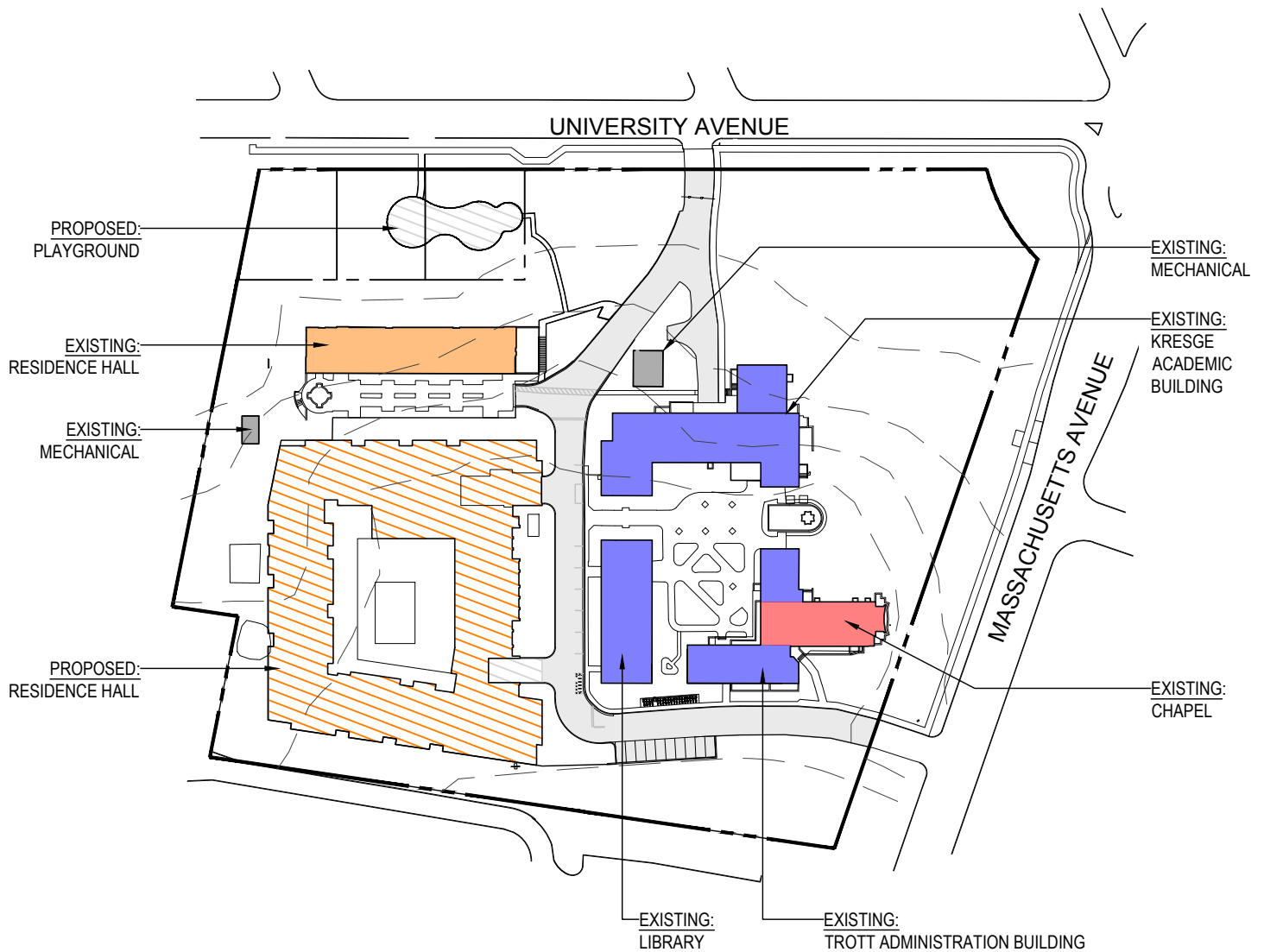
	PROPOSED RESIDENTIAL		RESIDENTIAL
	PROPOSED OPEN SPACE		ACADEMIC/ ADMINISTRATIVE
	PROPOSED SUPPORT PARKING/ OPEN AREA		CHAPEL
	PROPOSED SUPPORT STRUCTURE		SUPPORT STRUCTURES
	PROPOSED ACADEMIC/ ADMINISTRATIVE		SUPPORT PARKING/ OPEN AREA
	CAMPUS BOUNDARY		OPEN SPACE
	TREE		

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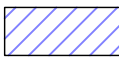






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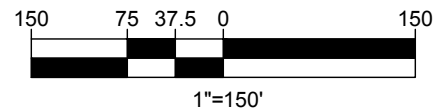
WESLEY SEMINARY CAMPUS PLAN

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

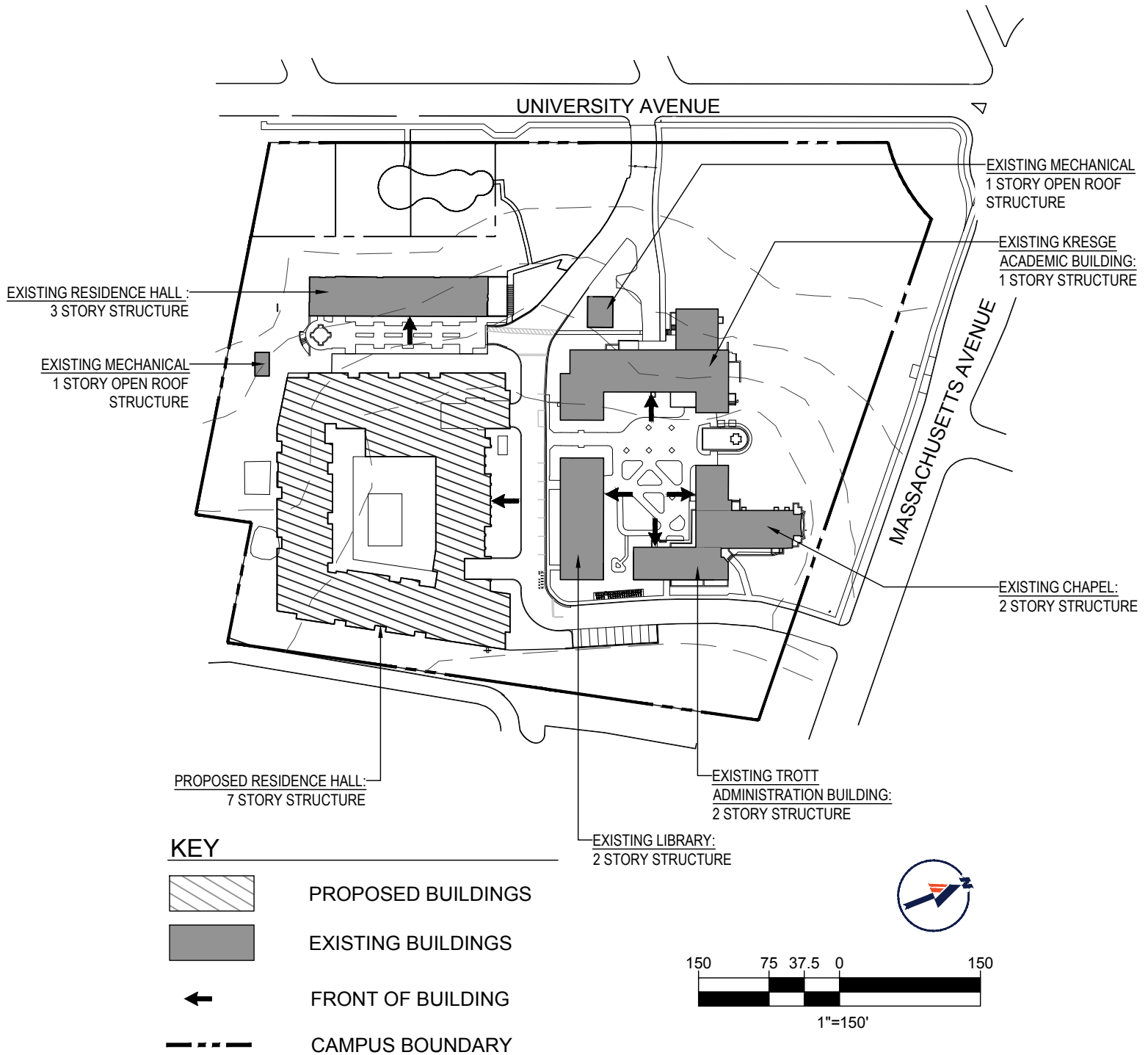


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EXHIBIT W - PROPOSED BUILDING HEIGHTS

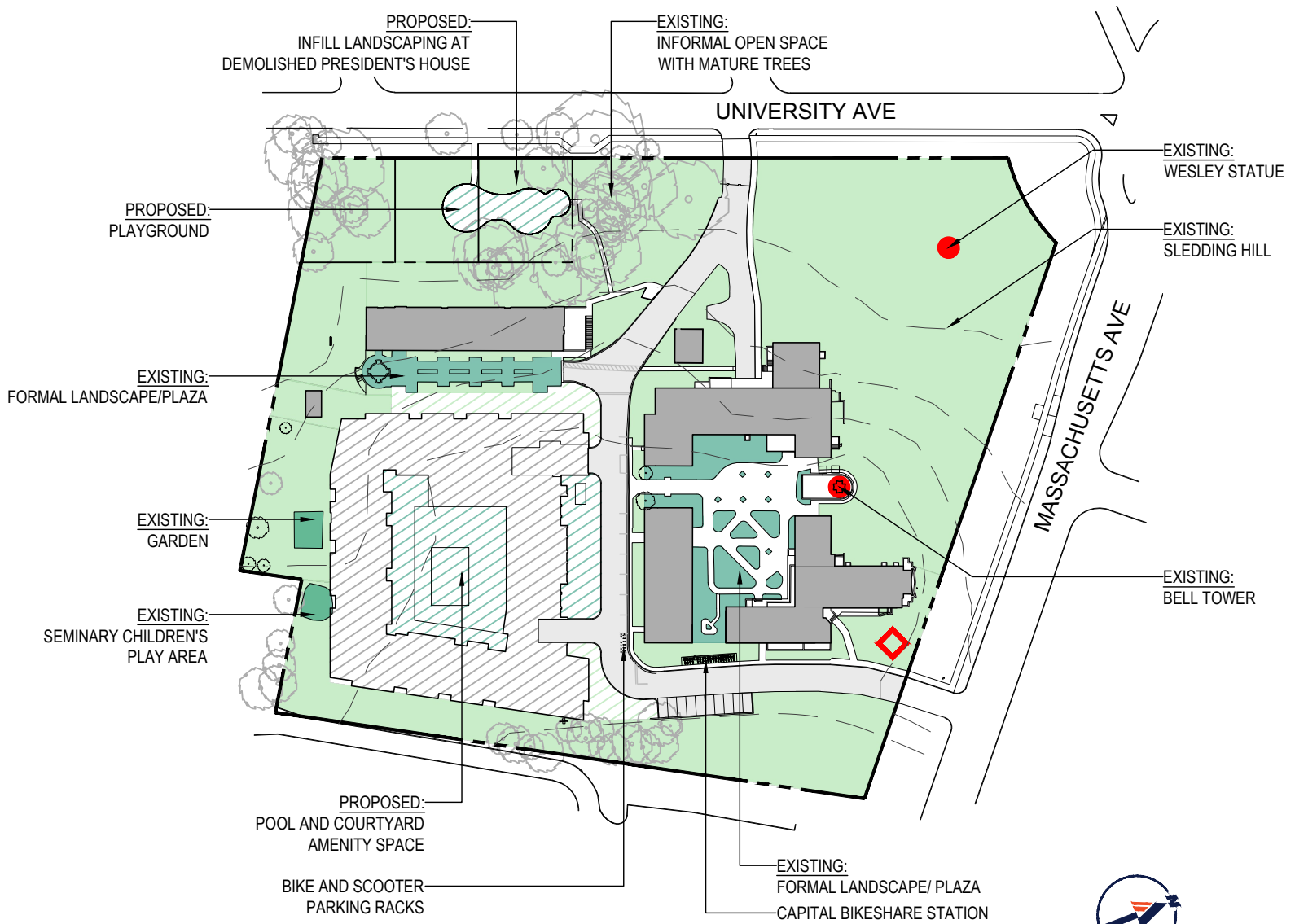


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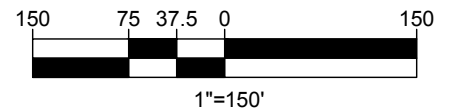
WESLEY SEMINARY CAMPUS PLAN

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 1

BUILDING ELEVATIONS



EAST ELEVATION



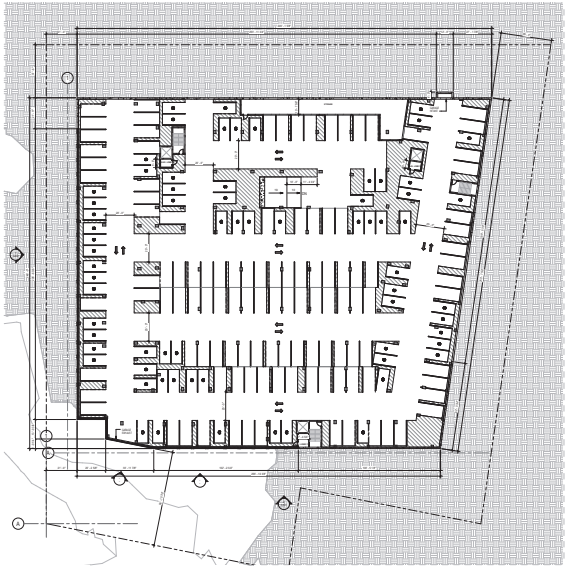
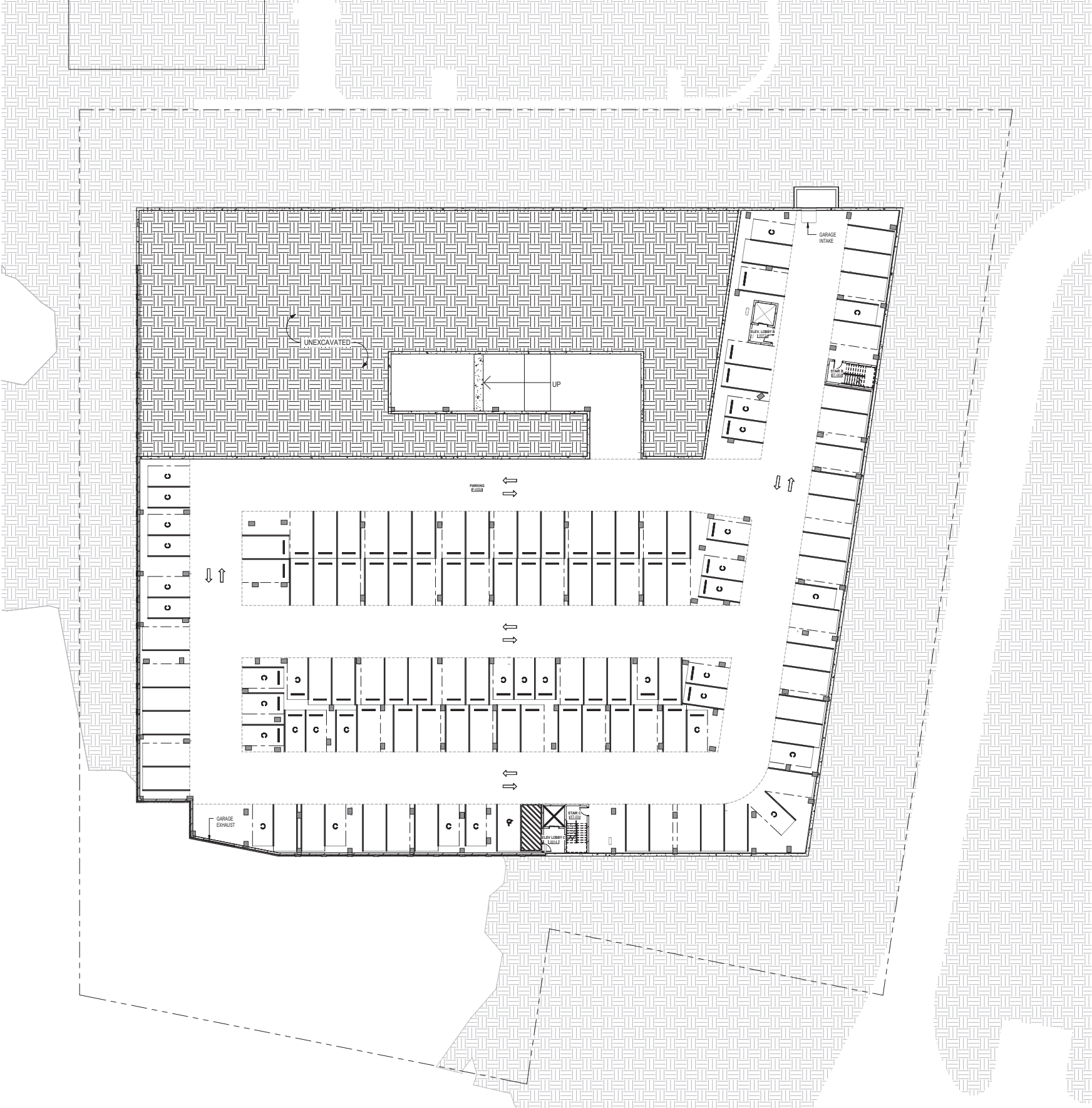
SOUTH ELEVATION

