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March 31, 2023

BY IZIS

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

Re: Application of The Wesley Theological Seminary of the United Methodist Church for Approval for a Planned Unit Development
4500 Massachusetts Avenue, N.W.
Square 1600, Lots 6 (818 and 819), 7, 8 and 9.

Dear Chairman Hood and Members of the Commission:

On behalf of The Wesley Theological Seminary of the United Methodist Church, please accept the attached Application for a Consolidated PUD for the development of the Seminary Campus.

Along with this letter, the following are attached:

Exhibit A – Agent Authorization Letter and Application Forms

Exhibit B – Certificate of Notice and Notice of Intent to File a Zoning Application

Exhibit C – List of Property Owners within 200 Feet of the Subject Property

Exhibit D – List of Publicly Available Information Referenced in this Application

Exhibit E – Summary of Consistency with the Comprehensive Plan

Exhibit F – Certificate of Compliance with Subtitles X and Z of Zoning Regulations

Exhibit G – Surveyor's Plat, Architectural Drawings, Elevations, Renderings, Sections, Streetscape Designs, Landscaping, Civil, Pictures of Property and Surrounding Area, Site Plans, Plat, Maps, and Other Plans.

Exhibit H – Campus Plan (ZC 22-13) Exhibits, including Site Location and Zoning Plan, Street View Renderings, Existing Zoning and Land Use, Building Infrastructure, Building Heights, Site Amenities, Wesley Commitment to Diversity, Equity and Inclusion.

Two sets of Mailing Labels and a check made payable to the DC Treasurer in the amount of $650.00 as the applicable filing fee for the Consolidated PUD will be hand delivered to the Office of Zoning under separate cover.

The Seminary respectfully asks the Commission to schedule, at its earliest opportunity, this Application for a public meeting to be setdown for a public hearing.

Thank you in advance for your consideration.

Sincerely,

GREENSTEIN DELORME & LUCHS, P.C.

John Patrick Brown, Jr.

Lyle M. Blanchard

CERTIFICATE OF SERVICE

I hereby certify that on March 31, 2023, the foregoing letter and attached PUD application was delivered via electronic mail to the following:

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John Patrick Brown, Jr., Esq.

4877-9647-4458.v1

BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

FORM 116 – HEARING FEE CALCULATOR

Pursuant to Subtitle Z, Chapter 16, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

MAP AMENDMENT

Pursuant to Subtitle Z § 1601.1, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Unit	Fee	Quantity	Total
R-1 through R-3, R-6 through R-17, or R-19 through R-21 zone	43,560 sq. ft. or part of that area	$ 650		
RF-1 through RF-3 zone and RA-1 or RA-6	43,560 sq. ft. or part of that area	$1,625		
RA-2, RA-7, RA-8, or RC-1	43,560 sq. ft. or part of that area	$3,250		
RA-3 through RA-5, RA-9, RA-10, D-1-R, SEFC-2, SEFC-3, or CG-1 zone	43,560 sq. ft. or part of that area	$6,500		
MU-1, MU-2, MU-10 through MU-16, MU-22, MU-23, MU-29, D-2, SEFC-1, SEFC-4, CG-4 through CG-7, and ARTS-4 zone	10,000 sq. ft. or part of that area	$2,600		
MU-3 through MU-6, MU-17 through MU-19, MU-24 through MU-27, NC-1 through NC-5, NC-7, NC-9 through NC-11, NC-14, NC-16, NC-17, D-4-R, CG-2, ARTS-1, ARTS-2, RC-2 and RC-3 zone	10,000 sq. ft. or part of that area	$1,625		
MU-7 through MU-9, MU-20, MU-21, MU-28, NC-6, NC-8, NC-12, NC-13, NC-15, D-3 through D-5, D-5-R, D-6, D-6-R, D-7, D-8, CG-3, and ARTS-3 zone	10,000 sq. ft. or part of that area	$3,250		
PDR-1 through PDR-7 zone	20,000 sq. ft. or part of that area	$2,600		
TOTAL				**$0.00**

Notes:
- *The maximum hearing fee for rezoning to any Residence District (R, RF, RA, D-1-R, SEFC-2,SEFC-3 or CG-1) is $65,000.*
- *For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately.*
- *A "part of an acre" or "part of that area" should be rounded to the next whole number.*

TEXT AMENDMENT

Pursuant to § Subtitle Z § 1601.3, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Quantity	Total
Each section proposed to be added, deleted, or amended (Maximum of $1,300)	$325.00		**$0.00**
TOTAL			**$0.00**

FORM 116 – HEARING FEE CALCULATOR – Side 2

PLANNED UNIT DEVELOPMENT (PUD) OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.4 if the Commission schedules a public hearing on an application for approval of a planned unit development or air space development, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Quantity	Total
For each 100 sq. ft. of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit (Maximum of $65,000.)	$7.00		
For each 100 sq. ft. of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	$13.00		
TOTAL			**$0.00**

Notes:
- *There is no charge for the hearing on the second-stage of a two-stage PUD application*
- *A "part thereof" should be rounded to the next whole number.*

MODIFICATION TO AN APPROVED PUD OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.6, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or $1,300, whichever is greater	
TOTAL		**$0.00**

APPLICATION/ FEE OF PETITION

Pursuant to Subtitle Z § 1601.5, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the greatest fee calculated.

Type of Petition/Application	Total
Map Amendment	
Text Amendment	
PUD/Air Space Development	**$650.00**
Modification to an approved PUD or Air Space Development	
GREATEST OF CALCULATED FEES	**$650.00**

CERTIFICATION

I/We certify that the information on this form is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than $1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Name:	John Patrick Brown, Jr.	Signature:		Date:	3/31/2023

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

THE WESLEY THEOLOGICAL SEMINARY OF THE UNITED METHODIST CHURCH

Application for Review and Approval of a Planned Unit Development

ANSWER THE CALL

March 31, 2023

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DEVELOPMENT TEAM

APPLICANT:	**The Wesley Theological Seminary of the United Methodist Church** 4500 Massachusetts Avenue, N.W. Washington, D.C. 20016
ARCHITECTS:	**BKV Group** 1054 31st Street, N.W. Suite 410 Washington, D.C. 20007
CIVIL ENGINEER:	**Bohler DC** 1331 Pennsylvania Avenue, N.W. Suite 1250N Washington, D.C. 20004
TRANSPORTATION ENGINEER:	**Gorove Slade Associates, Inc.** 1140 Connecticut Avenue, N.W. Suite 600 Washington, D.C. 20036
LAND USE COUNSEL:	**Greenstein DeLorme & Luchs, P.C.** 801 17th Street, N.W. Suite 1000 Washington, D.C. 20006

EXHIBITS

Agent Authorization Letter and Application Forms	A
Certificate of Notice and Notice of Intent to File a Zoning Application	B
List of Property Owners within 200 Feet of the Subject Property	C
List of Publicly Available Information Referenced in this Application	D
Summary of Consistency with the Comprehensive Plan	E
Certificate of Compliance with Subtitles X and Z of Zoning Regulations	F
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I. INTRODUCTION

A. Summary of Application.

The Wesley Theological Seminary of the United Methodist Church (the "**Wesley Seminary**") hereby submits this application ("**Application**") to the District of Columbia Zoning Commission ("**Commission**") for review and approval of a planned unit development ("**PUD**") in conjunction with its pending Campus Plan Application, Thrive in Place (2022-2032) (Z.C. Case No. 22-13) (collectively, "PUD/Campus Plan"). This PUD/Campus Plan application relies on the existing RA-1 zone and does not require or request a Map Amendment. The PUD Application includes a first-stage PUD for the entire Campus and a consolidated PUD for a new dormitory to exclusively house Wesley and American University students.

Project Details. The proposed PUD/Campus 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., locally regionally, nationally and internationally. This Plan will allow Wesley Seminary to "Thrive in Place" for the long-term.

This PUD/Campus 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, including a small neighborhood playground. The existing surface parking lot (143 spaces) and adjacent one-story maintenance building will be demolished and replaced with a new dormitory with 659 beds and 363 underground parking spaces to be constructed by Landmark Properties, a leading nationwide student housing provider, under a long-term ground lease with Wesley Seminary ("New Dormitory"). The New Dormitory will be offered exclusively to Wesley Seminary students (and

their immediate families) and to American University students needing local housing, with a number of beds and units set aside for students or students' families with income that meet affordable housing Inclusionary Zoning ("IZ") income levels, as will be discussed in more detail below. 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 ("2014 Dorm"). 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.

This PUD/Campus 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 for the Campus will result in a total floor area ratio ("FAR") of 1.07 in compliance with the 1.08 FAR permitted under PUD guidelines without utilizing the additional 20% IZ bonus and substantially less than the 1.8 FAR permitted under the Campus Plan regulations. No further development of the Campus would be permitted under the approved PUD/Campus Plan. Approximately 278,000 square feet of potential campus gross floor area will <u>not</u> be developed.

<u>Property Details</u>. The Campus is comprised of Lots 6 (A&T Lots 818 and 819), 7, 8 and 9 in Square 1600 with a total area of 381,788 square feet (8.78 acres). The Campus is currently improved with eight (8) buildings, including three student residence buildings (Straughn Hall, Carroll Hall and the 2014 Dorm); the Library; Kresge Academic Hall; Trott Hall and Chapel; a small one-story maintenance building; and the Old President's House on University Avenue. The total gross floor area of the Campus is approximately 166,916 square feet. All of the existing

buildings were part of the original Campus, except the new residence hall which was completed and occupied in 2014. The Campus has a total of 174 surface parking spaces, including 143 in the parking lot in the center of the Campus and an additional 31 spaces located along the interior roadways. Vehicular ingress and egress is provided to and from the existing Massachusetts Avenue driveway. Vehicles leaving the Campus can only turn right onto Massachusetts Avenue. The University Avenue driveway is exit only with no left turn. A limited number of delivery and service vehicles are allowed to enter the Campus from University Avenue.

Application Details. This Application seeks Commission review and approval of a first-stage PUD for the entire campus and a consolidated PUD for the New Dormitory (including demolition of the Old President's House and existing one-story maintenance building). The consolidated PUD is requested in order to permit the Seminary to meet its development schedule for opening for the 2025 school year. The Project timeline has been substantially delayed due to the need to regroup and resubmit the Campus Plan in conjunction with the instant PUD. The proposed PUD in conjunction with Wesley Seminary's pending Campus Plan application (Z.C. 22-13). Plans and materials describing the Project are attached as Exhibit G (the "**Plans**"). The Project is not inconsistent with the District of Columbia Comprehensive Plan ("**Comprehensive Plan**"), including the Future Land Use Map and Generalized Policy Map's inclusion of the Campus within an institutional uses area, nor any other adopted policy or program applicable to the Property. This Application's satisfaction of the Zoning Regulations' PUD requirements are discussed in detail in this statement. The Project's public benefits ("**Public Benefits**") include: Wesley Seminary's ability to thrive in place in DC as a critical religious, educational, equitable and social service resource, superior urban design/architecture; efficient site planning and economical land utilization; maintenance and enhancement of Green Open Space, closer housing

to campus for AU students who may otherwise have to find housing in the adjacent neighborhoods; regulated affordable housing for eligible students; employment opportunities; public space improvements; transportation improvements; creation of a community playground; and environmental and sustainable benefits.

B. <u>The Applicant</u>.

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"). Wesley Seminary moved to this campus 64 years ago from what is now McDaniel University in Westminster, Maryland. Most of the current buildings were constructed at that time, except for the 2014 Dorm. All other buildings have been renovated.

Wesley Seminary came to this site and designed its campus to share this academic hilltop with American University ("AU"), 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 AU 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 Seminary is considered one of the few truly national and international seminaries. Center-progressive and one of the most ethnically diverse, its alumni serve as pastors and leaders of non-profit human service organizations around the world, including a strong presence here in Washington. Wesley Seminary is broadly ecumenical, with students from 26 denominations and a similar number of both states and foreign countries. It offers 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. The current (Spring 2023) enrollment is 269 Masters students and 187 D.Min. students. Pre-Covid, two-thirds of Master's students commuted. D.Min. students come to campus for two-week intensive sessions between regular semesters, while some special tracks meet overseas.

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 its 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 a hidden gem. Although outwardly tranquil and relaxed, it is, in reality, a place of great energy and excitement. Wesley Seminary has not only embraced but taken the lead in the 21st century of theological education. In order to continue this journey from its Spring Valley Campus, 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 in the nation.

C. Landmark Properties.

Landmark Properties is a leading nationwide purpose-built student housing provider. It currently owns and manages over 55,000 student housing beds in twenty-five states with an occupancy rate of 97%. Landmark will be responsible for the construction and operation of the

new student housing. This building will be staffed by a full-time on-site management team, which typically includes a Community Manager, Resident Services Manager, Leasing and Marketing Manager, Maintenance Supervisor and Technician(s), Grounds Keeper, and Community Assistants/Ambassadors typically (1 per 100 beds). Landmark has extensive experience on a nation-wide basis for implementing and operating student-only inclusionary/affordable housing programs in its facilities.

II. THE PROPERTY

A. Location.

Wesley Seminary's Campus Plan boundaries encompass almost nine acres (381,878 square feet on Lots 6 (A&T Lots 818 and 819), 7, 8 and 9 in Square 1600) (See Exhibit H, Existing and Proposed Property Boundary), generally extending from University Avenue on the north to Massachusetts Avenue on the east and AU on the south and west. (See Site Location, Exhibit H). 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 substantial institutional activity, including AU, 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 H). No change in the existing Campus Plan boundaries are proposed.

When the proposed development is actually constructed, building area will increase to 409,490 gross square feet within the Campus boundaries. This translates to an aggregated FAR of approximately 1.07 within the RA-1 District. Development proposed in the RA-1 District will

conform to the applicable height, side and rear yards, and lot occupancy limitations consistent with that zoning classification and the maximum permitted FAR.

B. Topography.

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 H).

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 Seminary 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, picnicking in the summer, Family Movie Nights and outdoor yoga. Internally, an academic quadrangle unifies the central campus academic core, serving as ceremonial and formal open space on campus while also providing space for more informal interaction.

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

This PUD/Campus Plan maintains Wesley Seminary'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 G) and maintain a strong buffer between the central core of the Campus and the adjacent neighborhood. (See Landscaping Plan, Exhibit G).

C. Zoning History.

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

Amended Campus Plan (2012-2025): Approved in Z.C. Case No. 05-40A, this Plan was developed to meet the Seminary's strategic vision with more limited resources and evolving needs. The approved amendment and extension of the original Campus Plan until 2025 maintained the levels of student, faculty, and staff, but substantially reduced the previously

approved new construction. The existing Campus facilities were maintained without demolition and several previously approved new buildings were eliminated. The only addition to the Campus was the new 3-story, 76 bed Residence Hall that was opened in 2014 ("2014 Dorm"). Additionally, the two existing 1960-era residential buildings, Chapel and Library were renovated, all buildings were made handicapped accessible, major renovation and "greening" of utilities was accomplished and IT was brought to current standards. Surface parking was increased, and other campus enhancements 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 Seminary 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 Seminary graduate students. Through December 2019, fifty-five (55) non-Wesley Seminary graduate students were permitted in Straughn Hall, six (6) in Carroll Hall and twenty-six (26) in the New Residence Hall.

Modification of Campus Plan (2019-2020): Wesley Seminary requested, and the Zoning Commission in Case No. 05-40D approved a one-year extension of its current Campus Plan under the existing conditions until December 31, 2020.

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

Thrive in Place Campus Plan (2022-2032): In March 2022, Wesley Seminary filed its new Campus Plan as Zoning Commission Case No. 22-13 with a carefully developed plan for the Seminary to thrive in place for the long-term. After a rigorous and well attended public hearing and thoughtful consideration by the Commission at several public meetings, the Seminary requested that the pending campus plan be tabled to allow this accompanying PUD application[1].

D. Historic Preservation.

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

E. Characteristics of the Surrounding Area.

Uses Immediately Surrounding the Property. Wesley Seminary's Campus Plan boundaries encompass almost nine acres (381,878 square feet on Lots 6 (A&T Lots 818 and 819), 7, 8 and 9 in Square 1600) (See Existing and Proposed Property Boundary, Exhibit H), generally extending from University Avenue on the north to Massachusetts Avenue on the east and AU on the south and west. (See Site Location, Exhibit H). The campus is situated in the Spring Valley

[1] It is requested that the record in Zoning Commission Case No. 22-13 be incorporated into the record in this case.

Neighborhood, a predominantly residential section of Ward 3 of Washington, D.C. This section of the City is also home to substantial institutional activity, including AU, the headquarters of the Department of Homeland Security at Ward Circle, and diplomatic residences and neighborhood commercial areas.

Transit and Vehicular Access. 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 H). 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. As requested by ANC 3D, the University Avenue entrance will be further restricted prohibiting vehicular exiting. Limited two-way access for emergency, service and delivery vehicles will be maintained. (See Proposed Vehicular Circulation Network, Exhibits G, H). At Massachusetts Avenue, right turn only will be permitted for vehicles exiting the Campus. In consultation with DDOT, ANC 3D and 3E, and the CLC, the Seminary will further evaluate whether limited left turns onto Massachusetts Avenue could be instituted.

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 AU offers shuttle bus service to the station for its students that will live in the New Dormitory. 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 Seminary 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 363 parking spaces in the New Dormitory, including 105 spaces dedicated for Seminary use. In order to maintain the Green Open Space buffer to the neighborhood, parking has been concentrated within the central core of the Campus and underground.

Additionally, the Seminary will establish the Transportation Demand Management Plan previously approved by DDOT in Zoning Commission Case No. 22-13 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.

III. THE PROJECT

A. Project Goals and Objectives and Benefits of Using the PUD Process.

Since the original development of the property in 1958, the Seminary has established itself as a leading theological graduate school. For its first forty years in Spring Valley, the Seminary thrived and grew its original campus as a unique and critical religious and educational institution in the District of Columbia serving not only its citizens, but expanding its influence regionally, nationally and internationally. As the Seminary grew in stature and size, its facilities needed to keep pace. More recently, the Campus Plan process has allowed Wesley Seminary to modernize,

re-purpose and modestly increase its facilities. The pending Campus Plan application and this PUD application are a well-planned, vital and time-sensitive plan to meet its long-term physical and financial needs to maintain and thrive in its current location.

The PUD process with its detailed plan review process and recordation of the PUD order in the land records, provides the community and the District with enhanced tools to ensure that continued operation and future development of the campus is consistent with the Campus Plan. It allows the public to provide its input on whether the proposed uses, density, height and design are complementary to the existing community (as has already been extensively reviewed in the course of the pending Campus Plan application).

B. Project Description.

The 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 H).

1. 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 H). This two-story, 4,538 square-foot building is no longer habitable and has not been used for its intended purpose for twenty years. The building and associated paved parking area and University Avenue curb cut will be demolished. This area will be re-landscaped including

a small community playground to maintain and enhance the existing Green Open Space along University Avenue. (Landscape Plan, Exhibits G,H).

2. 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 H). Together, these two-story buildings provide ninety beds. Carroll Hall is significant to the Seminary's housing inventory because it provides family style units for married students and their families. Replacement of this critical family housing will be facilitated by the proposed New Dormitory.

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

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

3. New Student Housing for Wesley Seminary and American University.

The new student housing is exclusively for Wesley Seminary and AU students needing local housing and will be located in the area of the existing surface parking lot. (Exhibits G,H). The building will be seven stories with a habitable penthouse with an approximate height of 74 feet, 8 inches and nestled between the existing Seminary buildings and the immediately adjacent

and taller AU buildings. (Building Elevations, Exhibit H). This purpose-built student housing will be approximately 299,244 square feet[2] and have approximately 215 living units configured in studio (21), one (41), two (42), three (4), four (55) and five (52) bedroom units with a total of 659 student beds. Each unit will provide common living space including kitchens for the student residents. At the urging of the community, the top levels of the building facing University Avenue have been further setback 27.5 - 32.5 feet from the University Avenue face of the building by eliminating four units with twenty beds. Additionally, the layout of the top-level units has been rotated ninety-degrees so that windowless walls now face University Avenue. (Street View Renderings, Exhibit H). The building will have two levels of underground parking with 363 parking spaces and internal loading and trash facilities. At least 105 of the parking spaces are replacement spaces for Wesley Seminary'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 Mid-Rise Residential Gold certification. The New Dormitory will provide Inclusionary Zoning units only for eligible Wesley Seminary and AU students.

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

[2] The GFA of the New Dormitory has been reduced approximately 6,913 square feet from the pending Campus Plan application and the small "Grab and Go" ground floor retail space has been eliminated.

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

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

At the top of the University Avenue driveway adjacent to the existing New Residence Hall, Wesley Seminary proposes to build a one-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 H; Building Elevations, Exhibit G). Trash from the 2014 Dorm will be stored in a screened area at the building. Additional landscaping will be installed along the University Avenue driveway to provide further screening for the New Administration Building and New Dormitory. This new building will meet LEED New Construction Gold certification.

5. No Development of University Avenue Residential Lots.

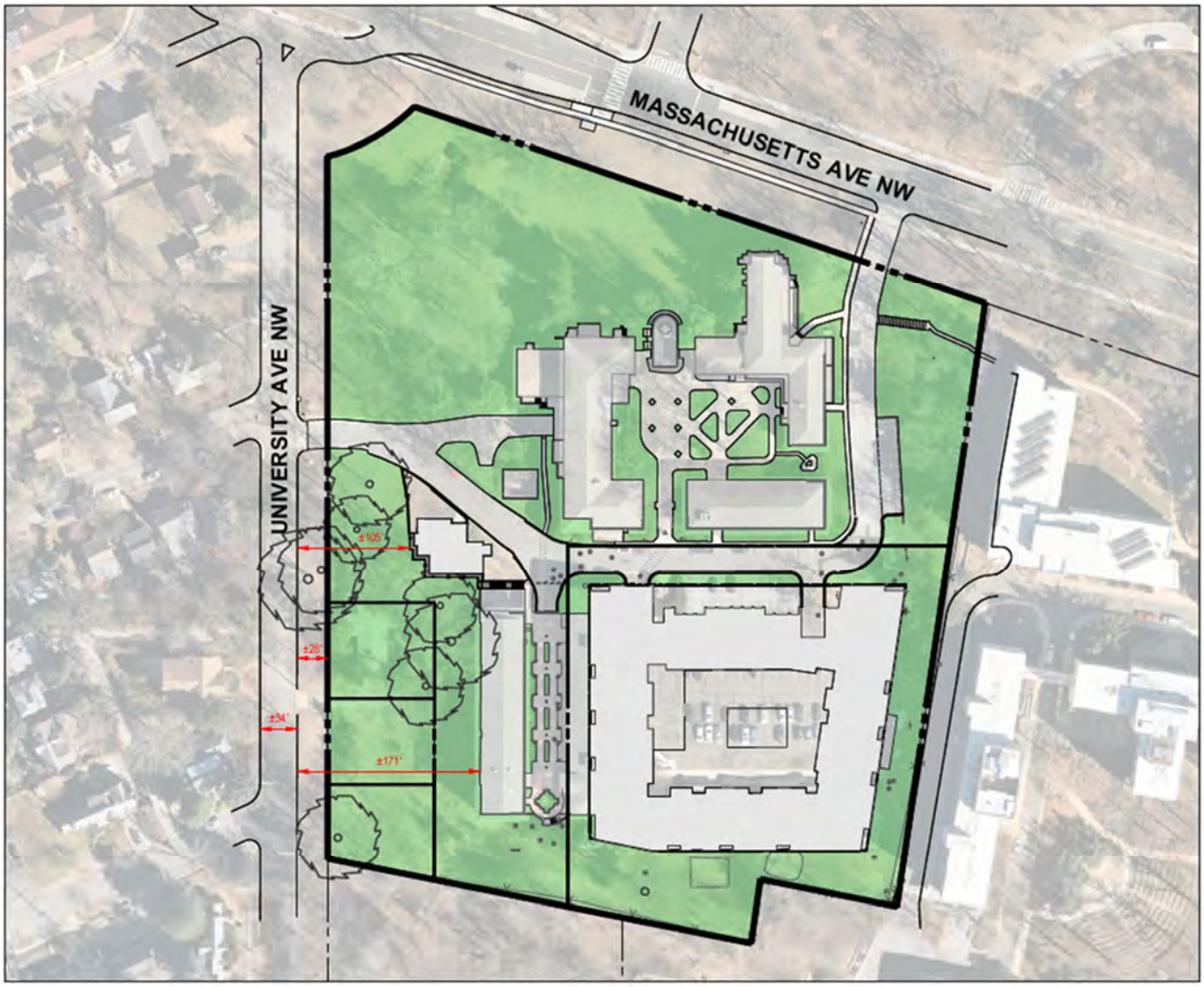
The three residential lots on University Avenue (Lots 7, 8 and 9) were re-incorporated in the Spring Valley Campus in 2012 in Zoning Commission Case No. 05-40A. (Existing and Proposed Property Boundary, Exhibit H). After the demolition of the Old President's House, there is no plan to develop these lots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

6. Maintain "Hilltop" Campus.

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

7. 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 H; Proposed Open Space, Exhibits G, H). No development is proposed for the Green Open Space which is notable for its abundant Heritage and Special Trees and landscaping that was previously enhanced under the 2012 Campus Plan. Under this Plan, even more landscaping will be added at the former Old President's House site, along University Avenue, at the University Avenue driveway and at the Massachusetts Avenue entrance. (Landscape Plan, Exhibits G, 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 2014 Dorm to the east curb of University Avenue it is 171 feet, and to the west curb of University Avenue 205 feet. From the New Dormitory, it is 300 feet (a football field length) to the east curb of University Avenue. From the New Dormitory across Massachusetts Avenue and the AU property, it is approximately 660 feet (more than two football fields) to be nearest residential properties in the 4400 block of Sedgwick Street, N.W. Fifty-five (55) percent of the Spring Valley Campus area (210,000 square feet, 4.8 acres) will remain undeveloped and devoted to Green Open Space.



ULTIMATE OPEN SPACE EXHIBIT

WESLEY THEOLOGICAL SEMINARY

4500 MASSACHUSETTS AVE NW, WASHINGTON, DC 20016

04/05/2021 | TEF | DC1621572 | Rev 0

100 50 25 0 100

1"= 100'

8. 278,000 Square Feet of Unused Campus Gross Floor Area.

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

As a result, more than 278,000 square feet of campus development potential will remain unused under the approved PUD/Campus Plan.

9. Community Playground.

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

10. Parking. The Campus Plan reduces the existing surface parking in the central core of the Campus, but the two levels of underground parking (363) in the New Dormitory will provide a total of 394 parking spaces on the Campus for students, employees, residents and visitors. This increased level of parking, in conjunction with the Traffic Demand Management program to be continued and enhanced, will meet or exceed the demand for off-street parking for the Campus and minimize off-campus parking.

11. Loading. Many of the Seminary's general deliveries take place at the Kresge Academic Building, while certain special deliveries occur at loading docks and departments located throughout the Campus, including at the central plant facility in the 2014 Dorm. Limited use of the University Avenue entrance for service and delivery vehicles only will limit the traffic impact on the neighborhood and provide easy access to the Kresge Building and 2014 Dorm.

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

12. Landscaping. The Project features landscaping improvements at street level. The predominant intent of the street-level landscape improvements is to enhance the pedestrian experience and preserve existing street trees. The Applicant intends to continue to work with DDOT on the Project's streetscape design. The Project's roofs are landscaped in order to help satisfy the Green Area Ratio ("**GAR**") and stormwater regulatory requirements and in order to improve energy efficiency within the building.

13. Stormwater Management. Stormwater management on-site for the project will meet the DOEE stormwater management requirements. The current design proposes the construction of green roof on the New Dormitory, multiple bioretention facilities, and tree preservation as part of the strategy to improve the stormwater runoff retention and detention on site. These best management practices will reduce the amount of water leaving the site during high-flow events to limit erosion and flooding. Stormwater management in the public right of way will be met to the maximum extent practicable.

14. Sustainability. The new campus development is designed to achieve LEED Gold certification and the Project will seek certification as such from the USGBC. Specific sustainable design features include: energy modeling for the Project in order to optimize energy

use and implement a number of efficiency strategies; selection of materials—both interior and exterior—that are environmentally preferred; inclusion of green roof and rooftop bio-retention; and ongoing identification and investigation of areas that could accommodate photovoltaic solar panels on the roof level.

C. <u>Compliance with the Development Standards of the Zoning Regulations</u>.

The Project complies with applicable RA-1 requirements, including specifically the maximum permitted density. In the RA-1 Zone, the stated permitted density of 0.90 FAR may be increased by twenty percent (0.18 FAR) bonus density for Inclusionary Zoning under Subtitle C-§1002.3 allowing a total density of 1.08 FAR. Subtitle F §302.2. Additionally, the Zoning Commission can approve a PUD bonus density of twenty percent above the matter-of-right density and the IZ-bonus density for a total FAR of 1.296. Subtitle X-§§303.3, 303.4. The total proposed FAR for the Campus is 1.07.

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

Current/Proposed Development GFA		
Building	**Current**	**Proposed**
Straughn Hall	**29,866 sf.**	**(29,866 sf.)**
Carroll Hall	**27,533 sf.**	**(27,533 sf.)**
Old President House	**4,538 sf.**	**(4,538 sf.)**
Library	**16,630 sf.**	**16,630 sf.**
Trott Hall/Chapel	**26,335 sf.**	**26,335 sf.**
Kresge	**32,819 sf.**	**32,819 sf.**
2014 Dorm	**29,195 sf.**	**29,195 sf.**
New Admin Building	**-**	**5,267 sf.**
New Dormitory	**-**	**299,244 sf.**
TOTAL	**166,916 sf.**	**409,490 sf. (1.07 FAR)**
Unused Campus GFA	**-**	**278,290 sf.**

D. Requested Zoning Flexibility, Special Exception and Minor Area Variance Relief.

In the context of this PUD application and its relationship with the related pending Campus Plan application, Wesley Seminary requests flexibility from the strict application of the IZ provisions. Specifically, Wesley Seminary seeks to implement a student focused IZ program limited only to eligible Wesley Seminary and AU students. In all other respects, the New Dormitory will comply with (or exceed) the IZ set aside requirements, eligibility criteria, rent levels, maximum income standards, the distribution of the IZ units throughout the Project, and District reporting, supervision and affordable housing covenant recordation requirements. Landmark has extensive nation-wide experience in implementing and administering affordable housing programs for students in its current facilities, including Austin, Texas; Berkeley,

California; State College, Pennsylvania; Ann Arbor, Michigan (2 locations); and Bloomington, Indiana.

Special Exception Relief for College or University in RA-1 Zone. The PUD process, under Subtitle X, Section 303.13, allows an applicant to "request approval of any relief for which special exception approval is required, including specifically for a college and university campus under Subtitle X §§101.1 and 901.1. The Zoning Commission shall apply the special exception standards applicable to that relief. The Applicant requests that the Commission grant special exception relief as requested and established through the pending Campus Plan Application. (ZC 22-13).

