

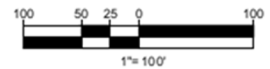


04/05/2021 | TEF | DC1821572 | Rev 0

ULTIMATE OPEN SPACE EXHIBIT

WESLEY THEOLOGICAL SEMINARY

4500 MASSACHUSETTS AVE NW, WASHINGTON, DC 20016



H. 270,000 Square Feet of Unused Gross Floor Area

By maintaining the substantial Green Open Space and limiting the size and location of new development, Wesley Seminary has not utilized a substantial level of the permitted 1.8 FAR for the Campus. As proposed, total development is limited to about 417,000 square feet or 1.09 FAR. As a result, more than 270,000 square feet of development potential will remain unused.

WTS Campus Land Area	
Lot 6 818 (WTS) – 243,124 sf. 819 (Landmark) – 113,758 sf.	356,882 sf.
Lot 7	9,000 sf.
Lot 8	8,000 sf.
Lot 9	7,996 sf.
TOTAL CAMPUS	381,878 sf.
TOTAL GFA @ 1.8 FAR	687,780 sf.

Current/Proposed Development GFA		
Building	Current	Proposed
Straughn Hall	29,866 sf.	(29,866 sf.)
Carroll Hall	27,533 sf.	(27,533 sf.)
Old President House	4,538 sf.	(4,538 sf.)
Library	16,630 sf.	16,630 sf.
Trott Hall/Chapel	26,335 sf.	26,335 sf.
Kresge	32,819 sf.	32,819 sf.
New Residence Hall	29,195 sf.	29,195 sf.
New Admin Building	-	5,267 sf.
New Dorm	-	306,957 sf.
TOTAL	166,916 sf.	417,203 sf.
Unused GFA	-	270,577 sf.

I. Community Playground

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

V. COMMUNITY OUTREACH AND PARTICIPATION

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

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

<u>Date</u>	<u>Meetings/Presentations</u>
July 30, 2019	Community Liaison Meeting
April 1, 2020	Community Liaison Meeting
December 1, 2020	Meeting with Troy Kravitz, ANC 3D02, Elizabeth Pemmerl, ANC 3D02-Elect
January 14, 2021	Community Liaison Meeting
February 3, 2021	ANC 3D Meeting
February 18, 2021	Community Liaison Meeting
September 9, 2021	Community Liaison Meeting
October 21, 2021	Community Liaison Meeting
November 3, 2021	ANC 3D Meeting
December 8, 2021	ANC 3D Meeting
February 16, 2021	Community Liaison Meeting
March 2, 2022	ANC 3D Meeting
March 9, 2022	ANC 3E Meeting
March 30, 2022	CLC Meeting
April 6, 2022	ANC 3D Meeting
April 21, 2022	ANC 3E Meeting
May 9, 2022	CLC Meeting
May 12, 2022	CLC Transportation Focused Meeting
May 12, 2022	CLC Meeting
May 24, 2022	CLC Meeting
June 1, 2022 (Scheduled)	ANC 3D Meeting
June 9, 2022 (Available)	ANC 3E Meeting

This community engagement has been open, detailed and productive and resulted in the proposed set of Conditions set forth below. Although issues remain for ongoing discussion, the firm basis for more detailed cooperation and problem solving has been established for successful and timely Further Processing.

In addition to its work with its neighbors, Wesley Seminary has been actively engaged with the relevant District agencies and officials, including the Office of Planning, District Department of Transportation, the Zoning Administrator, and others.

VI. THE WESLEY SEMINARY CAMPUS: EXISTING AND PROPOSED

Based on a thorough assessment of the Seminary's mission, goals, programs, and facilities, this Thrive in Place Campus Plan for the Years 2022 through 2032 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 through demolition of its two 1960-era dormitories (Straughn Hall and Carroll Hall) and the Old President's House, construction of a new Dormitory and administrative building, and maintenance and enhancement of the existing Green Open Space that surrounds and buffers the campus building envelope from the adjoining neighborhood. The boundaries of the proposed Campus Plan will be maintained to all the property owned by the Wesley Seminary.

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

A. Location, Boundaries and Zoning

Wesley Seminary's amended Campus Plan boundaries encompass almost nine acres (381,878 square feet on Lots 6 (818 and 819), 7, 8 and 9 in Square 1600) (See Existing and Proposed Property Boundary, Exhibit J), generally extending from University Avenue on the north to Massachusetts Avenue on the east and A.U. on the south and west. (See Site Location, Exhibit A). 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 A.U., the headquarters of the Department of Homeland Security at Ward Circle, and diplomatic residences and neighborhood commercial areas.

