

PROPOSED CONDITIONS FOR WESLEY THRIVE IN PLACE CAMPUS PLAN (2022-2032)

1. Approval of the Campus Plan shall be valid for ten (10) years beginning with the effective date of this Order.
2. The Campus boundaries shall include Lots 6 (818 and 819), 7, 8 and 9 in Square 1600 with a land area of 381,878 square feet (8.77 acres).
3. Student enrollment (headcount) over the life of the Campus Plan shall not exceed 420 Master's degree program students, including the Master of Divinity (M.Div.), Master of Theological Studies (M.T.S.), and Master of Arts (M.A.). Students in the Doctor of Ministry (D.Min.) programs and non-degree programs are not subject to this headcount.
4. The number of employees (headcount) over the life of the Campus Plan shall not exceed 82 employees, including non-Wesley employees managing the New Dormitory, but excluding any student resident assistants living in the student residential buildings.
5. The total build out of the campus facilities shall not exceed 417,203 square feet of gross floor area during the term of the Campus Plan. The total proposed FAR is 1.09 which is approximately 270,000 square feet less than the permitted 1.8 FAR.
6. Provide a minimum of 331-381 parking spaces.
7. The Applicant shall provide a maximum of 735 student beds during the term of the Campus Plan.
8. The Old President's House, parking area, driveway and curb cut will be demolished and the site restored with landscaping in substantial accordance with the Landscape Plan at Exhibit _____.
9. The existing surface parking lot (143 spaces), and adjacent one-story maintenance building will be demolished.
10. The existing Straughn Hall and Carrol Hall student residence buildings (90 beds) will be demolished.
11. The existing campus buildings, including Kresge Academic Hall, Trott Administration Building and Chapel, Library and New Residence Hall will be retained as-is.
12. The New Administration, Faculty and Maintenance Building will be developed, after Further Processing, in substantial accordance with the plans attached as Exhibit _____. The new two-story building will be residential in scale and design with approximately 5,267 square feet of gross floor area. The building will provide administrative and faculty spaces and a small maintenance facility located on the lower level.
13. The New Dormitory will be developed on Lot 819 to house only enrolled Wesley and

American University students and their immediate families, after Further Processing, in substantial accordance with the plans attached as Exhibit _____. The New Dormitory will be seven (7) stories (approximately 75 feet, 8 inches) and a habitable penthouse with a gross floor area of approximately 306,517 square feet. Two levels of underground parking (300-350 spaces) and internal loading and trash facilities will be provided. This proposed student built housing will have approximately 219 units configured in one, two, three, four and five bedroom units with a total of 659 beds. Each unit will contain common living area for the student residents. All residents will be subject to a code of conduct imposed by Wesley's student covenant and/or American University's Code of Conduct.

14. The Applicant will implement the Landscape Plan in substantial accordance with Exhibit _____.
15. The Applicant will maintain and enhance the existing Green Open Space Buffer Zone on University Avenue and Massachusetts Avenue in substantial accordance with Exhibit _____ and the Landscape Plan. The Green Open Space will include approximately 210,000 square feet (about 55% of the Campus area) that will remain undeveloped, except as specifically provided for the duration of the approved campus Plan.
16. The Applicant will seek Further Processing approval for a small neighborhood playground to be located set back from University Avenue in the area of the three residential lots (7, 8 and 9). The playground will be approximately 40 feet by 95 feet with an area of 3,800 square feet and equipped with suitable play equipment.
17. The Applicant shall implement, over the life of the Campus Plan, a Transportation Demand Management Plan, contained in Exhibit ____, to reduce and manage traffic and parking.

