

EXHIBIT “B”

APPLICANT'S CONDITIONS

In consideration of the record and the Findings of Fact and Conclusions of Law herein, the Zoning Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the campus plan application, subject to the following guidelines, conditions, and standards:

1. Approval of the Campus Plan shall be valid for ten (10) years beginning with the effective date of this Order.
2. The Campus boundaries shall include Lots 6 (818 and 819), 7, 8 and 9 in Square 1600 with a land area of 381,878 square feet (8.77 acres).
3. Wesley student enrollment headcount during the life of the Campus Plan shall be subject to the following Academic Year (September through August) limit of 705 full and part-time degree and non-degree students attending classes on campus, including Master of Divinity (M.Div.), Master of Theological Studies (M.T.S.), Master of Arts (M.A.), Doctor of Ministry ((D.Min.) degree students attending two-week sessions on campus during off-semester periods, and for Course of Study non-degree students attending weekend (Friday Night-Saturday) or two-week summer on campus programs. All students in degree and non-degree programs that participate entirely off-campus or by remote or virtual classes are not subject to this enrollment cap.
4. The number of Seminary employees (headcount) over the life of the Campus Plan shall not exceed 100 employees (including all full and part-time), excluding non-Wesley employees managing and operating the New Dormitory. Not more than 12 employees (full and part-time) will be employed to manage and operate the New Dormitory, but excluding any student resident assistants/community ambassadors living in the student residential building.
5. The total build out of the campus facilities (including existing buildings) shall not exceed 417,203 square feet of gross floor area during the term of the Campus Plan. The total proposed FAR is 1.09 which is approximately 270,000 square feet less than the permitted 1.8 FAR.
6. Provide a ~~total range~~maximum of ~~331~~-381 parking spaces on campus, including underground and surface parking.
7. The Applicant shall provide a maximum of 735 student beds on Campus (659 student beds in the proposed New Dormitory and 76 student beds in the dorm constructed in 2014 ("2014 Dorm")) during the term of the Campus Plan.
8. The Old President's House, parking area, driveway and curb cut will be demolished and the site restored with landscaping and a small community playground in substantial accordance with the Landscape Plan at Exhibit _____.

9. The existing surface parking lot (143 spaces), and adjacent one-story maintenance building will be demolished.
10. The existing Straughn Hall and Carrol Hall student residence buildings (90 beds) will be demolished.
11. The existing campus buildings, including Kresge Academic Hall, Trott Administration Building and Chapel, Library and 2014 Dorm will be retained as-is.
12. The Seminary will implement a campus-wide security and vehicle access and parking monitoring system to be approved during Further Processing. The Seminary will designate, maintain and publicize a Community Point of Contact (telephone hotline and electronic mail) to be available 24/7 to respond to security, parking, and other neighborhood issues.
13. The New Administration, Faculty and Maintenance Building (“New Administration Building”) will be developed, after Further Processing, in substantial accordance with the plans attached as Exhibit _____. The new two-story building will be residential in scale and design with approximately 5,267 square feet of gross floor area and designed to meet LEED New Construction Gold certification. The building will provide administrative and faculty spaces and a small maintenance facility located on the lower level. Trash from the 2014 Dorm will be stored in a screened area at the New Administration Building. Additional landscaping screening for the New Administration Building and New Dormitory will be installed along the University Avenue driveway.
14. The New Dormitory will be developed on Lot 819 ~~to~~after Further Processing, in substantial accordance with the plans attached as Exhibit _____. The New Dormitory will house only enrolled Wesley students (and their immediate families) and American University students not otherwise required by the American University Campus Plan to be housed on the American University Campus (and those American University students’ immediate families, if any), resident management personnel and student resident assistants/ambassadors, after Further Processing, in substantial accordance with the plans attached as Exhibit _____. Seminary students will be given first priority for housing in the New Dormitory. “Immediate families” are defined for this plan as the spouses or domestic partners, and dependent children under the age of 18 living in the same apartment unit as the enrolled Wesley students and American University students who are residing on the Campus. The New Dormitory will be constructed in accordance with a long-term (99-year) ground lease between the Seminary and Landmark Properties. During the term of the ground lease, use of the site is strictly limited to “first-class student housing” (including small “Grab and Go” provided in Condition 16, below) and no other purpose. At the conclusion of the ground lease, ownership of the improvements will revert to the Seminary.
15. The New Dormitory will be seven (7) stories (approximately 75 feet, 8 inches) and a habitable penthouse (of not more than 12 feet) with a total gross floor area of approximately 306,517 square feet. Two levels of underground parking (300-350 spaces) and internal loading and trash facilities will be provided. The Seminary will require Landmark

