



THE WESLEY THEOLOGICAL SEMINARY



SPRING VALLEY CAMPUS PLAN

YEAR 2006 THROUGH 2015

ZONING COMMISSION

CASE No. 05-40

EXHIBIT No. 3

ZONING COMMISSION
District of Columbia
CASE NO. 05-40
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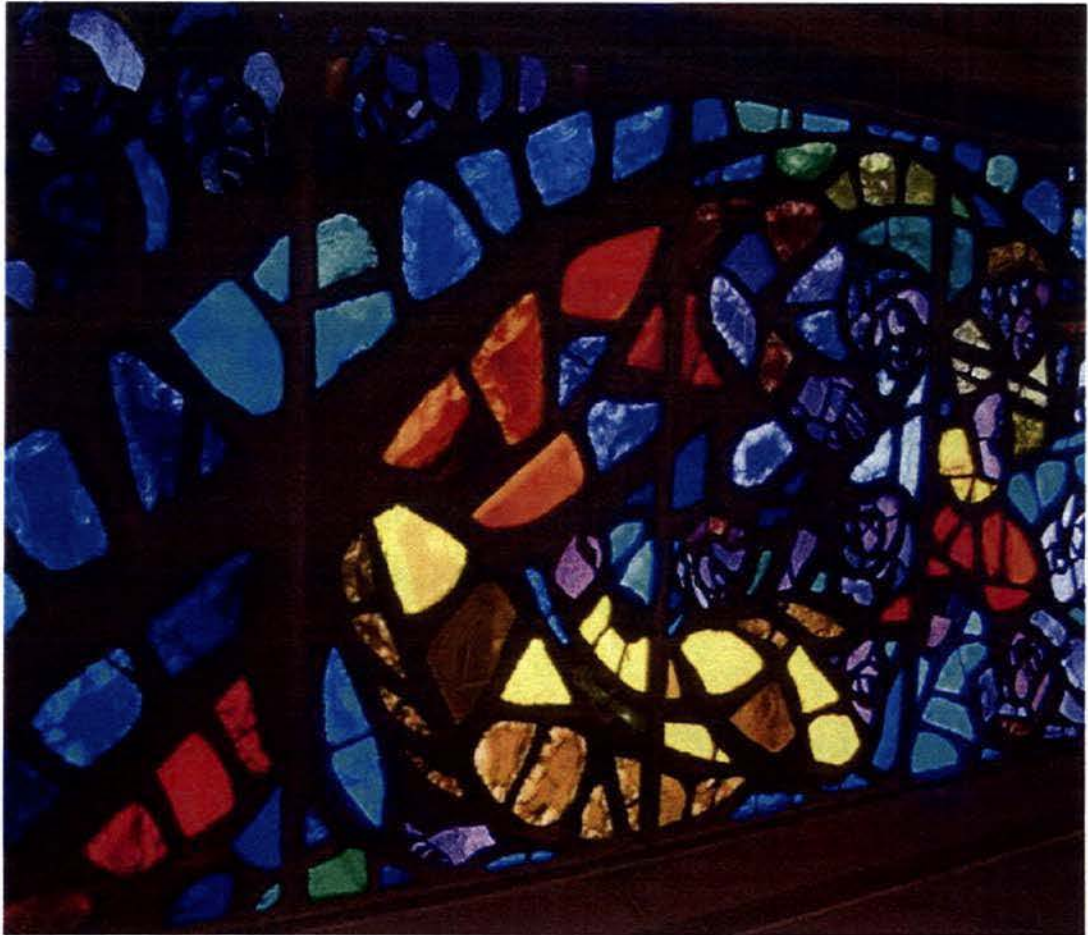
*The figure of Christ on the exterior wall of the chapel facing
Massachusetts Avenue was carved on site*



EXECUTIVE SUMMARY

INTRODUCTION

Since its creation in 1882 and for almost fifty years at its current location, Wesley Theological Seminary ("Wesley Seminary") has been at the leading edge of theological education in this country. With 650 graduate students, 24 full-time and 25 part-time faculty members and 40 staff members, Wesley Seminary is one of the best known of the 246 accredited seminaries in the United States and Canada. The Wesley Seminary community is diverse in all respects, including religion, culture and age.



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

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

The Wesley Seminary Campus is deceiving. Although outwardly tranquil and relaxed, it is, in reality, a place of great energy and excitement. Wesley Seminary has embraced the 21st century of theological education, and now needs to upgrade its 1958-era campus for that journey.



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

GOALS, STRATEGIES AND PRINCIPLES

This Campus Plan proposal is driven by Wesley Seminary's Strategic Vision of "Ministry 2044," and the related Goals, Strategies and Planning Principles. Taking the long-term view for the next generation, Wesley Seminary has adopted "Ministry 2044" as its guiding force for the future. This strategic vision has three main elements:

1. To play a key role in the revitalization of the Church;
2. To honor the Wesley Seminary's mission and vision with high quality and financially viable activities; and
3. To maintain Wesley Seminary's distinctive place and role in theological education by offering the full range of programs and activities.

As it has taken shape, "Ministry 2044" has produced three goals:

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

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

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



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

To help guide Wesley Seminary in developing the Campus in a manner that is directed towards achieving the Seminary's goals and responding to the factors shaping the future of the institution, the following key planning principles were established:

- Focus and strengthen the academic and worship core, consolidate academic departments and re-shape existing assets to capture program area,
- Physically provide a unified campus image and a welcoming “public face,”
- Expand and focus the campus residential community,
- Improve the library environment,
- Link the academic and residential cores,
- Create spaces for community and recreation,
- Refine the site access,
- Improve parking facilities,
- Express the special character of the Campus by enhancing and creating a clear, distinct and unified open space system, both on street frontage and internal open spaces, and
- Balance the desire to develop a recognizable and attractive campus setting with the need to build the campus at densities consistent with surrounding development



The Campus Master Plan envisions renovating the existing library for use as a campus center.

CAMPUS PLAN 2006 THROUGH 2015

The Campus Plan is intended to allow Wesley Seminary to fulfill 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 hill top campus.

The Campus Plan will maintain the current level of enrollment, and add 72,500 square feet of gross floor area, which brings the total campus density to just slightly more than fifty percent (50%) of the maximum permitted. 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 will be added to the Campus. Specifically, the following is proposed:

- Maintain the central core of the Campus,
- Replace the two existing dormitories, increasing student beds from 160 to 220;
- Construct a new underground parking facility and increase overall parking from 115 designated spaces to 200 spaces,
- Renovate the existing library for use as a campus center,
- Construction of a new library,
- Increase classroom capacity,
- Renovate and expand the existing Chapel,
- Create substantial new Open Space in the central core of the Campus and Pedestrian Network,
- Improve Campus ingress and egress,
- Implement a Transportation Demand Management Plan to reduce and manage traffic and parking, and
- Upgrade maintenance, support and utility facilities

SUMMARY OF CAMPUS PLAN

The Campus Plan for Years 2006 through 2015 is the result of a careful analysis of Wesley Seminary's long- and short-term needs to achieve its "Ministry 2044" vision. The Campus Plan is most notable for its stable enrollment, increased on-campus housing, increased off-street parking, and limited expansion of the Campus density (resulting in slightly more than half the maximum permitted density), which maintains the existing relationship and harmony with the adjacent residential neighborhood. Long before the filing of this application, Wesley

has involved its neighbors in this process through correspondence and Campus meetings and tours.

I. THE SEMINARY AND THE DISTRICT OF COLUMBIA

A. Overview and History

Situated on nine acres in Northwest Washington, D C , positioned between American University and the Spring Valley neighborhood, Wesley Theological Seminary ("Wesley Seminary") is a graduate theological school whose primary focus is the preparation of exceptional church leaders Wesley Seminary exists to serve the Church of Jesus Christ and its mission in the world by providing faithful scholarship and by preparing leaders for the church With 650 graduate students, 24 full-time faculty, 25 part-time faculty, and 40 administrative staff members, Wesley Seminary is among the best known of the 246 accredited seminaries in the United States and Canada Its rolling Campus offers an academic oasis enhanced by the excitement and cultural diversity of the city

Wesley Seminary was founded in 1882 as a small seminary at Western Maryland College Wesley Seminary moved from its Westminster, Maryland location to its current Campus in 1958 The institution flowered in size and stature on the new Campus The present buildings all date to the move to Washington and were constructed in anticipation of a substantially increased enrollment and library collection Over the next forty-five years, Wesley Seminary grew to fill out its Campus reflecting all the changing patterns of seminary enrollment and trends in theological education



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

B. Accreditation and Institutional Affiliations

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

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

At the same time, Wesley Seminary is broadly ecumenical ranging from Unitarian to Pentecostal. Students from over 30 other denominational backgrounds make up 39% of the present student body. Wesley Seminary enjoys a special relationship with the Episcopal Diocese of Washington. Students from a variety of Baptist traditions make up one of the larger denominational groups at Wesley Seminary and are supported on campus by the House of Baptist studies.

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

Wesley Seminary shares a Methodist heritage with its neighbor, American University (A.U.). However, the two institutions are completely independent and separate.

C. Programs

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

The hub of our academic programs is the Master of Divinity (M.Div.), a 90-unit degree which is the normal academic requirement for candidates for ordained pastoral ministry for the

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

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

Night classes and schedules are designed to accommodate both full-time and part-time students. The Masters degrees are taken on a semester system with the fall semester running late August through mid-December and a spring semester running mid-January through early May and a May-July set of summer school courses The Doctor of Ministry degree is taken in two-week intensive sessions in early January and May

Wesley Seminary also offers significant non-degree programs. The Equipping Lay Ministry program (ELM) offers a number of courses on the Wesley Seminary campus and at other locations in the mid-Atlantic region for lay people seeking to be certified in a variety of ministries The Course of Study School, held late-June through July is for those who are serving

as bi-vocational part-time pastors of rural churches. The Wesley Ministry Network offers video-based, internet-assisted courses for adult study groups in churches

D. Research

The Wesley Seminary library participates in the American Theological Library Association and the Washington Theological Consortium, which allows us to focus our collection of about 170,000 volumes on theological works and a few other special holdings

Over time, Wesley Seminary has established two centers of specialized work and research to serve both our students and the broader church and society. The Henry Luce III Center for Arts and Religion was a first among seminaries to seriously introduce the language and sensibilities of the arts in a theological school. The Center's on-campus facilities include a fine arts studio with an open door policy for the Seminary community and the Dadian Gallery, which is open to the public throughout the year. The Center sponsors residencies for artists in a wide array of mediums, dialogues between artists and theologians, and regularly scheduled exhibits in the Dadian Gallery. The G. Douglass Lewis Center for Church Leadership was formally established in July 2003 to be a Center for the church, centered in the seminary. To be centered in the seminary means that it is a resource to all existing degree programs of the seminary. To be "a Center for" means that the Center would help Wesley Seminary fulfill its vision to be a church-based seminary by providing resources beyond the degree programs.

Wesley Seminary also specializes in research and programs in urban ministry and theology and public policy.

Many seminaries offer some of the kinds of programs listed above. Very few offer this full range of theological education. All of these programs can be explored in more detail on our website www.wesleysem.edu

E. The Wesley Seminary Community

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

Central to our community is our worship in Oxnam Chapel. Services are at 11:00 a.m. on Tuesday and 6:30 p.m. on Wednesday in the chapel. There are other smaller prayer and worship meetings around the campus throughout the week. In addition, students participate in small groups for study and meditation. Space for worship and small group interaction is a critical component in our campus design.

1. Enrollment

Appendix 1 shows the trends in Wesley’s enrollment over an eleven-year period broken down by degree program, headcount and full-time equivalents. The trends show increased diversity and measured growth over a long period of time. Yet, the scale of the community remains self-contained and intimate.

The diversity of the student body is both demographic and programmatic. Demographically, the enrollment trends at Wesley Seminary are in the same direction as the rest of Mainline Protestant schools, but at an increased rate. For example, 59% of our Masters candidates are women, 35% of our students are African-American, giving Wesley, an historically “white” institution, the highest number of black students in the country. There is also a wide range of ages. Underneath these statistics is the diversity of background and life experiences.

these percentages represent This is both a wonderful resource and a great challenge to the task of education and formation The trends also show an increased diversity of program

Wesley Seminary's community also includes a number of people involved in non-degree programs The largest of these is the summer Course of Study, which enrolls approximately 235 students, and the Equipping Lay Ministry program, which enrolls approximately 100 students

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

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

2. Faculty

Wesley Seminary's faculty are some of the most well-known and widely published in theological education All 24 full-time faculty have earned doctoral degrees from accredited institutions of higher learning Diverse points of view are recognized as a virtue to be appreciated, not an obstacle to be overcome Their work has been described as "deep center," taking the scriptures seriously, attuned to the challenges of the modern world and committed to a

ministry of love and reconciliation, but large enough to offer a broad educational and theological experience to meet the needs of a diverse student body.

Wesley Seminary faculty members are nationally recognized as leaders in each of the theological school disciplines: Bible, theology, ethics, church history, pastoral care, preaching and worship, Christian education, sociology, and anthropology of religion. In addition to being distinguished scholars and teachers, the 24 full-time and 25 part-time faculty are some of the most sought-after consultants, teachers and preachers in the Church. Providing adequate space for the faculty itself to be formed as a community of scholars is an important part of this Campus Master Plan.



One third of the entering class of students are in their twenties.

3. Governance and Management

Wesley Seminary is governed by a 40-member Board of Governors that includes outstanding civic and business leaders whose dedication continues to challenge and guide the Seminary to new heights. Serving on the Board is a former Governor of the Federal Reserve,

who serves as chair, a former Chair of the Democratic Party, a former Secretary of the Navy, a former Presidential Press Secretary, a member of the U S House of Representatives, active and retired senior executives of Fortune 500 companies, several entrepreneurs, two Bishops and other prominent clergy and laypeople A list of current Governors is included in Appendix 2

Board members keep the Seminary faithful to its mission They develop the Seminary's broad policy framework, and they hire and oversee the administration that implements those policies The Board and its committees meet three times per year, guided by an Executive Committee It has recently re-structured its work and policies to ensure that Wesley Seminary complies with the spirit of the new regulations placed upon for-profit organizations under the Sarbanes-Oxley Act

Wesley Seminary's administration is led by one of the most experienced executive teams in theological education Wesley's President, The Reverend Dr David McAllister-Wilson, is entering his fourth year in office, having spent twenty years in other positions at Wesley Seminary The Dean, Dr Bruce Birch, is one of the nation's foremost Old Testament scholars and has been a member of the Wesley Seminary faculty for 34 years The Reverend Dr Kyunglim Shin-Lee, Vice President for International Relations, is a leader in the Korean community The Vice President for Finance and Administration, June Stowe, is a CPA with extensive experience in both the public and private sectors Vollie Melson, Vice President for Development, has focused on leadership development and fostering community partnerships in his work in the public, private and non-profit sectors The Reverend Shelby Haggray is a leader in the African American community and serves as Associate Dean of Community Life Dr Douglas Strong, a leading scholar of Church History, serves as the Associate Dean for Church Relations

4. The Financial Picture

A free-standing school, Wesley Seminary is dependent upon self-generated tuition, gifts and endowment income. The Seminary has seen steady growth in financial strength over the last 23 years. A full 62% of Wesley's \$8.5 million annual operating budget is devoted directly to the quality of our academic program and our students. A sign of Wesley Seminary's prestige is the large number of foundations that make grants to the Seminary. We have maintained our physical facilities, but we are now faced with the need for substantial renovation and new building.

The Seminary benefits from a separately incorporated, 501(c)(3) Wesley Seminary Foundation, which manages and markets the full range of planned gift instruments, including trusts, annuities, and gifts of real estate.

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

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



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

Wesley Seminary is a multiplier institution Wesley Seminary graduates serve in all 50 states and in 20 countries around the world It is estimated that each graduating class significantly touches the lives of 500,000 people Wesley Seminary graduates are scattered to all parts of the earth as leaders of the church and other service organizations

It is in the Washington area that Wesley Seminary has its greatest impact. The majority of our students come from the mid-Atlantic region In this current semester, 130 Masters degree students are from the District of Columbia, 206 are from Maryland, and 98 are from Virginia As our graduates move into ministry, the predominant number serve this region They serve not only as pastors, but appear in leadership roles across a broad spectrum of the non-profit community While still in seminary, our students serve as interns in churches and agencies throughout the city Spring Valley and other local employers covet Wesley Seminary students for their friendliness and reliability

Through our students, graduates and Board members, Wesley Seminary has significant ties to key congregations in Washington, including United Methodist congregations such as Metropolitan Memorial, Asbury and Foundry, Shiloh Baptist and Metropolitan Baptist, Ebenezer African Methodist Episcopal, St John's Episcopal and many others

Wesley Seminary serves these and many other congregations through our outreach programs, especially the work of our Center for Arts and Religion and our Center for Church Leadership, both engaging in significant consultations and collaborations with area congregations. Our National Capital Semester Program brings seminary students from around the country to visit and intern in a variety of governmental and non-profit organizations in Washington Our faculty consults with the National Institute of Health, members of Congress

and the Executive branch on a regular basis. We have recently done some collaborative work with The Center for Strategic and International Studies.

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

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

II. SHAPING THE WESLEY SEMINARY CAMPUS OF THE FUTURE

A. Strategic Vision

Wesley Seminary has completed a new round of strategic planning, with a final document presented to the Board of Governors in May 2005. The process started with the preparation of a Facilities Needs Assessment, which was completed in May 2003. That report demonstrated in detail what we had already suspected: our buildings, all constructed forty years ago, are aging and overcrowded. In particular, we were concerned with the two dormitory buildings, Straughn Hall and Carroll Hall. Neither was designed with modern students in mind and one lacks air conditioning. That report recommended a major effort in renovation and new construction.

