

**Wesley Thrive In Place Campus Plan (2022-2032)
Zoning Commission Public Hearing
Z.C. Case No. 22-13
June 13, 2022**

www.wesleyseminary.edu/wesley-masterplan-updates

INTRODUCTION

**Rev. Dr. David McAllister-Wilson,
President, Wesley Theological Seminary**

**John Patrick Brown, Jr., Esquire
Greenstein DeLorme & Luchs, P.C.**

**Eric Leath,
Director of Development, Landmark Properties**

EXPERT WITNESSES

Shane L. Dettman, Director Planning Services
Holland & Knight, LLP

Jack Owen Boarman, AIA, NCARB, CID
BKV Group, Architects

Stephen C. Karcha, Certified CM, LEED AP, GRP
Advanced Project Management, Inc.

William Zeid, PE
Gorove Slade Transportation Planners & Engineers

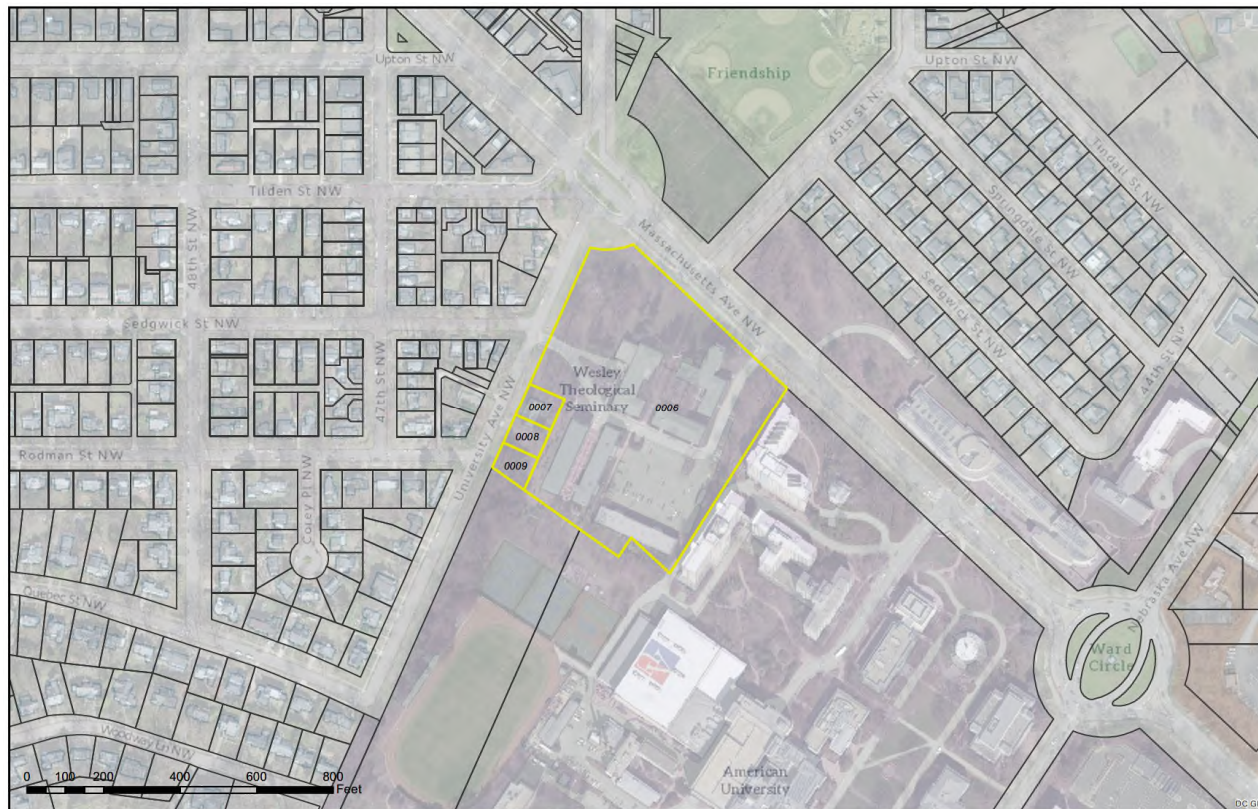
WESLEY “THRIVE IN PLACE”

REV. DR. DAVID MCALLISTER-WILSON

- Enables a Washington institution to Thrive in Place
 - Achieve inherent value of land and preserve parkland without relocating
 - Supports distinctive mission shaped by our location and our demonstrated commitment to educational, religious and racial equity.
 - Places us in strong competitive position for faculty and students
 - Provides our students with additional modern, flexible student housing
- Strong relationship with sister school, American University
 - President Burwell assurance will engage with us at appropriate time.
 - We will welcome AU students as part of our community
- Continued engagement in the DC community through programs and alumni
 - Principled institutional commitment to IZ

CAMPUS LOCATION

John Patrick Brown, Jr.





THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



05/31/2022

BOHLER //

**Disney's "Moana"
Neighborhood Family
Movie Night**



**The Wesley
“Sledding Hill”**



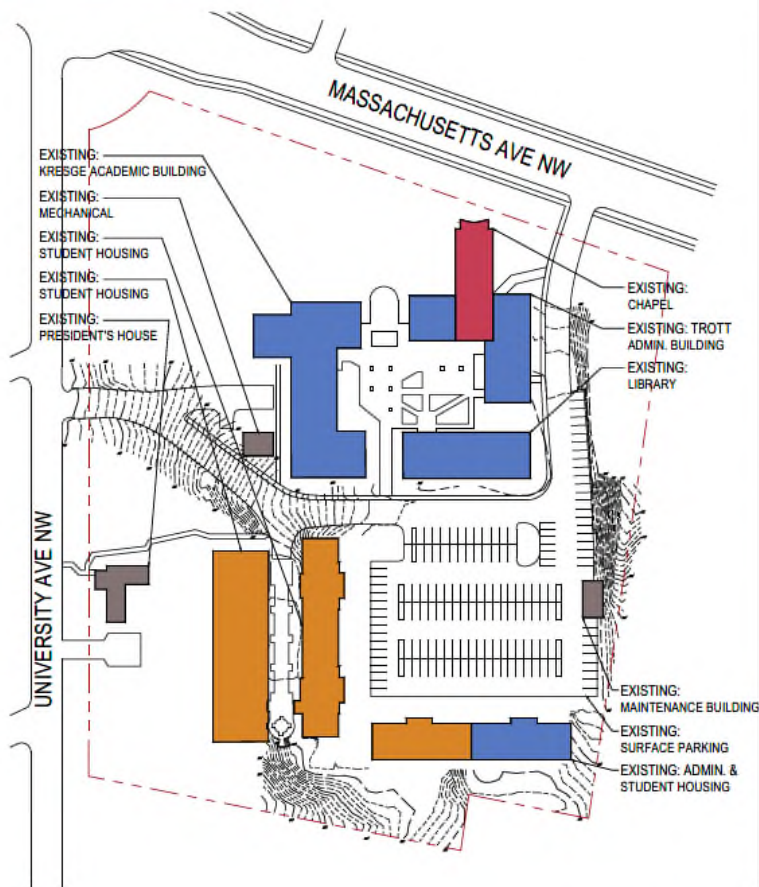
ELEMENTS OF CAMPUS PLAN

John Patrick Brown, Jr.