Properties to provide on-site resident management personnel and student resident assistants/community ambassadors, 24/7 state of the art access security system and electronic monitoring, and code of conduct enforcement (including, when applicable, Parental guarantees of occupancy agreements), and law enforcement in residence program when available.

16. This proposed purpose-built student housing will have approximately 215 units configured in studio, one, two, three, four and five bedroom units with not more than 659 beds. Each unit will contain common living area for the student residents. The New Dormitory may include a small (not more than 500 square feet) ground floor “Grab and Go” retail space providing student conveniences, including food, non-alcoholic beverages, and hygiene essentials for the residents (and their visitors) and Seminary students. This retail space will have no exterior signage or advertising. As part of Further Processing, the Applicant will evaluate options for reducing the design, size, massing and number of beds in the New Dormitory to further mitigate any potential objectionable conditions. The Seminary will explore feasible options with the CLC and ANC 3D prior to filing its Further Processing application.
17. AU students residing in the New Dormitory will have access to all Seminary facilities, including the library and dining facilities.
18. All residents will be subject to a code of conduct imposed by Wesley’s student covenant and/or American University’s Code of Conduct, and the Landmark Code of Conduct and Parking Addendum which prohibits (and enforces) residents from parking off-campus in the surrounding neighborhood.
19. The New Dormitory will be LEED Mid-Rise Residential Gold and include sustainable features, including solar panels, green roof, limited rooftop mechanical equipment, and Dark Sky compliance. At Further Processing, the New Dormitory will incorporate additional design elements, including design refinements on the upper floors facing University Avenue and shades and blinds in the upper floors.
20. The Applicant will maintain and enhance the existing Green Open Space Buffer Zone on University Avenue and Massachusetts Avenue in substantial accordance with Exhibit _____ and the Landscape Plan. The Green Open Space will include approximately 210,000 square feet (about 55% of the Campus area) that will remain undeveloped, except as specifically provided for the duration of the approved Campus Plan.
21. The Applicant will seek Further Processing approval for a small neighborhood playground to be located set back from University Avenue in the area of the three residential lots (7, 8 and 9). The playground will be approximately 40 feet by 95 feet with an area of 3,800 square feet and equipped with suitable play equipment, open to the neighborhood, fenced and open only during daylight hours.

Parking and Vehicular Traffic

22. The Applicant shall implement, over the life of the Campus Plan, a Transportation Demand Management Plan, contained in Exhibit ____, to reduce and manage traffic and parking. Residing on the Campus will not qualify anyone for Residential Permit Parking decals from the District of Columbia.

23. Prior to issuance of any certificate of occupancy for any new building, WTS will fund and construct the following pedestrian improvements:

- A sidewalk along the east side of University Avenue NW between Massachusetts Avenue and Rodman Street, subject to DDOT approval, with a leadwalk into campus along at least one side of the site driveway;
- Install signage, crosswalk and ADA curb ramps on the south leg of University Avenue at the Rodman Street intersection, subject to DDOT approval.
- Install signage, crosswalk and ADA curb ramps on the east leg of the campus driveway at the University Avenue and Sedgwick Street intersection or construct the crossing as a continuous sidewalk, subject to DDOT approval; and
- Install wayfinding signage on the Wesley Seminary campus directing students to the gated connection to the American University campus.