In this case, the Applicant established with the direct participation and input from the Office of Planning ("OP"), District Department of Transportation ("DDOT") and ANC 3D to impose substantial and detailed conditions for approval of the Campus Plan for the purpose of mitigating and preventing potential adverse impacts on neighboring residential properties along University Avenue and beyond. ZC 22-13, Exhibit 52B. As part of the PUD review and community engagement process, the current proposed conditions will be updated.

Minor Area Variance Relief. The PUD process, under Subtitle X § 303.14, allows the Zoning Commission to grant area variance relief to permit additional height and density pursuant to the variance standards in Subtitle X § 1002.1. No additional density is being requested, but a minor deviation in the proposed height of the New Dormitory under the height restrictions in Subtitle F-§203.3 which provides:

> An institutional building or structure may be erected to a height not exceeding ninety feet (90 ft.), not including the penthouse or rooftop structure, provided that the building or structure shall be removed from all lot lines of its lot a distance

> of not less than one foot (1 ft.) for each one foot (1 ft.) of height in excess of that authorized in the district in which it is located.

In the RA-1 Zone, the authorized height is 40 ft., subject to the provisions of §203.3. The height of the proposed New Dormitory is 74'-8". As a result, §203.3 requires the building to be setback 35'-0" from all lot lines. As shown on the Site Plan (Exhibit G), the New Dormitory is set back from the lot lines at least 35'-0" on the east along the north-south boundary with AU (35'-0"), on the north along Massachusetts Avenue (425'+/-) and to the west along University Avenue (300'). However, at the southern lot line the irregular "notch" in the property boundary with AU reduces the required setback to 27'-0" along only a limited portion of the lot line. Beyond the "notch" area, the setback substantially exceeds the minimum 35'-0" required. As a result, the Seminary is requesting an area variance from the height required by §203.3.

The burden of proof for an area variance is well established. The Seminary must demonstrate that (1) the property is affected by and exceptional or extraordinary situation or condition, that (2) the strict application of the Zoning Regulations will result in a practical difficulty to the applicant, and that (3) the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent purpose or integrity of the zone plan. As set forth below, the Seminary satisfies the three-part test for the requested variance relief.

Specifically, the Seminary is affected by several exceptional conditions that both individually and taken together dictate the location of the New Dormitory. The "notch" into the property creates an anomaly or unique configuration of the otherwise continuous straight southern lot line that extends to University Avenue. As a result, several practical difficulties result. The location of the New Dormitory is restricted by the existing improvements on the Campus, including the east-west driveway and walkways, the surrounding existing buildings (Library,

Kresge Hall, and the 2014 Dorm), and Heritage tree which prevents movement of the footprint to avoid the conflict created by the "notch". Relocation of the New Dormitory in order to comply with the 35'-0" setback would encroach on the existing improvements, undermine the preservation of the Heritage Tree, and prevent the longstanding pedestrian and vehicular circulation on the Campus. These circumstances would be unduly burdensome, if not impossible, for the Seminary to achieve. Finally, the requested variance would be a substantial benefit to the public good, not a detriment, by locating the New Dormitory immediately adjacent to the existing and taller AU buildings and in the farthest corner of the Campus from the surrounding neighborhood on University Avenue and Massachusetts Avenue. This allowance for the isolated "notch" in the property line would not impair the purpose or intent of the RA-1 zone plan which provides for regulating height at this location.

E. Development Timeline.

Following the completion of the consolidated PUD process for the New Dormitory, the Applicant anticipates receiving building permits in 2024. Assuming a 2-year construction timeline, the Applicant hopes that the New Dormitory will be open no later than the Fall semester by August of 2026. Applicant is requesting flexibility from the standard one-year validity period for first -stage PUDs set forth in Z, 702.1. Consistent with the 10-year tenure of the Campus Plan the Applicant is requesting approval to phase the remaining planned improvements on the campus over 10 years following the first stage approval.

IV. THIS APPLICATION SATISFIES THE REQUIREMENTS FOR A CONSOLIDATED PUD

The Project and this Application satisfy the requirements of the Zoning Regulations for review and approval of a first-stage PUD for the campus as a whole and a consolidated PUD for

the New Dormitory. The Commission should set down this Application for a public hearing and ultimately approve the Project.

A. **This Application Complies with the Consolidated PUD Set Down Criteria and all Other Prerequisites for a PUD.**

The Commission should set down this Application for a public hearing, and ultimately approve both the first stage and consolidated PUD applications, as the Applications satisfy the standards PUD requirements and standards. The procedural regulations applicable to a consolidated PUD provide (1) for the Commission to undertake a detailed review; and (2) that the application must contain all required information for the Commission to allow a consolidated PUD to proceed to a public hearing. In addition, the purpose of the PUD process is to provide for higher quality development through flexibility in building controls, provided that the project that is the subject of the PUD (3) results in a project superior to what would result from the matter-of-right standards; (4) offers a commendable number or quality of meaningful public benefits; (5) protects and advances the public health, safety, welfare, and convenience, does not circumvent the intent and purposes of the Zoning Regulations, is not inconsistent with the Comprehensive Plan, and does not result in action inconsistent therewith; and (6) undergoes a comprehensive public review by the Commission in accordance with the procedural requirements for a PUD in order to evaluate the flexibility or incentives requested in proportion to the proposed public benefits. The minimum area included within a proposed PUD in the RA-1 Zone must be no less than one acre (43,560 sf.), and all such area must be contiguous. The Campus, at 381,878 square feet (8.78 acres), satisfies the area and contiguity requirements for a PUD.

The Plans and this statement allow the Commission to conduct a consolidated PUD review for the New Dormitory of "the site's suitability as a PUD" and the "appropriateness, character,

scale, height, mixture of uses, and design" of the uses proposed. The Plans also include "detailed site plans along with proposed building and landscape materials" designs for the Commission to conduct its review. A CTR was completed and submitted in the Campus Plan case (ZC 22-13, Exhibit 15A1-3) and is incorporated by reference herein.

The purpose of the PUD process is to provide for higher quality development through flexibility in building controls, provided that the project that is the subject of the PUD (i) results in a project superior to what would result from the matter-of-right standards; (ii) offers a commendable number or quality of meaningful public benefits; and (iii) protects and advances the public health, safety, welfare, and convenience, does not circumvent the intent and purposes of the Zoning Regulations, is not inconsistent with the Comprehensive Plan, and does not result in action inconsistent therewith. The Project satisfies each of the above PUD requirements.

1. This PUD/Campus Plan Provides Substantial Public Benefits to the Spring Valley Neighborhood and District.

The PUD/Campus Plan proposes focused and limited redevelopment of the Wesley Seminary Campus with an appropriately sized Project (that is in keeping with the RA-1 PUD development standards for FAR and height) will result in significant educational and religious contributions to the District, economic benefits, job creation opportunities, and other Public Benefits, that exceed what would be provided under matter-of-right development. The PUD/Campus Plan provides the following substantial, tangible and enduring Public Benefits that are directed for the immediate neighborhood and the District as a whole. Public Benefits will include: student on-campus housing; affordable student housing; student family housing; preservation of extensive landscape buffers; provision of open space for public use; provision of a neighborhood playground for use by the public; LEED Gold certification; and improvements to

the public realm. The Applicant will continue to work with the community to ensure that priorities are considered and that negative impacts are mitigated, and a complete list of Public Benefits and Amenities will be provided prior to the public hearing.

a. Wesley Seminary Will Thrive as a DC Based Institution.

The PUD/Campus Plan is focused on meeting the Seminary's long-term physical, institutional and economic objectives to remain on its Spring Valley Campus. For more than sixty years, Wesley Seminary has provided an unique educational, religious and social service contribution here in the District and that has been extended locally, regionally, nationally and internationally. Wesley Seminary has trained and inspired generations of religious and social service of leaders who have ministered and served the residents of the District. Many District residents are attracted to Wesley Seminary's educational opportunities by its location and commitment to facilitating minority recruitment and enrollment. Although not easily quantifiable, the District is a better, more spiritual, compassionate and welcoming place as a direct result of Wesley Seminary's contributions to the City and the lives of its citizens, especially those most in need. Furthermore, Wesley Seminary increases diversity in the Rock Creek West Planning Area with its student population, expanding the area's cultural abundance.

Economically, the District will benefit from the continued strength and presence of Wesley Seminary in Spring Valley. The Seminary's local employment will be maintained and additional new jobs will be created by Landmark to operate and maintain the New Dormitory. Additional substantial tax revenues will be achieved from the existence and operation of the New Dormitory.

b. Support and Enhance Diversity, Racial Equity and Inclusion.

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

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

> The mission of Wesley Theological Seminary (**"Wesley"** or **"the Seminary"**) is to prepare persons for Christian ministry, to foster theological scholarship, and to provide leadership on issues facing the church and the world. Our aim is to nourish a critical understanding of Christian faith, cultivate disciplined spiritual lives, and promote a just and compassionate engagement in the mission of the church to the world.
>
> Wesley is a community of persons in the church, accountable, as all Christian communities are, to the intention of God that all may be one. In recognition of God's intention, this Commitment to Diversity, Equity, and Inclusion (**"DEI Commitment"**) recognizes all humans are made in the image and likeness of God and establishes Wesley as a community that intentionally seeks to include persons of multifarious differences as students, faculty, staff, administrators, and members of the Seminary's Board of Governors (**"Board"**).
>
> Wesley's commitment to diversity, equity, and inclusion is to be lived out in our admission and support of students; in the hiring and promotion of faculty, staff, and administrators; in the selection of members to the Board; and through the work of Wesley's Diversity, Equity, and Inclusion Committee (**"DEI Committee"**) and Diversity, Equity, and Inclusion Officer (**"DEI Officer"**) as supported by Wesley's Board, Administration, faculty, staff, and students. (See Commitment to Diversity, Equity, and Inclusion, Exhibit H).

At all levels, the Seminary is diverse, including students, faculty, administrators, staff, Board of Governors, and the Christians and persons of other faiths that it touches. The Seminary's student body demonstrates its diversity by race, sex, age, religion, national origin and sexual orientation. 58% of students are women, 41% men, 34% Black, 41% White, 9% Asian, and 5% International. Its students range in age from the early twenties to seventy or older. More than 60% of the students are ages 30-59 with nearly 25% ages 40-49. Over 26 different denominations are represented from the United States and abroad.

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

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

- Center for Public Theology
- Community Engagement Fellows Program
- Heal the Sick Program (Wards 7 and 8)

c. Maintain long-term neighborhood buffer from AU.

In 1958, the Wesley Seminary Campus was carved out of the AU Campus to create a separate and physically distinct presence in the Spring Valley neighborhood. Although sharing common Methodist roots with AU, a growing number of joint educational programs, and physical

proximity, the PUD/Campus Plan is Wesley Seminary's fierce commitment to continue as an independent, stand-alone, theological seminary philosophically and physically separate from AU. From its original design, measured growth and current proposed campus development, the Wesley Campus will continue as a formidable and enduring buffer between the ever-expanding AU Campus and the Spring Valley neighborhood.

d. Superior Urban Design and Site Planning for the Neighborhood.

The PUD/Campus Plan retains the original hilltop campus configuration that utilizes the natural topography of the site to concentrate campus development within the existing building perimeter and isolated from the surrounding neighborhood on University Avenue and Massachusetts Avenue. Specifically, the New Dormitory is strategically located in the Campus core closer to the AU Campus boundary and the university's taller student housing buildings. As a result of its design, central location and the existing campus buildings, the New Dormitory will have little or no visible or other impact on University Avenue or Massachusetts Avenue. The design and materials of the New Dormitory complement the existing Campus buildings.

e. Maintain and Enhance Green Open Space for the Neighborhood.

The PUD/Campus Plan continues the hilltop campus configuration that preserves and enhances the Green Open Space as the most prominent feature of the Campus. The Old President's House will be demolished and re-landscaped and the three University Avenue lots will not be developed. Heritage and existing trees will be protected and preserved, and new landscaping will be added, especially along University Avenue. Significantly, 55% of the Campus area (210,000 square feet, 4.8 acres) will be devoted to Green Open Space physically and visually distancing the Wesley Seminary Campus from the surrounding neighborhood.

f. Increased On-Campus Housing for Students.

Both locally and nationally, local jurisdictions are strongly encouraging and even requiring universities to increase on-campus housing for its students. The PUD/Campus Plan not only provides additional and modern housing and family friendly units for Wesley Seminary students, but will meet the existing unmet need for additional high-quality purpose built on-campus housing for undergraduate and graduate students from AU.

g. Inclusionary Zoning Housing for Eligible Wesley Seminary and AU Students.

The PUD/Campus Plan creates the District's first and only on-campus IZ units exclusively for students. The PUD/Campus Plan will provide approximately 53 - 66 IZ beds which will exceed the minimum IZ requirement.[3] Faced with ever increasing higher education cost, this will provide on-campus affordable housing opportunities for students of limited means and reduce the reliance on crippling student loan debt. The Seminary expects many of its independent adult students (and families) to be eligible for IZ. Based on publicly available federal records (e.g. FAFSA reporting), at least 1,300 AU students would be eligible for IZ units.

h. Increased Neighborhood Housing for Non-Students.

Increasing on campus housing for Wesley Seminary and AU students will increase the supply of neighborhood off-campus housing for non-students and make that housing more available and affordable.

i. Public Amenities Directly for the Neighborhood.

[3] The Zoning Regulations provide an IZ exemption for the number of housing units developed exclusively for Wesley students on its campus. Subtitle C-§1001.6(c).

Under the PUD/Campus Plan, the immediate neighborhood will directly benefit from a number of substantial new amenities and public space improvements. At the request of DDOT and ANC 3D, Wesley Seminary has agreed to install, at its expense: 1.) a sidewalk along the east side of University Avenue between Massachusetts Avenue and Rodman Street with a leadwalk into campus at the University Avenue driveway; 2.) install signage, crosswalk and ADA curb ramps on the south leg of University Avenue at the Rodman Street intersection; and 3.) install signage, crosswalk and ADA curb ramps on the east leg of the campus driveway at the University Avenue and Sedgwick Street intersection or construct the crossing as a continuous sidewalk. The estimated cost of these public space improvements is at least $80,000.00.

Additionally, the Seminary has agreed to not develop the three lots on University Avenue except to construct, at its expense, a small neighborhood accessible playground in that area. Each of these lots has a fair market value of approximately $1,500,000.00 for single-family development.

j. Limited Use of University Avenue Driveway.

Based on the CTR and input from DDOT, the PUD/Campus Plan would result in a very limited number of vehicles leaving the Campus using the University Avenue driveway exit requiring little or no mitigation efforts. However, ANC 3D and the immediate neighbors requested and the Seminary has agreed to close the University Avenue driveway for exiting vehicles. As a result, all vehicles will enter and exit the Campus from the existing Massachusetts Avenue driveway. Only a limited number of emergency, delivery and service vehicles will be allowed to access the Campus from University Avenue.

k. 278,000 Square Feet of Unused Campus Development.

The PUD/Campus Plan imposes long-term and substantial development restrictions on the entire Campus. As a result, more than 278,000 square feet of campus-authorized gross floor area will not be built by Wesley Seminary. These restrictions will be enforced through the Zoning Commission Order and the required PUD Covenant to be recorded as an encumbrance on the entire Campus. Significantly, if Wesley Seminary was to leave its campus, another university would be entitled to seek a new campus plan to develop the property to the full extent permitted and without the self-imposed limitations where new development would be located on the Campus. Additional development substantially the same size and density of the proposed New Dormitory would be permitted.

2. The Public Benefits Are Commendable in Number and Quality.

As detailed below, the PUD/Campus Plan delivers substantial Public Benefits and other project amenities. These Public Benefits fulfill goals set forth in the Comprehensive Plan, the priorities of District agencies and stakeholders, and the preferences, needs, and concerns of the ANC 3D and community residents identified during the Wesley Seminary's extensive and continuing community engagement process. Accordingly, the Public Benefits package is a meaningful series of commitments that satisfy the intent and purposes of the PUD process and will continue to be refined as the Applicant works with the community.

3. The Project Protects and Advances Public Health, Safety, Welfare, and Convenience and Does Not Circumvent the Purposes of the Zoning Regulations.

As detailed in this statement, the PUD/Campus Plan advances and protects the intent and purposes of the Zoning Regulations:

a. The Campus, located at an important and pivotal location to the Spring Valley neighborhood with appropriately designed building height and massing using

high-quality environmentally-sustainable materials and design, satisfies the goals and objectives for the District as set forth in the Comprehensive Plan (and described in detail below).

b. Maintaining and strengthening the Wesley Seminary and its Campus as an active and beneficial religious, educational, equitable and economic contributor to the Spring Valley Neighborhood and advances the public health, safety, welfare, and convenience goals of the District.

c. The PUD/Campus Plan does not seek to circumvent the Zoning Regulations, including the applicable use and development standards. The zoning flexibility requested for implementation of the District's only on-campus IZ for students only will satisfy all the applicable IZ requirements and safeguards while meeting the student housing needs for those limited economic means. The special exception relief requested for a college or university use is fully satisfied by the pending Campus Plan (ZC Case No. 22-13).

B. <u>This Application Satisfies the Requirement for the Zoning Commission to Review the Applicant through a Racial Equity Lens</u>.

As stated in the Framework Element, equity is both an outcome and a process. 10A DCMR § 213.6. Equity exists where all people share equal rights, access, choice, opportunities, and outcomes, regardless of characteristics such as race, class, or gender. It is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. "As an outcome, the District achieves racial equity when race no longer determines one's socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts. As a process, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color." 10A DCMR § 213.9.

Equity is conveyed throughout the Comprehensive Plan, particularly in the context of zoning, where certain priorities stand out, including affordable housing, displacement, and access to opportunity. To help guide the Commission in applying a racial equity lens to its decision

making, the Implementation Element states that "[a]long with consideration of the defining language on equity and racial equity in the Framework Element, guidance in the Citywide Elements on District-wide equity objectives, and the Area Elements should be used as a tool to help guide equity interests and needs of different areas in the District." 10A DCMR § 2501.6.

As related to zoning actions, racial equity is not a separate consideration from the normal legal standard of review. Rather, the Commission properly considers equity as an integral part of its analysis as to whether a proposed zoning action is "not inconsistent" with the Comprehensive Plan. The scope of the racial equity review and the extent to which Comprehensive Plan policies apply depend upon the nature of the proposed zoning action. In this case, a PUD provides a specific project in terms of size, bulk, design, number of dwellings, bedroom sizes, and neighborhood-serving uses. A PUD also includes a quantified set of public benefits that can be tailored to the specific needs of the surrounding community or neighborhood. Thus, the racial equity lens can be more targeted in addressing the specific needs/deficiencies of the surrounding community to advance racial equity. Guidance on an area's specific needs/deficiencies is obtained from the relevant Comprehensive Plan area element, in this case the Mid-City Area Element, from District policies and initiatives aimed at addressing critical citywide issues (such as housing), and directly from the community during the PUD process.

Priorities of Rock Creek West Planning Area Neighborhoods

The planning and development policies for the Rock Creek West Area Element derive from three large Comprehensive Plan workshops that took place in Rock Creek West during 2005 and 2006. These meetings provided a chance for residents and local businesses to discuss both District-wide and neighborhood planning issues. 10A DCMR §§ 2307.1, 2307.2. Although these

workshops occurred prior to the latest Comprehensive Plan amendment cycle, it provides insight into the current challenges facing the Planning Area based on the following key messages delivered by the community:

- While there is support for development on underutilized sites along the major corridors, issues of height, scale, character, and density remain a source of concern, as well as a source of debate within the community. The only acceptable growth rate is one that matches infrastructure capacity.

- Neighborhoods seek assurances that existing buffers will be maintained for multi-story apartment buildings that abut single-family homes along rear lot lines, and that additional buffers, setbacks, and a stepping down in building heights will be provided, if and when, infill development occurs along the corridors.

- There is broad support for requirements to include affordable or moderate income housing units within new market-rate projects, but the prospect of density bonuses and other zoning flexibility in exchange for these units continues to raise objections.

- A wider variety of retail choices is needed in some parts of the Planning Area. The community continues to favor neighborhood-serving retail rather than office space along the corridors, both to meet community needs and to avoid uses that would generate commuter traffic.

- There is support for development that emphasizes walkability over auto-orientation, provided that height, scale, parking, infrastructure capacity, and other issues can be reconciled.

- More integrated solutions to traffic control, including bus improvements, bicycle improvements, transportation demand management programs for new development, and more efficient use of existing roadways (such as synchronized traffic signals), are needed.

- Additional parking management measures are needed.

- The community's public facilities are experiencing the strains of age and increased demand.

- The character of new development is an issue, particularly as more smaller homes are expanded or torn down and replaced with larger homes.

- The preservation of the natural environment and improvement of environmental health remain top priorities.

- Aesthetic improvements are needed along some of the area's roadways to become the gracious gateways to the nation's capital they were intended to be.

- There is support in the community for scattering small-scale shelters for persons experiencing homelessness (especially in places of worship), providing social service facilities on the commercial corridors, and accepting small community residence facilities within single-family neighborhoods.

- Pursuant to the District's zoning regulations, the compatibility of institutional uses, including private schools, nonprofits, large nursing homes, colleges, hospitals, and religious establishments, should be maintained, their expansion carefully controlled, and conversion to other non-conforming uses avoided. Solutions to traffic, parking, and other issues should continue to be developed so that the quality of life in surrounding neighborhoods is not diminished.

  10A DCMR § 2307.4

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

Housing Equity Report

To address the District's ongoing housing crisis, the Mayor has set a goal of producing 36,000 new housing units by 2025, of which 12,000 housing units would be affordable. The 2019 Housing Equity Report4 establishes specific housing goals for each Comp Plan Planning Area to ensure that the production of new housing, and in particular affordable housing, is equitably

[4] *See* "Housing Equity Report: Creating Goals for Areas of Our City, October 2019"

distributed throughout the city. According to the Housing Equity Report, the Rock Creek West Planning Area contains approximately 0.9 percent of the District's dedicated affordable housing supply. For the Rock Creek West Planning Area, the Housing Equity Report sets an overall housing production goal of 1,260 new housing units, and an affordable housing goal of 1,990 units[5]. With approximately 71 affordable housing units in the pipeline[6], the Housing Equity Report indicates that the City may fall short of its affordable housing production goal for the Rock Creek West Planning Area.

The DC Upward Mobility Action Plan

The DC Upward Mobility Action Plan ("UMAP) is an interagency initiative from the District of Columbia Government ("the District") to increase upward economic mobility and make pathways to prosperity more accessible for residents by focusing on three priority policy areas: housing, financial wellbeing, and workforce development/adult education. *See* UMAP p. 1.

The UMAP provides that residents with lower incomes have not benefitted as much from the District's economic growth due to structural racism. In particular, most residents with lower incomes do not have college degrees, which are required for many of the District's highly paid jobs. Consequently, residents with lower incomes have difficulty finding housing they can afford because of the growing number of residents with high incomes are paying a premium for housing near jobs, transit, shops, restaurants, education, healthcare, and entertainment venues. Additionally, residents with lower incomes have not experienced enough wage growth to keep up

[5] For Rock Creek West, the new affordable housing goals are greater than the total housing goals because the affordable housing goals include not only net new production, but also conversion of existing housing into subsidized housing and voucher recipients living in non-restricted housing. Reaching the goal will require a mix of these strategies, especially in Rock Creek West, where new housing has been extremely limited to date and where land use changes must be made to the Comp Plan to reach the housing goals.
[6] Data provided by the Deputy Mayor for Planning and Economic Development (DMPED), as of January 31, 2023.

with the rising cost of goods, services, and especially housing. As a result, these workers struggle to balance their budgets with competing expenses. Workers with lower incomes are more likely to be people of color. *See* UMAP p. 4.

College degree attainment is one of the strongest indicators of upward mobility, and is one of the critical resources to help residents secure jobs that pay family-sustaining wages. See UMAP, pp. 7, 13. In recognizing that students focus better when there is a sense of financial well-being, Wesley Seminary is committed to making education financially feasible through institutional and federal aid programs, offering both need-based and merit-based financial aid and making a higher education more accessible, regardless of income. Wesley Seminary also employs approximately 40 students in part-time, on-campus positions through the federal work-study and Wesley Seminary work-ships programs. In addition, Wesley Seminary often connects incoming students with local churches who have open part-time, off-campus ministry positions. Students are also able to receive scholarships through their denomination, local church, or other outside resources. *See* Wesley Theological Seminary.

The proposed PUD includes a new dormitory providing 215 units comprised of studio, one, two, three, four, and five bedrooms with a total of 659 student beds. These additional dwelling units will allow students and students with families to live on campus, have access to all of the educational resources of Wesley, and save on daily travel expenses, while receiving an education through a degree program that will prepare them for a professional career, consistent with the goals of the UMAP.

Evaluation of Proposed Zoning Action

Using the Racial Equity Tool that was released by the Zoning Commission on February 3, 2023, the Applicant has prepared the following table that identifies the expected goals of the zoning action and summarizes the anticipated positive and negative outcomes of the proposed Project. As the table shows, the Project and the proffered benefits will directly address a number of equity issues experienced by Rock Creek West Area residents. Furthermore, there is increased potential that the Project will create equitable opportunities for all due to continued coordination with the community.

GOALS	

What are the expected goals of the zoning action?	• Consolidated PUD that will provide new student housing, including affordable housing for Wesley Seminary and American University, and a new administration building for Wesley Seminary.
	
	• Proposed development program for <u>dormitory</u>:
	  • Demolition of two obsolete student dormitories and Old President's House.
	  • Approximately 299,244 square feet of dormitory use, consisting of 215 units configured in studio, one, two, three, four and five bedroom units, with a total of 659 student beds.
	  • Below-grade parking with 363 parking spaces.
	  • Building amenities to include purpose designed study areas with group and individual spaces, computer lounge, activity club room, and outdoor interior courtyard.
	  • Inclusionary zoning units for eligible Wesley Seminary and AU students.
	
	• Proposed development program for <u>administration building</u>:
	  • Two-story, 5,267 sq. ft. building providing administrative and faculty spaces, and a small maintenance facility on the lower level.
	
	• Delivery of comprehensive benefits and amenities package, including, but not limited to: significant educational and religious contributions, economic benefits, job creation opportunities, development of a neighborhood playground to be maintained by the Seminary,

OUTCOMES	
Theme / Indicator	**Proposed PUD / Applicable Public Benefit**
Direct Displacement	
Physical	• No physical displacement of students; two existing dormitories providing 90 student beds will be replaced with one new dormitory providing 659 student beds.
Economic	• IZ units available for eligible Wesley Seminary and AU students.

	• Reduction in travel costs by living on Campus.
Cultural	• Student activity spaces within the dormitory to encourage community and congregation. • Living in proximity to other students allows for direct collaboration with peers.
Housing	
Market Rate Housing	• Approx. 162 - 149 market rate living units configured in studio, one, two, three, four, and five bedroom units. • More housing will be available to District residents in surrounding neighborhoods when students occupy dormitory on Campus.
Affordable Housing	• 53 - 66 IZ units available for eligible Wesley Seminary and AU students.
Family-Sized Units	• Replacement of family-sized housing in dormitory (43 of units).
Physical	
Public Space Improvements	• Landscaping installed along University Avenue.
Infrastructure Improvements	• Green roofs. • Stormwater infrastructure.
Environmental Changes	• LEED Mid-Rise Residential Gold certification for Dormitory. • LEED New Construction Gold certification for Administrative Building. • Energy-efficient building. • Use of environmentally preferred materials. • Continued review of areas that can accommodate photovoltaic solar panels. • Installation of multiple bioretention facilities. • Tree preservation. • Increased permeable surface.
Streetscape Improvements	• Improved landscaping to create a more pedestrian-friendly environment.
Recreation	• Neighborhood playground to replace the Old President's House. • Open space provided along University Avenue and Massachusetts Avenue. • Provision of 210,000 sq. ft. (4.8 acres) of open green space on the Spring Valley Campus.
Arts and Culture	• Influx of students will enhance and diversify campus life. • Shared student spaces in dormitory provides opportunities for community and collaboration.
Access to Opportunity	
Transit	• Provision of student housing within one-half mile of the Tenleytown - AU Metro station and other public transit options provides District-wide access to jobs, restaurants, services, and entertainment.
Job Training / Creation	• Maintain and increase employment on campus. Continue to train students for religious and social service employment in the District.
Addition of Retail / Access to New Services and Amenities	• PUD will be in close proximity to retail, services, and amenities along the Wisconsin Avenue corridor. • Access to new neighborhood playground to be installed on Campus. • Proximity to nature areas and reserves, including Rock Creek Park, Battery Kemble Park, and Spring Valley Park. • Proximity to Friendship Recreation Center.
Community Outreach and Engagement	
Community Meetings	• 13 Community Liaison Meetings and 12 ANC Meetings have occurred between July 30, 2019 and February 8, 2023.
Changes that occurred in response to community meetings	• Reduced number of beds. • Reduced building height.

	• Rotation of the top floor so that windowless units face the street. • Increased building setbacks on upper floor.

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

Community Characteristics

Wesley Seminary is a community unto itself, providing housing, education, a dining hall, chapel, community meeting areas, and various activities on the Campus. The Campus is characterized by large landscape buffers that screen its buildings from the street and provide a park-like setting enjoyed by students and neighbors alike.

Seminary students share an interest in theology and a career in the field and social service. Wesley Seminary provides that it is one of the most diverse seminaries in the world, consisting of about 500 students, of which 56% are women, 48% are an ethnic minority, and 26 denominations. *See* Wesley Theological Seminary.

Those who would potentially be burdened as a result of the PUD include students on the Campus and adjacent properties along the periphery, that would be impacted by construction and associated nuisances, such as truck traffic and noise. However, upon completion, the community in general would substantially benefit from the PUD, as students will benefit from living on

campus near educational resources, freeing up homes in the surrounding area to be occupied by other residents, including families. Further, the Applicant has indicated that they would negotiate a Construction Management Plan with the neighborhood to minimize the impact of construction.

Past and Present Racial Discrimination / Harm to Community

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

Racially restrictive covenants, which barred the conveyance of property to African Americans, were used by real estate developers and White citizens associations to create and maintain racial barriers. Rock Creek Park was conceived, in part, as a barrier to Black settlement to the west, and many of the neighborhoods in that section of the City were subsequently developed to be economically exclusive via covenants and zoning that favored more expensive, detached housing. *See* Mapping Segregation in DC.

Upheld by the courts, covenants assigned value to housing and to entire neighborhoods based on the race of their occupants, and made residential segregation the norm. Federal policy and local zoning codes served to institutionalize segregation and the displacement of Black residents. Enforceable by the courts until 1948, covenants normalized residential segregation. Their use to assign value to housing based on the race of its occupants was reinforced by the

concentration of government and private investment in areas where only white residents were allowed to live. Zoning Regulations upheld the same characteristics that made these areas exclusive, for example by requiring single-family housing rather than apartments. *See* Mapping Segregation in DC.

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

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

- February 2022 - The District selected the Lisner Home for financing to provide affordable senior units near the Friendship Heights Metro station. This was the first time the Housing Production Trust Fund subsidy was used in Rock Creek West.
- March 2022 - The District launched a new program that provides tax incentives to developers of who set aside at least 1/3 of new housing units in their projects for households who earn 80% of the Median Family Income.

