

Thrive in Place



Wesley Campus Plan (2025-2035)

Z.C. Case No. 23-08(1)

Zoning Commission Public Hearing – May 12, 2025

www.wesleyseminary.edu/wesley-masterplan-updates

INTRODUCTION

Rev. Dr. David McAllister-Wilson

President, Wesley Theological Seminary

Rev. Dr. W. Antoni Sinkfield

Associate Dean of Community Life and Campus Operations, The Wesley Theological Seminary of the United Methodist Church

John Patrick Brown, Jr., Esquire

Greenstein DeLorme & Luchs, P.C.

Eric Leath

Director of Development, Landmark Properties

Cynthia Giordano, Esquire

Saul Ewing, LLP

Ramon Jacobson, Executive Director

Bryan Franklin, Deputy Director, Wesley MTS '21

Melanie Stern, Senior Lending Program Officer

Local Initiatives Support Corporation, DC

Patrick McAnaney, Development Director, DC

Somerset Development Company

EXPERT WITNESSES

Brandice Elliot, 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.

Sara Link, P.E., Branch Manager

Bohler Engineering

Erwin Andres, PE, Vice President, Senior Principal

Gorove Slade Transportation Planners & Engineers

“Spring In The Valley” May 4, 2025



WESLEY “THRIVE IN PLACE”

Rev. Dr. David McAllister-Wilson

- Wesley Update – Spring 2025 Enrollment and Housing.
- Grateful for Successful Collaborative Process with our Neighbors, CLC, ANC 3D and 3E, OP, DHCD, Zoning Commission.
- Achieved Improved Campus Plan.
- 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.
 - Increased Tuition Assistance.
 - Provides our students with additional modern, affordable flexible student housing.
- Continued Engagement in the DC Community through Programs and Alumni.
- Principled Institutional Commitment to IZ.

REV. DR. W. ANTONI SINKFIELD

- **Return to Campus and Resurgence Post-COVID**
- **Stable, Increasing Enrollment**
- **Increasing Demand for Modern Affordable On-Campus Housing**
- **Need to Accommodate Single Students, Families, Short-Term Visitors**

LANDMARK PROPERTIES

Eric Leath



- Formed in 2004, Landmark is a vertically-integrated developer, owner, and manager historically dedicated to student housing real estate. Since inception, Landmark has invested in over 105 rental projects across the U.S. with a total cost of over \$12.1 billion. Between the company's owned portfolio and third-party managed assets, Landmark currently manages over 65,000 student housing beds.
 - Serves as developer through the entitlement and construction process
 - Provides in-house general contractor services in certain markets
 - Runs marketing, lease-up, and operations with its in-house, management company
- Landmark has been the most active student housing developer in the United States for six of the last seven years.
 - Landmark serves as the property management company for nearly every project delivered and currently manages over 65,000 beds. Landmark's management services are focused on providing and delivering an exceptional resident, neighbor and owner experience through disciplined management practices and resident oversight.
- Landmark is consistently recognized as a leader in the student housing space. Landmark received the following awards from *Student Housing Business*, the industry's main publication, in 2022:
 - Number 1 Developer in Student Housing
 - Top 5 Owner of Student Housing
 - Top 10 Manager of Student Housing

EXTENSIVE COMMUNITY ENGAGEMENT

- **CLC - 21 Meetings**
- **ANC 3D - 23 Meetings**
- **ANC 3E - 7 Meetings**

CAMPUS PLAN STANDARD OF REVIEW

- An education use shall be permitted as a special exception subject to review and approval by the Zoning Commission under the general criteria of Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions in Subtitle X, Chapter 1.
- The proposed campus plan would comply with the applicable standards and conditions and the Special Exception criteria, as it will meet the intent of the Zoning Regulations and Maps and will not adversely affect the use of neighboring property.

INTRODUCTION TO CAMPUS PLAN

John Patrick Brown, Jr.

- Integrated and Enforceable Campus-Wide Plan Provides Long-Term Certainty.
- Comprehensive with Campus Plan Standards.
- Minimize and Mitigate Potential Objectionable Conditions.
- Limited Flexibility Requested.
- Substantial Neighborhood and Public Amenities.
- Not Inconsistent with Comprehensive Plan.
- Support for Racial Equity.
- Minor Area Variance Supported.

CAMPUS PLAN IMPROVEMENTS

- Streamlined the Updated Campus Plan to include a single new building: the Proposed New Dorm
- Eliminated Top/Penthouse Level of New Dorm
- Reduced Underground Parking
- Eliminated Administration/Maintenance Building
- Reduced Total Campus Development to 1.014 FAR – Leaving 300,740 sf of Allowable Unused Campus GFA
- Updated Student Enrollment Cap (Head Count)
- Greener Campus
- Enhanced and Updated Landscaping Plan
- Proposed Ward 3 Inclusionary Zoning Revolving Fund
- Updated Racial Equity and Comprehensive Plan Analysis

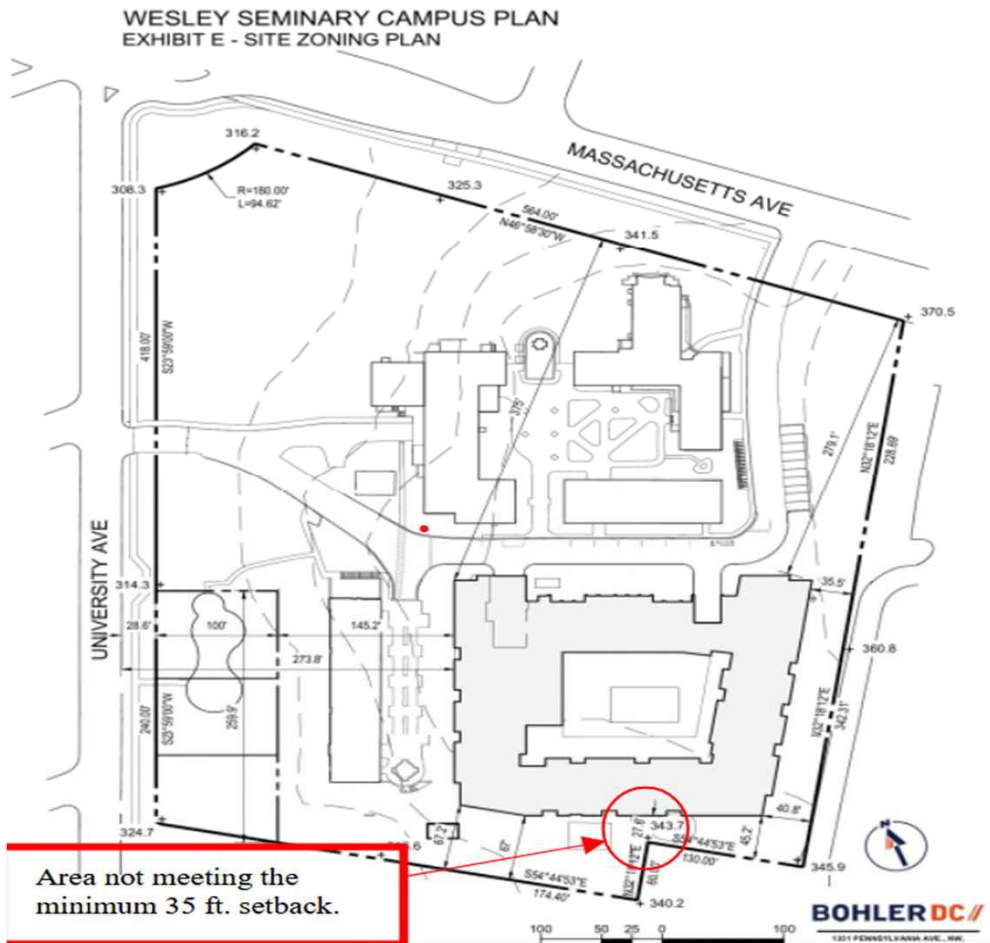
UPDATED STUDENT ENROLLMENT CAP

- Historically Based on Full-Time Equivalent
- Adopt Headcount Methodology
- New Cap at 1,000 (Headcount)
- No Increase in Student On-Campus Impact
- Recognizes Substantial Part-Time Students
- Enrollment Stable and Expected to Increase Modestly

WESLEY THEOLOGICAL SEMINARY – 2011 TO 2025 ENROLLMENT HISTORY

	Masters				Post-Degree	Totals	Non-Degree	Non-Degree	Employees
Term	MA	MTS	MDV	Total Masters	D. Min	Total Degree	Weekend Course of Study	Summer Course of Study	Total Employees
Fall 2011	23	74	316	413	180	593	41	157	87
Fall 2012	49	51	315	415	170	585	76	149	85
Fall 2013	56	47	322	425	162	587	85	124	70
Fall 2014	57	53	297	407	130	537	83	129	78
Fall 2015	48	60	283	391	140	531	116	95	75
Fall 2016	39	56	261	356	155	511	152	98	73
Fall 2017	52	44	248	344	185	529	107	81	72
Fall 2018	48	38	250	336	155	491	139	79	88
Fall 2019	46	30	219	295	166	461	158	77	81
Fall 2020	49	39	212	300	165	465	201	0	76
Fall 2021	47	31	180	258	172	430	198	110	83
Fall 2022	51	29	152	267	185	452	199	101	88
Fall 2023	50	24	149	249	186	435	160	192	82
Fall 2024	54	24	156	265	189	454	214	158	74
Spring 2025	57	20	144	250	223	473	184	N/A	71

LIMITED REQUESTED ZONING FLEXIBILITY



- Minor Area Variance Relief from Setback Requirements for “Notch” on the southern property line adjacent to AU.
- Peculiar and exceptional circumstances resulting in practical difficulty
- No substantial detriment to the public good
- No substantial impairment to intent, purpose, and integrity of the Zone.

