



## **THE WESLEY THEOLOGICAL SEMINARY**



### **A CAMPUS PLAN TO THRIVE IN PLACE YEAR 2022 THROUGH 2032**

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

## **EXECUTIVE SUMMARY**

### **SUMMARY OF THIS APPLICATION**

In 2006, the Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) obtained approval for its first Campus Plan (2006-2015). Since then, changing circumstances required Wesley Seminary to reevaluate and restructure its original Campus Plan on several occasions. Through this process, Wesley Seminary has successfully evolved in its educational mission and facilities to serve that mission. This new Campus Plan for 2022 through 2032 and beyond, provides facilities and resources for Wesley Seminary to Thrive in Place as one of the top twenty theological seminaries and continue its leadership locally, regionally, nationally and internationally.

### **CAMPUS PLAN (2006-2015)**

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

## **CHANGING CIRCUMSTANCES RESULT IN RE-EVALUATION OF CAMPUS PLAN**

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

### **AMENDED CAMPUS PLAN (2012-2025)**

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

### **MODIFICATION OF CAMPUS PLAN (2016-2019)**

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

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

### **MODIFICATION OF CAMPUS PLAN (2017-2019)**

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

### **MODIFICATION OF CAMPUS PLAN (2019-2020)**

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

### **AUTOMATIC AND ADMINISTRATIVE TIME EXTENSIONS.**

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

### **THRIVE IN PLACE CAMPUS PLAN (2022–2032)**

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

The 2022 Plan proposes to demolish two 1960 era dormitories (Straughn Hall and Carrol Hall) with ninety beds and demolish the Old President's House (including parking area, driveway and curb cut) on University Avenue and re-landscape that area. The existing surface parking lot (105 spaces) and adjacent one-story maintenance building will be demolished and replaced with a new dormitory with approximately 659 beds and 300-350 underground parking spaces to be constructed by Landmark Properties, a leading nationwide student housing provider, under a long-term ground lease with Wesley Seminary. This new dormitory will be occupied exclusively by Wesley Seminary and American University students. A new two-story residential scale and design administrative building with lower-level maintenance facility will be constructed at the top of the University Avenue driveway adjacent to the New Residence Hall constructed in 2014. The other existing Wesley Seminary buildings, including Kresge Academic Hall, Trott Administration Building and Chapel, Library and New Residence Hall will remain in place as the perimeter of the existing hilltop campus.

The 2022 Plan will maintain and enhance the existing Green Open Space Area Buffer with the adjoining neighborhoods on University and Massachusetts Avenues. Fully 55% (210,000 square feet) of the Campus area will remain Green Open Space. The total gross floor area proposed will result in a total floor area ratio ("FAR") of approximately 1.1, well below the maximum 1.8 FAR permitted. No further development of the property is contemplated; approximately 263,000 square feet of gross floor area will not be developed.

## **INTRODUCTION TO WESLEY SEMINARY**

Wesley Seminary, founded in 1882, is one of the nation's leading and largest graduate theological schools (most of which are known as "seminaries" or "divinity schools"). We moved

to this campus 63 years ago from what is now McDaniel University in Westminster, Maryland. Most of the current buildings were constructed at that time, except for a residence hall built in 2014. All other buildings are renovated.

We came to this site and designed our campus to share this academic hilltop with American University, a sister school in the United Methodist denomination. This was part of a larger plan of a Methodist Bishop who chaired the boards of both schools and who also established the A.U. School of International Service and relocated Sibley Hospital with a vision for a “Methodist Center” in this region, joining with the National United Methodist Church in Wesley Heights.

Wesley is considered one of the few truly national and international seminaries. Center-progressive and one of the most ethnically diverse, our alumni serve as pastors and leaders of non-profit human service organizations around the world, including a strong presence here in Washington. We are broadly ecumenical, with students from 26 denominations and a similar number of both states and foreign countries. We offer three Master’s degrees and a Doctor of Ministry (D.Min.) and several non-degree programs, with three substantial centers of research and teaching: Leadership, Arts and Religion, and Community Engagement. Our current enrollment is 372 Masters students and 347 D.Min. students. Pre-Covid, two-thirds of Master’s students commuted. D.Min. students come for two-week intensive sessions.



