

EXHIBIT A

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT A - SITE LOCATION

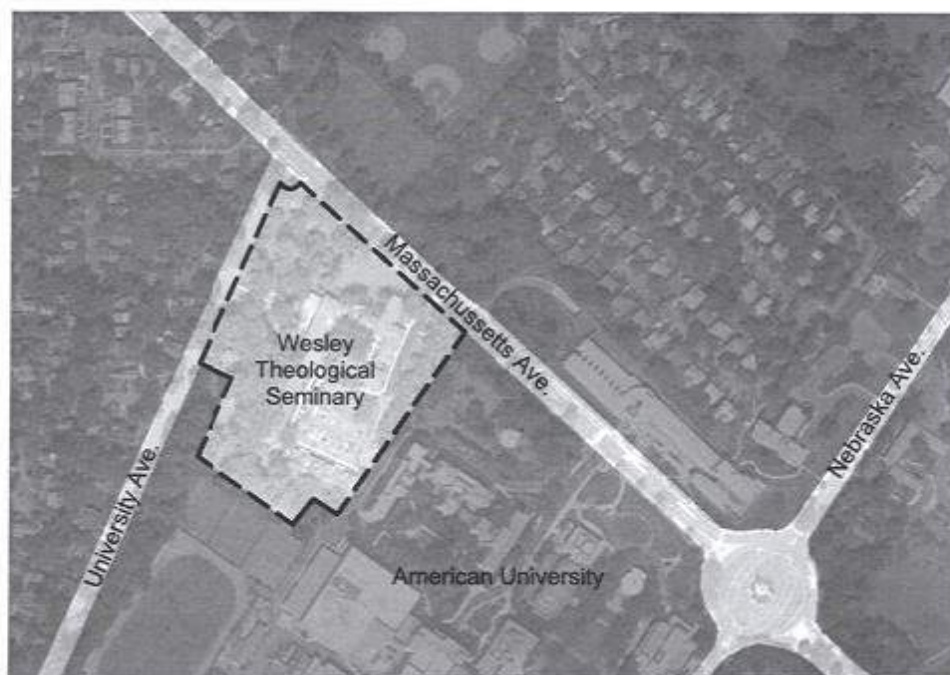
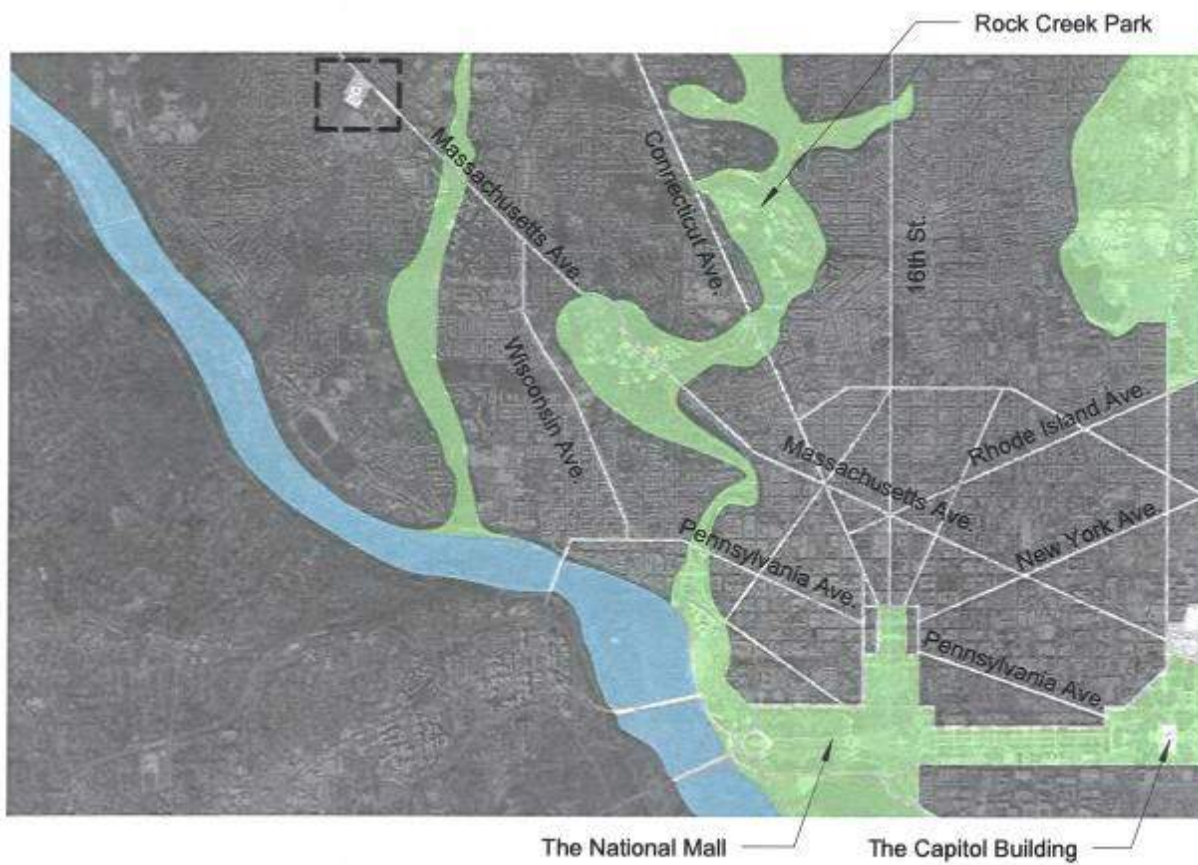
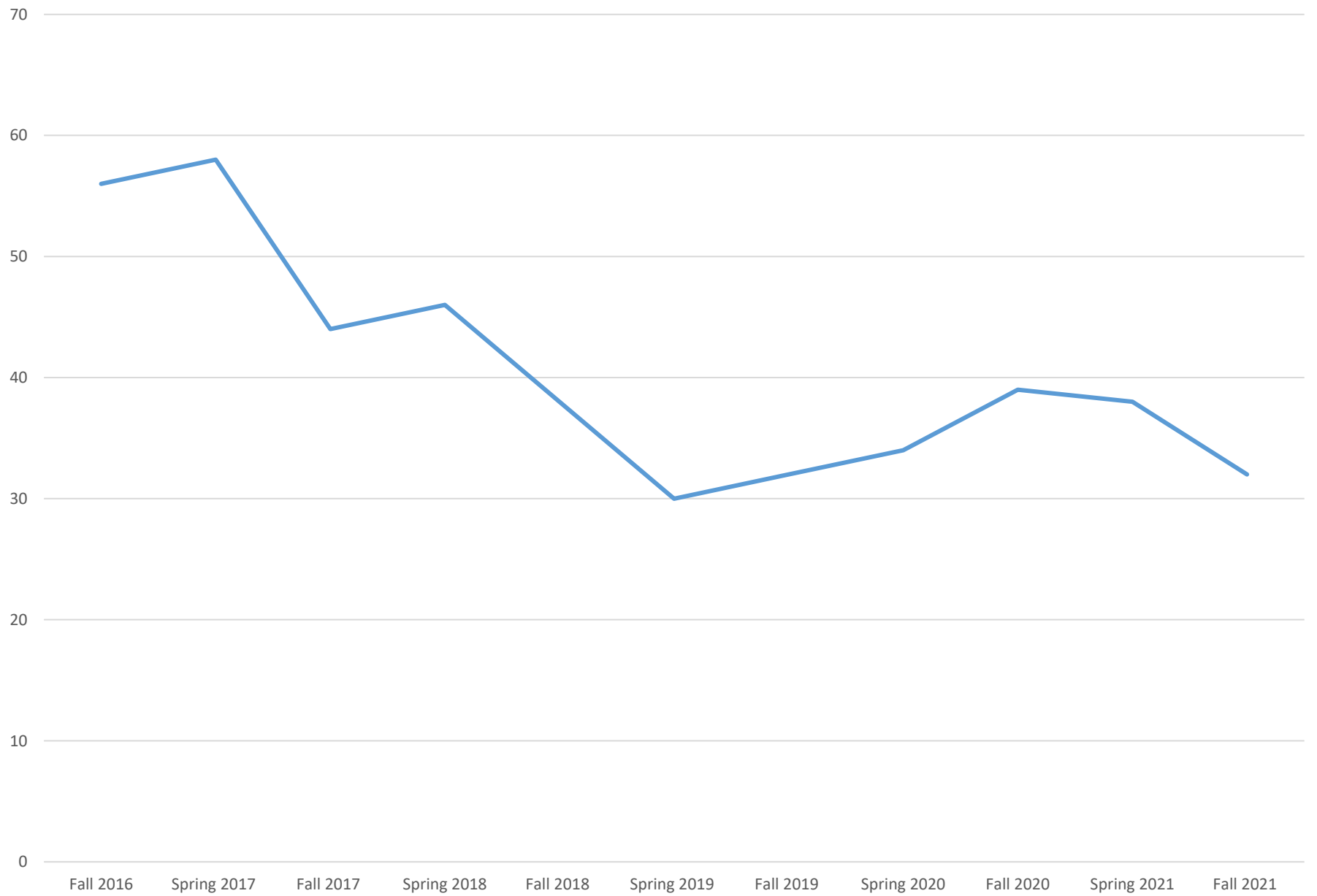
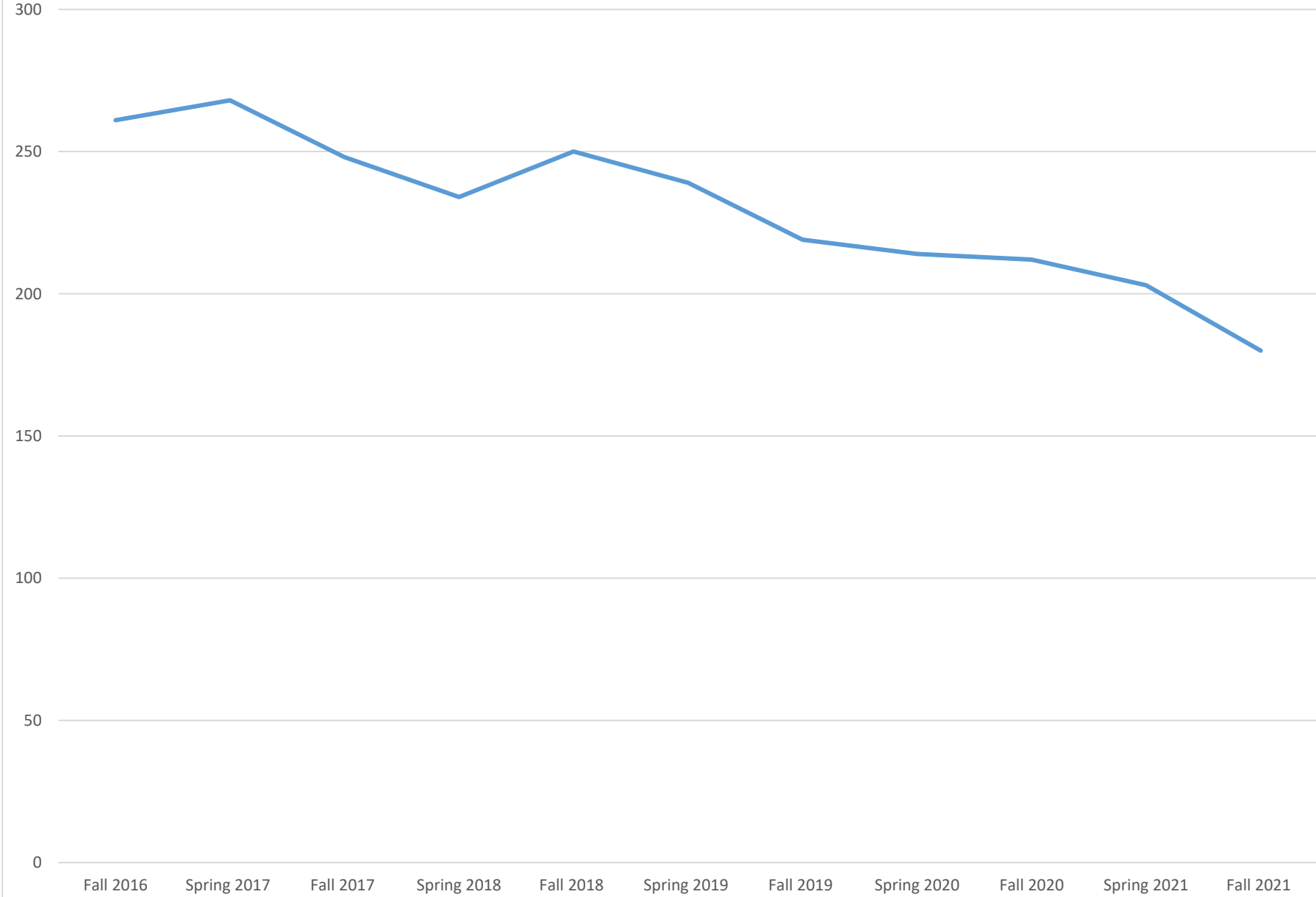