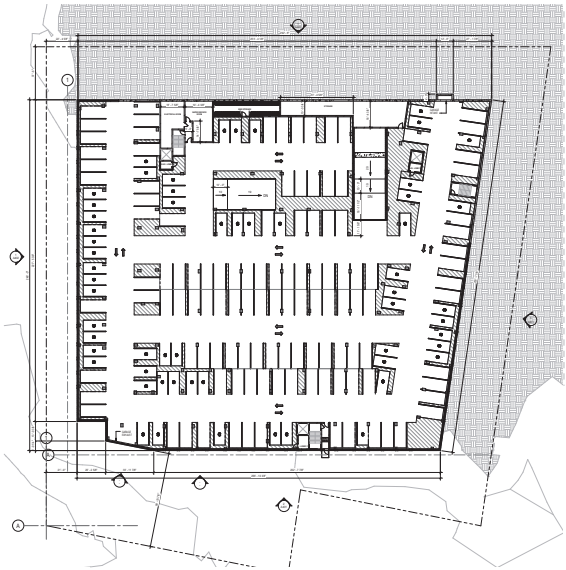
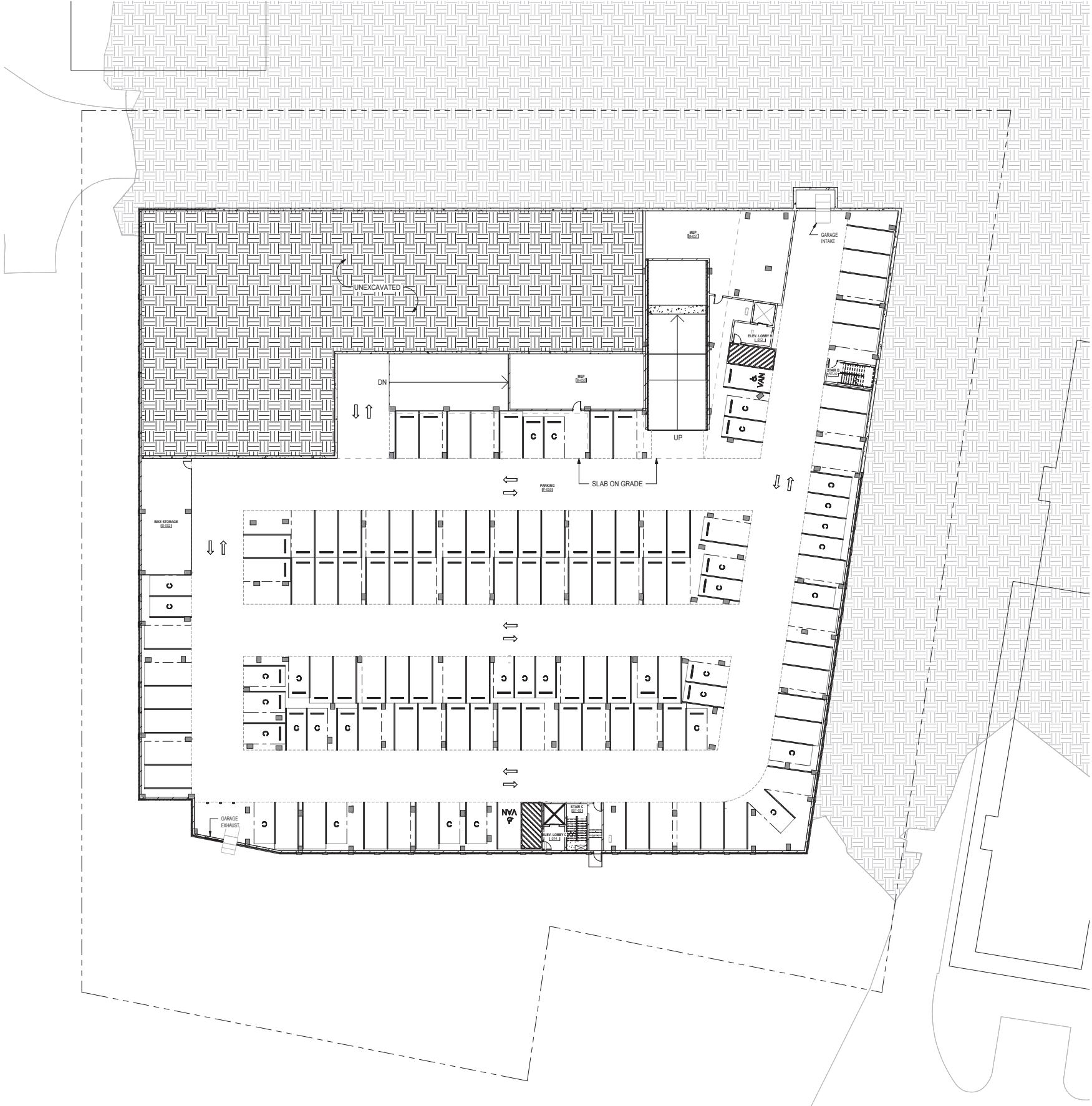