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

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

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

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

We must also be able to thrive in place financially. The size of the building provides for the number of beds necessary to achieve the financial benefit which is critical to our ability to remain in this neighborhood and be one of the leading seminaries in perpetuity. Wesley is currently one of only 30 seminaries competing nationally and internationally for the best students and faculty. But we are 20th in size of endowment. In a period of winnowing of the number of seminaries nationwide, this project would effectively move us to 10th.

We will devote most of the financial benefit to further subsidize student scholarships. The fundamental economics of our business is, seminary students must have a graduate-level education similar in length and depth to medical students, but seminary graduates earn a fraction of the salary over a lifetime. And so, our ability to discount the cost of this education is determinative of our ability to compete.

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



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

## **I. THE SEMINARY AND THE DISTRICT OF COLUMBIA**

### **A. Overview, Mission and History**

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

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



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

## **B. Accreditation and Institutional Affiliations**

Wesley Seminary is fully accredited by The Association of Theological Schools in the United States and Canada, the Commission on Higher Education of The Middle States Association of Colleges and Schools, The University Senate of The United Methodist Church (Board of Higher Education and Ministry), and the District of Columbia Educational Licensure Commission.

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

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

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

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

### **C. Programs**

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

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

Wesley Seminary offers two other Master's degrees and a doctoral program. The Master of Theological Studies (M.T.S.) 60 credit and the Master of Arts (M.A.) 36 -credit degrees. The M.T.S. is taken by students who may be pursuing professional ministry positions not requiring ordination, as a prelude to Ph.D. work, or simply for personal enrichment. The M.A. is for persons working in specialized ministry fields outside of pastoral ministry. The Doctor of Ministry (D.Min.) 30 credit degree is an in-service, advanced degree for pastors and other church leaders seeking a deeper learning and new skills for ministry.

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

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

#### **D. Research**

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

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

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

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

The newest entity is the Community Engagement Institute, which helps students, pastors and congregations engage effectively in the public square, including a leading program in public theology.

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

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

## **E. The Wesley Seminary Community**

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

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

## **1. Enrollment**

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

The diversity of the student body is both demographic and programmatic. Demographically, the enrollment trends at Wesley Seminary are in the same direction as the rest of Mainline Protestant. For example, 62% of our Master's candidates are women; 39% of our students are African-American, giving Wesley, an historically "white" institution, one of the highest number of black seminarians in the country. There is also a wide range of ages. Underneath these statistics is the diversity of background and life experiences these percentages represent. This is both a wonderful resource and a great challenge to the task of education and formation. The trends also show an increased diversity of program.

Wesley Seminary's community also includes a number of people involved in non-degree programs. The largest of these is the summer Course of Study, which enrolls approximately 210 students.

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

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

## **2. Faculty**

Wesley Seminary's faculty are some of the most well-known and widely published in theological education. All 31 full-time faculty have earned doctoral degrees from accredited institutions of higher learning. Diverse points of view are recognized as a virtue to be appreciated, not an obstacle to be overcome. Their work has been described as "deep center," taking the scriptures seriously, attuned to the challenges of the modern world and committed to a ministry of love and reconciliation, but large enough to offer a broad educational and theological experience to meet the needs of a diverse student body.

Wesley Seminary faculty members are nationally recognized as leaders in each of the theological school disciplines: Bible, theology, ethics, church history, pastoral care, preaching and worship, Christian education, sociology, and anthropology of religion. In addition to being

distinguished scholars and teachers, the faculty are some of the most sought-after consultants, teachers, and preachers in the Church. Providing adequate space for the faculty itself to be formed as a community of scholars is an important part of this Campus Master Plan.