- Demolish Old President's House and Restore Site with Landscaping.
- Demolish Carroll and Straughn Halls and Surface Parking Lot.
- New Student Housing for Wesley and AU (LEED Mid-Rise Residential Gold).
- New Residential Style/Scale Admin/Faculty/Maintenance building (LEED New Construction Gold).
- No Development of University Avenue Residential Lots.
- Maintain "Hill Top" Campus.
- Maintain and Enhance Green Buffer Zone on University Avenue and Massachusetts Avenue.
- 270,000 Square Feet of Unused Gross Floor Area.
- Community Playground.
- Proposed Detailed Conditions.
- Ongoing Community Engagement for Further Processing.
- Inclusionary Zoning Determined at Further Processing.

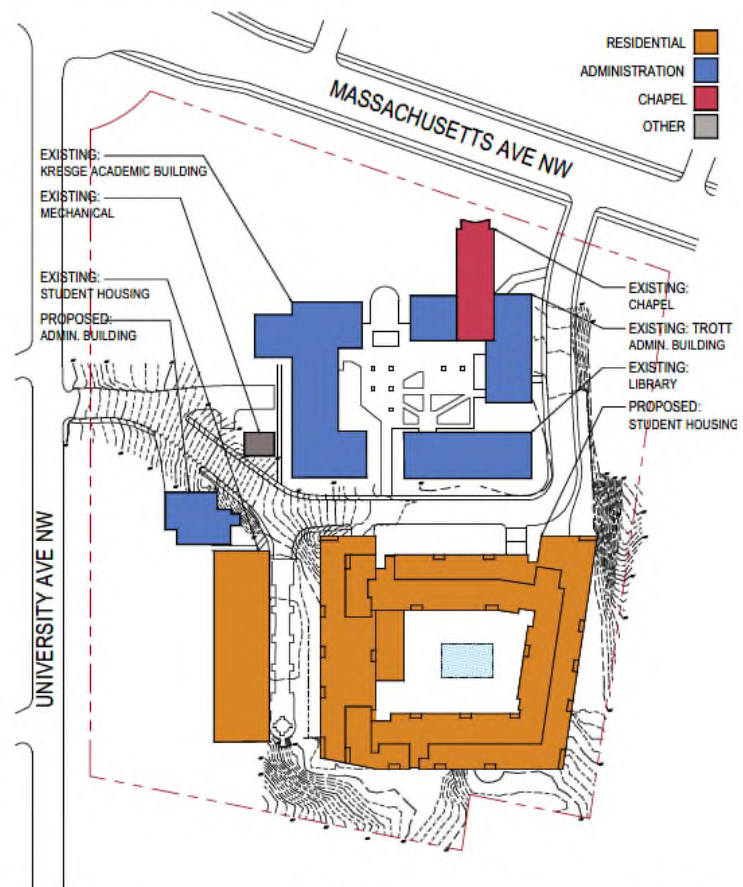
CURRENT CAMPUS PLAN

P2. WESLEY SEMINARY CAMPUS PLAN



PROPOSED CAMPUS PLAN

WESLEY SEMINARY PROPOSED CAMPUS PLAN



The Standard at Wesley | #1870.20 | 09.01.2021



PROPOSED DORMITORY AS **PERMITTED CAMPUS USE**

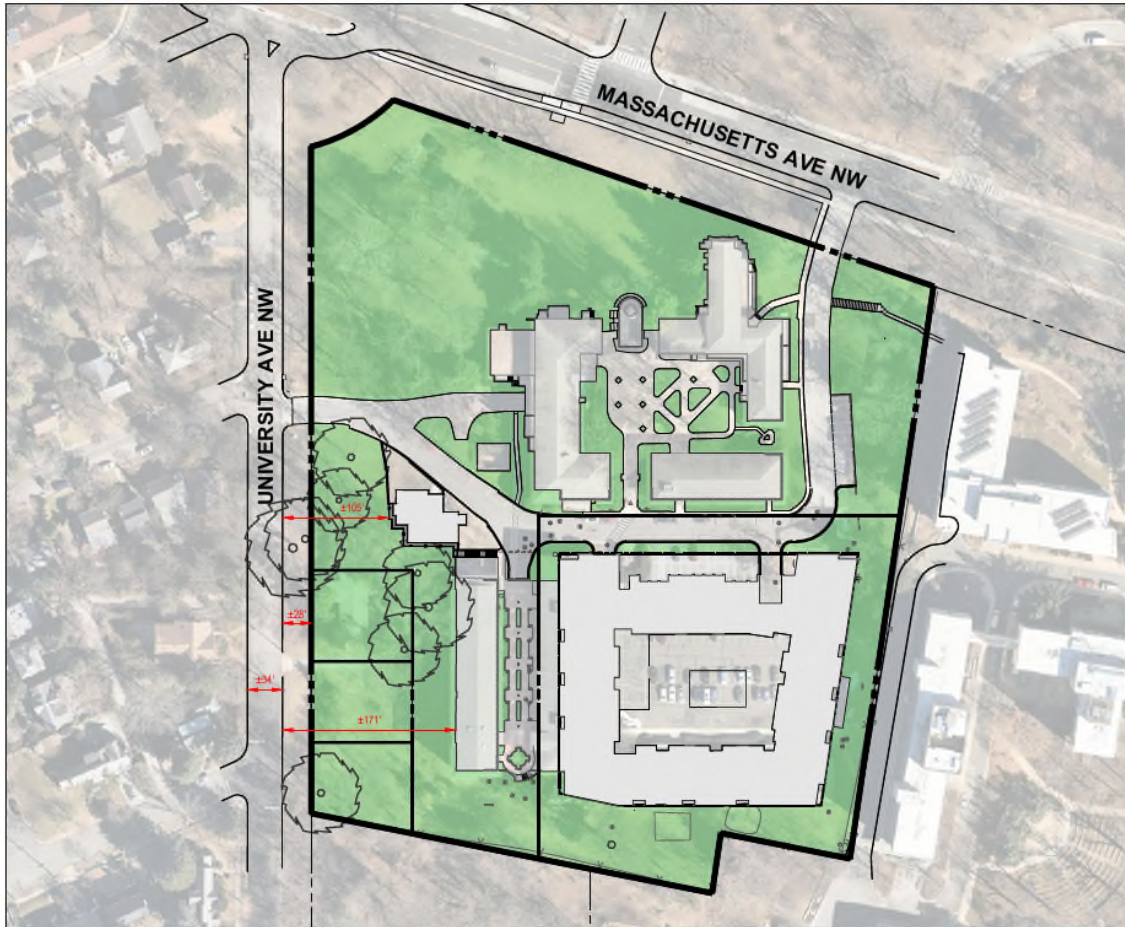
Shane Dettman

1. Education, College/University Category Specifically Includes Dormitory.
2. Zoning Administrator Confirmed Wesley and American University Use is Permitted Dormitory.
3. Ground Lease Structure Does Not Change Permitted Use.
4. Ground Lease Limits Use to Student Housing for Duration.
5. Building Will Revert to Wesley Ownership at End of Ground Lease.
6. Proposed Dormitory is Not “Commercial” Use Under Regulations as Adopted and Implemented by Zoning Commission.
7. Campus Plan Subject to Zoning Commission Review, Approval and Conditions.
8. OP Conclusion: “The Seminary does not propose any new development that would not be in support of the Seminary’s educational mission.”
9. Inclusionary Zoning Requirements Determined at Further Processing.
10. No Objectionable Conditions.

GREEN AREA **COMMUNITY BUFFER**

Stephen Karcha

- Maintain “Hill Top” Campus.
- Maintain Established Building Perimeter as Neighborhood Buffer.
- Demolish Old President’s House.
- Remove Driveway, Curb Cut, and Parking Lot.
- Replace with Landscaping Green Open Space and Community Playground.
- 105-171 ft. to the University Avenue East Curb.
- 139-205 ft. to the University Avenue West Curb.
- 300 ft. from New Dormitory to University Avenue East Curb.
- 55% of Campus Area Green Open Space.
- 210,000 Square Feet of Green Open Space.
- Green Area Ratio Exceeds Requirements.
- University Avenue Sidewalk.