However, we were determined not to let buildings lead or dominate our strategic vision. So, we set aside the Facilities Needs Assessment and began a visioning process. We have taken the long view as we developed our new vision and have come to call it "Ministry 2044," using

the biblical measure of a generation to signal that our work is for the long term, focused on the next generation

Our “Ministry 2044” visioning proceeded from three presumptions

1. Our vision remains fundamentally the same as it appeared in the Strategic Plan first approved in 1997 “to play a key role in the revitalization of the Church ”
2. Our strategic planning should be guided by three principles Whatever we set out to do, it must be consistent with Wesley Seminary’s mission and vision, it must be of high quality, and it must be financially viable
3. Wesley Seminary occupies a distinctive place in theological education and we must continue to offer our current range of programs in order to hold this position

We also began with three important assumptions about our stewardship of financial resources

1. **Our financial resources are at least as important an issue as the condition of our buildings.** Our vision for the future of our programs must drive the process and any future campaigns should focus equally on the need to undergird our program
2. **At the same time, space matters.** The beauty of our campus and the money we have invested in maintaining these buildings has been of enormous value to Wesley Seminary Whatever we do, it should be consistent with our mission and enhance the intrinsic value of this property we have inherited and will pass on to the next generation
3. **We must not rely on growth.** Wesley Seminary is a tuition-dependent seminary The rising enrollments have been our economic engine, but a tuition-dependent school is vulnerable to periodic fluctuations in the seminary student market We believe we have reached a tipping point in enrollment, especially in the Master of Divinity (M.Div) program. Our plans must be based upon stable enrollments at the current level, focusing on quality rather than quantity of students

The “Ministry 2044” vision has coalesced into three goal areas

Goal 1: To Prepare Exemplary Teachers, Preachers and Leaders

To reach this goal, we will increase our scholarship resources to attract the best men and women to seminary. We are already using two major grants from the Lilly Endowment to work with the Church in a results-oriented approach to call, prepare and sustain excellence in ministry.

Goal 2: To Make Effective Use of our Location in Washington, DC

The Seminary was moved to this city in order to establish a theological school in a major metropolitan area at the center of national and world affairs. This means we have always had a special emphasis on both urban ministry and theology and public policy. We have already launched new initiatives to make Wesley Seminary a safe and sacred space to discuss the deep issues in faith and politics, and we have begun to re-design our program in urban ministry. To further advance this goal, we are exploring the possibility of locating some of these programs closer to the center of Washington.

Goal 3: To Become a Truly Global Seminary

The growth of the faith is in the non-Western portion of the globe. It is in Wesley Seminary's vital interest to find ways to be engaged internationally. To reach this goal, Wesley Seminary has already added a tenured faculty member in missions and world religions. We are now establishing strategic partnerships with colleges and seminaries around the world to assist in indigenous leadership training. We will provide more scholarship resources for international students studying at Wesley Seminary and we will increase the opportunities for Wesley faculty and students to study, teach, and preach overseas.

B. Our Vision for the Campus

Once this vision began to take shape, Wesley Seminary began work with the Smith Group to consider the way in which our physical facilities could serve Wesley's mission and vision. We have arrived at a vision for our continued presence at 4500 Massachusetts Avenue.

Master Plan Objective To Make the Wesley Seminary Campus a Place of Spiritual Retreat and Formation

Five considerations have shaped this vision for our campus.

- **Exemplary Learning Environment.** To produce exemplary ministers takes more than tough admissions standards and a series of classes. The word "seminary" means "seed bed," recalling the cloistered halls of monastic life in which seminarians live together, with their teachers, and become spiritually formed in a community where worship, common meals and in-depth conversation are as important as the content of study. In seminaries like Wesley, this formation is hardest to achieve because of our diversity. We believe the role physical space plays is critical. The basic concept of this Campus Master Plan is to retain Wesley's current sense of being self-contained and intimate. We will extend the current courtyard into a larger second courtyard hiding the cars underneath. The design invokes the image of an academic hill town in the spirit of the initial campus design.
- **Quality of Student Life.** Student housing is a primary concern. We are planning for an increase in the number of beds. Why are we planning for more beds if we are not planning to grow? Our strategic plan anticipates a change in the mix of enrollment with an increase in the number of resident students, including year-round, mid-week and short-term residents. In the design of the facilities, some basic modern amenities not present in

the current facility are crucial air conditioning, private bathrooms, modern furnishings and technological resources More than that, we envision an interior design that encourages students to gather in common areas within the buildings

- **State-of-the-Art Research.** We have also recognized the need to increase the ability of our library to serve our growing and diverse community with increased staffing and a fundamental change in the way the library is used No longer a place to simply store books and be silent, we intend to create a state-of-the-art center for both research and community formation We will store a number of books off-site and create an interior space conducive to both individual study and group interaction, including a Borders-style coffee area
- **21st Century Worship.** Oxnam Chapel at Wesley Seminary is a bold architectural statement that should not be altered without careful consideration On the other hand, students and faculty express great frustration at the constraints of this space Worship is central to a seminary and is the focus of innovation in churches that are becoming revitalized. Wesley Seminary's chapel was designed as a laboratory, but it is not suited to the new forms of worship Our vision includes a fanning out of the front of the chapel to create a wider area for worship and other presentations and the installation of technology to promote experimentation
- **Full Access.** None of these things matter if everybody cannot gain access Wesley Seminary has a strong commitment to bringing all of our facilities up to the highest standard of accessibility so that all might study and worship-freely

C. Realizing our Vision

We know that there is a major capital campaign in Wesley Seminary's future. This Campus Master Plan, if built all at once tomorrow, would cost roughly \$55 million. But at the same time, we are committed to building our endowment. We are convinced this plan will be enacted in 2-3 phases over the next ten years. The first phase will certainly include the dormitories. Whatever else might be included in the first phase will be determined by the amount of money in the form of gifts and financing that may prudently be arranged. As we go through the master planning process, we are conducting a financial feasibility study. The earliest we envision breaking ground is May 2007.

D. Planning Principles

To help guide the Wesley Seminary in developing the Campus in a manner that is directed toward achieving the Seminary Goals and responding to the factors shaping the future of the institution, the following key planning principles were established.

- Focus and strengthen the academic and worship core; consolidate academic departments and re-shape existing assets to capture program area,
- Physically provide a unified campus image and a welcoming "public face",
- Expand and focus the residential community,
- Improve the library environment,
- Link the academic and residential cores,
- Create spaces for community and recreation,
- Refine the site access,
- Improve parking facilities,

- Express the special character of the campus by enhancing and creating a clear, distinct and unified open space system, both on street frontage and internal open spaces,
- Balance the desire to develop a recognizable and attractive campus setting with the need to build the campus at densities consistent with surrounding development

E. Community Outreach

For Wesley Seminary, its role in the community and relationship with its neighbors is very important and a natural extension of its ministry. As part of the planning process, Wesley wrote to its neighbors within a radius of more than 1,000 feet in June 2005 to inform them of the Campus Plan being developed. (See Appendix 3) In addition to posting Campus Plan information on its website, the Seminary hosted two Campus meetings and tours for its neighbors in late June. In the early Fall, Wesley hosted a third Campus meeting and tour for its neighbors. Through these meetings and other comments, Wesley received valuable information and insights which helped refine the Campus Plan.

III. THE WESLEY SEMINARY CAMPUS: EXISTING AND PROPOSED

Based on a thorough assessment of the Seminary's mission, goals, programs, and facilities, the Campus Plan for the Years 2006 through 2015 represents the projected needs of the Wesley Seminary Campus within a framework that allows for flexibility in its specific implementation over the next ten years.

The Campus Plan proposes that the Seminary fulfill its academic mission, and create improved campus and building space through a combination of renovation, demolition and new construction. The boundaries of the proposed Campus Plan will be reconfigured to exclude three single-family residential lots on University Avenue, including the existing President's House.

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

A. Location, Boundaries and Zoning

Wesley Seminary's proposed Campus Plan boundaries encompass approximately 8.19 acres (356,881 square feet as part of Lot 811 in Square 1600)¹ (See Figure J, Proposed Property Boundary and Appendix 4), generally extending from University Avenue on the north to Massachusetts Avenue on the east and American University on the south and west. (See Figure A - Site Location). The campus is situated in the Spring Valley Neighborhood, a predominantly residential section of Ward 3 of Washington, D.C. This section of the city is also home to institutional activity, including American University, and diplomatic residences and neighborhood commercial areas.

The property within the Campus Plan boundaries is located within D/R-5-A Districts (low density apartment with diplomatic overlay).² (See Figure B - Existing Zoning). Only minor changes in the existing Campus Plan boundaries are proposed in this Campus Plan. Wesley Seminary intends to file to subdivide a portion of the existing campus property along University Avenue into three separate lots (See Appendix 4). These lots will be outside the boundaries of the proposed Campus Plan.

If all proposed development is actually constructed, building area will increase by a projected 72,500 square feet of gross floor area, resulting in a total of 210,500 square feet of gross floor area within the Campus Plan boundaries. This translates to an aggregated FAR of

¹ Excluding the three potential matter-of-right single-family detached dwelling lots proposed on University Avenue.

² The District of Columbia Electronic Zoning Map shows the campus zoned D/R-5-A. Exhibit B. However, research by the Office of Zoning staff and the Seminary's counsel has not been able to establish that the Zoning Commission applied the Diplomatic (D) Overlay to the campus property.

0.59 within the R-5-A district, well within the permitted ceiling of 0.9 FAR. Development proposed in the R-5-A district will conform to the applicable height, setback and lot occupancy limitations consistent with that zoning classification and the maximum permitted FAR.

B. Property Ownership

The Seminary owns 100% of the land within the current Wesley Seminary Campus boundary, all of which is zoned D/R-5-A. (See Figure C – Existing Property Boundary).

C. Land Use

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

- **Residential (R)** – Housing for students and other tenants both temporary and longer term. Includes recreation facilities, student activity facilities and auxiliary services.
- **Academic/Administrative (AA)** – Classrooms, library, faculty offices, administrative offices, auxiliary services and limited support functions.
- **Chapel (C)** – Assembly and/or chapel facilities.
- **Support (S)** – Parking, auxiliary services and limited support functions.
- **Open Space (O)** – Informal (perimeter landscape) and formal (courtyard/special landscaping) open space.

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

The campus land use patterns proposed in this Campus Plan remain largely unchanged from existing patterns. Because of the constraints of the existing site topography and mature vegetation, as well as the desire to strengthen the original campus organization and principles of an “academic hill town”, most new construction will replace existing obsolete facilities consistent with the existing campus development. Specifically, Wesley Seminary plans to add 72,500 square feet of gross floor area to the existing space on the campus by the year 2015. The additional space consists of approximately 30,000 square feet of gross floor area in the Residential (R) use category, 30,000 square feet of gross floor area in the Academic/Administrative (AA), 5,000 square feet of gross floor area in the Chapel (C) use category, and 7,500 square feet of gross floor area in the Support (S) use category. With the elimination of the existing surface parking, an additional 23,000 square feet of Green or Open space (O) will be created. The following is a summary description of the proposed new development within the Campus Plan boundaries, according to the four use categories:

- **Residential (R) program replacement and expansion:** Development priorities for this category include the demolition and replacement of both existing residential facilities (Straughn Hall and Carroll Hall) and the development of two new modern residential facilities. The replacement of existing obsolete facilities with new development will increase the current capacity of resident student beds within the Campus Plan boundaries from 160 to approximately 220. It is the goal of the Seminary to house approximately 20% of its students in Seminary owned residential facilities.
- **Academic/Administrative (A) program expansion:** It is projected that some additional space will be required to provide improved classrooms, library,

meeting and seminary space, faculty offices, and limited support space. The plan proposes renovation of the major academic and administrative facilities to bring them up to ADA compliance as well as improve the quality and flexibility of the existing spaces. All academic and administrative uses and facilities are proposed to remain in the core of the Campus consistent with the Seminary's current configuration of a focused traditional university campus core, with academic programs in single buildings or in clusters of related buildings. The plan proposes the renovation of the existing library to house new student center activities and faculty offices and proposes the construction of a new library in conjunction with the development of new student housing facilities. The combination of renovation and new construction in this category will increase and improve the current capacity for classrooms, increase library capacity by 72% and create a new hub for student center activities.

- **Chapel (C) renovation and expansion:** It is projected that additional space will be required to reconfigure the existing Chapel into worship and teaching space that meets the evolving pedagogical standards for seminary teaching. The proposed expansion would be incorporated into the existing Chapel located within the core of the campus along the Massachusetts Avenue campus frontage.
- **Support (S):** As part of the renovation and new construction program, campus utilities and general building systems will need to be upgraded. The Campus Master Plan proposes the addition of the existing central utility plant and the replacement and relocation of the existing maintenance workshop and offices.

- **Open Space (O):** As part of the Master Plan, a significant new open space of approximately 23,000 square feet will be created in the central core of the campus. This will replace the existing parking lot. The mature vegetation and open space at the perimeter of the campus will largely remain undisturbed and be enhanced.

D. Built Environment

Wesley Seminary's buildings within the current Campus Plan boundaries include a total of 138,596 square feet of Gross Floor Area. The Campus includes 7 academic, administrative, residence hall and student services buildings, largely clustered together and designed in a unified architectural style. (See Figure F, Existing Building Use and Infrastructure). These buildings are 1960's era modern brick and stone structures, reflecting the prevailing institutional and academic building trends of that time.

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

The new construction proposed in the Campus Plan will provide the Wesley Seminary with an important opportunity to demonstrate its continued commitment to architectural excellence. As the Campus evolves, all changes to the architecture on the Campus will preserve and reflect Wesley Seminary's institutional setting and high-quality architecture. While designed to serve their intended function in support of the Wesley Seminary's broader educational and religious mission, new facilities will be both distinctive and inviting, contributing to the overall

character of the Campus setting. New development will be sensitive to adjacent buildings and the surrounding context, and will be designed to prevent and/or mitigate adverse impacts. The Wesley Seminary plans to construct buildings that are of heights and densities appropriate for the functions they serve.

E. Open Space and Pedestrian Network

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

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

This Campus Plan proposes to continue Wesley's current approach of strengthening and concentrating the open space system within the area generally considered the central campus core, while respecting the mature, naturally landscaped campus perimeter. Increasing and intensifying landscaping on Campus, including sidewalk paving, tree planting and other secondary plantings 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 Figure M, Proposed Open Space and Pedestrian System).

Pedestrian corridors will continue to be developed and encouraged to create better connections throughout the campus, to enhance pedestrian safety, and to create places for meetings and interaction. To this end, the Campus Plan includes a new residential quadrangle linked to the existing academic quadrangle. The crossing between the two will, through the use of pavement characteristics and markings, signage and sidewalk design, ensure that both pedestrians and vehicles can safely coexist. (See Figure M, Proposed Open Space and Pedestrian System).

F. Historic Preservation

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

G. Campus Identity

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

Under this Campus Plan, Wesley Seminary will continue to strengthen the underlying campus organization and distinct campus identity. The Campus Plan specifically calls for the improvements to campus entries and enhanced entry signage. Additionally, the Seminary's signage program that calls for uniform building identification, directories, gateways and other exterior graphics will continue to be implemented and reinforced on a project-by-project basis. Sidewalks and other features will also help provide definition and identity. In addition, the

improvements described in the above Open Space and Pedestrian Network section, will also help continue to integrate and define the distinct campus community.

H. Transportation

The current vehicular circulation pattern is an one-way campus road, with campus access only from Massachusetts Avenue and with exit only from University Avenue. (See Figure H, Proposed Circulation Network). Based on intersection and automobile count data as well as the testing of several circulation options, the Master Plan is proposing to change the vehicular circulation pattern to a two-way access from both Massachusetts Avenue and University Avenue. (See Figure H, Proposed Circulation Network). At both points, right turn only will be permitted for vehicles. This will allow better site access, especially access to and from the new underground parking from Massachusetts Avenue while minimizing the use of University Avenue.

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 American University offers shuttle bus service to the station. The Campus is also served by the N3, N4, N6, and N8 Metrobus lines along Massachusetts Avenue, NW and N2 and M4 Metrobus lines nearby along Nebraska Avenue, NW.

Although the use of public transportation by all members of the campus community is strongly encouraged, the Wesley Seminary recognizes that not everyone has convenient access to public transportation and that many students, faculty, staff and visitors drive to campus. Accordingly, Wesley plans to maintain and expand an adequate off-street parking inventory to meet the parking needs of the Campus, through a combination of underground and surface parking facilities on Campus. (See Appendix 5, Traffic and Parking Study).

Additionally, under this Campus Plan, the Seminary will establish a Transportation Management Plan to further encourage the use of public transportation by students, faculty, staff and visitors to the campus. Specifically, Wesley has established a target of 15% transit use by faculty and staff, a significant increase over the current level of 5%, and has also established a 10% target for car and vanpooling with priority parking spaces available to those who car/van pool. In addition, to decrease overall parking demand, Wesley Seminary plans to alter the class schedules to alleviate peaks and better utilize expanded 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. (See Appendix 5, Traffic and Parking Study).

I. Utilities

The Campus is served by an existing network of utilities, including water, sanitary sewer, storm, gas, electric, telecommunications, and cable television. These utilities are located both within the actual roadway pavement and also between the buildings and the roadway curbs. Utility systems are owned and operated by the District of Columbia, the American University, or private utility companies. (See Appendix 6, Major Utilities).

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

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

pressures are adequate for domestic water delivery, but require fire pumps for multi-story construction.

The existing 15KV electrical service is adequate for both commercial and residential development. Telecommunication service parallel to the electrical service is also provided to various buildings on the Campus. Gas service has more than adequate provisions for service to all areas of the Campus.

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

There are no current plans for any major utility expansions within or immediately adjacent to the Campus, however, upgrades and improvements to the existing infrastructure within the Campus are anticipated as part of the Master Plan implementation.