23.24. After occupancy of the New Dormitory, the Seminary will perform a traffic monitoring survey in accordance with performance monitoring plan in Exhibit 34 annually for the first two (2) years and report the results to DDOT, ANC 3D, ANC 3E and the Community Liaison Committee. If warranted by the traffic survey, the Seminary will implement additional TDM measures and University Avenue access restrictions in consultation with DDOT, ANC 3D, ANC 3E and the CLC. Annual traffic monitoring will be extended until such time as the TDM and traffic mitigation goals have been met for two consecutive years.

Parking and Vehicular Traffic:

24.25. ~~The current vehicular one-way exit-only traffic pattern from the Seminary to University Avenue will be maintained.~~ Vehicles ~~also~~ will be able to enter and leave the Seminary through the Massachusetts Avenue exit. Vehicles exiting from Massachusetts Avenue will be Right Turn only. The Seminary will request DDOT to assess the feasibility, including potential traffic impacts of installing a traffic signal at the Massachusetts Avenue entrance or allow left turn for exiting vehicles on a limited basis. Any studies or changes to access, including installation of traffic signal equipment, will be supplied, designed, funded and installed by the Applicant not DDOT.

25.26. The Applicant agrees to limit use of the University Avenue driveway for entry by emergency and limited service and delivery vehicles (e.g., trash and food service deliveries to refectory) required to access the campus from this location.

~~26.27. During the AM (6:30 am — 9:30 am) and PM (4:00 pm — 7:00 pm) Peak Hours, u~~Use of University Avenue for exiting vehicles will be prohibited, except in emergencies and appropriate enforcement measures implemented. ~~The Applicant shall limit all vehicles using the University Avenue exit from accessing University Avenue except by a right turn movement. Additional restrictions on vehicles exiting on to University Avenue will be evaluated as needed after occupancy of the New Dormitory.~~

~~27.28.~~ The Applicant shall require all students, residents, staff, faculty, and visitors to park on campus (visitor parking will be provided on campus) or at metered parking spaces within the area.

~~28.29.~~ The Applicant shall maintain a minimum-maximum of 381 parking spaces, including visitor parking on Campus throughout the term of this Campus Plan and make all best efforts to discourage and prevent students, residents, faculty, and staff from parking on neighborhood streets.

~~29.30.~~ The Seminary agrees to take any other necessary steps, if necessary, to address parking shortages, including, the possibility of altering class schedules, as outlined in the Transportation Demand Management (TDM) Plan. The Applicant, including Landmark, will actively enforce restrictions on off-campus student parking in addition to American University's long-standing off-campus parking enforcement program.

~~30.31.~~ In addition to interior bicycle storage, the New Dormitory will designate an on-campus ride-sharing pick-up and drop-off location, and on-campus rental bike and scooter parking area.

Construction Management:

~~31.32.~~ All construction vehicles shall access the campus through the Massachusetts Avenue entrance. If exceptional conditions mandate use of University Avenue by construction vehicles (e.g., construction crane) to access the construction site, the only access will be from the existing exit to University Avenue with right turn only for exiting vehicles. No new access to the construction site will be created from University Avenue, except for the limited purpose and duration for the demolition of the Old President's House and planned restoration and landscaping of that area and installation of Community Playground.

~~32.33.~~ The Seminary will develop with the participation of the community a construction management plan that: a.) designates a Seminary Point of Contact for construction activity issues; b.) establishes a 24-hour construction contractor point of contact; c.) conducts a pre-construction community meeting to coordinate construction activities at least 90 days before construction; d.) provides for construction worker and construction vehicle parking at locations other than neighborhood streets; e.) minimizes on-street truck idling in compliance with all applicable regulations; f.) ensures trucks are brushed and loads are covered prior to leaving the construction site; and g.) ensures compliance with on-site environmental regulations for maintaining the construction site. The Seminary will be

responsible for implementing the Construction Management Plan and serve as the primary point of contact for the community.