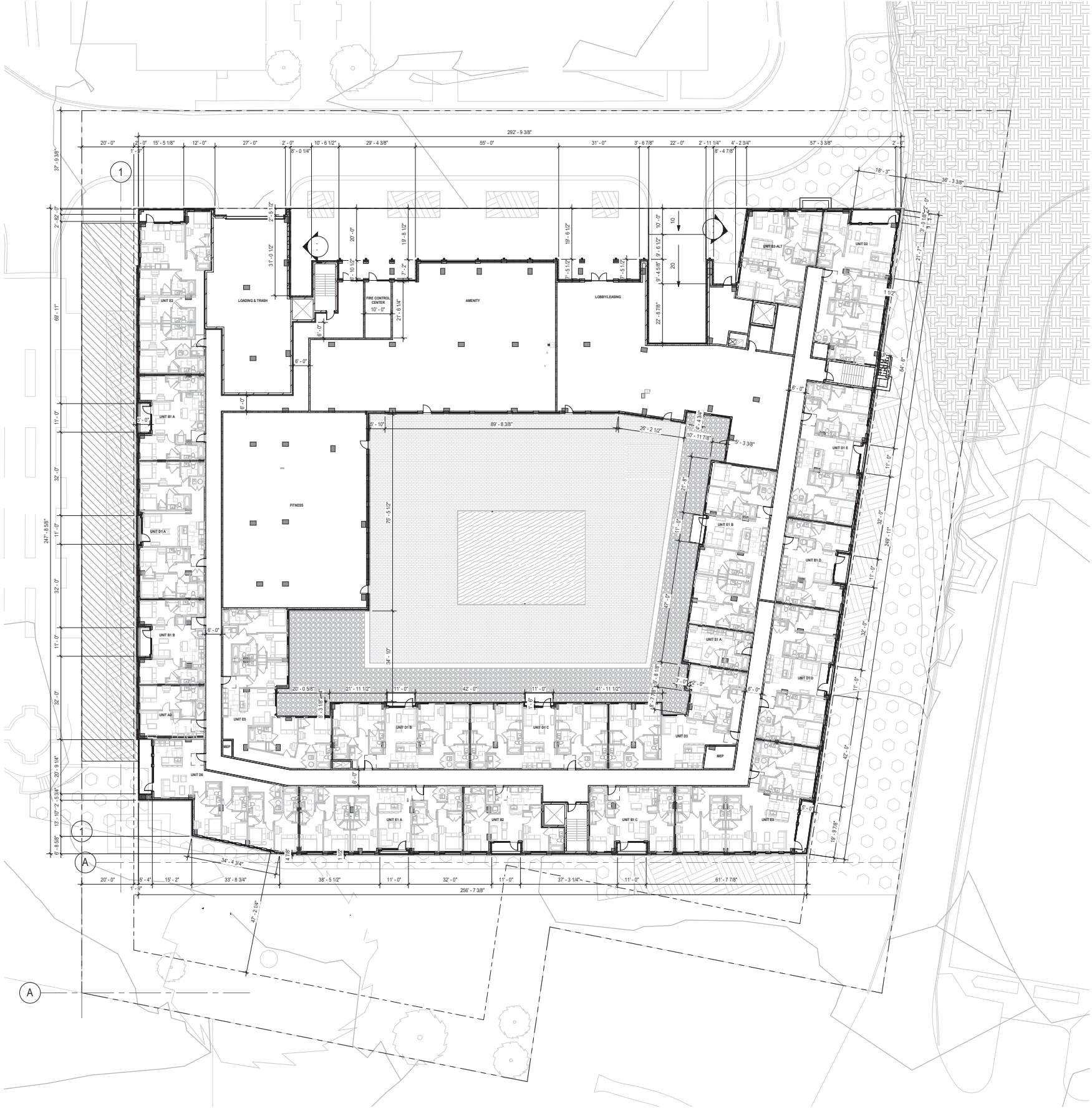
NORTH ELEVATION

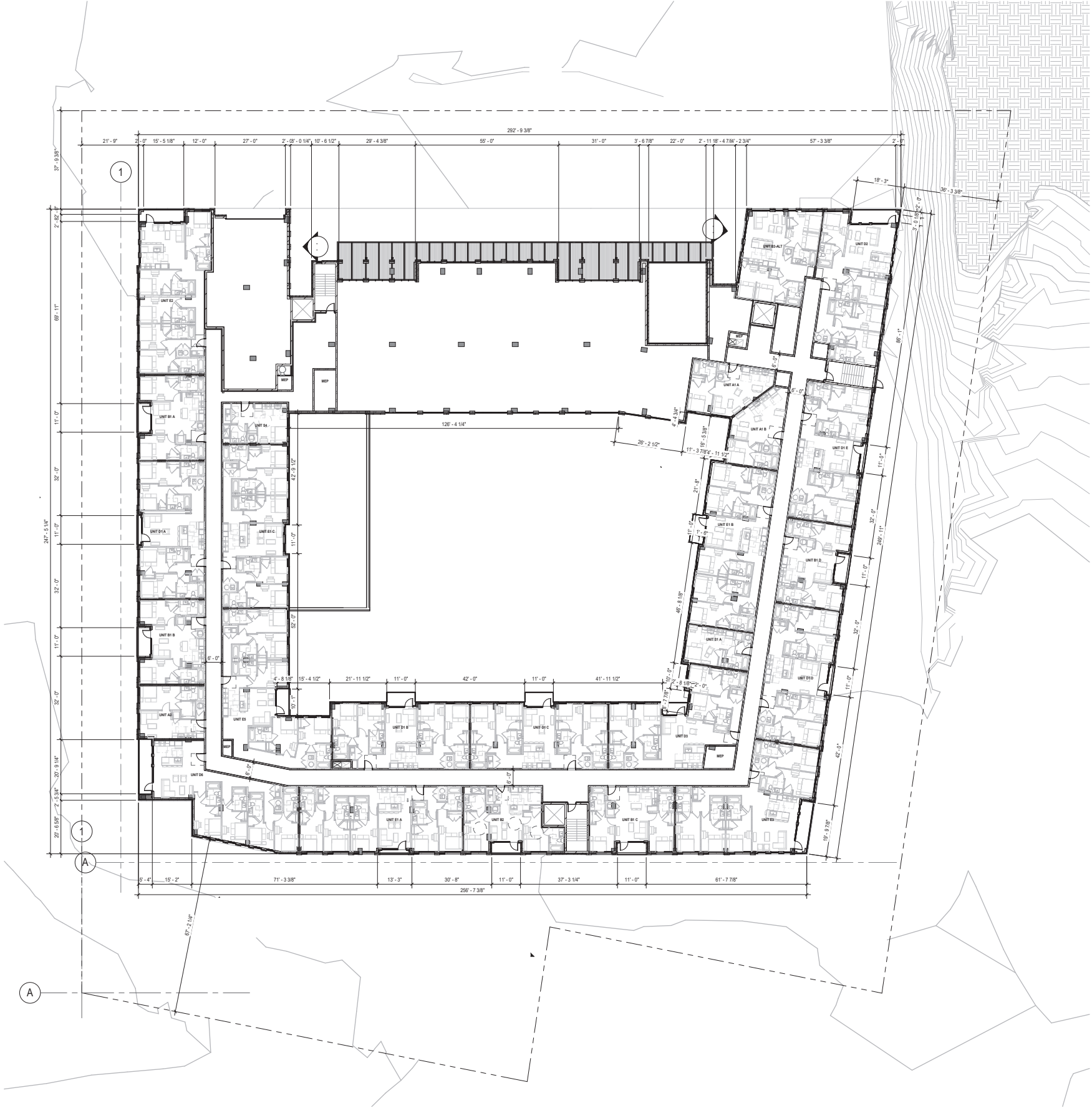


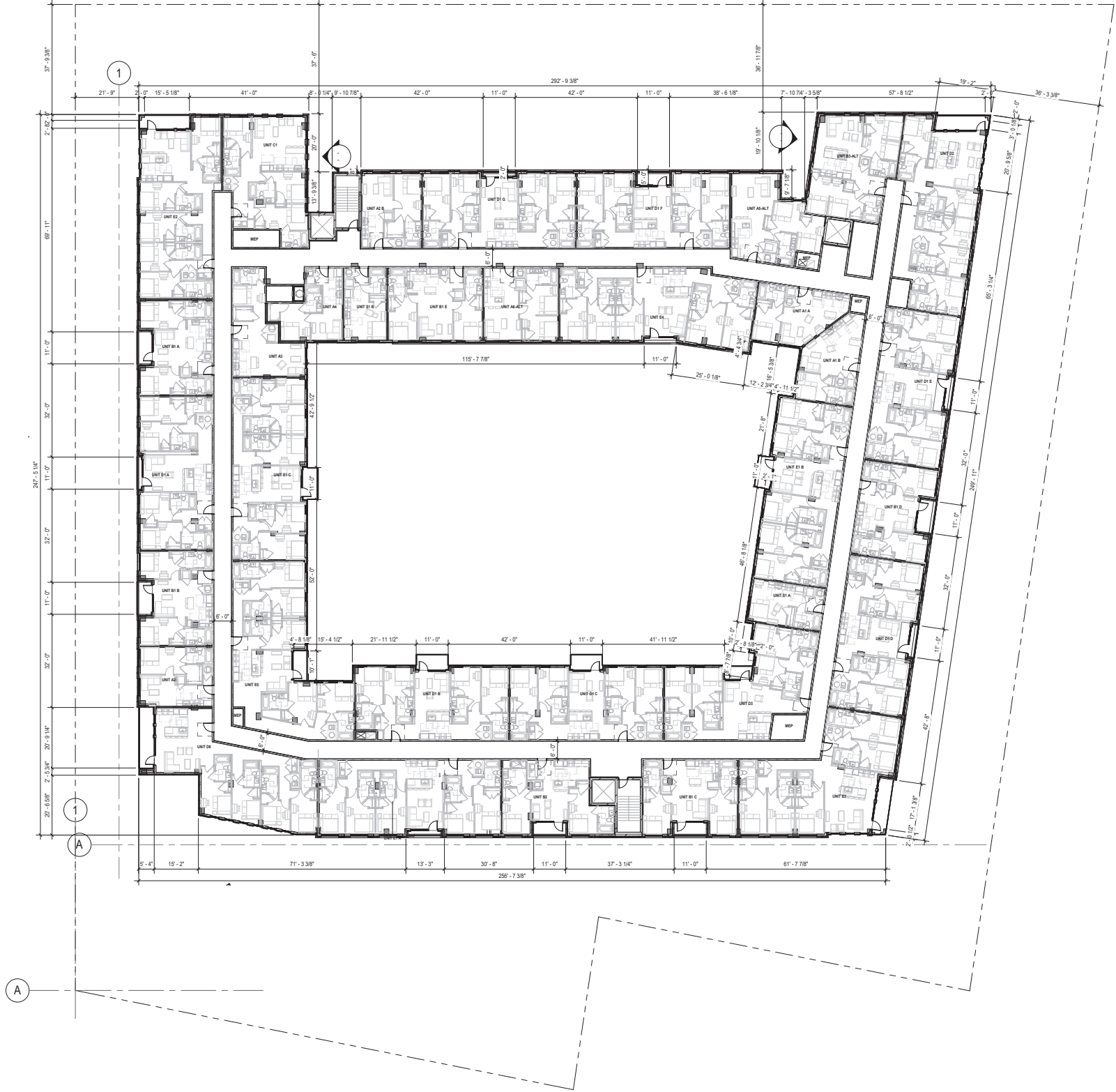
WEST ELEVATION

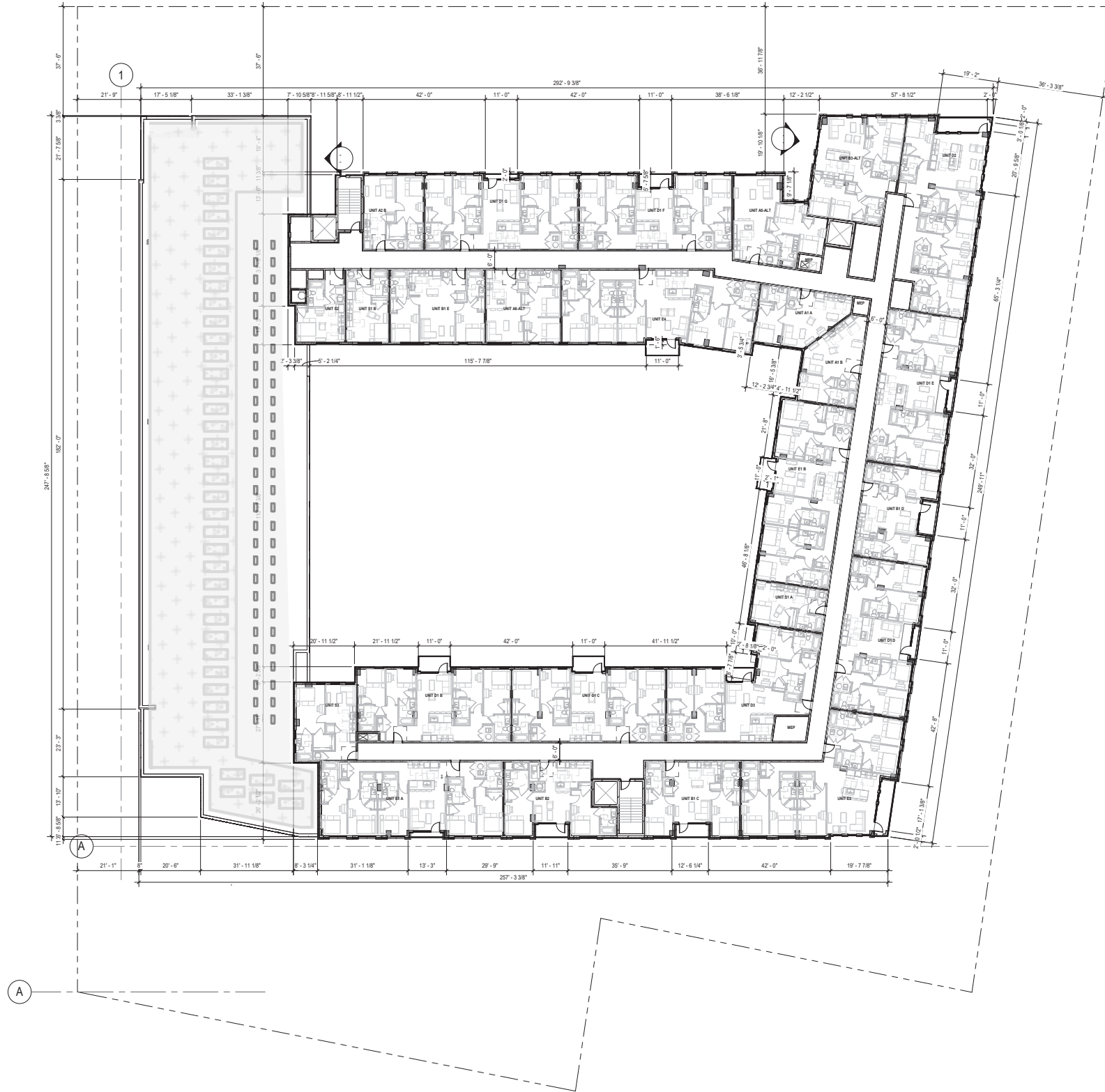


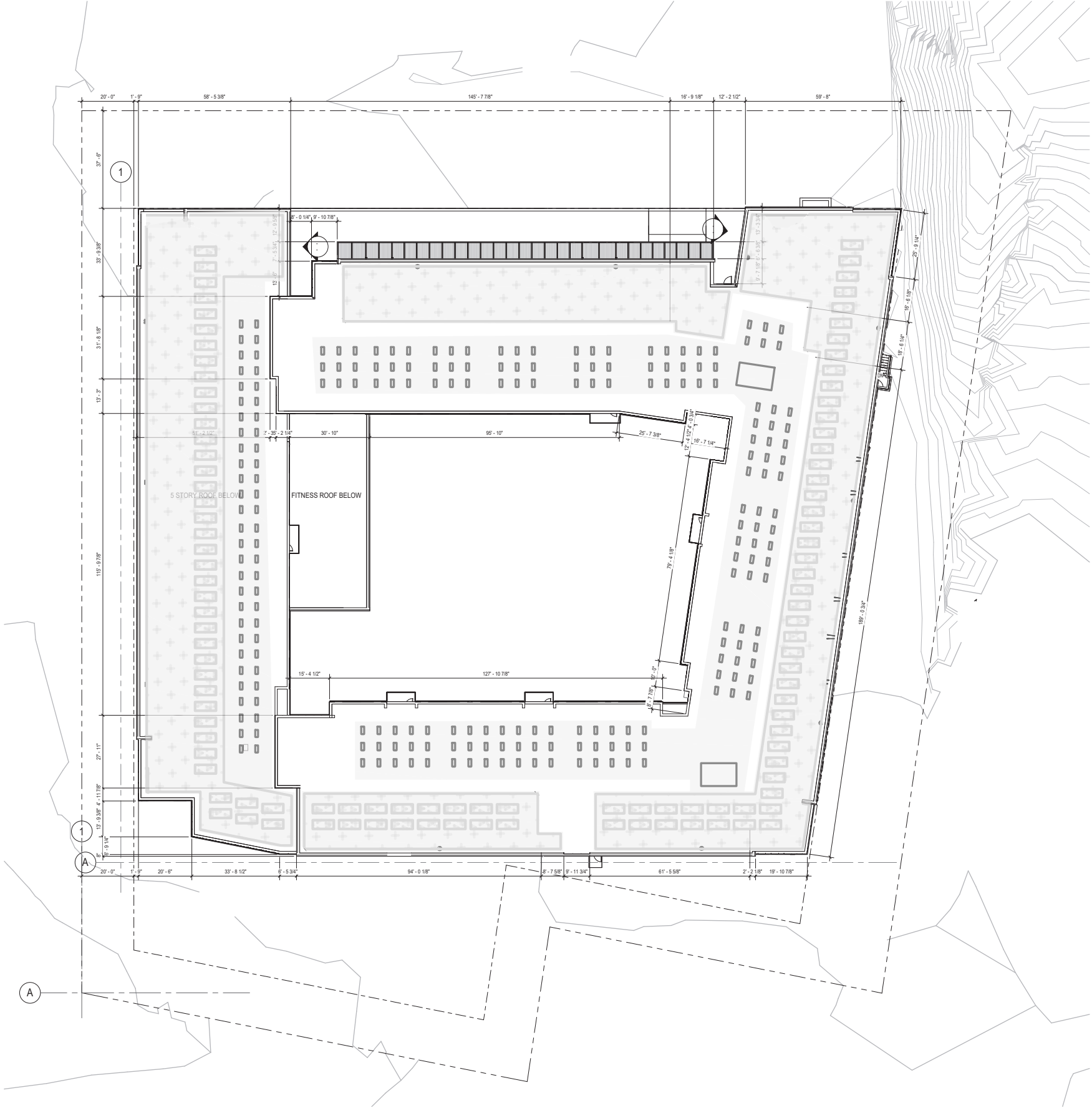




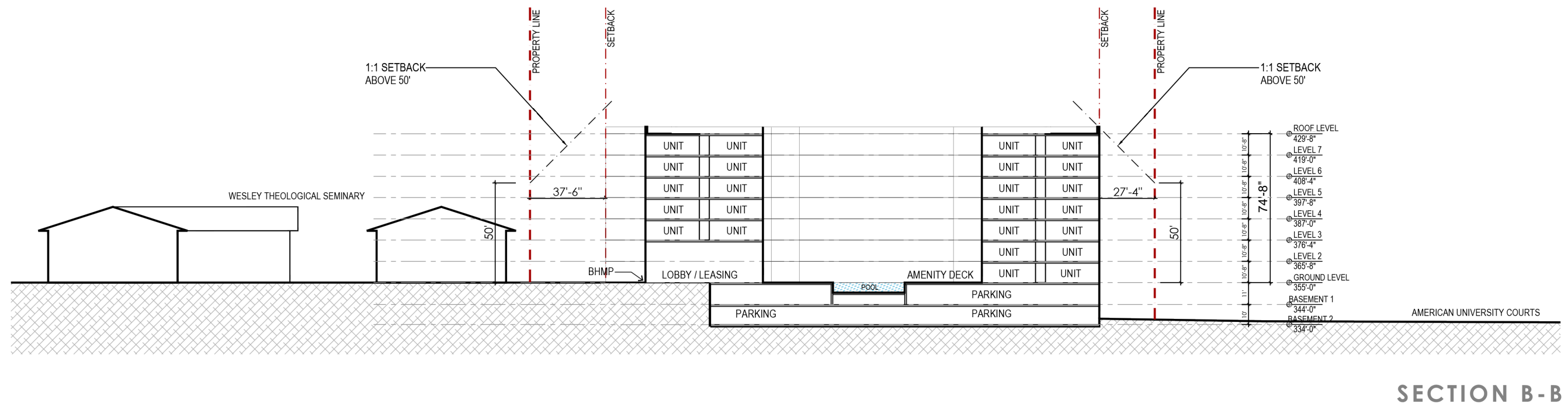
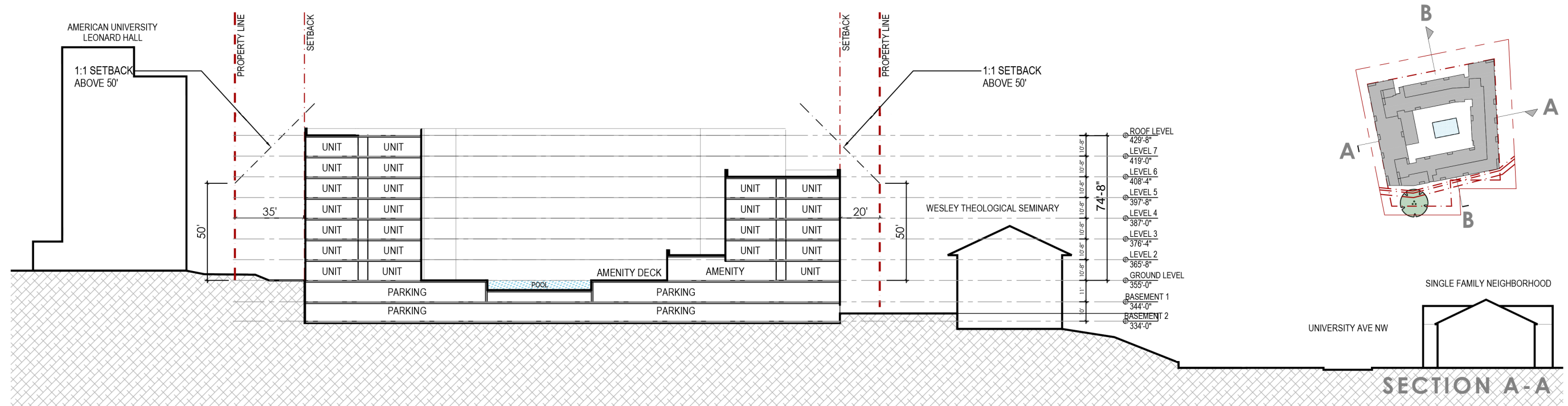