IV. ZONING REGULATION COMPLIANCE

The Wesley Theological Seminary Campus Plan complies in the following respects with Section 210 of the District of Columbia Zoning Regulations:

A. College or University which is an Academic Institution of Higher Learning (Sub-section 210.1)

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

B. The Use is Located So That it is Not Likely to Become Objectionable to Neighboring Property (Sub-section 210.2)

1. Noise

Activities within the Campus Plan boundaries are centrally located and designed

so as to minimize noise impacts on the surrounding community. New facilities proposed in this Campus Plan will also be centrally located and blend into the surrounding neighborhood with minimum impact on the community in terms of noise. In an effort to reduce noise, the Seminary will continue to abide by the following measures:

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

2. Traffic

The University encourages the use of public transportation by all members of the Wesley community, while recognizing that not everyone has convenient access to public transportation and that some students, staff, and visitors must drive to campus due to other commitments, such as childcare, evening activities, disabilities, and the like. To mitigate traffic impacts of the campus on area streets, Wesley has established a target of 15% public transit use by faculty and staff, a significant increase over the current level of 5%, and a 10% target for car and van pooling. The Transportation Management Plan is designed to meet the needs of the campus over the ten-year term of the Plan. (See Appendix 5, Traffic and Parking Study).

3. Number of Students

a. Enrollment

The development proposed in the Campus Plan will not create objectionable conditions due to the number of students or other conditions. The Plan maintains the current enrollment levels. (See Appendix 1, Student Enrollment Trends) As stated above, the

Transportation Management Plan is designed to meet the needs of the Campus over the ten-year term of the Plan. Additionally, the Plan proposes the development of new facilities to meet the needs of the changing student population over the term of the Plan.

b. Personnel

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

C. Compliance With the Maximum Bulk Requirements (Sub-section 210.3)

The property within the Campus Plan boundaries is zoned D/R-5-A. The Zoning Regulations limit campus development to an FAR of 0.9.

When added to all existing buildings and structures on the Campus, development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the Campus. If all proposed development is constructed, the gross floor area within the Campus Plan boundaries will total approximately 210,500 square feet. This results in an overall FAR of 0.59.

D. Submission of a Plan for Developing the Campus as a Whole (Sub-section 210.4)

1. Buildings, Parking and Loading Facilities

a. Buildings

In determining its space needs, Wesley has been guided by the results of an internal space utilization study. Consistent with this study, the Campus Plan calls for new development to meet projected space needs through the year 2015 as set forth below:

- **Residential (R) program replacement and expansion:** Development priorities for this category include the demolition and replacement of both existing residential facilities (Straughn Hall and Carroll Hall) and the development of two new modern residential facilities. The replacement of existing obsolete facilities with new development will increase the current capacity of resident student beds within the Campus Plan boundaries from 160 to approximately 220. It is the goal of the Seminary to house approximately 20% of its students in Seminary owned residential facilities.
- **Academic/Administrative (A) program expansion:** It is projected that some additional space will be required to provide improved classrooms, library, meeting and seminary space, faculty offices, and limited support space. The plan proposes renovation of the major academic and administrative facilities to bring them up to ADA compliance as well as improve the quality and flexibility of the existing spaces. All academic and administrative uses and facilities are proposed to remain in the core of the Campus consistent with the Seminary's current configuration of a focused traditional university campus core, with academic programs in single buildings or in clusters of related buildings. The plan proposes the renovation of the existing library to house new student center activities and faculty offices and proposes the construction of a new library in conjunction with the development of new student housing facilities. The combination of renovation and new construction in this category will increase and improve the current capacity for classrooms, increase library capacity by 72% and create a new hub for student center activities.

- **Chapel (C) renovation and expansion:** It is projected that additional space will be required to reconfigure the existing Chapel into worship and teaching space that meets the evolving pedagogical standards for seminary teaching. The proposed expansion would be incorporated into the existing Chapel located within the core of the campus along the Massachusetts Avenue campus frontage.
- **Support (S):** As part of the renovation and new construction program, campus utilities and general building systems will need to be upgraded. The Campus Master Plan proposes the addition of the existing central utility plant and the replacement and relocation of the existing maintenance workshop and offices.
- **Open Space (O):** As part of the Master Plan, a significant new open space of approximately 23,000 square feet will be created in the central core of the campus. This will replace the existing parking lot. The mature vegetation and open space at the perimeter of the campus will largely remain undisturbed and be enhanced.

(See Figure K, Proposed Land Use and Figure L, Proposed Building Use and Infrastructure).

A variety of factors, including academic programming needs, economic feasibility and functional or aesthetic considerations, necessitate that the Wesley Seminary have a certain amount of flexibility in choosing sites for its development projects. As the Wesley Seminary moves forward with specific building projects, more detailed plans will be submitted to the Board of Zoning Adjustment for review and approval consistent with the Zoning Regulations. (See Figures J, Proposed Building).

b. Parking

Wesley Seminary's current parking inventory includes 174 off-street parking spaces. Assuming that the campus population projections in this Campus Plan are met and all proposed development is constructed, this Campus Plan recommends that Wesley's off-street parking inventory range from 180 to 220 parking spaces. (See Appendix 5, Traffic and Parking Study). The Campus Plan, including construction of underground parking and re-aligned surface parking proposes to provide 200 off-street parking spaces.

c. Loading

Many of the Seminary's general deliveries take place at the Kresge Academic Building, while certain special deliveries occur at loading docks and departments located throughout the Campus. As part of the Traffic Management Plan included in the Campus Plan, a truck management program will be implemented to reduce the impact of Seminary-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 Figure N, Proposed Circulation Network). The plan also includes suggested delivery times that occur during off-peak traffic periods. (See Appendix 5, Traffic and Parking Study).

2. Screening, Signs, Streets, Public Utility Facilities

a. Screening

The landscaped elements of the Campus Plan seek to enhance the visual impact of the Campus, form a stronger sense of place, create a sense of harmony with the surrounding community, improve pedestrian connections, and enhance Wesley's open space system. The Campus Plan proposes to continue to enhance Wesley's open space system within the central campus core and perimeter, and increase and intensify landscaping on Campus, including

distinctive sidewalk paving, trees and other plantings, special lighting, and other features. The Campus Plan also includes proposals for open space additions and upgrades. (See Figure M, Proposed Open Space and Pedestrian System and Figure O, Proposed Site Amenities).

b. Signs

The Campus Plan calls for continued implementation of Wesley's signage and amenities programs, including building identification, directories and other exterior graphics. The Plan also proposes to develop major perimeter gateways and campus core gateways through the use of signage. The gateways will not only create clarity for both pedestrians and vehicular traffic, but also will aesthetically enhance the interface between the surrounding community and the Campus. (See Figure O, Proposed Site Amenities).

c. Streets

Additionally, the Campus Plan calls for an improved pedestrian system and to minimize pedestrian/car conflict on campus. Crossings will not prohibit vehicular circulation, but will ensure that pedestrians and vehicles safely coexist, while enhancing visual communication and improving way finding on campus. (See Figure M, Proposed Open Space and Pedestrian System).

d. Public Utilities

There are no current plans for any utility expansions within or immediately adjacent to the Campus, and no special utility development conditions are expected to be required within the Campus during the period covered by this Plan. However, general upgrades and improvements to existing utilities, including upgrades to the main water line and other utilities improvements are anticipated as part of the Master Plan implementation.

3. Athletic and Other Recreational Facilities

Renovation, and improvements to the Seminary's existing recreational facilities, will serve the recreational needs of the Seminary community

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

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

E. Interim Use of Land is Proposed (Sub-section 210.5)

Although the existing President's House is not located within the proposed boundaries of the Campus Plan, Wesley requests permission to continue to use this dwelling for campus purposes until such time as it is demolished as part of the Campus Plan.

F. No New Use Sought for Approved Site of Buildings Moved Off-Campus (Sub-section 210.6)

Under existing Zoning Regulations, a Campus Plan amendment is required when a proposed new building, approved under a Campus Plan but not yet built, is relocated outside the Campus Plan boundaries and a new use is proposed for the original approved site. The Seminary does not seek approval for any new use of a previously-approved building site, and thus complies with this section.

C. Compliance with the Policies of the District Elements of the Comprehensive Plan (Sub-section 210.7)

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

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

D. The Proposed Buildings Are Within the Floor Area Limit for the Campus As a Whole (Sub-section 210.8)

When added to all existing buildings and structures on the Campus, development under this Campus Plan will not exceed the maximum permitted gross floor area prescribed for the Campus. If all proposed development is constructed, the gross floor area within the Campus Plan boundaries will total approximately 210,500 square feet. This results in an overall FAR of 0.59 significantly below the maximum permitted FAR of 0.9.

E. Referral to the District of Columbia Office of Planning and the District of Columbia Department of Public Works (Sub-section 210.9)

The Campus Plan application will be referred to the Office of Planning (OP) and the Department of Public Works (DPW) for their review and report. Additionally, the Wesley Seminary President, Rev. David McAllister-Wilson and his development team, met with the Office of Planning's Director, Ms. Ellen McCarthy and her staff in August 2005, prior to filing this application.



Wesley's tranquil campus is inviting to many visitors.

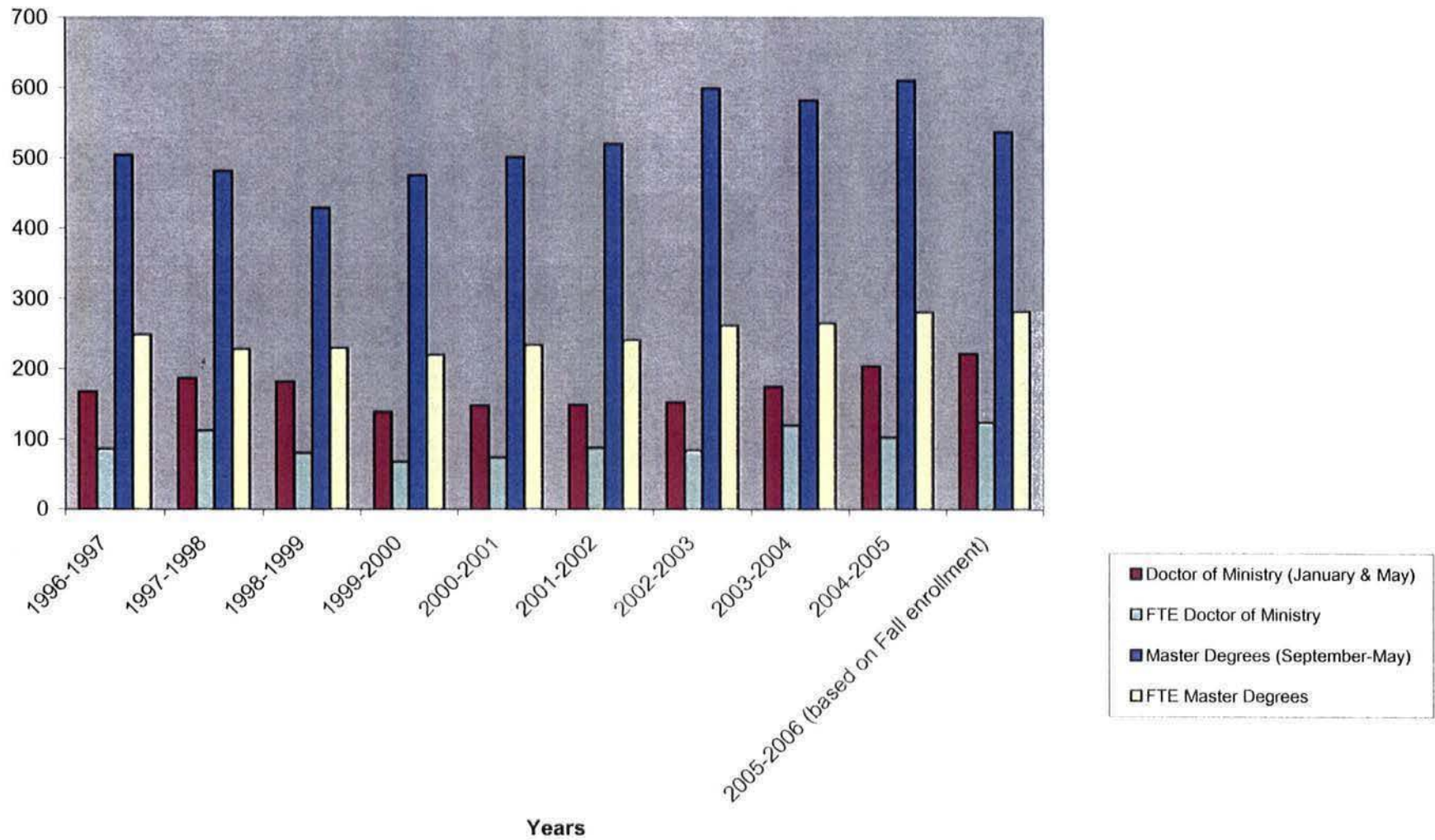
V. CONCLUSION

The Campus Plan for Years 2006 through 2015 is the result of a careful analysis of Wesley Seminary's long- and short-term needs to achieve its "Ministry 2044" vision. The Campus Plan is most notable for its stable enrollment, increased on-campus housing, increased off-street parking, and limited expansion of the Campus density (resulting in slightly more than half the maximum permitted density), which maintains the existing relationship and harmony with the adjacent residential neighborhood. Long before the filing of this application, Wesley has involved its neighbors in this process through correspondence and Campus meetings and tours.

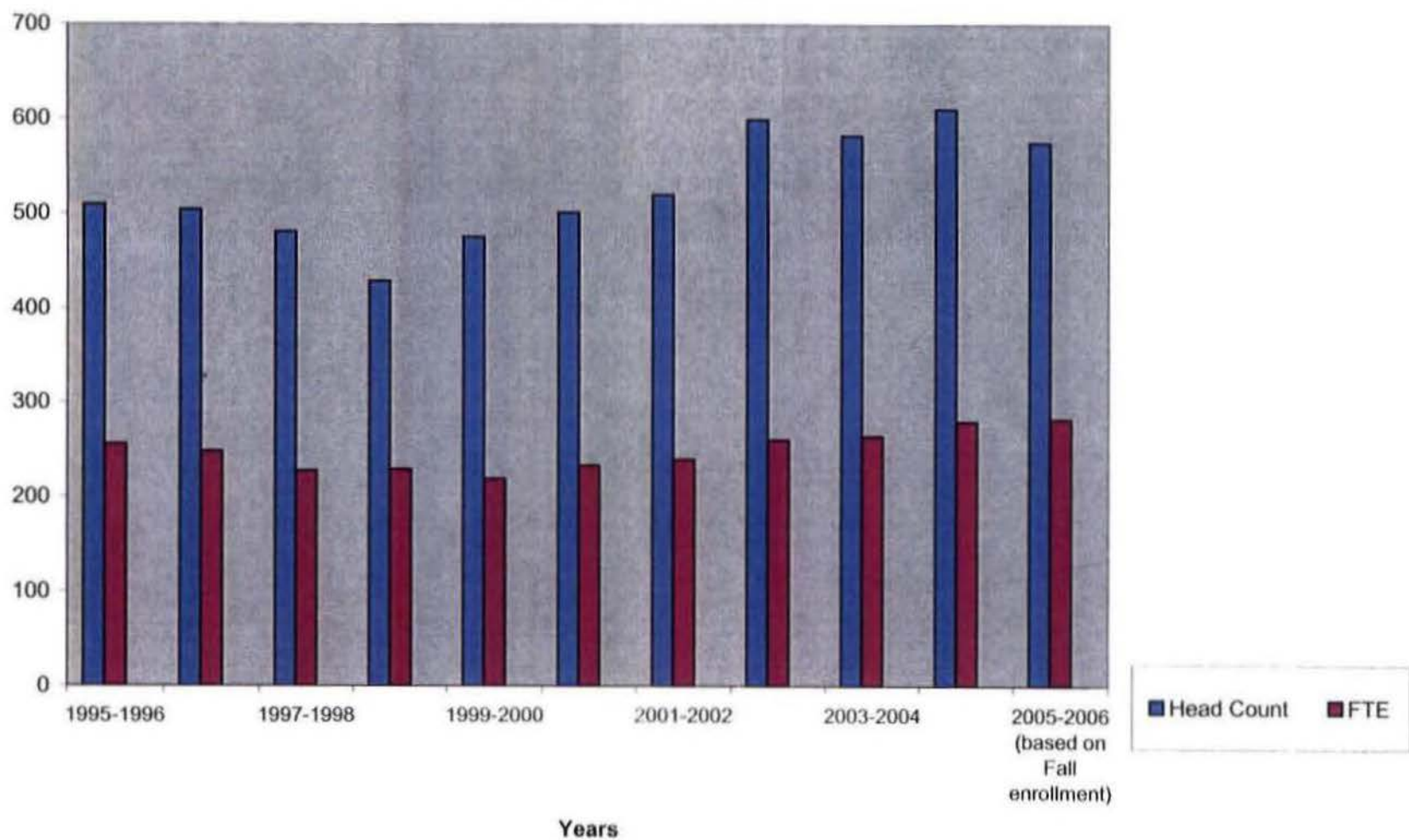


The four bells in the Elderkin Bell Tower strike the Westminster chimes throughout the day.

