

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **May 12, 2025 @ 4:00 p.m.**
Via WebEx: [https://dcoz.dc.gov/ZC23-08\(1\)](https://dcoz.dc.gov/ZC23-08(1)) (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2307 463 0645 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 23-08(1) (WESLEY THEOLOGICAL SEMINARY OF THE UNITED METHODIST CHURCH – Campus Plan Approval for the Period of 2025 – 2035 (“2025 Campus Plan”))

THIS CASE IS OF INTEREST TO ANCs 3D & 3E

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ’s website indicated above. Also, see below: *How to participate as a witness – oral statements. On the day of the hearing – by 3:00 p.m., call 202-727-0789 to sign up to testify.*
- All written comments and/or testimony **must** be submitted to the record **at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements.*

The Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) filed a new application (the “Application”) on June 14, 2023,¹ requesting review and approval of a special exception for education use by the Zoning Commission for the District of Columbia (the “Commission”) of its 2025 – 2035 “Thrive in Place” Campus Plan (the “2025 Campus Plan”) pursuant to Subtitle X, Chapter 1, and Subtitle Z § 302 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, for Square 1600, Lots 6 (818 and 819), 7, 8 and 9, with an address of 4500 Massachusetts Avenue, N.W. (“Campus Plan Property”):

CAMPUS PLAN PROPERTY

The Campus

The Campus is located in the RA-1 Zone and includes academic and administrative uses, residential facilities, athletic and campus life facilities, as well as other ancillary uses that are related to the Wesley Seminary.

¹ The Application has been held in abeyance since May 2024 to allow Wesley Seminary to file a related text amendment petition (Z.C. Case No. 24-09) which is pending publication. The Application’s companion PUD case (Z.C. Case No. 23-08), which was submitted at the same time as the Application, has been withdrawn.

THE APPLICATION

The Application proposes:

- To continue the existing Seminary uses on the Campus and demolish, develop, redevelop, and renovate the following buildings and improvements;
- To demolish two 1960-era dormitories (Straughn Hall and Carroll Hall) with 90 beds;
- To demolish the Old President's House (including parking area, driveway and curb cut) on University Avenue and relandscape that area, including a small community playground;
- To demolish the existing surface parking lot (105 spaces) and adjacent one-story maintenance building;
- To construct a new 659 bed university housing building exclusively for Wesley Seminary and American University students, faculty and staff with 264 underground parking spaces on the site of the current surface parking lot; and
- To maintain and enhance the existing Green Open Space Area Buffer with the adjoining neighborhoods on University and Massachusetts Avenues to provide approximately 205,000 square feet of Green Open Space (approximately 53%) on the Campus.

2025 Campus Plan – New Development:

- **New Gross Floor Area (“GFA”)** – The proposed development and redevelopment on the Campus would eliminate approximately 61,937 square feet of GFA and add approximately 282,061 square feet of new GFA, including:
 - ◆ 282,061 square feet for Residential/Campus Life uses;
- **Floor Area Ratio (“FAR”)** – The new development would increase the total FAR approved for the 2025 Campus Plan to 1.014 FAR, below the 1.8 FAR permitted for the Campus in the RA-1 zone by Subtitle X § 101.5;
- **Building Heights** – Will range from 2 to 3 stories, with the new dormitory proposed with a maximum of 7 stories; and
- **Parking** – The Application proposes to provide approximately a total of 295 underground and surface parking spaces on the Campus. The evaluation and approval of the 2025 Campus Plan is a prerequisite to Wesley Seminary requesting a further processing application to authorize construction of the 659 bed university housing building proposed within the 2025 Campus Plan. Any issues and concerns specific to the university housing building would be addressed and discussed during the further processing case. The purpose and scope of this 2025 Campus Plan case is to evaluate a special exception request for education use by Wesley Seminary².

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Z, Chapter 4.

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to**

² See Subtitle X §§ 101.1, 101.8, 101.9.

sign up to testify at least 24 hours prior to the start of the hearing on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | |
|-----------------------------|-------------------------|
| 1. Applicant and parties in | 60 minutes collectively |
| 2. Parties in opposition | 60 minutes collectively |
| 3. Organizations | 5 minutes each |
| 4. Individuals | 3 minutes each |

Pursuant to Subtitle Z § 408.4, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

How to participate as a witness - written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record, provided that **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing, unless approved by the Commission upon request to be introduced at the public hearing.** The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Donna Hanousek at (202) 727-0789 for further assistance.

How to participate as a party

Any person who desires to participate as a party in this case must so request and must comply with the provisions of Subtitle Z § 404.1. A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact OZ at dcoz@dc.gov or at (202) 727-6311.

Except for an affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, a Form 140 - Party Status Application, a copy of which may be downloaded from OZ's website at: <https://app.dcoz.dc.gov/Help/Forms.html>.

"Great weight" to written report of ANC

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, PETER G. MAY, AND JOSEPH S. IMAMURA ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.
¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗?如果您需要特殊便利设施或语言协助服务(翻译或口译),请在见面之前提前五天与 Zee Hill 联系·电话号码 (202) 727-0312, 电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለሙሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጓም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እነዚህ አገልግሎቶች የሚሰጡት በነጻ ነው።