- April 2022 - City Ridge, a large Inclusionary Zoning (IZ) project began to deliver affordable units.
- May 2022 - The property owners of 3427 Wisconsin Avenue applied for a zoning map amendment that will trigger IZ+ requirements, increasing the proportion of dedicated affordable units on the site up to 20%.
- June 2022 - The final Chevy Chase Small Area Plan was transmitted to City Council for approval, providing guidance on new housing and affordable housing opportunities on Connecticut Avenue.
- July 2022 - Planning studies on Wisconsin Avenue and Connecticut Avenue launched to support the development of additional market rate and affordable housing on these high opportunity corridors.

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

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

The diversity of the Seminary's faculty, student body, and the ministry of its alumni and current students demonstrate the wellspring of inclusion and diversity of gender, race and class in the District, including in Spring Valley. More far reaching, Wesley Seminary's mission is to create

leaders who will live, preach, and teach the value and equality of every individual in the District of Columbia, regionally, nationally and internationally that reaches far beyond the United Methodist Church. Both Wesley Seminary and AU are well-known within the United Methodist Church as strong advocates for full LGBTQ inclusion.

Community Engagement

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

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

Date	**Meetings/Presentations**
July 30, 2019	Community Liaison Meeting
April 1, 2020	Community Liaison Meeting
December 1, 2020	Meeting with Troy Kravitz, ANC 3D02, Elizabeth Pemmerl, ANC 3D02-Elect

Date	**Meetings/Presentations**
January 14, 2021	Community Liaison Meeting
February 3, 2021	ANC 3D Meeting
February 18, 2021	Community Liaison Meeting
September 9, 2021	Community Liaison Meeting
October 21, 2021	Community Liaison Meeting
November 3, 2021	ANC 3D Meeting
December 8, 2021	ANC 3D Meeting
February 16, 2021	Community Liaison Meeting
March 2, 2022	ANC 3D Meeting
March 9, 2022	ANC 3E Meeting
March 30, 2022	CLC Meeting
April 6, 2022	ANC 3D Meeting
April 21, 2022	ANC 3E Meeting
May 9, 2022	CLC Meeting
May 12, 2022	CLC Transportation Focused Meeting
May 12, 2022	CLC Meeting
May 24, 2022	CLC Meeting
June 1, 2022	ANC 3D Meeting
September 7, 2022	ANC 3D Meeting
November 2, 2022	ANC 3D Meeting
January 31, 2023	PUD 101 Introduction by OAG, ANC 3D
February 8, 2023	CLC Meeting
March 22, 2023	CLC Meeting

Date	Meetings/Presentations
April 4, 2023 (Scheduled)	ANC 3D Meeting

Community Engagement Outcomes

During its review of the Campus Plan (Zoning Commission Case No. 22-13), ANC 3D offered its support of the plan subject to conditions that were intended to mitigate the impacts of the new dormitory. In its letter of support dated September 7, 2022, the ANC indicated that the Seminary had agreed to incorporate several additional elements into their Plan as requested by the ANC. *See* Exhibit 54 in ZC Case No. 22-13. Specifically, the Seminary agreed to the following:

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

The ANC also included that there is "[g]eneral agreement that neighborhoods are better off when students live on a campus rather than in the neighborhood. Our ANC has several academic institutions within or close to its borders including American, Georgetown, and George Washington (Mount Vernon campus), so we can therefore speak from experience. The approval by the Zoning Commission of this new dormitory would, in our view, provide a significant benefit to the larger ANC 3D and ANC 3E community in this regard, by helping Wesley Seminary thrive in place and providing needed housing for students." *See* Exhibit 54 in ZC Case No. 22-13. At the

urging of the community, the top levels of the building facing University Avenue have been further setback 27.5 - 32.5 feet from the University Avenue face of the building by eliminating four units with twenty beds. Additionally, the layout of the top-level units has been rotated ninety-degrees so that windowless walls now face University Avenue.

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

V. THE PROJECT SATISFIES THE APPLICABLE PUD EVALUATION CRITERIA.

The PUD/Campus Plan satisfies the criteria by which the Commission must evaluate a PUD and balance the public benefits against the development incentives and potential adverse effects.

First, in reviewing this PUD/Campus Plan, the Commission must find, based on the Seminary's evidence, that the Project satisfies the three elements of the PUD evaluation standard; that is, that the Project (A) is not inconsistent with the Comprehensive Plan and other relevant public policies, (B) does not result in any unacceptable impacts on the surrounding area or on the operation of District services and facilities, and (C) includes specific public benefits that satisfy the relevant requirements. 11-X DCMR §§ 304.2, 304.4, and 305.

Second, if the Commission finds that the Project satisfies those three criteria, then the Commission must judge, balance, and reconcile the relative value of the substantial Public Benefits

against the limited development incentives and flexibility requested as part of the Project and any potential adverse effects of the Project. *Id*. §§ 304.1 and 304.3.

The Project satisfies the three foregoing criteria and supports a balancing of the Project in favor of granting approval of this Application.

A. <u>The Project Is Not Inconsistent with the Comprehensive Plan</u>.

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

The District of Columbia Court of Appeals has consistently directed the Commission to review a PUD application in the context of the Comprehensive Plan and other adopted public policies "*as a whole*" under this prong of the PUD evaluation standard. That is, the Commission may find that a PUD application is not inconsistent with the Comprehensive Plan even if the application presents actual or potential inconsistencies with individual objectives or elements of the Comprehensive Plan. Rather, the Commission must weigh and balance competing policy objectives and explain its analysis. As noted below, the PUD/Campus Plan is not inconsistent with the Comprehensive Plan and other adopted public policies, when reviewed as a whole.

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

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

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

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

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

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

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

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

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

The District is home to about a dozen colleges and universities, enrolling more than 85,000 students. There are also nearly 70 non-local college and university programs that occupy space in Washington, DC. The District contains more than a dozen hospitals, some located on the campuses of its universities and others occupying their own campuses or federal enclaves. Hundreds of nonprofit and private institutions also operate within the District, ranging from private schools and seminaries to historic home museums and the headquarters of leading international organizations. Major Institutional Uses are shown on Map 37. 317.2.

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

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

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

Educational facilities are encouraged to provide alternative transportation options to mitigate traffic and parking impacts. In this case, they will be mitigated, in part, by the reduction in FAR for the dormitory. Additionally, the Applicant has worked diligently with DDOT to develop additional measures that have been provided in the Comprehensive Transportation Review. *See* Comprehensive Transportation Review, Exhibits 15A1, 15A2, 15A3 in ZC Case No. 22-13.

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

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

5. *Housing Element:* The proposed PUD is not inconsistent with the policies of the Housing Element of the Comprehensive Plan, which addresses the importance of housing to neighborhood quality in DC and the importance of providing housing opportunities for all segments of the population throughout the District. In particular, colleges and universities should address the housing needs of the students and promote the use of such housing by their students. The Project will provide a new dormitory consisting of approximately 215 units, consistent with the Student Housing policy *(H Policy 1.3.5).*

6. *Environmental Protection Element:* The proposed PUD is not inconsistent with the policies of the Environmental Protection Element of the Comprehensive Plan. In particular, the Project would preserve existing heritage and special trees on Campus and install new landscape, maintaining the Campus' character as a wooded environment, consistent Tree Requirements in New Developments *(E Policy 2.1.2).* Additionally, the Project would advance Support for Green Building, as both proposed new buildings would be certified LEED Gold *(E Policy3.2.1).*

7. *Educational Facilities Element:* The PUD/Campus Plan is consistent with various policies and guidance from the Educational Facilities Element of the Comprehensive Plan, including policies related to: Corporate Citizenship *(EDU Policy 3.2.2)*, Workforce Development *(EDU Policy 3.2.3)*, Universities as Community Partners (*EDU Policy 3.2.3)*, University Research Partnerships *(EDU Policy 3.2.5)*, Balancing University Growth and Neighborhood Needs *(EDU Policy 3.3.2)*, Universities as Large Landowners and Campus Plan Requirements *(EDU Policy 3.3.3)*, and Student Housing *(EDU Policy 3.3.4*).

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

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

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

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

The Applicant has worked extensively with the community to ensure that the impact of the dormitory is mitigated to the extent possible and has agreed to: 1) not increasing enrollment on the campus; 2) provide fewer parking spaces in proportion to the number of beds in the dormitory; 3) prohibit residential parking permits for those living or working on the Campus; 4) restrict delivery movements; 5) and redirect vehicular traffic to an access point on Massachusetts.

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

B. Evaluation of Potential Comprehensive Plan Inconsistencies.

The foregoing Comprehensive Plan analysis thoroughly demonstrates the numerous ways in which the Project, aligns with the policies and goals of the Comprehensive Plan, including the FLUM and GPM. However, as explained in multiple decisions by the Court, it is not sufficient to simply identify the policies that would be advanced when evaluating a proposal for consistency with the Comprehensive Plan. Rather, because there is intentional overlap within and between the Comprehensive Plan elements, a Comprehensive Plan evaluation must recognize potential inconsistencies and explain why the inconsistencies are outweighed by other Comprehensive Plan policies and/or competing considerations. The Court has provided the following specific guidance:

> The Comprehensive Plan is a "broad framework intended to guide the future land use planning decisions for the District." *Wisconsin-Newark Neighborhood Coal. v. District of Columbia Zoning* Comm'n, 33 A.3d 382, 394 (D.C. 2011). Thus, "[e]ven if a proposal conflicts with one or more individual policies associated with the [Comprehensive] Plan, this does not, in and of itself, preclude the Commission from concluding that the action would be consistent with the [Comprehensive] Plan as a whole." *Durant v. District of Columbia Zoning Comm'n*, 65 A.3d 1161, 1168 (D.C. 2013). The Comprehensive Plan reflects numerous "occasionally competing policies and goals," and, "[e]xcept where specifically provided, the [Comprehensive] Plan is not binding." Id. at 1167, 1168. Thus, "the Commission may balance competing priorities" in determining whether a proposal would be inconsistent with the Comprehensive Plan as a whole. *D.C. Library Renaissance Project/West End Library Advisory Grp. v. District of Columbia Zoning Comm'n*, 73 A.3d 107, 126 (D.C. 2013). "If the Commission approves a [proposal] that is inconsistent with one or more policies reflected in the [Comprehensive] Plan, the Commission must recognize these policies and explain [why] they are outweighed by other, competing considerations." *Friends of McMillan Park v. District of Columbia Zoning Comm'n*, 149 A.3d 1027, 1035 (D.C. 2016).

The Implementation Element reflects similar guidance: "[r]ecognize the overlapping nature of the [Comprehensive Plan] elements as they are interpreted and applied. An element may be tempered by one or more of the other elements." 10-A DCMR § 2504.6.

Consistent with the guidance provided in the Implementation Element and by the Court, the Seminary conducted a thorough Comprehensive Plan analysis using a racial equity lens and, as detailed through this Evaluation, finds the proposal is not inconsistent with the Comprehensive Plan when read as a whole. In conducting its evaluation, the Seminary was careful to identify any instances where the proposal may be viewed as being inconsistent with certain Comprehensive Plan policies; the result being that while the Seminary did identify a few policies where the Project may be viewed as inconsistent, these potential inconsistencies are outweighed by the proposal's consistency with the FLUM and numerous other competing Comprehensive Plan policies relating

to land use, housing, transportation, environmental, and educational facility elements. The Seminary's evaluation of such potential inconsistencies is set forth below.

The potential inconsistencies seemingly relate to the reuse of the existing dormitory structures on the Campus, the minimizing of off-street parking, and constructing net-zero buildings.

The proposed PUD/Campus Plan will replace two existing dormitories on the Campus providing 90 beds with a new dormitory providing approximately 659 beds. The existing dormitories were constructed in the 1960s and are now obsolete and cannot be modified to serve Wesley Seminary's current needs. The addition of student housing, student affordable housing, and student family housing, will free up housing in the neighborhood by providing accommodations on Campus, which is a community priority. The construction of new dormitories advances housing goals in the Rock Creek West Planning Area by providing more housing for District residents, in line with the Housing Equity Report and the Mayor's goals to increase housing in the District. While the existing dormitories may serve a limited number of students, the proposed dormitory would better serve the needs of Wesley Seminary and AU, providing student housing within proximity to transit and amenities, and allowing students to live near educational resources.

A general goal of new development is to minimize off-street parking; however, the community has indicated that it is concerned about on-street parking in the neighborhood, and Wesley Seminary has responded by providing sufficient parking on the Campus to accommodate students and faculty without making residential parking permits available to Wesley Seminary.

Finally, while Wesley Seminary will not construct Net-Zero buildings, it will provide many sustainable features within the Project, including bioretention facilities, enhanced landscaping, and certifying the buildings as LEED Gold. Certainly, the FLUM and GPM designations in combination with the Project Benefits and Amenities, and other policies in the Comprehensive Plan, far outweigh the continued use of the existing buildings on the Site.

Potential Inconsistency	Outweighing Policy / Consideration
• Policy LU-2.1.4: Rehabilitation Before Demolition • Policy T-1.1.8: Minimize Off-Street Parking • Policy E-3.2.2: Net-Zero Buildings	• FLUM designation of Institutional • GPM designation of Institutional • Development of neighborhood park • Improved environmental condition of the PUD Site and sustainability benefits (LEED Gold) <u>Land Use Element Policies</u> • Policy LU-1.4.9: Public Facilities • Policy LU-2.1.1: Variety of Neighborhood Types • Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods • Policy LU-2.1.5: Support Low-Density Neighborhoods • Policy LU-2.3.4: Transitional and Buffer Zone Districts • Policy LU-2.3.5: Institutional Uses • Policy LU-3.3.1: Transportation Impacts of Institutional Uses • Policy LU-3.3.2: Corporate Citizenship <u>Transportation Element Policies</u> • Policy T-1.1.7: Equitable Transportation Access • Policy T-5.2.2: Charging Infrastructure <u>Housing Element Policies</u> • Policy H-1.2.9: Advancing Diversity and Equity of Planning Areas • Policy H-1.3.5: Student Housing <u>Environmental Element Policies</u>

	• Policy E-2.1.2: Tree Requirements in New Development • Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff • Policy E-4.2.1: Support for Green Building <u>Educational Facility Element Policies</u> • Policy EDU-3.2.4: Universities as Community Partners • Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs • Policy EDU-3.3.4: Student Housing • Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities <u>Rock Creek West Area Element Policies</u> • Policy RCW-1.1.8: Managing Institutional Land Uses • Policy RCW-1.1.9: Conserving Common Open Space

C. <u>The Campus/Plan Does Not Result in Any Unacceptable Impacts on the Surrounding Area, the Environment, or the Operation of District Services or Facilities</u>.

Wesley Seminary has carefully studied the Project's potential impacts, and the Project has no unacceptable adverse impacts on the surrounding area, the environment, or on the operation of District services or facilities that cannot be mitigated or that are not acceptable in light of the Public Benefits.

<u>Zoning and Land Use Impacts</u>. The PUD/Campus Plan has no unacceptable zoning or land use impacts on the surrounding area and any impacts are instead either favorable, capable of being mitigated, or acceptable given the quality and quantity of Public Benefits in the Project.

From a land use perspective, the PUD/Campus Plan creates no unacceptable impacts on the surrounding area. Any impacts from the Project's proposed land use are either favorable, capable of being mitigated, or acceptable given the quality of the significant Public Benefits

included as part of the Project. The PUD/Campus Plan is entirely consistent with the longstanding educational use of the Campus and institutional and residential uses in the immediate area.

Construction-Period Impacts. During the construction period for the New Dormitory, impacts on the surrounding area are capable of being mitigated. Wesley Seminary (and Landmark) has experience successfully completing construction projects on its campus while ensuring minimal disturbance to any neighboring properties. As it has done successfully in the past, Wesley Seminary will work with the CLC, immediate neighbors and ANC 3D on the creation of a Construction Management Plan that will address potential construction impacts and will be submitted to the Zoning Commission prior to the public hearing in this case.

Urban Design and Aesthetic Impacts. The PUD/Campus Plan was designed in accordance with the overall context of the Campus and its relationship with the Spring Valley Neighborhood and the abutting AU Campus. The massing and location of the New Dormitory and new administration building were designed specifically to maintain the existing hilltop campus configuration and building perimeter to preserve and enhance the Green Open Space that surrounds the Campus as a buffer to the neighborhood.

Transportation and Mobility Impacts. The proposed PUD/Campus Plan does not have any unacceptable impacts on the public transportation facilities or roadways that it relies on for service. Instead the Project's transportation impacts are minimal and capable of being mitigated given the quality of Public Benefits arising from the Project. The CTR, Transportation Demand Management and Loading Management Plans approved by DDOT will mitigate any impacts from the operation of the PUD/Campus Plan. *See* DDOT Report, Exhibit 21 for ZC Case No. 22-13.

Economic Impacts. The PUD/Campus Plan will have favorable economic impacts on Wesley Seminary, the neighborhood and the District more generally. The PUD/Campus Plan will have positive tax revenue effects for the District as a result on the new taxes that will be generated by the New Dormitory by converting a tax exempt property to being taxable.

Water Demand. The average daily water demand for the PUD/Campus Plan will be able to be met by the existing District water system or through upgrades undertaken in conjunction with this Project. The proposed connection for the fire and commercial water supply is from within the existing distribution system and will be coordinated with DC Water. As part of the construction of the 2014 Dorm, a new 10 inch waterline was installed for the Campus.

Sanitary Sewer Demand. The proposed sanitary sewer discharge for the PUD/Campus Plan will be made from the existing distribution system and will be coordinated with DC Water during the permitting process.

Stormwater Management. The PUD/Campus Plan has been designed to achieve high levels of on-site stormwater retention. The proposed bio-retention and green roofs are designed to meet or exceed District Department of Energy and Environment ("**DOEE**") stormwater management retention and detention requirements. The requisite inlets and closed pipe system are designed and will be constructed to meet the standards set by DOEE, DC Water, and DDOT.

Solid Waste Services. Solid waste and recycling materials generated by the PUD/Campus Plan will be stored on-site and collected regularly by a private trash collection contractor.

Electrical Services. Electricity for the PUD/Campus Plan will be provided by the Potomac Electric Power Company ("**PEPCO**") in accordance with its usual terms and conditions of service. All electrical systems are designed to comply with the D.C. Energy Code.

Energy Conservation. The PUD/Campus Plan is designed in compliance with the Energy Conservation requirements of the District of Columbia Building Code. Conformance to code standards minimizes the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building. The two 1960-era dormitories that will be replaced are not energy efficient, having been constructed in the 1960s.

Erosion Control. During excavation and construction, erosion on the Campus will be controlled in accordance with District of Columbia law and will be managed so as to not adversely affect neighboring properties, the environment or District services and facilities.

Environmental Impacts. The PUD/Campus Plan does not have any unacceptable impacts on the environment, and instead has favorable impacts. The Project is designed to achieve high levels of environmental performance as evidenced by its satisfaction of the LEED Gold design standards. The PUD/Campus Plan's delivery of high-quality environmental design as well as usable outdoor spaces is a net improvement and superior to what would be achievable via a matter of right development.

This impact review satisfies the requisite evidentiary standard, and the Applicant will provide supplemental information to address any questions or concerns that are raised during the PUD/Campus Plan process.

D. <u>The Project Includes Specific Public Benefits Satisfying Applicable Criteria</u>.

The PUD evaluation standards, at Subtitle X, Section 304.4(c), require the Commission to find that the proposed development "[i]ncludes specific public benefits and project amenities of the proposed development that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs related to the subject site." Section 305.2 requires that "Public benefits [be] superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title," and Section 305.4 requires that a majority of the public benefits of the proposed PUD relate to the geographic area of the ANC in which the application is proposed. The requirements of Sections 305.2 and 305.4, together with the requirement that public benefits be not inconsistent with the Comprehensive Plan, are the "**Public Benefits Criteria**".

1. <u>Identification of Specific Public Benefits and Project Amenities</u>.

This Application achieves the goals of the PUD process by providing high quality development on the Campus with significant Public Benefits to the Spring Valley neighborhood and the District as a whole. As noted above, the objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning. This Application satisfies that objective. The specific Public Benefits were set forth in detail in Section IV.A.1., above, comply with the enumerated categories set forth in Subtitle X - §305.5.

2. The Approved Public Benefits Satisfy the Public Benefits Criteria.

Subtitle X, Sections 304.4(c), 305.2 and 305.4 require that the public benefits proposed as part of a PUD application (a) be not inconsistent with the Comprehensive Plan and other adopted public policies, (b) benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from a matter-of-right development of the Campus, (c) be tangible, quantifiable, measurable, and able to be completed prior to issuance of a certificate of occupancy, and (d) relate to the geographic area of the ANC(s) in which the Project is located. Wesley Seminary will work with the ANC and community stakeholders to finalize the established public benefits package that satisfies these requirements.

E. The Project Satisfies the Evaluation and Balancing Criteria Required for Commission Review of a PUD.

Pursuant to Subtitle X, Sections 303.12 and 304.3, in evaluating this Application, the Commission must, according to the specific circumstances of the instant application, judge, balance, and reconcile the relative value of: (i) the Public Benefits, (ii) the development incentives, including zoning and other flexibility requested as part of the Project, and (iii) any potential adverse effects of the Project.

The PUD/Campus Plan satisfies the foregoing PUD balancing test. The Public Benefits, primarily its contribution of on-campus student housing and affordable housing, superior architecture, economic development, employment opportunities, landscaping and environmental and sustainable design justify the additional density and flexibility allowed pursuant to the PUD. Overall, the relative value of the PUD/Campus Plan and its Public Benefits warrant granting the requested PUD approval.

VI. CONCLUSION

This Application for review and approval of a consolidated PUD meets the standards of the Zoning Regulations, is consistent with the purposes and intent of the Zoning Regulations and Zoning Map, enhances the health, welfare, and safety and convenience of the citizens of the District of Columbia, satisfies the requirements for approval of a PUD provides significant public benefits in accordance with the requirements of the Zoning Regulations for same, and advances important goals and policies of the District.

Accordingly, Wesley Seminary respectfully requests the Commission set down this Application for a public hearing at the earliest possible date.

EXHIBIT "A"

WESLEY
THEOLOGICAL SEMINARY
4500 Massachusetts Ave, NW
Washington, DC 20016

March 31, 2023

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

Re: Application of the Wesley Theological Seminary of the United Methodist Church for Approval for A Planned Unit Development

Dear Chairperson Hood:

Please be advised that Wesley Seminary hereby authorizes the law firm of Greenstein, DeLorme & Luchs, P.C., as authorized agent ("Agent"), to file an application for a Planned Unit Development.

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

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

GREENSTEIN DELORME & LUCHS, P.C.

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

By: _____
Lyle M. Blanchard, Esq.
Agent

(Revised 8/6/19)

BEFORE THE ZONING COMMISSION
FOR THE DISTRICT OF COLUMBIA

FORM 100 – APPLICATION SIGNATURE PAGE

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

PUD: ☐ 1st Stage ☐ 2nd Stage ☑ Consolidated		Modification: ☐ Minor ☐ Consequence ☐ Significance	
☐ Map Amendment	☐ Design Review	☐ Campus Plan	☐ Time Extension

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

Owner's Name:	Rev. David McAllister-Wilson, President, The Wesley Theological Seminary of the United Methodist Church		
Owner's Address:	4500 Massachusetts Avenue, N.W., Washington, D.C.		
Owner's Signature:	David McAllister-Wilson	Date:	03/31/2023

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

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

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

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

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

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

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

EXHIBIT “B”

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Planned Unit Development approval submitted by The Wesley Theological Seminary of the United Methodist Church ("Wesley Seminary") was mailed to Advisory Neighborhood Commissions ("ANC") 3D and 3E and to the owners of all property within 200 feet of the perimeter of the subject property on November 15, 2022, at least 45 calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11 DCMR Subtitle Z, Section 300.6.

This PUD Application and the pending Wesley Seminary Thrive in Place Campus Plan (2022-2032) (Z.C. 22-13) are the result of a community engagement process that began in 2019 and is ongoing, involving the Community Liaison Committee, ANC 3D and 3E, and the broader community. In addition to numerous meetings with the community, Wesley Seminary will continue to post updated information on this PUD application and the related Campus Plan application on its website for review and comment. www.wesleyseminary.edu/wesley-master-plan-updates

A copy of the notice is attached hereto.

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

Date: March 31, 2023

EXHIBIT “C”

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WASHINGTON DC 20001-2560

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

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

EXHIBIT “D”

LIST OF PUBLICLY AVAILABLE INFORMATION

Pursuant to Subtitle Z, Section 203.7 of the Zoning Regulations, below is a list of the citations to the maps, plans, and other publicly available documents identified in the instant application.

1. Comprehensive Plan of the District of Columbia, including generalized Policy Map and Future Land Use Map, 10-A DCMR § 100, et seq., available at www.planning.dc.gov/page/comprehensive-plan

2. Zoning Regulations and Zoning Map of the District of Columbia, available at https://dcoz.dc.gov

3. Wesley Seminary Thrive in Place Campus Plan Application ZC 22-13. https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=22-13

4. The Wesley Theological Seminary of the United Methodist Church. https://www.wesleyseminary.edu

5. Landmark Properties. https://landmarkproperties.com

6. Housing Equity Report: Creating Goals for Access of our City, October 2019.

7. D.C. Upward Mobility Action Plan (UMAP).

8. Rock Creek West Roadmap, 2021.

9. Mapping Segregation in D.C.

10. O.P. Demographic Hub.

11. The United Methodist Church. https://www.umc.org

EXHIBIT “E”

Exhibit E
Consistency with the Comprehensive Plan

Map Designation	Application to the Project
Generalized Policy Map: The "Generalized Policy Map" ("GPM") designates the Campus as "Institutional Uses". The Comprehensive Plan states that: Much of the land identified as institutional on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans. Other institutional sites, including hospitals and religious orders, likewise may see new buildings or facilities added. Policies in the Land Use and the Educational Facilities Elements address the compatibility of such uses with surrounding neighborhoods. 10-A DCMR § 225.22.	The PUD/Campus Plan will maintain and enhance the Seminary's religious and educational mission and presence in the neighborhood, City-wide and beyond that is entirely consistent with the Institutional Uses designation.
Future Land Use Map: The Future Land Use Map ("FLUM") includes the Campus in the Institutional Land Use Category. The Framework Element of the Comprehensive Plan, adopted in 2020, notes the following with regard to the Institutional Use Category: This designation includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size. Zoning designations vary depending on surrounding uses. Institutional uses are also permitted in other land use categories. 10-A DCMR § 227.18.	A PUD and Campus Plan Approval for the Campus including a new dormitory building is clearly consistent with and meets this standard. The proposed PUD/Campus Plan is not inconsistent with the Institutional FLUM designation, as Wesley Seminary is indeed an institutional use. It is one of the nation's leading and largest graduate theological schools (most of which are known as "seminaries" or "divinity schools"), consisting of a diverse student body and offering three Master's degrees and a Doctor of Ministry, as well as several non-degree programs.

Policy Objective	Application to the Project
The Project is consistent with the Comprehensive Plan as a whole. The Project is either affirmatively consistent or not inconsistent with the following Guiding Principles of the Comprehensive Plan's Framework Element and the individual policy objectives of the District Wide and Area Elements for the reasons stated in the right column below. The Project is not inconsistent with those Principles and policy objectives not listed below, which are not applicable to the Project or the Property.	