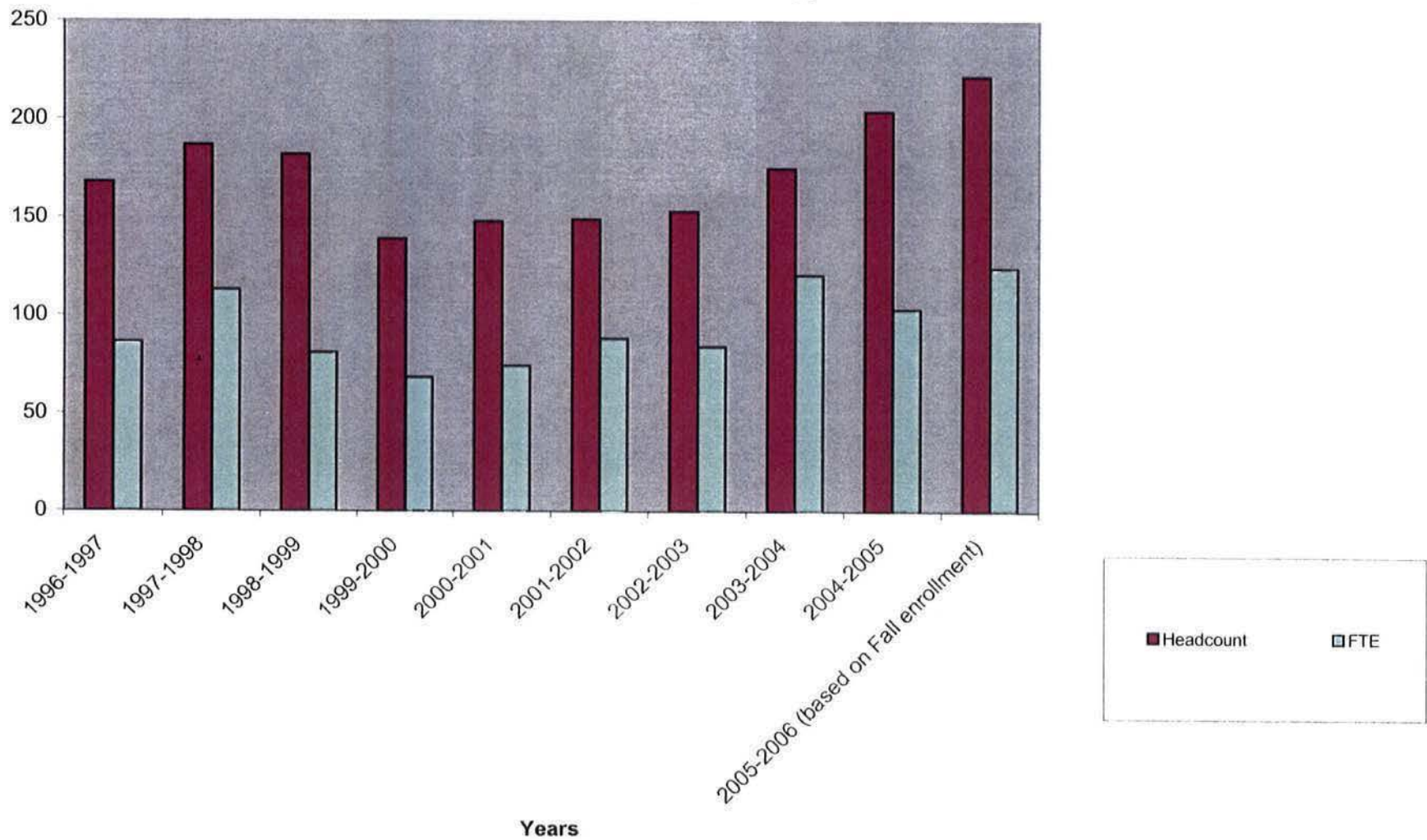
Eleven Year History Headcount/FTE by Degrees



**Eleven Year History of Headcount/FTE
Master Degree Programs
(September-May)**



**Eleven Year History of Headcount/FTE
Doctor of Ministry Degree
(January & May)**



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Ex-Officio:

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Dr. David McAllister-Wilson, *President*, Wesley Theological Seminary
Edward J. Miller, Jr., *Chair*, Wesley Seminary Foundation Board of Directors



WESLEY THEOLOGICAL SEMINARY

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June 17, 2005

«Owners»
«Address»
«City_State_Zip_Code»
«Square_Lot»

Re: Proposed Campus Plan for 2006 to 2015

I am pleased to share with you Wesley Theological Seminary's proposed Campus Plan for 2006 through 2015.

This is an important milestone for Wesley Seminary for many reasons. This is our first Campus Plan since the Seminary was established at this location in 1958. Over the last forty-seven (47) years, Wesley has become a recognized leader in graduate theological education and research, but our Campus and its facilities have remained unchanged. In order to achieve our Ministry 2044 academic and religious vision for the 21st century, Wesley needs a modern campus.

Our strategic vision for this Campus Plan is "to make the Wesley campus a place of spiritual retreat and formation" guided by our desire to improve both the quality of our educational environment and the experience of our students while they are on campus. Part of that vision is to shift our enrollment toward fewer commuters and more fulltime resident students. And, the vision includes making the campus an even more contemplative and self-contained experience.

Before proceeding with the formal process for application to the Zoning Commission, we want to share the proposed Campus Plan with the community and seek your input. I am enclosing a detailed site plan for the proposed Campus Plan. The proposal maintains the current level of enrollment and the feel of the existing hill top campus oriented around a central core, which will become green space replacing the existing parking lot.

This campus for the 21st century will be achieved through a combination of renovation, demolition and new construction. A new underground parking garage will increase parking on campus from 115 designated spaces to 200 spaces. Replacement of the two existing dormitories will allow Wesley to provide modern, air-conditioned, internet-connected housing for all our resident students, which is currently not possible due to the existing infrastructure. Additionally, a new state-of-the-art library will be constructed; the existing Chapel will be renovated and

«Owners»

June 17, 2005

Page 2

expanded to allow for greater flexibility in worship experiences; the old library will be renovated to serve as a Campus center; improved classroom facilities; the Campus ingress and egress will be improved; and a transportation management plan will be implemented to reduce parking needs. Thus, the overall scale and footprint of the campus will not increase significantly and, more importantly, the surrounding park-like buffer will be retained on both Massachusetts and lower (north of the existing driveway) University Avenue. A single-family residential buffer or transition will be expanded by no more than three houses on upper University Avenue.

This letter is intended only as the briefest introduction to the Community. As the next step in this process, I want to invite you to join us for a Campus tour and more detailed presentations. For your convenience, we have scheduled two presentations:

- Thursday, June 23, 2005 @ 7:00 p.m.
- Saturday, June 25, 2005 @ 9:00 a.m.

These presentations will be held in Elderdice Hall, which is located in the Kresge Academic Center just inside the entrance nearest the bell tower. Following the presentation, I will lead a tour of the campus, highlighting the main areas affected by the Campus Plan. The presentation and tour together are expected to take one hour. For planning purposes, your RSVP to the contacts below would be appreciated by the close of business on June 22 or June 24, but please feel free to attend without an RSVP.

In the meantime, I encourage you to visit our website, www.wesleysem.edu, to learn more about Wesley Seminary and view more detailed Campus Plan information that will be posted there and up-dated as needed. Also, I welcome your personal calls to me at (202) 885-8602 and/or emails at CampusMasterPlan@wesleysem.edu.

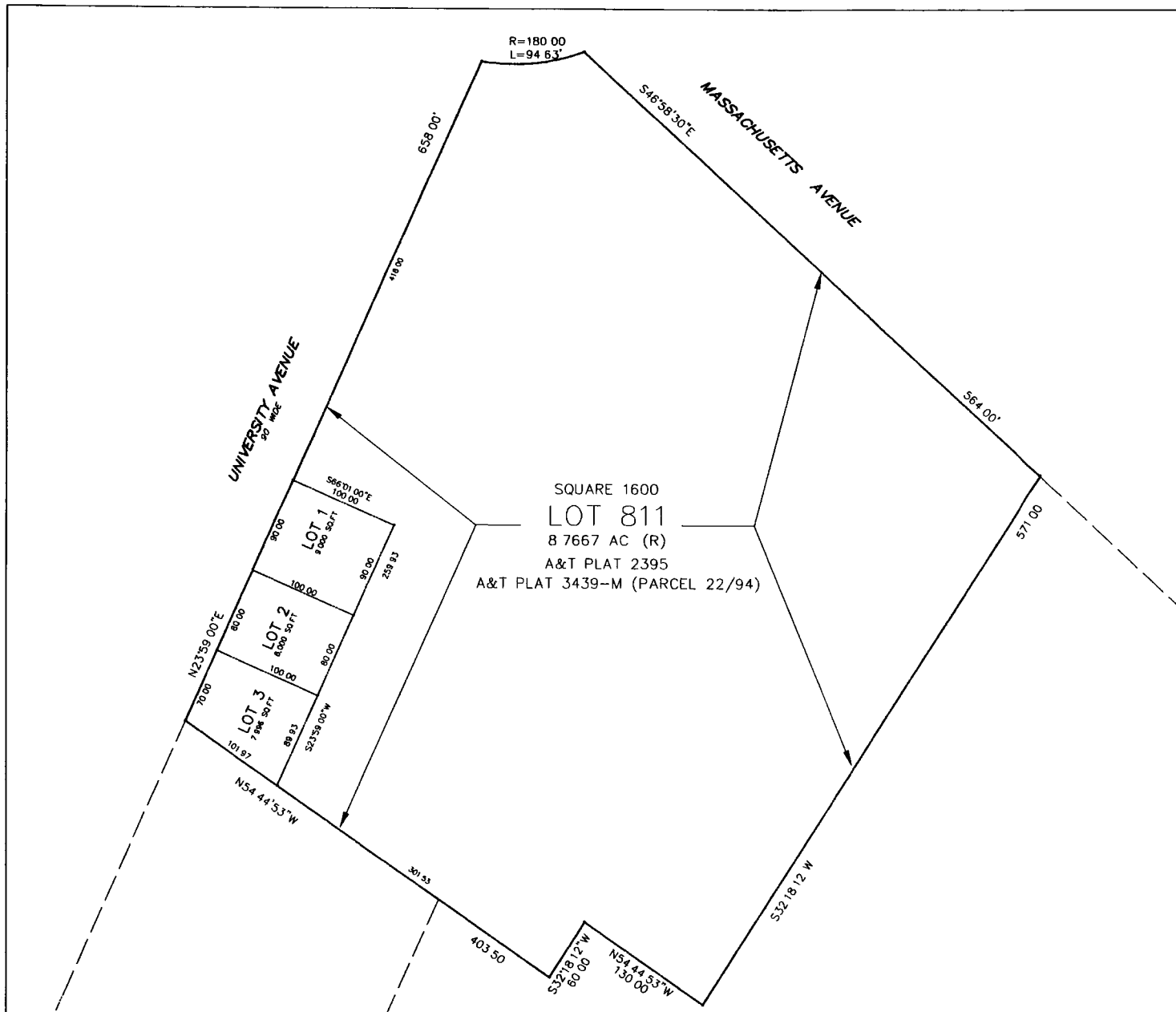
I look forward to working with you on this important endeavor and I welcome your guidance as we move forward together with the Campus Plan process. I hope you have found Wesley to be a good neighbor. I believe this new vision is an opportunity for us to be even better neighbors and friends.

Sincerely,



Dr. David F. McAllister-Wilson
President

Enclosure
264014v1



VICINITY MAP
 SCALE 1" = 2000

VKA
 CONSULTING & PLANNING & LANDSCAPE ARCHITECTS & SURVEYORS & CIVIL ENGINEERS
 1001 K STREET, N.W.
 WASHINGTON, D.C. 20004
 PHONE: (202) 462-1100 FAX: (202) 462-1101
 WWW.VKACONSULTING.COM

WESLEY SEMINARY

PROPOSED LOTS

VKA REVISIONS

DATE	REVISION
DATE: MARCH 2005	
DES: H.L.J.	OWN: H.L.J.
SCALE: N.T.S.	
PROJECT/FILE NO. 1311	
SHEET NO. 1	

13. VPK/05/05/03/1311/001/001



MEMORANDUM

TO: Wesley Theological Seminary Team
FROM: Gorove/Slade Associates, Inc.
DATE: February 9, 2005
SUBJECT: Master Plan Traffic & Parking Update

This memorandum provides a summary of the traffic and parking analyses performed by Gorove/Slade Associates, Inc., for the Wesley Theological Seminary Master Plan

Parking Demand

- Based on three major sources of data: surveys, and automatic traffic counts at driveways, & class scheduling
- 'Theoretical' parking demand calculated since existing supply is less than demand (existing demand cannot be measured through traditional methods)
- Theoretical peak weekday demand, based on the Spring 2004-2005 schedule will be on Thursday afternoons, with a peak demand of approximately 225 (see attached chart).
(Note. this latest chart bases some student arrival and departure patterns on class scheduling, and although it represents peak demand well, it does not account for such things as commuting students arriving early for chapel, or staying late to study in the library)
- Parking demand is expected to exceed supply on all weekdays, except for Friday.

Transportation Demand Management

- TDM. possible strategies to alleviate parking demand
- Many traditional strategies are not applicable to Wesley due to size of campus, nature of commuters
- Survey data shows unusually high rate of single drivers (90% of commuters drive alone, of which, only 31% would consider taking transit)
- Recommended measures:
 - **Improved Transit/Pedestrian Facilities.** Improve campus-wide knowledge (possibly through a 'Commuter Center'), access to, and use of AU shuttle. Include convenient bicycle parking facilities. Improve pedestrian connections to AU shuttle stops.
 - **Car-Pooling.** Since only 14% of commuters live in a zip code where another commuter lives, coordination would be required (either through software or a 'Commuter Center'). Expected demand reduction: 10 spaces.
 - **Remote Parking.** Locate and lease parking spaces off-campus; several options exist on how

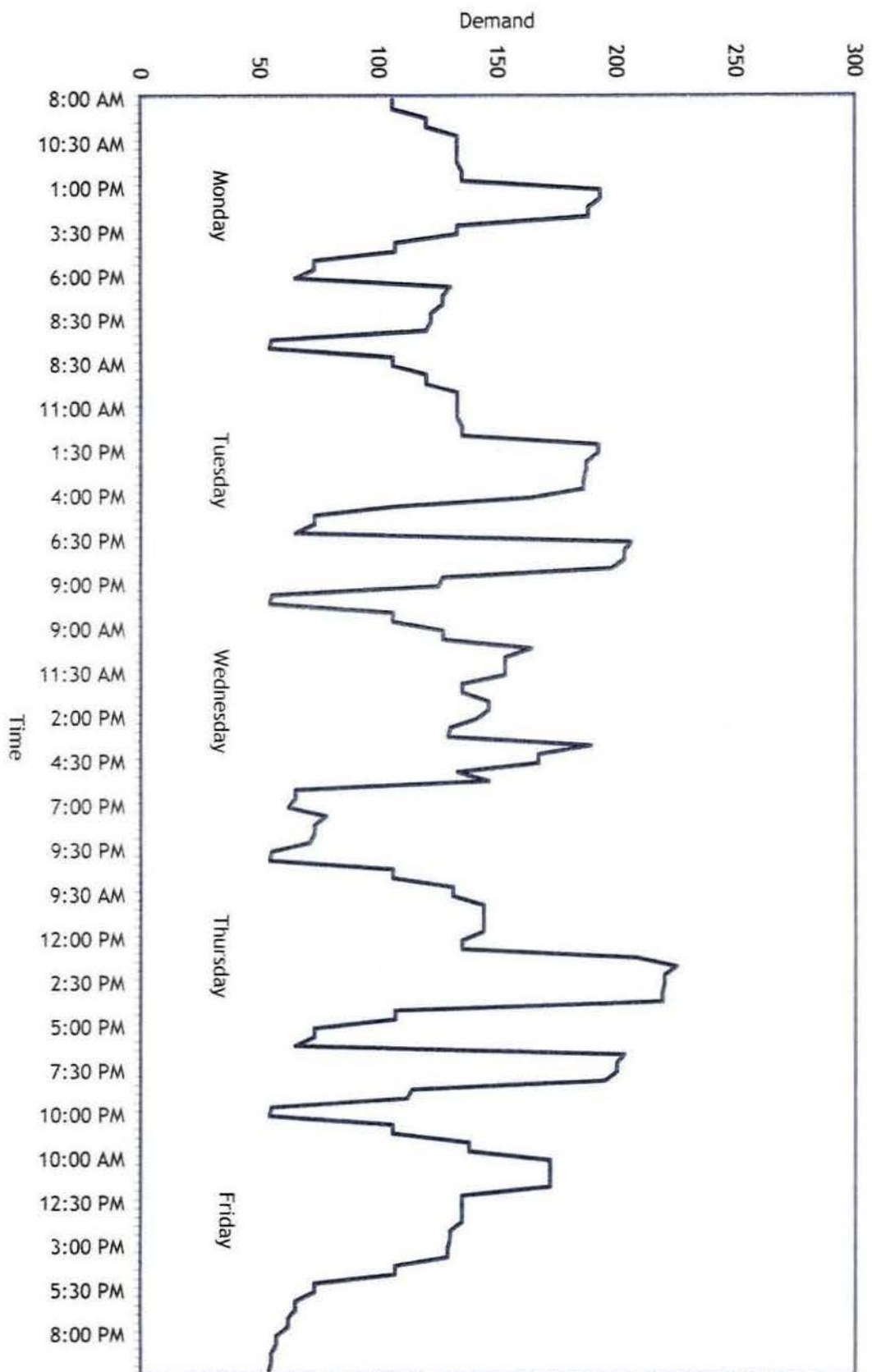
these spaces would be used and/or who would park there. Expected demand reduction: 50 spaces.

- **Parking Pricing.** Increase fees for parking spaces, encouraging use of other TDM measures. Expected demand reduction: 10 spaces.
- **Class Scheduling.** Change class schedules to alleviate peaks in demand. As seen in attached parking demand chart, there is low parking demand on most mornings, Friday afternoons, and Monday and Wednesday evenings. If class schedules were re-arranged, it is possible to reduce the peak parking demand from 225 to under 200 or less.

Campus Circulation

- Based on intersection and automatic count data
- Tested several circulation options: (1) existing, (2) reversed, (3) two way, (4) two way with right out only at Massachusetts
- Recommendation: Keep University Avenue as an exit in the future. The only scenario to generate undesirable levels of delay was reversing the existing circulation pattern.