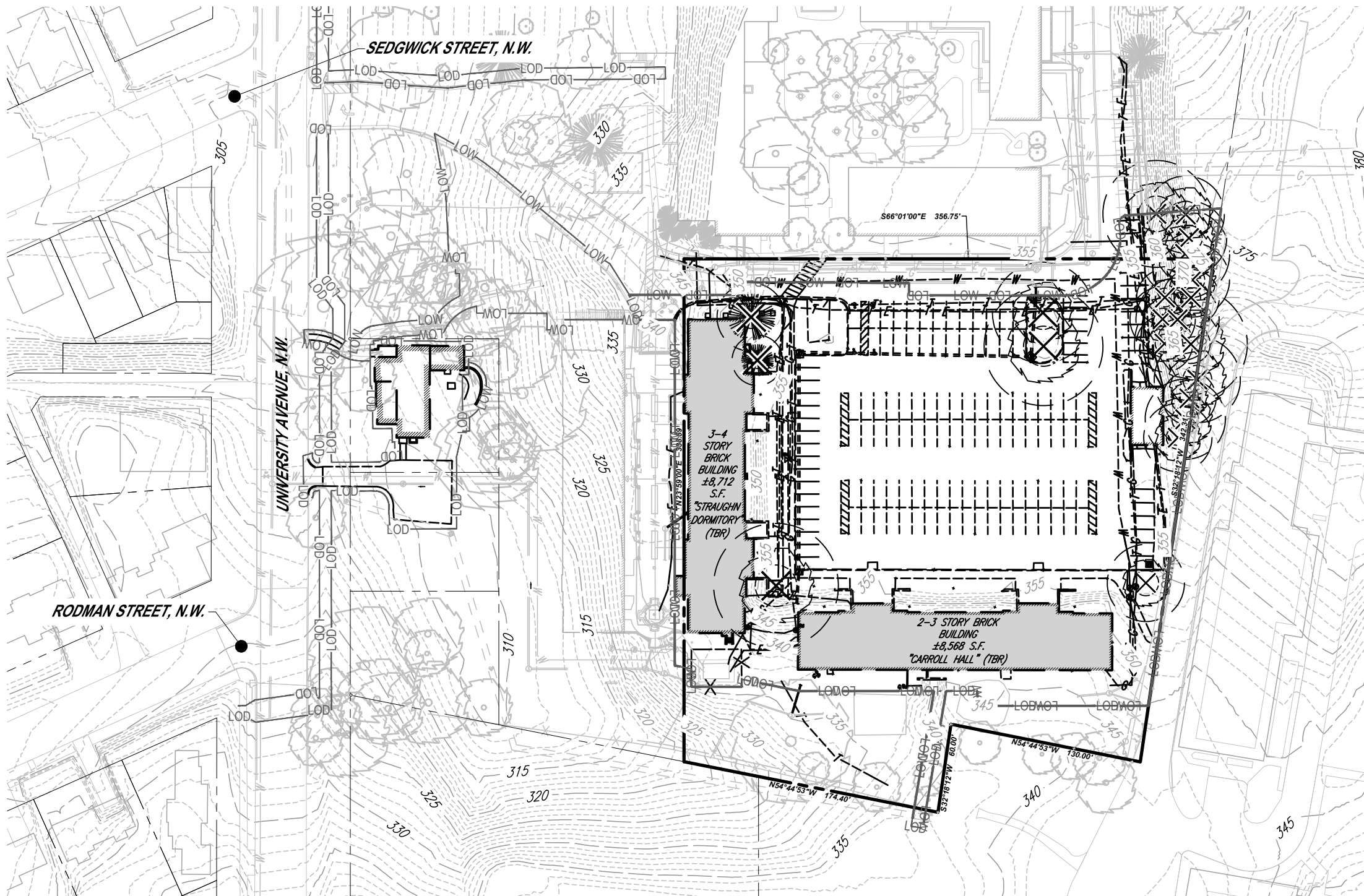






SITE SECTIONS







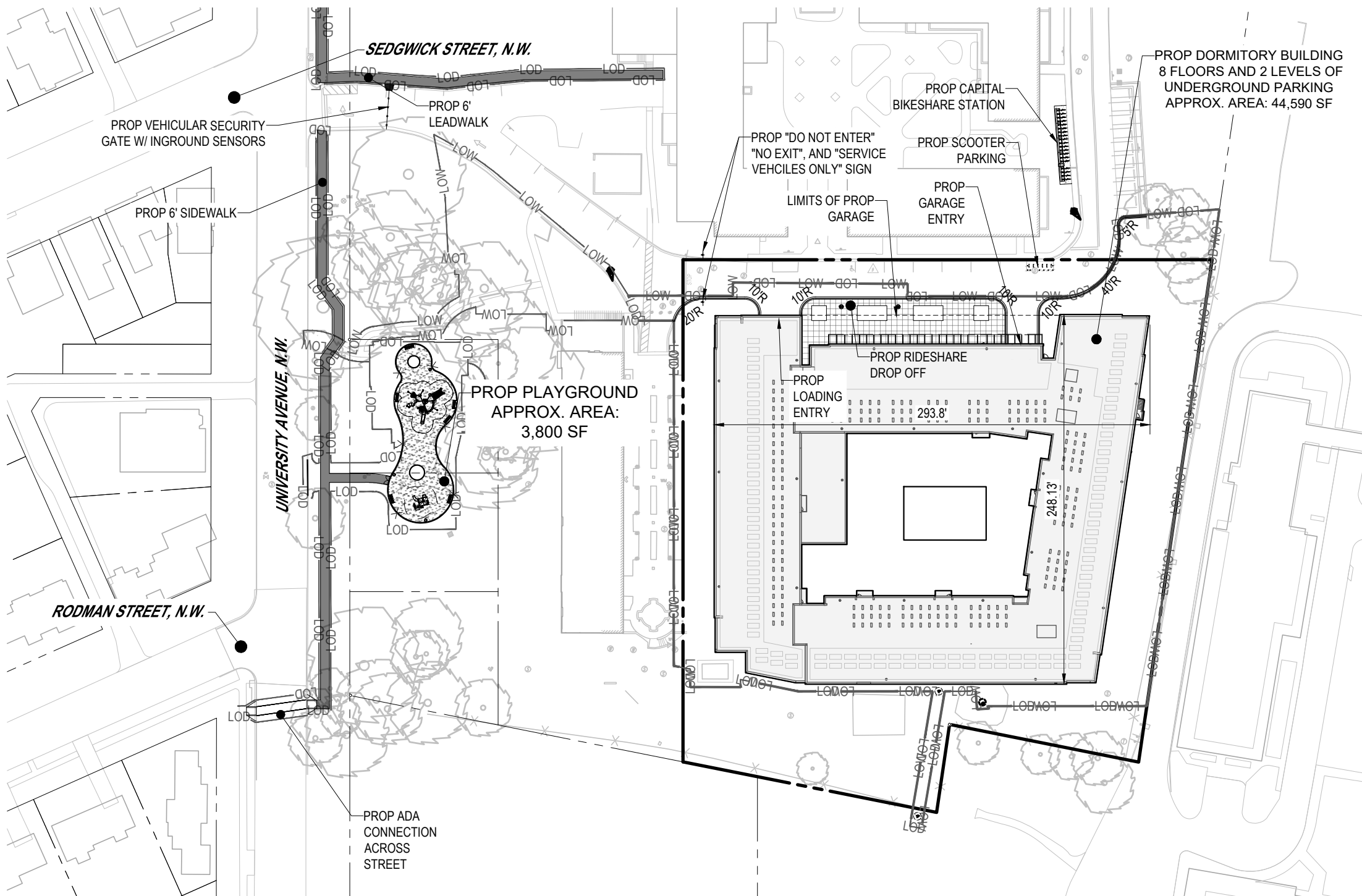


DEMOLITION PLAN NARRATIVE

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

DEMOLITION PLAN LEGEND

-  LIMITS OF DISTURBANCE
-  LIMITS OF WORK
-  BUILDING TO BE REMOVED
-  TREE TO BE REMOVED

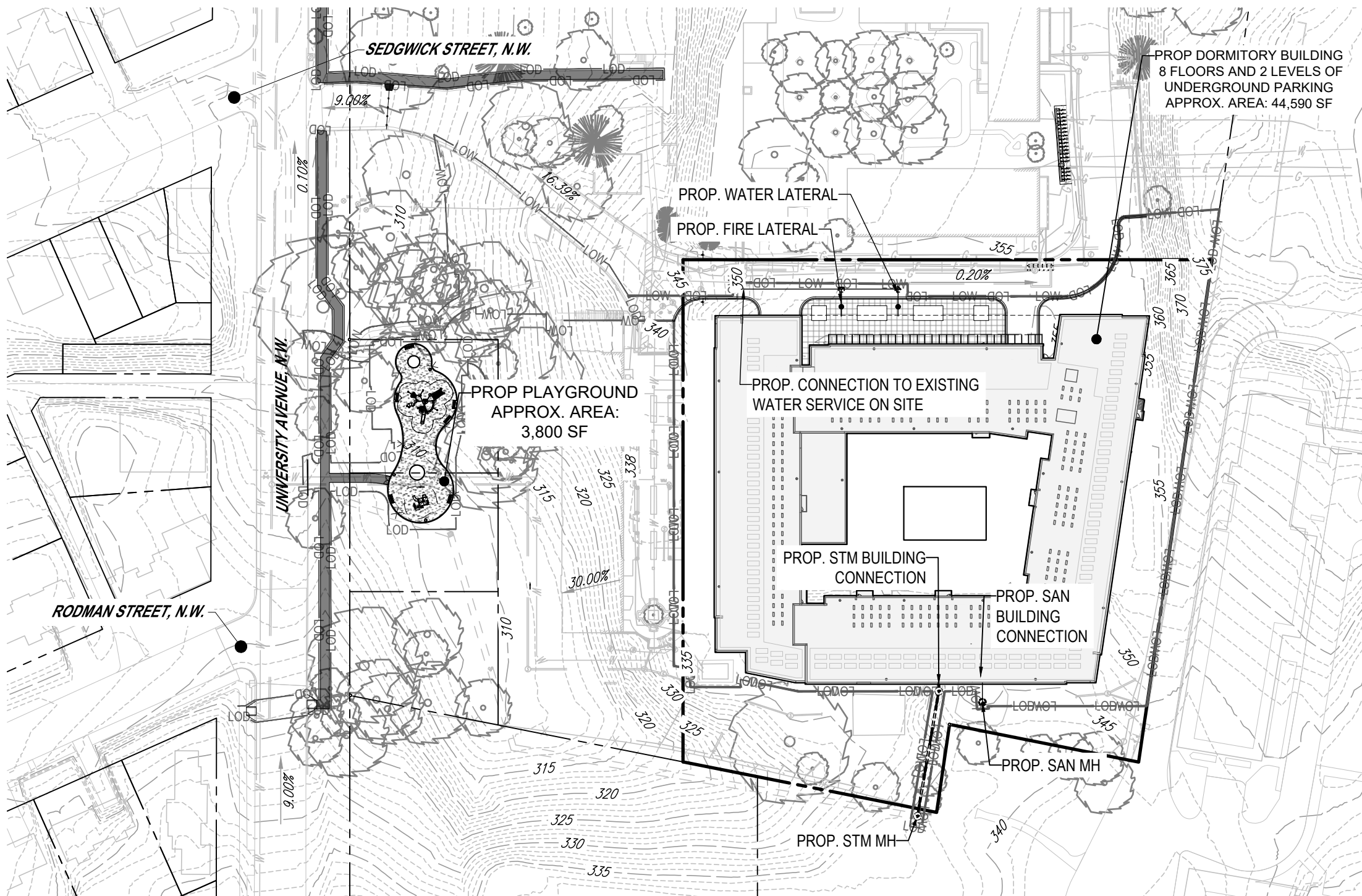


SITE PLAN NARRATIVE

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A 7-FLOOR RESIDENTIAL 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



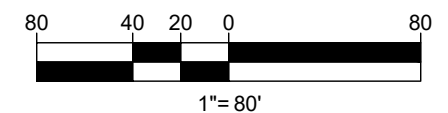
GRADING & UTILITY PLAN NARRATIVE

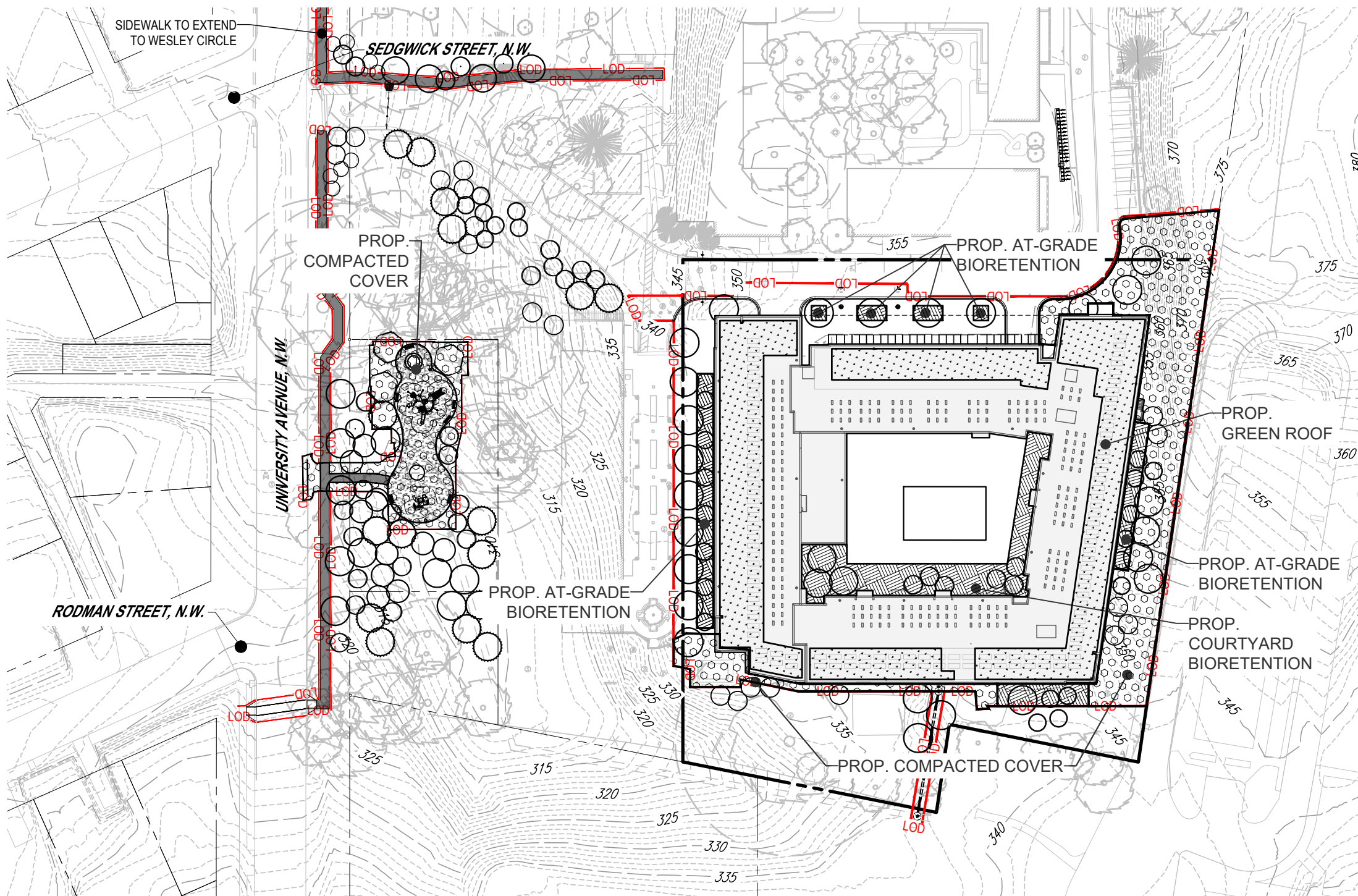
UTILITY IMPROVEMENTS PROPOSED WITH THIS PROJECT INCLUDE: A WATER LATERAL CONNECTION TO THE EXISTING MAIN IN UNIVERSITY AVE NW, ONE SANITARY LATERAL CONNECTION TO THE EXISTING ONSITE SYSTEM, AND ONE STORM LATERAL CONNECTION TO THE EXISTING ONSITE SYSTEM.

THE PROPOSED GRADING WILL TIE INTO EXISTING GRADES.

GRADING & UTILITY PLAN LEGEND

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





STORMWATER MANAGEMENT PLAN NARRATIVE

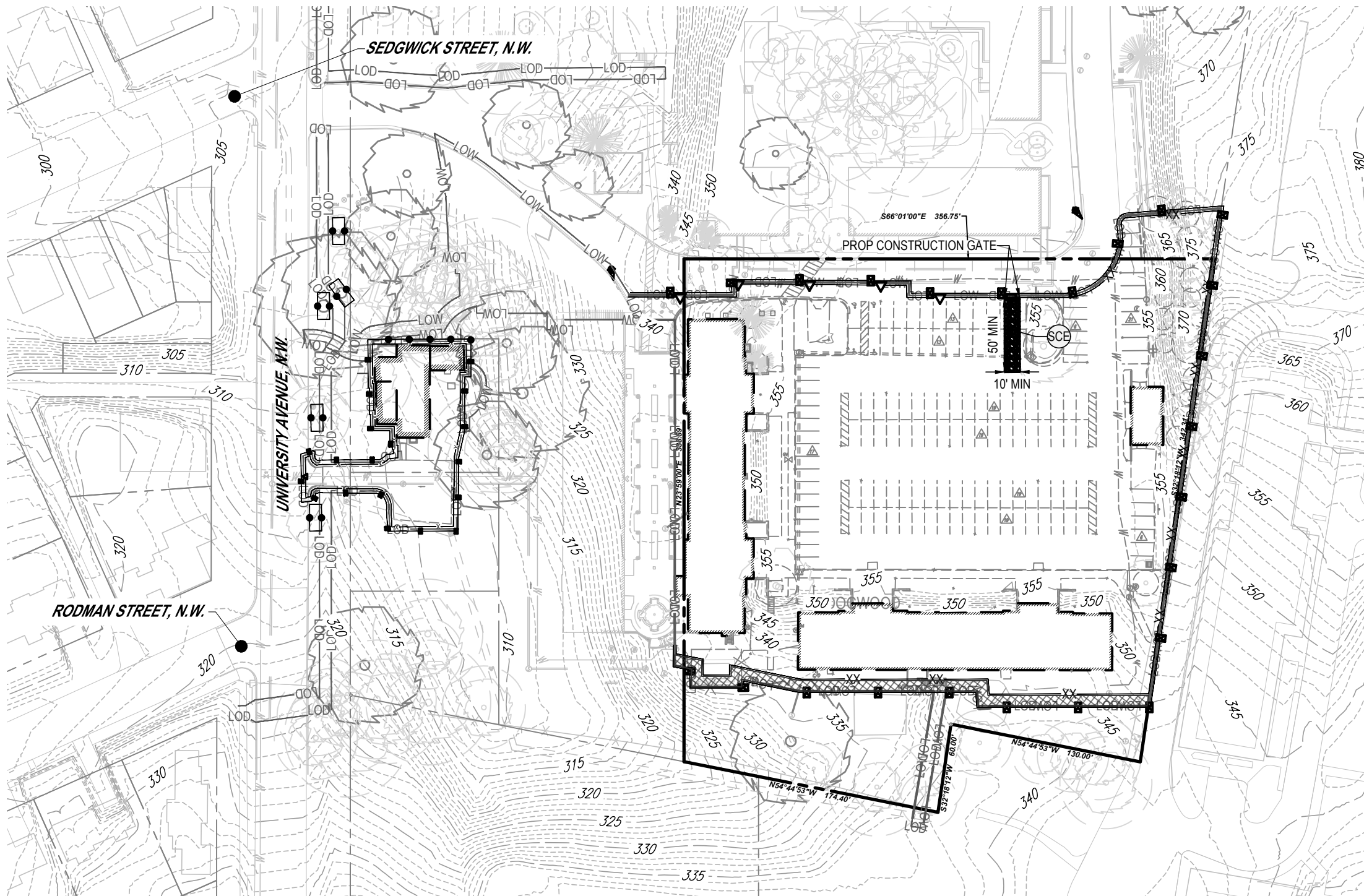
THE WORK ASSOCIATED WITH THIS PROJECT IS CATEGORIZED AS MAJOR LAND DISTURBANCE (MLD). THE CURRENT DESIGN INCLUDES GREEN ROOF, BIORETENTION FACILITIES, AND TREE PRESERVATION AS BEST MANAGEMENT PRACTICES (BMPs) THAT PROVIDE STORMWATER RETENTION VALUE AND DETENTION VALUE.

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

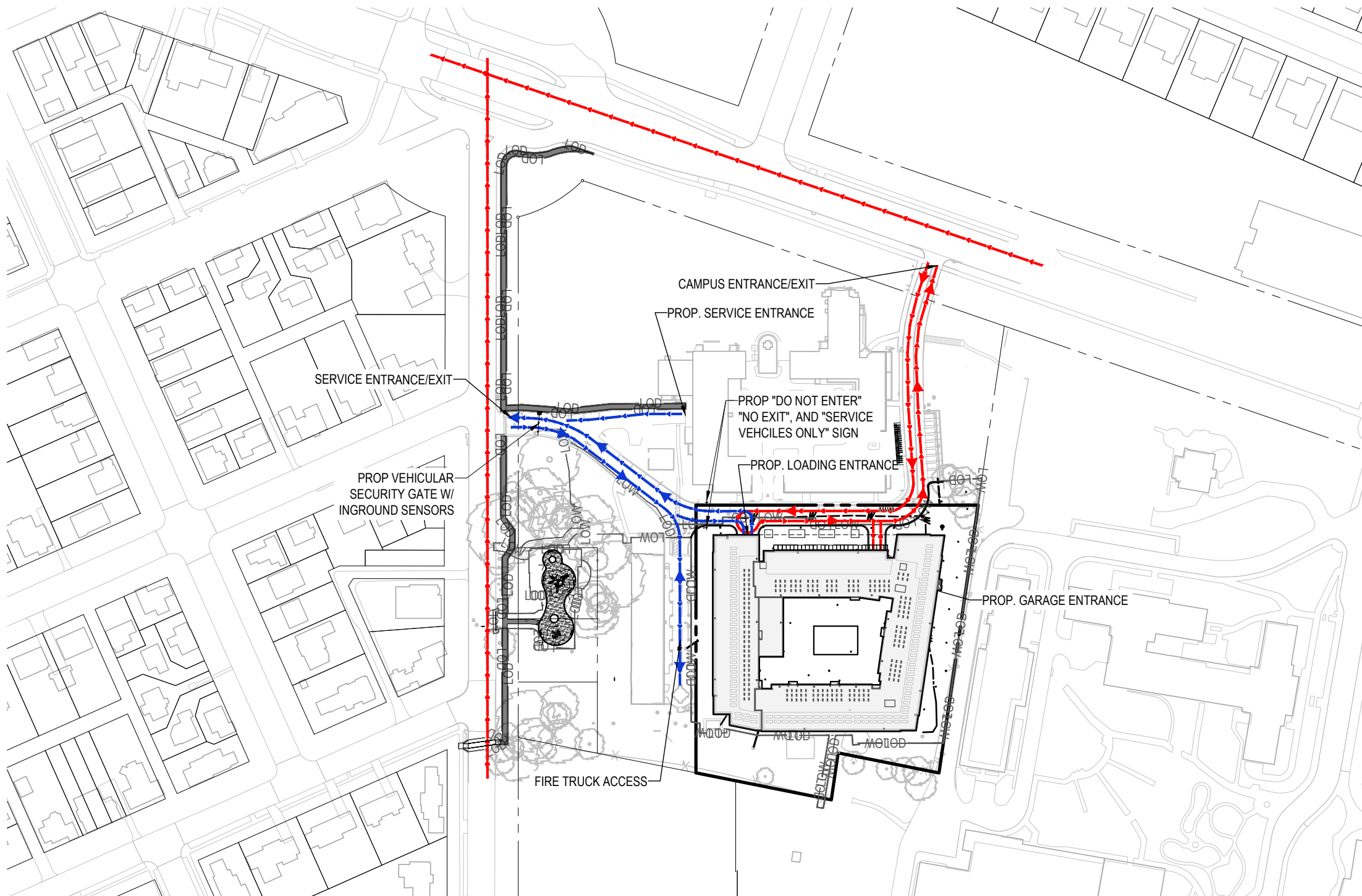
	PROP. GREEN ROOF
	PROP. BIORETENTION
	PROP. COMPACTED COVER
	LIMITS OF DISTURBANCE
	PROP. TREES



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



VEHICULAR CIRCULATION NARRATIVE

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

SERVICE VEHICLE CIRCULATION
ROUTE:
SERVICE 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
-  SERVICE
VEHICLE
CIRCULATION
ROUTE