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Framework Element: Guiding Principles	
2. Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. Id. § 219.2	The Project improves upon and protects the Spring Valley neighborhood by providing a high-quality architectural design, site planning and open space, increased on-campus student housing, increased availability and affordability of neighborhood housing for non-students and minimal traffic and neighborhood impacts.
7. Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. Id. § 219.7	The PUD/Campus Plan utilizes the existing hilltop campus configuration to achieve positive benefits for the Seminary and protects and enhances the long-standing physical relationship with the Spring Valley neighborhood.
12. Many neighborhoods include commercial and institutional uses that contribute to their character. Neighborhood businesses, retail districts, schools, park and recreational facilities, houses of worship and other public facilities all make our communities more livable. These uses provide strong centers that reinforce neighborhood identity and provide destinations and services for residents. They too must be protected and stabilized. Id. § 220.4	See answer above. The Seminary's hilltop campus and surrounding green open space define and retain its pivotal location and role in Spring Valley.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Framework Element: Guiding Principles	
17. Confidence in government begins at the neighborhood level. It is built block-by-block, based on day-to- day relationships and experiences. Meaningful citizen participation and quality, responsive neighborhood services are essential to sustain successful neighborhoods. Id. § 220.9	The PUD/Campus Plan process provides the community and the District the tools to ensure that the Project is well-designed and best meets the needs of the many interested parties. It allows the public to provide its input on whether the proposed uses, density, height and design are complementary to the existing community (as has already been thoroughly explored through the Campus Plan (ZC 22-13). The PUD process provides the framework for realizing the measured redevelopment potential of the Campus and capturing benefits and amenities that enhance the surrounding community and City. The Project, by virtue of proceeding as a PUD, contributes to the provision of Public Benefits and results in a superior outcome relative to any matter-of-right development on the Property.
18. Public input in decisions about land use and development is an essential part of creating successful neighborhoods, from development of the Comprehensive Plan to every facet of its implementation. Id. § 220.10	

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Land Use Element	
Policy LU-1.4.9: Public Facilities Encourage the siting (or retention and modernization) of public facilities, such as schools, libraries, and government offices, near transit stations and along transit corridors. Such facilities should be a focus for community activities and enhance neighborhood identity. § 307.17	The entire Campus and its facilities are open to the public, especially the green open space which surrounds and buffers the hilltop campus from the Spring Valley neighborhood and provides unique urban space for community activities, including sledding, family movie nights, picnicking, yoga, dog walking, a community playground and general enjoyment.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Land Use Element	
Policy LU-2.1.1: Variety of Neighborhood Types Maintain a variety of neighborhoods, ranging from low-density to high-density. The positive elements that create the identity and design character of each neighborhood should be preserved and enhanced while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability, racial equity, and opportunity. § 310.7	The Seminary campus provides a long-standing and substantial buffer and transition from the abutting AU campus and the Spring Valley neighborhood.
Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods Recognize the importance of balancing goals to increase the housing supply, including affordable units, and expand neighborhood commerce with parallel goals to preserve historic resources, advance environmental and sustainability goals, and further Fair Housing. The overarching goal to create vibrant neighborhoods in all parts of the District requires an emphasis on conserving units and character in some neighborhoods and revitalization in others, including inclusive and integrated growth and meeting communities and public facility needs. All neighborhoods have a role to play in helping to meet broader District-wide needs, such as affordable housing, public facilities, and more. Id. § 310.10	The PUD/Campus Plan achieves numerous objectives, including conserving the Wesley presence and contribution to the neighborhood and City, increased on campus housing for students, increased availability and affordability of local housing for non-students, and affordable student housing.
Policy LU-2.1.5: Support Low-Density Neighborhoods Support and maintain the District's established low-density neighborhoods and related low-density zoning. Carefully manage the development of vacant land and alterations to existing structures to be compatible with the general design character and scale of the existing neighborhood and preserve civic and open space. § 310.12	The PUD/Campus Plan maintains and enhances the hilltop campus configuration and compatible relationship with the adjoining low density Spring Valley neighborhood. The existing design character and scale of the existing neighborhood is maintained, including the substantial green open and public space.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Land Use Element	
Policy LU-2.3.4: Transitional and Buffer Zone Districts Maintain mixed-use zone districts, which serve as transitional or buffer areas between residential and commercial districts and that also may contain institutional, nonprofit, embassy/chancery, and office-type uses. Through application of zoning regulations, consider appropriate height, design, density and operational standards to provide appropriate transitions between districts and enhance neighborhood character in each district. § 312.6	The PUD/Campus Plan maintains and enhances the long-standing institutional presence and contribution of the Seminary which provides a robust transition and buffer between the Spring Valley residential neighborhood.
Policy LU-2.3.5: Institutional Uses Recognize the importance of institutional uses, such as private schools, childcare facilities, hospitals, churches, and similar uses, to the economy, character, history, livability, and future of Washington, DC and its residents. Ensure that when such uses are permitted in residential neighborhoods, their design and operation is sensitive to neighborhood issues and neighbors' quality of life. Encourage institutions and neighborhoods to work proactively to address issues, such as transportation and parking, hours of operation, outside use of facilities, and facility expansion. § 312.7	The PUD/Campus Plan recognizes the critical importance of this institutional use to the economy, character, history, livability and future of the City and its residents, including its most vulnerable. Together, the Seminary and its neighbors have worked long, hard and productively to address issues of concern.
Policy LU-2.3.6: Places of Worship and Other Religious Facilities Recognize places of worship and other religious facilities as an ongoing, important part of the fabric of the District's neighborhoods. Work proactively with the faith-based community, residents, ANCs, and neighborhood groups to address issues associated with these facilities' transportation needs, operations, and expansions so that existing and new religious facilities may be sustained as neighborhood anchors and a source of spiritual guidance. Recognize also that places of worship or religious assembly, and some other religious facilities or institutions, are accorded important federal constitutional and statutory protections under the First Amendment (U.S. Const. Amend. I) and the Religious Land Use and Institutionalized Persons Act of 2000, approved September 22, 2000 (114 Stat. 803; 42 U.S.C. 2000cc). The missions of many religious institutions involve service to those in need, and institutions offer important services, such as providing food banks, meals, clothing, counseling services, shelter, and housing. § 312.8	The Seminary is at the same time an important institutional, educational and religious facility and contributor to the life and welfare of the City and beyond. The Seminary, over its sixty-four years in this location, has worked with its neighbors to meet the evolving needs of the institution while enhancing and maintaining its physical and spiritual relationship with the Spring Valley community and the City.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Land Use Element	
Policy LU-3.3.1: Transportation Impacts of Institutional Uses Support ongoing efforts by institutions to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, public transportation, shuttle service and bicycling; providing on-site parking; and undertaking other transportation demand management measures. § 317.7	The PUD/Campus Plan affirmatively minimizes and mitigates the transportation impacts of the Campus operations, including ample off-street parking, very limited vehicular use of University Avenue, and on-campus ride-sharing pick-up and drop-off area and on-campus rental bike and scooter parking area.
Policy LU-3.3.2: Corporate Citizenship Support continued corporate citizenship among large institutions, including colleges, universities, hospitals, private schools, and nonprofits. Given the large land area occupied by these uses and their prominence in the community, institutions (along with the District itself) should be encouraged to be role models for smaller employers in efforts to improve the physical environment. This should include a continued commitment to high-quality architecture and design on local campuses, expanded use of green building methods and low-impact development, and adaptive reuse and preservation of historic buildings. § 317.8	The PUD/Campus Plan supports the Seminary's continued corporate citizenship and educational and religious contributions to the neighborhood, City and beyond. The Seminary's positive physical presence in the Spring Valley neighborhood is maintained and enhanced by the hilltop campus configuration and surrounding substantial open green space.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Transportation Element	
Policy T-1.1.2: Land Use Impact Assessment Assess the transportation impacts of development projects using multi-modal standards rather than traditional vehicle standards to more accurately measure and more effectively mitigate development impacts on the transportation network. Environmental and climate change impacts, including that of carbon dioxide, should be included in the assessment to land use impacts. Id. § 403.8	The PUD/Campus Plan has completed a CTR which assessed the transportation impacts of the Project using multi-modal standards. Based on the CTR and extensive DDOT, ANC and neighborhood input, the Seminary has adopted extensive conditions for approval which will mitigate development impacts and provide for ongoing performance monitoring.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Transportation Element	
Policy T-1.1.7: Equitable Transportation Access Transportation within the District shall be accessible and serve all users. Residents, workers, and visitors should have access to safe, affordable and reliable transportation options regardless of age, race, income, geography or physical ability. Transportation should not be a barrier to economic, educational, or health opportunity for District residents. Transportation planning and development should be framed by a racial equity lens, to identify and address historic and current barriers and additional transportation burdens experienced by communities of color. § 403.13	The Wesley Campus is well-served by all forms of transportation, including vehicular, pedestrian, public transportation, ride sharing and rental bikes and scooters providing readily available, affordable, and convenient access to faculty, staff, students, residents and visitors.
Policy T-1.2.3: Discouraging Auto-Oriented Uses Discourage certain uses, like "drive-through" businesses or stores with large surface parking lots, along key boulevards and pedestrian streets, and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break-up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas. Id. § 404.6	The PUD/Campus Plan proposes to close the University Avenue driveway to all exiting vehicles to reduce, if not eliminate, vehicular impacts directly to the immediate Spring Valley neighborhood.
Policy T-3.1.1: Transportation Demand Management (TDM) Programs Provide, support, and promote programs and strategies aimed at reducing the number of car trips and miles driven (for work and non-work purposes) to increase the efficiency of the transportation system. Id. § 415.10	The Project's approved CTR includes TDM programs and strategies aimed at reducing car trips and may, after further study and performance monitoring, include additional mitigation measures such as car sharing, innovative parking management measures, and systems.
Policy T-5.2.2: Charging Infrastructure Encourage early deployment of EV charging stations at no charge in appropriate, publicly accessible locations across the District to serve existing neighborhoods. Consider the integration of EV charging stations in new and existing residential and commercial developments. Consideration should also be given to locations where EV charging stations can be retrofitted into parking garages. As EVs become more popular, there will be increased demand for on-street charging stations, which will need to be balanced with other curbside needs and uses. § 430.4	The New Dormitory underground parking facility will include 6-8 EV charging stations available to faculty, staff, students, residents and visitors.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Housing Element	
Policy H-1.2.9 Advancing Diversity and Equity of Planning Areas Proactively plan and facilitate affordable housing opportunities and make targeted investments that increase demographic diversity and equity across Washington, DC. Achieve a minimum of 15 percent affordable units within each Planning Area by 2050. Provide protected classes (see H-3.2 Housing Access) with a fair opportunity to live in a choice of homes and neighborhoods, including their current homes and neighborhoods. § 504.17	The PUD/Campus Plan will create new on-campus Inclusionary Zoning housing for eligible students. Increased on-campus housing of students will increase the availability and affordability of neighborhood housing for non-students.
Policy H-1.3.5: Student Housing Require colleges and universities to address the housing needs of their students and promote the use of such housing by their students. § 505.12	The PUD/Campus Plan will create substantial new and improved on-campus housing for Wesley and AU students.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Environmental Element	
Policy E-2.1.2: Tree Requirements in New Development Use planning, zoning, and building regulations to promote tree retention and planting, as well as the removal and replacement of dying trees when new development occurs. Tree planting and landscaping required as a condition of permit approval should include provisions for ongoing maintenance. § 605.6	The PUD/Campus Plan is defined by the substantial green open space that is maintained and enhanced, protection of heritage and special trees and new landscaping.
Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate the urban heat island, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. § 615.4	The PUD/Campus Plan incorporates additional landscaping, maintenance of existing green space and a green roof of the New Dormitory to reduce runoff.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Environmental Element	
Policy E-4.2.1: Support for Green Building Broaden the requirements for the use of green building methods in new construction and rehabilitation projects to include all building typologies, and develop green building standards for minimum performance or continued improvement of energy use through improved operation and maintenance activities. § 616.3	The two new buildings proposed under the PUD/Campus Plan will both achieve at least LEED Gold certification.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Educational Facilities Element	
Policy EDU-3.2.2: Corporate Citizenship Support continued corporate citizenship among Washington, DC's large institutions, including its colleges, universities, hospitals, private schools, and nonprofits. This should include a continued commitment to high-quality architecture and design on local campuses, expanded use of green building methods and low impact development, and the adaptive reuse and preservation of historic buildings. § 1213.3	The PUD/Campus Plan supports the Seminary's continued corporate citizenship and educational and religious contributions to the neighborhood, City and beyond. The Seminary's positive physical presence in the Spring Valley neighborhood is maintained and enhanced by the hilltop campus configuration and surrounding substantial open green space.
Policy EDU-3.2.3: Workforce Development Strengthen connections among educational programs, skills training, and workforce development initiatives to support development of career pathways and prosperity for all. § 1213.4	The PUD/Campus Plan will facilitate the Seminary's continuing educational and religious training and research which provides religious and social service leaders most immediately to the City and its residents.
Policy EDU-3.2.4: Universities as Community Partners Encourage universities to expand service-oriented partnerships that connect students with local communities and that can strengthen town-gown relationships. § 1213.5	The Seminary has long maintained strong and deep service and religious-oriented partnerships, especially in Wards 7 and 8 and among the most vulnerable.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Educational Facilities Element	
Policy EDU-3.2.5: University Research Partnerships Encourage universities to conduct research in a manner that partners students and faculty with members of the local community to help inform thinking on community-driven topics. § 1213.6	The Seminary will continue at the leading edge of research that's impact is felt locally, regionally, nationally and internationally.
Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the District's character, culture, and economy, and that is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas. § 1214.7	The PUD/Campus Plan was carefully developed to maintain and protect the unique and critical physical relationship between the Campus and the surrounding neighborhood.
Policy EDU-3.3.3: Universities as Large Landowners and Campus Plan Requirements Continue to require campus plans for colleges and universities located in residential and mixed-use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should address issues raised by the surrounding communities. Each campus plan should include provisions that respect neighbors and neighboring property and ensure that potentially objectionable impacts such as noise, traffic, number of students, or other similar conditions are addressed. § 1214.8	The PUD/Campus Plan was developed and has been subject to a lengthy and in-depth review process with the ANC, CLC and immediate neighbors to address, minimize and mitigate potential objectionable conditions.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Educational Facilities Element	
Policy EDU-3.3.4: Student Housing Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock, especially the affordable housing stock, in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches. § 1214.9	The PUD/Campus Plan will create substantial new and improved on-campus housing for Wesley and AU students. This will result in the increased availability and affordability of neighborhood housing for non-students.
Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, scooters, skateboarding, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged. § 1214.10	The PUD/Campus Plan includes a TDM plan, performance monitoring, self-imposed restrictions, and substantial off-street parking and enforcement that will mitigate traffic and parking impacts on the surrounding neighborhood.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Rock Creek West Area Elements	
Policy RCW-1.1.2: Economic Development Given the strength of the private market within Rock Creek West, carefully consider public-private partnerships that provide public space and community amenities and support additional mixed-use development in the area. § 2308.3	The PUD/Campus Plan creates an institutional-private partnership to develop the New Dormitory that will provide and enhance public space and community amenities. The operation of the New Dormitory will generate substantial new tax revenues for the District.

Comprehensive Plan Analysis

Policy Objective	Application to the Project
Rock Creek West Area Elements	
Policy RCW-1.1.8: Managing Institutional Land Uses Institutional land uses in the Rock Creek West Planning Area should be harmonious with surrounding uses, and potential adverse effects on neighboring properties should be minimized when institutions seek expansion. Redevelopment of institutional land should be compatible with the physical character of the community, the changing nature of the District, and not inconsistent with provisions of the Comprehensive Plan and the underlying zoning rules and regulations. Densities and intensities of any future development on such sites should reflect input from the local community, accommodating student housing on campuses and future infrastructure needs. § 2308.9	The PUD/Campus Plan carefully balances a measured expansion of the Seminary Campus that is in harmony with the surrounding neighborhood and minimizes and mitigates any potential adverse impacts.
Policy RCW-1.1.9: Conserving Common Open Space Conserve the large areas of green space and interior open spaces that are common in and around the community's institutional uses and its older apartment buildings. Where these open spaces are recognized to contribute to the integrity of the site or structure, consideration should be given to reconcile infill with these open spaces. § 2308.10	The PUD/Campus Plan is defined by the hilltop Campus and surrounding green open space that maintains the relationship with the surrounding neighborhood.
Policy RCW-1.1.11: Managing Transportation Demand Support the implementation of transportation demand management programs and other measures to more efficiently use the area's road network by reducing the volume of vehicle trips generated by new developments. Encourage new developments to provide multimodal transportation options and implement traffic calming to reduce development impacts on surrounding neighborhoods. § 2308.12	The PUD/Campus Plan incorporates a TDM plan and performance monitoring that minimizes impacts on the immediate neighborhood.

EXHIBIT “F”

CERTIFICATE OF COMPLIANCE WITH CHAPTER 3 OF SUBTITLE X AND CHAPTER 3 OF SUBTITLE Z OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

This application (this "**Application**") for review and approval of a Consolidated Planned Unit Development ("**PUD**") to which this Certificate is attached is made pursuant to the procedural requirements set forth in Chapters 3 and 5 of Subtitle X and Chapter 3 of Subtitle Z of the Zoning Regulations.

1. **Area and Contiguity Requirements (Subtitle X, Section 301)**: The campus that is the subject of this Application encompasses approximately 381,878 square feet of contiguous land. This land area satisfied the area and contiguity requirements for a PUD.

2. **Authorization (Subtitle Z, Section 300.4)**: The name, address, and signature of the owner of the property that is the subjection of this Application are included in the Application Form and Letters of Authorization filed herewith as Exhibit A.

3. **Notice (Subtitle Z, Sections 300.7, 300.8, 300.11(e), and 300.12(d))**: The Certificate of Notice filed herewith as Exhibit B states that a Notice of Intent to File a Zoning Application, dated November 15, 2022 (the "**NOI**") was mailed to Advisory Neighborhood Commissions ("**ANC**") 3D and 3E and to the owners of all property within 200 feet of the perimeter of the Property, as required by the Zoning Regulations. A summary of meetings and discussions held with interested agencies and parties is included in the Statement to which this Certificate is attached.

4. **ANC Meeting (Subtitle Z, Section 300.9)**: The Applicant discussed the Application with the ANC on 3D on November 2, 2022 and ongoing discussions and informal meetings with representatives of ANC 3D and 3E and the CLC during the notice period following delivery of the NOI and prior to the filing of this Application. Community engagement involving the pending Campus Plan application (ZC 22-13) began in 2019 and has continued.

5. **Application (Subtitle Z, Sections 300.6, 300.11(a), and 300.12(a))**: The completed Application Form for a new consolidated PUD is filed herewith in Exhibit A.

6. **Plat (Subtitle Z, Sections 300.11(b) and 300.12(b))**: The certified surveyor's plat for the property is attached in Exhibit G.

7. **Zoning Map (Subtitle Z, Section 300.11(c))**: An excerpt from the Zoning Map showing the location of the proposed project, the existing zoning for the subject site, the zoning of adjacent properties, and the proposed new MU-13 Zone is attached in Exhibit G.

8. **Statement (Subtitle Z, Sections 300.11(c), 300.11(d), 300.11(e), 300.11(g)(6), 300.11(g)(7), 300.12(c), 300.12(d) and 300.12(i))**: The Statement to which this Certificate is attached details the uses of the proposed project that is the subject of this Application, details the purposes and objectives of the proposed project, provides other information needed to understand the design of the proposal, and states how the plans are in accordance with the intent and purposes of the Zoning Regulations, and the PUD process.

9. **Site Plans (Subtitle Z, Sections 300.11(f) and 300.12(e))**: A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site and detailed site plans showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces are included in Exhibit G.

10. **Landscaping and Grading Plans (Subtitle Z, Sections 300.11(f), 300.11(g)(5), and 300.12(e))**: Detailed landscaping, grading, and utility plans are provided in Exhibit G.

11. **Architectural Plans (Subtitle Z, Sections 300.11(g)(1)-(3) and 300.12(g))**: The area and dimensions of each lot proposed for each building and the exact area of the total site, the percentage of lot occupancy of each building on each lot and the total percentage of lot occupancy for all buildings on the entire site, the gross floor area and floor area ratio for each building on each lot, including a break-down for each use, and the total gross floor area and floor area ratio for all buildings on the entire site, including a breakdown for each use; and typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are included in Exhibit G.

12. **Circulation Plans (Subtitle Z, Sections 300.11(g)(4) 300.12(h))**: A circulation plan, including the location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designated for which use and a detailed circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as loading plans are included herewith in Exhibit G.

13. **Property Owner List (Subtitle Z, Sections 300.11(h) and 300.12(k))**: The name and address of the owners of all property located within two hundred feet (200 ft.) of the Property are included in Exhibit C. Self-stick labels printed with these names and addresses are included with the hard-copies of this Application submitted to the Office of Zoning.

14. **Tabulations of Development Data (Subtitle Z, Section 300.11(g))**: A detailed tabulation of development data is included herewith in the Plans in Exhibit G, and in the text of the PUD Application Statement.

John Patrick Brown, Jr.

EXHIBIT “G”

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 16, 2021

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

Scale: 1 inch = 60 feet

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

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

Furnished to: KAYLA SHATTUCK

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

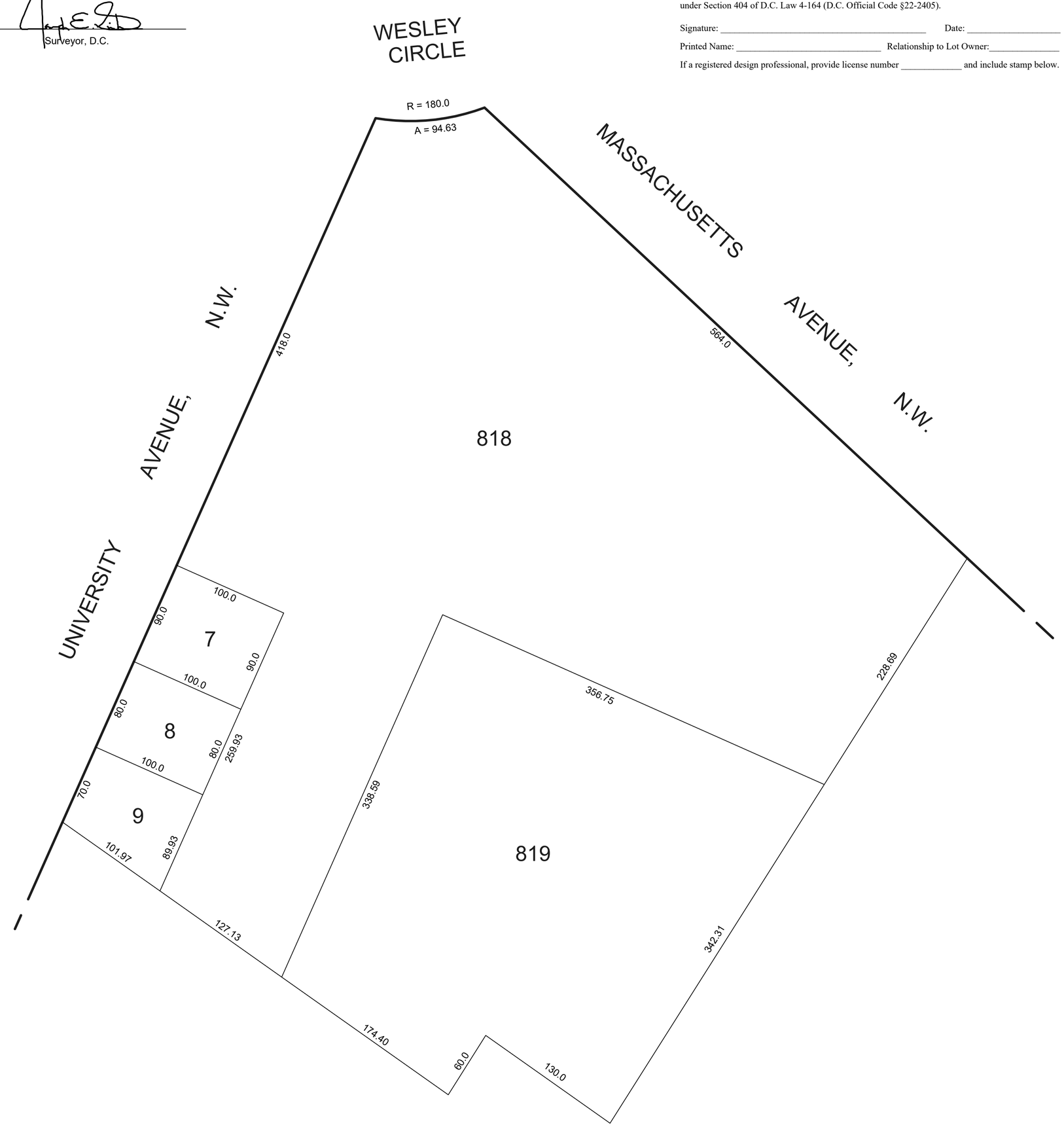
Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

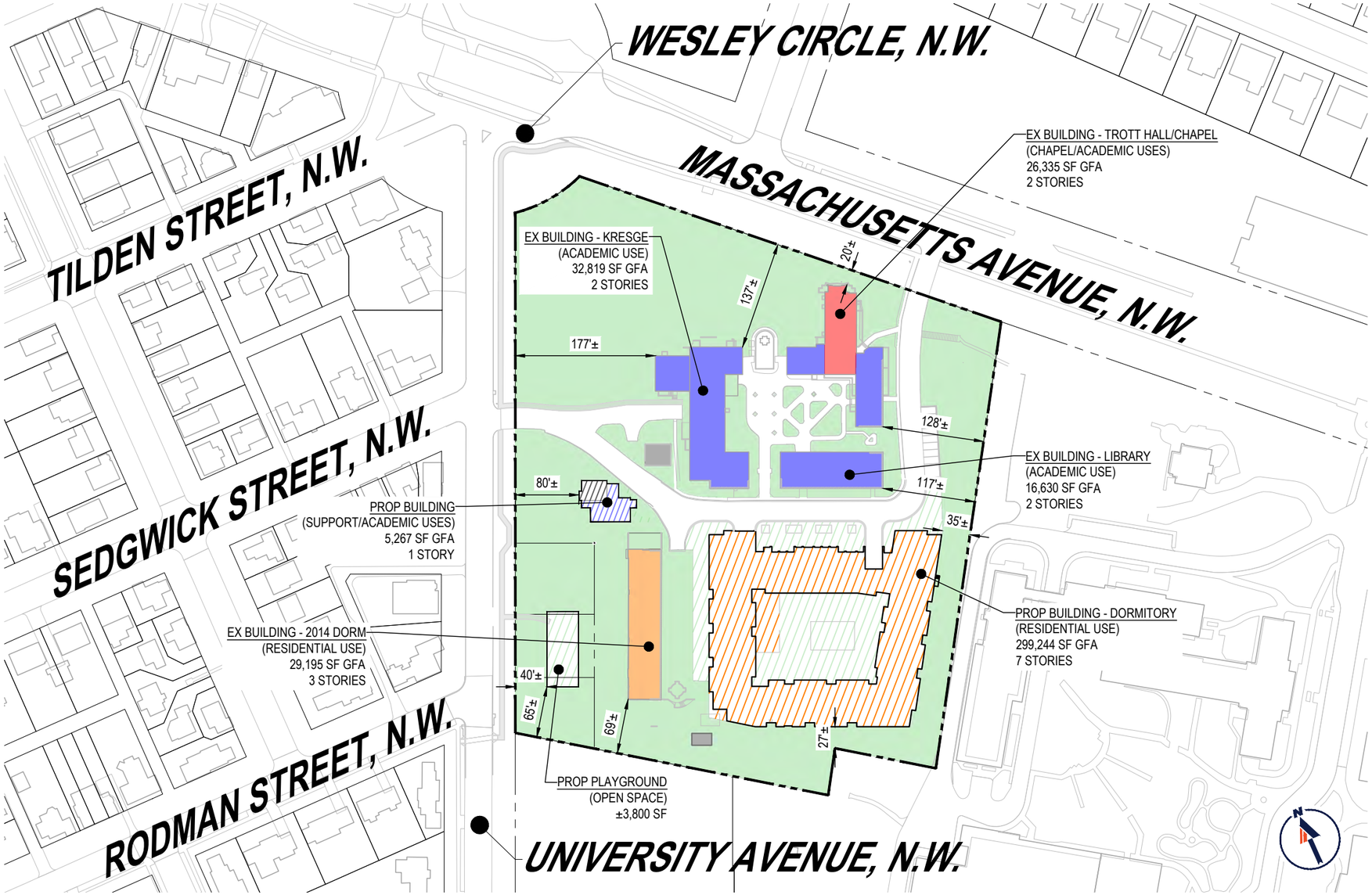
Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner:_____

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



SR-22-00897(2021)



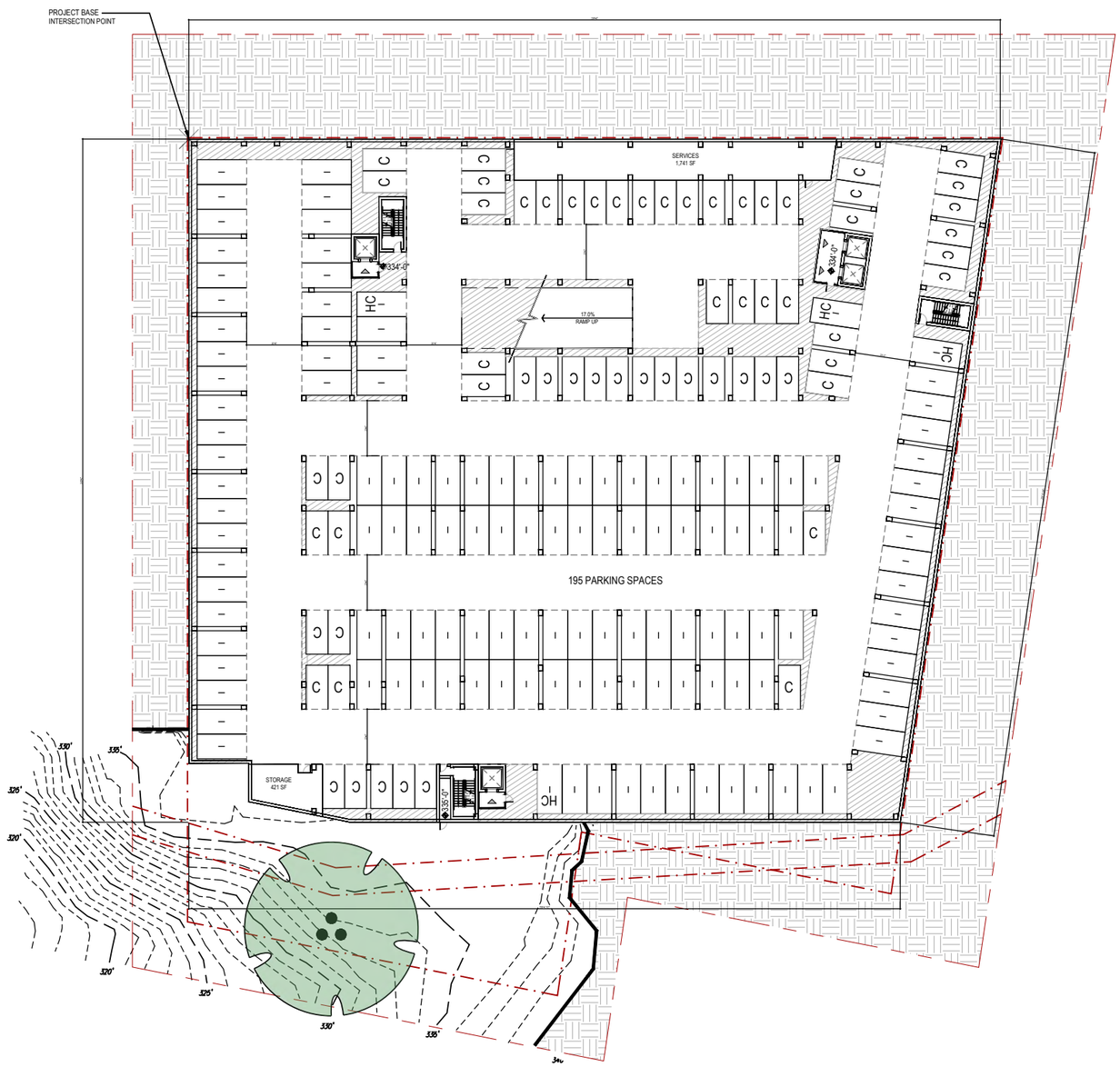
CAMPUS PLAN NARRATIVE

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

CAMPUS PLAN LEGEND

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

BASEMENT 2



LANDMARK PROPERTIES

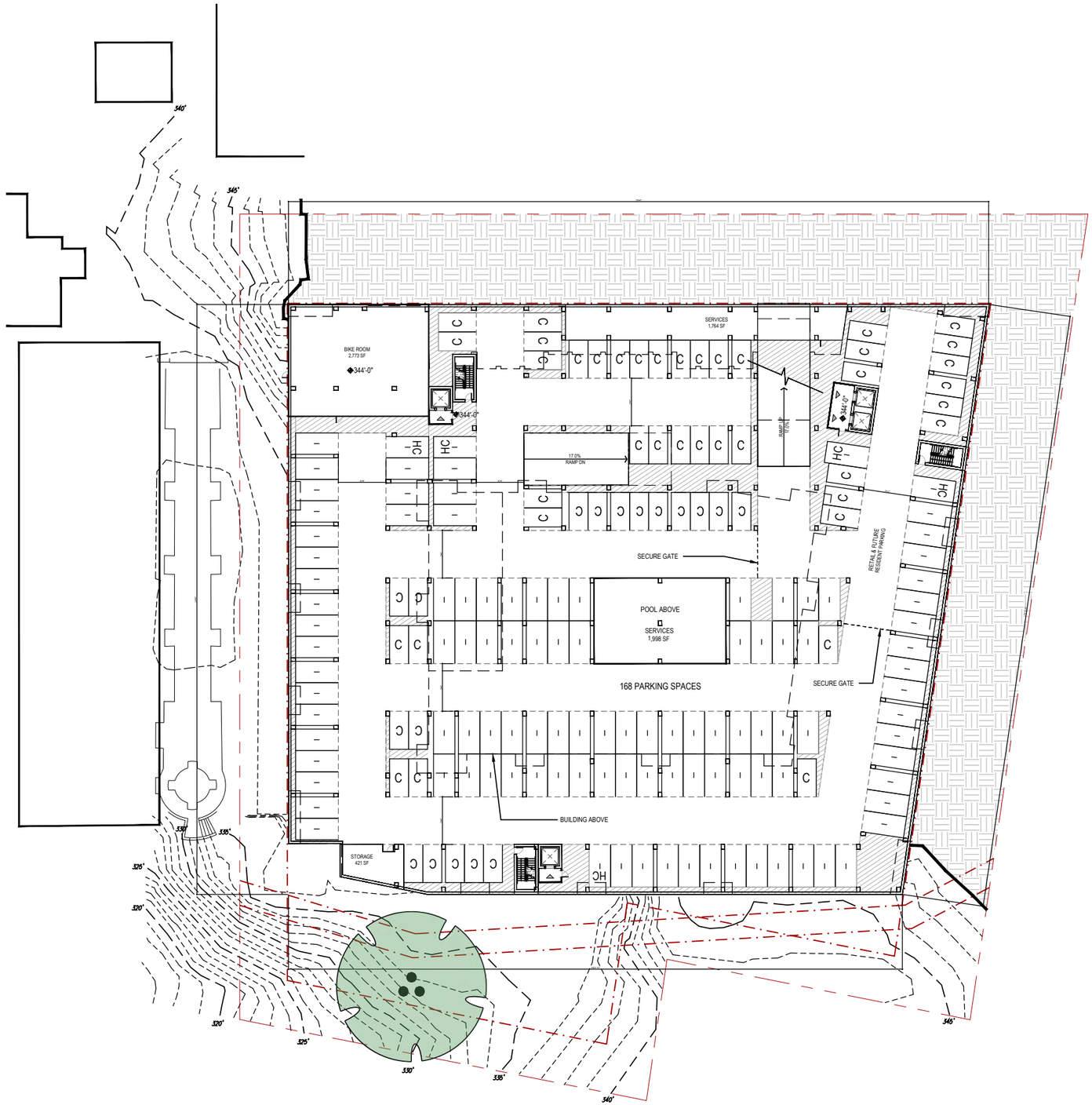
The Standard at Wesley - Washington, DC | 01.05.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 100'