Peak Parking Demand

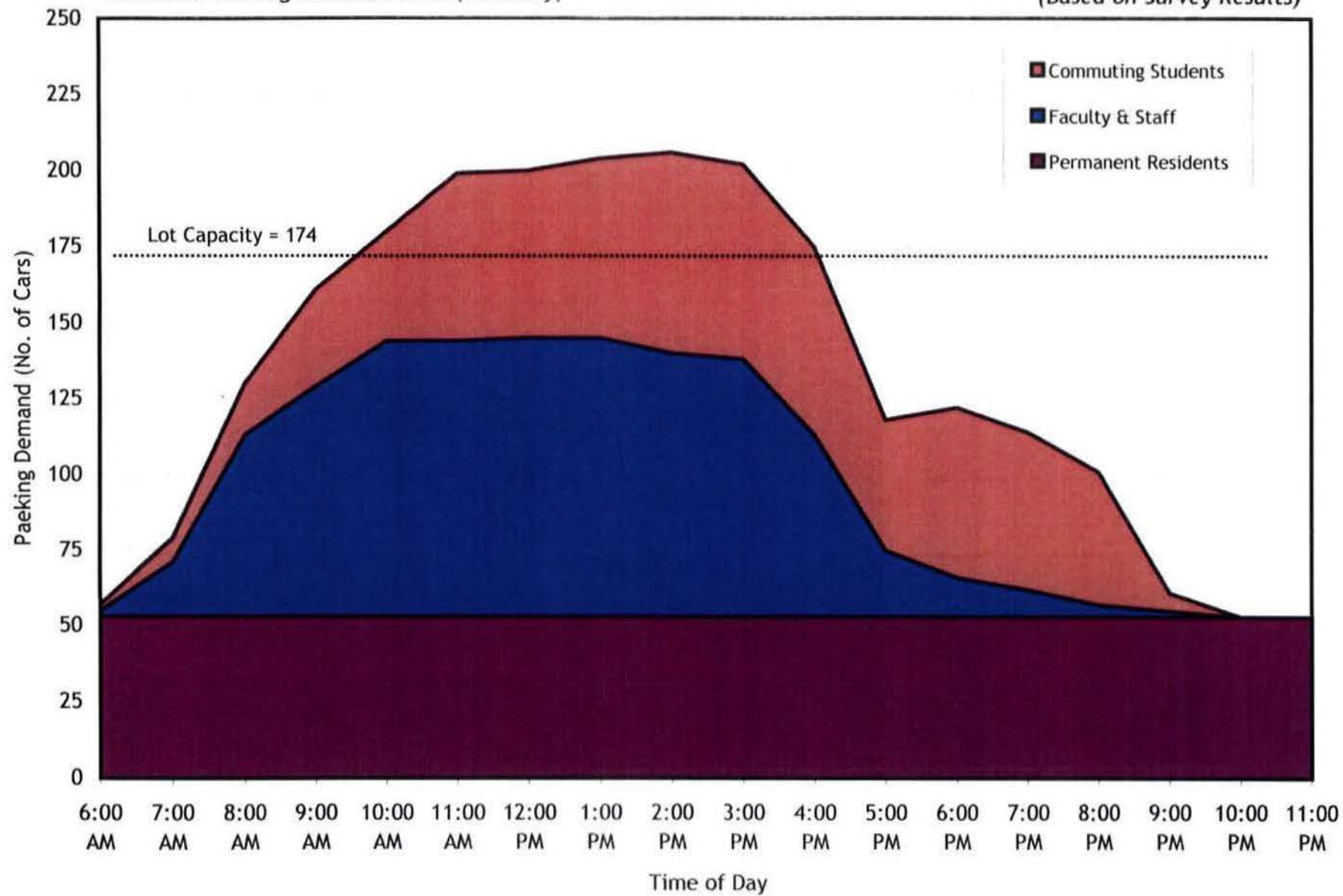


PARKING MODEL INPUTS

	Existing	Future	Adj. Factor
Faculty/Staff	124	124	100%
Student (Permanent)	57	57	100%
Student (Commuter)	446	446	100%
Circulation Factor	10%		
Visitor Spots	5		
Peak Demand:	206		
Design # of Spaces:	232		

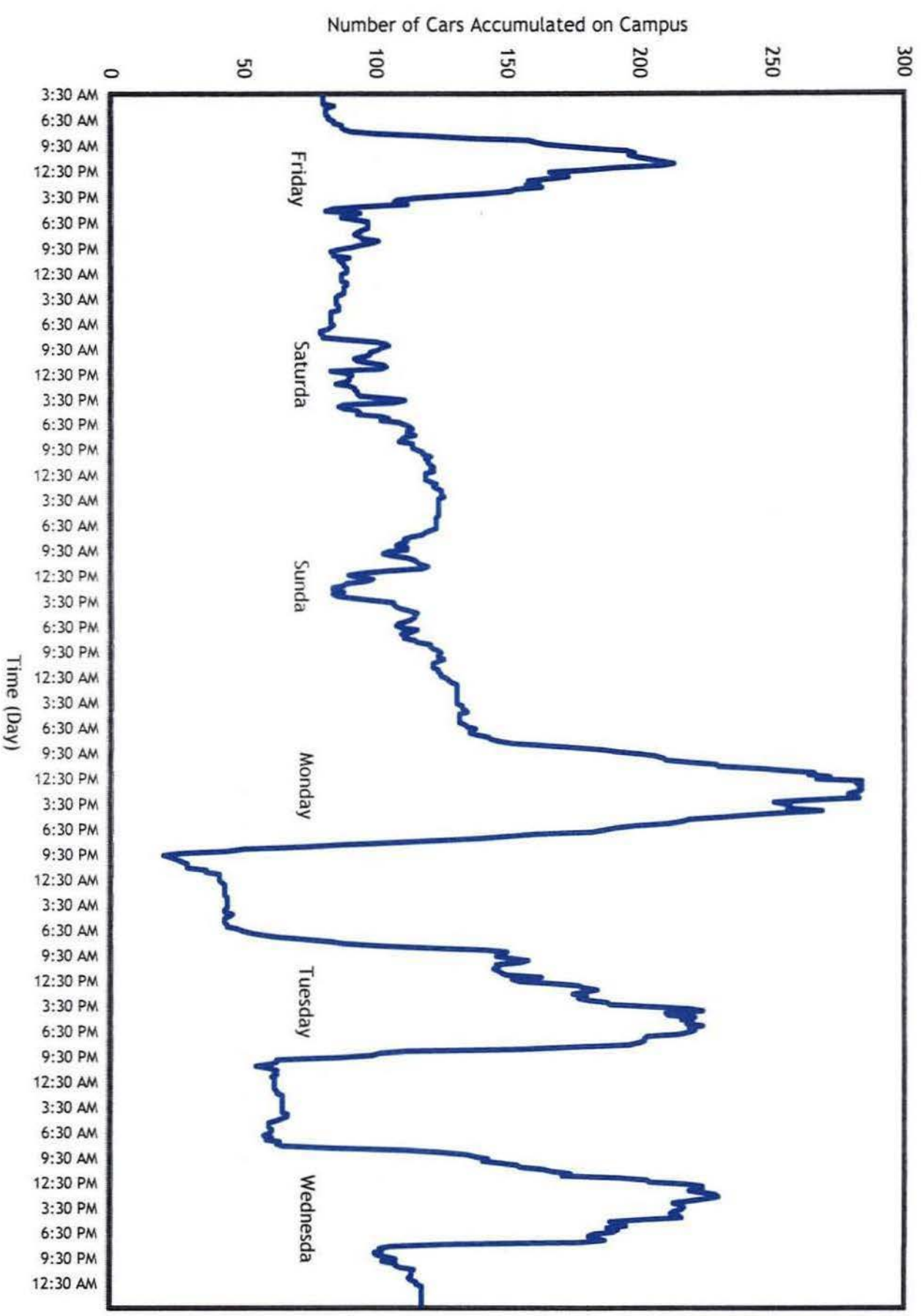
Results of Parking Demand Model (Weekday)

(Based on Survey Results)



Parking Accumulation

Based on Tube Counts(12/3 to 12/9)





In addition to the main campus parking lot, the entrance and exit driveways and several side streets are used to accommodate Wesley commuters. Table 1 tabulates the result of the parking aspect of the questionnaire.

Table 1 - Parking Results

Parking Area	Number	Percentage
Campus Lot	221	65%
Access Drive	97	29%
Off-Campus	20	6%
University Ave	7	2%
Massachusetts Ave	1	0%
42nd St	1	0%
45th St	1	0%
46th St	1	0%
Didn't Say	9	3%
Total	338	100%



Table 2 below shows the results to the question of why commuters, who checked the “Drove Alone” mode choice on the survey, used this mode of travel to Wesley Theological Seminary.

Table 2 - Survey Results

Why Drive to Wesley Theological Seminary	No.	Percentage	Rank
Transit takes too long	141	43%	1
No Transit near residence	110	33%	2
Use car during Work Hours	107	33%	3
Use Car Before/After Work	106	32%	4
Work Long/Irregular Hours	67	20%	5
Transit is too expensive	50	15%	6
Enjoy Privacy	46	14%	7
Other	44	13%	8
Transit unavailable during the days	28	9%	9
Don't know enough about options	11	3%	10

Note There were 329 “Drove Alone” survey responses

- Additionally, only 31% of “Drove Alone” of commuters would consider using transit if the conditions were to improve.

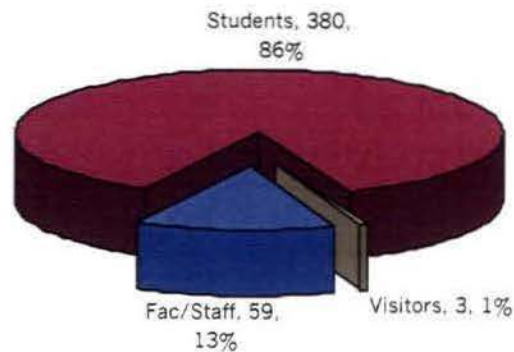


Figure 5 - Survey Participant Breakdown

- A total of 442 people responded to the survey: 86% or 380 were students, 13% (59) were faculty or staff, and only 3 (1%) were visitors to the campus.
- 363 persons (82%) of the total people polled commutes to Wesley Seminary.
- Of those that commute, 67 (or 45% of the total residents) may also be regarded as temporary residents.
- 83 (55%) of the residents are permanent residents (See Table 2 for breakdown of residents)

Table 3 - Resident Type

Type of Resident	No. of Residents	Percentage of Total Residents
Permanent	83	55%
1-3 days (stay over)	63	42%
3-5 days (stay over)	4	3%
Total	150	100%



Commuters to the Wesley Theological Seminary use three primary means of traveling: Drive Alone, Metro, and Carpooling. There are several other means of commuting including, walking and shuttle service. Figure 6, Figure 7, and Figure 8 below shows the mode choice of Faculty/Staff, Students and visitors.

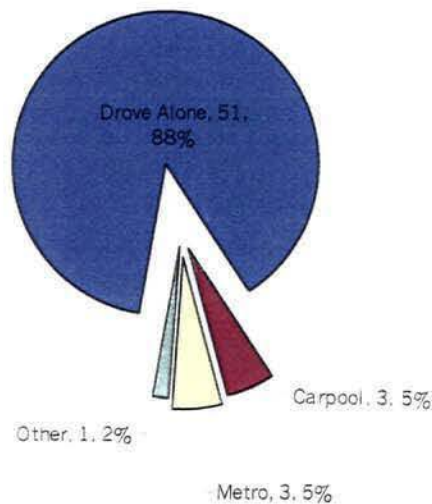


Figure 6 - Mode Choice, Faculty/Staff

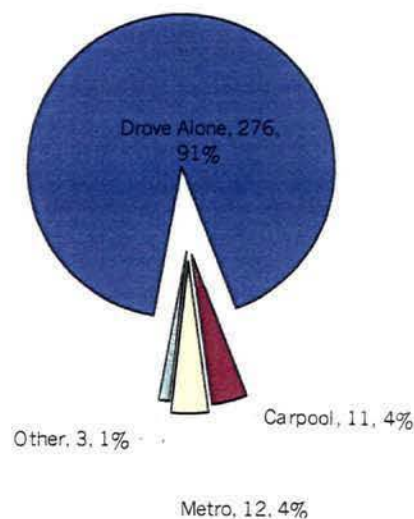


Figure 7 - Mode Choice, Students

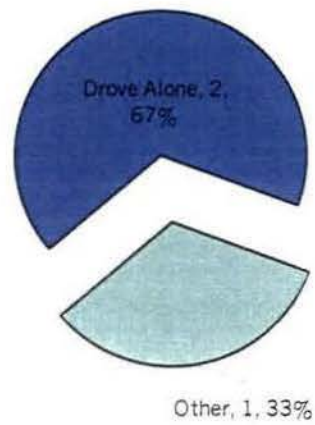


Figure 8 - Mode Choice, Visitors

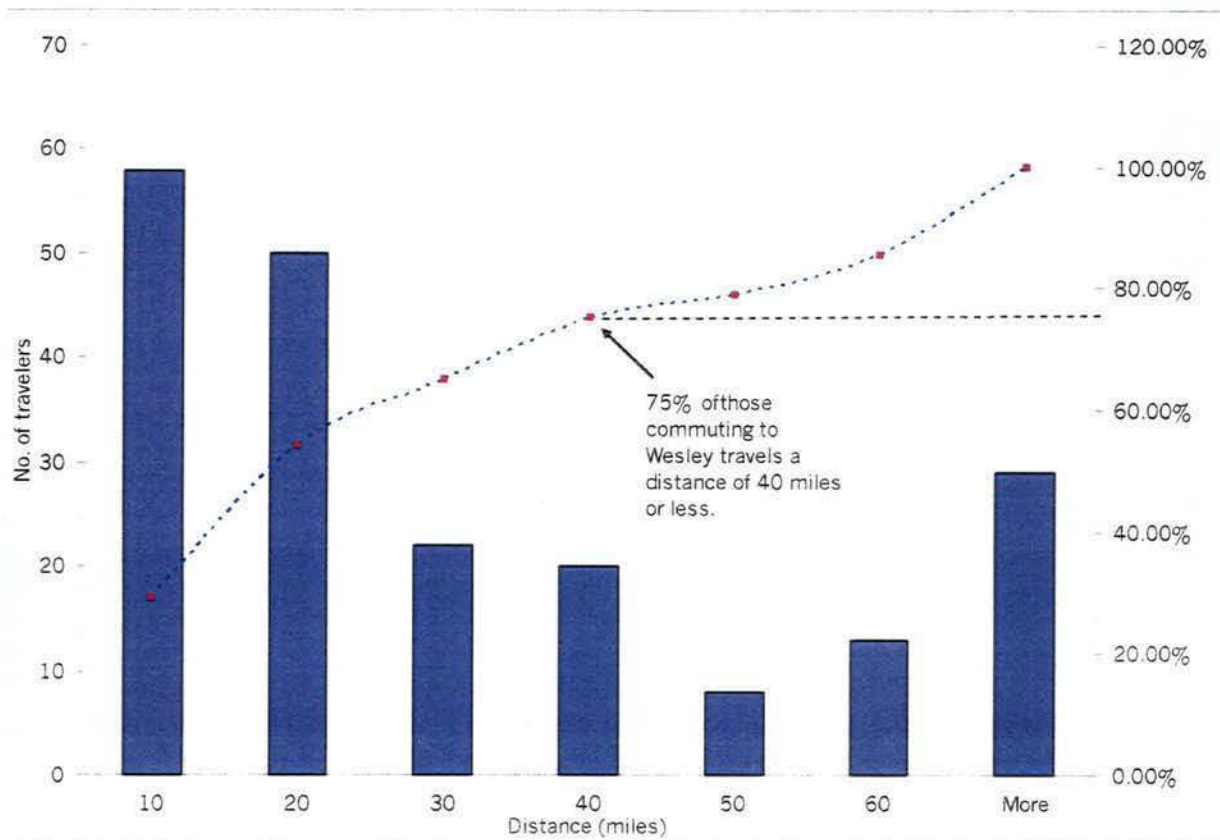


Figure 9 - Travel Distance

- Zip codes were used to approximate distance traveled by commuters.
- Approximately 25% of commuters to Wesley travel a distance of 40 miles or more to the campus.

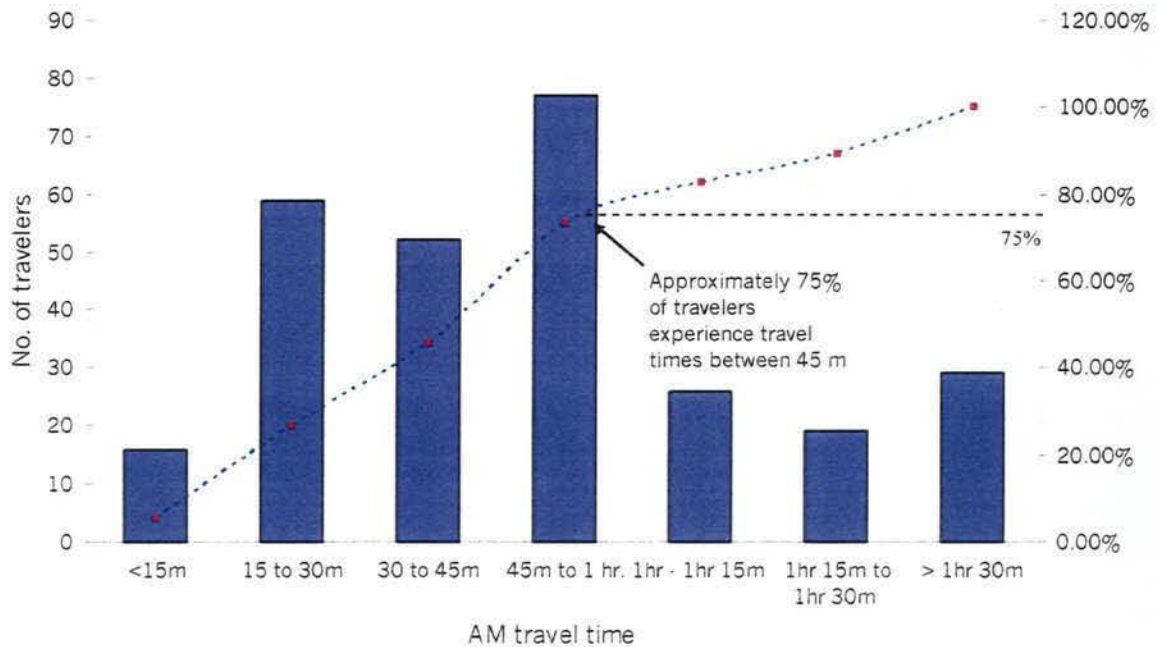


Figure 10 – AM Travel Time

- Approximately 25% of the commuters to the Wesley Seminary have morning commutes longer than 45 minutes to a hour.