The property within the Campus Plan boundaries is located within RA-1 Zone District (low to moderate density residential). (See Existing Zoning, Exhibit K). No change in the existing Campus Plan boundaries are proposed.

When the proposed development is actually constructed, building area will increase to 417,203 gross square feet within the Campus Plan boundaries. This translates to an aggregated FAR of approximately 1.09 within the RA-1 District, well within the permitted ceiling of 1.8 FAR. Development proposed in the RA-1 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 will continue to own 100% of the land within the proposed Wesley Seminary Campus boundary, all of which is zoned RA-1. (See Existing and Proposed Property Boundary, Exhibit J).

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.

(See Existing Land Use, Exhibit L).

Generally, all Wesley Seminary's major facilities, including the Kresge Academic Building, the Trott Administration Building and Chapel, the Library, and the two dormitories (Carroll Hall and Straughn Hall) 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 Existing Building Use and Infrastructure, Exhibit M).

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,” the new construction will provide additional student housing and administrative, faculty and maintenance facilities consistent with the existing campus development and eliminate existing obsolete facilities. Specifically, Wesley Seminary plans to demolish Straughn Hall, Carroll Hall, the surface parking lot and adjacent one-story maintenance building and the Old President’s House and add 306,957 gross square feet of student housing to the existing space on the campus by the year 2025. 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:** The development priority for this category is the demolition of the 1960-era student housing (Straughn Hall and Carroll Hall) and construction of new purpose built student dormitory exclusively for Wesley and A.U. students. The demolition of Straughn Hall and Carroll Hall will eliminate 90 existing beds that will need to be replaced. The 2014 Dorm with 76 beds will be maintained. The New Dormitory construction will add 659 new beds. When completed, there will be a net increase of 569 student beds on Campus.
- **Academic/Administrative (A) program expansion:** All existing 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 new administration/faculty building will be located on the existing building perimeter.

- **Chapel (C) renovation:** The completed renovation of the existing Chapel incorporated modern design and equipment for 21st Century worship. The existing Chapel is located within the core of the campus along the Massachusetts Avenue campus frontage. No change to the existing Chapel is proposed.
- **Support (S):** Campus utilities and infrastructure have been upgraded and general building systems were upgraded as specific buildings were renovated. All existing buildings are now ADA compliant. To replace the one-story maintenance building to be demolished, a small replacement maintenance facility will be located in the lower level of the proposed new two-story administration and faculty building.
- **Open Space (O):** As part of the new Master Plan, the central core of the campus will be maintained. The mature vegetation and open space at the perimeter of the campus will be maintained and enhanced by implementation of the Landscaping Plan, including at the former Old President's House site, along University Avenue and along the Massachusetts Avenue driveway.

D. Built Environment

Wesley Seminary's buildings within the existing Campus boundaries include a total of 166,916 square feet of Gross Floor Area. The Campus includes 8 academic, administrative, residence hall, and student services buildings, largely clustered together and designed in a unified architectural style. (See Existing Building Use and Infrastructure, Exhibit M). With the exception of the 2014 Dorm, 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 A.U. Campus. Building heights on the campus range from 25 to less than 40 feet and three stories. (See Existing Building Heights, Exhibit N).

The new student housing and administrative faculty building construction proposed in the Campus Plan will provide Wesley Seminary with an important opportunity to demonstrate its continued commitment to the architectural integrity of the Campus and its presence in the Spring Valley Neighborhood. As the Campus evolves, new architecture on the Campus will preserve and reflect Wesley Seminary's institutional setting and high-quality architecture. While designed to serve its intended function in support of the Wesley Seminary's broader educational and religious mission, the new student housing and administrative building are both distinctive and inviting, contributing to the overall character of the Campus setting. This new development is sensitive to adjacent buildings and the surrounding context and will be designed to prevent and/or mitigate adverse impacts. The height and density of the new student housing is appropriate for its central location and proximity to existing and proposed A.U. buildings and the function it will serve.