06/05/2021 | TEF [DC1621572] Rev 0

ULTIMATE OPEN SPACE EXHIBIT

WESLEY THEOLOGICAL SEMINARY
4500 MASSACHUSETTS AVE NW, WASHINGTON, DC 20016





THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

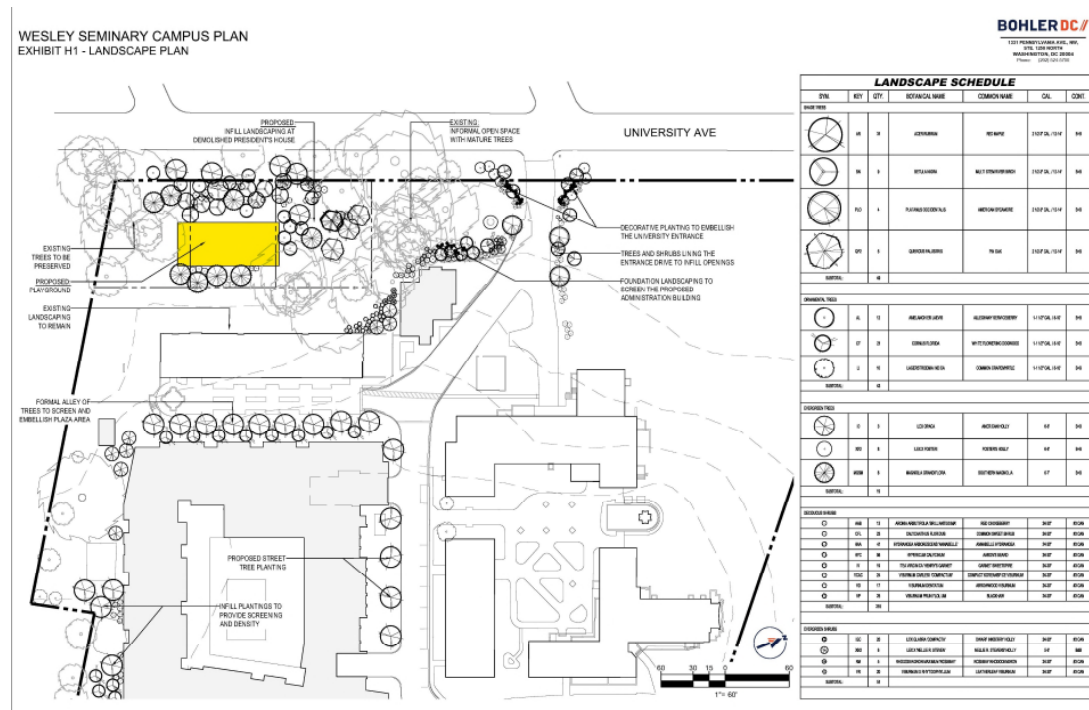
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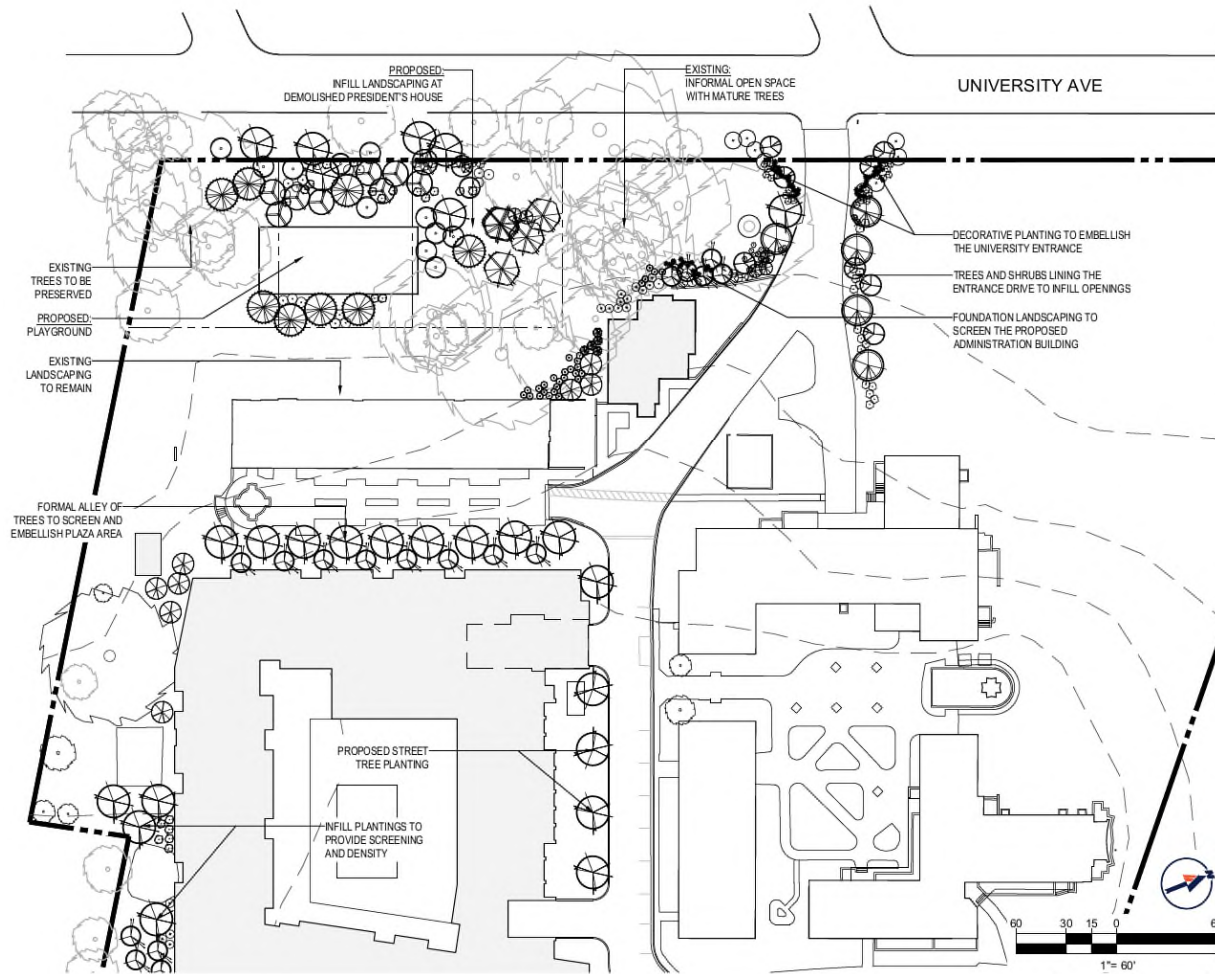