EXHIBIT 2

View from Massachusetts Ave NW
Summer











View from University Ave NW
Summer



View from University Ave NW
Winter



View from University Ave NW
Winter



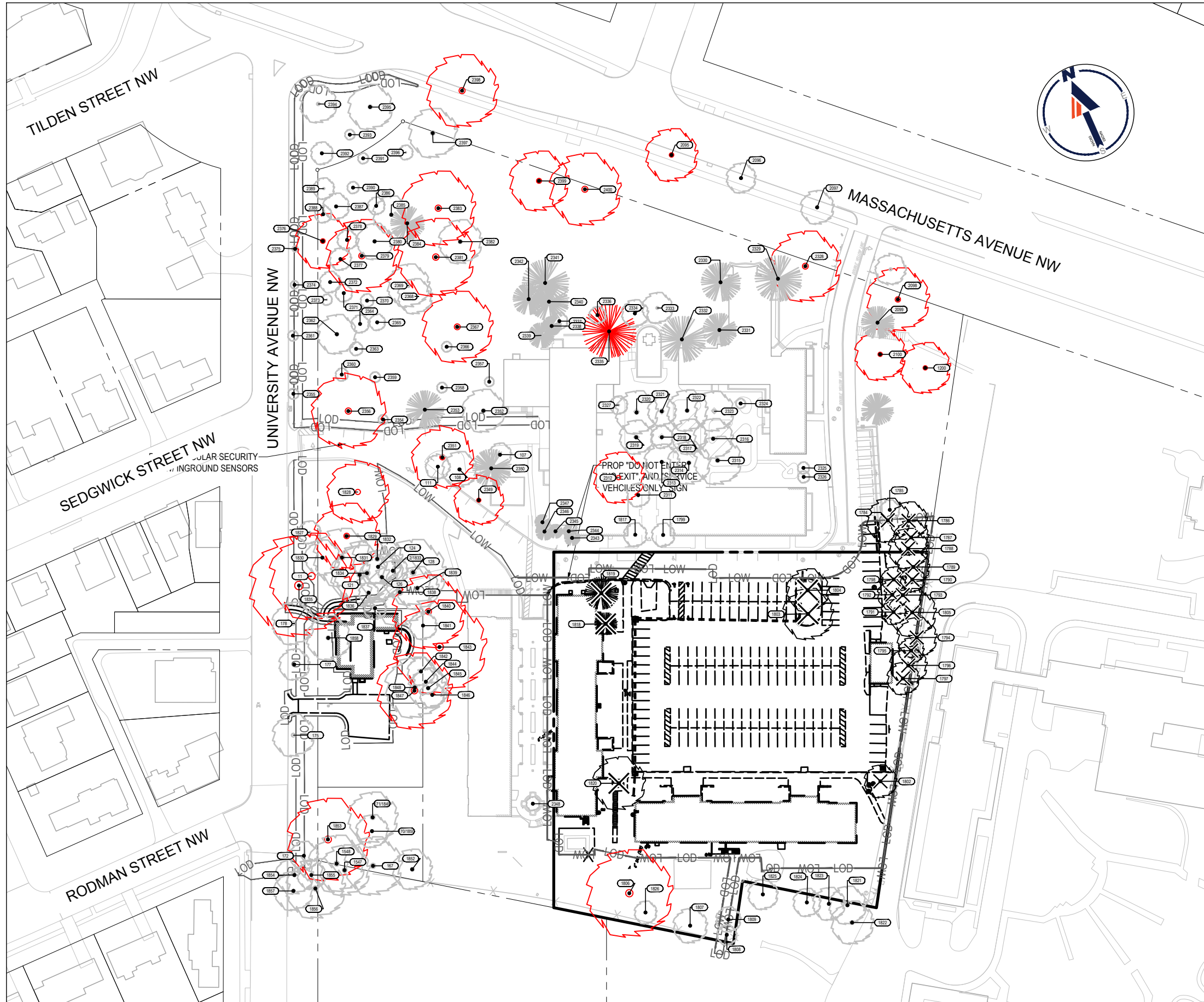
View from Wesley Circle NW
Summer



View from Wesley Circle NW
Winter





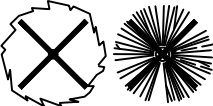


EXHIBIT 3



INVENTORY PLAN NARRATIVE

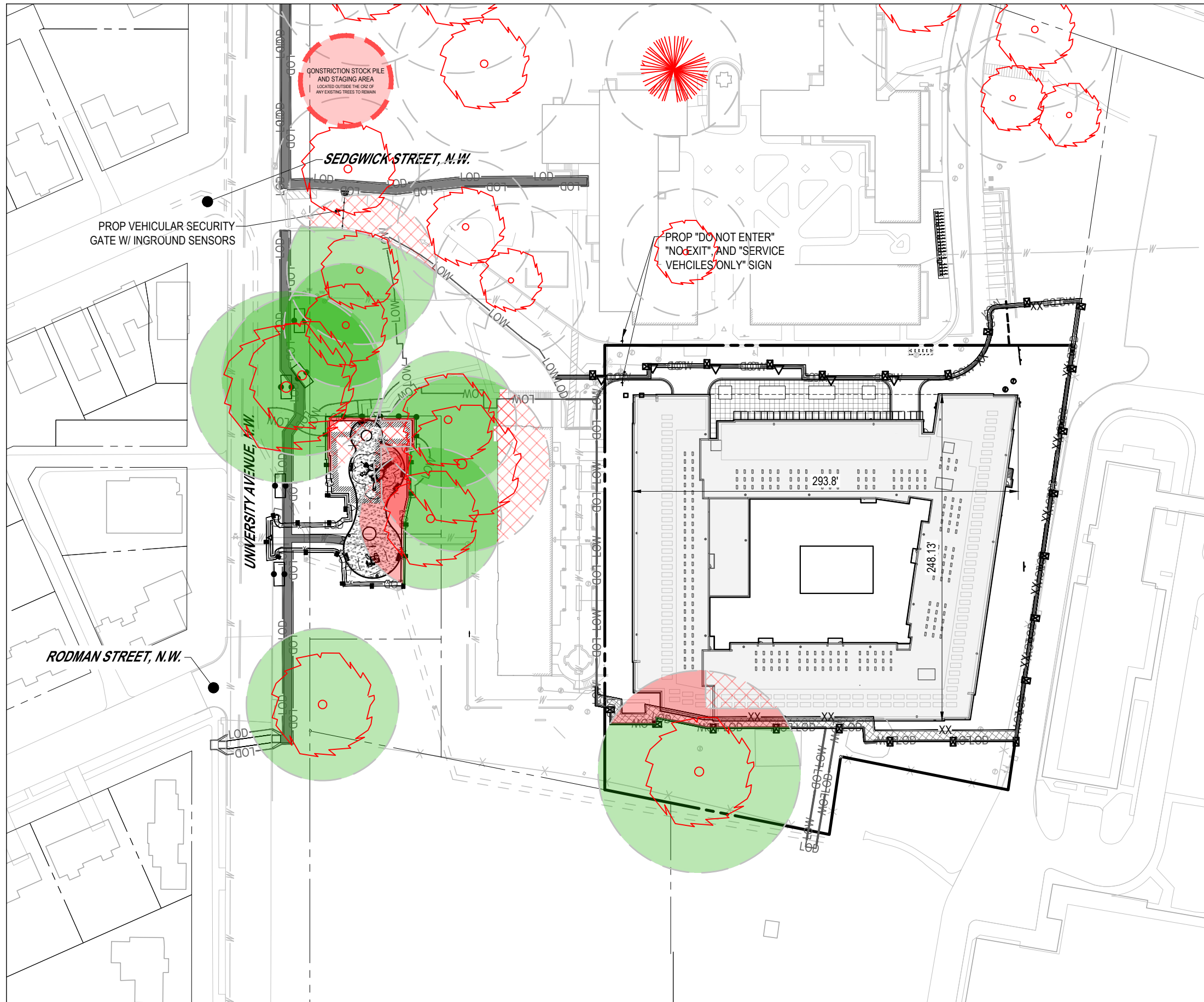
THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (27) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTHY NATIVE TREES. THE TREES OFFER MODERATE BIODIVERSITY AND SHOULD BE CONSIDERED 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
-  TREE TAG NUMBER

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 and 08/02/2023												
#	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					
11	Tulip Poplar	Liriodendron tulipifera	90%	128.43"	40.90"	61.35'	20.45'		B8	Heritage Tree	X	Dieback
107	Hemlock	Tsuga canadensis	80%	45.85"	14.60"	21.90'	7.30'		B6	Special Tree	X	Minor dieback, Crooked
108	Silver Maple	Acer saccharinum	70%	70.50"	22.45"	33.68'	11.23'		B7	Special Tree	X	X2 Trunk, Trunk scar, Lean
111	Weeping Cherry	Prunus subhirtella	65%	35.17"	11.20"	16.80'	5.60'		B5	N/A		Crown dieback, Crooked
121	Tulip Poplar	Liriodendron tulipifera	90%	88.24"	28.10"	42.15'	14.05'		B8	Special Tree	X	Crooked
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
167	Tulip Poplar	Liriodendron tulipifera	90%	87.61"	27.90"	41.85'	13.95'		B8	Special Tree	X	
172	Hemlock	Tsuga sp.	80%	43.02"	13.70"	20.55'	6.85'		B6	N/A	X	Dieback
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
1200	Black Cherry	Prunus serotina	65%	100.48"	32.00"	48.00'	16.00'		B8	Heritage Tree	X	Codominant leader, Vine growth, Dieback
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	
1784	Littleleaf Linden	Tilia cordata	60%	75.99"	24.20"	36.30'	12.10'	X	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'	X	B6	Special Tree	X	Leaning, Fungal growth, Low branching angle
1787	American Elm	Ulmus americana	45%	52.98"	16.87"	25.31'	8.44'	X	B6	Special Tree	X	X2 Trunk, Vine growth, Dieback
1788	Honey Locust	Gleditsia triacanthos	40%	60.92"	19.40"	29.10'	9.70'	X	B7	Special Tree	X	Major trunk scar, Major dieback
1789	Honey Locust	Gleditsia triacanthos	5%	52.44"	16.70"	25.05'	8.35'	X	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'	X	B6	N/A	X	Major lean, Low branching angle, Vine growth
1791	Honey Locust	Gleditsia triacanthos	50%	39.57"	12.60"	18.90'	6.30'	X	B6	N/A	X	Major dieback, Fungal growth
1792	Black cherry	Prunus serotina	90%	46.16"	14.70"	22.05'	7.35'	X	B6	Special Tree		Minor vine growth
1793	Honey Locust	Gleditsia triacanthos	20%	59.66"	19.00"	28.50'	9.50'	X	B7	Special Tree	X	Possibly dead, Minor vine growth
1794	Honey Locust	Gleditsia triacanthos	40%	61.42"	19.56"	29.34'	9.78'	X	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'	X	B6	N/A		Leaning, Vine growth
1796	Honey Locust	Gleditsia triacanthos	30%	56.52"	18.00"	27.00'	9.00'	X	B7	Special Tree	X	Vine growth, Major dieback, Trunk cankers
1797	Mulberry	Morus alba	90%	48.67"	15.50"	23.25'	7.75'	X	B6	Special Tree		
1798	Honey Locust	Gleditsia triacanthos	80%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Codominant leader
1799	Kousa Dogwood	Cornus kousa	80%	41.74"	13.29"	19.94'	6.65'		B6	N/A		X3 Trunk, Minor trunk scar
1802	Chinese Magnolia	Magnolia x soulangeana	80%	54.14"	17.24"	25.88'	8.62'	X	B6	Special Tree		X4 Trunk
1803	Red Maple	Acer rubrum	80%	84.78"	27.00"	40.50'	13.50'	X	B8	Special Tree	X	Lichen growth, Dieback, Major trunk scar
1804	Red Maple	Acer rubrum	30%	70.97"	22.80"	33.90'	11.30'	X	B7	Special Tree	X	Major trunk scar, Codominant leader, Major dieback
1805	Eastern White Pine	Pinus strobus	80%	79.45"	25.30"	37.95'	12.65'	X	B8	Special Tree	X	Minor dieback, Leaning, Vine growth
1806	Tulip Poplar	Liriodendron tulipifera	90%	162.68"	51.80"	77.70'	25.90'		B8	Heritage Tree	X	
1807	Silver Maple	Acer saccharinum	80%	68.77"	21.90"	32.85'	10.95'		B7	Special Tree	X	Codominant leader
1808	Tulip Poplar	Liriodendron tulipifera	85%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	
1809	Tulip Poplar	Liriodendron tulipifera	70%	50.24"	16.00"	24.00'	8.00'		B6	Special Tree	X	Codominant leader
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'	X	B5	N/A		
1819	Chinese Holly	Ilex cornuta	70%	47.98"	15.28"	22.92'	7.64'	X	B6	Special Tree		X3 Trunk, Dieback
1820	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	87.92"	28.00"	42.00'	14.00'	X	B8	Special Tree	X	Lichen growth, Trunk scar
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
1826	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	36.43"	11.60"	17.40'	5.80'		B5	N/A	X	Cut back
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'	15.98'		B8	Heritage Tree	X	Codominant leader, Crooked
1830	Littleleaf Linden	Tilia cordata	65%	52.78"	16.80"	25.20'	8.40'		B6	Special Tree	X	Crooked, Leaning, Lichen growth, 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
1834	Tulip Poplar	Liriodendron tulipifera	90%	99.23"	31.60"	47.40'	15.80'		B8	Special Tree	X	Lichen growth, 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,
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,
1853	Tulip Poplar	Liriodendron tulipifera	90%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree	X	Codominant leader
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
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
2095	Pin Oak	Quercus palustris	85%	104.88"	33.40"	50.10'	16.70'		B8	Heritage Tree	X	
2096	Northern Red Oak	Quercus rubra	65%	59.35"	18.90"	28.35'	9.45'		B7	Special Tree	X	Crown dieback, Limbed up
2097	Pin Oak	Quercus palustris	70%	66.89"	21.30"	31.95'	10.65'		B7	Special Tree	X	Crooked, Limbed up, Dieback
2098	Tulip Poplar	Liriodendron tulipifera	85%	125.92"	40.10"	60.15'	20.05'		B8	Heritage Tree		
2099	Black Pine	Pinus thumbergii	70%	65.00"	20.70"	31.05'	10.35'		B7	Special Tree		Crooked
2100	Black Cherry	Prunus serotina	60%	102.68"	32.70"	49.05'	16.35'		B8	Heritage Tree	X	Codominant leader, Trunk scar, Vine growth, Dieback
2311	Kousa Dogwood	Cornus kousa	85%	45.75"	14.57"	21.86'	7.29'		B6	Special Tree		X5 Trunk, Minor dieback, Limbed up
2312	Ash Tree	Fraxinus	70%	101.43"	32.30"	48.45'	16.15'		B8	Heritage Tree	X	Trunk scar, Dieback, Minor vine growth, Lichen growth