~~33.~~34. The Applicant will establish a neighborhood construction management committee to discuss ongoing issues during the construction phase of the project and address remediation issues tied to any damage to neighbors' property during construction.

Landscaping:

~~34.~~35. The Applicant will implement the Landscape Plan in substantial accordance with Exhibit _____.

~~35.~~36. The Seminary will work with the Community Liaison Committee during Further Processing to review and make all best efforts to achieve consensus on a final landscaping plan prepared by the Seminary's professional landscape architect to create an effective and aesthetically pleasing interface between the Campus and residents' homes. The final landscaping plan will be subject to final review and approval during Further Processing.

Environmental Issues:

~~36.~~37. Prior to filing a permit application with the DC Department of Consumer and Regulatory Affairs (DCRA) for ground clearance, excavation, or other construction that could require investigation and/or remedial work at or around the campus by the U.S. Army Corps of Engineers because of its prior use as Camp Leach as part of the American University Experiment Station Formerly Used Defense Site (FUDS), the Seminary shall provide notification to the District Department of Energy and Environment (DOEE), the U.S. Army Corps of Engineers (USACE), and the U.S. Environmental Protection Agency (EPA), Region 3, that Wesley Seminary intends to undertake such activities. The Seminary will report on the outcomes of its interactions with, the DOEE, USACE, and EPA on this issue to ANC 3D, ANC 3E and the Community Liaison Committee and cooperate fully with the DOEE, USACE, and EPA as required, including implementation of any required Campus Safety Plan during excavation and construction.

~~37.~~38. Prior to filing a permit application with the DC Department of Consumer and Regulatory Affairs (DCRA) for ground clearance, excavation, or other construction, the Seminary shall develop a stormwater management plan and submit the plan to the DOEE for review and report the outcome of that review to ANC 3D and ANC 3E, and the Community Liaison Committee.

~~38.~~39. Throughout the term of the Campus Plan, the Applicant shall work directly with residents and the Community Liaison Committee to provide information to ensure that the construction does not have unanticipated stormwater impacts on residents' property and shall address any impacts should they occur.

Other Issues:

~~39.40.~~ The Seminary shall ensure that all funding sources are in place prior to beginning construction so that there is no disruption in construction due to a lack of financial resources.

~~40.41.~~ The Seminary shall maintain a Community Liaison Committee that meets three times annually or more often if necessary and includes neighborhood resident representatives of ANC 3D, ANC 3E, the Spring Valley-Wesley Heights Citizens Association, Neighbors For A Livable Community, Spring Valley Neighborhood Association, and individual residents of Spring Valley living within 200 feet of the Seminary's property line at University Avenue. Other interested residents and neighborhood groups are invited to participate in the CLC's public meetings.

~~41.42.~~ At least twice annually, after Further Processing and beginning prior to occupancy of any new building, the Seminary will attend ANC 3D meetings to review Campus Plan performance issues identified in collaboration with the CLC.

~~42.~~ ~~The Seminary will support ANC 3D's request to DDOT for the installation of a sidewalk on the east side of University Avenue and encourage the use of permeable pavers.~~

43. The Seminary will install screening for the three exhaust pipes on the 2014 Dorm and monitor and correct any excessive noise.

44. The Seminary will not sell or lease any part of the Spring Valley Campus to American University for university use during the term of this Campus Plan.

~~45.~~ The Seminary agrees to continue to make best efforts to engage with American University on issues of potential collaboration which affect the operation of the Seminary's Campus Plan, and which also affect the impact of the Plan on the neighborhood.

~~46.~~ ~~*The applicant shall be responsible for the construction of the University Avenue sidewalk and ADA-compliant pedestrian ramps recommended in the District Department of Transportation's (DDOT's) report on this application.*~~

~~47.~~ ~~*The Zoning Administrator having determined that Subtitle C § 1001.6 (c) does not exempt penthouse habitable space in the proposed New Dormitory from the requirements of Subtitle C § 1507, at Further Processing of the proposed New Dormitory the applicant shall demonstrate how these requirements will be met.*~~