COMMUNITY PLAYGROUND PROPOSED LOCATION



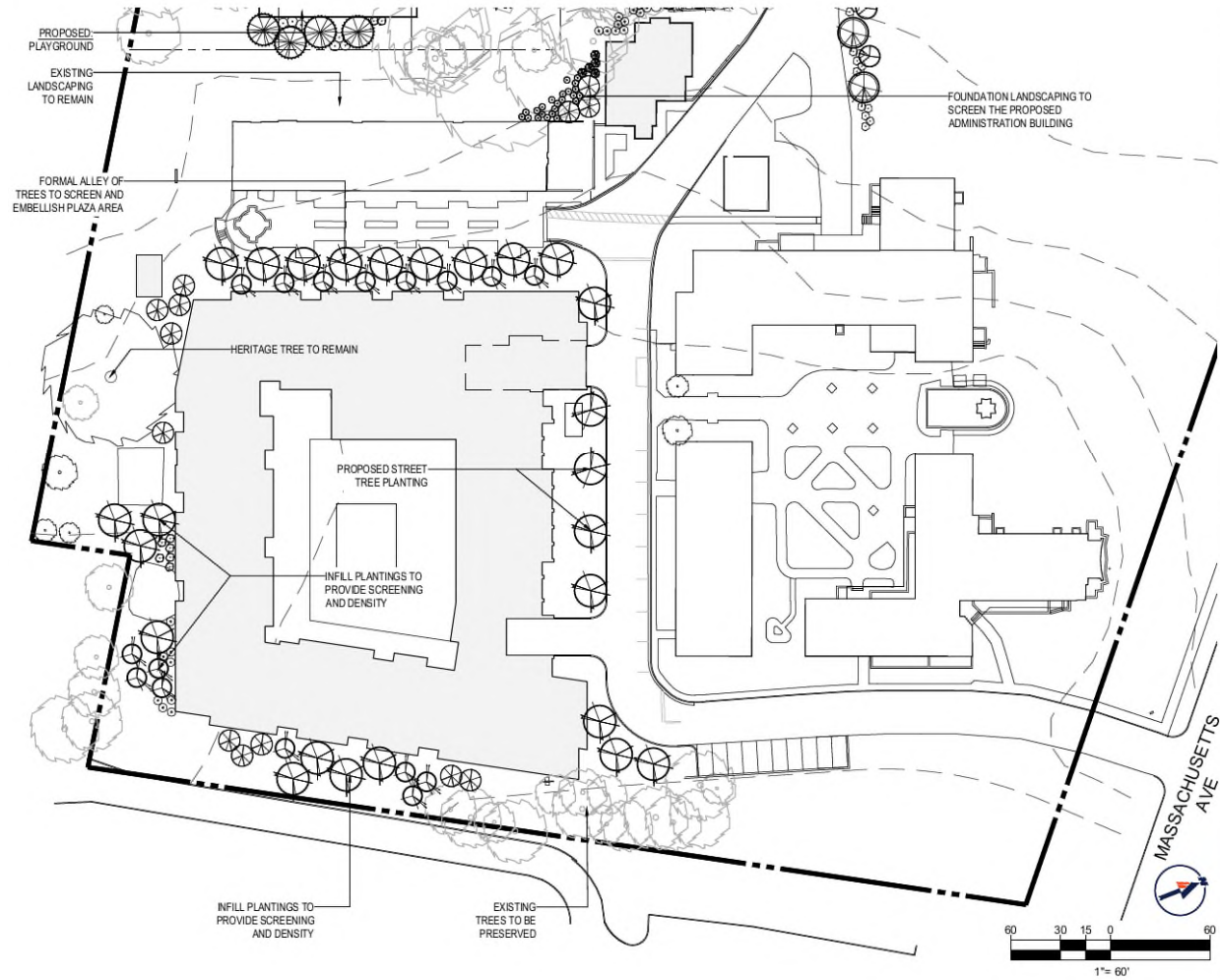
Approximately 40 ft. x 95 ft. = 3,800 sf.

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT H1 - LANDSCAPE PLAN



| LANDSCAPE SCHEDULE | | | | | | |
|--|--------|------|--------------------------------|-------------------------|-------------------|--------|
| SYMB | KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. | CONT. |
| SHADE TREE | | | | | | |
| | A4 | 32 | ACER RUBRUM | RED MAPLE | 2 1/2" CAL./12' H | 848 |
| | B4 | 3 | BETULA NIDA | MULTISTEM BIRCH | 12" H | 848 |
| | F10 | 5 | PLATANUS OCCIDENTALIS | AMERICAN PLATANUS | 3 1/2" CAL. | 848 |
| | Q7 | 5 | QUERCUS PAUCIFLORA | PINOAK | 3 1/2" CAL. | 848 |
| SUBTOTAL: | | 55 | | | | |
| ORNAMENTAL TREES | | | | | | |
| | A1 | 12 | AMELANCHIER LAEVIS | ALLEGANY REDBERRY | 1 1/2" CAL./8' H | 848 |
| | C7 | 21 | CORNUS FLORIDA | WHITE FLOWERING DOGWOOD | 1 1/2" CAL./8' H | 848 |
| | U1 | 3 | LACINIA TOCUMANA | COMMON CRAPENWILE | 1 1/2" CAL./8' H | 848 |
| SUBTOTAL: | | 45 | | | | |
| EVERGREEN TREES | | | | | | |
| | E13 | 13 | ILEX OPACA | AMERICAN HOLLY | 6" F | 848 |
| | B7 | 3 | ILEX EXFOLIATA | FOREST HOLLY | 6" F | 848 |
| | W3 | 3 | WAXWOOD SPANISH YEW | SOUTHERN MAHONIA | 6" F | 848 |
| SUBTOTAL: | | 29 | | | | |
| DECIDUOUS SHRUBS | | | | | | |
| | AB15 | 15 | ARONIA ARBORESCENS | RED CHERRYBERRY | 3' F | 848 |
| | C1 | 21 | CALYPTANGIS FLORENS | COMMON SWEET SHRUB | 30" F | 85 CAN |
| | HA26 | 26 | HYPONANETHE ARBORESCENS | WINTERBERRY | 18" F | 85 CAN |
| | HYC48 | 48 | HYPERICUM CALYCEUM | WAXY WAX | 18" F | 85 CAN |
| | K11 | 11 | IRTA VIRGINICA VARIETY 'GRACE' | GARNEY SWEETBERRY | 24" F | 85 CAN |
| | SCAC21 | 21 | VIORNIUM CARLISLE 'COMPACTUM' | COMPACT KORNHORN | 24" F | 848 |
| | VD17 | 17 | VIORNIUM DENTATUM | ARROWWOOD VIBURNUM | 3' F | 848 |
| | VP21 | 21 | VIORNIUM PLUMIFOLIUM | BLACKWAX | 3' F | 848 |
| SUBTOTAL: | | 186 | | | | |
| EVERGREEN SHRUBS | | | | | | |
| | EC3 | 3 | ILEX GLABRA 'COMPACTA' | SHARP HAWKERY HOLLY | 24" F | 85 CAN |
| | HA2 | 2 | ILEX VULPES 'STONEY' | WOLFE'S STONEY HOLLY | 6" F | 848 |
| | RM3 | 3 | ROSCOXIPHIUM MINIUM 'ROSEMARY' | ROSEMARY ROSCOXIPHIUM | 4.5' F | 848 |
| | VR15 | 15 | VIORNIUM PAVONACEUM | LEATHERLEAF VIBURNUM | 3' F | 848 |
| SUBTOTAL: | | 28 | | | | |
| NOTE: IF ANY SHRUBS OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL. | | | | | | |