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 and 08/02/2023												
#	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					
2313	Willow Oak	Quercus phellos	80%	70.65"	22.50"	33.75'	11.25'		B7	Special Tree	X	Codominant leader, Lichen growth
2314	Willow Oak	Quercus phellos	85%	85.10"	27.10"	40.65'	13.55'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2315	Willow Oak	Quercus phellos	80%	95.46"	30.40"	45.60'	15.20'		B8	Special Tree	X	Limbed up, Arrow sculpture
2316	Willow Oak	Quercus phellos	85%	79.76"	25.40"	38.10'	12.70'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2317	Willow Oak	Quercus phellos	80%	70.03"	22.30"	33.45'	11.15'		B7	Special Tree	X	Codominant leader, Arrow sculpture, Weak branching angle
2318	Willow Oak	Quercus phellos	80%	44.91"	14.30"	21.45'	7.15'		B6	Special Tree	X	Minor lichen
2319	Willow Oak	Quercus phellos	80%	67.83"	21.60"	32.40'	10.80'		B7	Special Tree	X	Codominant leader, Lichen, Dieback
2320	Willow Oak	Quercus phellos	85%	86.04"	27.40"	41.10'	13.70'		B8	Special Tree	X	Minor lichen, Limbed up
2321	Willow Oak	Quercus phellos	85%	57.47"	18.30"	27.45'	9.15'		B7	Special Tree	X	Minor dieback, codominant leader
2322	Willow Oak	Quercus phellos	85%	81.96"	26.10"	39.15'	13.05'		B8	Special Tree	X	Minor dieback, codominant leader
2323	Willow Oak	Quercus phellos	80%	79.13"	25.20"	37.80'	12.60'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2324	Cutleaf Japanese Maple	Acer palmatum var. dissectum	85%	19.47"	6.20"	9.30'	3.10'		B5	N/A		Minor dieback, codominant leader
2325	Crape Myrtle	Lagerstroemia	80%	23.59"	7.51"	11.27'	3.76'		B5	N/A		X4 trunk
2326	Crape Myrtle	Lagerstroemia	85%	23.87"	7.60"	11.40'	3.80'		B5	N/A		X4 trunk
2327	Palmetum Japanese Maple	Acer palmatum	80%	36.24"	11.54"	17.31'	5.77'		B5	N/A		X5 Trunk, Minor trunk scar, Minor lichen
2328	American Sycamore	Platanus occidentalis	85%	139.73"	44.50"	66.75'	22.25'		B8	Heritage Tree	X	Crooked, Leaning, Minor dieback
2329	Southern Magnolia	Magnolia grandiflora	80%	93.39"	29.74"	44.61'	14.87'		B8	Special Tree	X	X2 Trunk, Trunk scar, Close to building
2330	Norway Spruce	Picea abies	75%	78.50"	25.00"	37.50'	12.50'		B8	Special Tree		Limbed up
2331	Norway Spruce	Picea abies	80%	67.20"	21.40"	32.10'	10.70'		B7	Special Tree		Dieback, Limbed up
2332	Southern Magnolia	Magnolia grandiflora	60%	93.26"	29.70"	44.55'	14.85'		B8	Special Tree	X	Codominant leader, Close to building
2333	Bradford Pear	Pyrus calleryana	75%	61.55"	19.60"	29.40'	9.80'		B7	Special Tree		Major dieback, Weak branching angle
2334	Bradford Pear	Pyrus calleryana	75%	54.33"	17.30"	25.95'	8.65'		B6	Special Tree		Weak branching angle
2335	Eastern white pine	Pinus strobus	80%	108.02"	34.40"	51.60'	17.20"		B8	Heritage Tree	X	Leaning, Close to building
2336	Swamp White Oak	Quercus bicolor	90%	33.60"	10.70"	16.05'	5.35'		B5	N/A	X	Codominant leader, Minor dieback
2337	American Sycamore	Platanus occidentalis	90%	33.29"	10.80"	15.90'	5.30'		B5	N/A	X	Crooked, Leaning
2338	American Holly	Ilex opaca	85%	50.24"	16.00"	24.00'	8.00'		B6	Special Tree	X	Crooked, Trunk scar
2339	American Holly	Ilex opaca	80%	50.56"	16.10"	24.15'	8.05'		B6	Special Tree	X	Codominant leader
2340	Eatsem White Pine	Pinus strobus	75%	76.31"	24.30"	36.45'	12.15'		B8	Special Tree	X	Crooked, Dieback
2341	Eatsem White Pine	Pinus strobus	80%	92.95"	29.60"	44.40'	14.80'		B8	Special Tree	X	Minor dieback, Broken branch
2342	Eatsem White Pine	Pinus strobus	70%	63.43"	20.20"	30.30'	10.10'		B7	Special Tree	X	Major crooked
2343	Chinese Holly	Ilex cornuta	80%	30.27"	9.64"	14.46'	4.82'		B5	N/A		X3 Trunk
2344	Chinese Holly	Ilex cornuta	80%	22.93"	7.30"	10.95'	3.65'		B5	N/A		Trunk scar
2345	Chinese Holly	Ilex cornuta	85%	27.64"	8.80"	13.20'	4.40'		B5	N/A		
2346	Chinese Holly	Ilex cornuta	85%	34.54"	11.00"	16.50'	5.50'		B5	N/A		Limbed up
2347	Chinese Holly	Ilex cornuta	80%	30.12"	9.59"	14.39'	4.80'		B5	N/A		X2 trunk
2348	Ginkgo	Ginkgo biloba	90%	27.64"	8.80"	13.20'	4.40'		B5	N/A		
2349	Tulip Poplar	Liriodendron tulipifera	85%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree		Close to curb
2350	Eastern white pine	Pinus strobus	80%	76.31"	24.30"	36.45'	12.15'		B8	Special Tree	X	Dieback
2351	Pin Oak	Quercus palustris	80%	108.33"	34.50"	51.75'	17.25'		B8	Heritage Tree	X	Minor dieback
2352	Deodar Cedar	Cedrus deodara	90%	85.10"	27.10"	40.65'	13.55'		B8	Special Tree		Minor dieback
2353	Deodar Cedar	Cedrus deodara	90%	80.39"	25.60"	38.40'	12.80'		B8	Special Tree		
2354	Yoshino Cherry	Prunus x yedoensis	70%	19.47"	6.20"	9.30'	3.10'		B5	N/A		Dieback, Trunk scar
2355	American Sweetgum	Liquidambar styraciflua	90%	21.38"	6.80"	10.20'	3.40'		B5	N/A	X	Minor trunk scar
2356	Tulip Poplar	Liriodendron tulipifera	90%	113.99"	36.30"	54.45'	18.15'		B8	Heritage Tree		Minor lean
2357	Black Tupelo	Nyssa sylvatica	90%	19.16"	6.10"	9.15'	3.05'		B5	N/A		Minor crooked, Codominant leader
2358	American Sycamore	Platanus occidentalis	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A	X	Minor crooked
2359	Swamp White Oak	Quercus bicolor	90%	21.04"	6.70"	10.05'	3.35'		B5	N/A	X	Minor dieback
2360	Yoshino Cherry	Prunus x yedoensis	80%	25.44"	8.10"	12.15'	4.05'		B5	N/A		Codominant leader, Low branching angle, Limbed up
2361	American Sweetgum	Liquidambar styraciflua	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A	X	
2362	Pin Oak	Quercus palustris	80%	78.19"	24.90"	37.35'	12.45'		B8	Special Tree	X	Dieback, Limbed up
2363	Yoshino Cherry	Prunus x yedoensis	85%	26.69"	8.50"	12.75'	4.25'		B5	N/A		Codominant leader
2364	Weeping Cherry	Prunus subhirtella	60%	35.80"	11.40"	17.10'	5.70'		B5	N/A		Dieback
2365	Weeping Cherry	Prunus subhirtella	60%	32.35"	10.30"	15.45'	5.15'		B5	N/A		Dieback
2366	Black Tupelo	Nyssa sylvatica	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A		
2367	American Elm	Ulmus americana	75%	141.62"	45.10"	67.65'	22.55'		B8	Heritage Tree	X	Dieback, Trunk scar, Crooked, Codominant leader
2368	American Elm	Ulmus americana	50%	69.71"	22.20"	33.30'	11.10'		B7	Special Tree	X	Crooked, Dieback, Leaning
2369	American Elm	Ulmus americana	70%	85.41"	27.20"	40.80'	13.60'		B8	Special Tree	X	Crooked, Leaning, Codominant leader
2370	Yoshino Cherry	Prunus x yedoensis	80%	26.69"	8.50"	12.75'	4.25'		B5	N/A		Trunk scar, Limbed up
2371	River Birch	Betula nigra	90%	34.83"	11.09"	16.64'	5.55'		B5	N/A	X	X3 Trunk
2372	River Birch	Betula nigra	90%	42.43"	13.51"	20.27'	6.76'		B6	N/A	X	X3 Trunk
2373	River Birch	Betula nigra	90%	21.67"	6.90"	10.35'	3.45'		B5	N/A	X	X3 Trunk
2374	American Sweetgum	Liquidambar styraciflua	90%	16.02"	5.10"	7.65'	2.55'		N/A	N/A	X	Limbed up, Minor trunk scar
2375	American Sweetgum	Liquidambar styraciflua	80%	11.62"	3.70"	5.55'	1.85'		N/A	N/A	X	Trunk scar
2376	Yoshino Cherry	Prunus x yedoensis	50%	109.59"	34.90"	52.35'	17.45'		B8	Heritage Tree		Major trunk scar, Dieback
2377	Yoshino Cherry	Prunus x yedoensis	80%	44.28"	14.10"	21.15'	7.05'		B6	Special Tree		Codominant leader, Minor dieback
2378	American Elm	Ulmus americana	85%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Weak branching angle, Minor lean
2379	American Sycamore	Platanus occidentalis	90%	144.44"	46.00"	69.00'	23.00'		B8	Heritage Tree	X	Codominant leader
2380	Weeping Cherry	Prunus subhirtella	75%	71.91"	22.90"	34.35'	11.45'		B7	Special Tree		Codominant leader, Limbed up
2381	Tulip Poplar	Liriodendron tulipifera	80%	154.18"	49.10"	73.65'	24.55'		B8	Heritage Tree		Codominant leader, Dieback
2382	Red Maple	Acer rubrum	85%	86.98"	27.70"	41.55'	13.85'		B8	Special Tree	X	Minor lean
2383	Yoshino Cherry	Prunus x yedoensis	70%	147.58"	47.00"	70.80'	23.50'		B8	Heritage Tree		Codominant leader, Minor vine growth
2384	Eatsem White Pine	Pinus strobus	80%	67.51"	21.50"	32.25'	10.75'		B7	Special Tree	X	Limbed up
2384	American Sycamore	Platanus occidentalis	90%	74.42"	23.70"	35.55'	11.85'		B7	Special Tree	X	
2385	Weeping Cherry	Prunus x yedoensis	65%	74.67"	23.78"	35.67'	11.89'		B7	Special Tree		X2 Trunk, Dieback, Minor vine growth, Lichen
2386	Northern Red Oak	Quercus rubra	90%	34.54"	11.00"	16.50'	5.50'		B5	N/A	X	Codominant leader
2387	Yoshino Cherry	Prunus x yedoensis	80%	52.76"	16.80"	25.20'	8.40'		B6	Special Tree		Codominant leader, Minor dieback
2388	Swamp White Oak	Quercus bicolor	90%	34.23"	10.90"	16.35'	5.45'		B5	N/A	X	
2389	Yoshino Cherry	Prunus x yedoensis	85%	42.71"	13.60"	20.40'	6.80'		B6	N/A		Low branching angle, Limbed up, Minor dieback
2390	Red Maple	Acer rubrum	90%	23.55"	7.50"	11.25'	3.75'		B5	N/A	X	Trunk scar
2391	Red Maple	Acer rubrum	90%	21.36"	6.80"	10.20'	3.40'		B5	N/A	X	Trunk scar
2392	Yoshino Cherry	Prunus x yedoensis	85%	44.91"	14.30"	21.45'	7.15'		B6	Special Tree		Codominant leader
2393	Red Maple	Acer rubrum	90%	20.41"	6.50"	9.75'	3.25'		B5	N/A	X	Trunk scar
2395	Dawn Redwood	Metasequoia	90%	89.49"	28.50"	42.75'	14.25'		B8	Special Tree		
2396	Red Maple	Acer rubrum	80%	28.89"	9.20"	13.80'	4.60'		B5	N/A	X	Codominant leader, Weak branching angle
2397	Black Locust	Robinia pseudoacacia	70%	97.66"	31.10"	46.65'	15.55'		B8	Special Tree	X	Trunk scar, Minor dieback
2398	Pin Oak	Quercus palustris	80%	143.50"	45.70"	68.55'	22.85'		B8	Heritage Tree	X	Limbed up
2399	Pin Oak	Quercus palustris	75%	118.70"	37.80"	56.70'	18.90'		B8	Heritage Tree	X	Codominant leader, Minor dieback
2400	Tulip Poplar	Liriodendron tulipifera	85%	143.50"	45.70"	68.55'	22.85'		B8	Heritage Tree		Codominant leader, Crooked
1701/850	Littleleaf Linden	Tilia cordata	55%	49.93"	15.90"	23.85'	7.95'		B6	Special Tree	X	Codominant leader, Low branching angle, Dieback
171/1849	Littleleaf Linden	Tilia cordata	70%	76.93"	24.50"	36.75'	12.25'		B6	Special Tree	X	Dieback in crown, Crooked
2/1833	Sawtooth Oak	Quercus acutissima	70%	47.42"	15.10"	22.65'	7.55'		B6	Special Tree	X	Crooked, Leaning

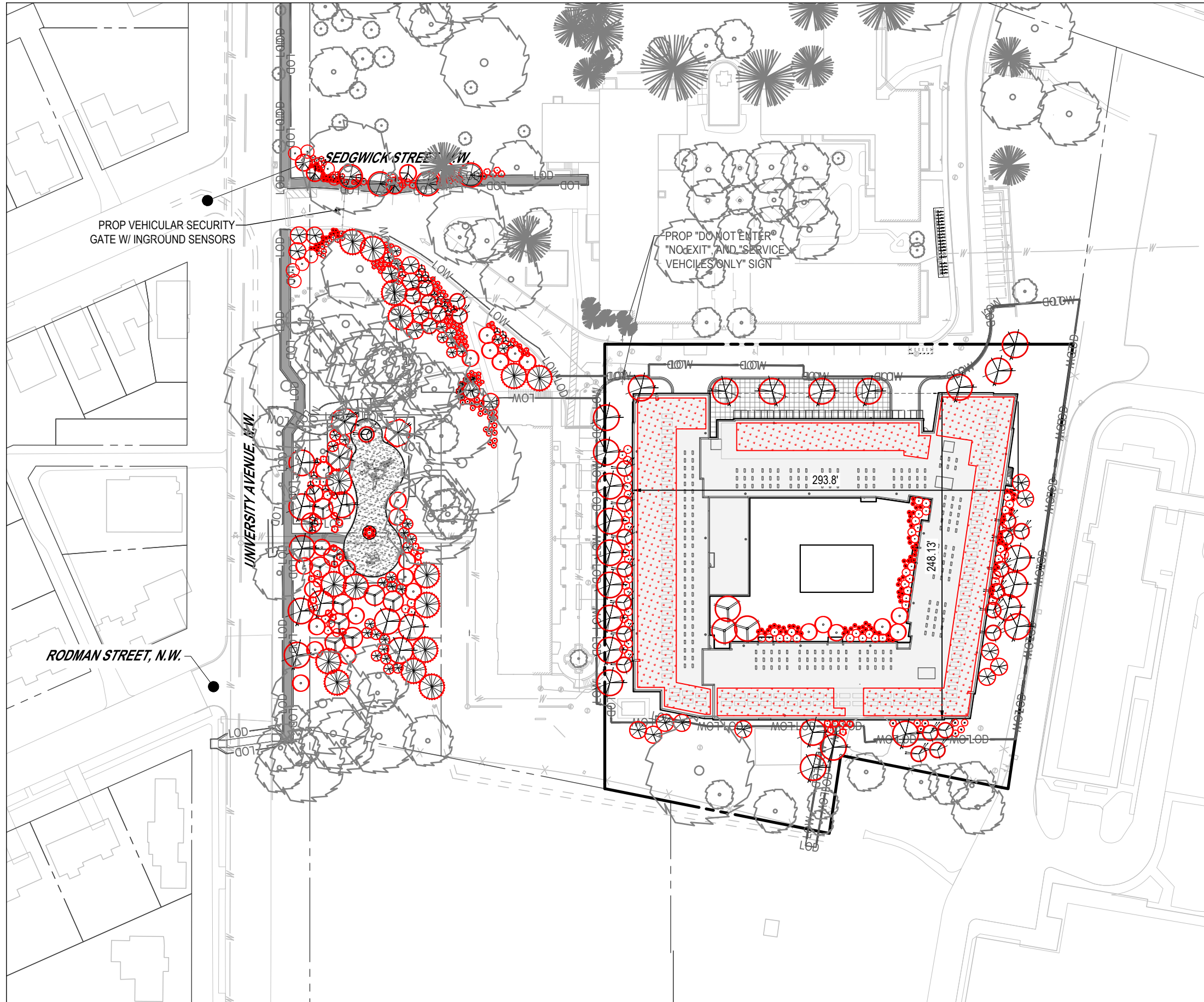


PRESERVATION PLAN NARRATIVE

THE HERITAGE TREES ON SITE WILL BE PROTECTED THROUGH THE END OF CONSTRUCTION BY VARIOUS METHODS. THE PROJECT LIMITS OF DISTURBANCE AND CONSTRUCTION STRATEGY HAS BEEN REVISED TO REDUCE THE IMPACT ON THE SURROUNDING HERITAGE TREES. THE TREES WILL BE PROTECTED USING SELECTIVE ROOT PRUNING, SUPER SILT FENCE, TREE PROTECTION FENCE, ROOT PROTECTION MATTING, MULCHING.

HERITAGE TREES PRESERVATION PLAN LEGEND

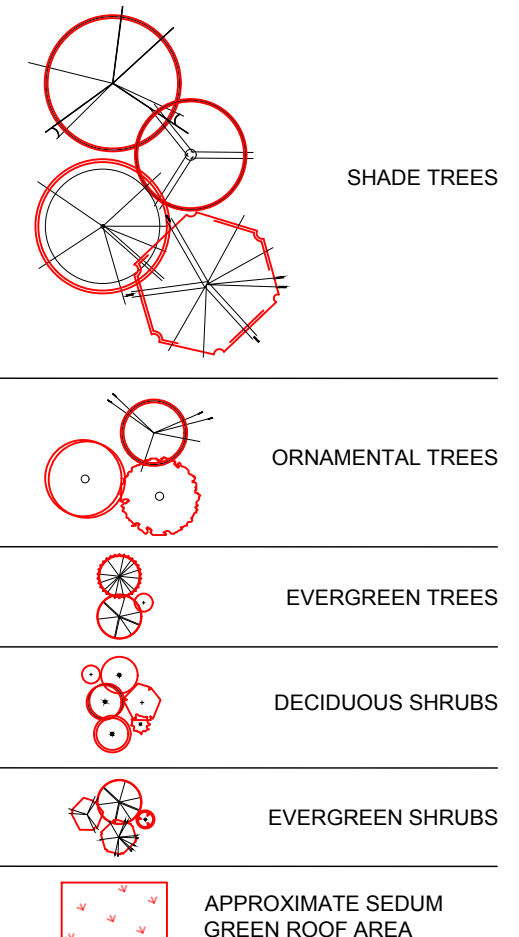
-  CRITICAL ROOT ZONE EXCLUDED DUE TO EXISTING SITE CONSTRAINTS
-  CRITICAL ROOT ZONE IMPACTED BY NEW CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE TO BE MAINTAINED, NOT EFFECTED BY CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE STRUCTURAL ROOT ZONE
-  STOCKPILE AND STAGING AREA

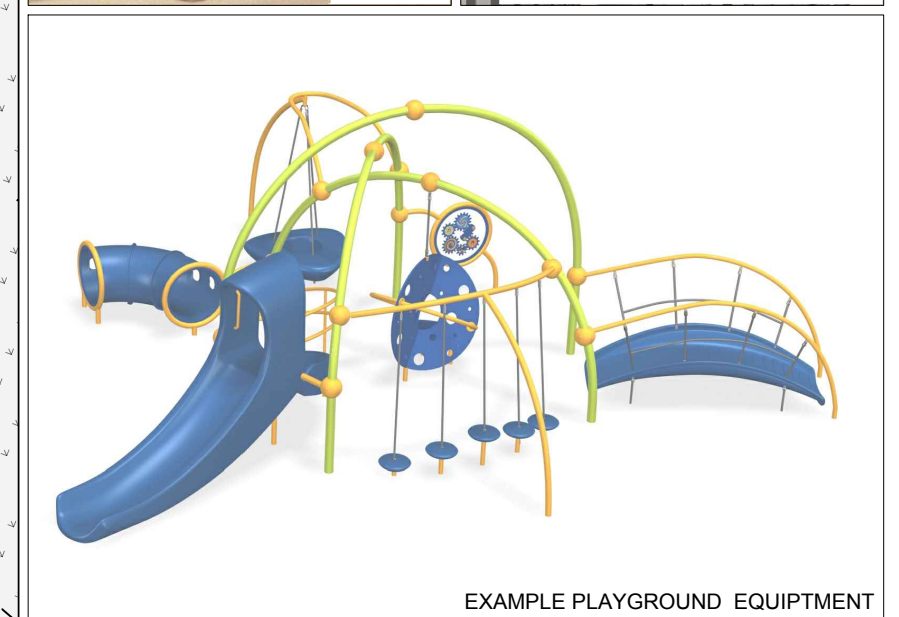
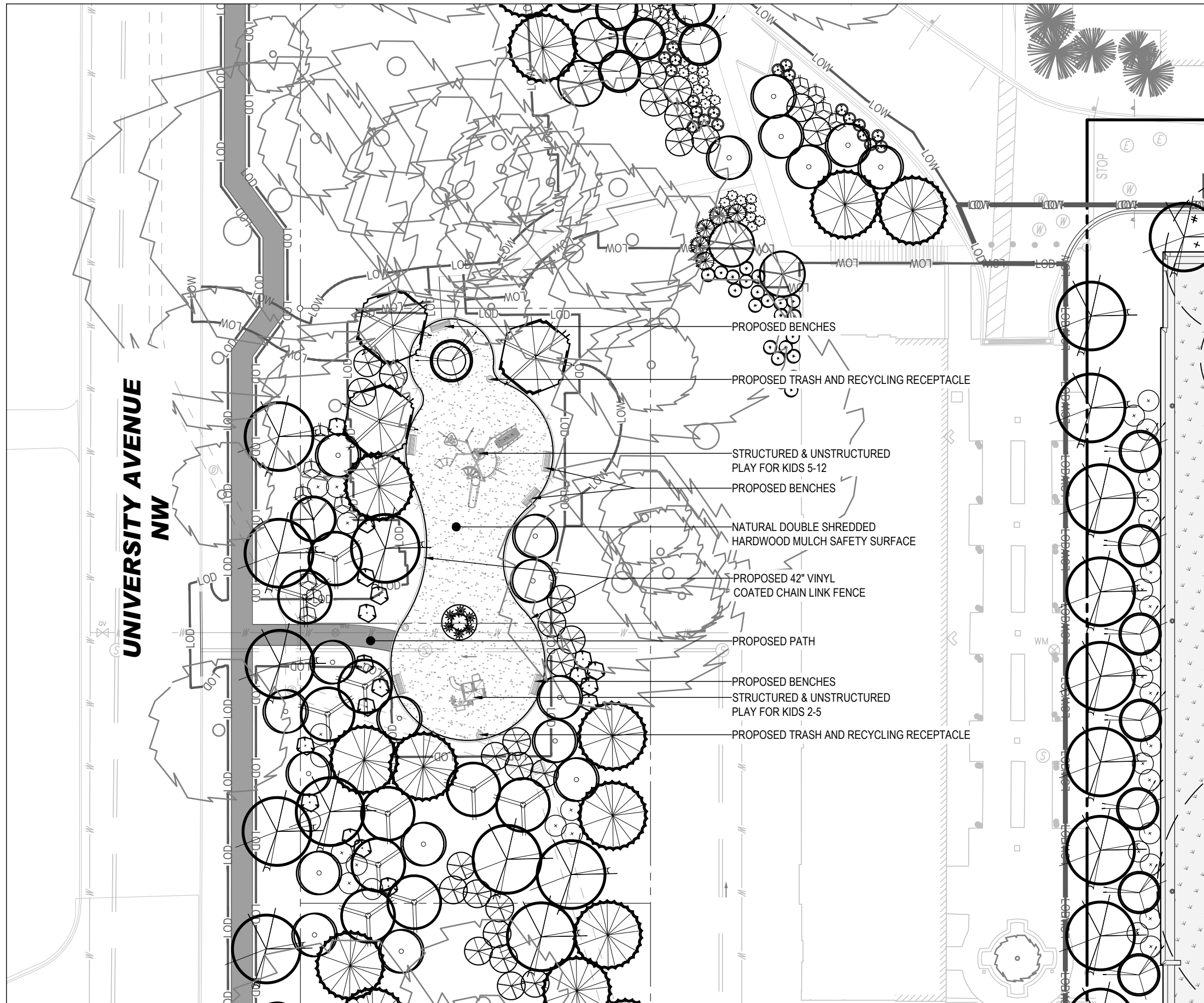


LANDSCAPE PLAN NARRATIVE

THE PROPOSED LANDSCAPING WILL BE PLANTED IN NATURALISTIC SCHEME TO SCREEN THE PROPOSED DORM BUILDING. 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 AN ECOLOGICAL BENEFIT AND OFFER PROVIDE YEAR ROUND COLOR/INTEREST.