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

### **3. Governance and Management**

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

Board members keep the Seminary faithful to its mission. They develop the Seminary's broad policy framework and they hire and oversee the administration that implements those

policies. The Board and its committees meet three times per year, guided by an Executive Committee.

Wesley Seminary's administration is led by a talented and diverse executive team. Wesley's President, The Reverend Dr. David McAllister-Wilson, is entering his twentieth year in office, having previously spent twenty years in other positions at Wesley Seminary. He is now the longest serving president among the seminaries of North America. The Reverend Dr. Dean Phillip Wingeier-Rayo has been with Wesley since 2018. Prior to coming to Wesley, Dr. Wingeier-Rayo was a professor of evangelism, mission and Methodist studies. The Reverend Dr. Kyunglim Shin-Lee, Vice President for International Relations, is a leader in the Korean community both in the United States, Korea and the Korean diaspora. Reverend Beth Ludlum, Vice President for Strategic Initiatives has been instrumental in bringing many new partnerships to Wesley. She manages multiple research grants and the office of Admissions. Registrar Joe Arnold has a theological degree and works with the Dean and faculty to maintain the academic programs. The Vice President for Finance and Administration, Jeff Straits, is a CPA with extensive experience in both the public and private sectors. The Reverend Antoni Sinkfield is a leader in the African American community and serves as Associate Dean of Community Life.

#### **4. The Financial Picture**

As a free-standing school, Wesley Seminary is dependent upon self-generated tuition, gifts and endowment income. The Seminary has seen a decline in student hours and an increasing need for scholarship support of students. These trends have put financial pressure on the Seminary. A full 61 percent of Wesley's \$14 million annual operating budget is devoted directly to the quality of our academic program and our students. An additional 7% is grant-funded research. The Seminary relies on enrollment and tuition for 43% percent of its net

revenue. A sign of Wesley Seminary's prestige is the large number of foundations that make grants to the Seminary. We have maintained our physical facilities. Other than the buildings which are to be razed there is no deferred maintenance on buildings and utilities. The principal challenge is the 1960-era student housing, Straughn Hall and Carroll Hall, which are old and obsolete which. These dormitories put the school at a substantial competitive disadvantage to other seminaries.

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

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



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

Wesley Seminary is a multiplier institution. Wesley Seminary graduates serve in all 50 states and in 30 countries around the world. It is estimated that each graduating class

significantly touches the lives of 500,000 people. Wesley Seminary graduates are scattered to all parts of the earth as leaders of the church and other service organizations.

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

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

And we are a good neighbor. Wesley Seminary is a wonderful resource for Washington residents and especially our neighbors in Ward 3. Wesley Seminary is an open campus, and we welcome neighbors to stroll our grounds and partake of the contemplative spirit of our community. Our chapel services, and library are open to the public during the regular semester. It is also easy for neighbors to audit courses and obtain library privileges. And, we have the best sledding hill in the neighborhood as featured on the front cover.

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

## **II. SHAPING THE WESLEY SEMINARY CAMPUS OF THE FUTURE**

The Thrive in Place Campus Plan (2022-2032) was driven by Wesley Seminary's Strategic Vision of "Ministry 2044," and the related Goals, Strategies and Planning Principles. Taking the long-term view for the next generation, Wesley Seminary adopted "Ministry 2044" as its guiding force for the future. This plan encompassed three ambitious goals, all of which were achieved:

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

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

- Exemplary Learning Environment;
- Quality of Student Life;
- State-of-the-Art Research;
- 21st Century Worship; and
- Full Access.



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



*The Library was renovated and reopened in September 2011.*

In the 2021 Academic year, Wesley successfully underwent re-accreditation from both the Association of Theological Schools and the Middle States Commission on Higher Education.

We used that period of self-study to frame up a new and more dynamic strategic planning process. It is driven by a set of questions:

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

And guided by a set of strategic assumptions:

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

In line with this new planning process, Wesley just received a \$1M grant from the Lilly endowment to produce a sustainable business plan and proofs of concept for an expanded role for seminaries to prepare a variety of pastoral leaders for the many evolving forms of the future church.