EXHIBIT B

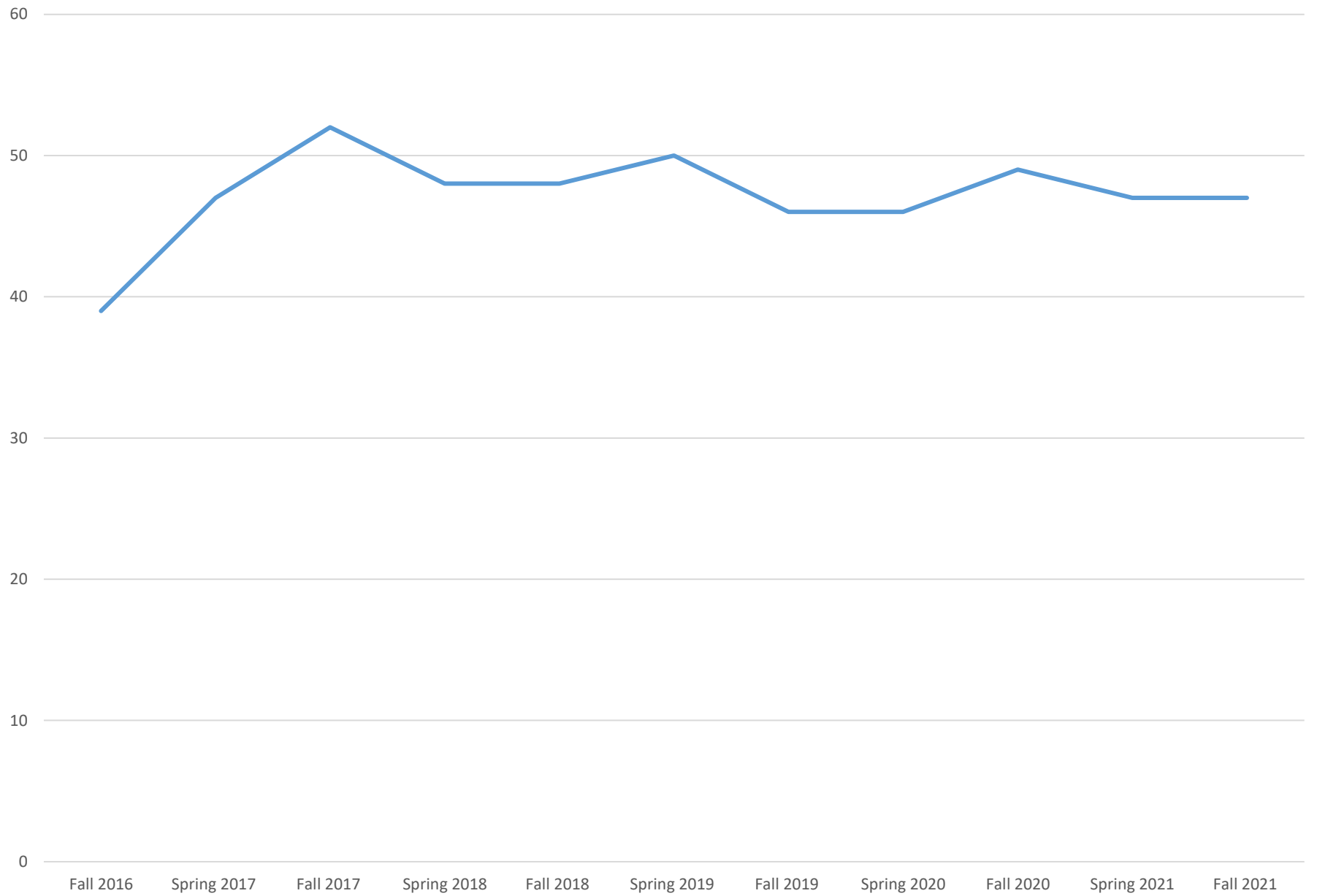
Master of Theological Studies Headcount 2016 to 2021



Master of Divinity Headcount 2016 to 2021



Master of Arts Headcount 2016 to 2021



Doctor of Ministry Headcount 2016 to 2021

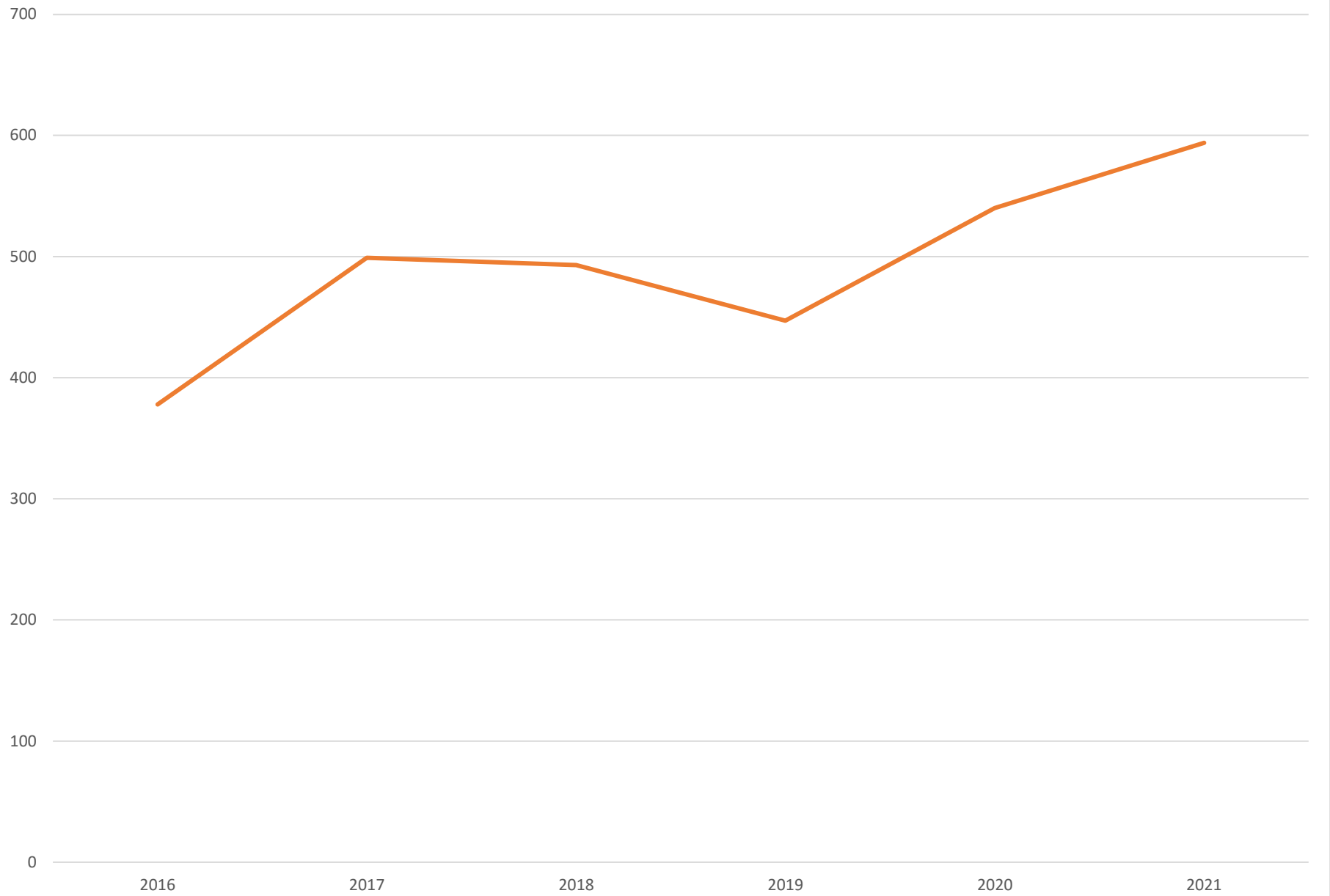


EXHIBIT C



BOARD OF GOVERNORS DIRECTORY

2021-2022

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

Wesley Theological Seminary Board of Governors

Thomas M. Berlin, Chair
Cathy Abbott
Kip Banks
Geoffrey Brown
Jo Ann Browning
James Cartwright, USMC (Ret.)
Carol Thompson Cole
Marian Crane
Robert Dawson
Kenda Dean
Leah Daughtry
Bishop Latrelle Easterling
G. Alexander Fleming
Monica Hargrove
Louis J. Hutchinson, III
Shelley Jennings
Rebecca Johnson
Rockwell Jones
Robert Kettler
Chung Suk Kim

Bishop Sharma Lewis
Francine Maestri
David McAllister-Wilson, President
Daniel Mejia
Barbara Miner
D. Paul Monteiro
Charles E. Moore, Jr.
C. Randall Nuckolls, Vice Chair
Rebecca Parker
Gregory Prince
Ransom Casey-Rutland
Cindy Skarbek
Ronald Slaughter, I
Andrew Song
Todd Stottlemeyer
James Victor, Jr.
Stacey Cole Wilson
Matt Woodbery
Amy Yarnall

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

President of the Seminary: David Mc-Allister Wilson

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

Chair of the Board of Governors: Thomas M. Berlin

EXHIBIT D

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



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

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

SUMMARY ORDER

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

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

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

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

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

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

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

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

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

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

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

The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.1 et seq. (the “Act”), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violations will be subject to disciplinary action.