CAMPUS LOCATION

John Patrick Brown, Jr.



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1621372

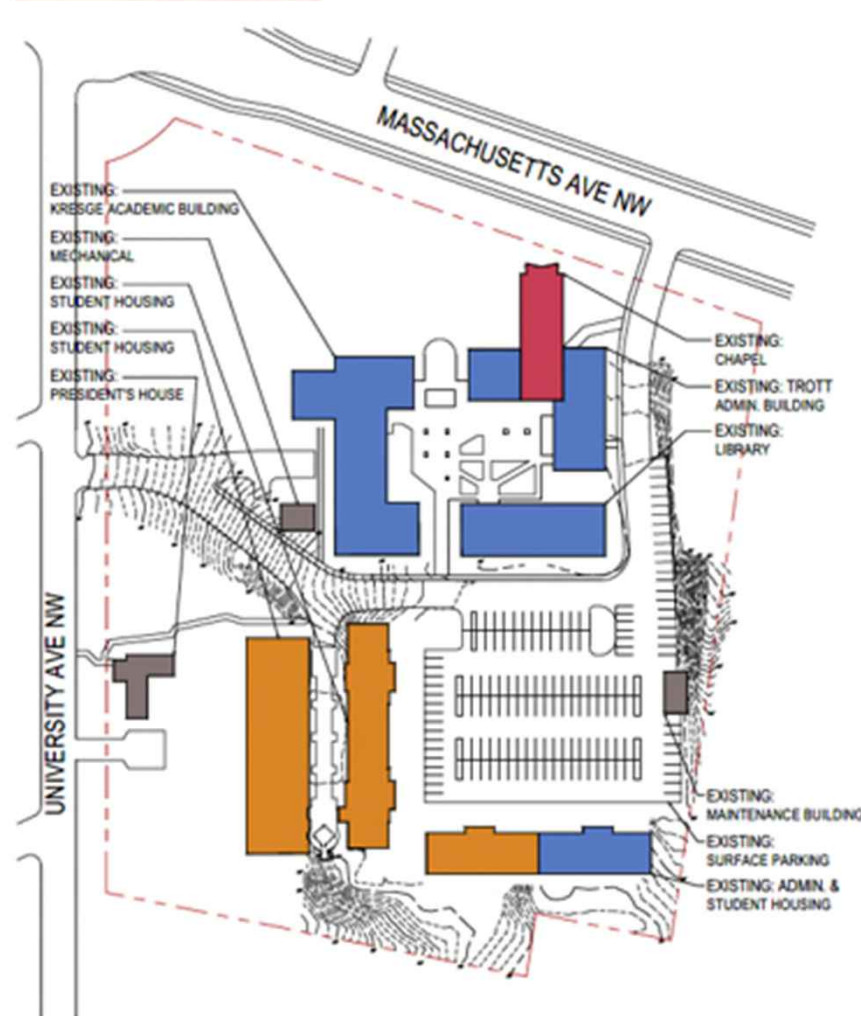


05/31/2022

BOHLER //

CURRENT CAMPUS PLAN

P2. WESLEY SEMINARY CAMPUS PLAN

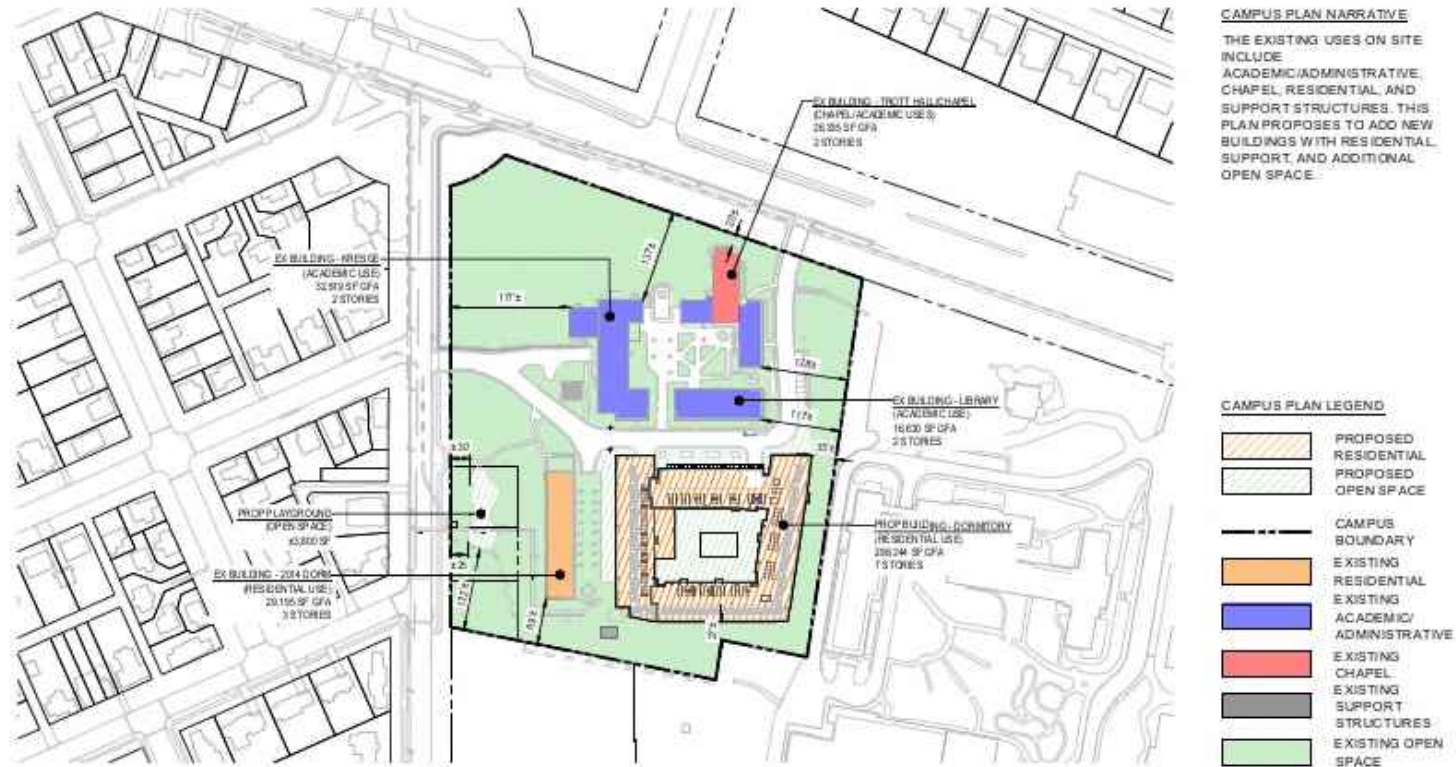


PROPOSED STUDENT HOUSING

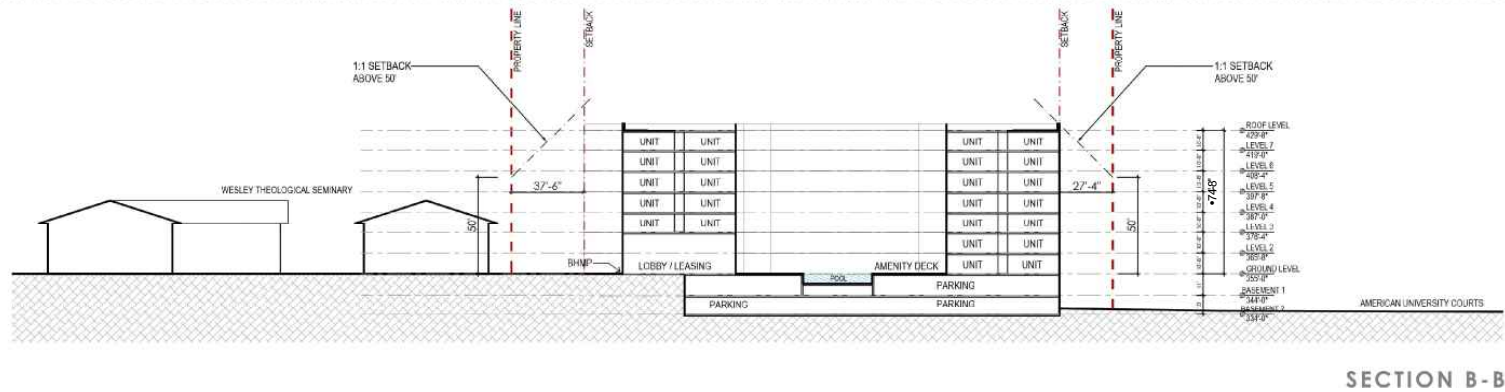
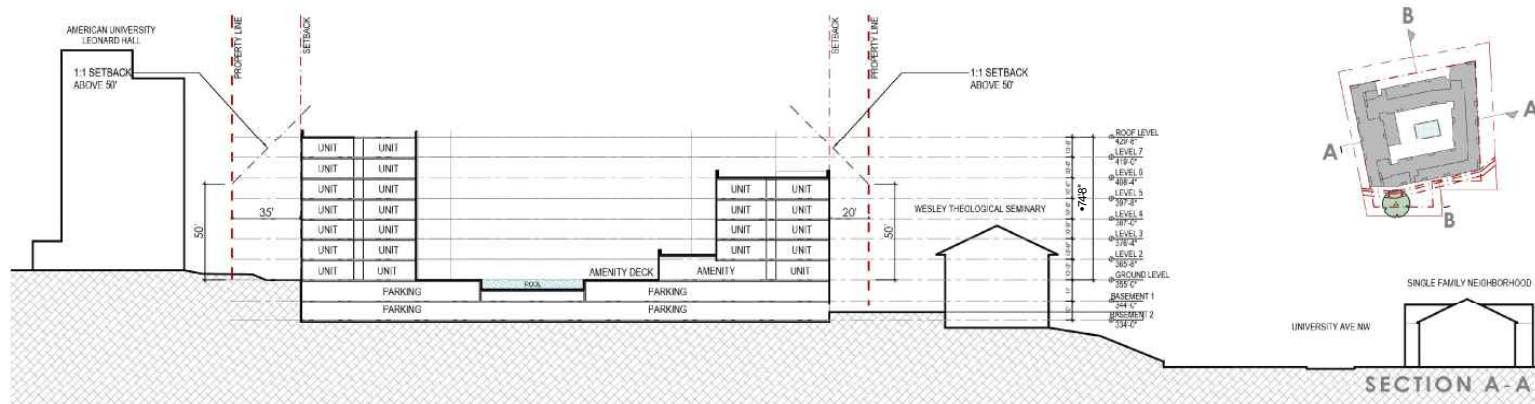
Jack Owen Boarman, BKV Architects