E. Open Space and Pedestrian Network

Since its inception, Wesley Seminary has endeavored to provide an environment that is conducive to human development and learning while respecting the open space and distinct edges formed by the site's natural topography. Open space areas, located both along street edges and internal to the academic core, are key characteristics of the Campus. Most noticeable are the

Wesley 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, Family Movie Nights and outdoor yoga in the future. 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 Existing Open Space System and Pedestrian System, Exhibit O).

This Campus Plan maintains 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 around the new student housing, Administration Building and along University Avenue, will continue to be a priority for the Seminary in order to create open and inviting views and opportunities for relaxation and interaction throughout the Campus (See Proposed Open Space and Pedestrian System, Exhibit P) and maintain a strong buffer between the central core of the Campus and the adjacent neighborhood. (See Landscaping Plan, Exhibit H).

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 open space around the new

Dormitory and between the existing 2014 Dorm which will create a new open space conducive to the use and enjoyment by the residents of both buildings.

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 Existing Site Amenities, Exhibit Q).

Under this Campus Plan, Wesley Seminary proposes to maintain the underlying campus organization and distinct campus identity, which is defined by the central core and wide-open spaces between the campus buildings and the Massachusetts and University Avenue boundaries with the neighborhood. The Campus Plan specifically calls for the maintenance and enhancement of the existing Green Open Space. (Exhibit P).

H. Transportation

The current vehicular circulation pattern is a two-way access from Massachusetts Avenue and with exit only from University Avenue. (See Existing Vehicular Circulation Network, Exhibit R). Based on intersection and automobile count data as well as the testing of several circulation options and input from the community, the Master Plan is proposing to maintain the two-way access from Massachusetts Avenue. The University Avenue entrance will be further

restricted prohibiting exit during AM (6:30 – 9:30 am) and PM (4:00 – 7:00 pm) Peak Hours. Limited two-way access for emergency, service and delivery vehicles will be maintained. (See Proposed Vehicular Circulation Network, Exhibit S). At both Massachusetts Avenue and University Avenue, right turn only will be permitted for vehicles. This will allow better site access, especially access to and from the surface parking from Massachusetts Avenue, while minimizing the use of University Avenue and preventing commercial vehicles from driving into and through the residential streets of Spring Valley. Additional restrictions on vehicles exiting on to University Avenue will be evaluated as needed after occupancy of the New Dormitory.

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 A.U. 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 and supported, Wesley Seminary recognizes that not everyone has convenient access to public transportation and that many students, faculty, staff, and visitors drive to campus. Accordingly, Wesley plans to maintain and expand an adequate off-street parking inventory to meet the parking needs of the Campus, including surface parking facilities that will be retained on Campus and the two levels of underground parking with 300-350 parking spaces in the New Dormitory, including 105 spaces dedicated for Seminary use. In order to maintain the Green Open Space buffer to the neighborhood, parking has been concentrated within the central core of the Campus and underground.

Additionally, under this Campus Plan, the Seminary will establish a Transportation Demand Management Plan to further encourage the use of public transportation by students, faculty, staff and visitors to the campus. In addition, to decrease overall parking demand, Wesley Seminary has altered and staggered the class schedules to alleviate peaks and better utilize the parking facilities. Wesley Seminary will continue to maintain adequate off-street parking to meet its needs and will monitor its parking practices and facilities in light of developments within the Campus and community.

I. Utilities

The Campus is served by an existing network of utilities, including water, sanitary sewer, storm, gas, electric, telecommunications, and cable television. In 2007, a substantial upgrade and renovation of the underground, utility system, including steam pipes, telecommunications, and electrical services was completed. 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, or private utility companies. (See Major Utilities, Exhibit T).

The upgraded utility systems within the Campus have excess 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 4000 amp 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 the District of Columbia, 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.

VII. ZONING REGULATION COMPLIANCE

The Wesley Theological Seminary Campus Plan complies in the following respects with the requirements of Subtitle X, Sections 101 and 901 of the District of Columbia Zoning Regulations:

A. College or University which is an Academic Institution of Higher Learning (Sub-section 101.1)

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 101.2)

1. Noise

Activities within the Campus Plan boundaries are centrally located and designed so as to minimize noise (and visual) impacts on the surrounding community. New facilities proposed in this Campus Plan will also be centrally located and isolated from 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, faculty and residents for a quiet and secure place to study, work and live, with attention to the need to minimize impacts on the community; and
- Locating and designing loading docks and mechanical systems to reduce, as much as possible, the noise they produce.