LANDSCAPE PLAN LEGEND







Address

4500 Massachusetts Ave NW

Other

2/3/2025

Green Area Ratio Scoresheet

Square

1600

Lot

6, 7, 8, & 9

Zone District

RA-1

Lot area (sf)

381,878

Minimum Score

0.40

Multiplier

GAR Score

SCORE:

0.400

Lot size (enter this value first) *

381,878

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

1,600

0.30

480.0

2

Landscaped areas with a soil depth ≥ 24"

square feet

140,000

0.60

84,000.0

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

Native Bonus

square feet

-

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

of plants

0

0.30

of plants

-

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

of trees

0

0.50

of trees

-

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

of trees

0

0.60

of trees

-

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

of trees

0

0.70

of trees

-

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

of trees

0

0.70

of trees

-

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

of trees

0

0.70

of trees

-

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

of trees

27

54000

0.80

of trees

20

43,200.0

9

Vegetated wall, plantings on a vertical surface

square feet

0.60

square feet

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

square feet

0.60

square feet

-

2

Over at least 8" of growth medium

square feet

20,000

0.80

square feet

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

2,800

0.50

1,400.0

3

Approved water features

square feet

0.20

-

F

Bonuses

1

Native plant species

square feet

40,000

0.10

4,000.0

2

Landscaping in food cultivation

square feet

0.10

-

3

Harvested stormwater irrigation

square feet

0.10

-

sub-total of sq ft =

227,400

Green Area Ratio numerator =

152,680

*** 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	1,600	1,600
A2	square feet	140,000	140,000
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	# of trees		0
B7	# of trees		0
B8	# of trees	27	27
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	2,800	2,800
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

NOTE: 76 SPECIAL TREES AND 27 HERITAGE TREES PRESERVED ON SITE.

EXHIBIT 4



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



02/10/2025



EXHIBIT 5



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



02/10/2025

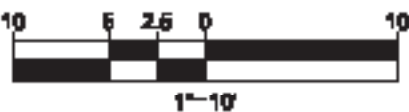




THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



02/10/2025



EXHIBIT 6

1 Executive Summary

The campus plan for Wesley Theological Seminary (“Wesley”) has been evaluated through a racial equity lens, focusing on consistency with the D.C. Comprehensive Plan (“Comp Plan”) and the Zoning Commission’s Racial Equity Tool. The analysis assesses the proposed dormitory’s impact on housing, displacement, access to opportunities, environmental changes, and community engagement to ensure equitable development.

Key Findings:

- Housing and Displacement
 - The proposed dormitory will replace two existing dormitories, increasing capacity from 90 student beds to 659 without causing direct displacement.
 - Indirect displacement is not anticipated, as increased on-campus student housing will reduce pressure on the surrounding rental market.
 - The plan supports the Comp Plan’s goal of expanding affordable housing by freeing up lower-cost housing in adjacent neighborhoods.
- Physical Improvements and Sustainability
 - The project will incorporate green infrastructure, including a green roof, solar panels, stormwater management systems, bioretention facilities, and tree preservation efforts.
 - The dormitory is designed to achieve LEED Mid-Rise Residential Gold certification, ensuring energy efficiency and the use of environmentally preferred materials.
 - Public space improvements will include landscaping along University Avenue, creating a more pedestrian-friendly environment.
- Access to Opportunities
 - The dormitory’s proximity to the Tenleytown-AU Metro station and other transit options will enhance student access to jobs, services, and entertainment across the District.
 - The project will maintain and expand on-campus employment opportunities and continue to train students for religious and social service careers.
 - Access to recreational spaces, including a new neighborhood playground, Rock Creek Park, and the Friendship Recreation Center, will provide additional community benefits.
- Community Engagement and Priorities

- 18 Community Liaison Meetings and 20 ANC Meetings (2019-2024) informed the planning process.
- Community feedback led to significant modifications, including a reduction in building height, increased setbacks, and adjustments to the dormitory's top floor design to minimize visual impact.
- The proposed campus plan aligns with local priorities by ensuring institutional expansion does not negatively affect the surrounding neighborhood.

Conclusion

The proposed campus plan aligns with the Comp Plan's goals and advances racial equity by increasing on-campus student housing, enhancing environmental sustainability, improving access to opportunities, and responding to community priorities. The project mitigates displacement risks and promotes equitable development, benefiting both the student population and the surrounding neighborhood.

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1 Introduction

1.1 Purpose of the Report

This comprehensive plan analysis through a racial equity lens evaluates the proposed campus plan for Wesley Theological Seminary (“Wesley”) using the D.C. Zoning Commission’s Racial Equity Tool and Comprehensive Plan (“Comp Plan”) policies. This report examines the campus plan’s impact on housing, displacement, access to opportunity, and community engagement, ensuring consistency with the Comp Plan.

1.2 The Zoning Commission and Racial Equity

The Comp Plan directs the Zoning Commission to consider equity as part of its consistency analysis, meaning that equity is assessed through the policies and objectives of the Comp Plan rather than as a separate determination of a zoning action’s impact. Equity is a recurring theme throughout the Comp Plan, particularly in relation to zoning decisions that prioritize affordable housing, preventing displacement, and expanding access to opportunities.

The Framework Element of the Comp Plan emphasizes that equity is not the same as equality but is achieved through targeted actions and investments that address residents' specific needs. *See* 10-A DCMR § 213.6. Equitable development is described as a holistic, participatory approach that considers land use, housing, transportation, environmental factors, and access to essential services like education, healthcare, and employment. *See* 10-A DCMR § 213.7. The District applies a racial equity lens by focusing policies and programs on communities of color, addressing systemic barriers, and ensuring inclusive decision-making. *See* 10-A DCMR § 213.9. The Implementation Element further guides the Zoning Commission in applying this lens by using the Framework Element’s equity principles, along with Citywide and Area Elements, to align zoning decisions with district-wide equity objectives. *See* 10-A DCMR § 2501.6.

1.3 Project Summary

Proposed Zoning Action:	The Applicant proposes to update the campus plan for Wesley Theological Seminary, which will include a new dormitory for use by Wesley and American University (“AU”) students.
Current Zone:	RA-1
Proposed Zone:	RA-1
Future Land Use Map (“FLUM”) Designation:	Institutional
Generalized Policy Map (“GPM”) Designation:	Institutional

2 Part One: Comprehensive Plan and Racial Equity Analysis

As part of the racial equity analysis, the Applicant is expected to discuss the Citywide and Area Elements of the Comp Plan that explicitly focus on advancing equity. Additionally, where applicable, the analysis should include relevant Small Area Plans and City Center Plans. This discussion should demonstrate how the proposed zoning action aligns with the Zoning Commission's expectations for applying a racial equity lens, as well as the Office of Planning's evaluation of equity considerations.

2.1 Future Land Use Map

The FLUM shows the general character and distribution of recommended and planned uses across the city, and, along with the GPM, is intended to provide generalized guidance on whether areas are designated for conservation, enhancement, or change. *See* 10-A DCMR §§ 200.5, 224.4. The land use category descriptions on the FLUM describe the general character of development in each area, citing typical Floor Area Ratios as appropriate. However, the granting of density bonuses may result in densities that exceed those typical ranges stated in the land use category descriptions. *See* 10-A DCMR § 228.1(c). By definition, the FLUM is to be interpreted broadly and the land use categories identify desired objectives. *See* 10-A DCMR § 228.1(a). Decisions on requests for rezoning shall be guided by the FLUM read in conjunction with the text of the Comp Plan (Citywide and Area Elements) as well as Small Area Plans pertaining to the area proposed for rezoning. *See* 10-A DCMR § 2504.5.

As shown below, the FLUM designates the Property as **Institutional**.

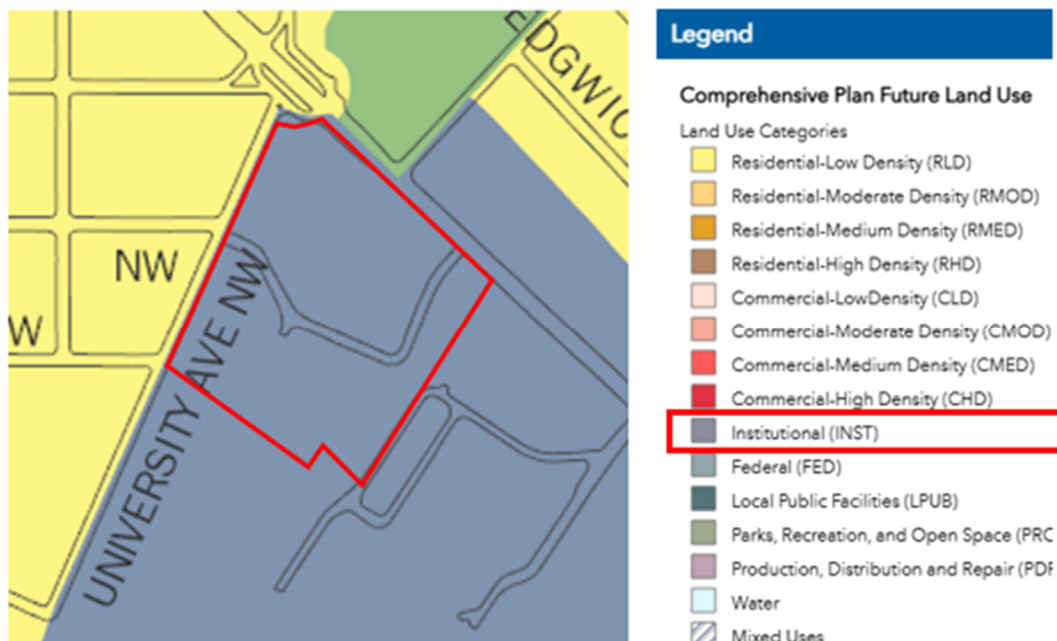


FIGURE 1: FUTURE LAND USE MAP

The Framework Element describes this designation as follows:

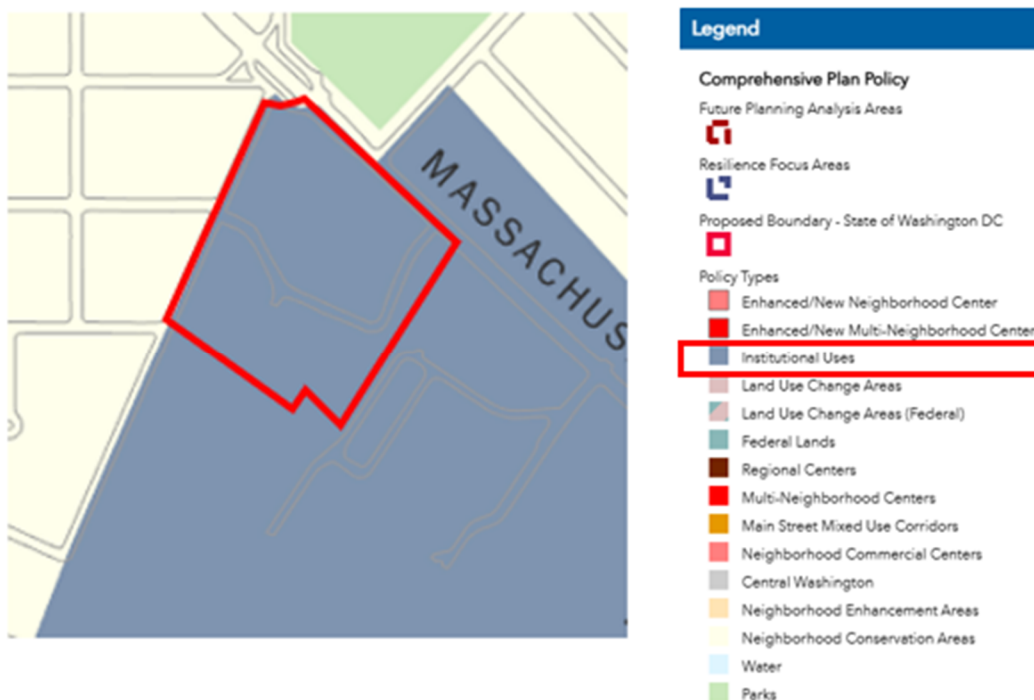
- **Institutional**: This designation includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, 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. *See* 10-A DCMR § 227.18

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.

2.2 Generalized Policy Map

The purpose of the GPM is to categorize how different parts of the District may change between 2005 and 2025. It highlights areas where more detailed policies are necessary, both within the Comp Plan and in follow-up plans, to manage this change. *See* 10-A DCMR § 225.1. The GPM is intended to “guide land use decision-making in conjunction with the Comp Plan text, the FLUM, and other Comp Plan maps. Boundaries on the map are to be interpreted in concert with these other sources as well as the context of each location.” *See* 10-A DCMR § 225.2.

As shown below, the Property is designated as **Institutional**.



- **Institutional**: The Generalized Policy Map also identifies ... major institutional land uses. The fact that these areas are not designated as Conservation, Enhancement, or Land Use Change Areas does not mean they are exempt from the Comp Plan or that their land uses will remain static. 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. *See* 10-A DCMR § 225.22.

The campus plan will maintain and enhance the Seminary's religious and educational mission and presence in the neighborhood and District-wide. **The existing Seminary is not inconsistent with the Institutional GPM designation, as colleges and universities are permitted, and the designation allows for changes to occur to the Property consistent with a campus plan.**

2.3 Citywide Elements

2.3.1 Land Use Element

Comprehensive Plan Analysis

The Land Use Element is the cornerstone of the Comp 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. *See* 10-A DCMR § 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. *See* 10-A DCMR § 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. *See* 10-A DCMR § 317.4.

The campus plan is consistent with various policies and guidance from the Land Use Element of the Comp 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.

Racial Equity Analysis

The proposed dormitory advances racial equity by incorporating measures that reduce transportation burdens and environmental impacts, which disproportionately affect communities of color. By lowering the floor area ratio and promoting ridesharing, public transit, and bicycling, the project mitigates traffic and parking issues. These transportation demand management strategies not only alleviate congestion but also improve access to educational and economic opportunities for underserved communities.

In addition, the dormitory serves as a model of corporate citizenship through its commitment to high-quality, sustainable design. Its adaptive features—such as reduced height, increased setbacks, enhanced landscaping, and preservation—help minimize negative impacts on adjacent residential areas. By integrating community input and safeguarding public spaces, the project supports the equitable expansion of institutional uses while preserving neighborhood quality of life.

2.3.2 Transportation Element

Comprehensive Plan Analysis

The Proposed campus plan is consistent with the policies of the Transportation Element of the Comp 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.

Racial Equity Analysis

The proposed dormitory advances racial equity in transportation by aligning with Policy T-1.1.8, which discourages excessive off-street parking to reduce vehicle trips and the associated negative impacts on local communities. By minimizing the provision of parking spaces, the project encourages alternative transportation modes such as ridesharing, public transit, bicycling, and walking. This approach not only helps to lower emissions and traffic congestion—issues that often disproportionately impact communities of color—but also supports healthier, more accessible neighborhoods for all residents, particularly those in underserved areas.

In addition, the dormitory supports Policy T-5.2.2 by integrating electric vehicle (EV) charging infrastructure into its design. Providing EV charging stations, especially at no cost and in publicly accessible locations, promotes the early adoption of cleaner transportation alternatives. This infrastructure benefits not only dormitory residents but also the surrounding community, ensuring equitable access to emerging green technologies. Together, these measures help reduce environmental burdens and promote sustainable mobility, contributing to a more equitable urban environment that supports the health and well-being of historically marginalized communities.