- For Wesley and AU Students, faculty and staff ONLY (families, including spouse/domestic partners and children under 18).
- 7 Stories.
- 74 Feet, 8 Inches in Height.
- Eliminated top/penthouse level
- 659 Beds (Net 569 New Campus Beds).
- Increased Top Level Setbacks and Rotated to Decrease Visibility from University Avenue.
- Approximately 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 approximately 264 Spaces (including approximately 77 Wesley Replacement Spaces).
- Sustainability (LEED Mid-Rise Residential Gold, Green Roof, Solar Panels).
- Design Refinements and Enhancements.
- Compatibility with Wesley Campus, Neighborhood, Adjacent AU Buildings.

PROPOSED/CAMPUS PLAN



•SITE SECTIONS



COMPATABILITY OF CAMPUS PLAN TO NEIGHBORHOOD

View from Massachusetts Ave NW



View from Massachusetts Ave NW
Summer



View from University Ave NW
Summer



View from University Ave NW
Winter



View from University Ave NW

Summer



View from University Ave NW

Winter



View from University Ave NW
Summer



View from University Ave NW
Winter



View from University Ave NW
Winter

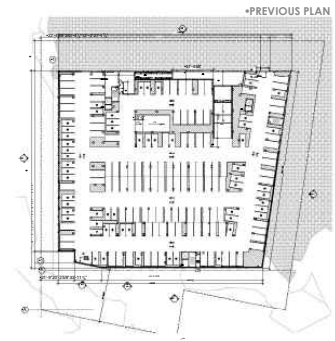
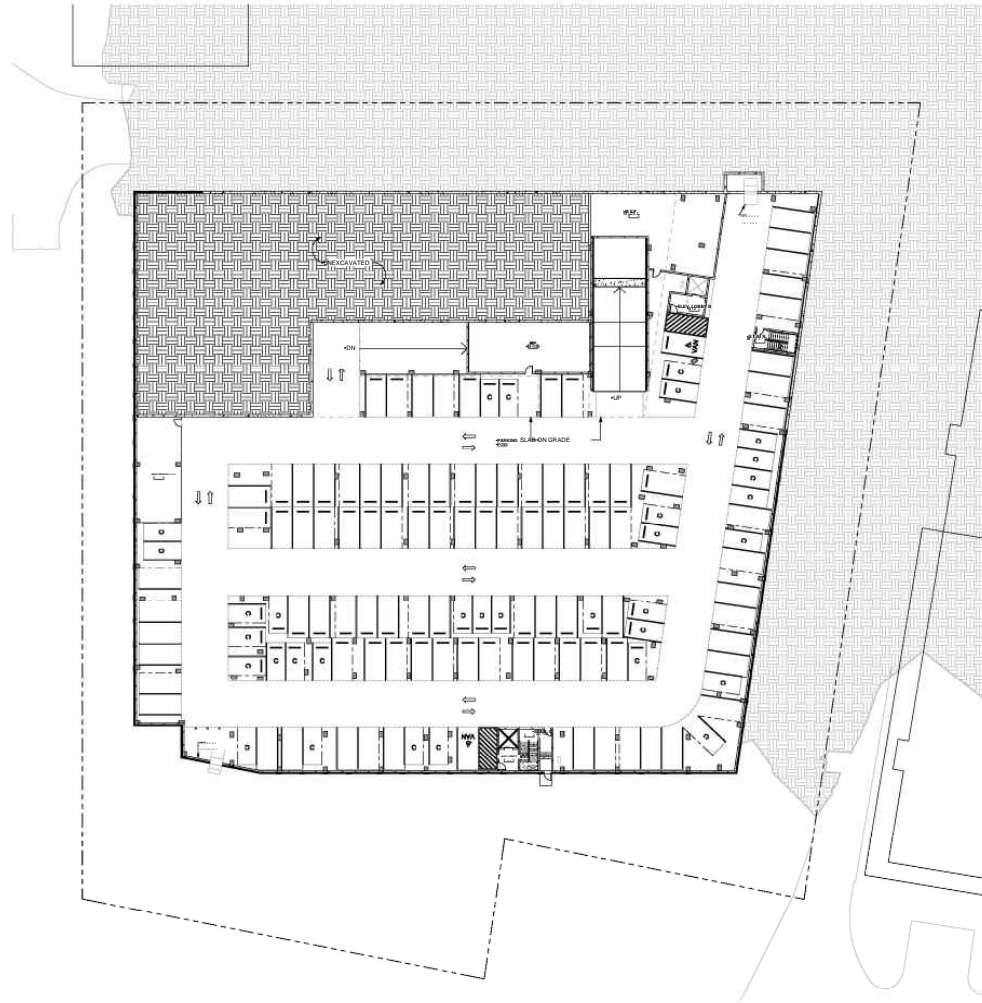