BKV GROUP

BASEMENT 1



LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 01.05.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 100'

BKV GROUP

GROUND FLOOR PLAN

LANDMARK PROPERTIES

SCALE: 1" = 50' - 0"
0' 25' 50' 100' 100'

BKV GROUP

LEVEL 2 FLOOR PLAN

LANDMARK PROPERTIES

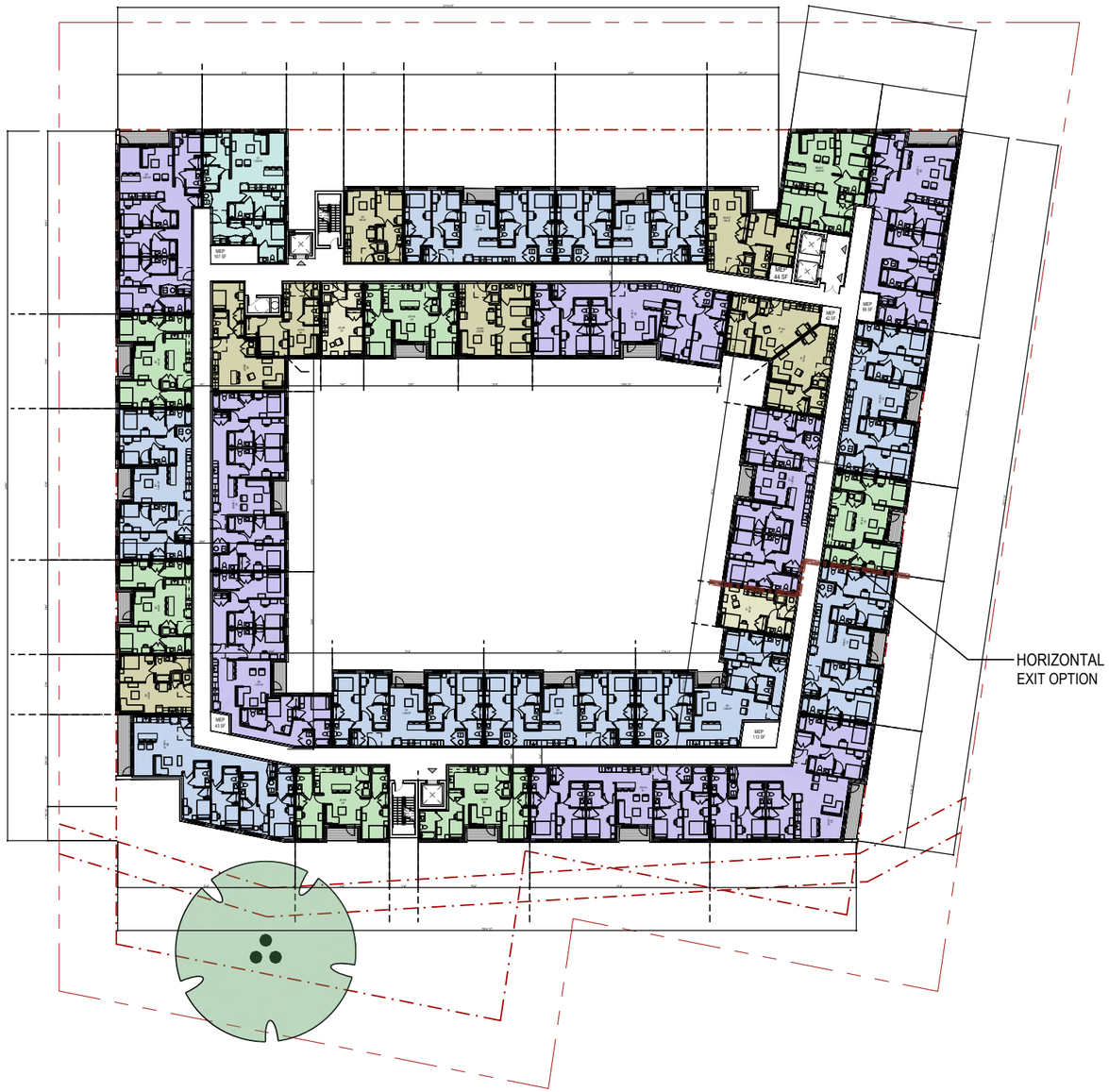
The Standard at Wesley - Washington, DC | 01.05.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 100'

BKV GROUP

LEVEL 3-5 FLOOR PLAN



LANDMARK PROPERTIES

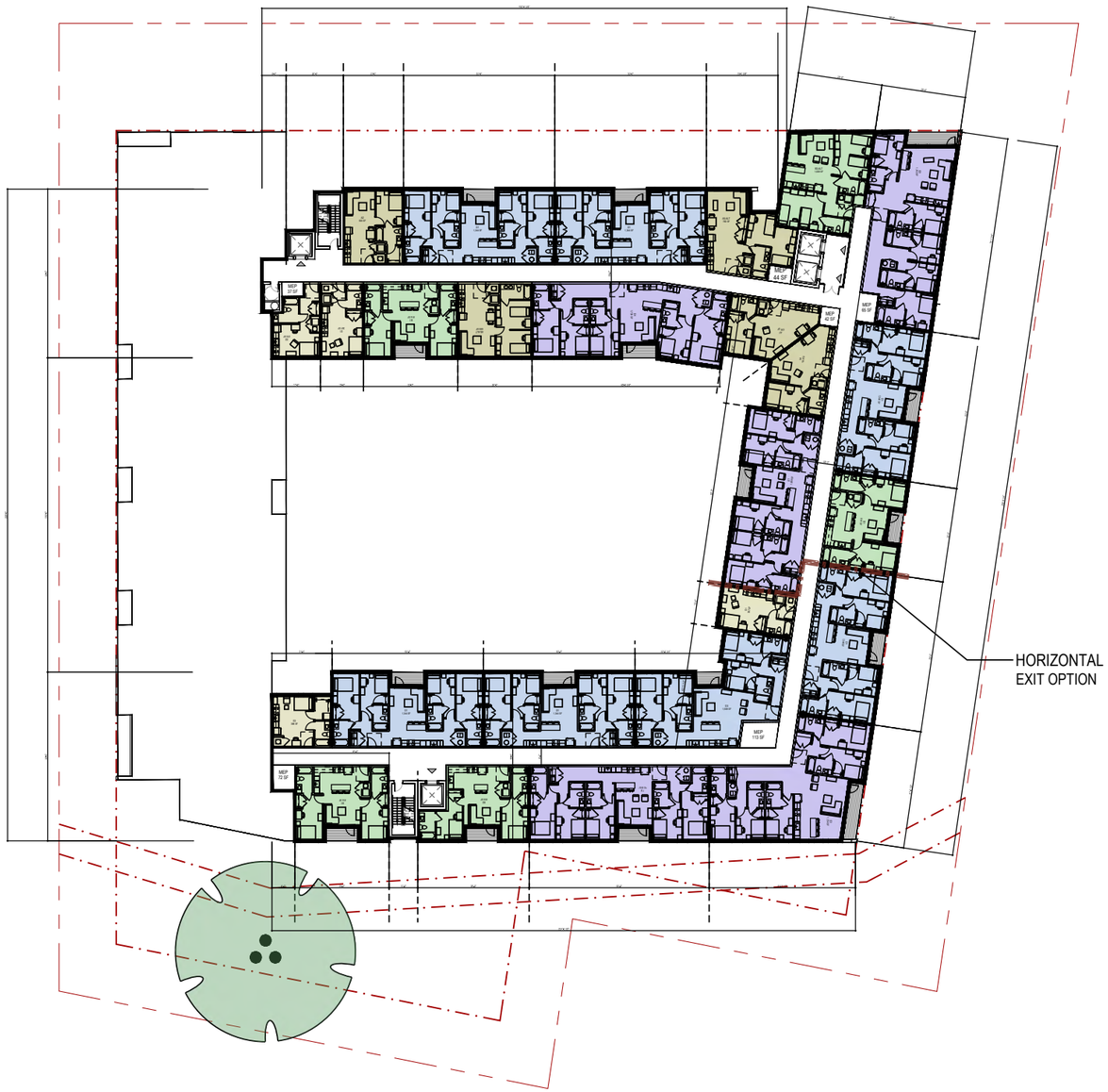
The Standard at Wesley - Washington, DC | 01.05.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 100'

BKV GROUP

LEVEL 6-7 FLOOR PLAN



LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 01.05.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 100'

BKV GROUP

LEVEL 8 FLOOR PLAN

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 01.05.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 100'

BKV GROUP

BUILDING ELEVATIONS

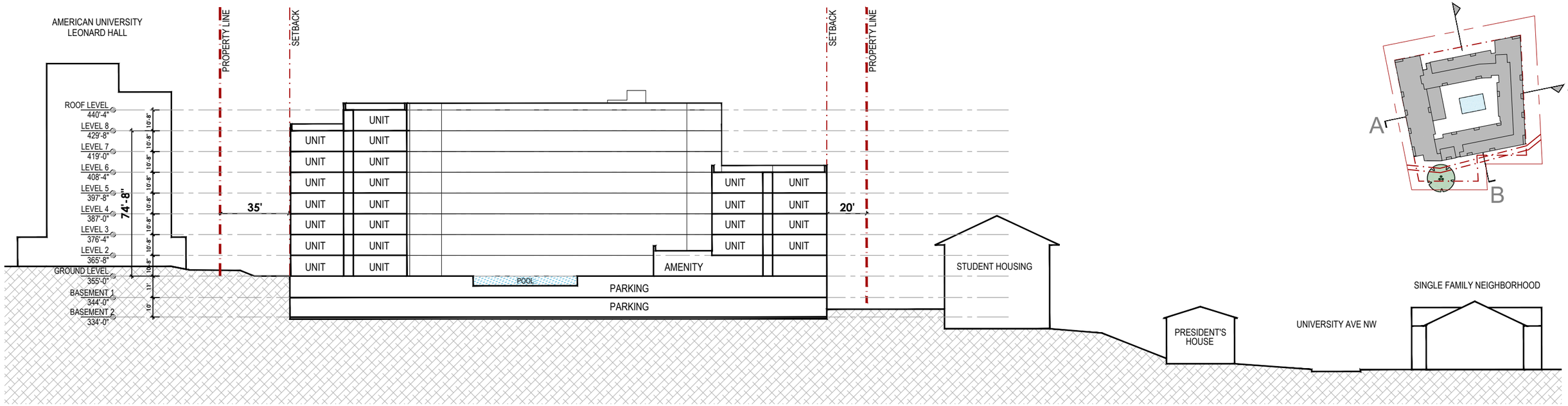
EAST ELEVATION

SOUTH ELEVATION

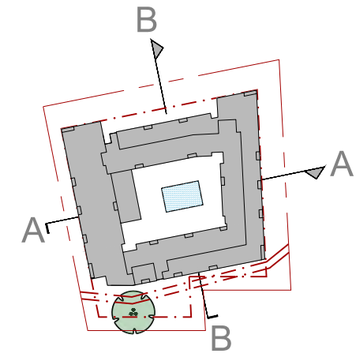
NORTH ELEVATION

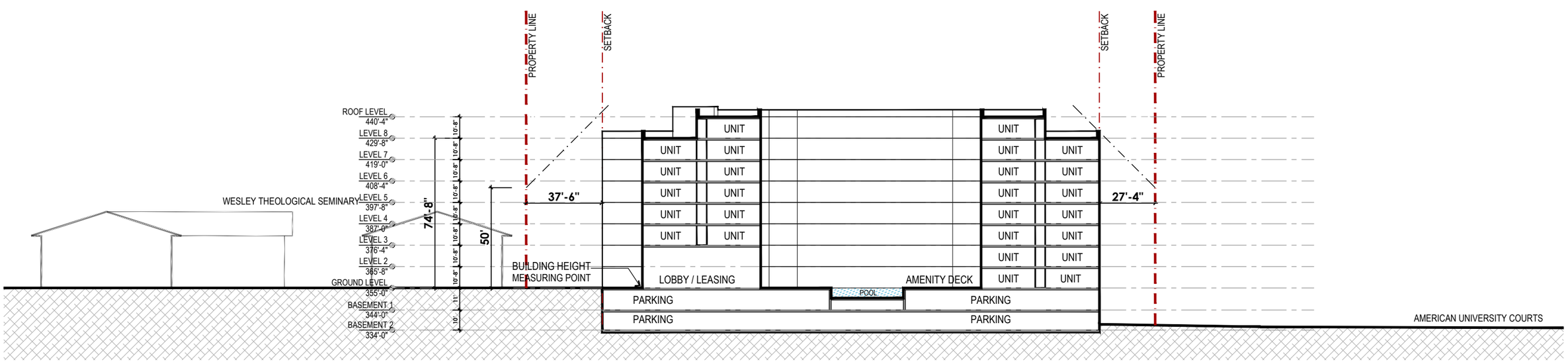
WEST ELEVATION

BUILDING SECTIONS



SECTION A - A





SECTION B - B

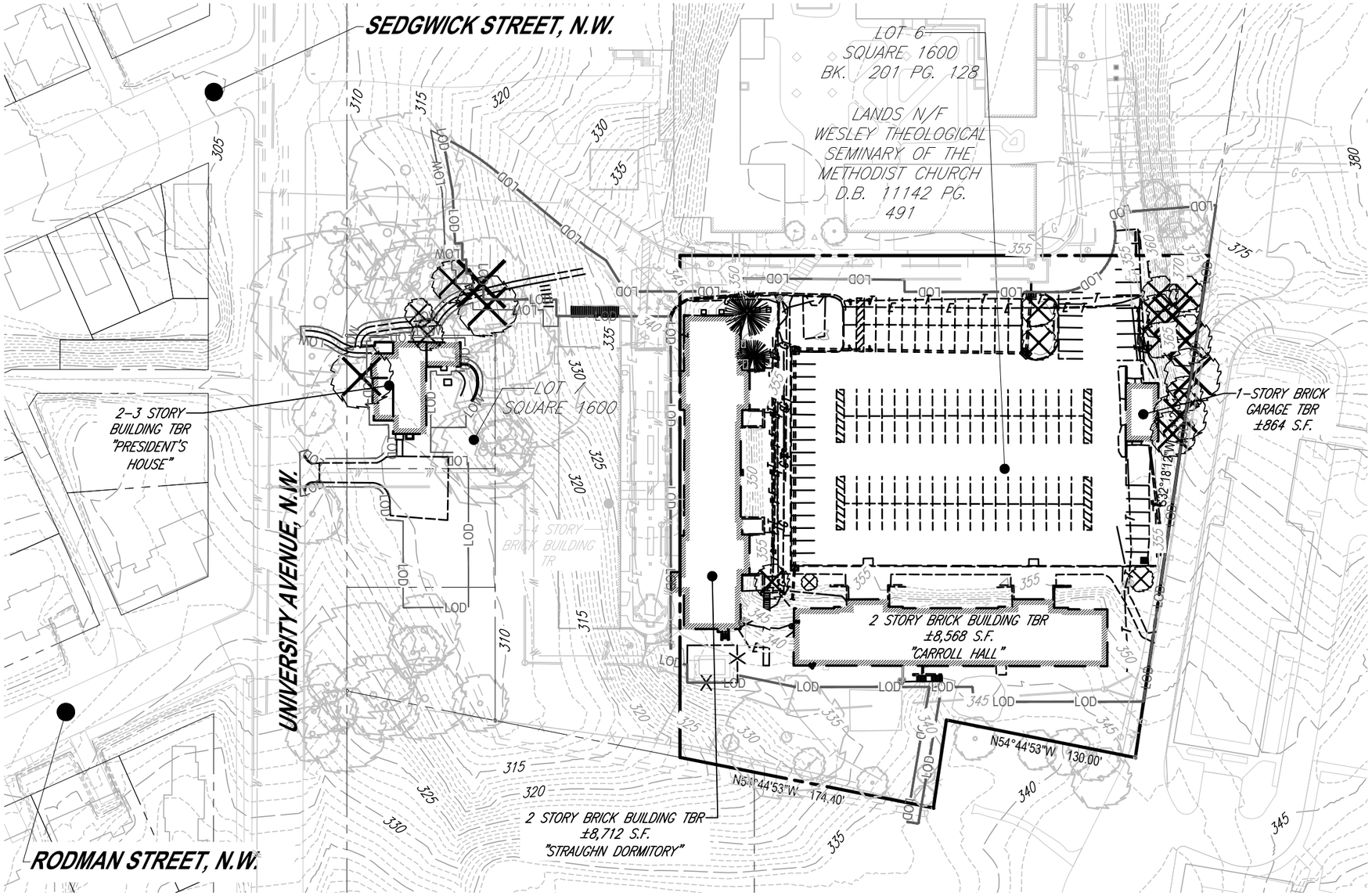
LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 01.05.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 100'

BKV GROUP



DEMOLITION PLAN NARRATIVE

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

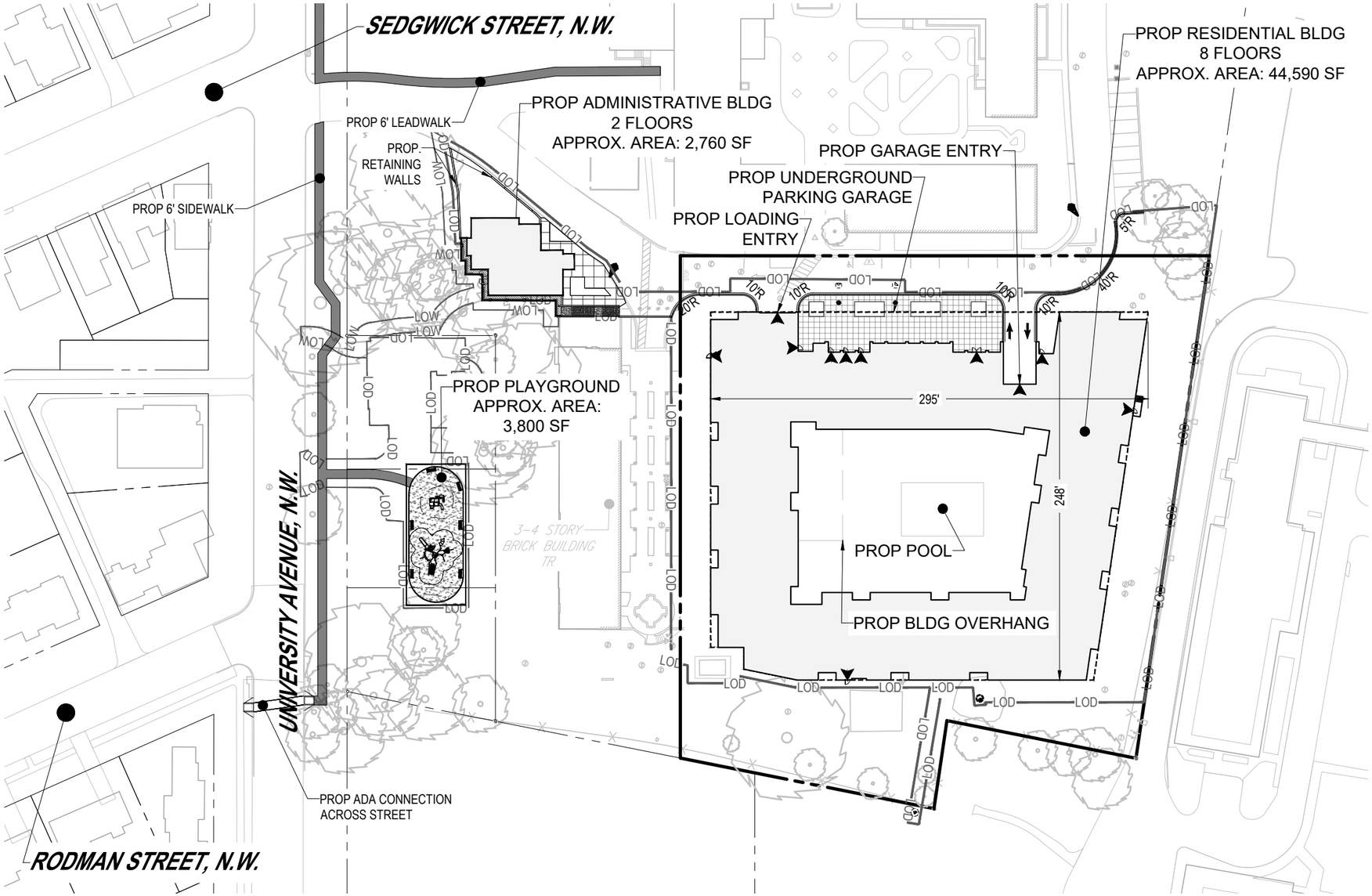
DEMOLITION PLAN LEGEND

LOD — LIMITS OF DISTURBANCE

LOW — LIMITS OF WORK

BUILDING TO BE REMOVED

TREE TO BE REMOVED

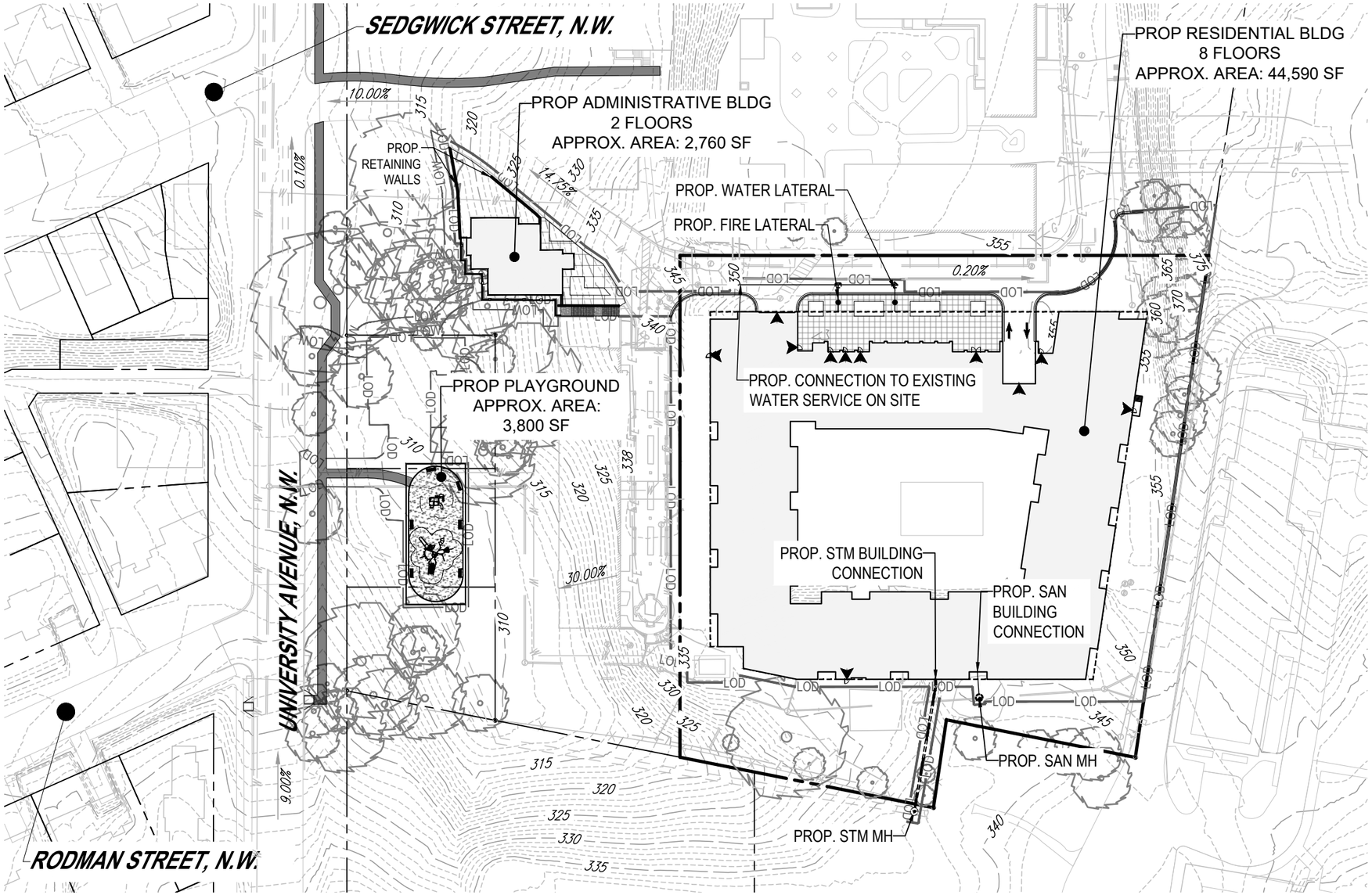


SITE PLAN NARRATIVE

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

SITE PLAN LEGEND

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



GRADING & UTILITY PLAN NARRATIVE

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

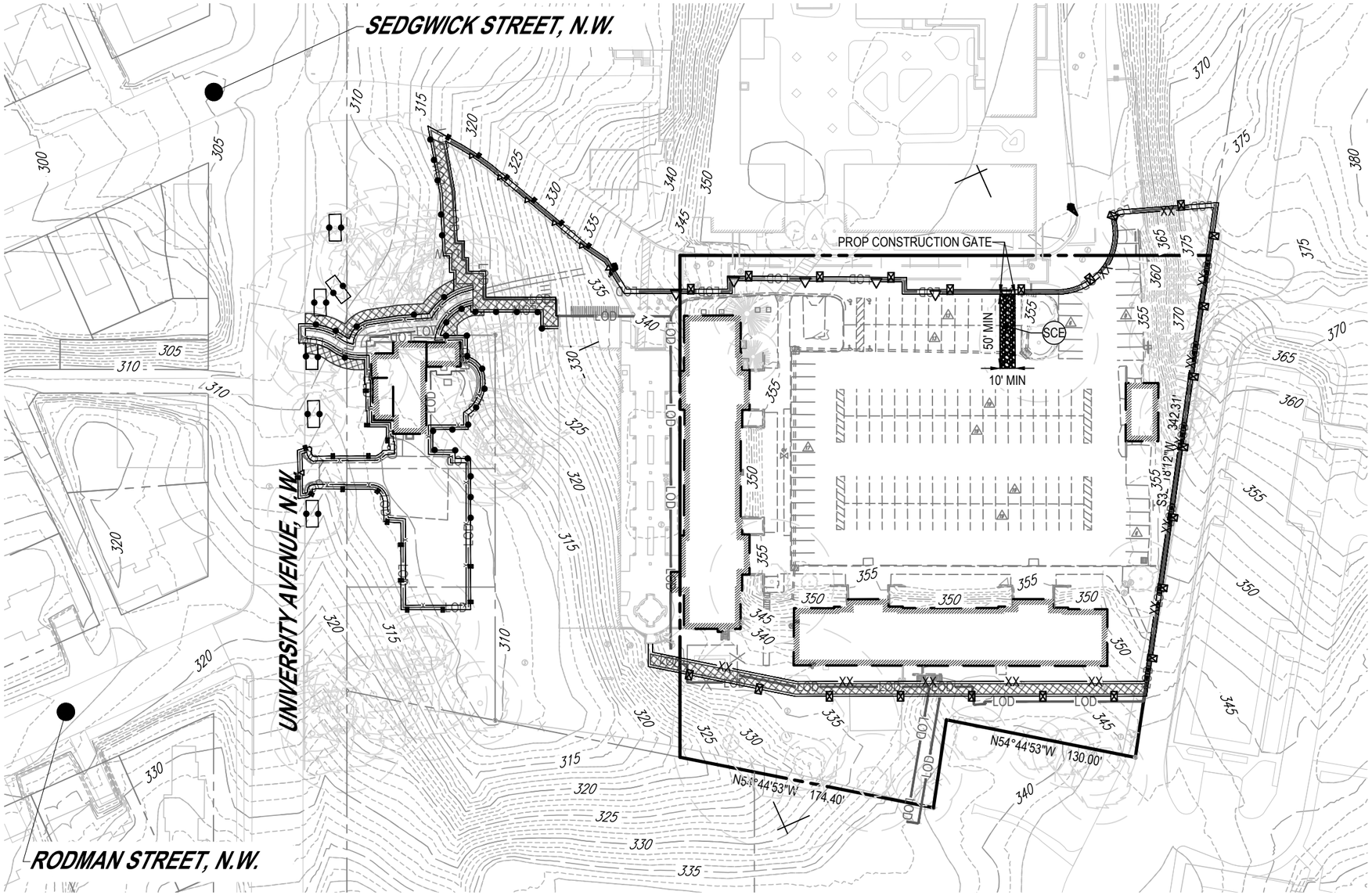
THE PROPOSED GRADING WILL TIE INTO EXISTING GRADES. THERE ARE TWO WALLS PROPOSED WITH THE CONSTRUCTION OF THE ADMINISTRATIVE BUILDING.