### **III. SPRING VALLEY CAMPUS 2021**

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

### **IV. CAMPUS PLAN TO THRIVE IN PLACE (2022-2032)**

This Plan represents the last foreseeable new development on the Campus and maintains the established hilltop campus building configuration surrounded by the prominent Green Open Space that defines the Wesley Seminary relationship with the neighborhood. Two 1960-era obsolete dorms, the surface parking lot and adjacent maintenance building, and the Old President's House will be demolished. This will allow construction of a new student housing building and a new administration building. (Site Zoning Plan, Exhibit E).

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

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

### **B. Demolish Carroll and Straughn Halls and Surface Parking Lot**

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

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

### **C. New Student Housing for Wesley and American University<sup>1</sup>**

The new student housing exclusively for Wesley and A.U. students will be located in the area of the existing surface parking lot. (Exhibit E). The building will be seven stories with a habitable penthouse with an approximate height of 75 feet, 8 inches and nestled between the

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<sup>1</sup> Wesley is agreeable and proposes a Condition to the Campus Plan Z.C. order, if approved, limiting the students who may occupy the proposed new dormitory to Wesley and American University students which is a condition consistent with that found in Z.C. Order No. 05-40C. (Exhibit D).

existing Seminary buildings and the immediately adjacent and taller A.U. buildings. (Building Elevations, Exhibit F). This purpose-built student housing will be approximately 306,157 square feet and have approximately 215 living units configured in one, two, three, four and five bedroom units with a total 659 student beds. Each unit will provide common living space for the student residents. At the urging of the community, the top levels of the building facing University Avenue have been further setback 27.5 - 32.5 feet from the University Avenue face of the building by eliminating four units with twenty beds. Additionally, the layout of the top level units has been rotated ninety-degrees so that windowless walls now face University Avenue. (Street View Renderings, Exhibit G). The building will have two levels of underground parking with between 300–350 parking spaces and internal loading and trash facilities. At least 105 of the parking spaces are replacement spaces for Wesley’s exclusive use.

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

The new student housing will be developed through a long-term ground lease for a portion of the Campus (Lot 819) between Wesley Seminary and Landmark Properties. Wesley Seminary will receive a lump sum initial payment and annual guaranteed ground rent payments. Landmark will be responsible for the construction and operation of the new building. Use of the ground lease property is strictly and perpetually limited to first-class student housing and subject to approval of this Campus Plan by the Zoning Commission. For colleges and universities nationwide it is now common practice to rely on private companies to provide customary campus services, including housing, food service, bookstores and personal and convenience services.

## **1. Landmark Properties**

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

The new student housing will be limited exclusively to Wesley Seminary and American University students in good-standing. All residents will be subject to Rules and Regulations developed in careful consultation with Wesley Seminary including, restrictions on noise, unruly behavior, large gatherings, and drug and alcohol use. Wesley students will also be subject to the Seminary's Student Covenant. A.U. students will also be subject to the University's Code of Conduct which is equally enforceable on or off-campus.

## **2. No Role or Impact on American University**

There is no formal agreement with A.U. and none is necessary or being pursued by Wesley Seminary or Landmark Properties for this project to be successful. However this project involves a strengthening of the historic partnership between our two institutions. New joint programs are already underway or being explored. But with respect to this building and its occupants, Wesley stands ready to discuss issues such as security cooperation, pedestrian, and traffic flow with A. U. when they are ready. We have assurances from them they are willing to discuss the impact of this project on our campuses. We have designed the building to orient toward the adjacent A.U. Campus. The issue of the fence between us has been raised in

community meetings. We would be happy to see the fence removed as a way to facilitate access back and forth.

A.U.'s own campus plan addresses their need to meet their minimum on-campus housing requirements. It is common knowledge that A.U. does not now or as planned in the future have enough on-campus housing for all its undergraduates and it provides no on-campus housing for its graduate students. A large number of these students without on-campus housing live in existing off-campus multi-family apartment buildings and other residences in the neighborhood. Both Wesley and Landmark are confident that the number of A.U. students who will be readily attracted to this first-class housing immediately next door to A.U. will exceed the available beds. This will support America University's goal of increasing on-campus housing. Of greater importance to the neighborhood, this will accomplish their long-standing desire for students to live within the precincts of a campus and will make scarce local housing available to non-students.