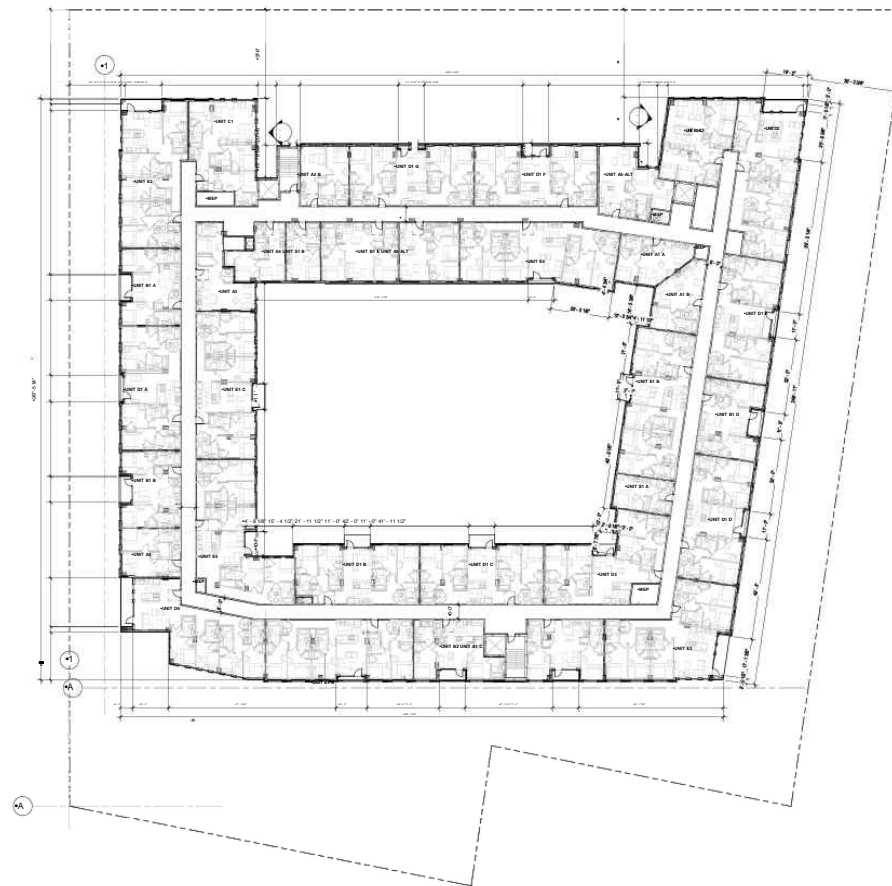
View from Wesley Circle NW
Summer



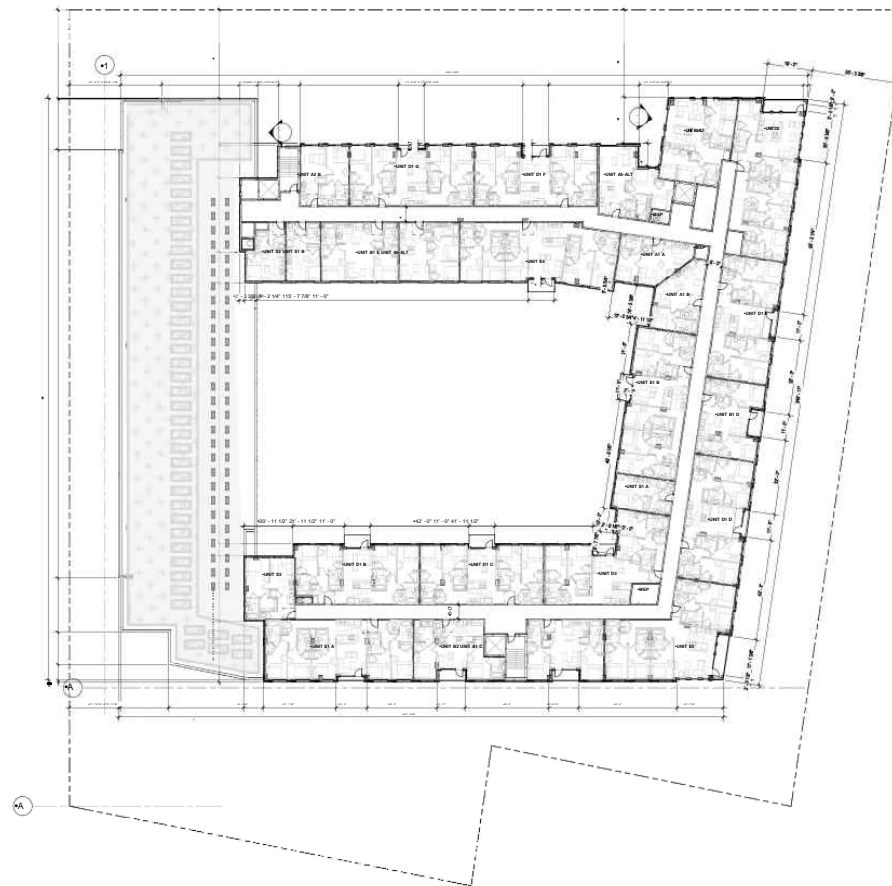
View from Wesley Circle NW
Winter







•LEVEL 6-7



•The Wesley Campus Plan: The Standard at Wesley | 02.11.2025

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.
- 53% of Campus Area Green Open Space.
- 205,000 Square Feet of Green Open Space.
- Green Area Ratio Exceeds Requirements @ 0.60.
- University Avenue Sidewalk and public space improvements.

(BOOKING WITH A REO CO. PRODUCTS UNIT) IS 10% CASH ON DELIVERY. CASH ON DELIVERY — LAY OFF — LAY OFF ON SPACE



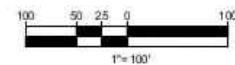
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1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-6700

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

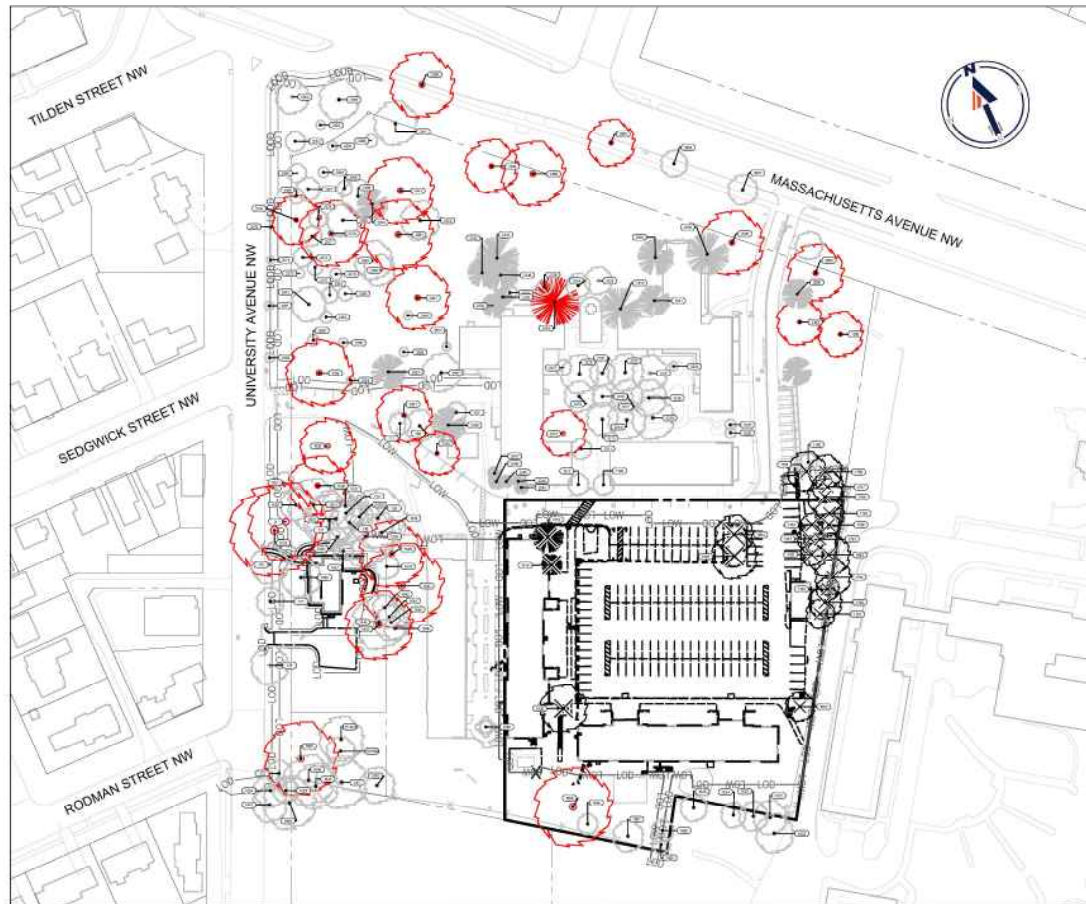


GREENER CAMPUS

Bohler Engineering

- Heritage (27) and Special (76) Tree Preservation.
- New Landscape Plantings.
- Increased GAR from 0.40 to 0.60.

GREENER CAMPUS



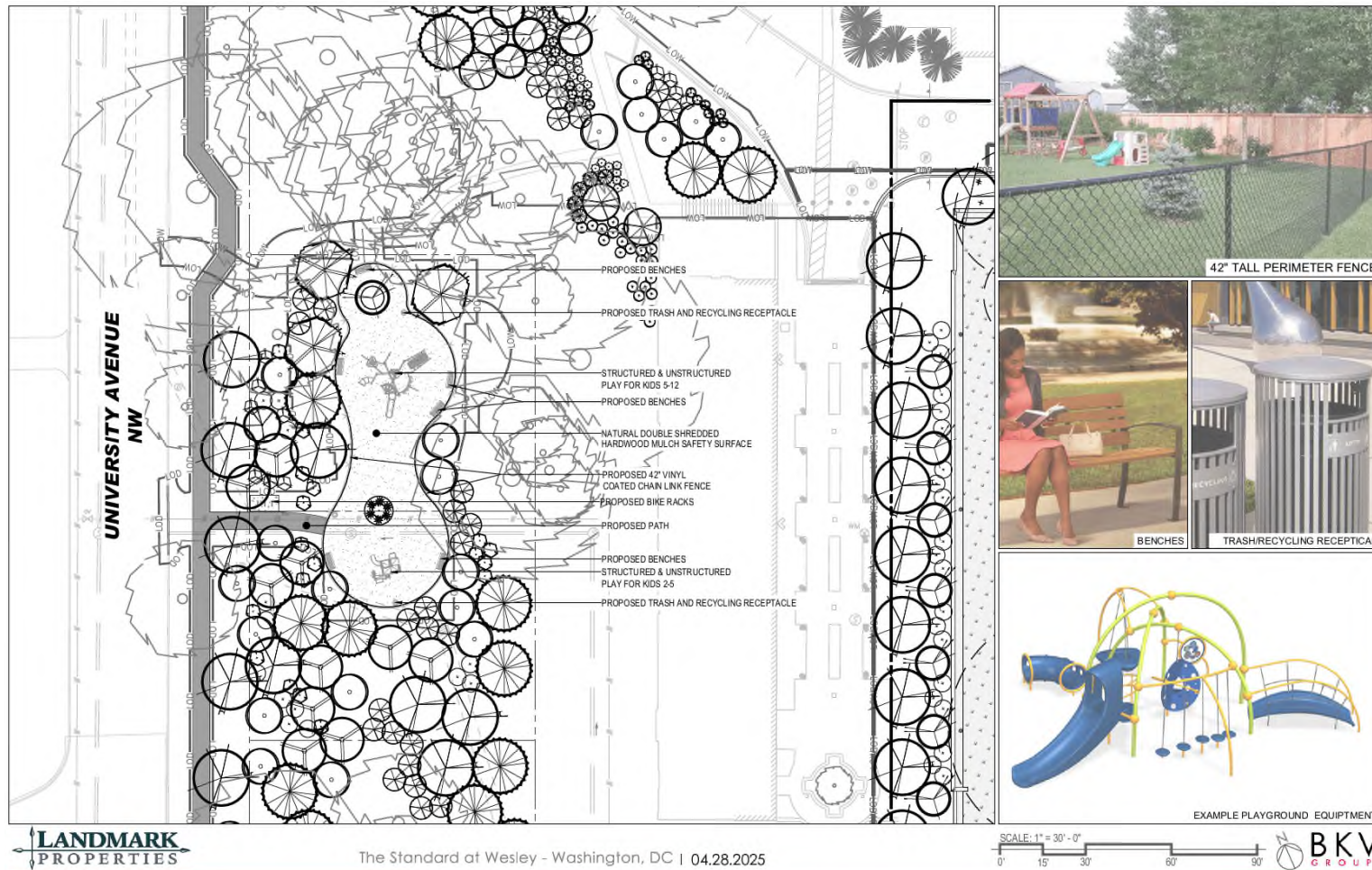
INVENTORY PLAN NARRATIVE

THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (27) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTHY NATIVE TREES. THE TREES OFFER MODERATE BIODIVERSITY AND SHOULD BE CONSIDERED A MODERATE TO WELL AGED GROUPING OF TREES.