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

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

BY THE ORDER OF THE D.C. ZONING COMMISSION

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



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION

 for

SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

EXHIBIT E

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT E - SITE ZONING PLAN

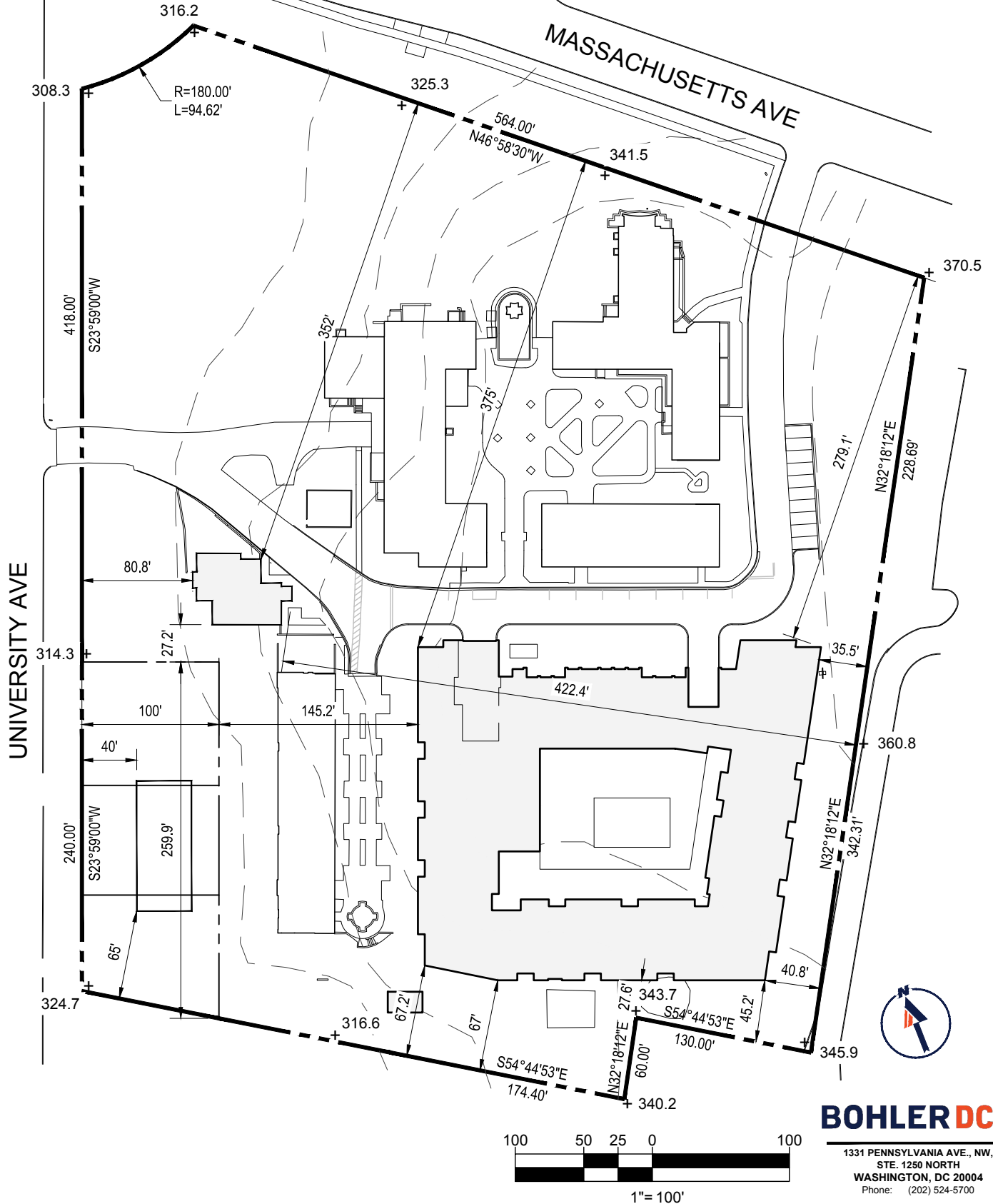


EXHIBIT F

New Administration Building -
Wesley Theological Seminary

4500 Massachusetts Ave NW
Washington, DC 20016

Seal

Key Plan

Drawing
Elevations

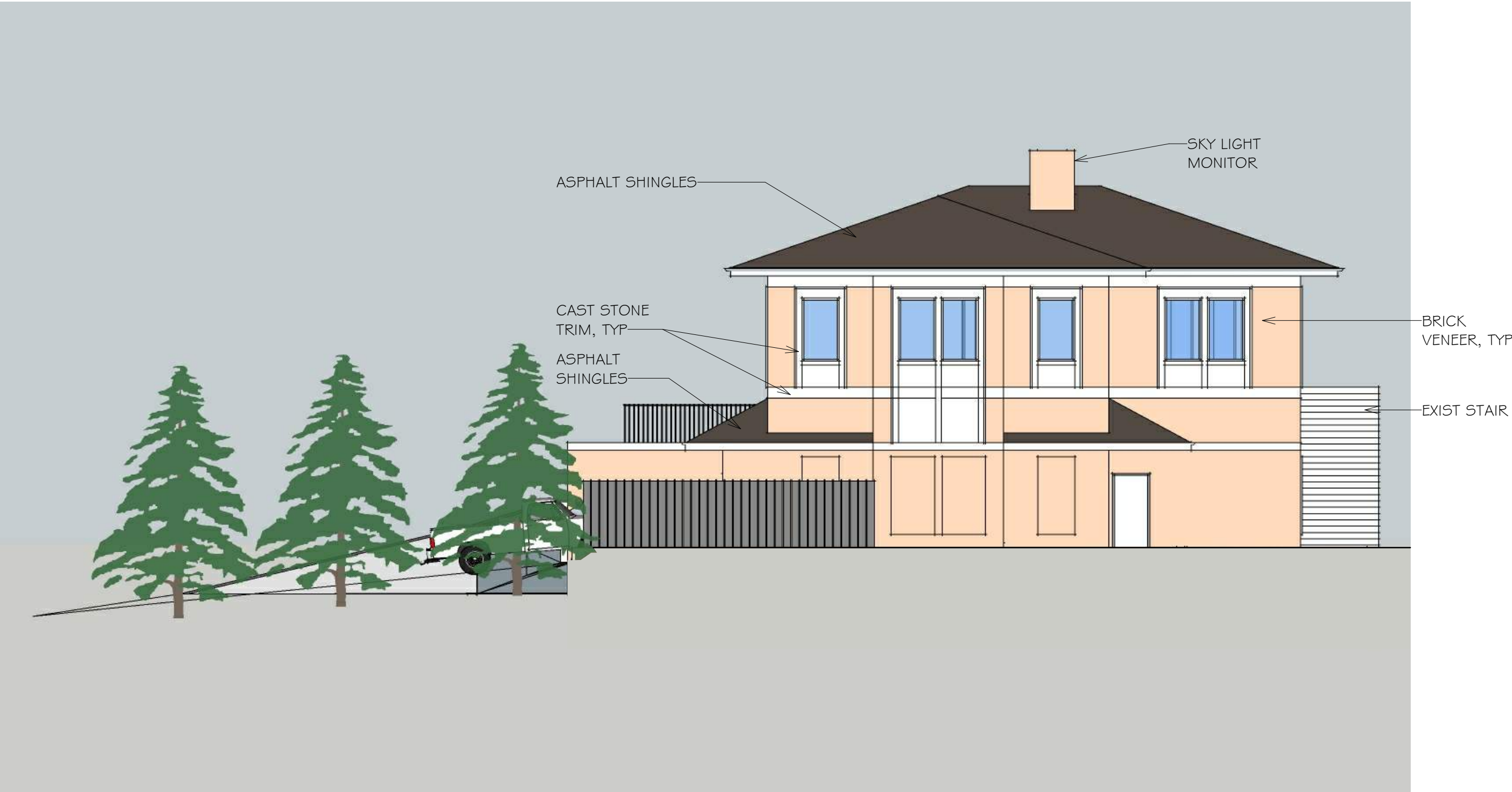
Submission Set	
Rendering Submission	10/16/2020

Revisions		
No.	Revision	Date

Date 16 October 2020

Project No. 20003

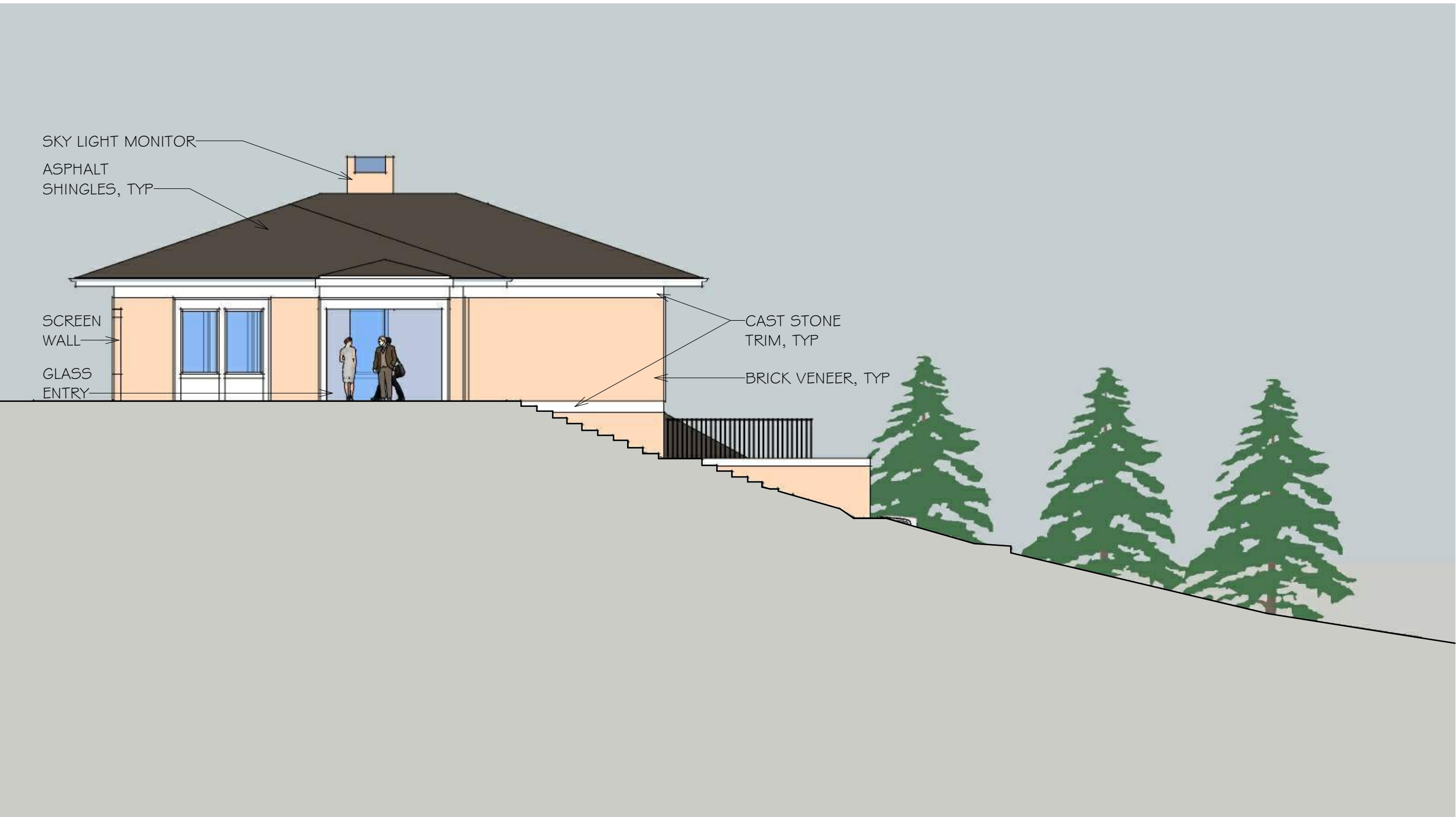
Sheet No.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

North Elevation



East Elevation



South Elevation



West Elevation



EXHIBIT G



View from University Ave NW
Summer



View from University Ave NW
Summer - Ghosted context



View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Summer - Ghosted context



View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Winter



View from Wesley Circle NW
Summer



View from Wesley Circle NW
Winter

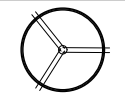


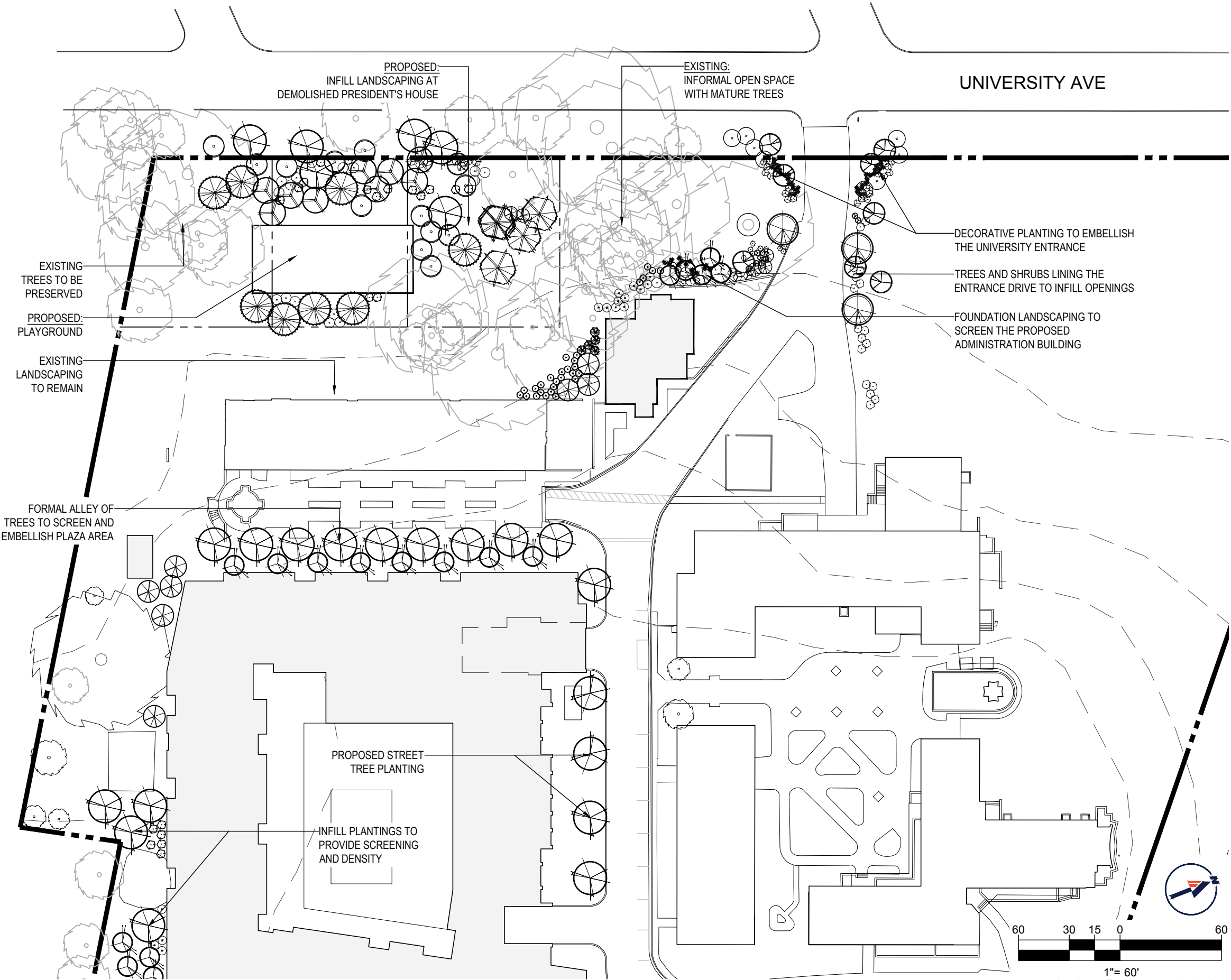
View from Wesley Circle NW
Winter - Ghosted context