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT H2 - LANDSCAPE PLAN



| LANDSCAPE SCHEDULE | | | | | | |
|-------------------------|-----|------|-----------------------------|-------------------------|-------------------|--------|
| SYM. | KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. | CONT. |
| SHADE TREES | | | | | | |
| | A1 | 32 | ACER RUBRUM | RED MAPLE | 2 1/2" CAL./12' H | 9-0 |
| | B1 | 8 | BETULA NIDA | MULTI-STEM BIRCH | 12" H | 9-0 |
| | F10 | 8 | FRAXINUS OCCIDENTALIS | AMERICAN HICKORY | 2 1/2" CAL. | 9-0 |
| | Q1 | 8 | QUERCUS PALUSTRIS | FRYING PAN | 2 1/2" CAL. | 9-0 |
| SUBTOTAL: | | 56 | | | | |
| ORNAMENTAL TREES | | | | | | |
| | AL | 12 | AMELANCHIER ALBA | ALLEGHANY SERVICE BERRY | 1 1/2" CAL./8' H | 9-0 |
| | GF | 24 | CONIUM FUMICA | WHITE FLOWERING DOGWOOD | 1 1/2" CAL./8' H | 9-0 |
| | LI | 8 | LARIX NORTONIANA | COMMON SPRUCE | 1 1/2" CAL./8' H | 9-0 |
| SUBTOTAL: | | 44 | | | | |
| EVERGREEN TREES | | | | | | |
| | IO | 13 | ILEX OPACA | AMERICAN HOLLY | 6" H | 9-0 |
| | IF | 8 | ILEX FORTIS | FORTIS HOLLY | 6" H | 9-0 |
| | MS | 8 | MAGNOLIA SPICATA | SOUTHERN MAGNOLIA | 6" H | 9-0 |
| SUBTOTAL: | | 29 | | | | |
| DECIDUOUS SHRUBS | | | | | | |
| | AM | 18 | ARUNDI DOBSONIA | RED CHERRYBERRY | 3' H | 9-0 |
| | CL | 24 | CALYPTROGYNUS | COMMON SHEET BURNING | 24" H | 95 CAN |
| | HA | 30 | HYDRANGEA ARBORESCENS | ANNUELLE HYDRANGEA | 18" H | 95 CAN |
| | HY | 48 | HYDRANGEA LYONNANA | ANNON'S BEARD | 18" H | 95 CAN |
| | N | 11 | NEPA VIRGINICA VERTICILLATA | GARNET BREEZEPINE | 24" H | 95 CAN |
| | VC | 24 | VERONICA COMPACTA | COMPACT VERONICA | 24" H | 9-0 |
| | VD | 17 | VERONICA DENTATA | ARROWWOOD | 3' H | 9-0 |
| | W | 24 | WIBURNUM PRUNIFOLIUM | BLACKAW | 3' H | 9-0 |
| SUBTOTAL: | | 188 | | | | |
| EVERGREEN SHRUBS | | | | | | |
| | EG | 8 | ILEX GLABRA COMPACTA | DWARF HERRING HOLLY | 24" H | 95 CAN |
| | N2 | 8 | NEPA VIRGINICA VERTICILLATA | NEPA VIRGINICA | 6" H | 9-0 |
| | RM | 8 | RHOXODENDRON HYDRANGIFOLIUM | ROSEBAY RHOXODENDRON | 4' H | 9-0 |
| | V1 | 10 | VERONICA VITIFOLIA | LEATHERLEAF VERONICA | 3' H | 9-0 |
| SUBTOTAL: | | 28 | | | | |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL CONTROL.

PROPOSED STUDENT HOUSING

JACK OWEN BOARMAN, BKV ARCHITECTS

- For Wesley and AU Students ONLY (families, including spouse/domestic partners and children under 18).
- 7 Stories, plus Penthouse.
- 75 Feet, 8 Inches in Height.
- 659 Beds (Net 569 New Campus Beds).
- Increased Top Level Setbacks and Rotated to Decrease Visibility from University Avenue.
- 215 Units Configured in Studio, 1, 2, 3, 4, and 5 Bedroom Units.
- High Quality Dormitory Design, Amenities and Operations.
- 2 Levels of Parking with between 300-350 Spaces (including 105 Wesley Replacement Spaces).
- Small Ground Floor “Grab and Go” retail space for residents and Wesley students.
- Sustainability (LEED Mid-Rise Residential Gold, Green Roof, Solar Panels).
- Design Refinements and Enhancements at Further Processing.

North Elevation



East Elevation



South Elevation



West Elevation



View from Massachusetts Ave NW



View from Massachusetts Ave NW



View from Wesley Circle NW
Summer



View from Wesley Circle NW
Winter



View from University Ave NW



View from University Ave NW



View from University Ave NW
Summer



View from University Ave NW
Winter



The Standard at Wesley | #1870.20 | 11.02.2021

BKV
GROUP



View from University Ave NW
Winter



The Standard at Wesley | #1870.20 | 11.02.2021

BKV
GROUP

View from University Ave NW
Summer



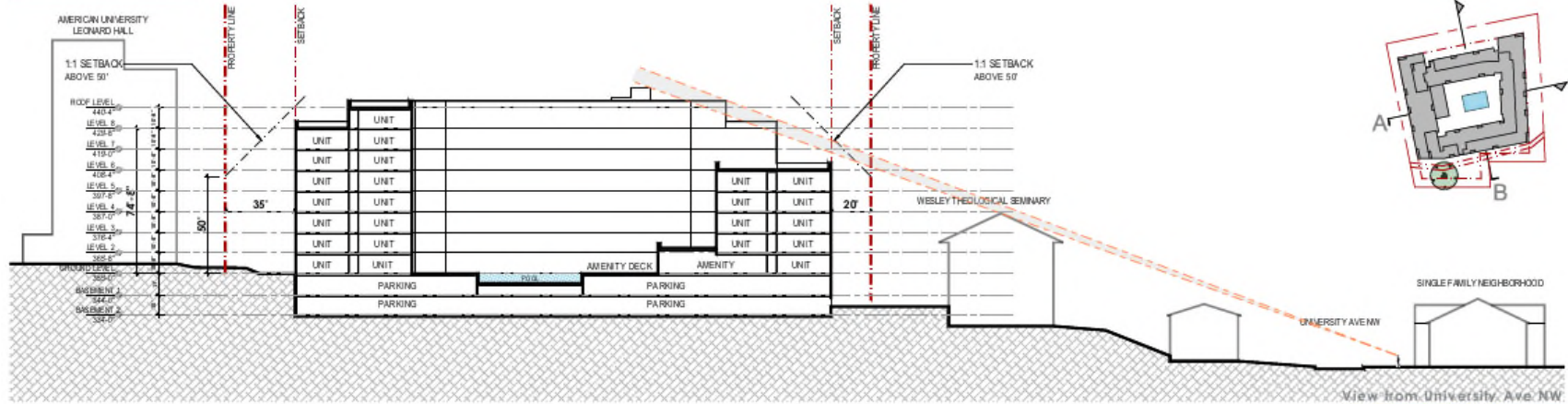
View from University Ave NW
Winter



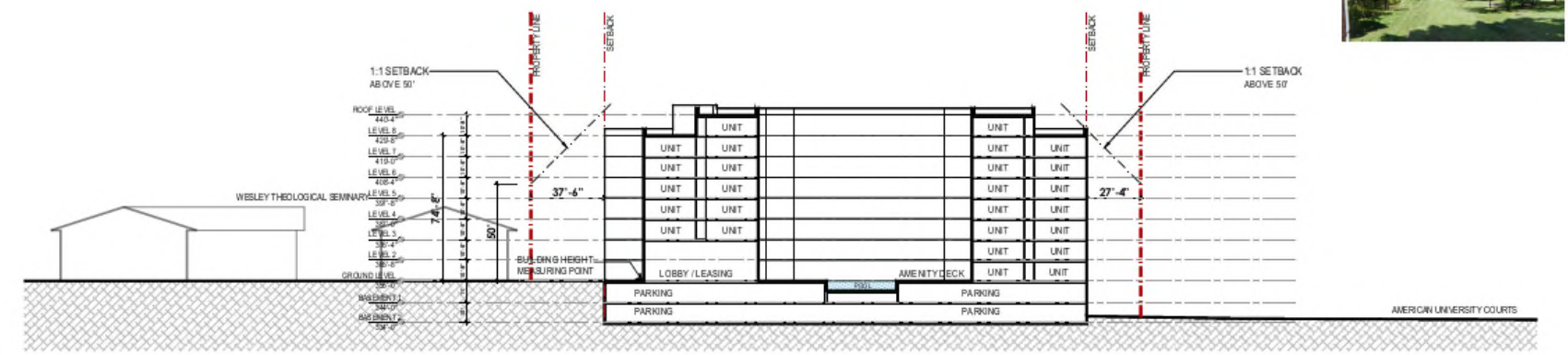
The Standard at Wesley | #1870.20 | 11.02.2021