INVENTORY PLAN LEGEND

- EXISTING DRIP LINE TO REMAIN
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING HERITAGE TREES TO REMAIN
- TREE TAG NUMBER

GREENER CAMPUS



GREENER CAMPUS



GREEN AREA RATIO NARRATIVE

THE MINIMUM GREEN AREA RATIO SCORE IN THIS ZONE (RA-1) IS 0.40. THE MINIMUM SCORE WILL BE ACHIEVED BY PROVIDING A COMBINATION OF A1 & A2 SOILS AROUND THE CAMPUS WHICH HAS EXTENSIVE LANDSCAPED AREAS CONTAINING EXISTING TREES, ADDITIONAL A3 BIORETENTION FACILITIES AND C2 GREEN ROOFS WITH 8" OF MEDIA WILL BE PROVIDED. LASTLY, ALL HERITAGE TREE AND THE MAJORITY OF SPECIAL TREES WILL BE PRESERVED AND COUNTED TOWARD AS B5 - B8 PRESERVATION OF EXISTING VEGETATION. **THIS COMBINATION OF GREEN AREA RATIO ELEMENTS PROVIDES A ±0.600 GAR SCORE MINIMUM.**

GREEN AREA RATIO LEGEND

	A1 - SOILS LESS THAN 24"
	A2 - SOILS GREATER THAN 24"
	A3 BIORETENTION FACILITY
	C2 - GREEN ROOF GREATER THAN 8" AREA APPROXIMATELY SHOWN
	E2 - RENEWABLE ENERGY GENERATION SOLAR PANELS APPROXIMATELY SHOWN



SHADE TREES



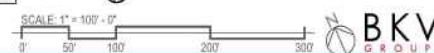
ORNAMENTAL TREES



EVERGREEN TREES



The Standard at Wesley - Washington, DC | 04.16.2025



GREENER CAMPUS



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821672



03/10/2025

BOHLER //

GREENER CAMPUS



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

001621572



02/10/2025

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Campus Plan Process Is Appropriate

- Education use by a college or university shall be permitted as a special exception subject to review and approval by the Zoning Commission under Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions of this chapter. 11-X DCMR § 101.1.
- The campus plan process shall not serve as a process to create general commercial activities or developments unrelated to the educational mission of the applicant or that would be inconsistent with the Comprehensive Plan. 11-X DCMR § 101.4
- As defined by the Zoning Regulations and confirmed by the Zoning Administrator, the proposed dormitory use is a residential use and university activity that is not inconsistent with the Comprehensive Plan.



Campus Plan Review

- Education use by a college or university shall be permitted as a **special exception** subject to review and approval by the Zoning Commission under Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions of this chapter. 11-X DCMR § 101.1
- The uses shall be located so that they are not likely to become objectionable to neighboring property because of **noise, traffic, parking, number of students, or other objectionable conditions**. 11-X DCMR § 101.2

Noise

- Dormitory would be farthest building from private residences, approximately 300 feet south of University Street.
- Loading facilities and operations systems designed to minimize noise.
- Communal facilities located inside proposed dormitory or within courtyard.

Traffic and Parking

- Well-served by public transit
- New Capital Bikeshare Station
- Increase in parking spaces; most would be located in the below-grade garage and surface parking lot would be eliminated.
- Restricted Access at University Avenue
 - TDM
 - PMP
- On-street parking restrictions and enforcement

Number of Students, Faculty & Staff

- Updated enrollment cap is 1000 (head count) students, including full-time and part-time students taking courses in person on the campus.

Other Objectionable Conditions

- Light spillage limited to interior lighting of dormitory and security lighting.
- New dormitory will be screened by landscape and views minimized through site design.

Campus Plan Review

The campus plan process shall not serve as a process to create **general commercial activities or developments unrelated to the educational mission of the applicant** or that would be inconsistent with the Comprehensive Plan. 11-X DCMR § 101.4

- Wesley does not propose new development that would not be in support of the Seminary's educational mission. The proposed dormitory is not a general commercial activity provides a development which satisfies the provisions of the Zoning Regulations. 11-X DCMR § 300.1

Subject to campus to campus plan approval pursuant 11-X DCMR § 101.5, the New Dormitory is not a general commercial activity.

The permitted maximum total height and density of all buildings and structures in the RA-1 zone is **50-feet** and **1.8 FAR**. 11-X DCMR § 101.5

- The total proposed FAR is 1.014, and the proposed height is 74.66 feet, which is permitted by the development standards with increased setbacks. 11-D DCMR § 207.6

Because of permissive increases as applicable to normal bulk requirements in the low-density zones regulated by this title, to address this standard it is the intent of this subsection to prevent **unreasonable campus expansion** into improved low density zones. 11-X DCMR § 101.6

- The Campus boundaries are not proposed to be modified.

In calculating floor area ratio (FAR), the **land area shall not include public streets and alleys**, but may include interior private streets and alleys within the campus boundaries. 11-X DCMR § 101.7

- There are no public streets or alleys within the campus boundaries.

Campus Plan Review

As a prerequisite to requesting a further processing for each college or university use, the applicant shall have submitted to the Zoning Commission for its approval **a plan for developing the campus as a whole**, showing the location, height, and bulk, where appropriate, of all present and proposed improvements including, but not limited to, the following:

11-X DCMR § 101.8

Buildings and parking and loading facilities

- Residential program replacement and expansion. New student housing will yield an increase of 569 beds.
- Enhance and expand open space and landscaping.
- Total of 295 parking spaces.
- Loading provided in the building.

Screening, signs, streets, and public utility facilities

- Enhance open space by increasing and intensifying landscaping.
- Maintain existing signage and amenities programs.
- University Avenue entrance restricted for private vehicles and emergency vehicles.
- No plans or requirements for utility expansion.

Athletic and other recreational facilities

- Improvements to existing recreational facilities and new facilities in Dormitory will serve community.
- Community playground proposed along University Avenue.

Description of all activities conducted on campus and capacity of campus development

- General seminary, educational, and auxiliary uses.

Campus Plan Review

Within a reasonable distance of the college or university campus, and subject to compliance with Subtitle X § 101.2, the Zoning Commission may also permit the **interim use of land** or improved property with any use that the Zoning Commission may determine is a proper college or university function... 11-X DCMR § 101.10

- Wesley does not propose interim use of land on the Campus.

In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Zoning Commission shall consider, to the extent they are relevant, **the policies of the District Elements of the Comprehensive Plan**. 11-X DCMR § 101.11

- A complete analysis demonstrating that the proposal is not inconsistent with the Comprehensive Plan has been provided.

As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is **within the FAR limit for the campus as a whole**, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved. 11-X DCMR § 101.12

- The proposed maximum density is 1.014 FAR, which is 300,740 sf. less than the 1.8 FAR permitted.

Pursuant to Subtitle Z § 405.1, as soon as the application is accepted, the Office of Zoning shall refer the application to the Office of Planning, the Department of Transportation, and the Department of Energy and Environment for **review and written reports**. 11-X DCMR § 101.13

- The application was referred to Agencies for review. OP filed a report recommending approval at [Exhibits 21, 38 and 85](#). DDOT filed a report having no objection at [Exhibits 19, 86](#).

Campus Plan Review

Approval of a campus plan shall be based on the determination by the Zoning Commission that the application will be **in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property,** in accordance with the Zoning Regulations and Zoning Maps, subject to the special conditions specified in this section. 11-X DCMR § 101.14

- The proposed campus plan would meet the intent of the Campus Plans regulations as outlined at Subtitle X § 100.2. The campus plan is designed to minimize the impacts of noise and traffic on the adjacent residential uses and would be well buffered from the neighborhood.