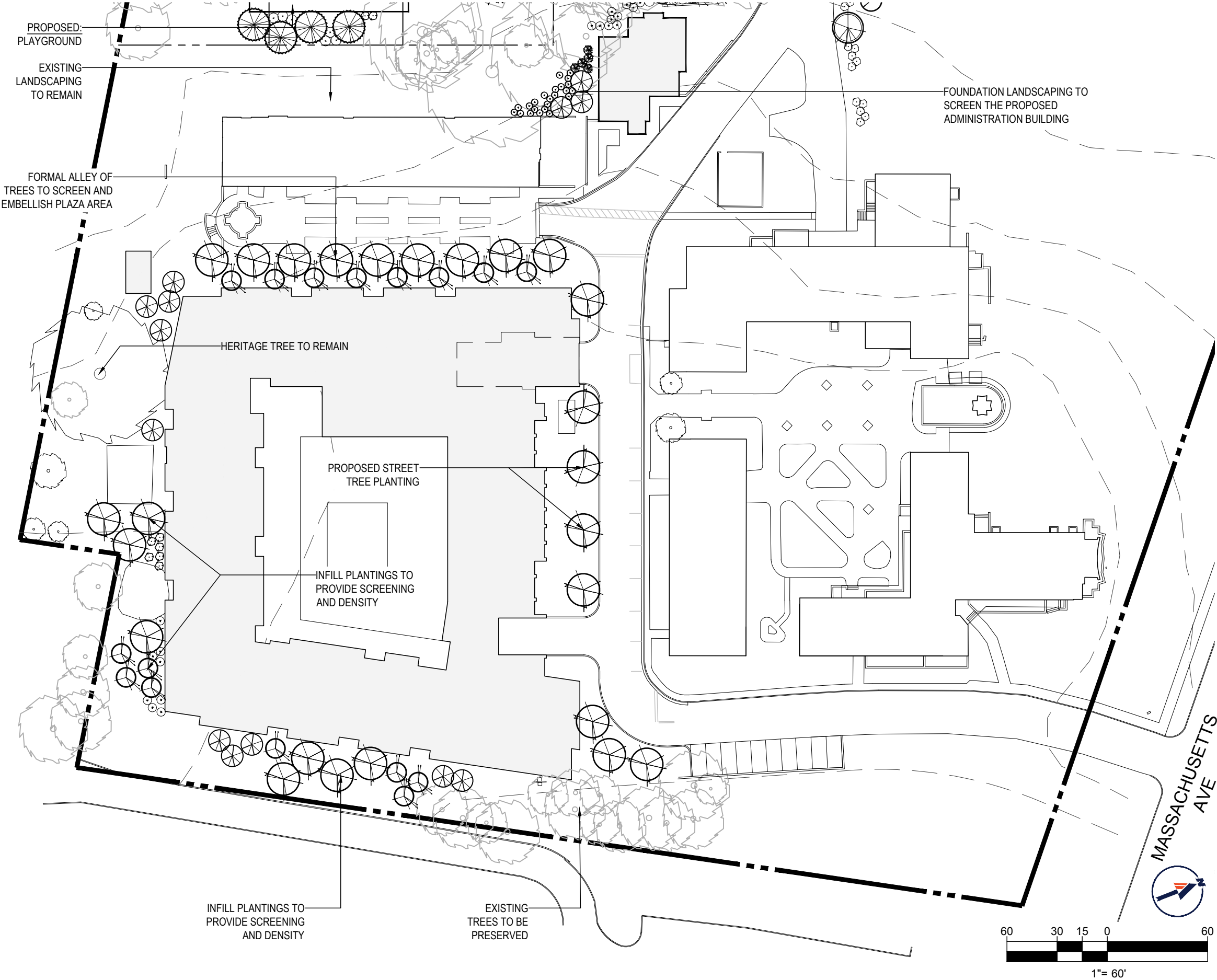
EXHIBIT H

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT H1 - LANDSCAPE PLAN

LANDSCAPE SCHEDULE						
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
	AR	31	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B
	BN	9	BETULA NIGRA	MULTI STEM RIVER BIRCH	2 1/2-3" CAL. / 12-14'	B+B
	PLO	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL. / 12-14'	B+B
	QP2	5	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL. / 12-14'	B+B
SUBTOTAL:		49				
ORNAMENTAL TREES						
	AL	12	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	1-1 1/2" CAL. / 8-10'	B+B
	CF	21	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1-1 1/2" CAL. / 8-10'	B+B
	LI	10	LAGERSTROEMIA INDICA	COMMON CRAPEMYRTLE	1-1 1/2" CAL. / 8-10'	B+B
SUBTOTAL:		43				
EVERGREEN TREES						
	IO	3	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B
	IXF2	8	ILEX X FOSTERI	FOSTER'S HOLLY	6-8'	B+B
	MGSM	8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6-7'	B+B
SUBTOTAL:		19				
DECIDUOUS SHRUBS						
	AAB	13	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	24-30"	#3 CAN
	CFL	23	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	24-30"	#3 CAN
	HAA	41	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24-30"	#3 CAN
	HYC	56	HYPERICUM CALYGINUM	AARON'S BEARD	24-30"	#3 CAN
	IV	19	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#3 CAN
	VCAC	24	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	24-30"	#3 CAN
	VD	17	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24-30"	#3 CAN
	VP	25	VIBURNUM PRUNIFOLIUM	BLACKHAW	24-30"	#3 CAN
SUBTOTAL:		218				
EVERGREEN SHRUBS						
	IGC	20	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#3 CAN
	IXN2	6	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	5-6'	B&B
	RM	5	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	24-30"	#3 CAN
	VR	20	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	24-30"	#3 CAN
SUBTOTAL:		51				



WESLEY SEMINARY CAMPUS PLAN
EXHIBIT H2 - LANDSCAPE PLAN



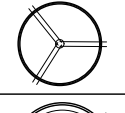
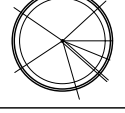
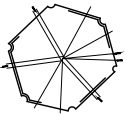
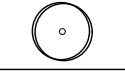
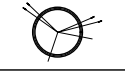
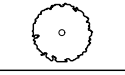
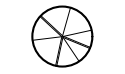
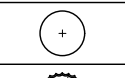
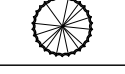
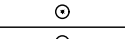
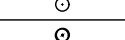
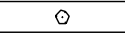
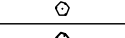
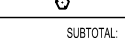
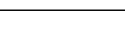
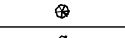
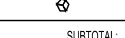
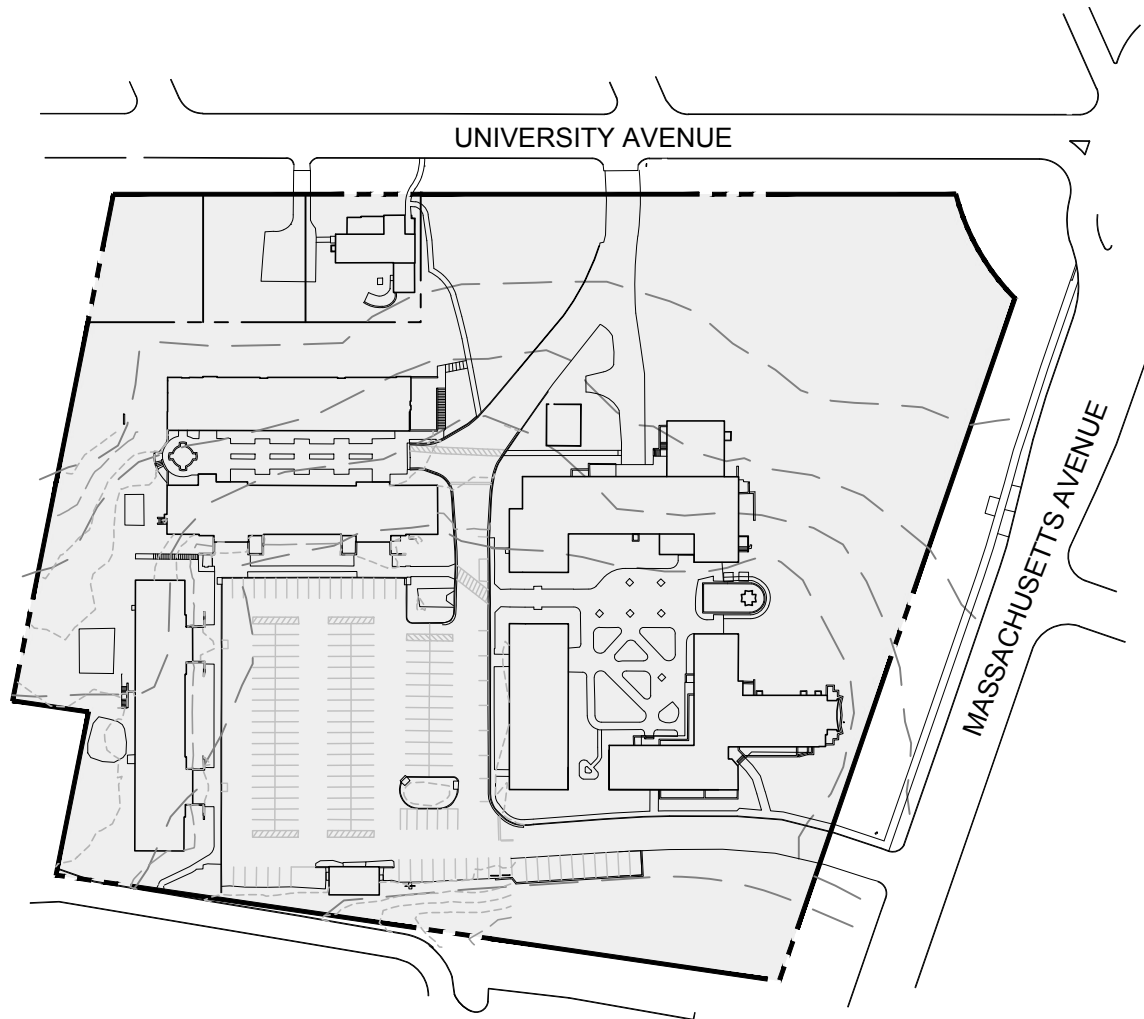
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	IV	19	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#3 CAN
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SUBTOTAL:		51				