BKV
GROUP

P12. BUILDING SECTIONS



SECTION A - A



SECTION B - B

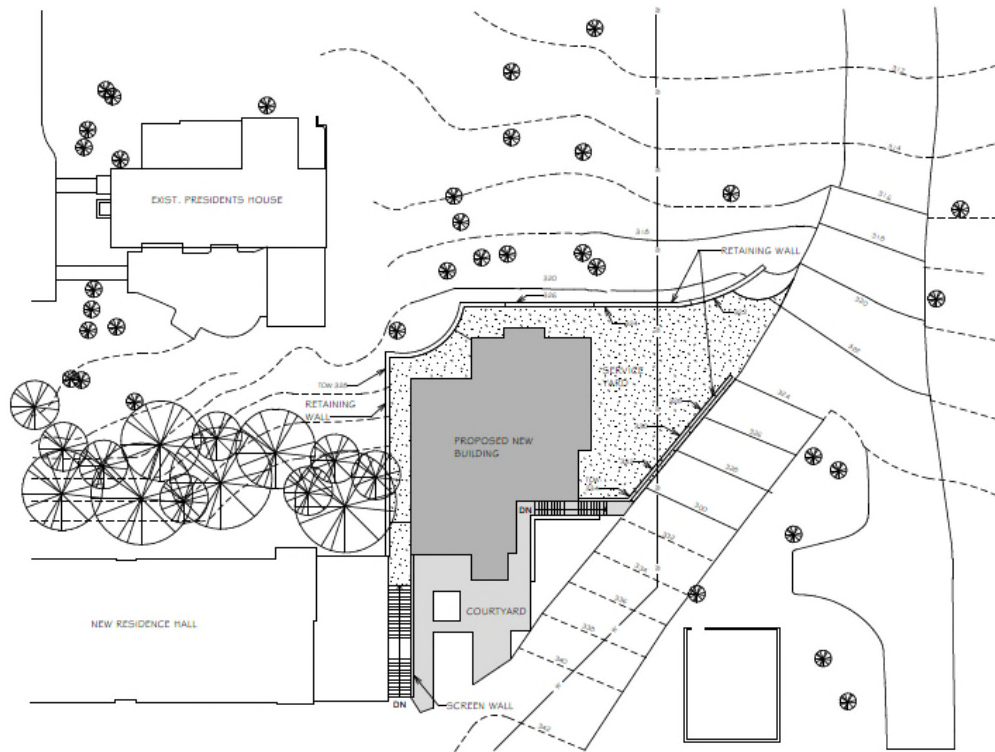
The Standard at Wesley | #1870.20 | 09.09.2021



PROPOSED ADMINISTRATION **AND FACULTY BUILDING**

Stephen Karcha

- Two-Story Residential Scale and Design.
- 5,267 Square Feet.
- Administrative and Faculty Spaces.
- Small Lower-Level Maintenance Facility.
- LEED New Construction Gold.
- Located to Minimize Visibility from University Avenue.
- Respect Existing Green Open Space.
- Protect Surrounding Heritage and Special Trees.
- Additional Landscaping Provided.
- Trash from 2014 Dorm Stored in Screened Area.



SCALE: 1" = 20'
0 10' 20' 30'



ARCHITECTURAL SITE PLAN
1" = 20'-0"

Consultants

**New Administration Building -
Wesley Theological Seminary**

4500 Massachusetts Ave NW
Washington, DC 20016

Date

Key Plan

Drawing
Elevations

Submission Set

| | |
|-----------------------|------------|
| Submitting Submission | 10/16/2020 |
| | |
| | |

Revisions

| No. | Revision | Date |
|-----|----------|------|
| | | |
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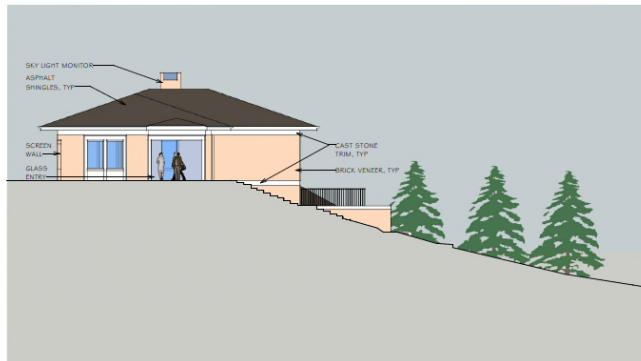
Date 16 October 2020
Project No. 20003
Sheet No.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SK-1

