



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	22-13	Case Name:	Wesley Theological Seminary of the United Methodist Church
Address or Square/Lot(s) of Property:	4500 Massachusetts Ave. NW (Sq. 1600, Lots 6 (A&T Lots 818 & 819), 7, 8, & 9) - Ward 3		
Relief Requested:	2022-2032 Campus Plan		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	7	/	0	9	/	2	2	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Time, date, and agenda were publish one week in advance of the meeting on our website, ANC3D.org, our facebook page, and local email listservs.												
Number of members that constitutes a quorum:	5				Number of members present at the meeting:	6							

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See attached resolution

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See attached resolution

AUTHORIZATION

ANC	3	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0	
Name of the person authorized by the ANC to present the report:	Chuck Elkins				
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Benjamin Bergmann				
Signature of Chairperson/ Vice-Chairperson:				Date:	9/8/2022

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.**

ZONING COMMISSION
District of Columbia
CASE NO. 22-13
EXHIBIT NO.54



September 7, 2022

District of Columbia Zoning Commission
Office of Zoning
441 4th Street NW #200
Washington, DC 20001

RE: Comments on Additional Materials Submitted on September 1, 2022, by Wesley Theological Seminary in Support of its Draft Campus Plan (2022-2032) [Case 22-13]

Dear Members of the Zoning Commission:

During a publicly noticed, regular meeting of ANC3D on September 7, 2022, with a quorum present, ANC3D voted to approve this letter regarding additional materials submitted by Wesley Theological Seminary on September 1, 2022, in support of its Draft Campus Plan [Case 22-13].

ANC3D appreciates the opportunity to comment on the new materials from Wesley Theological Seminary. In summary, the changes to Wesley's Plan allow ANC3D to strengthen its support for the Plan, and we urge the Zoning Commission to approve it. The details of our comments follow.

First, ANC3D reaffirms the comments it sent to you on June 3, 2022 (Exhibit 22). In that letter we supported Zoning Commission approval of the 2022 Campus Plan developed by Wesley Theological Seminary subject to the requested conditions and concerns described in that letter, especially dealing with the size of the building and with traffic.

Wesley's Response to ANC3D Concerns

ANC3D is pleased that Wesley is agreeing to our request that they incorporate several additional elements into their Plan during further processing. We urge the Zoning Commission to make clear in the Commission's order your strong interest in seeing these issues addressed. The matters of the highest interest to the ANC are:

- "Evaluate options for reducing the design, size, massing and number of beds in the New Dormitory to further mitigate any potential objectionable conditions." (See Condition 16.)
- "Further limit the use of University Avenue for exiting vehicles. In consultation with DDOT, the Seminary will request that use of the University Avenue driveway be closed for exiting vehicles 24/7 and that only limited service, delivery and emergency vehicles

can enter and exit the Campus from University Avenue.” (See Conditions 26 & 27. It appears that these two conditions could be combined for the sake of clarity.)

- “In conjunction with the expanded limits on the use of University Avenue, the Seminary will encourage DDOT to allow left turns by vehicles leaving the Campus at Massachusetts Avenue during agreed time periods with appropriate signage.” (See Condition 25.)

ANC3D is also pleased that, as Wesley notes, these commitments are in addition to several others that they have already made, following the recommendations of ANC3D and the community. One of these commitments relates to the new sidewalk on University Avenue. (See Conditions 23 & 46) As we noted in our letter of June 3, 2022, we continue to recommend that the sidewalk be designed with long-term storm water mitigation in mind. A commitment to storm water mitigation can easily be included in Condition 23.

Comments on Wesley’s “Thrive in Place” and Educational Mission

In its September 1st submission, Wesley wrote extensively about its objective to “Thrive in Place” and its relationship to its educational mission. We have the following comments:

As we understand the zoning regulations, the primary purpose of requiring the preparation of campus plans by institutions such as Wesley is to ensure the protection of the surrounding residential area from objectionable impacts. We believe it is important for the Zoning Commission to understand that there is near-unanimous general agreement in the neighborhood that we are better off with Wesley as a neighbor than without them and thus we want them to stay. The alternatives are all much worse. This campus plan will allow Wesley to remain in its present location and fulfill its mission objectives by continuing to be able to subsidize the tuition and living expenses of students who otherwise would not be able to attend.

There is also general agreement that neighborhoods are better off when students live on a campus rather than in the neighborhood. Our ANC has several academic institutions within or close to its borders including American, Georgetown, and George Washington (Mount Vernon campus), so we can therefore speak from experience. The approval by the Zoning Commission of this new dormitory would, in our view, provide a significant benefit to the larger ANC3D community in this regard, by helping Wesley thrive in place and providing needed housing for students.

It would be very sad indeed if the Zoning Commission were to find that it had to apply these Zoning Regulations, which were written to protect neighborhoods like ours, in a way that actually unintentionally results in harming the neighborhood. We therefore hope the Zoning Commission will approve this revised campus plan which incorporates changes responsive to our previously expressed concerns.

Thank you for the opportunity to comment. Commissioner Elkins will represent ANC3D in any further proceedings on this matter.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'B' followed by a long horizontal line that ends in a small dot.

Benjamin Bergmann, Chairman

Certificate of Service

I hereby certify that on September 8, 2022, the ANC3D comment letter of September 7, 2022 was delivered by electronic mail to the following:

Mr. John Patrick Brown, Jr.
Greenstein DeLorme & Luchs
jpb@gdllaw.com

Ms. Jennifer Steingasser
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Jennifer.steingasser@dc.gov

Mr. Aaron Zimmerman
Department of Transportation
Aaron.zimmerman@dc.gov

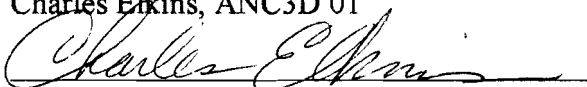
Mr. William Clarkson
Spring Valley Neighborhood Association
wclarksonv@gmail.com

ANC3E
3E@anc.dc.gov

Mr. Dennis Paul
Neighbors for a Livable Community
dennis.paul@verizon.net

Mr. William Krebs
Spring Valley-Wesley Heights Citizens Association
w_krebs@msn.com

Charles Elkins, ANC3D 01

A handwritten signature in black ink that reads "Charles Elkins". The signature is written in a cursive style and is positioned below the typed name "Charles Elkins, ANC3D 01".