Zoning Commission Case No. 23-08(1)

Wesley Theological Seminary of the United Methodist Church

4500 Massachusetts Avenue, NW

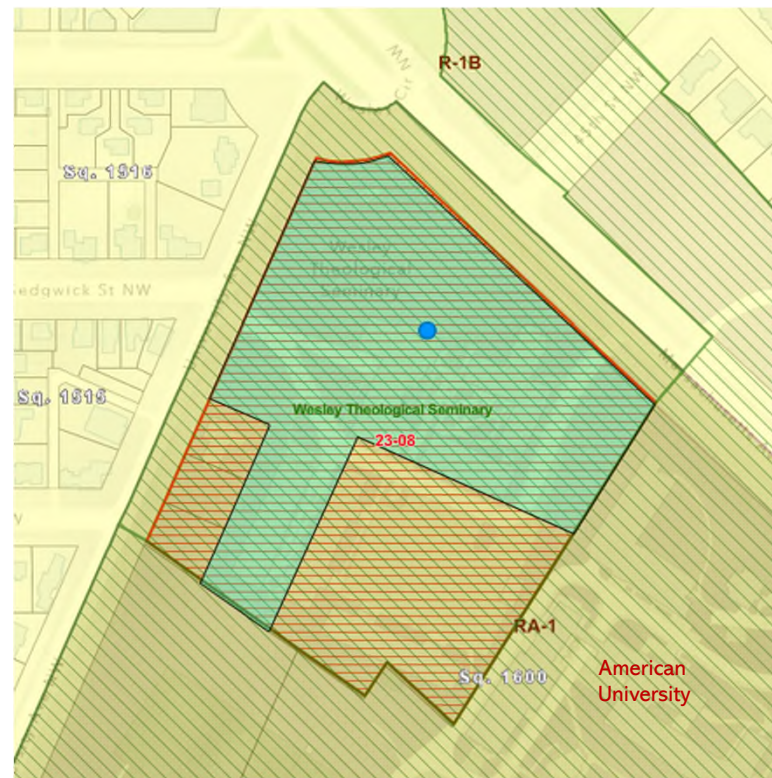
Campus Plan – Racial Equity Analysis

May 12, 2025

Holland & Knight

SUBJECT PROPERTY

- Current Zone: **RA-1**
 - Low- to moderate-density residential
- Proposed Zone: **No change**
- Land Area: 381,878 sq. ft. (8.78 acres)
- Currently developed with Wesley Theological Seminary



SUBJECT PROPERTY CONTEXT



ZONING COMMISSION RACIAL EQUITY TOOL



Part I: Guidance Regarding the Comprehensive Plan

Part II: Community Outreach and Engagement

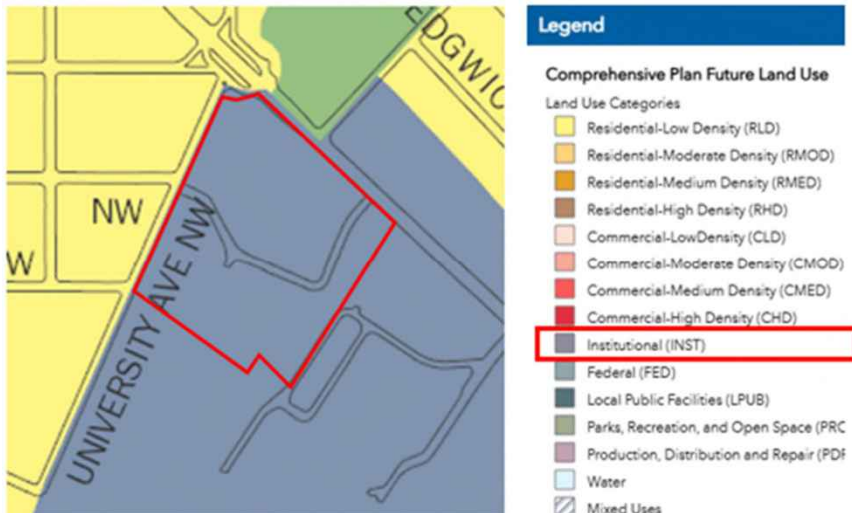


Part III: Disaggregated Data

Part IV: Evaluate the Zoning Action through a Racial Equity Lens



PART I: GUIDANCE REGARDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP



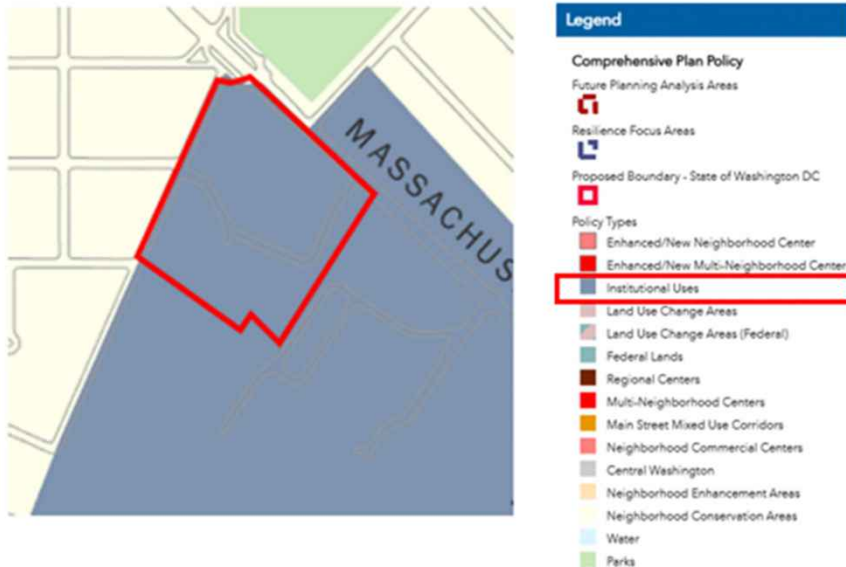
Institutional

- Includes land and facilities occupied and used by colleges and universities... and similar institutions
- Zoning designations vary depending on surrounding uses
- Institutional uses are also permitted in other land use categories

10-A DCMR § 227.18

The proposed campus plan is not inconsistent with the Institutional FLUM designation, as Wesley Seminary is an institutional use.

PART I: GUIDANCE REGARDING THE COMPREHENSIVE PLAN GENERALIZED POLICY MAP



Institutional

- Areas not designated as Conservation, Enhancement, or Land Use Change are still subject to the Comprehensive Plan and may experience changes in land use over time
- Much of the land identified as institutional on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans

10-A DCMR § 225.22

The proposed campus plan is not inconsistent with the Institutional GPM designation, as Wesley Seminary is an institutional use.

PART 1: GUIDANCE REGARDING THE COMPREHENSIVE PLAN

Rock Creek Park West Area Element

- RCW-1.1.2: Economic Development
- RCW-1.1.8: Managing Institutional Uses
- RCW-1.1.9: Conserving Common Open Spaces
- RCW-1.1.11: Managing Transportation Demand

Land Use Element

- LU-1.4.6: Development Along Corridors
- OU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods
- LU-2.1.5: Support Low-Density Neighborhoods
- LU-2.3.5: Institutional Uses
- LU-3.3.1: Transportation Impacts of Institutional Uses
- LU-3.3.2: Corporate Citizenship
- LU-3.3.3: Non-Profits, Private Schools and Service Organizations

Transportation Element

- T-1.1.7: Equitable Transportation Access
- T-1.1.8: Minimizing Off-Street Parking
- T-2.3.3: Bicycle Safety
- T-2.3.4: Capital Bikeshare Expansion
- T-2.3.5: Capital Bikeshare Access
- T-2.4.1: Pedestrian Network

- T-2.4.2: Pedestrian Safety
- T-2.5.5: Natural Landscaping
- T-3.1.1: TDM Programs
- T-5.2.2: Charging Infrastructure

Parks, Recreation and Open Space Element

- PROS-4.2.1: Institutional Open Space

Housing Element

- H-1.3.5: Student Housing
- H-2.1.2: Preserving Affordable Rental Housing

Environmental Protection Element

- E-1.1.2: Urban Heat Island Mitigation
- E-2.1.2: Tree Requirements in New Development
- E-2.1.3: Sustainable Landscaping Practices
- E-2.1.5: Tree Planting on Private Lands
- E-3.2.1: Support for Green Building
- E-3.2.3: Renewable Energy
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Economic Development Element

- ED-1.1.1: Core Industries
- ED-2.4.1: Institutional Growth

Educational Facilities Element

- EDU-3.2.1: University Partnerships
- EDU-3.2.2: Corporate Citizenship
- EDU-3.2.3: Workforce Development
- EDU-3.2.4: Universities as Community Partners
- EDU-3.2.5: University Research Partnerships
- EDU-3.3.2: Balancing University Growth and Neighborhood Needs
- EDU-3.3.3: Universities as Large Landowners and Campus Plan Requirements
- EDU-3.3.4: Student Housing
- EDU-3.3.5: Transportation Impacts of Colleges and Universities
- EDU-3.3.10: University-Community Task Force
- EDU-3.3.11: Access to Recreational, Educational, and Cultural Opportunities

****Policies identified in OP's Racial Equity Crosswalk as advancing racial equity.**

PART II: COMMUNITY GUIDANCE AND ENGAGEMENT

COMMUNITY

Spring Valley Neighborhood Profile

Key Community Characteristics

- Home to American University and Wesley Theological Seminary
- Strong sense of civic engagement via ANCs and citizens associations
- Tree-lined streets, proximity to Rock Creek Park, and access to upscale retail and dining

Cold War and Military Connections

- Was the site of U.S. Army chemical weapons testing during World War I, with remnants discovered as recently as the 1990s and 2000s, adding a complex layer to its environmental and historical legacy

Historically Exclusive Residential Enclave

- Developed in the early 20th century as a suburban-style, upper-income neighborhood with restrictive covenants that excluded Black residents and other minorities, shaping its racial and economic makeup for generations

Housing Market & Economic Factors

- High housing demand and limited affordability
- ACS 2019-2023 5-year estimates indicate a median home value of \$1,143,285
- Affordable and moderate-income housing options remain scarce
- Priority area for mixed-income housing near Metro stations

Planning & Policy Implications

- Designated as an Area of High Economic Opportunity
- Plays a critical role in achieving housing and racial equity goals
- Emphasis on preserving existing affordable housing and encouraging income-inclusive development

Potential Burdens

- Short term impacts from **construction, traffic, and noise**
- Long term impacts may include possible property tax increases, though **tax relief programs** are available (e.g. Homestead Deduction, Senior Credits, Individual Income Property Tax Credits, Lower Income Home Ownership Tax Abatement, Lower Income, etc.)