GRADING & UTILITY PLAN LEGEND

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

80 40 20 0 80

1"= 80'

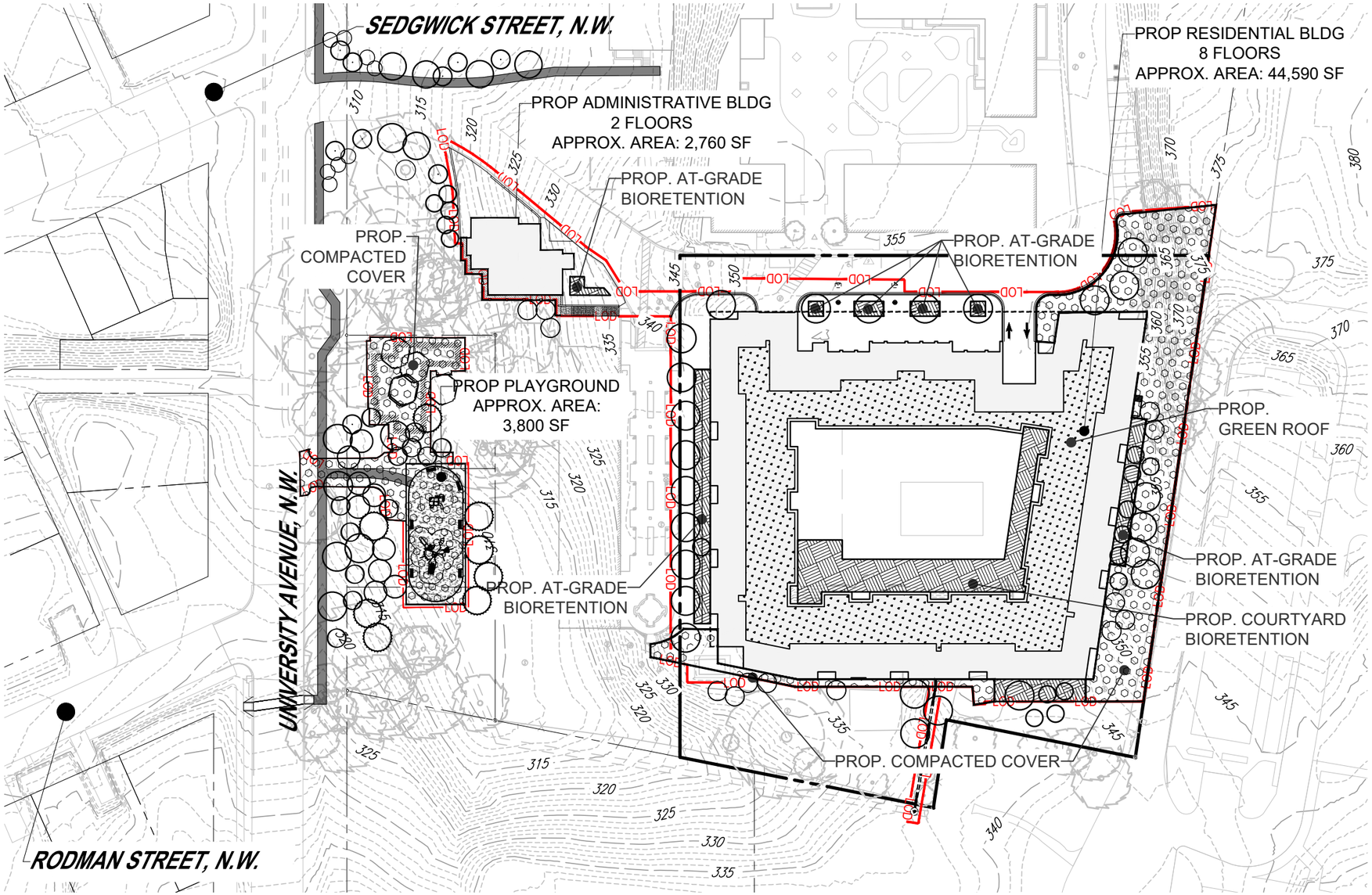


EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

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

EROSION AND SEDIMENT CONTROL LEGEND

- PROP SILT FENCE
- PROP SAFETY FENCE
- PROP TREE PROTECTION FENCE
- PROP SUPER SILT FENCE
- PROP SILT FENCE ON PAVEMENT
- PROP ROOT PROTECTION MATTING
- PROP CONSTRUCTION ENTRANCE



STORMWATER MANAGEMENT PLAN NARRATIVE

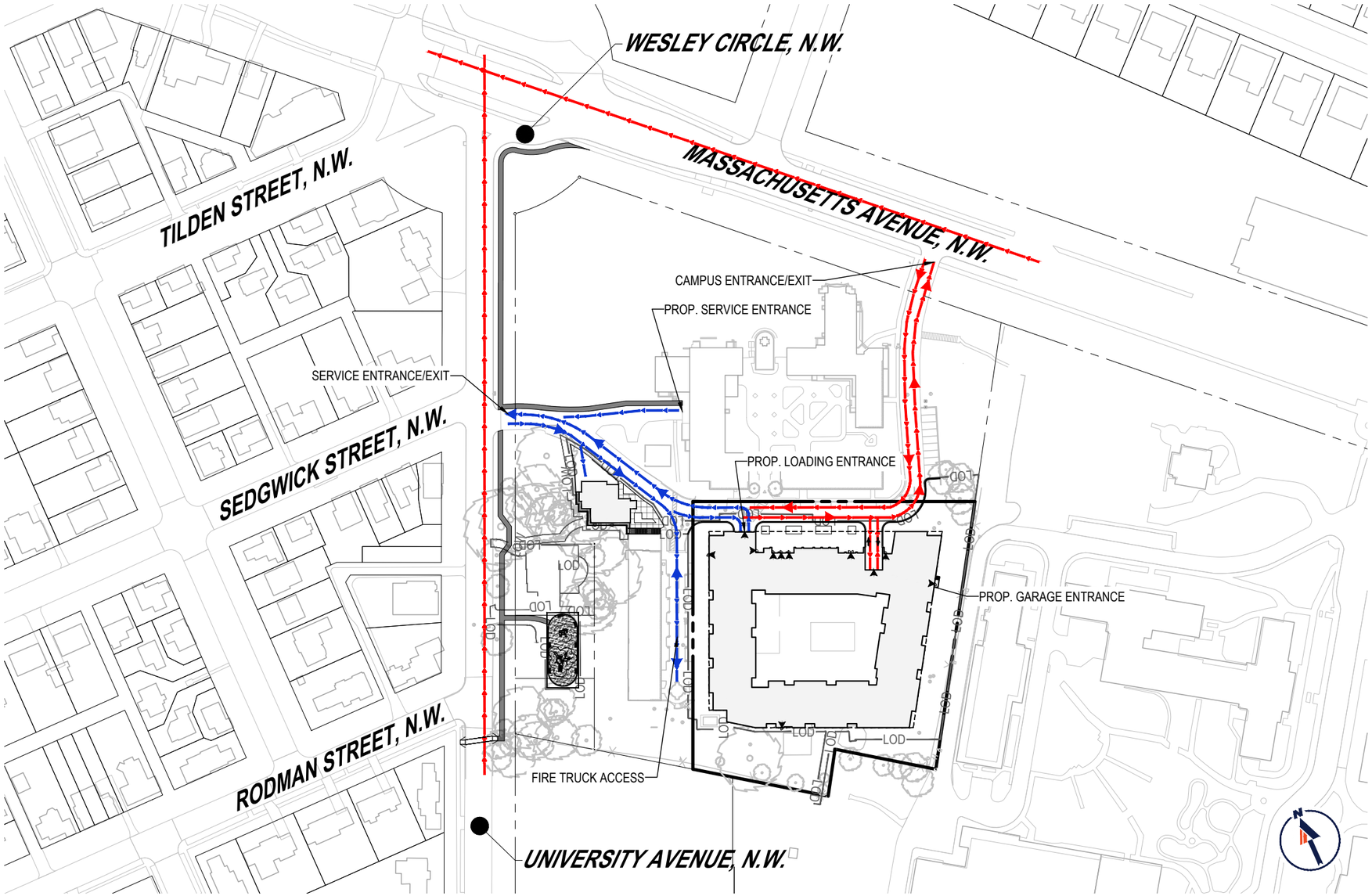
THE WORK ASSOCIATED WITH THIS PROJECT IS CATEGORIZED AS MAJOR LAND DISTURBANCE (MLD). THE CURRENT DESIGN INCLUDES GREEN ROOF, BIORETENTION FACILITIES, AND TREE PRESERVATION AS BEST MANAGEMENT PRACTICES (BMPs) THAT PROVIDE STRORMWATER RETENTION VALUE AND DETENTION VALUE.

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

FINAL BMP DESIGN WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

STORMWATER MANAGEMENT PLAN LEGEND

- PROP. GREEN ROOF
- PROP. BIORETENTION
- PROP. COMPACTED COVER
- LOD — LIMITS OF DISTURBANCE
- PROP. TREES



VEHICULAR CIRCULATION NARRATIVE

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

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

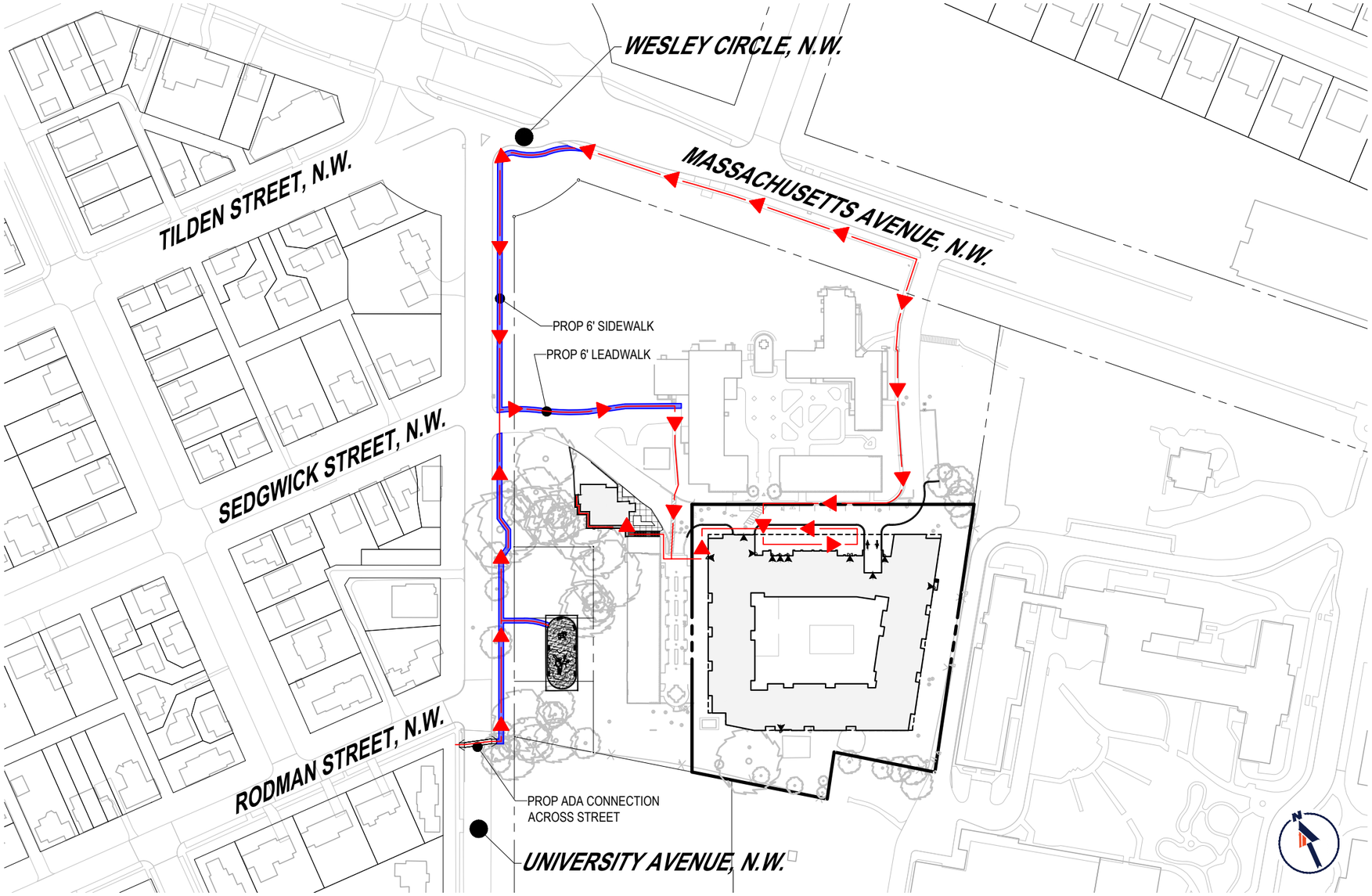
ACCESS TO BOTH THE LOADING AND GARAGE ENTRANCES IS OFF THE ON-SITE ROAD. FIRE LANE ACCESS IS THROUGH THE EXISTING PLAZA BETWEEN THE PROPOSED BUILDING AND THE EXISTING RESIDENCE HALL.

VEHICULAR CIRCULATION LEGEND

PRIMARY VEHICLE CIRCULATION DIRECTION

PRIMARY VEHICLE CIRCULATION ROUTE

SECONDARY VEHICLE CIRCULATION ROUTE



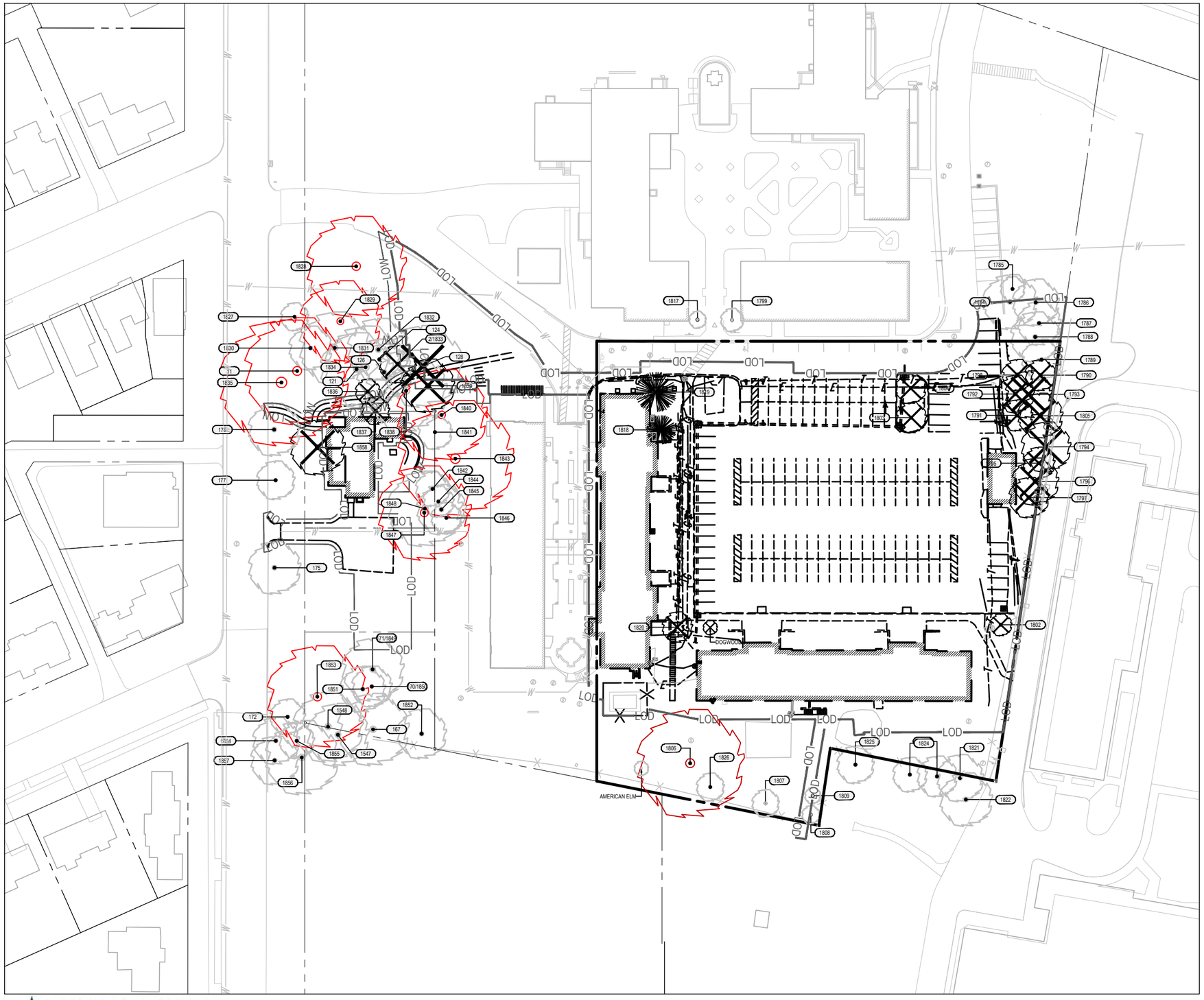
PEDESTRIAN CIRCULATION NARRATIVE

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

PEDESTRIAN CIRCULATION LEGEND

PROP 6' SIDEWALK

PEDESTRIAN CIRCULATION



INVENTORY PLAN NARRATIVE

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

INVENTORY PLAN LEGEND

EXISTING DRIP LINE TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

EXISTING HERITAGE TREES TO REMAIN

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 12.22.2022

SCALE: 1" = 80' - 0"

0' 40' 80' 160' 240'

BKV GROUP

EXISTING TREE CONDITION ANALYSIS

Wesley Theological Seminary 4500 Massachusetts Ave NW, Washington, DC 20016

PERFORMED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 05/21/2020

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

INVENTORY SCHEDULE LEGEND

EXISTING HERITAGE TREES

PRESERVATION PLAN NARRATIVE

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

PRESERVATION PLAN LEGEND

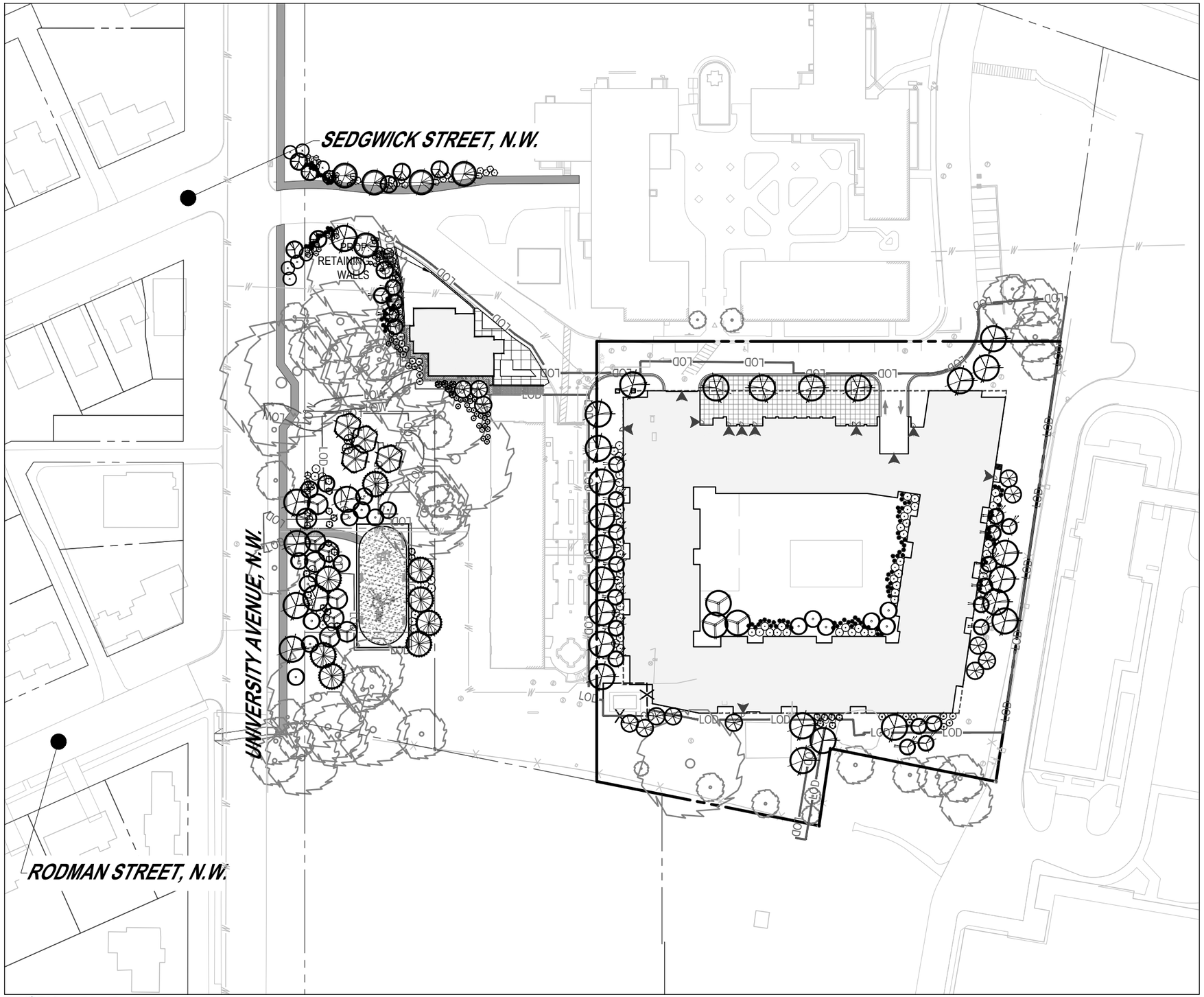
- CRITICAL ROOT ZONE EXCLUDED DUE TO EXISTING SITE CONSTRAINTS
- CRITICAL ROOT ZONE IMPACTED BY NEW CONSTRUCTION ACTIVITY
- CRITICAL ROOT ZONE TO BE MAINTAINED, NOT EFFECTED BY CONSTRUCTION ACTIVITY
- CRITICAL ROOT ZONE STRUCTURAL ROOT ZONE
- STOCKPILE AND STAGING AREA
- EXCAVATION FILL ROUTE

SCALE: 1" = 80' - 0"

0' 40' 80' 160' 240'

LANDMARK PROPERTIES

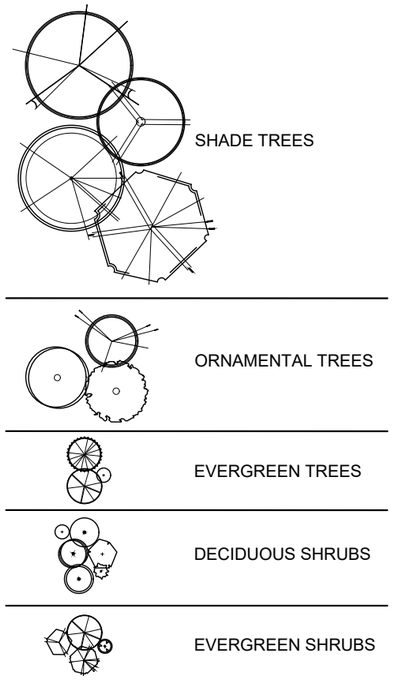
BKV GROUP



LANDSCAPE PLAN NARRATIVE

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

LANDSCAPE PLAN LEGEND



LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 12.22.2022

SCALE: 1" = 80' - 0"

0' 40' 80' 160' 240'

BKV GROUP

GREEN AREA RATIO NARRATIVE

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

GREEN AREA RATIO LEGEND

A1 - SOILS LESS THAN 24"

A2 - SOILS GREATER THAN 24"

A3 BIORETENTION FACILITY

C2 - GREEN ROOF GREATER THAN 8"

SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 12.22.2022

SCALE: 1" = 100' - 0"

0' 50' 100' 200' 300'

BKV GROUP

Green Area Ratio Scoresheet

Address: 4500 Massachusetts Ave NW

Other: 12/19/2022

Square	Lot	Zone District
1600	6, 7, 8, & 9	RA-1

Lot size (enter this value first) *	Lot area (sf)	Minimum Score	Multiplier	GAR Score
	381,878	0.40	SCORE:	0.409

	Landscape Elements	Square Feet	Factor	Native Bonus	Total
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth < 24"	1,700 (square feet)	0.30		510.0
2	Landscaped areas with a soil depth ≥ 24"	200,000 (square feet)	0.60		120,000.0
3	Bioretention facilities	9,000 (square feet)	0.40		3,600.0
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Groundcovers, or other plants < 2' height	(square feet)	0.20	(square feet)	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	(# of plants) 0	0.30	(# of plants)	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	(# of trees) 0	0.50	(# of trees)	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	(# of trees) 0	0.60	(# of trees)	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	(# of trees) 0	0.70	(# of trees)	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	(# of trees) 0	0.70	(# of trees)	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	(# of trees) 0	0.70	(# of trees)	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	(# of trees) 9 × 1600	0.80	(# of trees) 9	14,400.0
9	Vegetated wall, plantings on a vertical surface	(square feet)	0.60	(square feet)	-
C	**Vegetated or "green" roofs**				
1	Over at least 2" and less than 8" of growth medium	(square feet)	0.60	(square feet)	-
2	Over at least 8" of growth medium	(square feet) 20,000	0.80	(square feet)	16,000.0
D	**Permeable Paving*** **				
1	Permeable paving over 6" to 24" of soil or gravel	(square feet)	0.40		-
2	Permeable paving over at least 24" of soil or gravel	(square feet)	0.50		-
E	**Other**				
1	Enhanced tree growth systems***	(square feet)	0.40		-
2	Renewable energy generation	(square feet)	0.50		-
3	Approved water features	(square feet)	0.20		-
	sub-total of sq ft =	248,700			
F	**Bonuses**				
1	Native plant species	(square feet) 18,000	0.10		1,800.0
2	Landscaping in food cultivation	(square feet)	0.10		-
3	Harvested stormwater irrigation	(square feet)	0.10		-
	Green Area Ratio numerator =				156,310

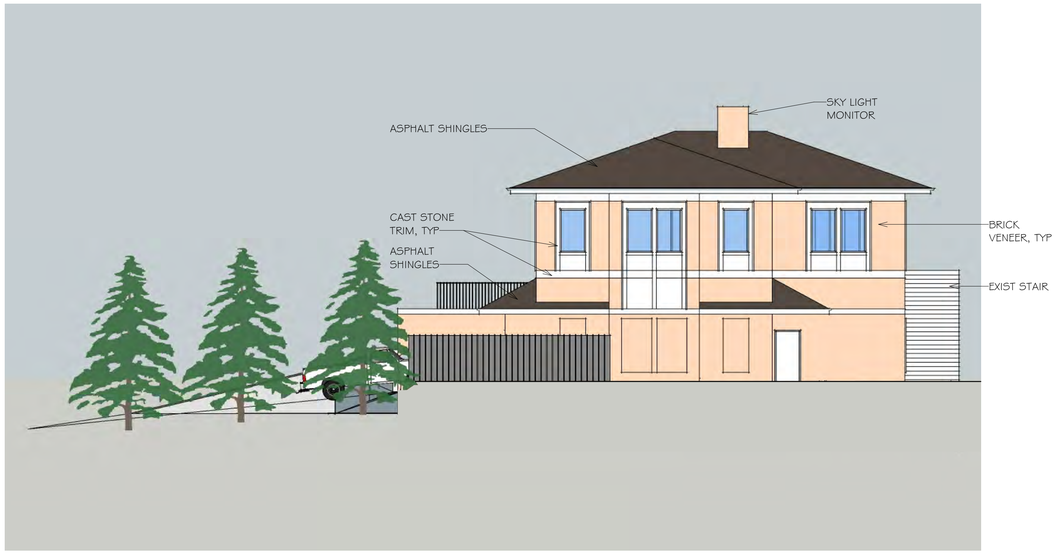
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.
Total square footage of all permeable paving and enhanced tree growth: -

GREEN AREA RATIO Worksheet*

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

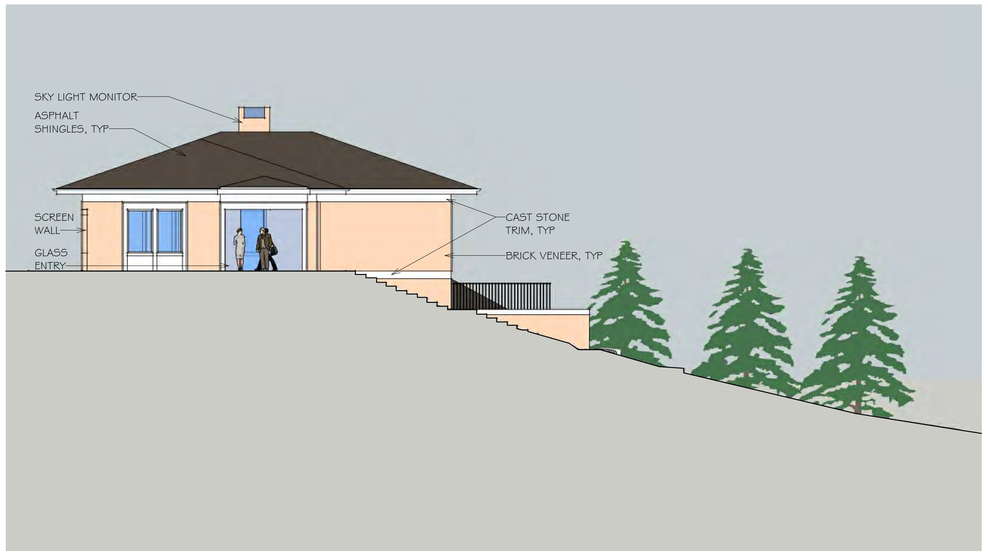
* See Green Area Ratio Scoresheet for category definitions

** Enter totals on the Green Area Ratio Scoresheet



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

Cole&DennyArchitects

333 North Fairfax Street
Alexandria, Virginia 22314

703.684.5994
coleanddenny.com

Consultants

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.