EXHIBIT I

EXHIBIT J

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT J - EXISTING AND PROPOSED PROPERTY BOUNDARY



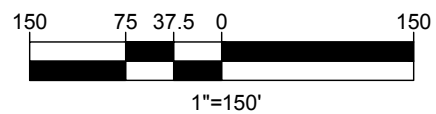
KEY



PROPERTY OWNED BY WESLEY THEOLOGICAL SEMINARY



CAMPUS BOUNDARY



NOTE

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

BOHLER DC//

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

EXHIBIT K

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT K - EXISTING ZONING



KEY

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



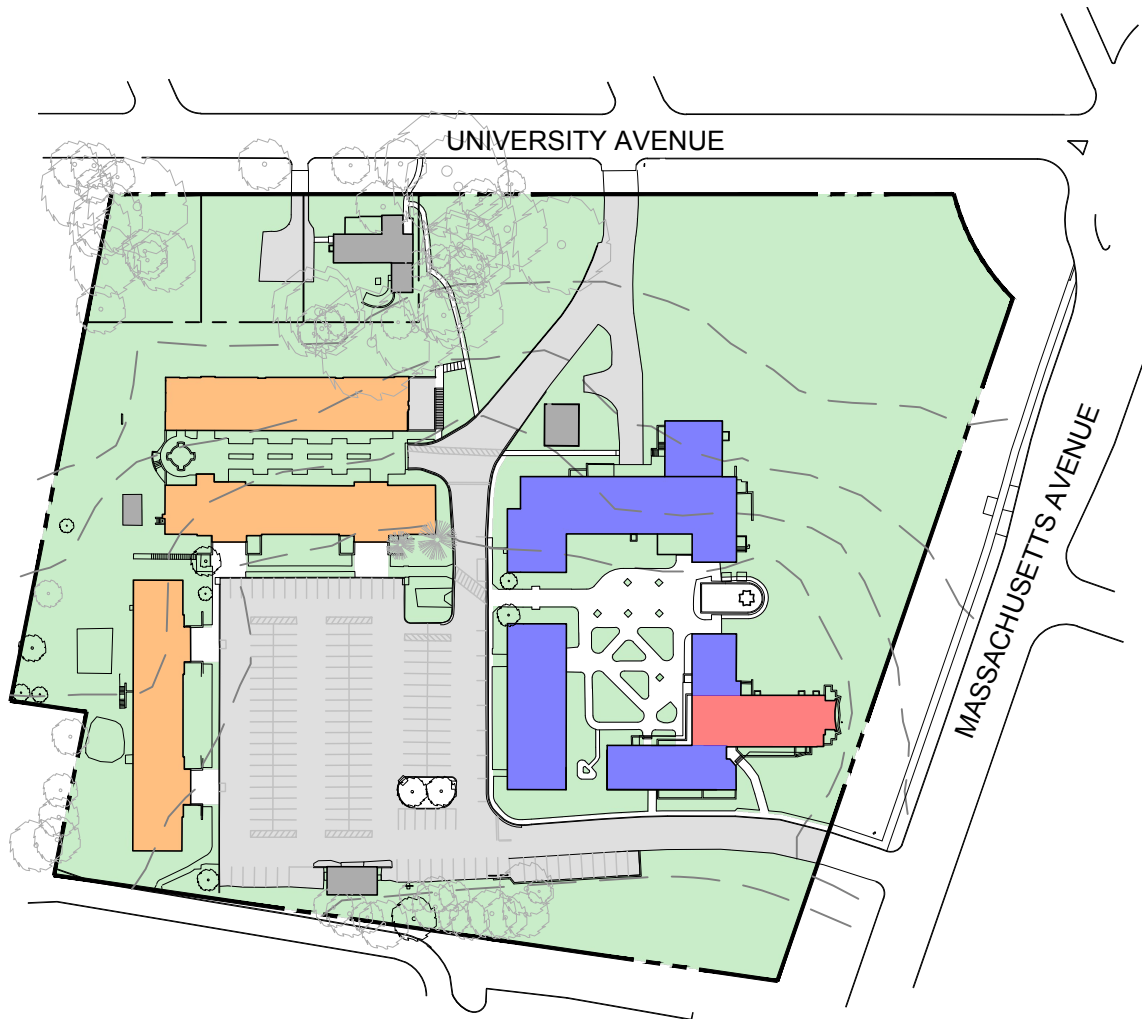
BOHLER DC

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

EXHIBIT L

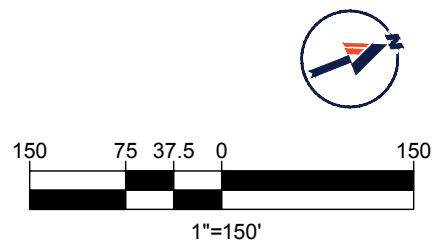
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT L - EXISTING LAND USE



KEY

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



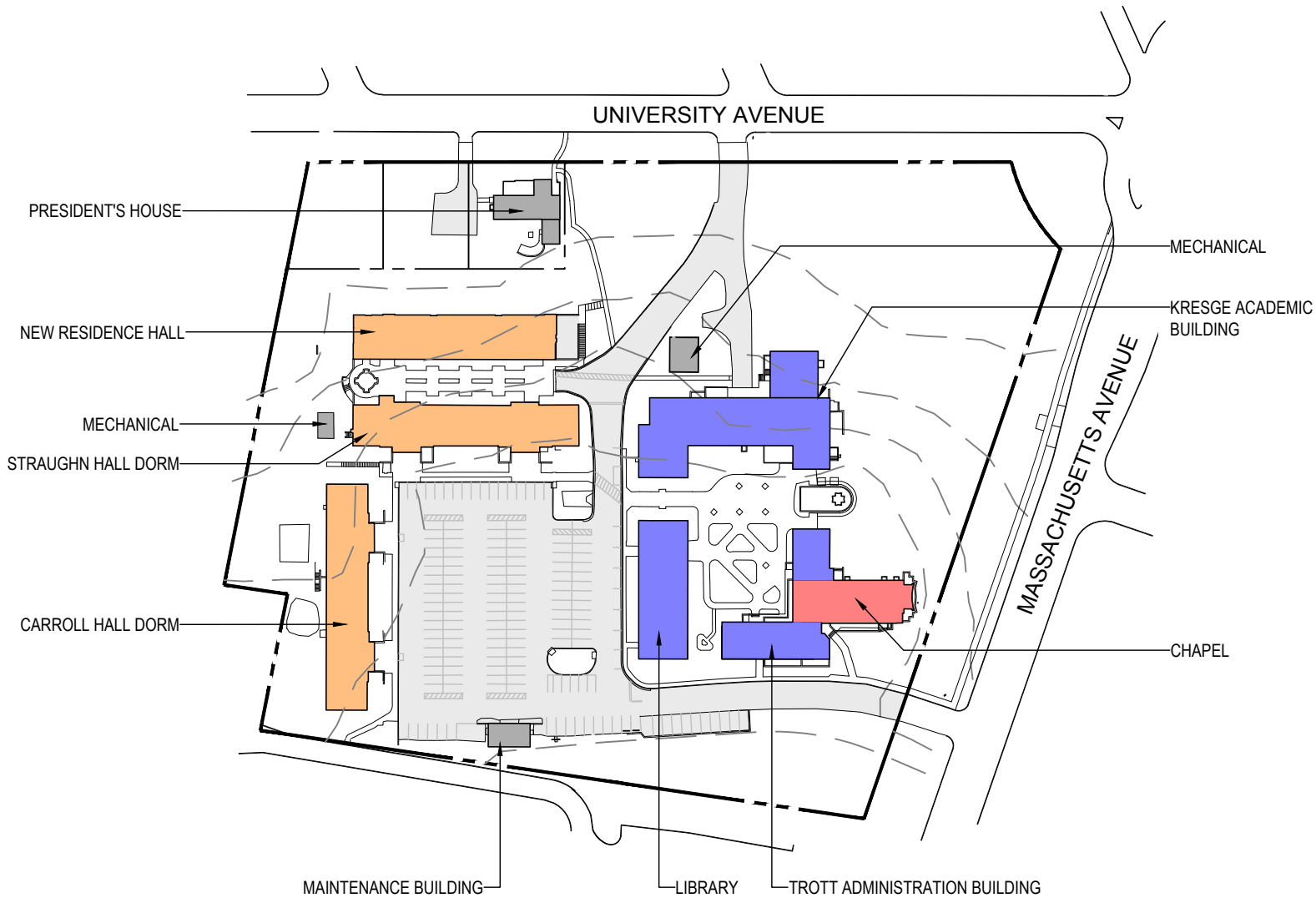
BOHLER DC//

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

EXHIBIT M

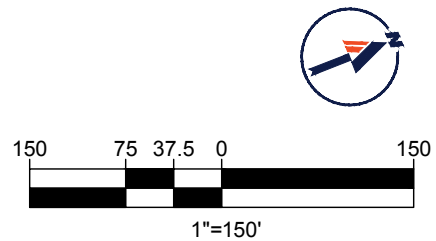
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT M - EXISTING BUILDING USE AND INFRASTRUCTURE



KEY

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



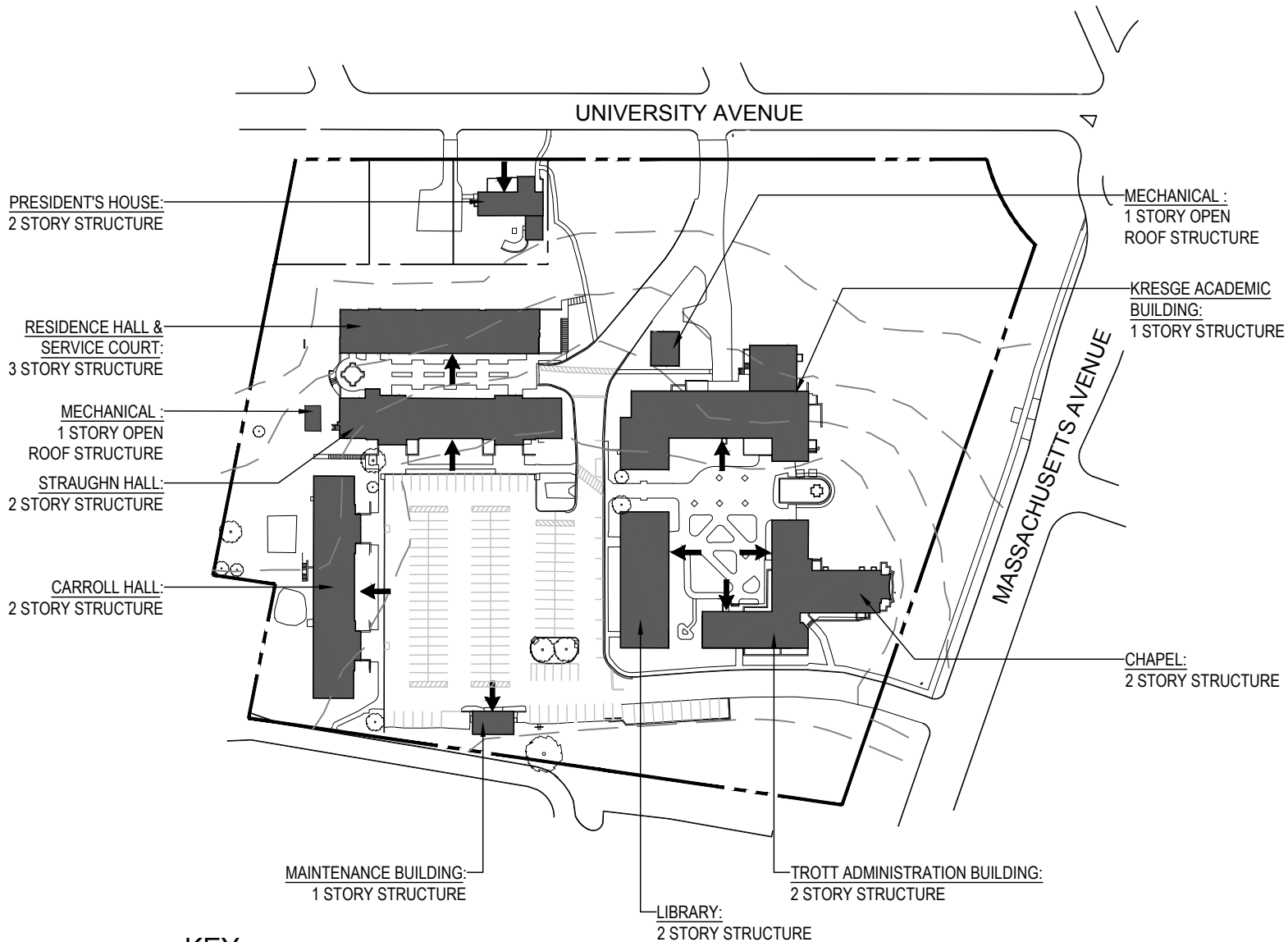
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EXHIBIT N

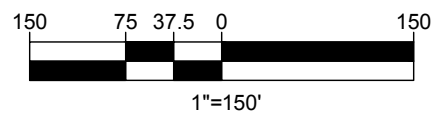
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT N - EXISTING BUILDING HEIGHTS