2.3.3 Housing Element

Comprehensive Plan Analysis

The proposed campus plan is not inconsistent with the policies of the Housing Element of the Comp 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).

Racial Equity Analysis

The proposed dormitory advances racial equity by directly addressing the housing needs of students—a core objective of Policy H-1.3.5. By providing on-campus housing, the dormitory not only meets the essential requirement for colleges and universities to accommodate their students but also creates an environment where students from diverse backgrounds, including historically marginalized communities, can live affordably and safely.¹ This helps to reduce the financial and logistical burdens often associated with securing off-campus housing, which can disproportionately impact students of color, thereby promoting more equitable access to educational opportunities.

¹ How the affordable housing crunch is hitting college students. August 20, 2023, accessed February 25, 2025. <https://www.axios.com/2023/08/20/college-affordable-housing-prices>

Furthermore, by ensuring that quality student housing is available and actively promoted, the dormitory supports a more inclusive academic community. When students have reliable, accessible housing, they are better positioned to focus on their studies and fully engage with campus life, contributing to higher retention and success rates.² This stability is particularly crucial for underrepresented groups, who may otherwise face housing instability and the added stress that comes with it. In this way, the dormitory not only fulfills a practical housing need but also plays a vital role in leveling the educational playing field and advancing racial equity across the institution.

2.3.4 Environmental Protection Element

Comprehensive Plan Analysis

The proposed campus plan is not inconsistent with the policies of the Environmental Protection Element of the Comp 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).

Racial Equity Analysis

The proposed dormitory advances racial equity by incorporating robust environmental protection measures that align with Policy E-2.1.2 on tree requirements. The design includes enhanced landscape buffering along the campus perimeter and the preservation of heritage and special trees, along with plans for new tree plantings and ongoing maintenance. These measures help create and sustain green spaces that improve air quality, reduce urban heat island effects, and provide recreational and psychological benefits. Since communities of color have historically had less access to quality green spaces and bear a disproportionate share of environmental hazards, these enhancements contribute to environmental justice by ensuring that all residents enjoy the benefits of a healthier, greener urban environment.

In addition, the dormitory supports Policy E-3.2.1 by contributing to the District's goal of carbon neutrality by 2050. Through sustainable design features—such as a reduced floor area ratio, energy-efficient systems, and the promotion of alternative transportation—the project aims to minimize greenhouse gas emissions and offset any residual emissions. These initiatives not only reduce the overall environmental footprint of the development but also help lower the burden of pollution in areas that have historically suffered from higher levels of environmental hazards. By addressing both tree preservation and carbon neutrality, the dormitory fosters a more equitable distribution of environmental benefits, advancing racial equity by promoting a cleaner, healthier, and more sustainable community for all residents.

² Rethinking Student Housing Operations: Fostering Communities Beyond Walls. May 30, 2024, accessed February 25, 2025. <https://campusadv.com/rethinking-student-housing-operations-fostering-communities-beyond-walls/#:~:text=A%20Voice%20for%20All:%20Embracing%20Diversity%20and%20Inclusion&text=By%20implementing%20unbiased%20policies%2C%20promoting,feels%20a%20sense%20of%20belonging.>

2.3.5 Educational Facilities Element

Comprehensive Plan Analysis

The campus plan is consistent with various policies and guidance from the Educational Facilities Element of the Comp 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.

Racial Equity Analysis

The proposed dormitory advances racial equity in educational facilities by embodying high-quality design and sustainable building practices in line with Policy EDU-3.2.2 on Corporate Citizenship. By incorporating elements of green building methods and low-impact development, the dormitory not only enhances campus aesthetics and functionality but also sets a standard for responsible institutional behavior. Such high-quality architecture can serve as a model for community development, helping to revitalize surrounding neighborhoods that have historically experienced underinvestment and environmental degradation. This commitment to excellence benefits communities of color by fostering an environment that values both historical context and modern sustainability.

In addition, the dormitory supports workforce development (Policy EDU-3.2.3) and university research partnerships (Policy EDU-3.2.5) by creating a stable, on-campus housing option that promotes academic engagement and community collaboration. By ensuring that students have safe, affordable, and accessible housing, the project helps bridge gaps in skills training and career development—issues that disproportionately impact historically marginalized groups. Moreover, the presence of comprehensive on-campus housing facilitates partnerships between students, faculty, and local communities, fostering research initiatives that address community-driven challenges and create more inclusive economic opportunities.

Furthermore, the dormitory advances policies aimed at balancing university growth with neighborhood needs (Policy EDU-3.3.2) and managing the impact of large institutional landownership (Policy EDU-3.3.3). By providing on-campus student housing, the project alleviates pressure on adjacent affordable housing markets, thereby reducing the risk of

displacement in residential communities. This approach not only helps preserve neighborhood quality and character but also ensures that institutional expansion does not come at the expense of local residents. In doing so, the dormitory directly supports Policy EDU-3.3.4, reinforcing the role of on-campus housing in protecting local affordable housing stocks and advancing racial equity by fostering a more balanced, inclusive urban development strategy.

2.3.6 Rock Creek Park West Area Element

Comprehensive Plan Analysis

The campus plan is consistent with various policies and guidance from the Rock Creek West Area Element of the Comp 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 Comp 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 campus plan satisfies the first prong of the three-part campus plan evaluation standard as being not inconsistent with the Comp Plan and related public policies as a whole.

Racial Equity Analysis

The proposed dormitory advances racial equity within Rock Creek West by fostering public-private partnerships and community amenities that support economic development (Policy RCW-1.1.2). By integrating features that enhance public space and mixed-use development, the project not only contributes to a vibrant local economy but also ensures that diverse communities—including historically marginalized groups—benefit from increased access to quality public amenities. Such measures help bridge the gap between institutional growth and community needs, creating an inclusive urban environment where economic opportunities are shared equitably.

In terms of managing institutional land uses (Policy RCW-1.1.8), the dormitory is designed to harmonize with its surroundings by minimizing adverse impacts on neighboring properties. Its thoughtful design, which includes reduced building height, increased setbacks, and strategic landscaping, respects the existing physical character of the community and safeguards against

potential displacement or disruption. The project also conserves common open spaces (Policy RCW-1.1.9) by preserving green areas and incorporating public recreational spaces, which is vital for community well-being.

Additionally, the dormitory addresses transportation demand management (Policy RCW-1.1.11) by promoting multimodal transportation options, such as improved access to public transit, ridesharing, and biking facilities. This approach helps reduce the volume of vehicle trips and traffic congestion, mitigating environmental impacts like air pollution that disproportionately affect communities of color. Together, these strategies create a development model that not only meets institutional needs but also advances racial equity by ensuring that the benefits of growth are equitably distributed throughout the community.

3 Part Two: Community Outreach and Engagement

The Zoning Commission expects racial equity analysis submissions that analyze a zoning action through a racial equity lens to include a detailed discussion **from the Applicant** on community outreach and engagement efforts.

3.1 Impacted Community(ies)

Wesley is located generally within the Spring Valley neighborhood in the Rock Creek West Planning Area and is generally bounded by Nebraska Avenue and Loughboro Road to the south, Dalecarlia Parkway to the west, and Massachusetts Avenue to its northeast, and is a predominantly single-family neighborhood in a high-opportunity, attractive neighborhood. *See* 10-A § DCMR 2300.2. The Spring Valley neighborhood benefits from its proximity to major institutions. Wesley and American University not only lend an academic and cultural vibrancy to the area, but they also help foster a community that values education, dialogue, and civic participation.

The sense of community in Rock Creek West is reinforced by a particularly active network of neighborhood associations, Advisory Neighborhood Commissions (ANCs), and involved residents. Well-organized citizens associations serve many of the area's neighborhoods, including Spring Valley. *See* 10-A DCMR § 2300.12.

Rock Creek West has consistently experienced strong housing demand, even during periods of population decline in Washington, DC, due to factors such as low crime rates, neighborhood amenities, Metro access, high-performing schools, and active community organizations. *See* 10-A DCMR § 2300.8. However, these same factors have contributed to a significant affordable housing challenge, with 2016 median home prices exceeding \$975,000 and a continued unmet need for affordable and moderate-income units. *See* 10-A DCMR § 2300.9. Expanding housing options, particularly near Metro stations where zoning allows, is a priority to address this gap. As an Area of High Economic Opportunity, Rock Creek West plays a critical role in both preserving existing affordable housing and fostering new mixed-income developments to support Washington, DC's fair housing goals. *See* 10-A DCMR § 2300.10.

Compared to other areas of the District, Rock Creek West is less racially diverse and has an older population. Approximately 80.6 percent of the area's residents are white, which is significantly higher than the District-wide total of 40.7 percent. Only 6.9 percent of the area's residents are Black, and only 11.2 percent are of Hispanic/Latino origin. The area has a higher percentage of Asian residents than the District as a whole (6.4 percent compared to 3.8 percent). Nearly 19 percent of the residents are foreign born, which is substantially higher than the Districtwide total of 14 percent. The area also has a lower percentage of children and a higher percentage of older adults relative to the District as a whole. While 17 percent of the residents are under 18, this was an increase from 12.8 percent in 2000, compared to a District-wide total of 17.5 percent, which has decreased. About 17.2 percent are over 65, compared to 11.9 percent District-wide. The percentage of older adults has increased since 2000, when it was 15.1 percent. *See* 10-A DCMR § 2303.2.

Some of the social characteristics that define the Spring Valley neighborhood include:

- Academic and Institutional Presence: The neighborhood is home to AU and Wesley, which contribute to an intellectual and academic atmosphere.
- Historical Racial and Economic Segregation: Historically, Spring Valley was one of several DC neighborhoods that enforced racially restrictive covenants, preventing Black families from owning homes in the area. Although legally abolished, the lasting effects of this segregation continue to shape the neighborhood's racial and economic demographics.
- Limited Racial and Economic Diversity: Compared to other parts of the District, Spring Valley has lower racial diversity and a smaller percentage of lower-income residents. This homogeneity is reflected in school demographics, business types, and community events.
- Access to Green Space and Amenities: The neighborhood is known for its tree-lined streets, proximity to Rock Creek Park, and access to high-end retail and dining, which contribute to a high quality of life for its residents. These amenities make it a desirable but often financially inaccessible area for many Washingtonians.

3.2 Analysis of Past and Present Racial Discrimination / Harm

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, 2021.³

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https://housing.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/RCW%20Roadmap_12.16.21.pdf, accessed February 26, 2025

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.*⁴

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.*⁵

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, Tax Abatements for Affordable Housing in High-Needs Areas (HANTA), that provides tax incentives to developers who set aside at least 1/3 of new housing units in their projects for households who earn, on average, 80% of the Median Family Income.
- April 2022 - City Ridge, a large Inclusionary Zoning (IZ) project began to deliver affordable units.

⁴ <https://mappingsegregationdc.org/index.html#mapping>, accessed February 26, 2025

⁵ <https://opdatahub.dc.gov/pages/district-of-columbia-profiles>, accessed February 26, 2025

- 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. The new zones that implement the recommendations of the Small Area Plan have been approved by the Zoning Commission.
- 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. These studies have been completed and OP is currently working towards implementing the recommendations from those studies.

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.⁶

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.⁷

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.

3.3 Summary of Community Outreach Efforts

For Wesley, 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

⁶ <https://www.umc.org/en/who-we-are/history>, accessed February 26, 2025

⁷ <https://www.wesleyseminary.edu/aboutus/>, accessed February 26, 2025

productive at every stage of Wesley Seminary's evolving campus plans and will be extended throughout the 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 emergency, these meetings were fully renewed in 2021 and continues to be extensive.

Feedback from the community has resulted in changes to the dormitory's design, including a reduction in height, gross floor area, and parking spaces, additional landscaping, pedestrian improvements, and the inclusion of a community playground. Additionally, the Applicant continues to discuss the provision of locating affordable housing within Ward 3 with the ANC.

3.4 Community Priorities and Impact on the Zoning Action

The planning and development policies for the Rock Creek West Area Element derive from three large Comp 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 Comp 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

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 stated 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.*)

ANC 3D 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.

4 Part Three: Disaggregated Data Regarding Race and Ethnicity

The Zoning Commission expects disaggregated race and ethnicity data from the Office of Planning in every racial equity analysis submission that analyzes a zoning action through a racial equity lens. The Applicant will provide any additional information as requested by the Zoning Commission.

5 Part Four: Zoning Commission Evaluation

5.1 Direct Displacement

The proposed dormitory will advance racial equity by ensuring no physical displacement of students. The project involves replacing two existing dormitories, which currently provide 90 student beds, with a new dormitory that will offer 659 student beds. This expansion of student housing capacity will not only accommodate more students but also preserve access to stable housing for current residents, preventing displacement and fostering a more equitable environment for all students, regardless of their racial or socioeconomic backgrounds.

5.2 Indirect Displacement

Indirect displacement is not anticipated with the proposed dormitory project. The development is designed to increase housing capacity without negatively impacting the surrounding community or existing residents. By providing more student beds, the project helps meet the demand for on-campus housing, which can reduce the pressure on nearby rental markets and prevent displacement of local residents. As such, the proposed dormitory will contribute to a more stable and equitable housing environment without causing adverse effects on neighboring areas.

5.3 Housing

The proposed dormitory aligns with the Comp Plan's goals to increase housing in high-priority areas by providing more lower-cost housing options for District residents. When students occupy the dormitory rooms on campus, it will free up housing in the surrounding neighborhoods, potentially lowering rental pressures and improving affordability for local residents. Additionally, the project includes the replacement of 43 family-sized housing units, ensuring that housing options remain available for families in the area. While inclusionary zoning units are not part of this specific development, they will be provided in other projects within Ward 3, further supporting the city's efforts to promote equitable housing access. This development supports both the immediate and long-term housing needs of the District, consistent with the broader goals of the Comp Plan.

5.4 Physical

The proposed dormitory will bring significant physical improvements to the environment, enhancing both the campus and surrounding areas. Public space improvements will include landscaping along University Avenue and streetscape enhancements to create a more pedestrian-friendly environment. Infrastructure upgrades will feature a green roof, advanced stormwater management systems, and the installation of bioretention facilities, contributing to environmental sustainability. The dormitory is designed to achieve LEED Mid-Rise Residential Gold certification, ensuring it meets high standards for energy efficiency and environmental performance. Additionally, the building will utilize environmentally-preferred materials, and the continued review for solar panel installation underscores its commitment to renewable energy. Tree preservation and increased permeable surfaces will further enhance the campus's ecological footprint. The project also provides 210,000 square feet (4.8 acres) of open green space on the Spring Valley Campus, offering ample areas for recreation and relaxation. A neighborhood playground will replace the Old President's House, and open spaces will be provided along University Avenue and Massachusetts Avenue. The influx of students will invigorate campus life, while shared student spaces within the dormitory will foster community and collaboration, contributing to a vibrant, sustainable campus environment.

5.5 Access to Opportunity

The proposed dormitory will significantly enhance access to opportunities for students and the broader community. Located within half a mile of the Tenleytown-AU Metro station and other public transit options, it will provide convenient access to District-wide jobs, restaurants, services, and entertainment. The project will help maintain and increase employment on campus, continuing to train students for careers in religious and social service sectors within the District. Additionally, the dormitory's proximity to retail, services, and amenities along the Wisconsin Avenue corridor will further support students' daily needs and the local economy. The development will also offer access to a new neighborhood playground to be installed on campus, as well as nearby nature areas and reserves, including Rock Creek Park, Battery Kemble Park, and Spring Valley Park, providing ample opportunities for recreation and outdoor activities. Furthermore, the dormitory's close

proximity to the Friendship Recreation Center will enhance access to additional community resources. Together, these features will create a vibrant, accessible environment that fosters both personal and professional growth for students and the surrounding community.

5.6 Community

The proposed dormitory reflects a strong commitment to advancing community priorities through extensive engagement and responsiveness to community feedback. Between July 30, 2019, and April 11, 2024, a total of 18 Community Liaison Meetings and 20 ANC Meetings were held, providing ongoing opportunities for local residents to voice their concerns and suggestions. As a result of this community input, several significant adjustments were made to the project, including a reduction in the number of student beds and the building's height, as well as the rotation of the top floor to ensure that windowless units face the street. Additionally, the upper floors were redesigned with increased setbacks to improve the overall aesthetic and lessen the visual impact on the surrounding neighborhood. These changes demonstrate the project's alignment with community priorities, ensuring that the development is both responsive to local needs and integrated into the broader fabric of the neighborhood.

6 Conclusion

The Wesley campus plan represents a well-considered and equitable approach to institutional growth, aligning with the Comp Plan and the Zoning Commission's Racial Equity Tool. Through extensive community engagement, thoughtful planning, and sustainable design, the campus plan advances racial equity while addressing key priorities related to housing, displacement, access to opportunities, environmental sustainability, and community integration.

The plan's increase in student housing capacity, from 90 to 659 beds, ensures that the seminary can accommodate more students without displacing residents or contributing to rising housing costs in surrounding neighborhoods. Additionally, by providing on-campus housing, the project helps to alleviate pressure on local rental markets, supporting the city's broader goal of housing affordability.

Through green infrastructure investments, including a LEED Gold-certified building, bioretention facilities, permeable surfaces, and tree preservation, the project demonstrates a commitment to environmental stewardship. Public space enhancements, such as streetscape improvements and a new neighborhood playground, further reinforce the project's positive impact on the community.

The project's proximity to transit and employment centers ensures that students will have greater access to jobs, services, and amenities, contributing to a more connected and inclusive urban environment. Additionally, Wesley Seminary's role in training students for religious and social service careers strengthens the District's workforce, particularly in sectors that support underserved communities.

Importantly, the comprehensive community engagement process, which included 18 Community Liaison Meetings and 20 ANC Meetings, has led to significant design modifications that reflect neighborhood input. Adjustments such as reducing building height, increasing setbacks, and reorienting top-floor units demonstrate the seminary's responsiveness to community concerns and its commitment to thoughtful development.

Overall, Wesley's campus plan effectively balances institutional needs with community priorities, environmental sustainability, and racial equity considerations. By expanding student housing, improving public spaces, and fostering inclusivity, the project serves as a model for equitable development, ensuring that growth is both responsible and beneficial to the broader community.