SK-1

Cole&DennyArchitects

333 North Fairfax Street
Alexandria, Virginia 22314

703.684.5994
coleanddenny.com

Consultants

New Administration Building -
Wesley Theological Seminary

4500 Massachusetts Ave NW
Washington, DC 20016

Seal

Key Plan

Drawing
Rendering

Submission Set

Rendering Submission	10/16/2020

Revisions

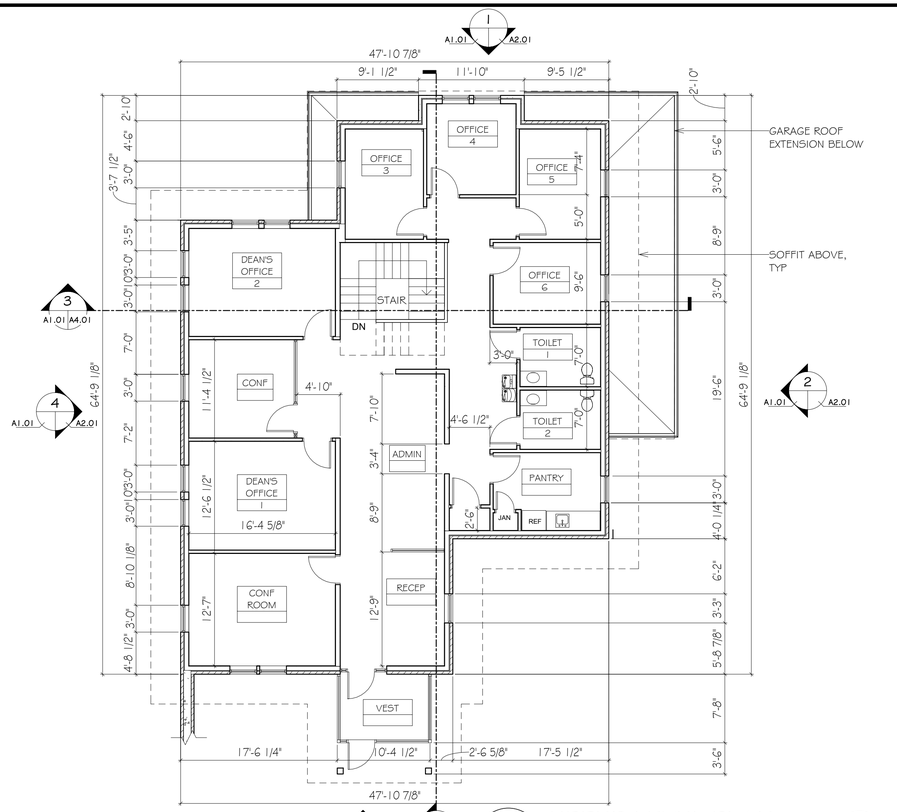
No.	Revision	Date

Date 16 October 2020

Project No. 20003

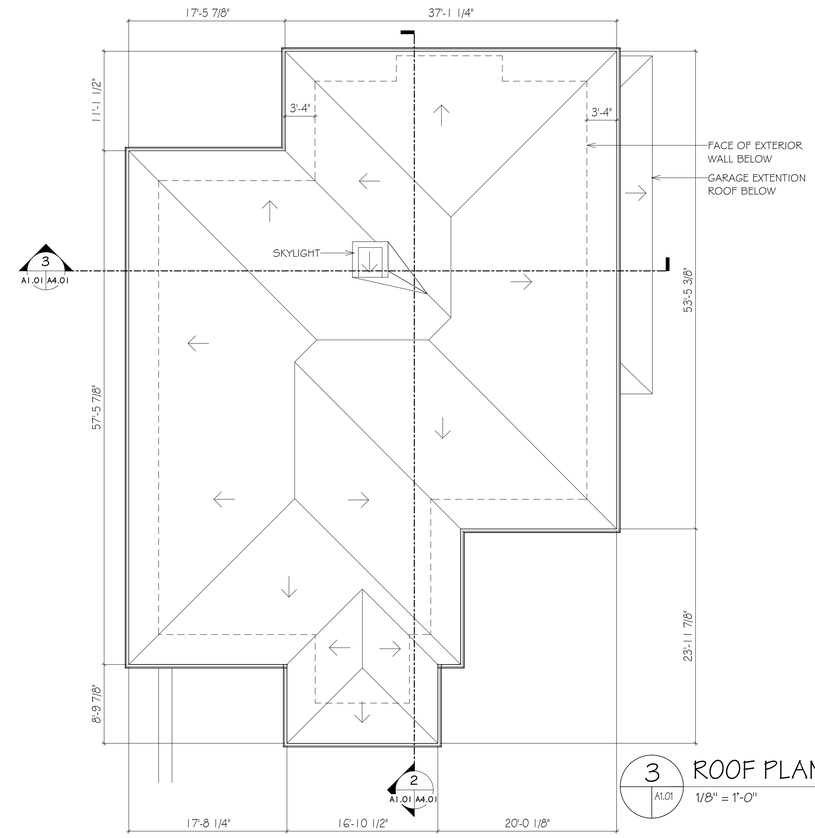
Sheet No.

SK-01



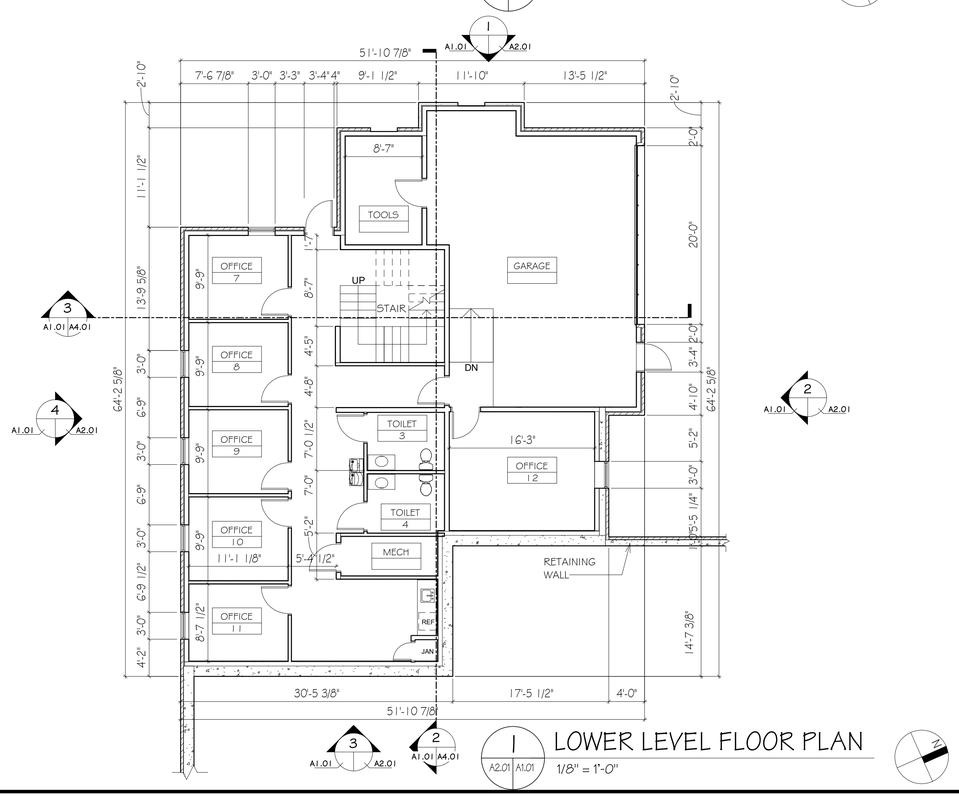
2 UPPER LEVEL PLAN

1/8" = 1'-0"



3 ROOF PLAN

1/8" = 1'-0"



1 LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

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Alexandria, Virginia 22314

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coleanddenny.com

Consultants

New Administration Building - Wesley Theological Seminary

4500 Massachusetts Ave NW
Washington, DC 20016

Seal

Key Plan

Drawing

Upper Level, Lower Level and Roof Plans

Submission Set

Design Document Submission	08/07/2020

Revisions

No.	Revision	Date

Date 7 August 2020

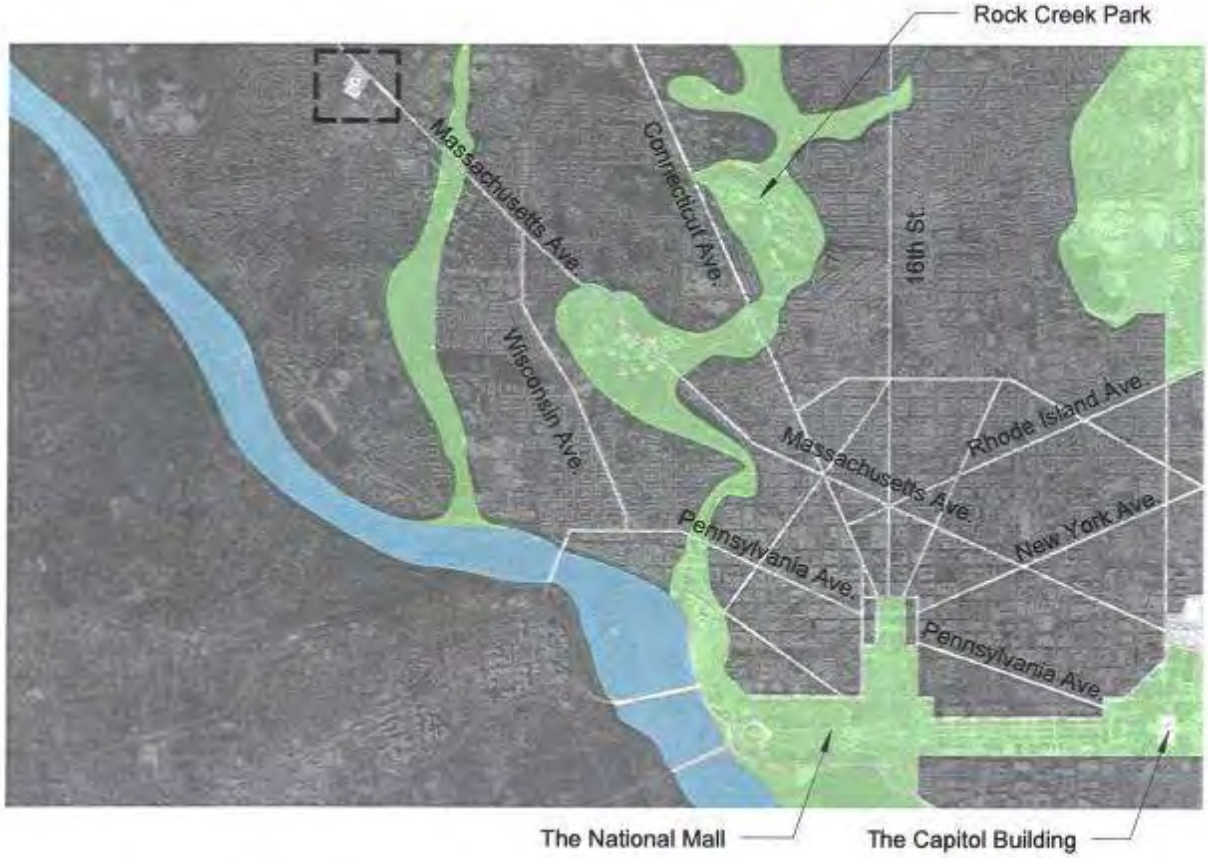
Project No. 20003

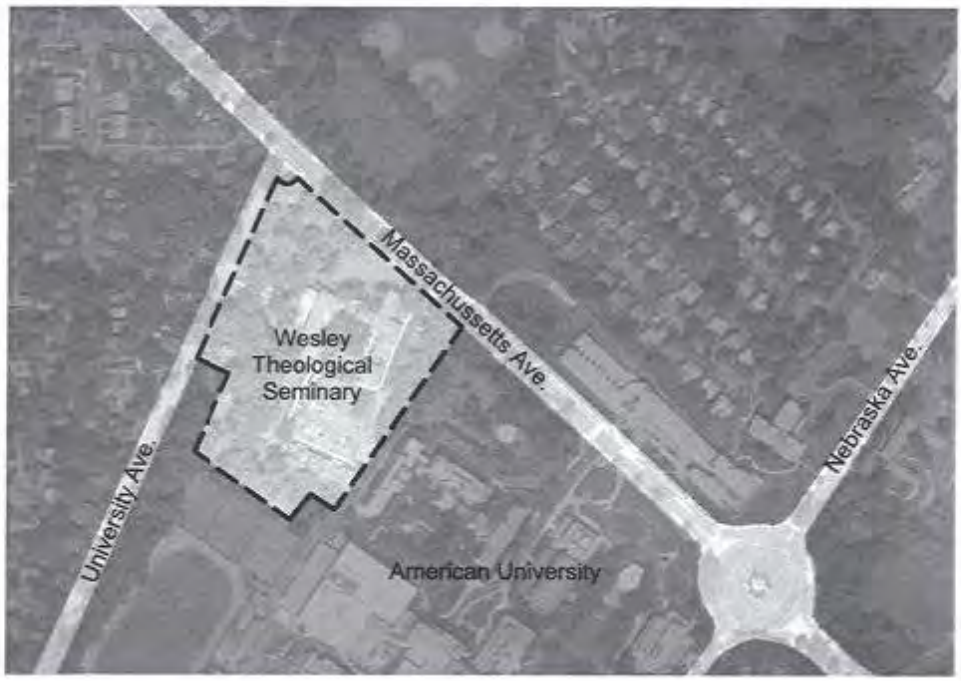
Sheet No.

A1.01

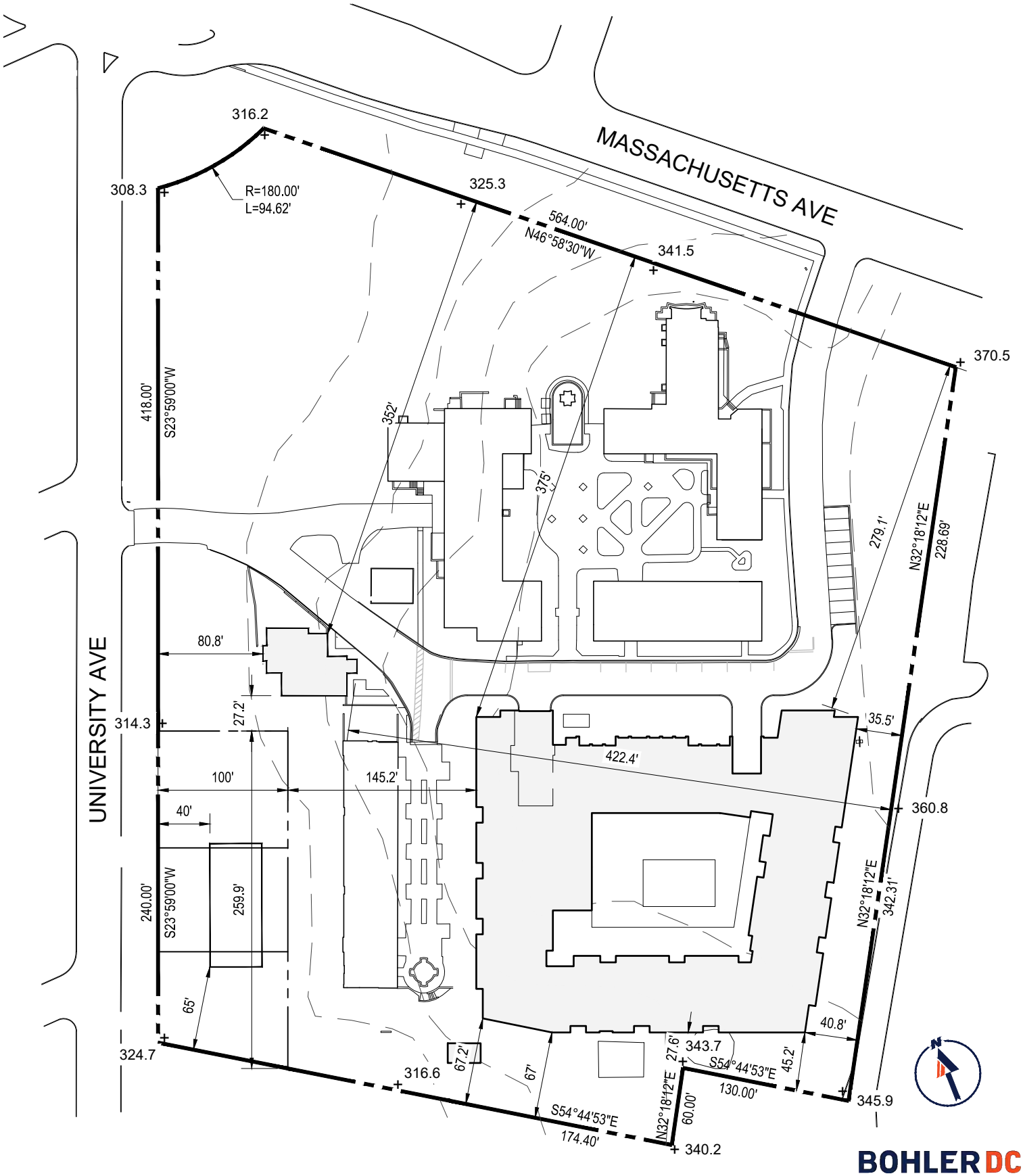
EXHIBIT “H”

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT A - SITE LOCATION





WESLEY SEMINARY CAMPUS PLAN
EXHIBIT E - SITE ZONING PLAN



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View from Massachusetts Ave NW

View from University Ave NW
Summer

BKV GROUP

View from University Ave NW
Summer - Ghosted context

BKV GROUP

View from University Ave NW
Winter

BKV GROUP

View from University Ave NW

Summer

BKV GROUP

View from University Ave NW

Summer - Ghosted context

BKV GROUP

View from University Ave NW
Winter

BKV GROUP

View from University Ave NW

Summer

View from University Ave NW
Winter

BKV GROUP

View from University Ave NW
Summer

View from University Ave NW
Winter

View from Wesley Circle NW

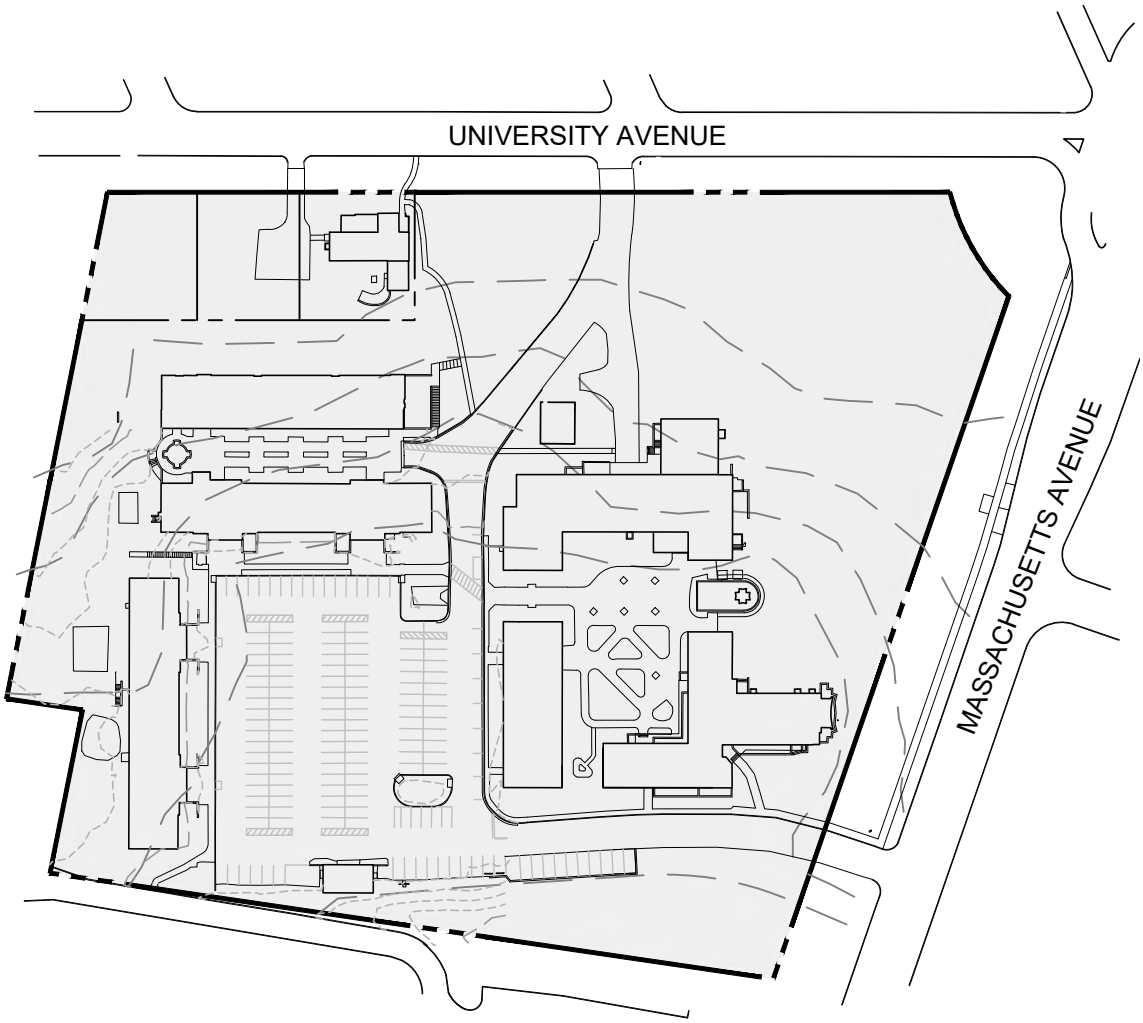
Summer

View from Wesley Circle NW
Winter

View from Wesley Circle NW
Winter - Ghosted context

BKV GROUP

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT J - EXISTING AND PROPOSED PROPERTY BOUNDARY



KEY

PROPERTY OWNED BY WESLEY THEOLOGICAL SEMINARY

CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

NOTE

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

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WESLEY SEMINARY CAMPUS PLAN

EXHIBIT K - EXISTING ZONING

KEY

RESIDENTIAL APARTMENT ZONE

RESIDENTIAL ZONE

CAMPUS PLANS

MIXED-USE ZONE

NEIGHBORHOOD MIXED-USE ZONE

PUD

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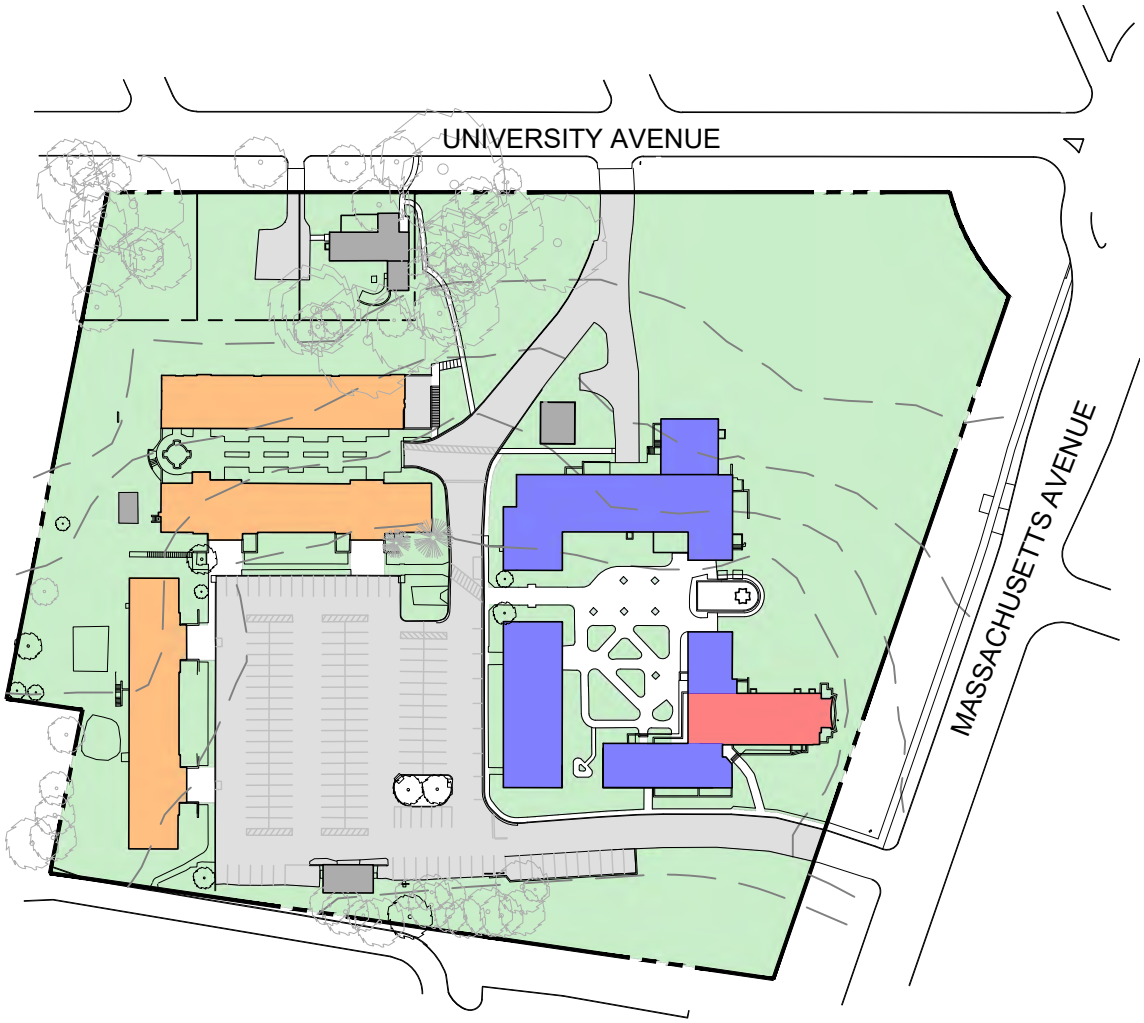
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT L - EXISTING LAND USE



KEY

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

150 75 37.5 0 150

1"=150'

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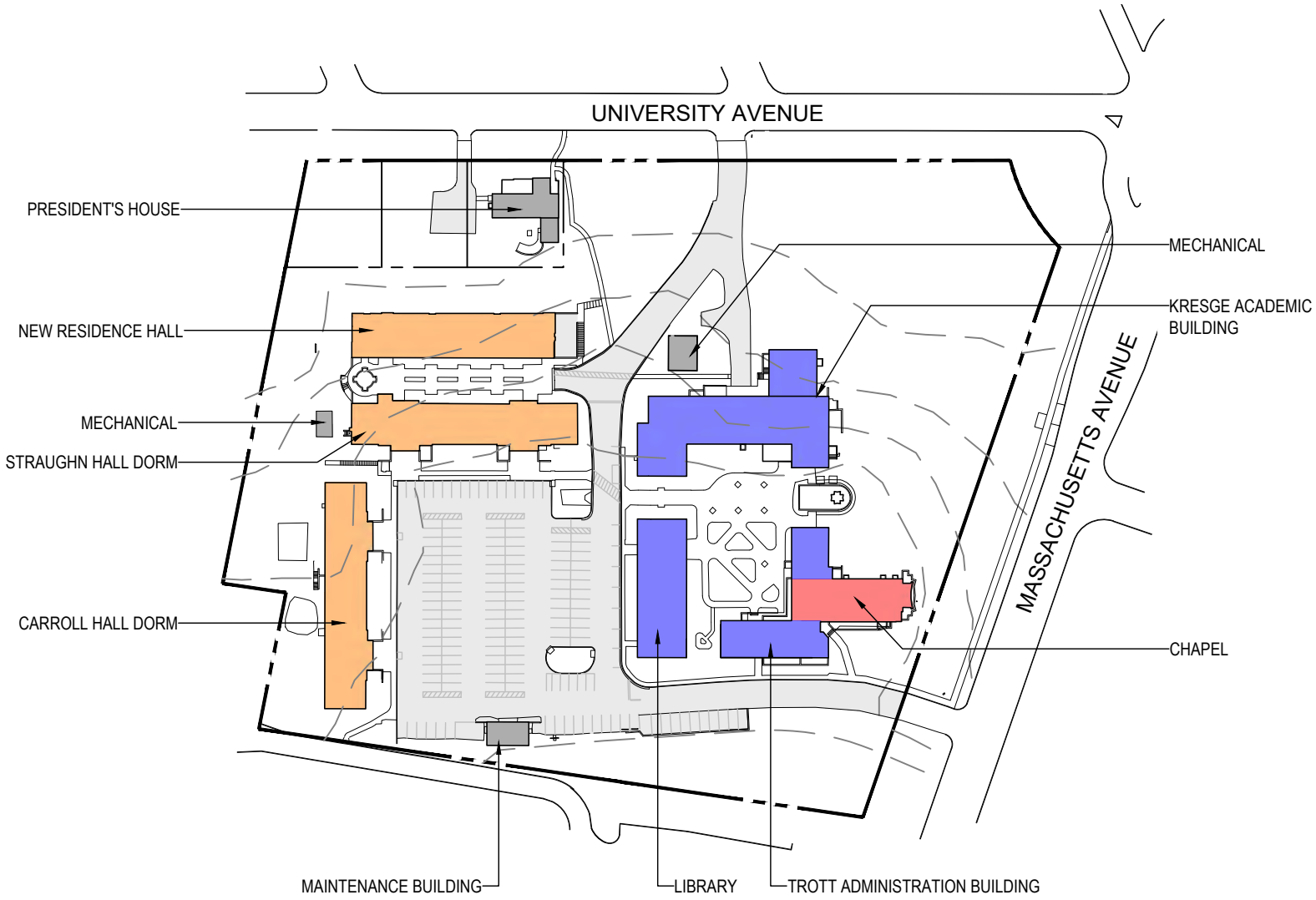
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT M - EXISTING BUILDING USE AND INFRASTRUCTURE



KEY

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

150 75 37.5 0 150

1"=150'

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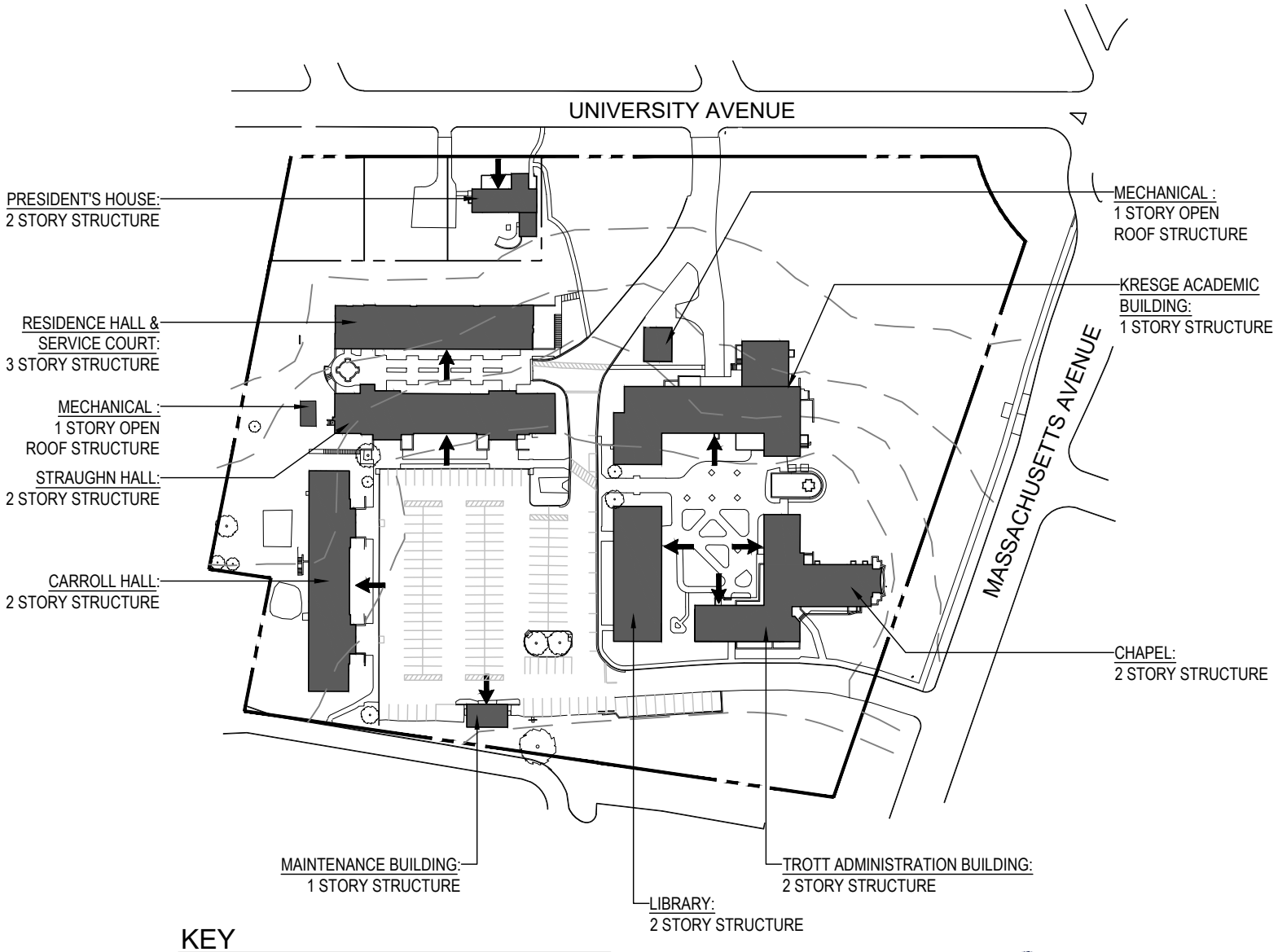
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT N - EXISTING BUILDING HEIGHTS