Under its recently approved Campus Plan, A.U. is subject to enrollment caps and minimum student housing requirements. Wesley's Campus Plan and the new student housing will have no impact on the terms of A.U.'s Campus Plan. Housing of A.U. students on Wesley's Campus will not permit increased enrollment or be counted toward meeting its minimum on-campus housing requirements.

#### **D. New Residential Style/Scale Admin/Faculty/Maintenance building**

At the top of the University Avenue driveway adjacent to the existing New Residence Hall, Wesley proposes to build a two-story, 5,267 square foot building. This residential scale and design building will provide administrative and faculty spaces and a small maintenance

facility on the lower level. The building was carefully located to minimize its visibility from University Avenue, not to intrude on the existing Green Open Space and protect the surrounding Heritage and Special Trees. (Site Zoning Plan, Exhibit E; Building Elevations, Exhibit F).

#### **E. No Development of University Avenue Residential Lots**

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

#### **F. Maintain "Hilltop" Campus**

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

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

The Green Open Area that defines the Spring Valley Campus will be maintained and enhanced. (Existing Open Space, Exhibit O; Proposed Open Space, Exhibit P). No development is proposed for the Green Open Space which is notable for its abundant Heritage and Special Trees and landscaping that was previously enhanced under 2012 Campus Plan. Under this Plan, even more landscaping will be added at the former Old President's House site, along University Avenue, at the University Avenue driveway and at the Massachusetts Avenue entrance.

(Landscape Plan, Exhibit H). The existing Green Open Space and enhancements will create a more substantial and durable buffer to the neighborhood, especially on University Avenue.

From the New Residence Hall to the east curb of University Avenue it is 171 feet, and to the west curb of University Avenue 205 feet. From the New Dormitory it is 300 feet (a football field length) to the east curb of University Avenue. Fully fifty-five (55) percent of the Spring Valley Campus area (210,000 square feet) will remain undeveloped and devoted to Green Open Space.



## **ULTIMATE OPEN SPACE EXHIBIT**

WESLEY THEOLOGICAL SEMINARY

4500 MASSACHUSETTS AVE NW, WASHINGTON, DC 20016

06/05/2021 | TEF (DC1821572) Rev 0



## **H. 270,000 Square Feet of Unused Gross Floor Area**

By maintaining the substantial Green Open Space and limiting the size and location of new development, Wesley Seminary has not utilized a substantial level of the permitted 1.8 FAR for the Campus. As proposed, total development is limited to about 417,000 square feet or 1.09 FAR. As a result, more than 270,000 square feet of development potential will remain unused.

## **I. Community Playground**

The Spring Valley Neighborhood Association has requested to partner with the Seminary to build and maintain a small neighborhood playground on the Wesley Campus. In addition to its much enjoyed “Sledding Hill”, Wesley Seminary would be pleased to support this new neighborhood serving project. The proposed neighborhood playground would be located setback back from University Avenue in the area of the three residential lots. The playground would be approximately 40 feet by 95 feet with an area of 3,800 feet and equipped with suitable play equipment.

## **V. COMMUNITY OUTREACH AND PARTICIPATION**

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

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

<b><u>Date</u></b>	<b><u>Meetings/Presentations</u></b>
July 30, 2019	Community Liaison Meeting
April 1, 2020	Community Liaison Meeting
December 1, 2020	Meeting with Troy Kravitz, ANC 3D02, Elizabeth Pemmerl, ANC 3D02-Elect
January 14, 2021	Community Liaison Meeting
February 3, 2021	ANC 3D Meeting
February 18, 2021	Community Liaison Meeting
September 9, 2021	Community Liaison Meeting
October 21, 2021	Community Liaison Meeting
November 3, 2021	ANC 3D Meeting
December 8, 2021 (Scheduled)	ANC 3D Meeting
December 9, 2021 (Scheduled)	ANC 3E Meeting
December 16, 2021 (To be Scheduled)	Community Liaison Meeting

