

**Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
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February 6, 2006

Ms Carol Mitten
Chair
Zoning Commission for the District of Columbia
Office of Zoning
440 4th Street, NW, Suite 210-S
Washington, DC 20001

RE Case No 65-40 (Wesley Theological Seminary of the United Methodist Church – Campus Plan Square 1600, Part of Lot 811 in the R-5-A District

Dear Chairman Mitten

Advisory Neighborhood Commission 3D held its regularly scheduled meeting on February 1, 2006 and, with a quorum (5) present at all times, voted 7-0-0 to approve the application of Wesley Theological Seminary (hereinafter the Seminary) for a Campus Plan with three conditions. Notice of the commission's meeting was posted on the ANC's website, throughout the commission area and in the Northwest Current for two week preceding the meeting. The Seminary made a preliminary presentation to the commission on December 7, 2005, which was posted similarly two weeks prior to the meeting.

The Campus Plan, for the years 2006 through 2015, proposes that the Seminary fulfill its academic mission, and create improved campus and building space through a combination of renovation, demolition and new construction.

The Commission voted to support the application filed pursuant to 11 DCMR §§ 3104 and 210 as it appears to be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, subject to the three conditions noted below. The Seminary owns 9 acres adjacent to the American University Campus and the Spring Valley residential development. The total campus density is slightly more than 50 percent of what is permitted and will add 72,500 sq ft of gross floor area for an overall area of 210,500 sq ft.

The commission agreed that the atmosphere on the Seminary campus is more spiritual or subdued than would be found on the adjacent AU campus. It is well contained within its boundaries and most of the potential impacts are mitigated because the proposed buildings would be set back from neighboring residential areas.

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A below grade parking garage will be provided under the plan. Traffic entering the property will do so off of Massachusetts Avenue and signs on campus will direct all exiting traffic to make a "right turn only" taking it from University Avenue back onto Massachusetts Avenue. This will keep all campus-related traffic from entering the neighborhood.

The Campus Plan will be undertaken in 2-3 phases over the next 10 years, and the boundaries of the Campus Plan will be reconfigured to exclude three single-family residential lots on University Avenue which will continue to be zoned R-5-A. The commission was informed that the three lots are not included in this application, except to the extent that the Seminary is seeking to exclude the lots from the Campus Plan boundaries.

Concern was expressed in discussion of the zoning for the three building lots (each approximately 8,000 square feet) as they will be immediately adjacent to residential lots in Spring Valley that are zoned R-1-B. Given the additional density allowed under R-5-A zoning, the commission sought assurance that density appropriate to the surrounding neighborhood would be preserved, that the lots would not be subdivided into more than three lots, and that no more than one, single-family dwelling would be constructed on each of the three lots. The commission was informed that future development of the lots had been discussed with members of the community and that the lots would be subject to covenants addressing the foregoing concerns.

A second area of concern is the suspected existence of a WWI munitions bunker between the building lots and the proposed driveway location. The Army Corps of Engineers Area of Interest Task Force has slated this area for further investigation.

A third area of concern related to the number of students and faculty/staff as well as the adequacy of on-site parking. The commission was informed that the current number of graduate students and faculty/staff is 650 and 89, respectively. The commission was informed that the Seminary expects enrollment and faculty/staff to remain about the same over the life of the Campus Plan, and that a ten percent (10%) growth rate would be more than sufficient. At the commission meeting, it could not be determined whether the proposed parking facilities were adequate to meet requirements, so the parties agreed to defer this issue for further consideration by the Zoning Commission.

In conclusion, Advisory Neighborhood Commission 3D approves the application of Wesley Theological Seminary for special exception approval for the review and approval of its Campus Plan through the year 2015 by a vote of 7-0-0 subject to the following three conditions:

That the three building lots of approximately 8,000 sq. ft. each meet the zoning requirements of the surrounding neighborhood and be subject to covenants agreed to by the neighbors with respect to future development of the lots;
That ample parking be provided to meet the requirements outlined in Title 11 § 2101 1,
and

That the number of graduate students and faculty/staff be capped at 716 and 100, respectively, over the approved life of the Campus Plan, to allow a modest 10 percent growth in the current number of graduate students (650) and faculty/staff (89)

The commission asks that its opinion be given the “great weight” to which it is entitled under DC Law

Sincerely,

A handwritten signature in black ink that reads "Jill Stern". The signature is written in a cursive, flowing style.

Jill Stern
Chair
ANC 3D

cc David McAllister-Wilson