TRANSPORTATION UPDATE

WILL ZEID, GROVE-SLADE



Wesley Campus Plan

Zoning Commission Hearing

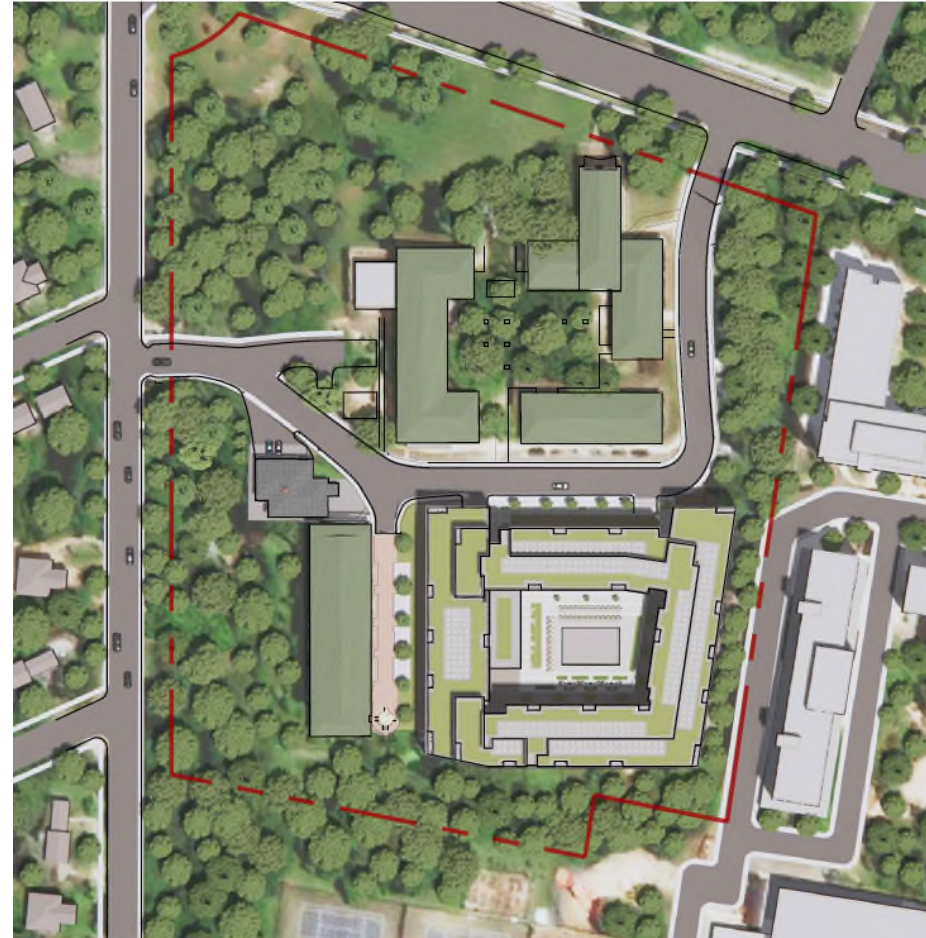
June 13, 2022

GOROVE SLADE
Transportation Planners and Engineers



Project Overview

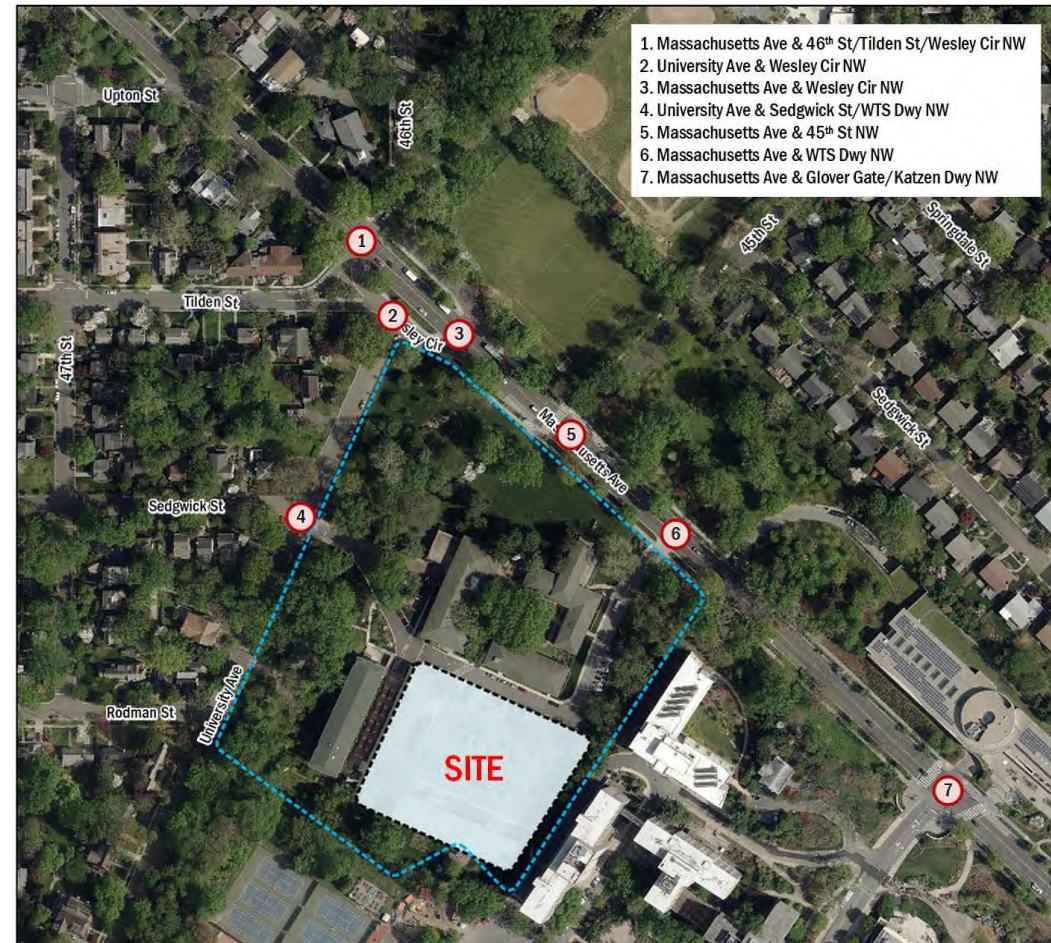
- Replacement of President's House
 - Elimination of one University Avenue curb cut
- Construction of *The Standard at Wesley* Residence Hall
 - Up to 659 beds
 - 90 replacement beds + 569 new AU beds
 - Serves only WTS and AU students
 - 105 Wesley parking spaces (replacing 145 surface spaces removed)
 - 245 AU parking spaces – including approx. 22 spaces for ADA and Visitors
 - AU parking only open to building residents
 - TDM & PMP to minimize vehicular trips
 - Loading and trash within the building



Comprehensive Transportation Review (CTR)

CTR submitted to DDOT on April 29, 2022 with 7-intersection Traffic Impact Analysis

- CTR concludes project will not have a detrimental impact with proposed site design elements and TDM measures
- DDOT report supports the CTR findings and recommends TDM commitments to mitigate project impacts, including a new sidewalk along University Avenue between Massachusetts Avenue and Rodman Street



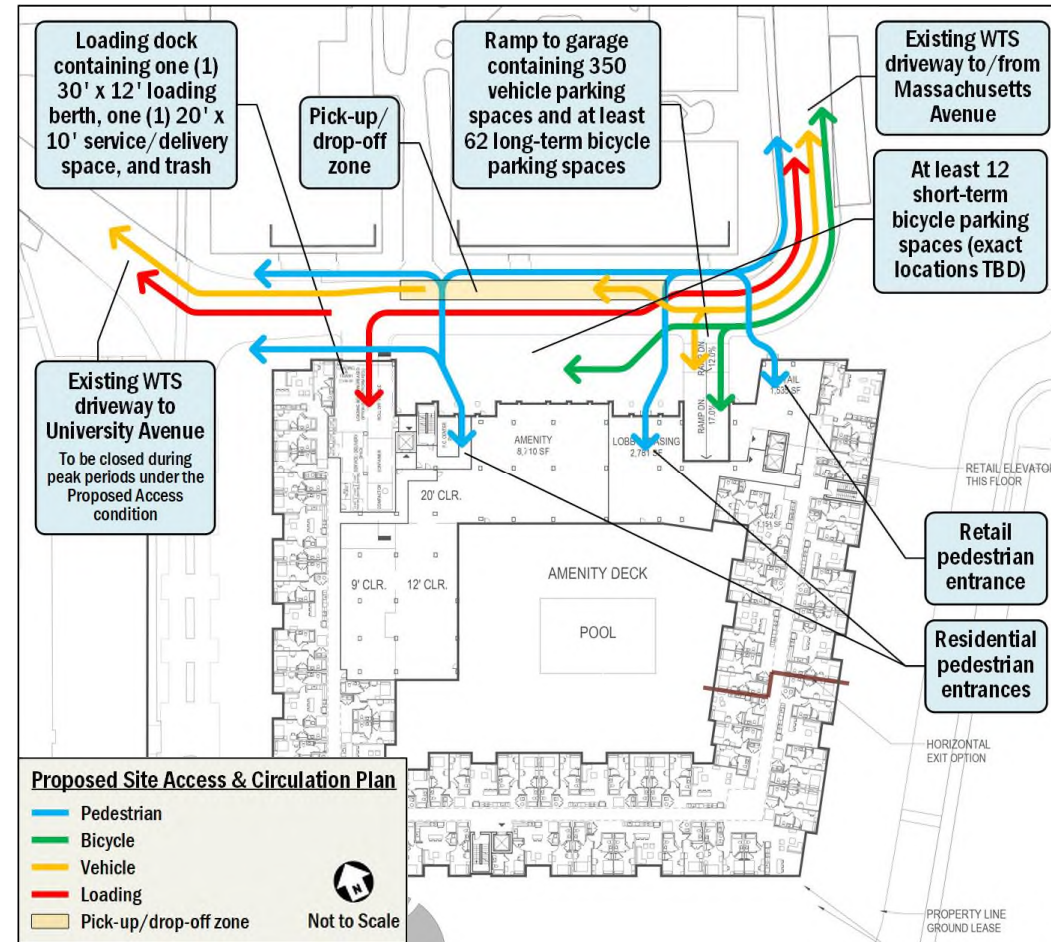
Access & Circulation

• ACCESS

- Primary Access on Massachusetts Avenue (Left turns out restricted)
- Secondary Egress on University Avenue (Right turns out only allowed)
 - Service, delivery and emergency vehicles can enter here
 - Project proposing to close this access to normal traffic 6:30-9:30am and 4-7pm on weekdays

