

John Patrick Brown, Jr., Esq.
jpb@gdllaw.com

Lyle M. Blanchard, Esq.
lmb@gdllaw.com

June 27, 2022

BY IZIS

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: Zoning Commission Case No. 22-13
Application of The Wesley Theological Seminary of the United Methodist Church
for Approval for a Campus Plan to Thrive in Place (2022-2032)
4500 Massachusetts Avenue, N.W.
Square 1600, Lots 6 (818 and 819), 7, 8 and 9.

Dear Chairman Hood and Members of the Commission:

As requested by the Commission at the conclusion of the June 13, 2022 Public Hearing, the Applicant is providing the following documents and information, including:

1. New Dormitory Design Evolution: Attached as Exhibit A is the design (dated April 12, 2021) of the New Dormitory after it had been lowered from 90 feet in height, including specifically the upper floors facing University Avenue and the revised design (dated November 2, 2021). As revised, the top two floors (6th and 7th) were setback further, the top units rotated ninety degrees to create windowless walls facing University Avenue which eliminated four units with twenty beds, and material color changes. These changes were made at the request of the community.

2. Revised Building Sections: Attached as Exhibit B is the Building Section as of September 9, 2021 and the revised version dated June 21, 2022 which shows the reduced massing and setback of the 6th and 7th floors requested by the community.

3. Wesley Bell Tower: The Bell Tower is ninety (90) feet in height and located on the northern perimeter of the central courtyard of the Hilltop campus formed by the surrounding

Mr. Anthony J. Hood, Chairman

June 27, 2022

Page 2 of 3

Wesley buildings, including Kresge Academic Hall, Trott Administration Building and Chapel, and the Library. The Bell Tower is located approximately 172 feet from Massachusetts Avenue and approximately 236 feet from the face of the New Dormitory. The Bell Tower is taller than the proposed New Dormitory, including penthouse. The face of the New Dormitory is setback approximately 338 feet from Massachusetts Avenue.

4. New Dormitory Window Design: A detailed review of the overall design of the New Dormitory, including specifically windows, is better left to Further Processing after collaboration with the community, ANC 3D and the Office of Planning.

5. Miscellaneous: Wesley students and staff have for many years utilized the AU shuttle. This and other issues of mutual cooperation can be addressed between Wesley and AU during further processing.

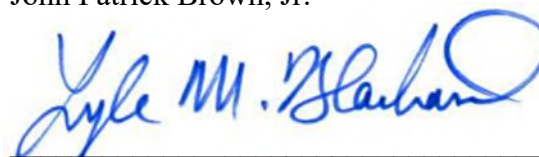
6. Increased District Tax Revenue: Although this issue was addressed in the Seminary's Closing Arguments, its significance warrants repetition here. Currently, the Seminary's real estate and operations are tax-exempt in the District. Under a recorded ground lease, Landmark will not be tax-exempt and will become liable for District taxes on the land, improvements, and its operations.

Thank you for your consideration.

Sincerely,
GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.



Lyle M. Blanchard

CERTIFICATE OF SERVICE

I hereby certify that on June 27, 2022, the foregoing letter and enclosures was delivered via electronic mail to the following:

Ms. Jennifer Steingasser

Mr. Joel Lawson

Mr. Stephen Cochran

D.C. Office of Planning

1100 4th Street, SW

Suite E650

Washington, D.C. 20024

Jennifer.steingasser@dc.gov

joel.lawson@dc.gov

stephen.cochran@dc.gov

Mr. Aaron Zimmerman

D.C. Department of Transportation

55 M Street, SE, Suite 400

Washington, D.C. 20003

aaron.zimmerman@dc.gov

ANC 3D

3D@anc.dc.gov

Mr. Ben Bergmann, Chair, ANC 3D

3D08@anc.dc.gov

Ms. Elizabeth Pemmerl, ANC 3D02

3D02@anc.dc.gov

ANC 3E

3E@anc.dc.gov

Mr. Jonathan Bender, Chair, ANC 3E

jonbender@gmail.com

Commissioner Gianinno, ANC 3E05

3E05@anc.dc.gov

William Clarkson

Spring Valley Neighborhood Association

wclarksonv@gmail.com

Dennis Paul

Neighbors for a Livable Community

dennis.paul@verizon.net

William F. Krebs

Spring Valley-Wesley Heights Citizens

Association

w_krebs@msn.com



John Patrick Brown, Jr., Esq.