KEY

FRONT OF BUILDING

CAMPUS BOUNDARY

EXISTING BUILDINGS

150 75 37.5 0 150

1"=150'

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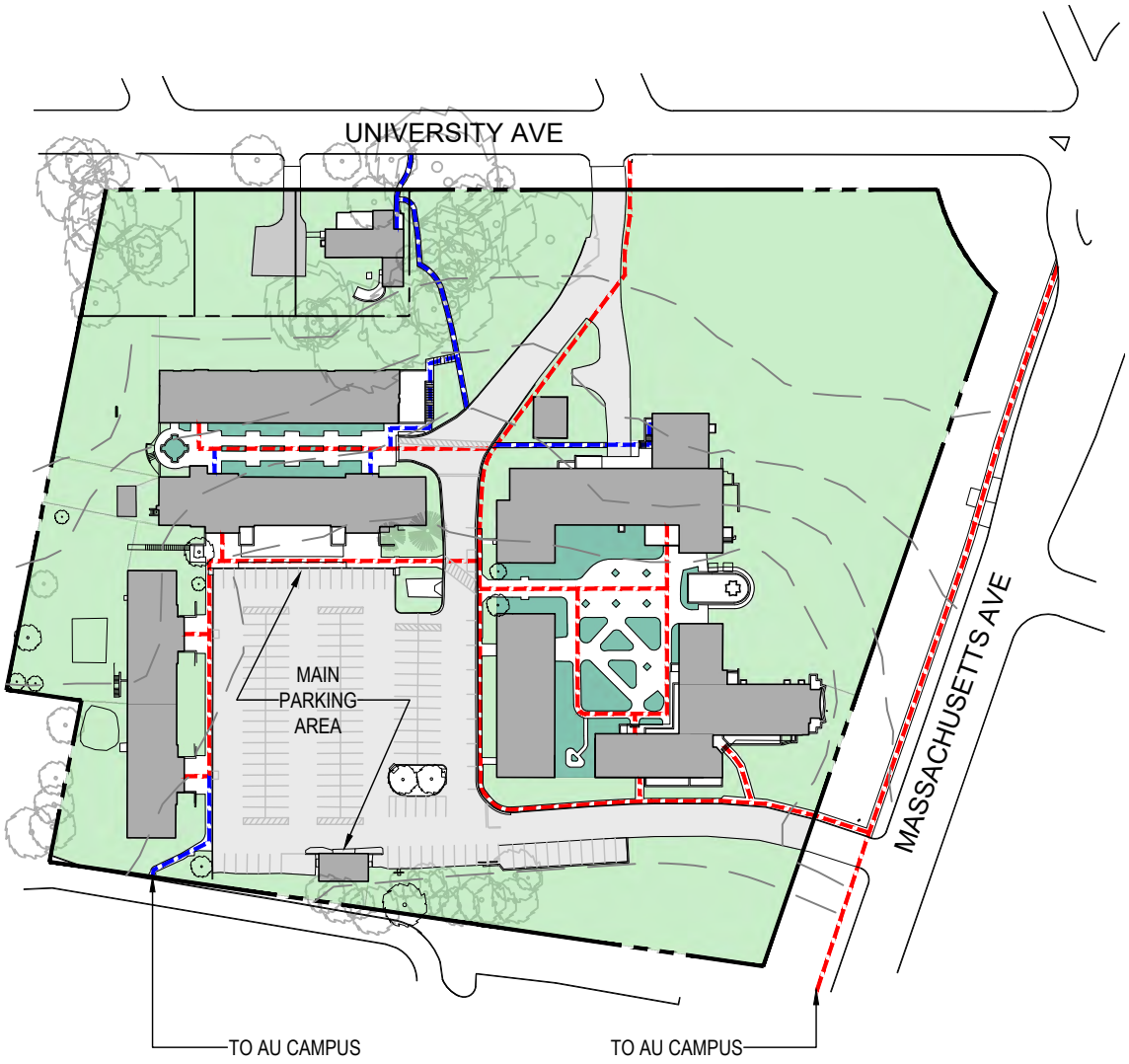
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT O - EXISTING OPEN SPACE AND PEDESTRIAN SYSTEM



KEY

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

150 75 37.5 0 150

1"=150'

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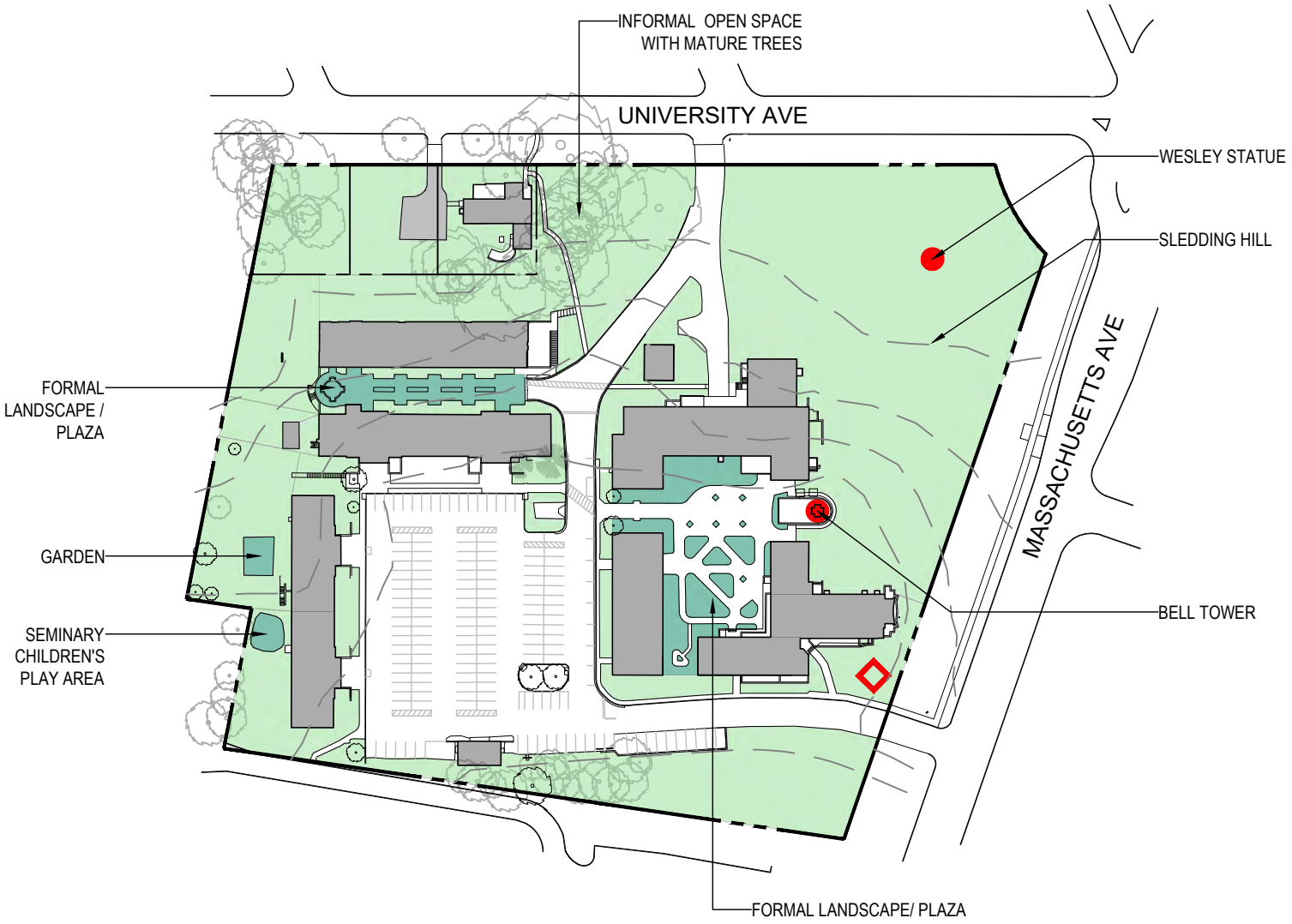
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT Q - EXISTING SITE AMENITIES



KEY

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

150 75 37.5 0 150

1"=150'

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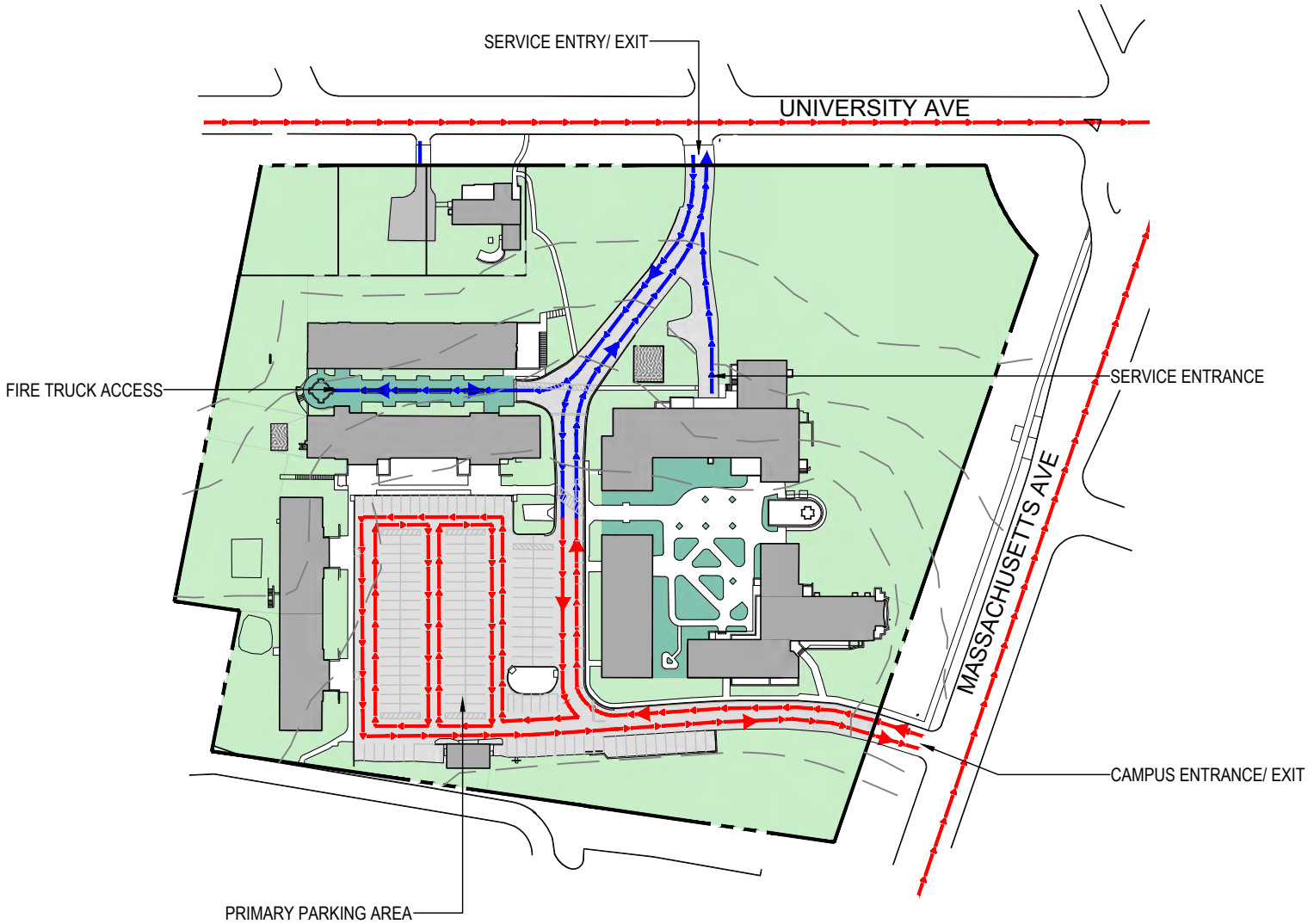
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT R - EXISTING VEHICLE CIRCULATION NETWORK



KEY

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

150 75 37.5 0 150

1"=150'

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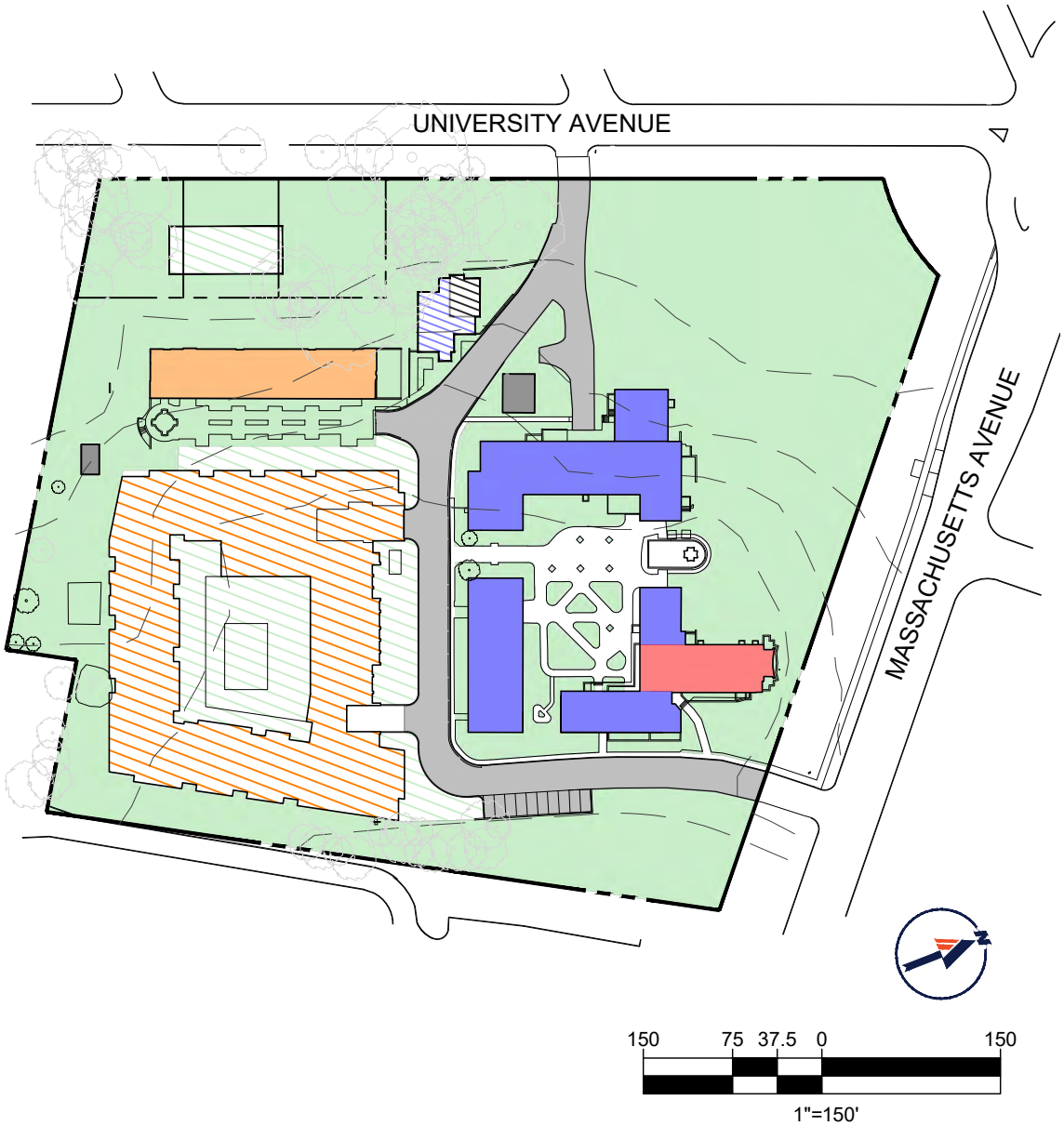
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT U - PROPOSED LAND USE



KEY

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

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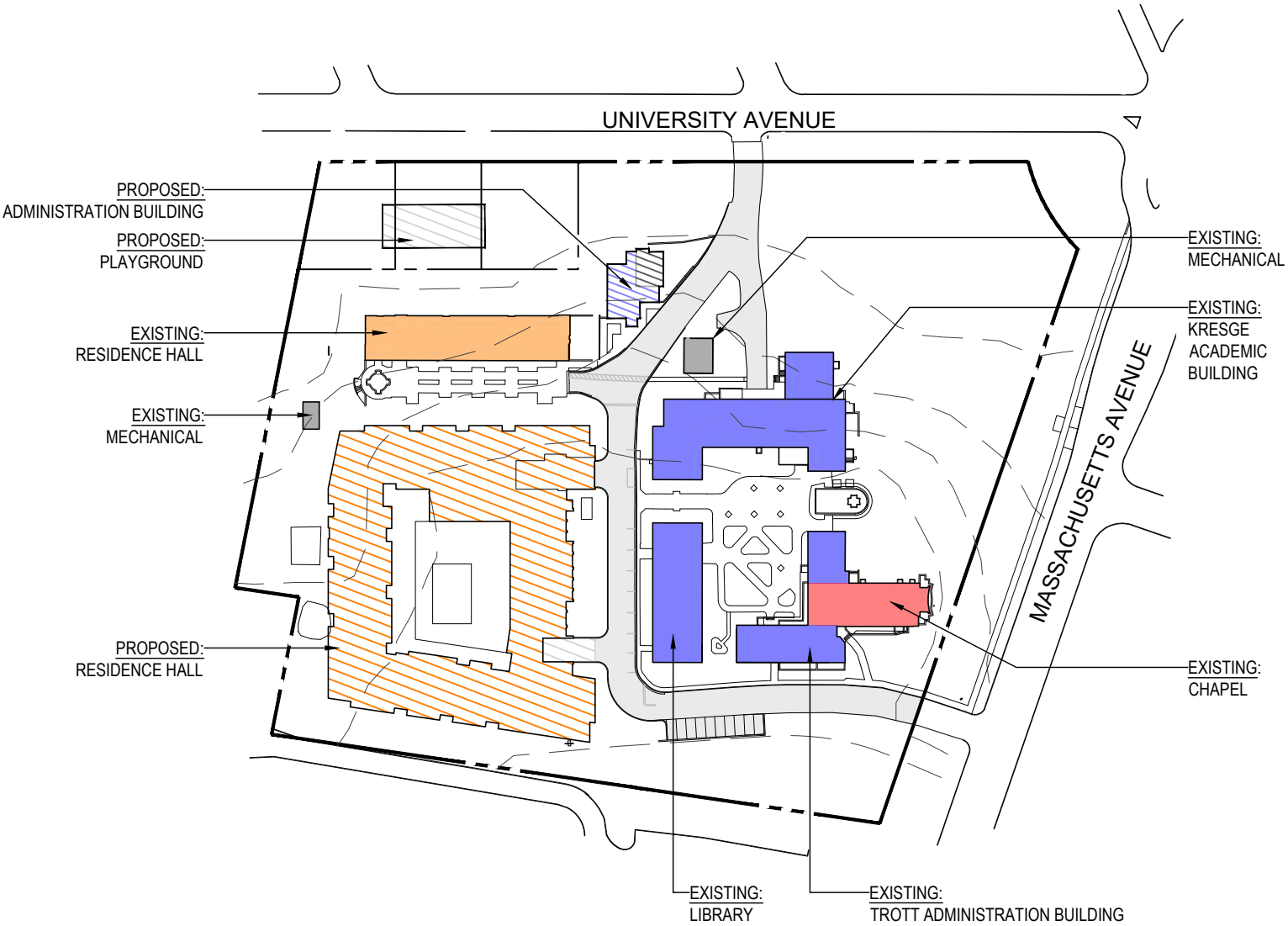
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT V - PROPOSED BUILDING USE AND INFRASTRUCTURE



KEY

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

150 75 37.5 0 150

1"=150'

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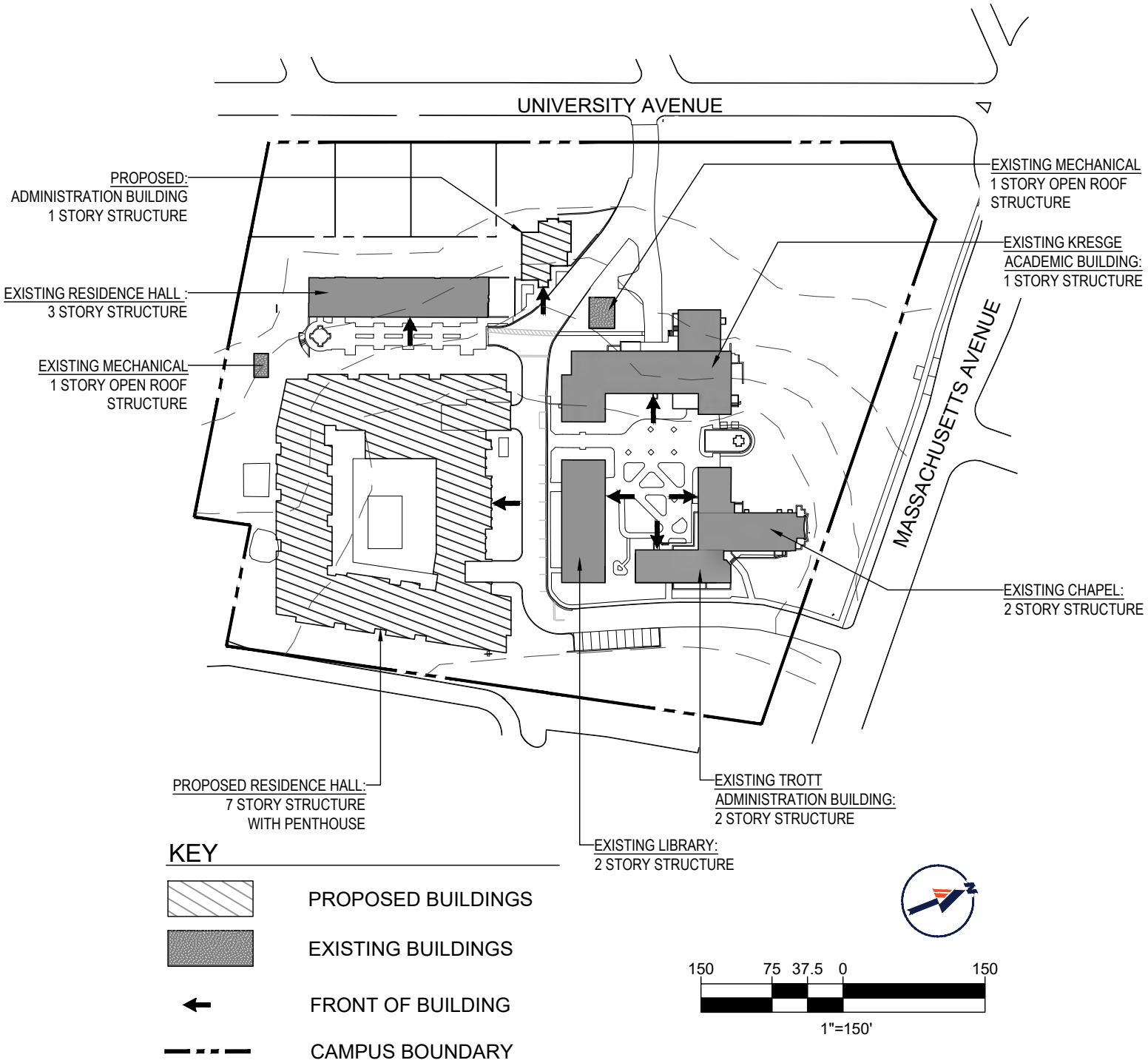
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT W - PROPOSED BUILDING HEIGHTS



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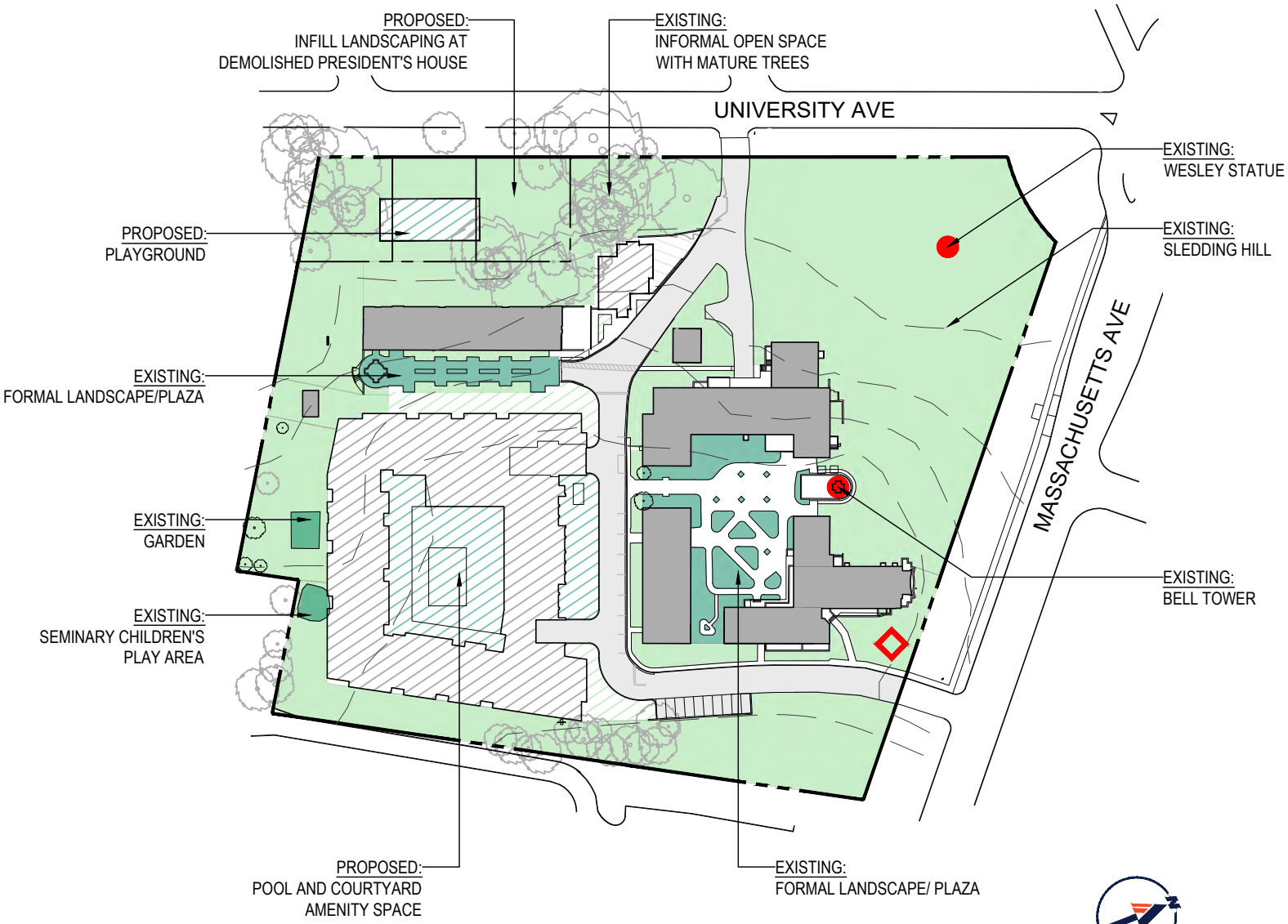
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT X - PROPOSED SITE AMENITIES



KEY

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

150 75 37.5 0 150

1"=150'

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WESLEY
THEOLOGICAL SEMINARY

Commitment to Diversity, Equity, and Inclusion

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

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

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

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

REASONS FOR WESLEY'S COMMITMENT

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

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

INSTITUTIONAL OVERSIGHT

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

I. DEI Committee

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

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

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

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

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

The DEI Committee shall have the following duties:

(1) Nominate an individual to serve as the Seminary's DEI Officer to be appointed by the President and act until otherwise determined.

(2) Collaborate with the DEI Officer and assist in advancing the goals of this DEI Commitment.

(3) Participate in educating the Seminary community on DEI issues by encouraging engagement and facilitating awareness activities and opportunities that amplify the Seminary's commitment to creating a diverse, equitable, and inclusive community. Expand DEI focuses to embrace individual consciousness and communal commitment to creating an enviable diverse experience for all persons affiliated with Wesley.

(4) Develop procedures to promote and implement Wesley's commitment to diversity, equity, and inclusion. Amplify DEI awareness through surveys, events, a dynamic webpage, DEI tools for faculty to use in curriculum and classroom and being equipped to have answers for any person who asks about the hope we have (1 Pet 3:15) in our calling to welcome everyone to Wesley's community for an encounter of the love of God.

(5) Monitor the Seminary's application, admission, retention, recruitment, and hiring procedures to ensure that these support Wesley's DEI commitment and report any departures from this commitment to the person(s) responsible for the area of concern and to Wesley's president.

(6) Through the DEI Officer, report at least annually to the president and to the Board's Enrollment and Academic Programs Committee about all significant matters related to the DEI Committee.

(7) Recommend to the president and the Board, as the committee deems appropriate, any changes needed to this policy.

II. DEI Officer

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

The DEI Officer shall have the following duties:

(1) Coordinate DEI activities that involve the committee and engage students, staff, faculty, administrators, and the Board.

(2) Consult with the DEI Committee Chair to manage meeting logistics and disseminate information to the DEI Committee members.

(3) Consult and coordinate with the Title IX Coordinator, the Director of Human Resources, and the Associate Dean for Community Life, and other Seminary personnel regarding DEI issues.

(4) On behalf of the DEI Committee, report at least annually to the president and to the Board's Enrollment and Academic Programs Committee regarding all significant matters related to the DEI Committee.

III. Seminary Administration

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

(1) Lead, support, and monitor the Seminary's commitment to diversity, equity, and inclusion.

(2) In admitting and supporting students, and in hiring and promoting faculty, staff, and administrators, take intentional actions to advance the Seminary's commitment to diversity, equality, and inclusion.

(3) Coordinate with the DEI Committee and DEI Officer in these efforts, including where appropriate with respect to recruiting, hiring, and promotion decisions.

IV. Board of Governors

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

(1) Approve an annual budget for DEI programming and a DEI Officer stipend.

(2) In selecting its members, and in appointing members to leadership positions on the Board, seek commitment to advance the Seminary's commitment to diversity, equality, and inclusion.

(3) As part of its oversight role, support and monitor the Seminary's efforts to promote diversity, equity, and inclusion.

(4) Review the DEI Officer's reports to the Board's Enrollment and Academic Programs Committee, and act if needed in response to such reports.

PUBLICATION OF THIS POLICY

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

***Advisor**: John C. Millian*

Reviewed by:

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