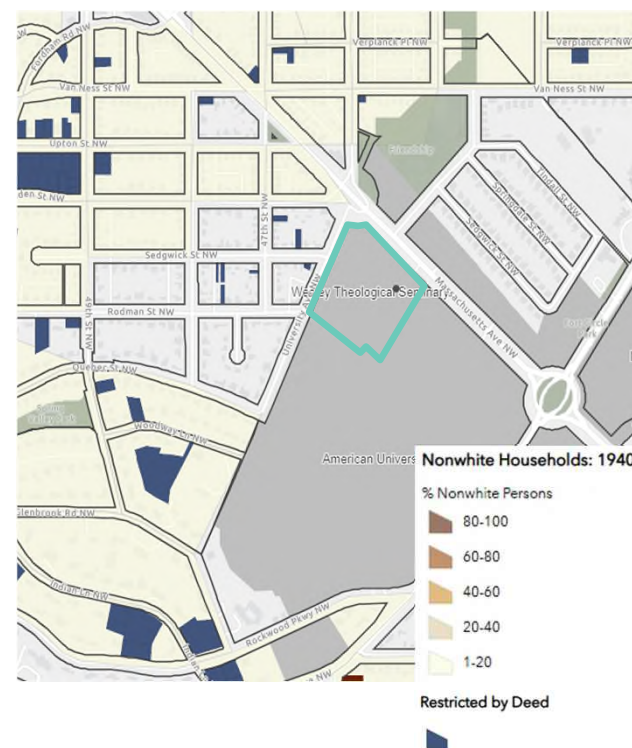
Potential Benefits

- Helps meet student housing needs while **reducing pressure** on nearby rental housing
- Enables IZ units in **more appropriate** residential settings within the same Ward
- Advances **racial and economic equity** by adding affordable housing in high-opportunity areas
- **Balances** campus growth with neighborhood stability and inclusive development goals

PART II: COMMUNITY GUIDANCE AND ENGAGEMENT

LEGACY OF DISCRIMINATION IN SPRING VALLEY

- **Racially Restrictive Covenants:** Spring Valley used racially restrictive covenants to bar Black families from purchasing homes; **the neighborhood remained all-white until at least 1960**
- **Federal & Local Institutionalized Segregation:** FHA maps in 1937 used race as a factor in loan approvals, reinforcing **segregation in Rock Creek West**
- **Displacement of Black Communities:** Black communities like Reno City and the George Pointer settlement were **displaced** to make way for white-only development
- **Segregation Enforced by Policy & Practice:** Rock Creek Park was conceived in part to physically and socially **separate Black communities** from areas like Spring Valley
- **Persisting Demographic Patterns:** Today, Rock Creek West – including Spring Valley – remains the District's **least diverse area**, with over 80% white residents
- **Ongoing Equity Efforts:** The District's 2021 Rock Creek West Roadmap outlines efforts to **expand affordable housing** in the Rock Creek West Planning Area and undo past exclusionary practices



PART II: COMMUNITY GUIDANCE AND ENGAGEMENT

COMMUNITY ENGAGEMENT

Since 2019:

- 21 meetings with the Community Liaison Committee (CLC)
- 23 meetings with ANC 3D
- 7 meetings with ANC 3E

Feedback from the community has resulted in changes to:

- Dormitory design, including a reduction in height, gross floor area, and parking spaces
- Additional landscaping and tree preservation
- Pedestrian improvements and vehicle restrictions
- Community playground
- Campus security plan
- On-street parking restrictions and enforcement

PART III: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY

Demographic Shifts in Rock Creek West (RCW)

- Population **declined by 5%** but racial diversity increased slightly
- White population **decreased by 8.4%**, while Black, Asian, and multiracial populations increased

Income Inequality

- RCW's **median income rose to \$152K**, far above the District average of \$106K
- Income gap between Black and white households grew to **~\$100K** both citywide and in RCW

Housing Tenure

- RCW has **higher homeownership rates** (54%) than the District (41%)
- Black and Hispanic **homeownership declined**; Asian homeownership rose significantly

Vulnerable Populations

- RCW has **lower poverty and unemployment rates** than the District
- **Slight increase** in seniors (65+) and children under 18, but still below District averages

Equity Considerations in Zoning

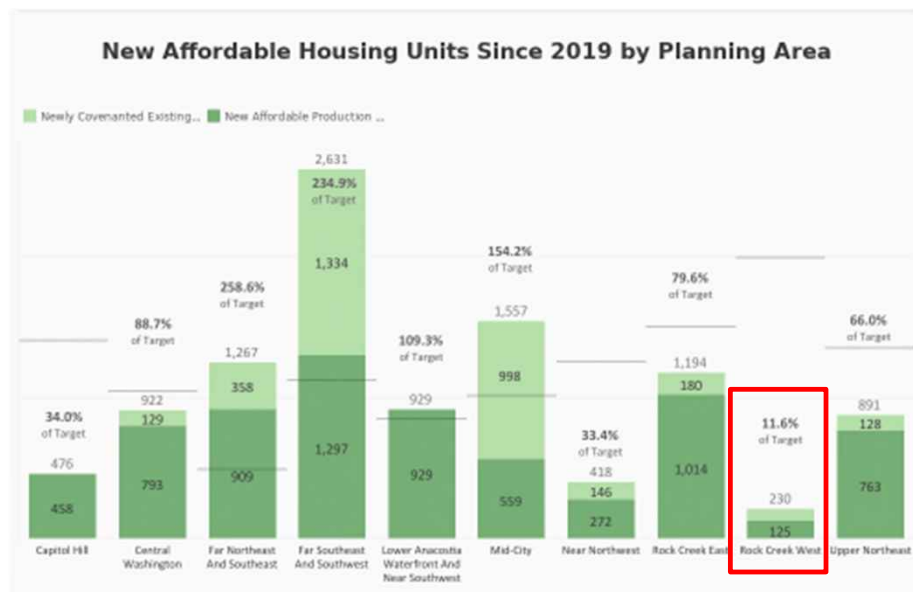
- Proposed dormitory could **free up rental units** for non-student households
- Wesley to deliver off-site **affordable housing** in Ward 3 under an IZ alternative proposal

PART III: DISAGGREGATED DATA REGARDING RACE AND ETHNICITY HOUSING EQUITY GOALS

Housing Equity Report (2019)

- The Report presents goals for the future distribution of affordable housing units to be produced across the District's ten planning areas, ensuring each contributes an equitable share of affordable housing to the District's overall number of affordable units
- Planning area has an affordable housing production goal of **1,990 units** and a total housing production goal of **1,260 units***
- Has produced **230 affordable units**, or **11.6% of the target amount**
- Off-site IZ to be provided

*The new affordable housing goals are greater than the total housing goals because the affordable housing goals include net new production and conversion of existing housing into subsidized housing and voucher recipients living in non-restricted housing.



DMPED 36,000 by 2025 Dashboard as of January 2025

PART IV: ZONING COMMISSION EVALUATION

Indicator	Outcome
Direct Displacement	<ul style="list-style-type: none"> No physical displacement of current student residents Expands access to stable, on-campus housing for a larger and more diverse student population Supports racial and socioeconomic equity by reducing reliance on the off-campus rental market
Indirect Displacement	<ul style="list-style-type: none"> No indirect displacement is anticipated from the proposed dormitory Increases on-campus housing capacity without affecting surrounding residents Supports a stable and equitable housing environment in the broader community
Housing	<ul style="list-style-type: none"> Provides lower-cost housing for students, reducing pressure on surrounding rental markets Frees up neighborhood housing for local residents, improving affordability Replaces 43 family-sized housing units, maintaining housing options for families IZ units will be provided off-site in Ward 3 Contributes to both immediate and long-term housing needs in the District
Physical	<ul style="list-style-type: none"> Public space upgrades include landscaping and streetscape improvements along University Avenue Sustainable infrastructure features include green roof, bioretention facilities, solar, and stormwater management Designed to achieve LEED Gold certification for energy efficiency and environmental performance Tree preservation and increased permeable surfaces support ecological sustainability Provides 205,000 sq. ft. of open space for recreation and relaxation Adds new neighborhood playground and open spaces along University and Massachusetts Avenues
Access to Opportunity	<ul style="list-style-type: none"> Located within ½ mile of Tenleytown-AU Metro, providing access to jobs, services, and entertainment Supports student career development in religious and social service sectors Enhances access to retail and amenities along Wisconsin Avenue corridor Includes a new neighborhood playground and access to nearby parks Close to Friendship Recreation Center, expanding community resource access Fosters a vibrant, connected environment for both students and the broader community
Community	<ul style="list-style-type: none"> Extensive community engagement Key design changes made in response to feedback include: reduced number of student beds and building height; rotated top floor to face windowless units toward the street; increased setbacks on upper floors to reduce visual impact Reflects strong alignment with community priorities and neighborhood integration Demonstrates a responsive and collaborative planning process