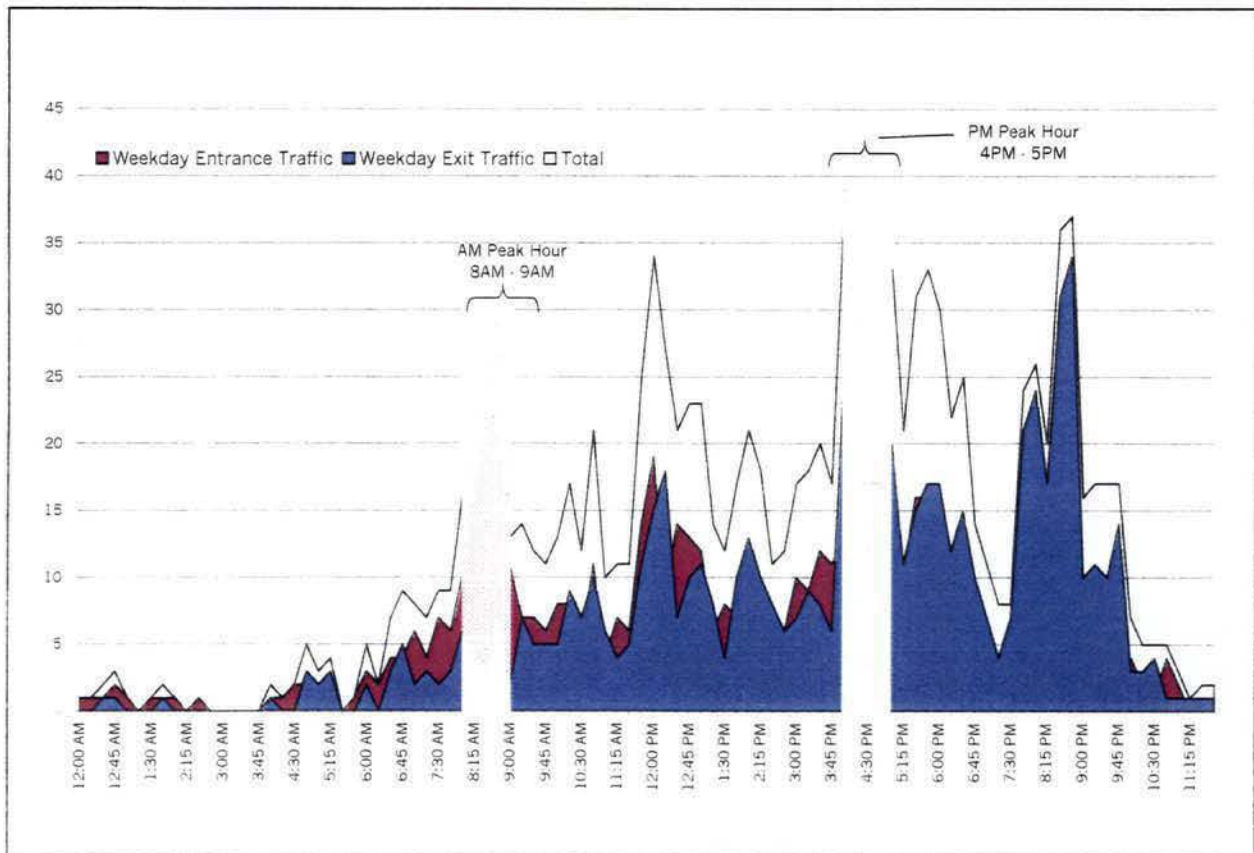


Figure 11 - Wesley Traffic Profile with Peak Hours

Table 4 - Trip Generation Summary

Development	Amount	Trip Generation						
		AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	Total
Wesley Theological Seminary		71	20	91	54	77	131	1206
Total		71	20	91	54	77	131	1206

1 - Trip Generation Rates Derived From Tube Counts

MAJOR UTILITIES

	Mass Ave	University Ave.
Water	6"	10"
Sanitary	12"	10"
Storm	12"	42"/30"
Gas	2" NPS	

Steam, electricity and telephone service are supplied through
The American University infrastructure.

Figure A: Site Location



Figure B: Existing Zoning

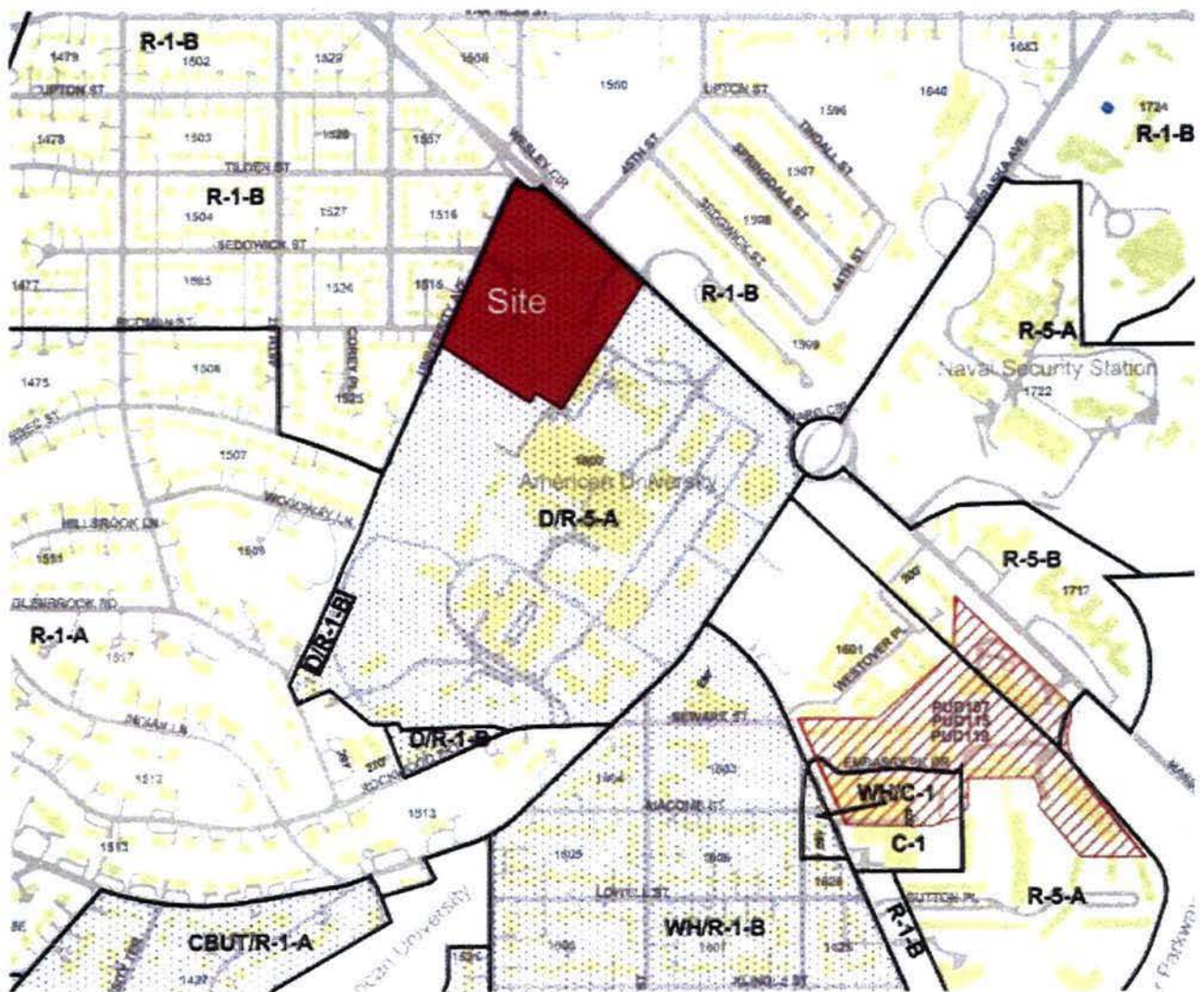


Figure C: Existing Property Boundary

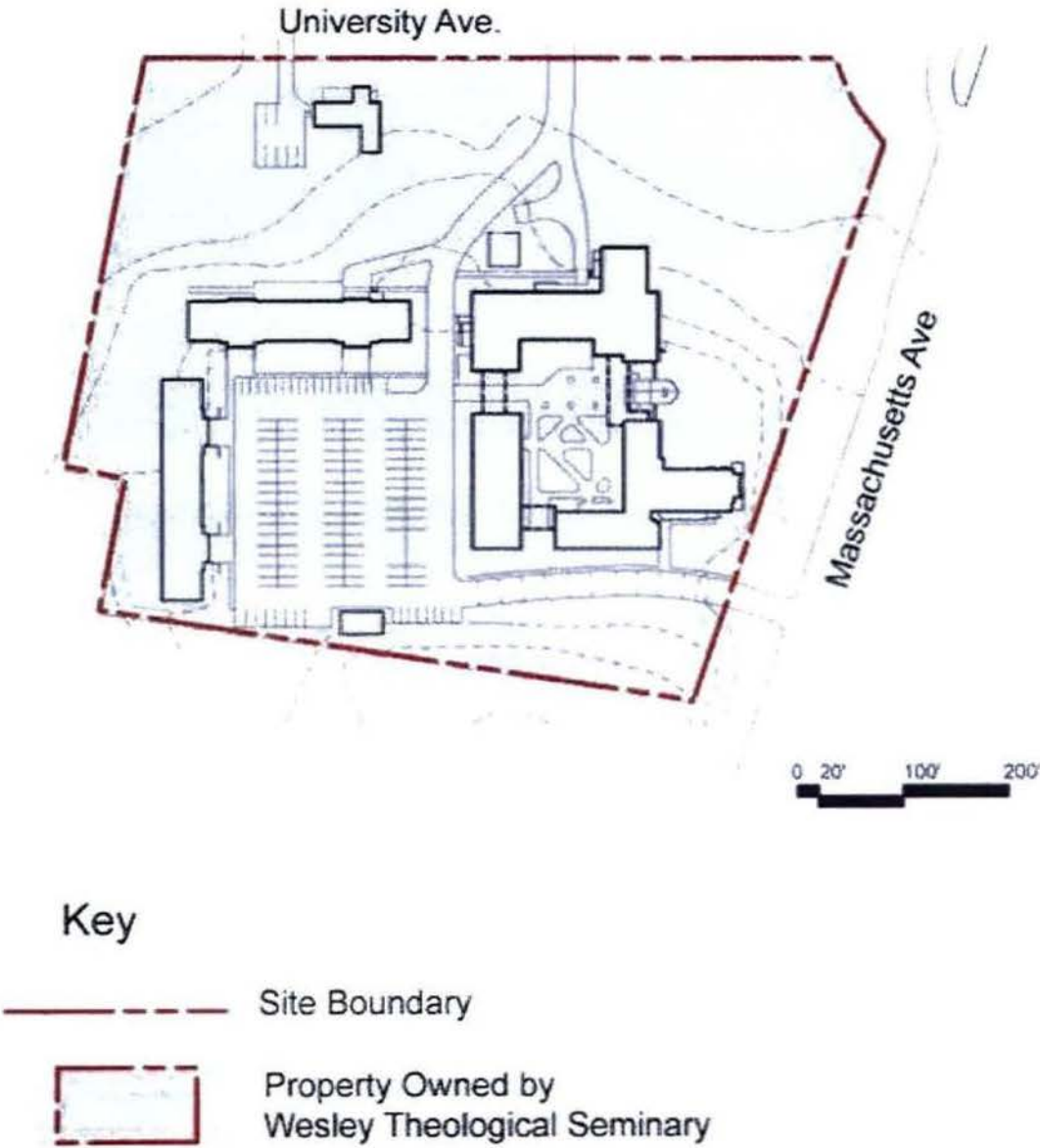


Figure D: Existing Land Use

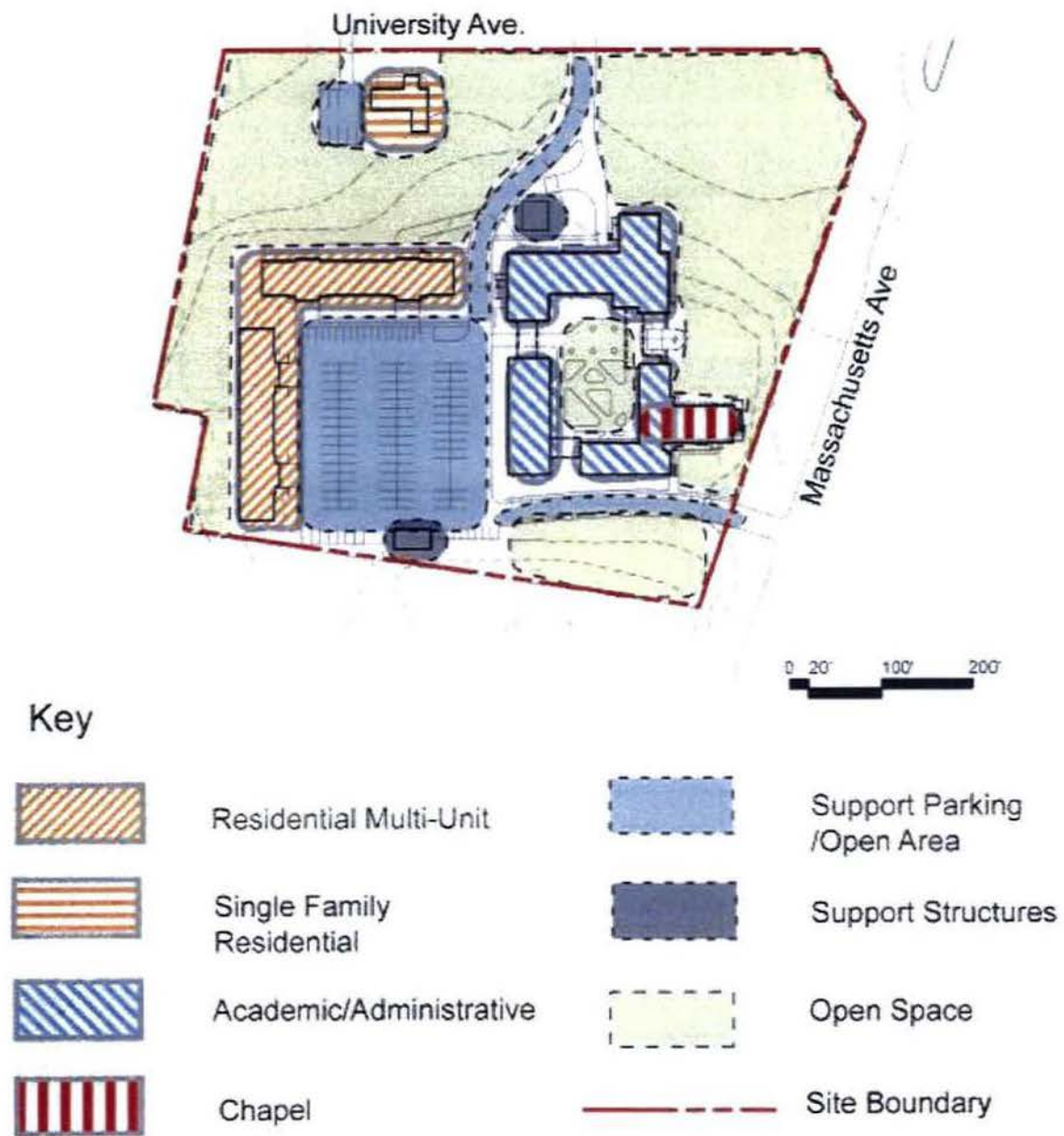
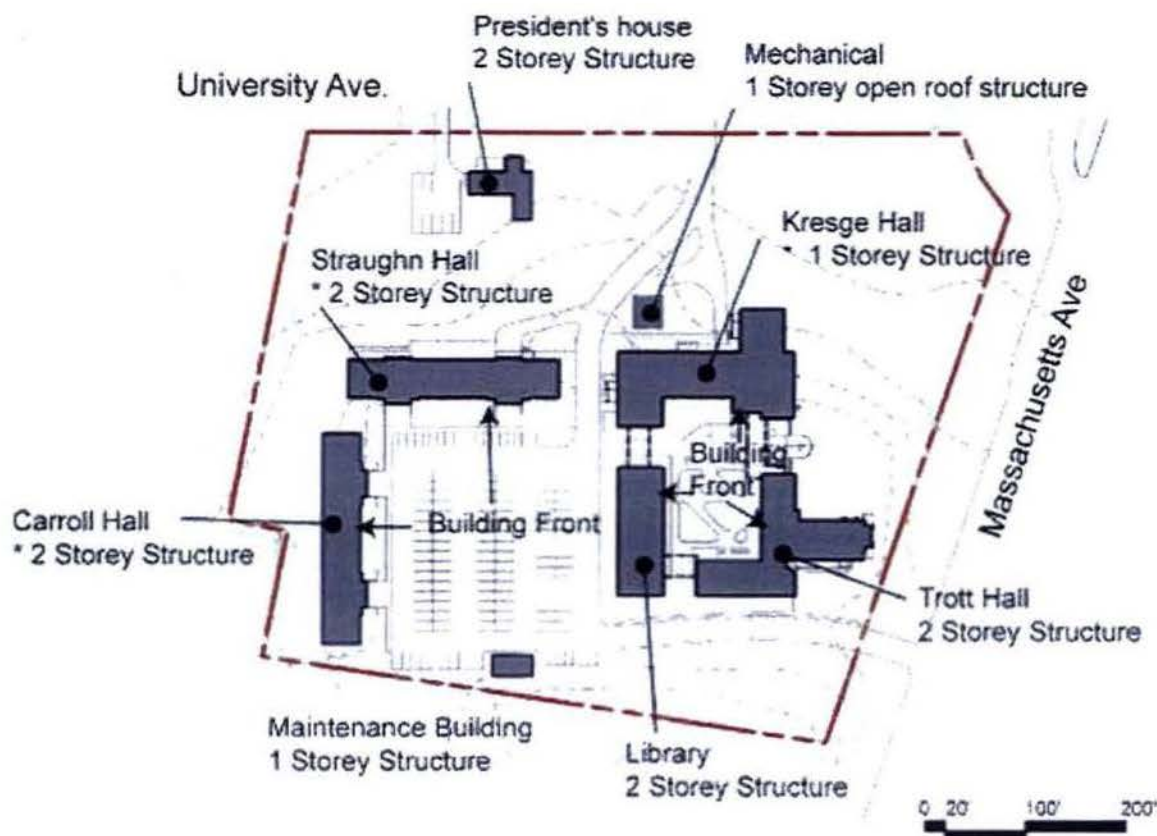


Figure E: Existing Building Heights



Key

----- Site Boundary

* Note: Building Height as defined in Chapter One of the District of Columbia Zoning Regulations is: "The vertical distance as measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet." The front of these buildings is considered to be the plaza or parking lot side of the structures. Straughn Hall is four(4) storeys high at the lowest exposed downhill side, Kresge is three (3) storeys high on the lowest exposed down hill side and Carroll Hall has four (4) exposed storeys on the lowest downhill side.

