

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL* Joel Lawson, Associate Director, Development Review

DATE: July 5, 2016

SUBJECT: Case No. **ZC 05-40B (Westley Theological Seminary Campus Plan)** - Request for Minor Modification to the Order, to permit the housing of graduate students from other universities on the site of the Westley University Campus

SUMMARY RECOMMENDATION

The proposed modifications to the Westley Theological Seminary (WTS) Campus Plan would allow a limited number of graduate students to reside in WTS on-campus housing. WTS has reached agreement with the ANC and community on this and a series of other modifications to the approved Campus Plan impacting traffic studies, community liaison meetings, and the term of the Campus Plan. OP does not object to these modifications and recommends their approval.

APPLICATION IN BRIEF

Location:	Straughn Hall, WTS Campus, Massachusetts Ave. & University Ave. NW
Legal Description:	Square 1600
Ward/ ANC:	Ward 3 / ANC 3D
Zoning:	R-5-A
Previous Approval:	ZC 05-40 - WTS Campus Plan approved in February, 2006, to December 2015 ZC 05-40A – WTS Campus Plan modification to allow construction of a 76 bed residence hall, and to extend the Campus Plan to December, 2025.
Project Summary & Modification Requested:	The original proposal, to amend the plan to allow American University (AU) students to occupy residence beds on the WTS campus has been modified (see Exhibit 13) to eliminate this request, and to instead request: • Allow up to 55 beds to be leased and occupied by graduate students of another facility (not limited to AU); • Limit the requirement for traffic monitoring if the enrollment remains under 505 students; • Require that WTS neighborhood liaison committee meet three times per year (up from two times per year); and • Limit the validity of the campus plan to December 31, 2019.



III. OP COMMENTS

The submissions from the applicant note that the enrollment at WTS has been declining and this is anticipated to continue. This has resulted in unused bed capacity on the site, and the need for WTS to seek methods to off-set declining tuition revenue.

WTS has been meeting with the ANC and the community, and the parties have reached agreement on the modifications currently proposed. The ANC has submitted a report (Exhibit 12) recommending approval; and the Spring Valley – Westley Height Citizens Association has submitted a request for party status in support of the proposal (Exhibit 11).

OP has no concerns with these modifications and recommends that they be approved.