2. Traffic

The Seminary 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 further limited vehicles leaving the Campus from the University Avenue exit during the AM/PM Peak Hours. Additionally, Wesley Seminary will implement a robust Transportation Demand Management Plan designed to meet the needs of the campus over the ten-year term of the Plan. The following proposed Transportation Management Plan has been submitted to DDOT for review:

- Unbundle the cost of vehicle parking from the lease for each residential unit and charge a minimum rate based on the average market rate within a quarter mile. Only hourly, daily, weekly, or monthly rates will be charged. Free parking, validation, or discounted rates will not be offered.

- Identify Transportation Coordinators for the planning, construction, and operations phases of development. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.

- Will provide Transportation Coordinators' contact information to goDCgo, conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year.

- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the residents, including promoting transportation events (i.e., Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications.

- Transportation Coordinators will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan.

- Provide residents who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG) or other comparable service if MWCOG does not offer this in the future.

- Will meet ZR16 short- and long-term bicycle parking requirements by providing 62 long-term spaces and 12 short-term spaces free of charge to residents.
- Long-term bicycle storage rooms will accommodate non-traditional sized bikes including cargo, tandem, and kids' bikes.
- Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing info@godcgo.com.
- Transportation Coordinator will subscribe to goDCgo's residential newsletter.
- Post all TDM commitments on website, publicize availability, and allow the public to see what commitments have been promised.
- Provide a FREE SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride.
- Designate an on-campus ride sharing pickup and drop off location.
- Designate an on-campus rental bike and scooter parking area.

3. Number of Students

a. Enrollment and Residents

The development proposed in the Campus Plan will not create objectionable conditions due to the number of students, residents or other conditions. The Plan maintains the current

enrollment levels for the Seminary. (See Student Enrollment Trends, Exhibit B). Residents will be centrally located on Campus and be subject to strict and enforced Codes of Conduct by Wesley, A.U. and Landmark, including off-campus parking restrictions. As stated above, the Transportation Demand Management Plan will be 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 Wesley Seminary Campus, but any increase will not be substantial and is capped by the Campus Plan.

C. Compliance with the Maximum Bulk Requirements (Sub-section 101.5)

The property within the Campus Plan boundaries is zoned RA-1. The Zoning Regulations limit campus development to an FAR of 1.8 (687,780 square feet).

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 417,203 square feet. This results in an overall FAR of approximately 1.09. Approximately 270,000 square feet of available gross floor area will not be developed.

D. Submission of a Plan for Developing the Campus as a Whole (Sub-section 101.8)

1. **Buildings, Parking and Loading Facilities**

a. **Buildings**

In determining its future Campus and institutional needs, Wesley has been guided by its strategic vision of “Ministry 2044” and recent self-evaluation. Consistent with this study, the Campus Plan calls for the limited new development to meet its objective to Thrive in Place through the year 2032 and beyond as set forth below:

- **Residential (R) program replacement and expansion:** The development priority for this category is the demolition of the existing Straughn Hall and Carroll Hall and construction of new student housing for Wesley and interested America University students. When completed, this plan will increase the level, quality and flexibility of housing for Wesley students and their immediate families and provide new and improved housing opportunities for A.U. students who do not have access to housing on the A.U. Campus and are living off-campus in the surrounding neighborhood. The new student housing will yield a net increase of 569 beds on Campus.
- **Academic/Administrative (A) program expansion:** It is now projected that some additional space will be required for faculty offices and limited support space. The plan proposes construction of a new two-story Administrative building. All academic and administrative uses and facilities are proposed to remain within the perimeter 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.

- **Chapel (C) renovation and expansion:** The renovation of the existing Chapel has been completed without the previously approved 5,000 square foot expansion. The renovation provided a space for 21st century worship and achieved ADA accessibility for the entire Trott Administration Building in which the Chapel is located. The existing Chapel is located within the core of the Campus along the Massachusetts Avenue Campus frontage.
- **Support (S):** In preparation for the renovation and limited new construction, Campus utilities have been upgraded. The Campus Plan will incorporate a small maintenance facility in the lower level of the new Administrative building.
- **Open Space (O):** The Master Plan maintains and consolidates the central core of the Campus and enhances the existing Green Open Space. Demolition of the Old President's House and re-landscaping that area will enhance the Campus along University Avenue.