Figure F: Existing Building Use and Infrastructure

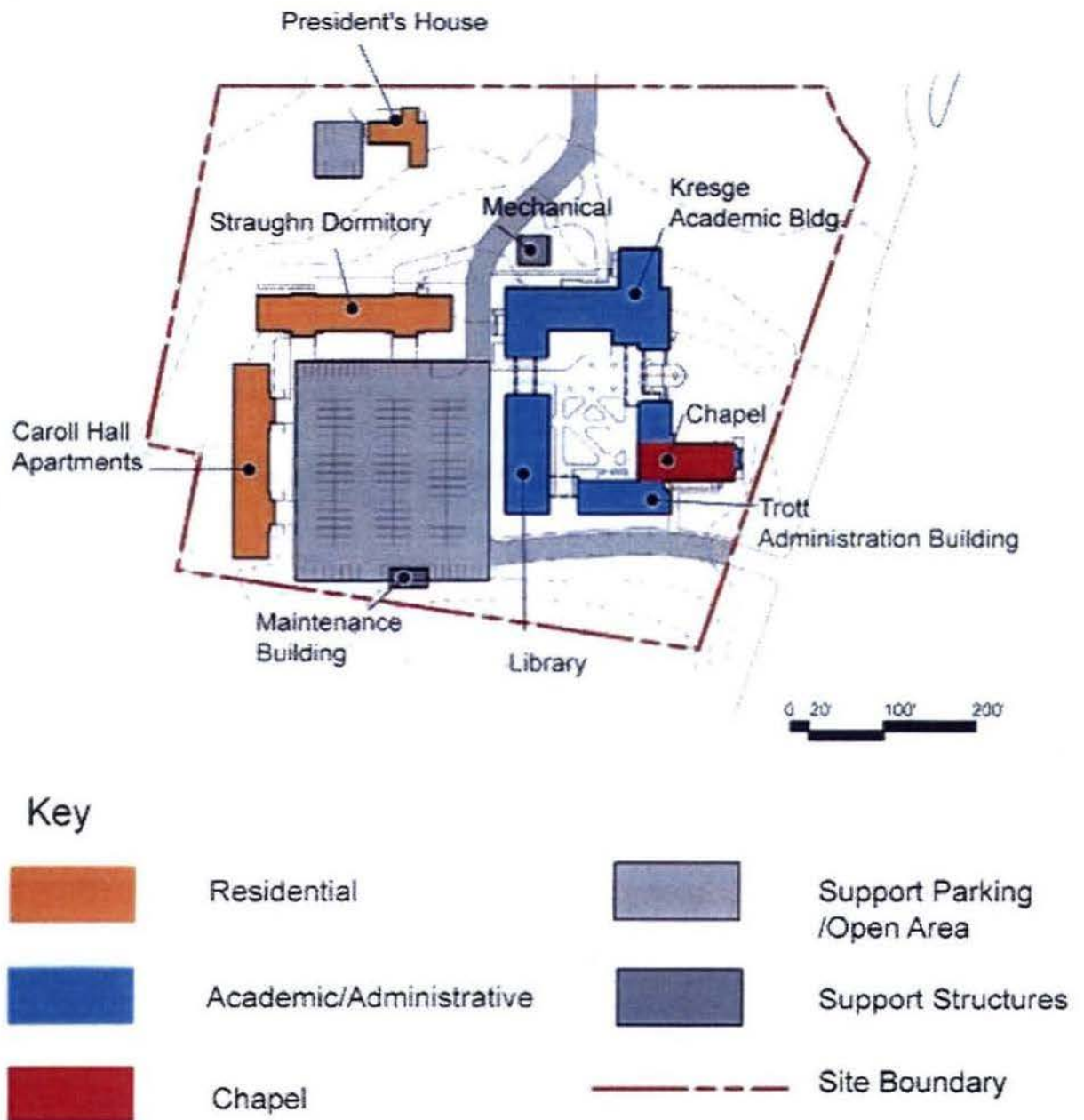


Figure G: Existing Open Space and Pedestrian System

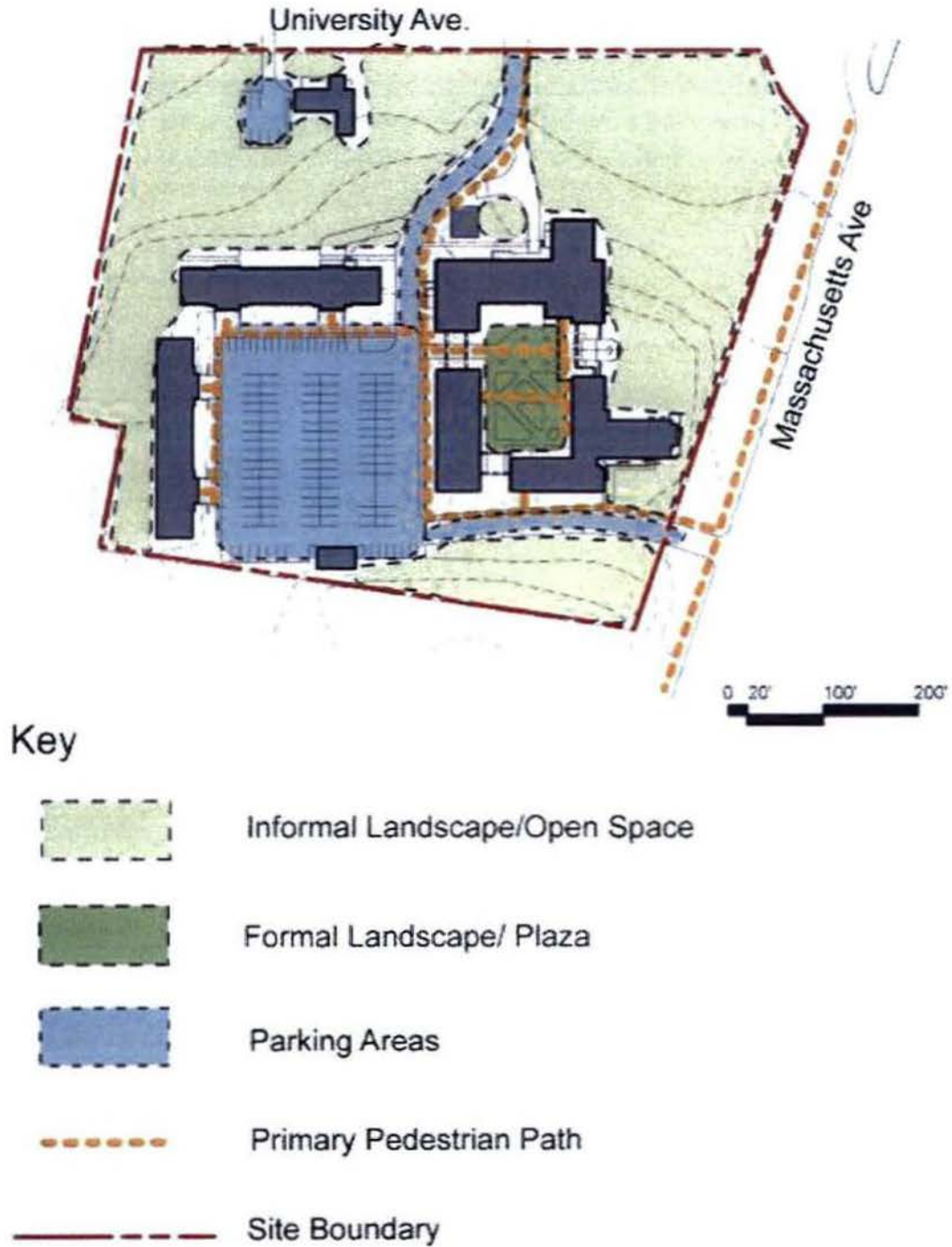
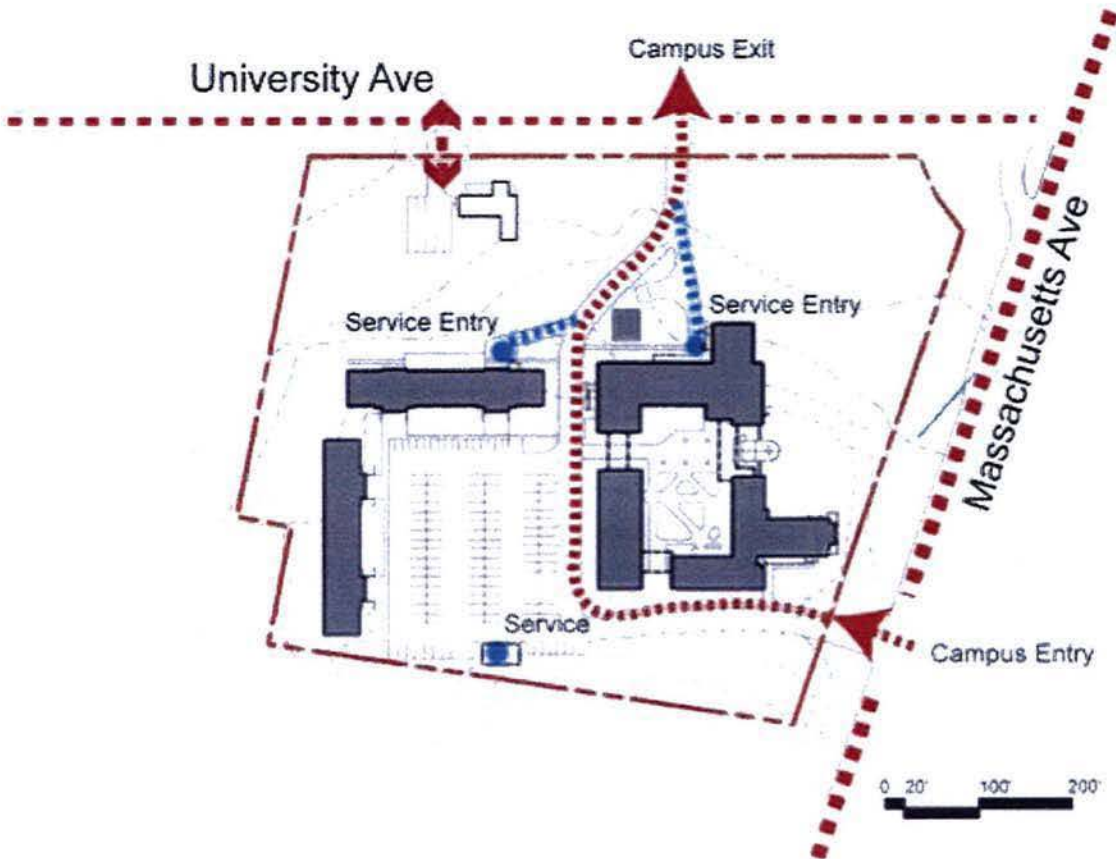


Figure H: Existing Circulation Network



Key

-  Vehicular Circulation Direction
-  Primary Vehicle Circulation Route
-  Service Access
-  Site Boundary

Figure I: Existing Site Amenities

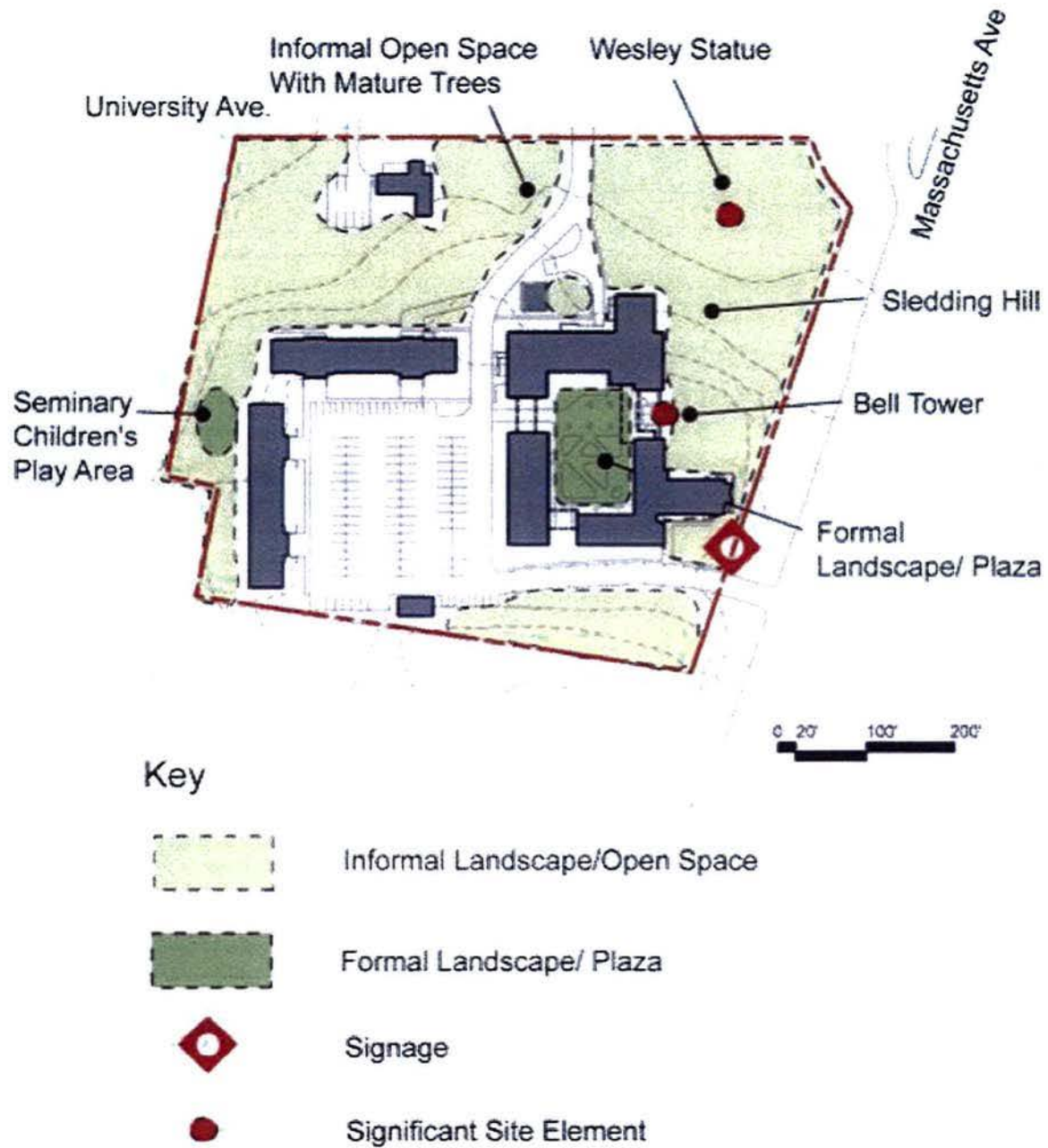
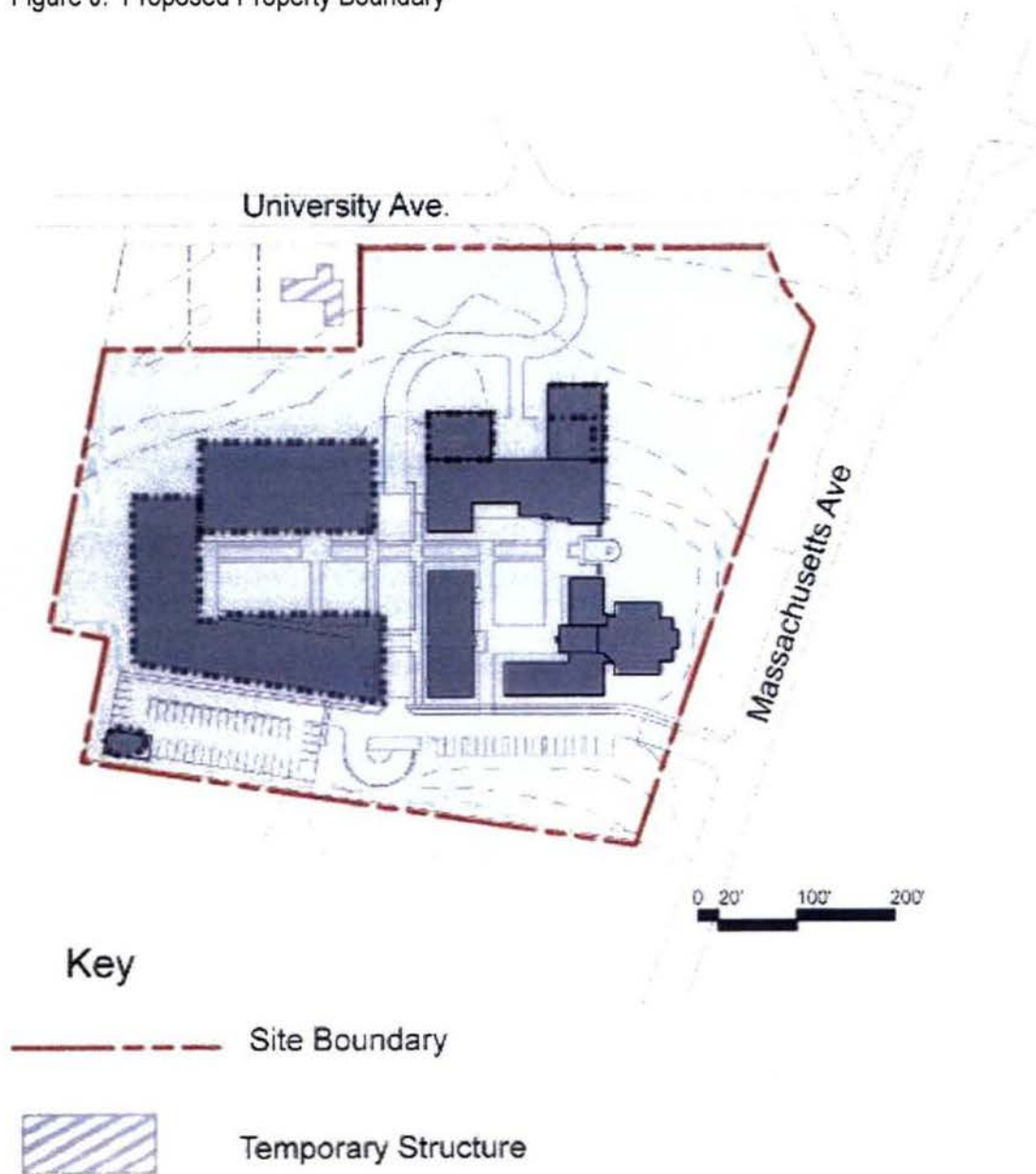