KEY

- ← FRONT OF BUILDING
- CAMPUS BOUNDARY
- EXISTING BUILDINGS



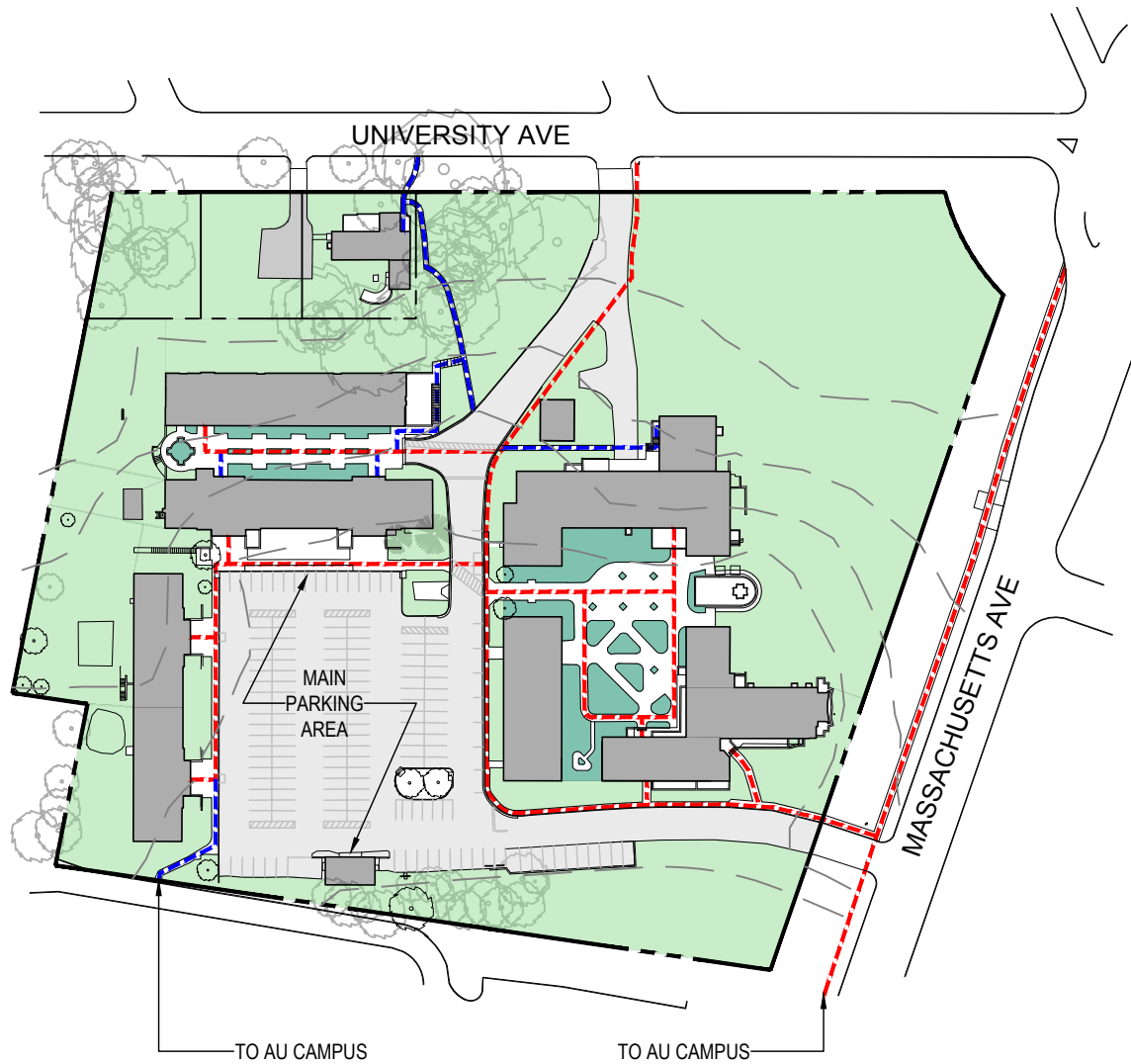
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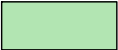
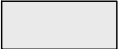
EXHIBIT O

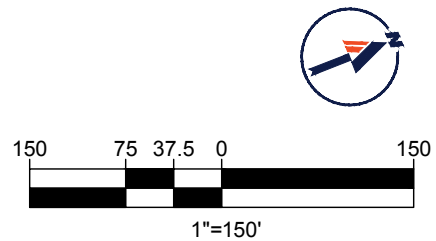
WESLEY SEMINARY CAMPUS PLAN

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



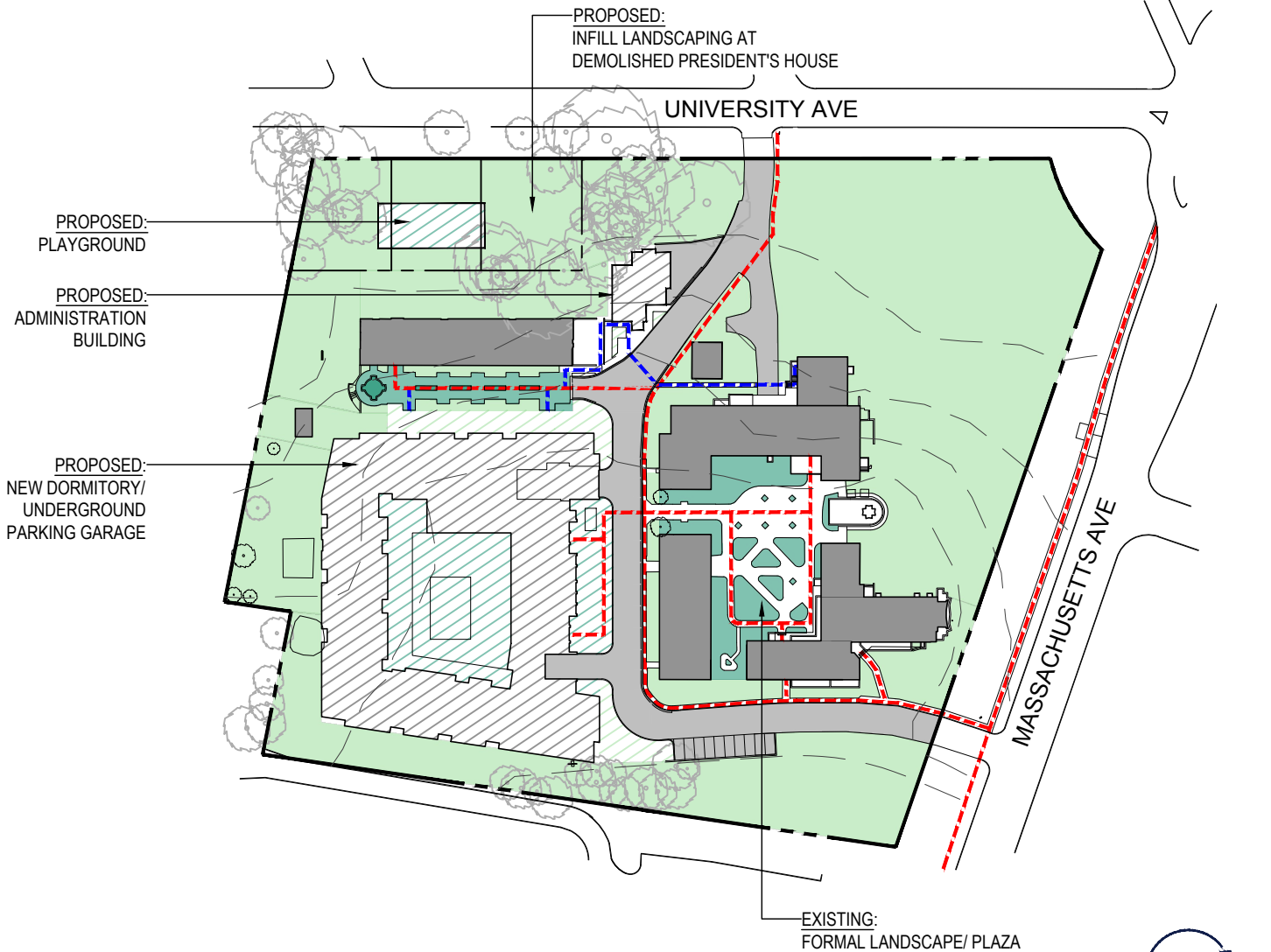
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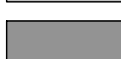
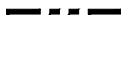
EXHIBIT P

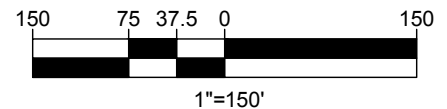
WESLEY SEMINARY CAMPUS PLAN

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



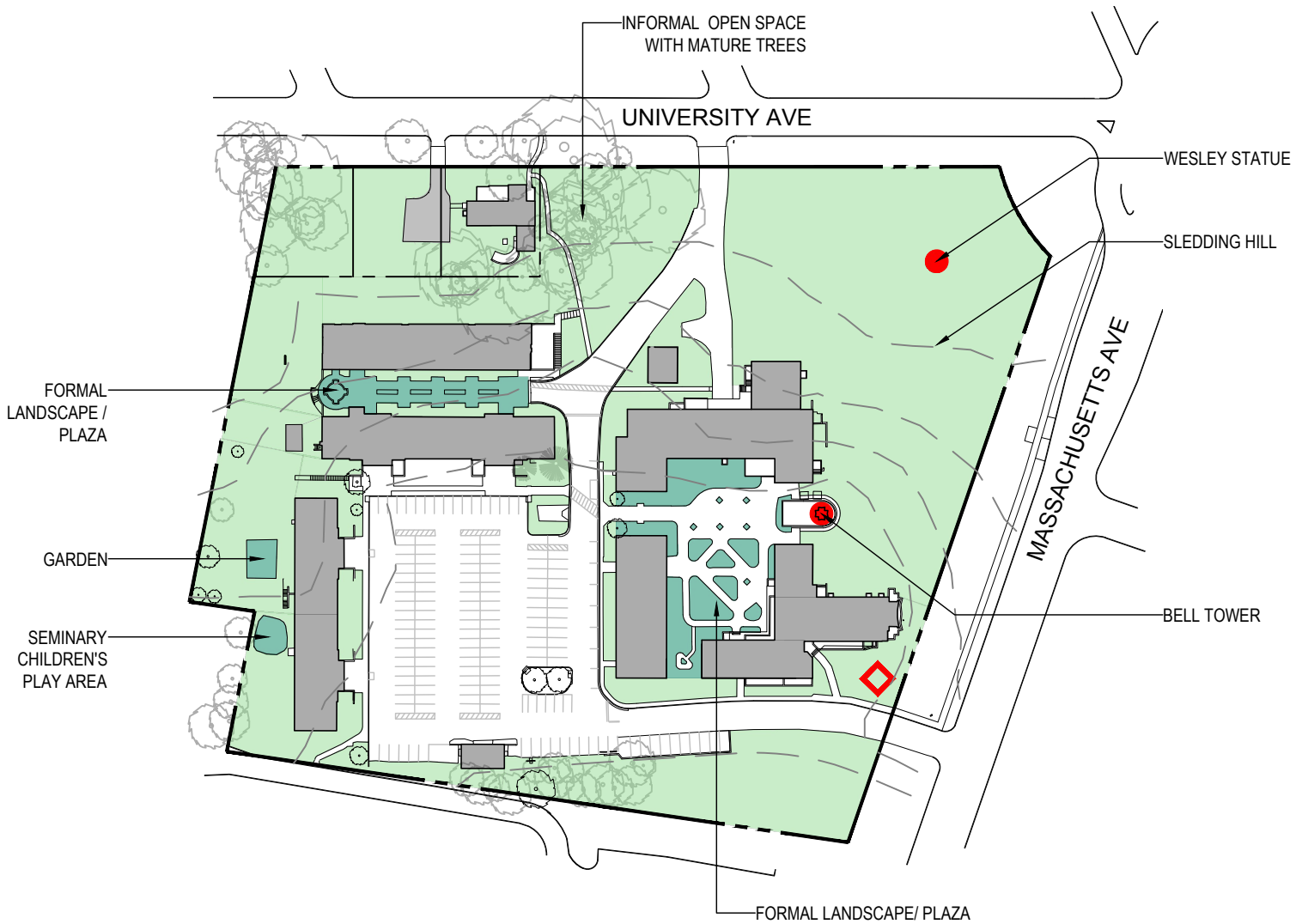
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EXHIBIT Q

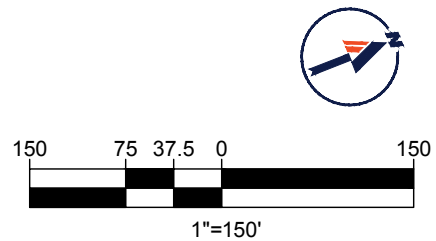
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT Q - EXISTING SITE AMENITIES