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

## **VI. THE WESLEY SEMINARY CAMPUS: EXISTING AND PROPOSED**

Based on a thorough assessment of the Seminary's mission, goals, programs, and facilities, this Campus Plan for the Years 2022 through 2032 represents the projected needs of the Wesley Seminary Campus within a framework that allows for flexibility in its specific implementation over the next ten years.

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

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

### **A. Location, Boundaries and Zoning**

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

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

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

When the proposed development is actually constructed, building area will increase to 417,203 gross square feet within the Campus Plan boundaries. This translates to an aggregated FAR of approximately 1.09 within the RA-1 District, well within the permitted ceiling of 1.8 FAR. Development proposed in the RA-1 District will conform to the applicable height, setback and lot occupancy limitations consistent with that zoning classification and the maximum permitted FAR.

## **B. Property Ownership**

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

## **C. Land Use**

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

- **Residential (R)** – Housing for students and other tenants both temporary and longer term. Includes recreation facilities, student activity facilities and auxiliary services.

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

(See Existing Land Use, Exhibit L).

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

The campus land use patterns proposed in this Campus Plan remain largely unchanged from existing patterns. Because of the constraints of the existing site topography and mature vegetation, as well as the desire to strengthen the original campus organization and principles of an “academic hill town,” the new construction will provide additional student housing and administrative, faculty and maintenance facilities consistent with the existing campus development and eliminate existing obsolete facilities. Specifically, Wesley Seminary plans to demolish Straughn Hall, Carroll Hall, the surface parking lot and adjacent one-story maintenance building and the Old President’s House and add 306,957 gross square feet of student housing to the existing space on the campus by the year 2025. The following is a summary description of

the proposed new development within the Campus Plan boundaries, according to the four use categories:

- **Residential (R) program replacement and expansion:** The development priority for this category is the demolition of the 1960-era student housing (Straughn Hall and Carroll Hall) and construction of new purpose built student dormitory exclusively for Wesley and A.U. students. The demolition of Straughn Hall and Carroll Hall will eliminate 90 existing beds that will need to be replaced. The New Residence Hall constructed in 2014 with 76 beds will be maintained. The new dormitory construction will add 659 new beds. When completed, there will be a net increase of 569 student beds on Campus.
- **Academic/Administrative (A) program expansion:** All existing academic and administrative uses and facilities are proposed to remain in the core of the Campus consistent with the Seminary's current configuration of a focused traditional university campus core, with academic programs in single buildings or in clusters of related buildings. The new administration/faculty building will be located on the existing building perimeter.
- **Chapel (C) renovation:** The completed renovation of the existing Chapel incorporated modern design and equipment for 21<sup>st</sup> Century worship. The existing Chapel is located within the core of the campus along the Massachusetts Avenue campus frontage. No change to the existing Chapel is proposed.
- **Support (S):** Campus utilities and infrastructure have been upgraded and general building systems were upgraded as specific buildings were renovated. All existing buildings are now ADA compliant. To replace the one-story

maintenance building to be demolished, a small replacement maintenance facility will be located in the lower level of the proposed new two-story administration and faculty building.

- **Open Space (O):** As part of the new Master Plan, the central core of the campus will be maintained. The mature vegetation and open space at the perimeter of the campus will be maintained and enhanced by implementation of the Landscaping Plan, including at the former Old President's House site, along University Avenue and along the Massachusetts Avenue driveway.