Figure J: Proposed Property Boundary



Note: Building footprints as shown are meant only for purposes of use and size at master plan level and are subject to modification in future architectural design

Figure K: Proposed Land Use

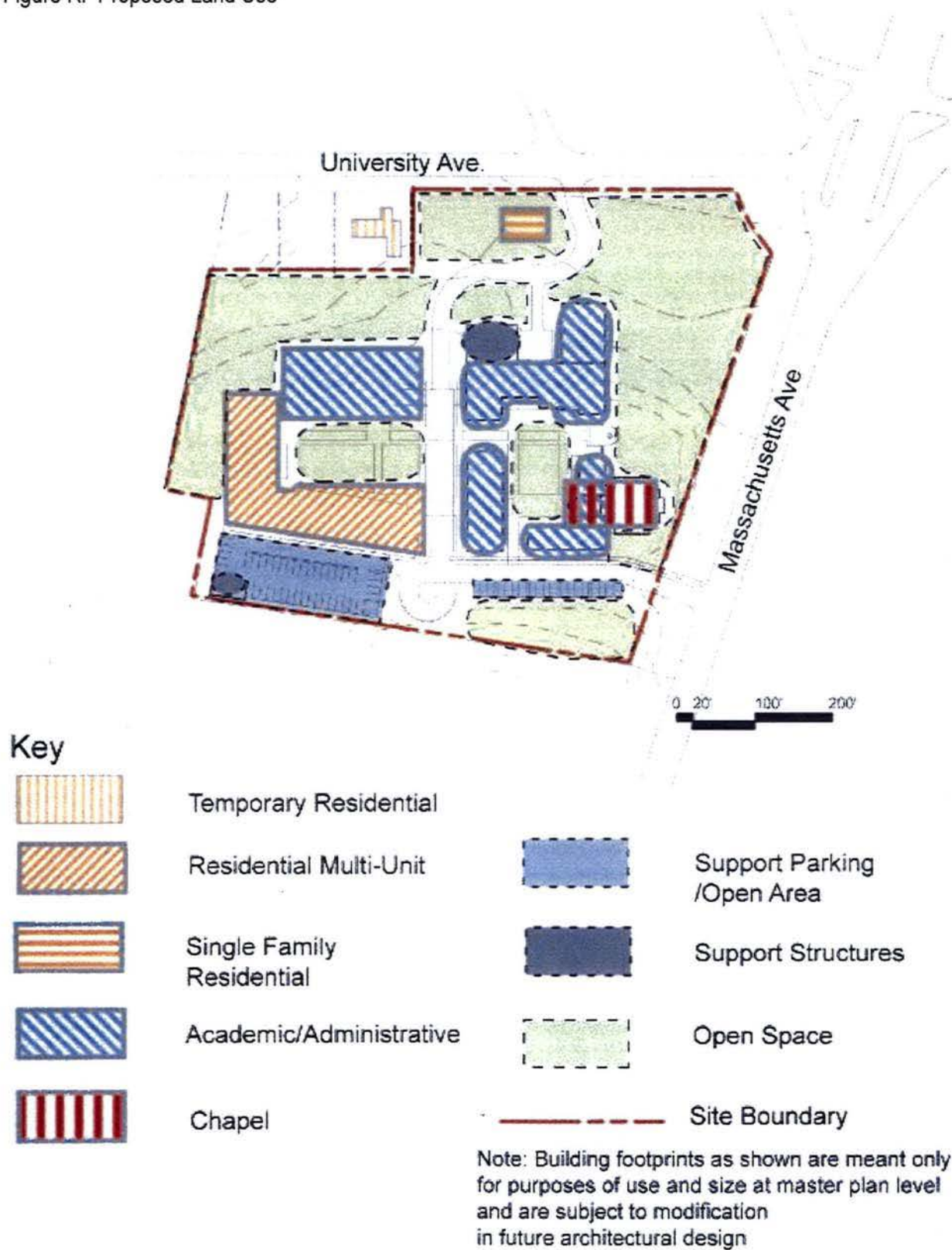
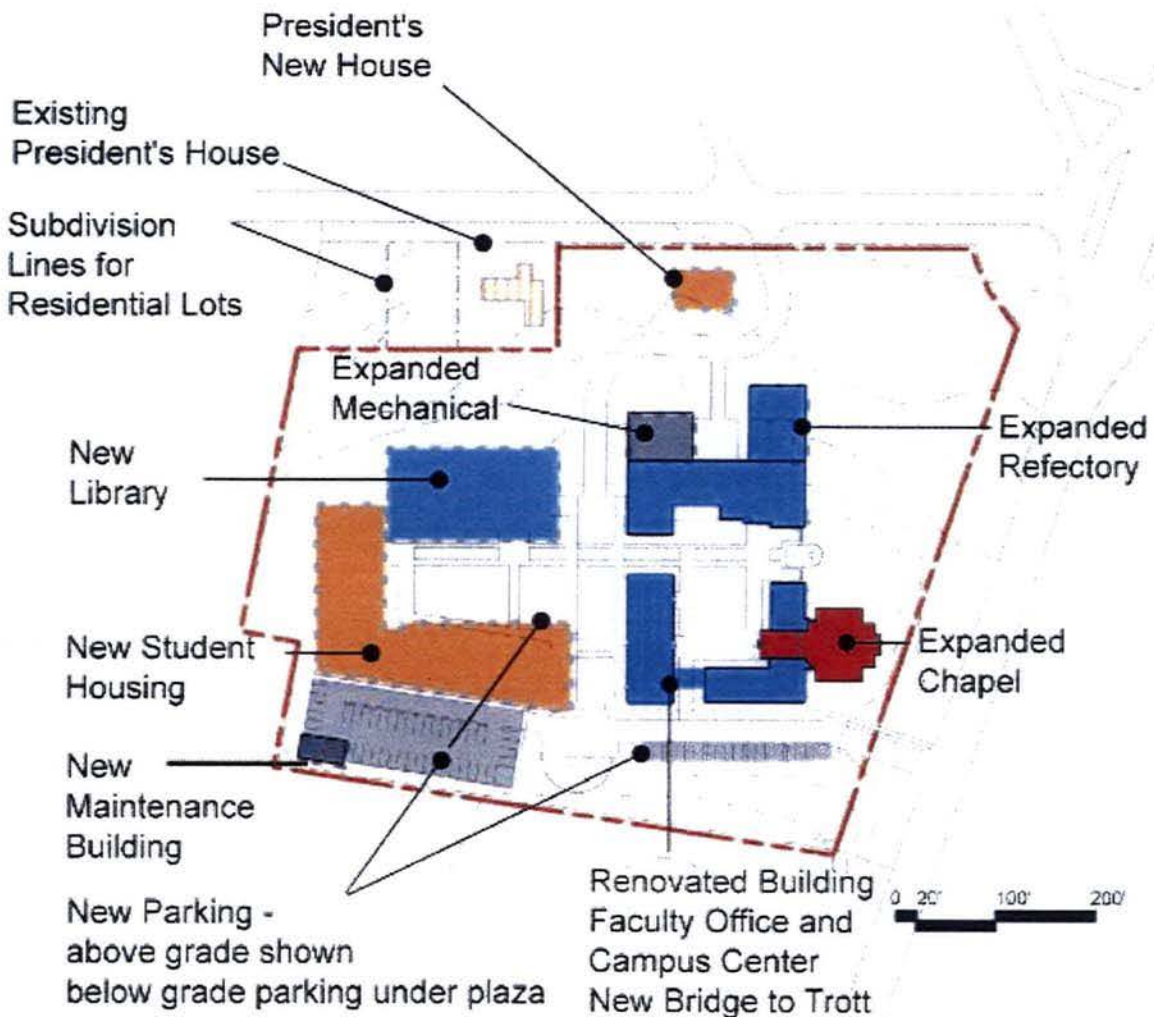


Figure L: Proposed Building Use and Infrastructure



Key

	Residential		Support Parking /Open Area
	Temporary Residential		Support Structures
	Academic/Administrative		Site Boundary
	Chapel		

Note: Building footprints as shown are meant only for purposes of use and size at master plan level and are subject to modification in future architectural design

Figure M: Proposed Open Space and Pedestrian System

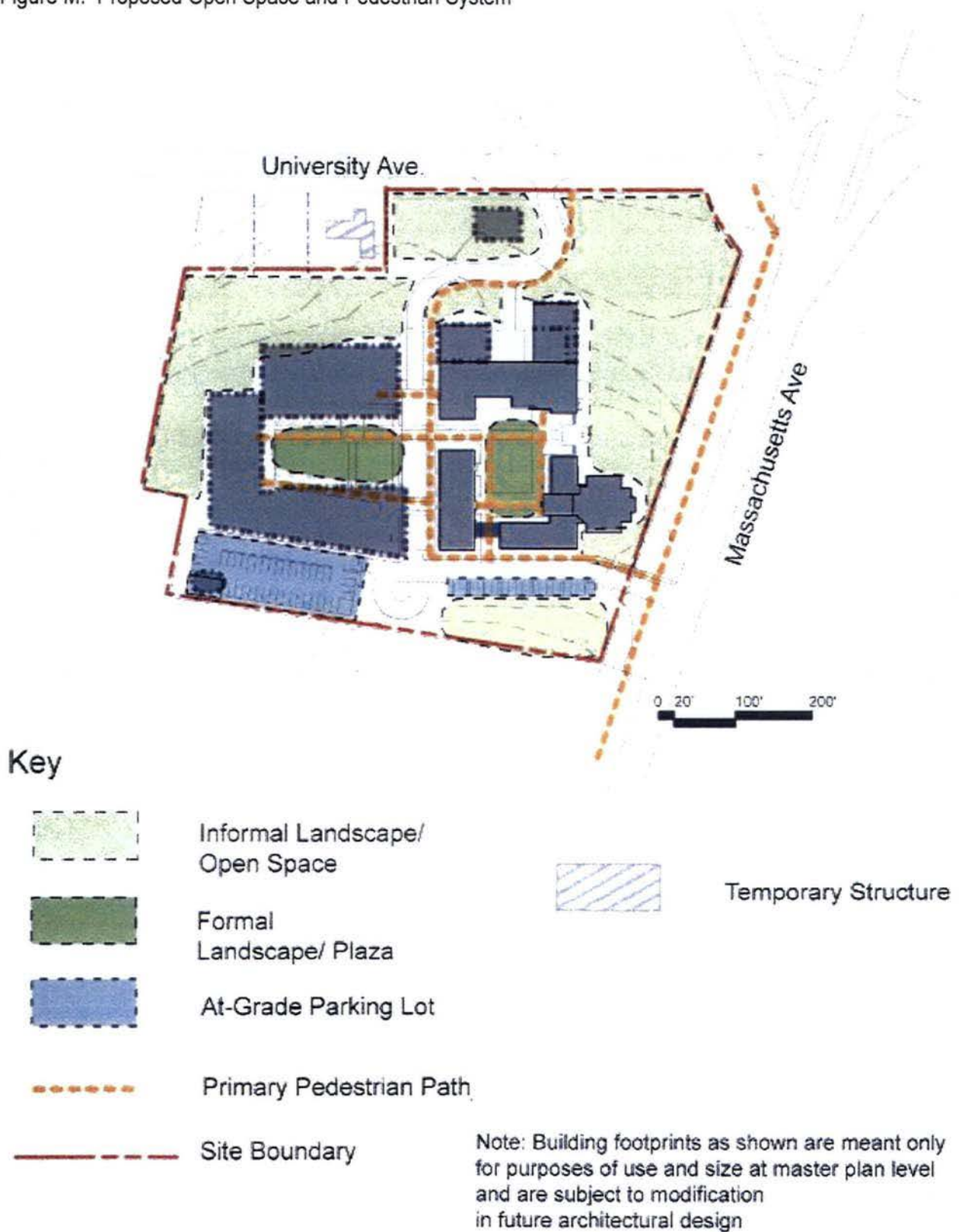


Figure N: Proposed Circulation Network

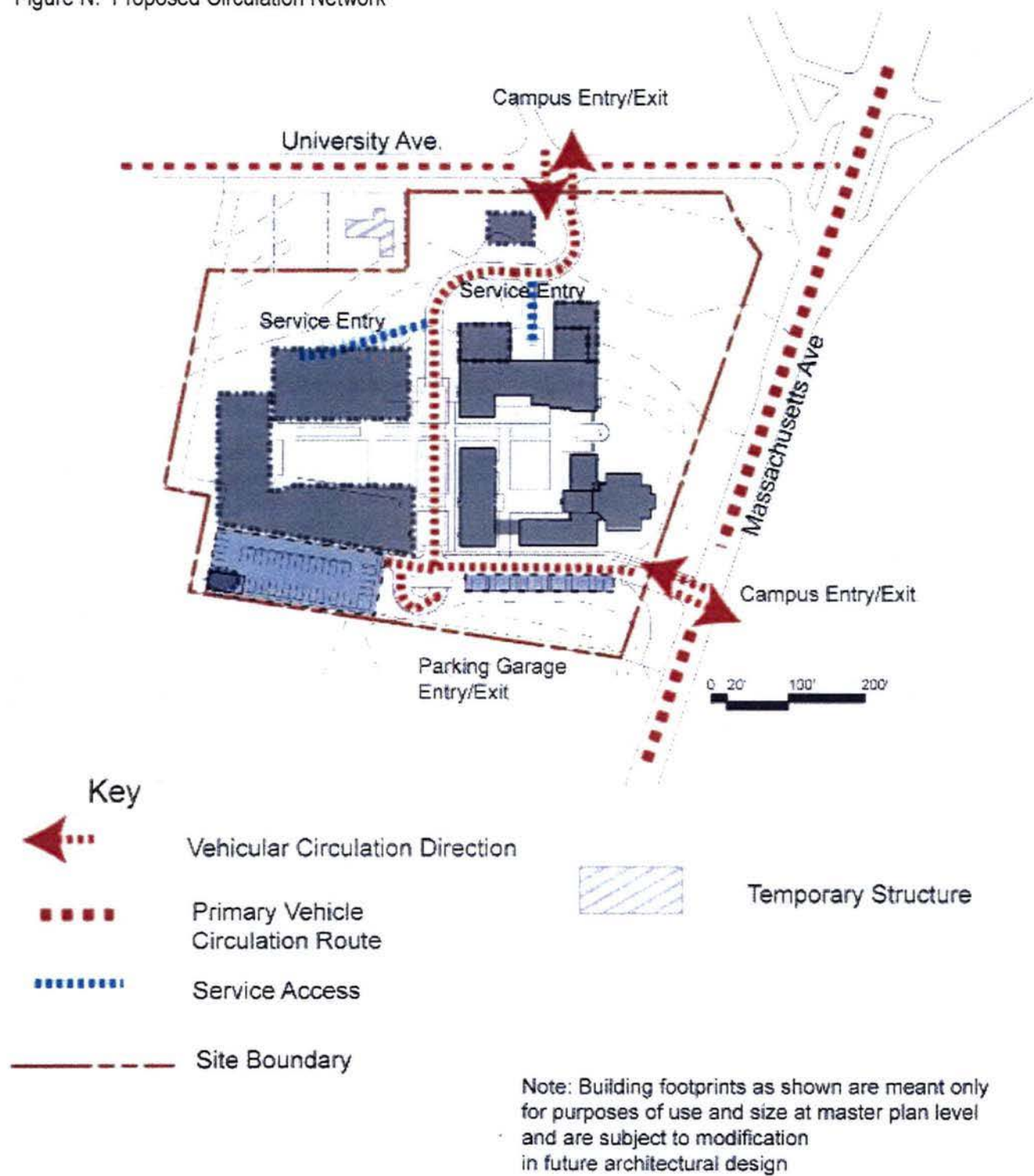


Figure O: Proposed Site Amenities