KEY

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



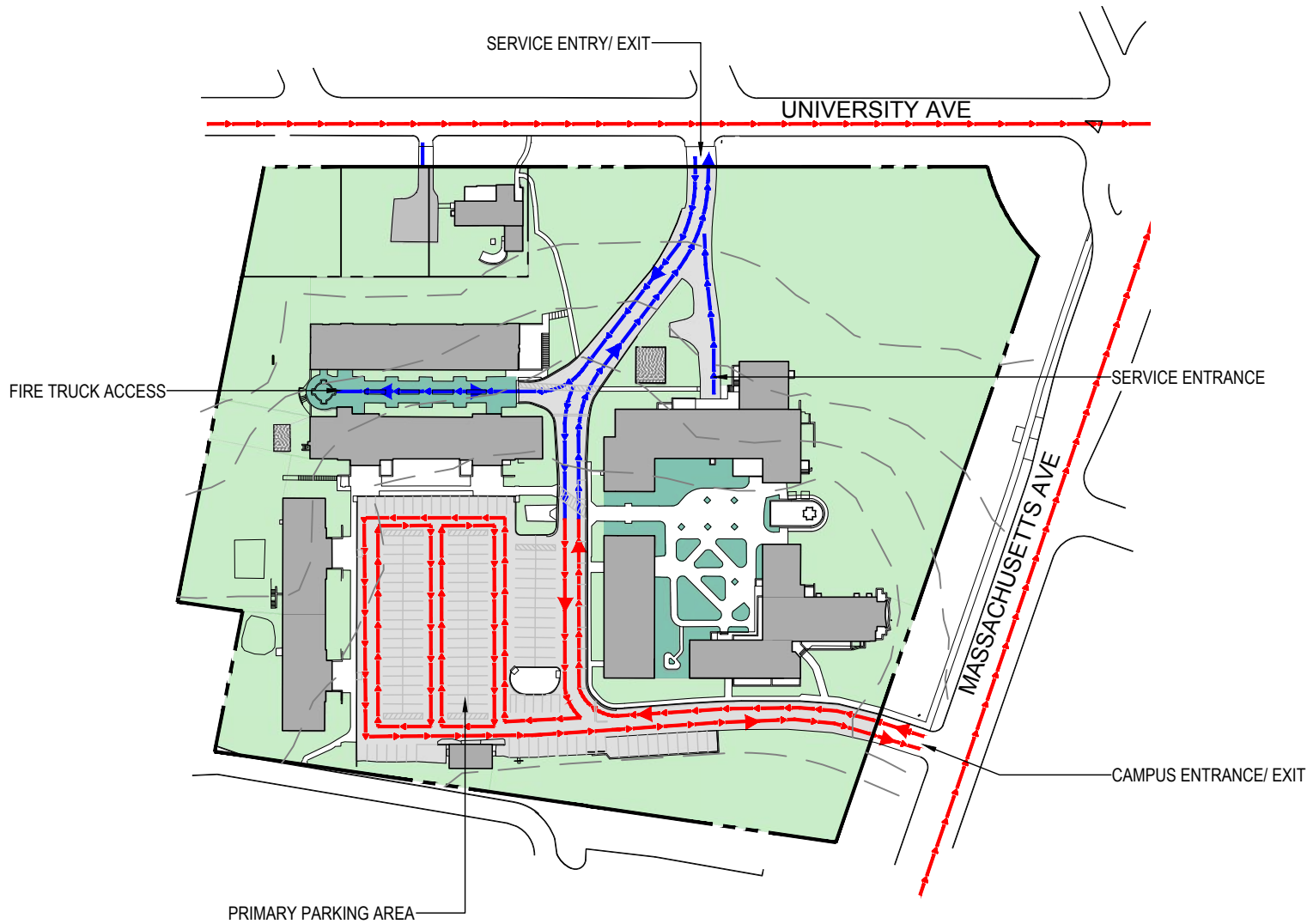
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EXHIBIT R

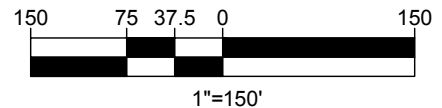
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT R - EXISTING VEHICLE CIRCULATION NETWORK



KEY

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



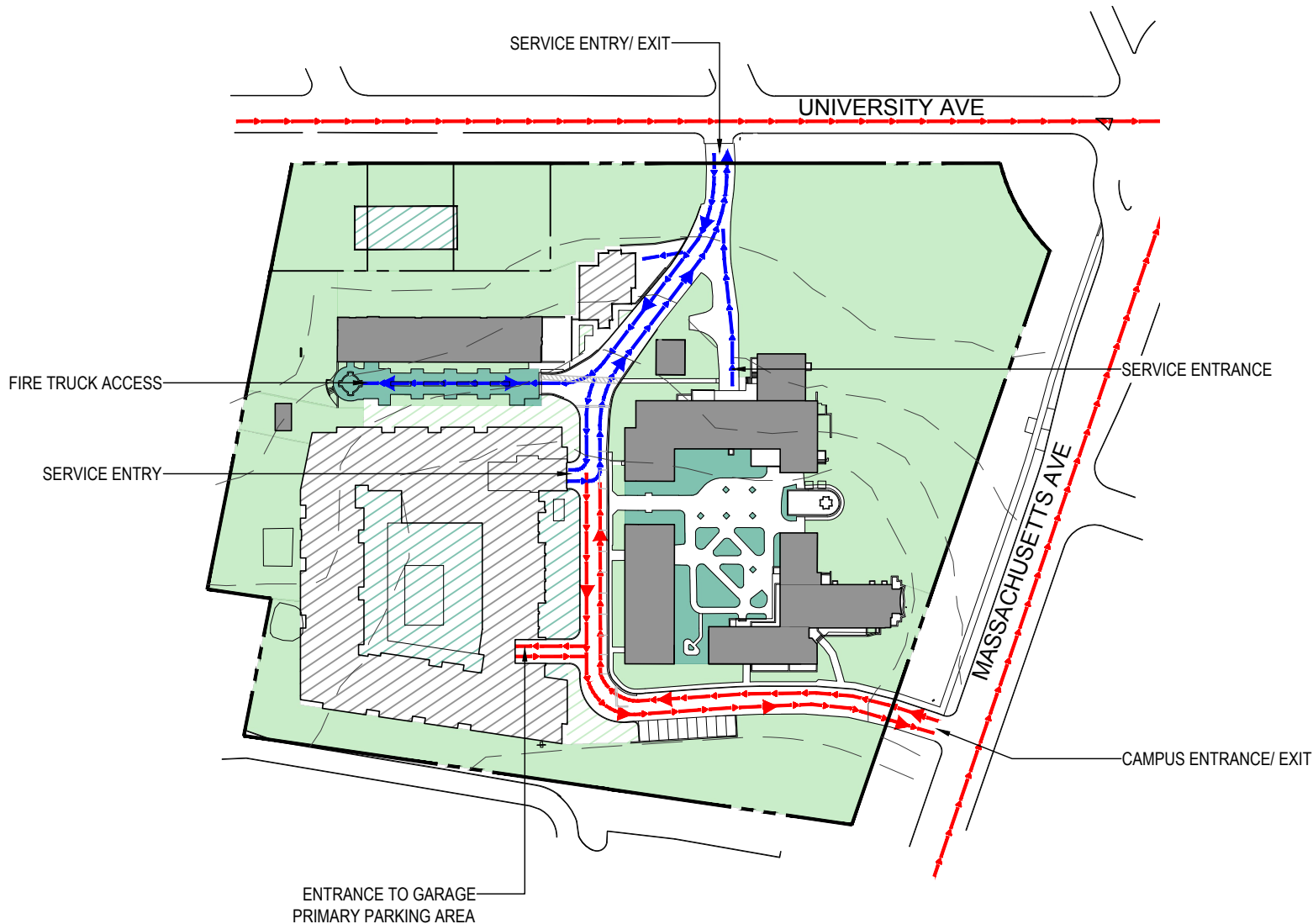
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EXHIBIT S

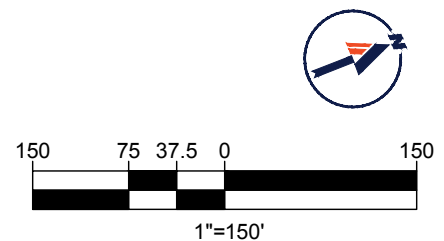
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT S - PROPOSED VEHICLE CIRCULATION NETWORK