Parking and Vehicular Traffic:

18. The current vehicular one-way exit-only traffic pattern from the Seminary to University Avenue will be maintained. Vehicles also will be able to enter and leave the Seminary through the Massachusetts Avenue exit. Vehicles exiting from Massachusetts Avenue will be Right Turn only.
19. The Applicant agrees to do its best efforts to limit use of the University Avenue driveway by emergency and limited service vehicles required to access the campus from this location.
20. During the AM and PM Peak Hours, use of University Avenue for existing vehicles will be prohibited. The Applicant shall limit all vehicles using the University Avenue exit from accessing University Avenue except by a right-turn movement.
21. The Applicant will work with American University and the community to explore direct pedestrian and vehicular access between the Wesley and American University campuses.
22. The Applicant shall require all students, residents, staff, faculty, and visitors to park on campus or at metered and other public and unrestricted parking spaces within the area.

23. The Applicant shall maintain a minimum of 331-381 parking spaces on Campus throughout the term of this Campus Plan and make all best efforts to discourage students, residents, faculty, and staff from parking on neighborhood streets.
24. The Seminary agrees to take any other necessary steps to address parking shortages, including, the possibility of altering class schedules, as outlined in the Transportation Demand Management (TDM) Plan.

Construction Management:

25. All construction vehicles shall access the campus through the Massachusetts Avenue entrance and all vehicles will be required to turn right only on to University Avenue during construction when leaving the Seminary via the University Avenue. If exceptional conditions mandate use of University Avenue by construction vehicles (e.g. construction crane) to access the construction site, the only access will be from the existing exit to University Avenue. No new access to the construction site would be created from University Avenue, except for the limited purpose and duration for the demolition of the Old President's House and planned restoration and landscaping of that area.
26. The Seminary will develop a construction management plan that addresses construction worker and construction vehicle parking at locations other than neighborhood streets; minimizes on-street truck idling; and that ensures compliance with on-site environmental regulations for maintaining the construction site.
27. The Applicant will establish a neighborhood construction management committee to discuss ongoing issues during the construction phase of the project and address remediation issues tied to any damage to neighbors' property during construction.

Landscaping:

28. The Seminary will establish a neighborhood liaison group to review and make all best efforts to achieve consensus on a final landscaping plan prepared by the Seminary's professional landscape architect to create an effective and aesthetically pleasing interface between the Campus and residents' homes.

Environmental Issues:

29. Prior to filing a permit application with the DC Department of Consumer and Regulatory Affairs (DCRA) for ground clearance, excavation, or other construction that could require investigation and/or remedial work at or around the campus by the U.S. Army Corps of Engineers because of its prior use as Camp Leach as part of the American University Experiment Station Formerly Used Defense Site (FUDS), the Seminary shall provide notification to the District Department of the Environment (DDOE), the U.S. Army Corps of Engineers (USACE), and the U.S. Environmental Protection Agency (EPA), Region 3, that Wesley Seminary intends to undertake such activities. The Seminary will report on the outcomes of its interactions with, the DDOE, USACE, and EPA on this issue to ANC 3D and the Community Liaison Committee and cooperate fully with the DDOE, USACE, and EPA as required.

30. Prior to filing a permit application with the DC Department of Consumer and Regulatory Affairs (DCRA) for ground clearance, excavation, or other construction, the Seminary shall develop a stormwater management plan and submit the plan to the DDOE for review and report the outcome of that review to ANC 3D, and the Community Liaison Committee.
31. The Applicant shall work directly with residents, including ANC 3D, and the Community Liaison Committee to provide information to ensure that the construction will not have unanticipated stormwater impacts on residents' property and address any impacts should they occur.

Other Issues:

32. The total build-out of campus facilities shall not exceed 417,203 square feet of gross floor area,
33. The Seminary shall ensure that all funding sources are in place prior to beginning construction so that there is no disruption in construction due to a lack of financial resources.
34. The Seminary shall maintain a Community Liaison Committee that meets three times annually and includes participation by at least representatives of ANC 3D, the Spring Valley-Wesley Heights Citizens Association, Neighbors For A Livable Community, Spring Valley Neighborhood Association, other neighborhood groups and individual residents of Spring Valley living within 200 feet of the Seminary's property line at University Avenue.