#### **D. Built Environment**

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

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

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

## **E. Open Space and Pedestrian Network**

Since its inception, Wesley Seminary has endeavored to provide an environment that is conducive to human development and learning while respecting the open space and distinct edges formed by the site's natural topography. Open space areas, located both along street edges and internal to the academic core, are key characteristics of the Campus. Most noticeable are the Wesley statue grove, located at the intersection of University and Massachusetts Avenues, and the sloping perimeter hills dotted with mature trees, popular for neighborhood sledding in winter (as shown on the front cover). Internally, an academic quadrangle unifies the central campus academic core, serving as ceremonial and formal open space on campus while also providing space for more informal interaction.

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

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

Pedestrian corridors will continue to be developed and encouraged to create better connections throughout the campus, to enhance pedestrian safety, and to create places for meetings and interaction. To this end, the Campus Plan includes open space around the new Dormitory and between the existing Residence Hall which will create a new open space conducive to the use and enjoyment by the residents of both buildings.

## **F. Historic Preservation**

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

## **G. Campus Identity**

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

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

## **H. Transportation**

The current vehicular circulation pattern is a two-way access from Massachusetts Avenue and with exit only from University Avenue. (See Existing Vehicular Circulation Network, Exhibit R). Based on intersection and automobile count data as well as the testing of several circulation options and input from the community, the Master Plan is proposing to maintain the two-way access from Massachusetts Avenue. The University Avenue entrance will be further restricted prohibiting exit during AM/PM Peak Hours. Limited two-way access for service and delivery vehicles and emergency vehicles will be maintained. (See Proposed Vehicular Circulation Network, Exhibit S). At both Massachusetts Avenue and University Avenue, right turn only will be permitted for vehicles. This will allow better site access, especially access to and from the surface parking from Massachusetts Avenue, while minimizing the use of

University Avenue and preventing commercial vehicles from driving into and through the residential streets of Spring Valley.

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

Although the use of public transportation by all members of the campus community is strongly encouraged and supported, Wesley Seminary recognizes that not everyone has convenient access to public transportation and that many students, faculty, staff, and visitors drive to campus. Accordingly, Wesley plans to maintain and expand an adequate off-street parking inventory to meet the parking needs of the Campus, including surface parking facilities that will be retained on Campus and the two levels of underground parking with 300-350 parking spaces in the New Dormitory. In order to maintain the Green Open Space buffer to the neighborhood, parking has been concentrated within the central core of the Campus and underground.

Additionally, under this Campus Plan, the Seminary will establish a Transportation Demand Management Plan to further encourage the use of public transportation by students, faculty, staff and visitors to the campus. In addition, to decrease overall parking demand, Wesley Seminary has altered and staggered the class schedules to alleviate peaks and better utilize the parking facilities. Wesley Seminary will continue to maintain adequate off-street

parking to meet its needs and will monitor its parking practices and facilities in light of developments within the Campus and community.

## **I. Utilities**

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

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

Utilities are easily accessible to almost every part of the Campus through the public right-of-way. No easements are required for connections to these existing public utilities. The existing water service includes both fire and domestic distribution within the same water mains located in the street; no separation exists between these systems. Flow tests in this area show that the pressures are adequate for domestic water delivery, but require fire pumps for multi-story construction.

The existing 4000 amp electrical service is adequate for both commercial and residential development. Telecommunication service parallel to the electrical service is also provided to various buildings on the Campus. Gas service has more than adequate provisions for service to all areas of the Campus.

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

## **VII. ZONING REGULATION COMPLIANCE**

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

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

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

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

#### **1. Noise**

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

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

## **2. Traffic**

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

## **3. Number of Students**

### **a. Enrollment and Residents**

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

term of the Plan. Additionally, the Plan proposes the development of new facilities to meet the needs of the changing student population over the term of the Plan.

**b. Personnel**

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

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

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

When added to all existing buildings and structures on the Campus, development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the Campus. If all proposed development is constructed, the gross floor area within the Campus Plan boundaries will total approximately 417,203 square feet. This results in an overall FAR of approximately 1.09. Approximately 273,000 square feet of available gross floor area will not be developed.