(See Proposed Land Use, Exhibit U; Proposed Building Use and Infrastructure, Exhibit V; and Proposed Building Heights, Exhibit W).

b. Parking

The Campus Plan reduces the existing surface parking in the central core of the Campus, but the two levels of underground parking (300-350) in the New Dormitory will provide a total of 331-381 parking spaces on the Campus for students, employees, residents and visitors. This increased level of parking, in conjunction with the Traffic Demand Management program to be continued and enhanced, will meet or exceed the demand for off-street parking for the Campus and minimize off-campus parking.

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, including at the central plant facility in the 2014 Dorm. Limited use of the University Avenue entrance for service and delivery vehicles only will limit the traffic impact on the neighborhood and provide easy access to the Kresge Building and 2014 Dorm. Loading facilities for the New Dormitory will be located inside the building and accessed only to and from Massachusetts Avenue. As part of the Traffic Demand Management Plan included in the Campus Plan, a truck management program will be implemented to reduce the impact of Campus-related trucks on neighborhood streets. The Plan includes a truck circulation route that identifies the main routes that delivery vehicles should use to access loading facilities on Campus, while discouraging the use of neighborhood streets. (See Proposed Vehicular Circulation Network, Exhibit S).

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. (See Proposed Open Space and Pedestrian System, Exhibit P; Proposed Site Amenities, Exhibit X; and Landscaping Plan, Exhibit H).

b. Signs

The Campus Plan calls for maintenance of Wesley's existing signage and amenities programs, including building identification, directories and other exterior graphics. A new small sign identifying the New Dormitory will be proposed for the Massachusetts Avenue entrance. 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 Proposed Site Amenities, Exhibit X). Signage and other means as required will be used to restrict the use of the University Avenue exit during AM/PM Peak Hours.

c. Streets

Additionally, the Campus Plan calls for using Massachusetts Avenue as the principal means of ingress and egress to the Campus. The use of the University Avenue entrance will be restricted for private vehicles and limited to service and delivery vehicles and emergency vehicles, and exiting vehicles will be restricted during AM/PM Peak Hours. (See Proposed Vehicular Circulation Network, Exhibit S).

d. Public Utilities

There are no current plans or requirements 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. General upgrades and improvements to existing utilities, including upgrades to the main water line and other utilities improvements have been completed.

3. Athletic and Other Recreational Facilities

Renovation and improvements to the Seminary's existing recreational facilities and additional facilities in the New Dormitory will serve the recreational needs of the Seminary community. A small community playground is proposed in the area of the three residential lots setback from University Avenue.

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

The activities to be conducted on Campus include those activities associated with general seminary and educational 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 new Dormitory will continue to provide an environment consistent with the existing Campus. (See Proposed Land Use, Exhibit U).

E. Interim Use of Land is Continued (Sub-section 101.10)

The proposed Campus Plan does not require any interim use of land on the Campus.

F. No New Use Sought for Approved Site of Buildings Moved Off-Campus (Sub-section 101.10)

The Seminary does not seek approval for any new use of a previously-approved building site, and thus complies with this section.

G. Compliance with the Policies of the District Elements of the Comprehensive Plan (Sub-section 101.11)

The Wesley Theological Seminary Campus Plan complies with the policies of the District Elements of the Comprehensive Plan. The continued educational use is consistent with the institutional designation on the Future Land Use Map of the Campus. 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.

H. Commitment to Diversity, Equity, Inclusion and Social Engagement

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

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

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

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

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

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

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

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

- Center for Public Theology
- Community Engagement Fellows Program
- Heal the Sick Program

I. The Proposed Buildings Are Within the Floor Area Limit for the Campus as a Whole (Sub-section 101.5)

When added to all existing buildings and structures on the Campus, the limited new 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 area within the Campus Plan boundaries will total approximately 417,203 square feet. This results in an overall FAR of 1.09 significantly below the maximum permitted FAR of 1.8.

J. Referral to the District of Columbia Agencies (Sub-section 101.13)

The Campus Plan application has been referred to the Office of Planning (OP), D.C. Department of Transportation (DDOT), and the Department of Energy and the Environment for their review and report. Wesley Seminary has already met several times with OP. The Seminary's traffic consultant, Gorove-Slade, is working directly with DDOT to establish the details of the traffic report and updated Traffic Demand Management Plan to be submitted in support of this application. Discussions have been undertaken directly with DOEE.