• CIRCULATION

- Two-way Circulation throughout entire campus
 - PUDO for dorms along dorm frontage inside campus, including rideshare



Trip Generation

- 14 new AM peak hour trips and 31 new PM peak hour trips

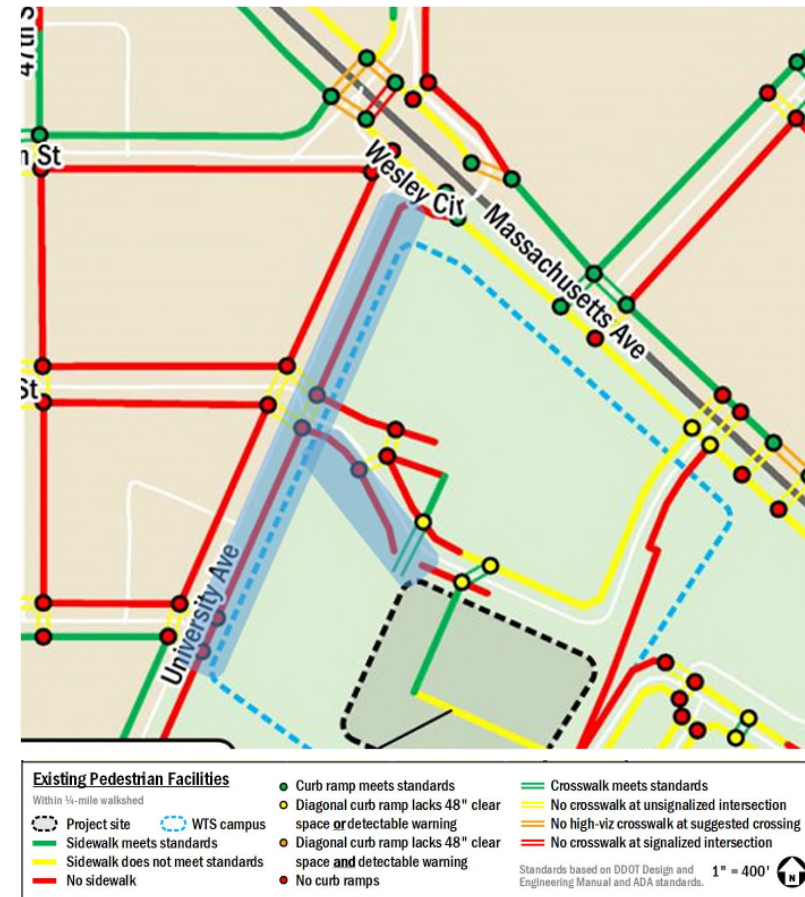
| Mode | Mode Split | Land Use | AM Peak Hour | | | PM Peak Hour | | |
|---------------------|------------|--------------|--------------|-----------|-----------|--------------|-----------|-----------|
| | | | In | Out | Total | In | Out | Total |
| Auto (veh/hr) | 20% | Residential | 5 | 8 | 13 | 14 | 14 | 28 |
| | 50% | Retail | 1 | 0 | 1 | 2 | 1 | 3 |
| | | Total | 6 | 8 | 14 | 16 | 15 | 31 |
| Transit (ppl/hr) | 50% | Residential | 15 | 22 | 37 | 42 | 40 | 82 |
| | 25% | Retail | 1 | 0 | 1 | 1 | 2 | 3 |
| | | Total | 16 | 22 | 38 | 43 | 42 | 85 |
| Bike (ppl/hr) | 5% | Residential | 2 | 2 | 4 | 4 | 4 | 8 |
| | 5% | Retail | 0 | 0 | 0 | 0 | 1 | 1 |
| | | Total | 2 | 2 | 4 | 4 | 5 | 9 |
| Walk (ppl/hr) | 25% | Residential | 8 | 10 | 18 | 21 | 20 | 41 |
| | 20% | Retail | 0 | 0 | 0 | 1 | 1 | 2 |
| | | Total | 8 | 10 | 18 | 22 | 21 | 43 |

Transportation Commitments

- Robust TDM plan consistent with DDOT's 2022 Guidelines
 - Parking costs unbundled from leases
 - 7 EV charging stations
 - Long- and short-term bike parking meeting or exceeding Zoning requirements
 - Free SmarTrip card and Capital Bikeshare ride coupon offered to every new resident
 - Pedestrian improvements along University Ave
 - Sidewalk along east side of University Ave and leadwalk into campus
 - Crosswalk/ramp upgrades at University Ave intersections with Rodman and Sedgewick Streets
 - Wayfinding signage in WTS campus directing to gated connection to AU

New Sidewalk on University Avenue

- TDM plan will add sidewalk to east side of University Ave, as well as leadwalk into campus and crosswalk/curb ramp upgrades at intersections of University Ave with Rodman and Sedgewick Streets



Additional Transportation Commitments

- Performance Monitoring Plan (PMP)
 - How WTS will measure progress toward TDM goals
 - Includes mode split surveys of students, internal WTS data, and manual counts of vehicle and bicycle parking inventory and occupancy
 - Monitoring reports to be prepared annually until the trip goal has been met for 2 consecutive years, then every other year for the duration of Campus Plan term
 - Conducted annually until trip goal met for two consecutive years and then every other year for the life of the Campus Plan

DDOT Conditions

- DDOT report supports the application with the following conditions:
 - TDM plan and PMP to be developed in coordination with DDOT
 - Applicant to provide “clean” document to the record that includes final TDM and PMP

The Applicant has worked on the above two items with DDOT to come to a final TDM and PMP plan, dated June 10, 2022.

Continued DDOT Coordination

- Applicant will continue working with DDOT on:
 - Any proposed public space improvements, including curb and gutter, street trees and landscaping, streetlights, sidewalks, and other features within the public rights of way, are expected to be designed and built to DDOT standards;
 - During public space permitting, coordinate with DDOT's Planning and Sustainability Division (PSD) and Road Safety Branch (RSB) on the need for implementing any of the turn restrictions considered in the CTR study at the intersection of Massachusetts Avenue and the site driveway;
 - Coordinate with DDOT's Transportation Demand Management (TDM) team and goDCgo regarding the implementation of the TDM and PMP programs. Submit future performance monitoring reports to the TDM Team for review, concurrence, and adjustment; and
 - Coordinate with DDOT's Urban Forestry Division (UFD) and the Ward 3 Arborist regarding the preservation and protection of existing small street trees, as well as the planting of new street trees, in bioretention facilities or a typical expanded tree planting space

Questions