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

**1. Buildings, Parking and Loading Facilities**

**a. Buildings**

In determining its future Campus and institutional needs, Wesley has been guided by its strategic vision of “Ministry 2044” and recent self-evaluation. Consistent with this study, the

Campus Plan calls for the limited new development to meet its objective to Thrive in Place through the year 2032 and beyond as set forth below:

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

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

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

#### **b. Parking**

The Campus Plan reduces the existing surface parking in the central core of the Campus, but the two levels of underground parking (300-350) in the New Dormitory will provide a total of 331-381 parking spaces on the Campus. This increased level of parking, in conjunction with the Traffic Demand Management program to be continued and enhanced, will meet or exceed the demand for off-street parking for the Campus.

#### **c. Loading**

Many of the Seminary's general deliveries take place at the Kresge Academic Building, while certain special deliveries occur at loading docks and departments located throughout the Campus, including at the central plant facility in the new Residence Hall. Use of the University Avenue entrance for service and delivery vehicles only will limit the traffic impact on the neighborhood and provide easy access to the Kresge Building and new Residence Hall. Loading facilities for the New Dormitory will be located inside the building and accessed only to and

from Massachusetts Avenue. As part of the Traffic Demand Management Plan included in the Campus Plan, a truck management program will be implemented to reduce the impact of Campus-related trucks on neighborhood streets. The Plan includes a truck circulation route that identifies the main routes that delivery vehicles should use to access loading facilities on Campus, while discouraging the use of neighborhood streets. (See Proposed Vehicular Circulation Network, Exhibit S).

## **2. Screening, Signs, Streets, Public Utility Facilities**

### **a. Screening**

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

### **b. Signs**

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

the Campus. (See Proposed Site Amenities, Exhibit X). Signage and other means will be used to restrict the use of the University Avenue exit during AM/PM Peak Hours.

**c. Streets**

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

**d. Public Utilities**

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

**3. Athletic and Other Recreational Facilities**

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

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

The activities to be conducted on Campus include those activities associated with general seminary use as well as auxiliary uses. Five land use categories are used to identify and describe campus activities: Academic/Administrative (A), Residential (R), Chapel (C), Support (S), and Open Space (O). (See above, Section IV, C. Land Use). The proposed Campus land use patterns will remain largely unchanged and the planned new Dormitory will continue to provide an environment consistent with the existing Campus. (See Proposed Land Use, Exhibit U).

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

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

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

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

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

The Wesley Theological Seminary Campus Plan complies with the policies of the District Elements of the Comprehensive Plan. Specifically, the Plan fulfills numerous objectives of the Economic Development Element of the District of Columbia Comprehensive Plan. The Seminary is a source of jobs, a consumer of goods and services supplied by local vendors, and a generator of retail sales and service goods for a diverse and widely distributed group of businesses. As a result, the Seminary has a positive impact on the economic health of the District of Columbia.

Additionally, this Campus Plan will fulfill major goals of the Comprehensive Plan pertaining to architectural character, building height limitations, physical and symbolic imagery, streetscapes, sidewalks, and urban parks and places. Further, consistent with the Campus' inclusion in the institutional land use category of the Comprehensive Plan, the Seminary intends to continue to develop facilities and institutions offering unique opportunities for learning, teaching and research.

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

When added to all existing buildings and structures on the Campus, the limited new development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the Campus. If all proposed development is constructed, the gross area within the Campus Plan boundaries will total approximately 417,203 square feet. This results in an overall FAR of 1.09 significantly below the maximum permitted FAR of 1.8.

#### **I. Referral to the District of Columbia Agencies (Sub-section 101.13)**

The Campus Plan application will be referred to the Office of Planning (OP), D.C. Department of Transportation (DDOT), and the Department of Energy and the Environment for their review and report. Wesley Seminary has already met several times with OP. The Seminary's traffic consultant, Gorove-Slade, is working directly with DDOT to establish the details of the traffic report and updated Traffic Demand Management Plan to be submitted in support of this application.



*Wesley's tranquil campus is inviting for many visitors.*

## **VIII. CONCLUSION**

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



*The four bells in the Elderkin Bell Tower strike the Westminster chimes.*