KEY

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



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EXHIBIT T

WESLEY SEMINARY CAMPUS PLAN

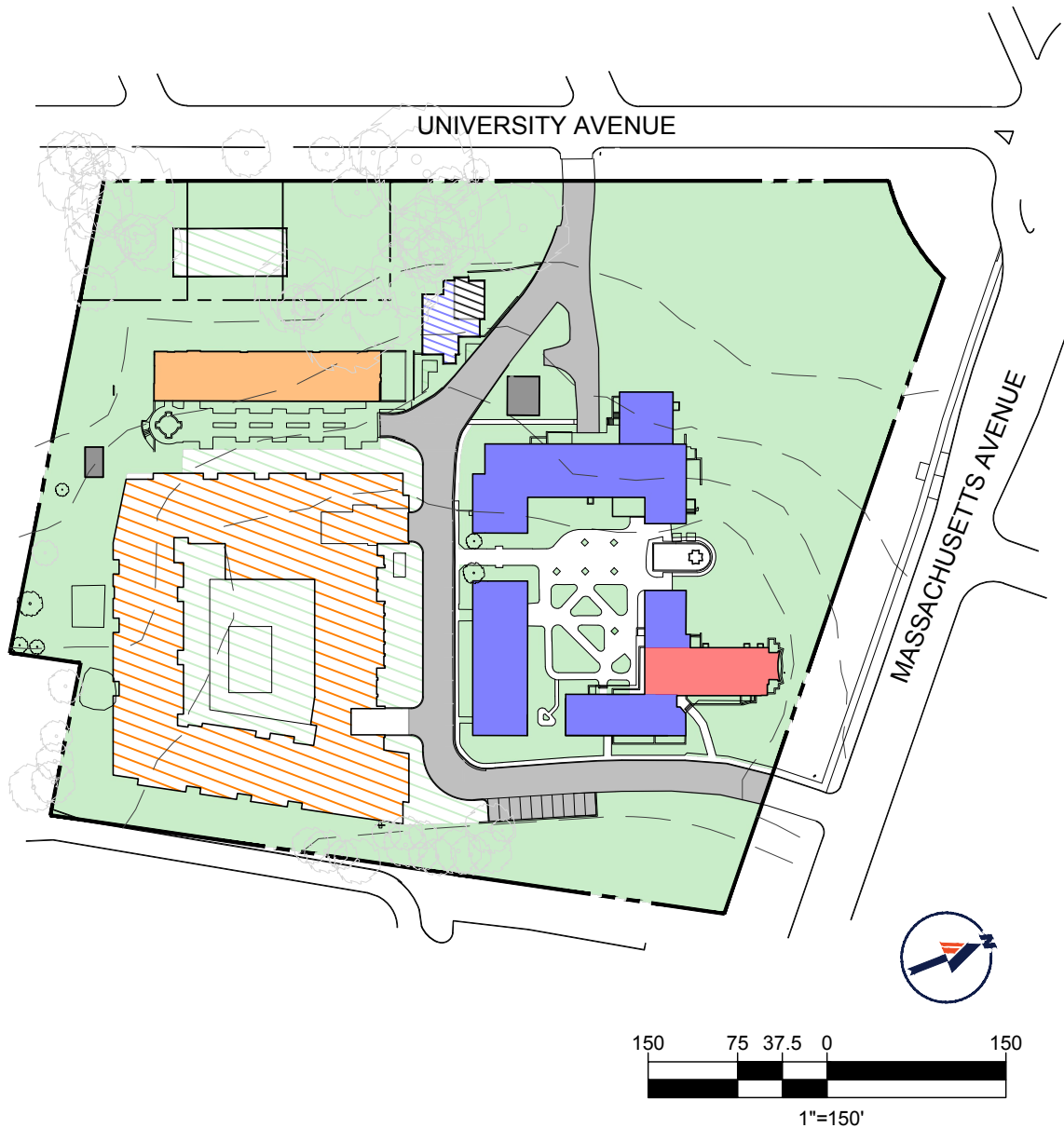
EXHIBIT T - MAJOR UTILITIES

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

EXHIBIT U

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT U - PROPOSED LAND USE



KEY

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

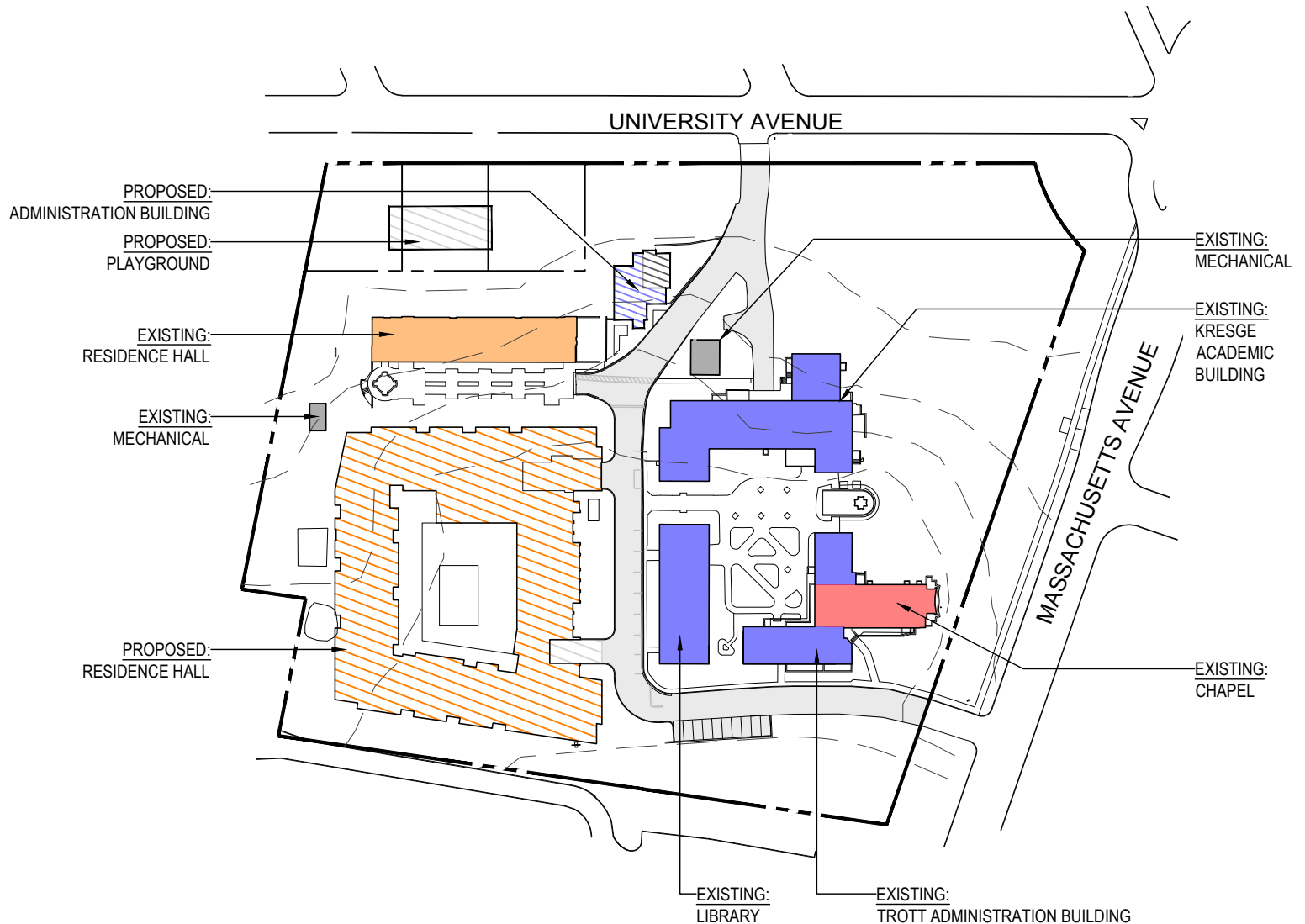
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EXHIBIT V

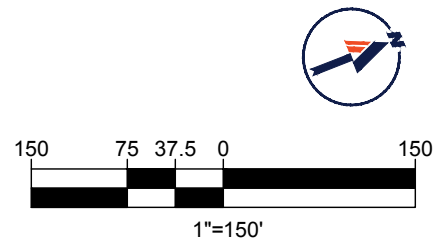
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT V - PROPOSED BUILDING USE AND INFRASTRUCTURE



KEY

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



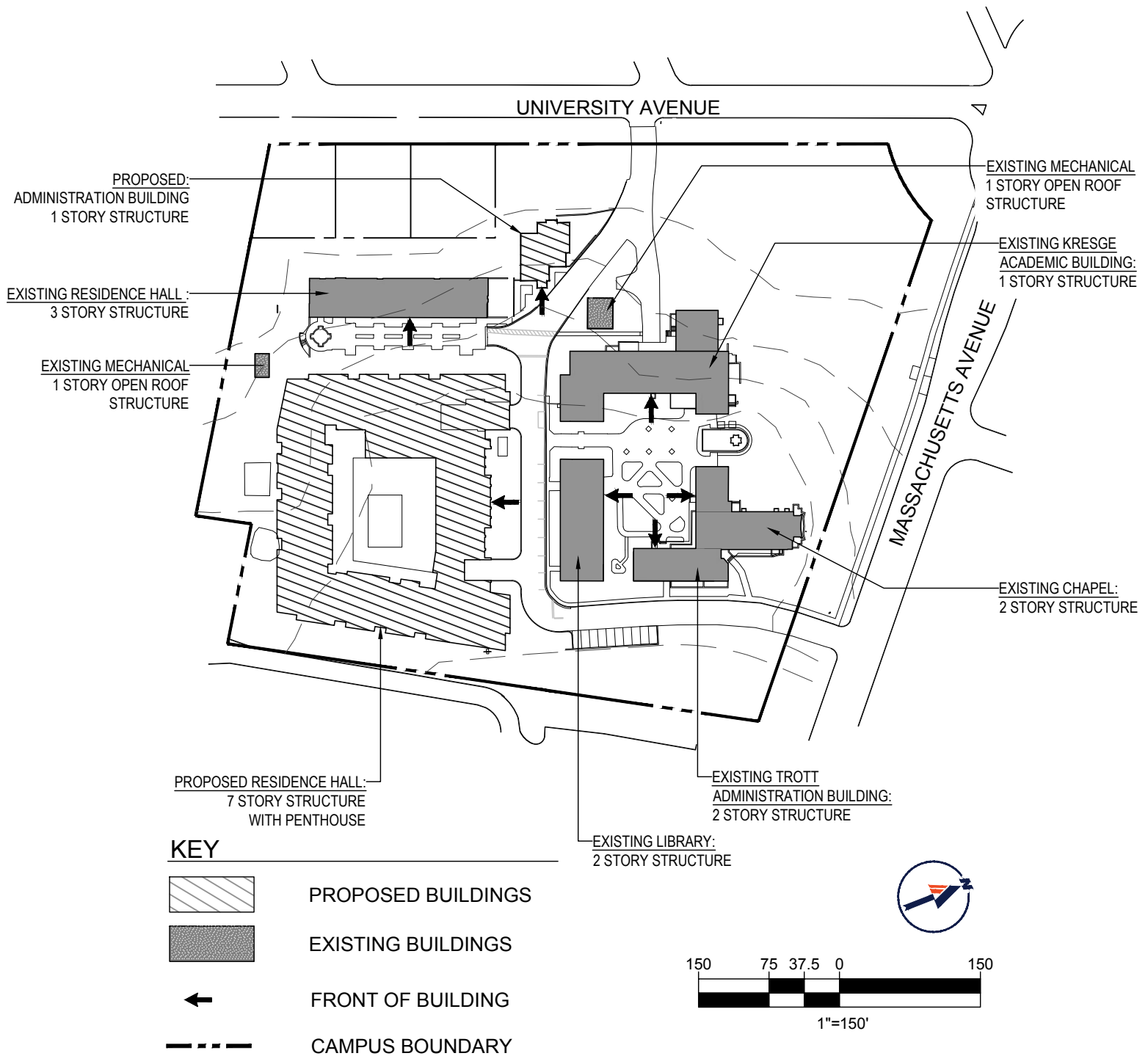
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EXHIBIT W

WESLEY SEMINARY CAMPUS PLAN

EXHIBIT W - PROPOSED BUILDING HEIGHTS



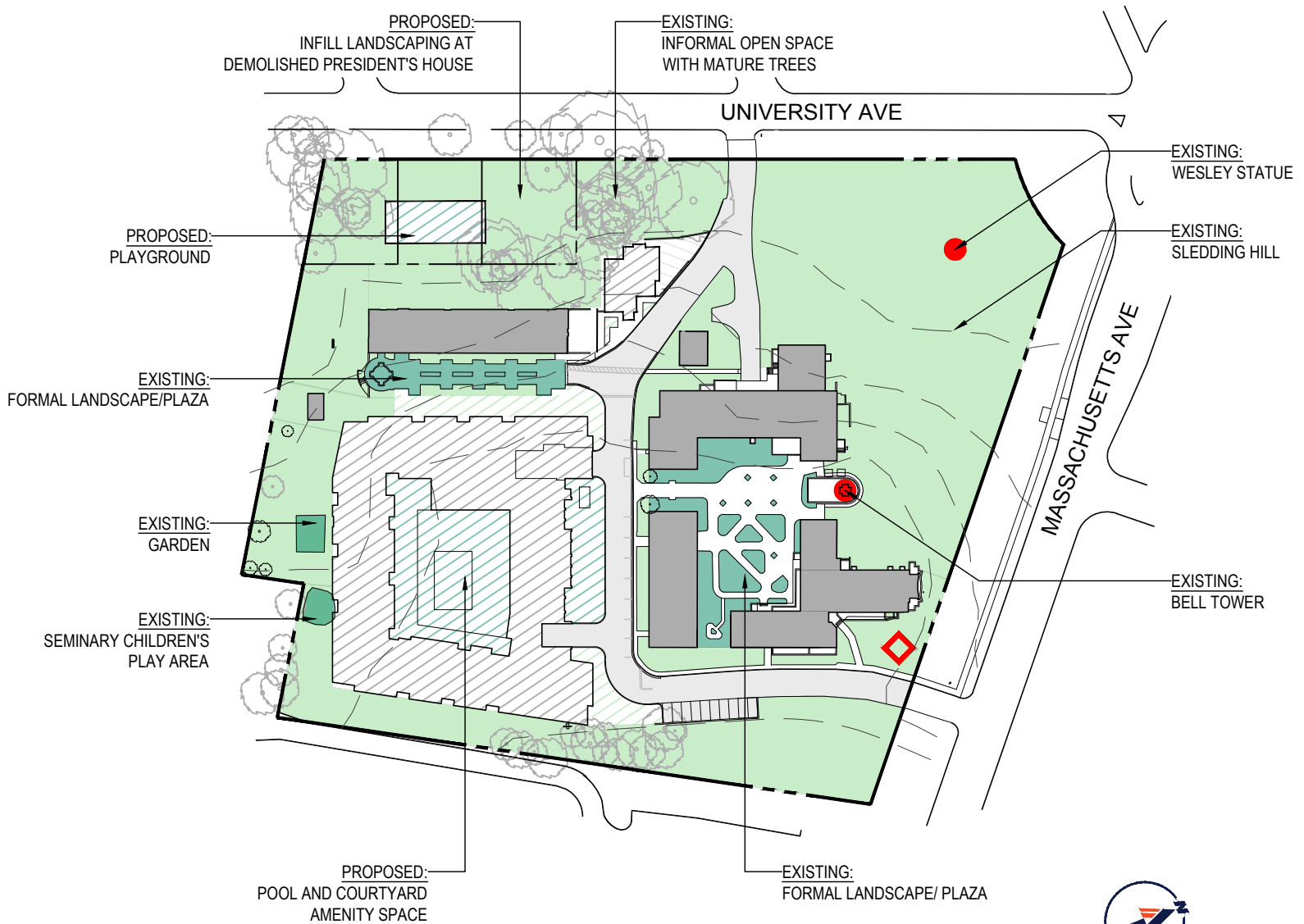
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EXHIBIT X

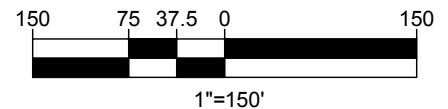
WESLEY SEMINARY CAMPUS PLAN

EXHIBIT X - PROPOSED SITE AMENITIES



KEY

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



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