POTENTIAL COMPREHENSIVE PLAN INCONSISTENCIES

Potential Inconsistency	Outweighing Policy
<ul style="list-style-type: none"> • LU-2.1.4: Rehabilitation Before Demolition • LU-2.1.8: Additional Density in Low- and Moderate-Density Neighborhoods • T-1.2.3: Discouraging Auto-Oriented Uses • T-2.3.3: Bicycle Safety • H-4.2: Ending Homelessness • H-4.3: Meeting the Needs of Specific Groups • E-4.3.1: Promotion of Community Gardens and Urban Farms 	<ul style="list-style-type: none"> • FLUM • GPM • Policies in the Rock Creek West Area Element, Land Use, Transportation, Housing, Environmental Protection, Economic Development, and Educational Facilities Citywide Elements

CONCLUSION

The proposed campus plan advances racial equity

- **Expands on-campus housing** from 90 to ~659 beds, resulting in no displacement and easing pressure on local rental markets
- **Supports housing affordability** citywide by diverting student demand from surrounding neighborhoods and by providing IZ units in a separate development within the area
- **Enhances access to opportunity** through proximity to transit, jobs, services, and amenities
- **Promotes inclusive workforce development** by training students for religious and social service careers that benefit underserved communities
- **Invests in environmental equity** via LEED Gold certification, green infrastructure, tree preservation, and improved public space
- **Responds to community feedback** with meaningful design changes after 51+ public meetings, reinforcing inclusive planning practices
- **Demonstrates equitable institutional growth aligned** with the Comprehensive Plan and the Zoning Commission's Racial Equity Tool

OBSTACLES TO WESLEY DEVELOPING WARD 3 OFF-SITE IZ

- **Wesley Lacks Development Experience, Resources**
- **High Cost of Ward 3 Affordable Housing**
- **Limited Potential Sites**
- **Increased Cost and Limited Availability of Capital**
- **Unable to Identify Willing Development Partner**
- **Super Fresh Experience**
- **Risk of Including Additional IZ to Planned and Approved Projects**
- **Established Financing Limitations**
- **Uncertainty and Delayed Timing of Campus Plan Approval Triggering IZ Support**
- **Negative Impact of Increased IZ on Marketability and Financing of Projects**

PATRICK McANANEY

Somerset Development

- **DC Affordable Housing Experience**
- **Unique Challenges to Ward 3 Affordable Housing**
- **Timing Considerations**
- **LISC Facilitates Affordable Housing Projects**
- **Value of LISC Ward 3 Revolving Fund**

WARD 3

INCLUSIONARY ZONING FUND

Patrick Brown

- **Administered by Local Initiatives Support Corporation (LISC)**
- **Ward 3 Only Creation and Preservation of Affordable Housing (Acquisition, Construction and/or Long-Term Financing)**
- **Covenanted Affordability**
- **\$8 Million Contribution to Revolving Fund**
- **Minimum 10% IZ Required for New Dorm**
- **Equivalent of 10.97% IZ Proposed**
- **20% IZ Bonus Not Used to Offset IZ Costs**
- **No Reduction for Units to be Occupied Exclusively by Wesley**

LOCAL INITIATIVES SUPPORT CORPORATION

- **Introduction to LISC DC and Nationally**
- **Experienced Working with DHCD on DC Affordable Housing**
- **Establish and Administer Ward 3 Inclusionary Zoning Fund**
- **Purpose and Applicability of Fund Limited to Ward 3**
- **Operation of Fund**
 1. **Execute Ward 3 Grant Agreement with Wesley**
 2. **Receive and Safeguard Funds**
 3. **Sourcing of Projects**
 4. **Vetting and Underwriting Projects**
 5. **Closing and Funds Disbursement**
 6. **Covenants for Affordability**
 7. **Repayment and Recycling of Loan Funds**
 8. **Annual Report on Projects to ANCs, DHCD**

Comprehensive Transportation Review (CTR)

A full Comprehensive Transportation Review was submitted to DDOT on April 29, 2022 with 7-intersection Traffic Impact Analysis for the initial application. A supplemental Transportation Memorandum was submitted on August 25, 2023 with an updated plan that proposed 31 fewer beds without any ground floor retail space.

The latest CTR was prepared on March 25, 2025 to support the latest plan that proposes the same number of beds and 99 fewer parking spaces and additional TDM elements.

- CTR and subsequent transportation memoranda concluded project will not have a detrimental impact with proposed site design elements and TDM measures.

The present application's development program is consistent with the previous submission, and all of the commitments of the previously prepared transportation documents will be implemented.

Final TDM Plan and PMP

The March 25, 2025 Transportation Memorandum presents the Transportation Demand Management (TDM) and Performance Monitoring Plan (PMP) memo was submitted to DDOT, satisfying its condition of approving the CTR.

- The TDM plan includes 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.
 - Fund and install a 19-dock Capital Bikeshare Station and fund one year of maintenance and operation costs
- The PMP notes that to be in compliance, the Wesley campus must not generate more than 101 peak hour vehicle trips in either the morning or afternoon peak period.

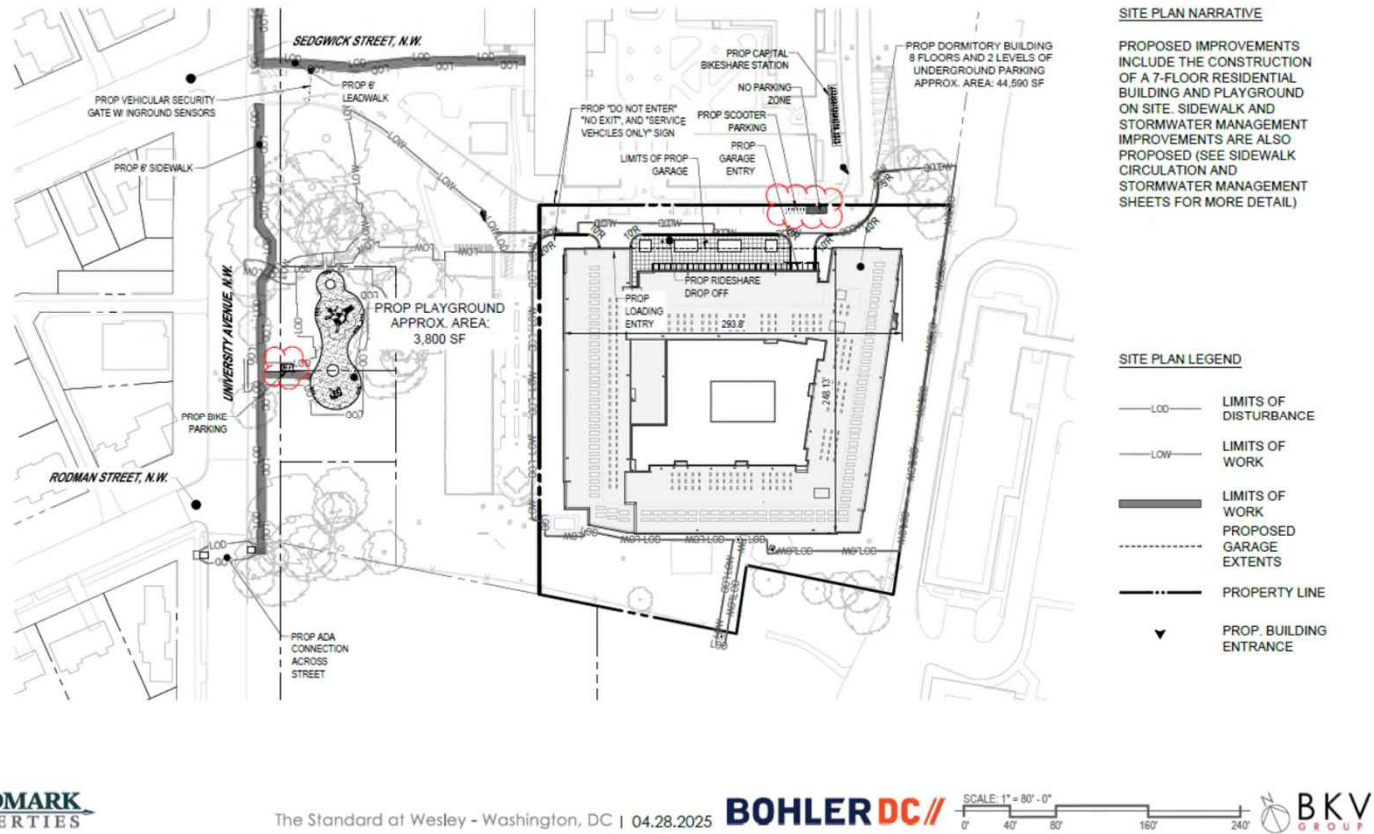
The current PUD application proposes 99 fewer parking spaces compared to the previously approved Campus Plan application and includes commitments for additional TDM measures that include additional bike parking spaces near the playground and an updated scooter parking corral location.

DDOT Report

DDOT issued a report in support of the Project, dated May 1, 2025, with the following conditions, all of which the **Applicant agrees** to:

- The Applicant shall implement the Performance Monitoring Plan (PMP) and Transportation Demand Management (TDM) plan provided in their March 25, 2025 Transportation Memorandum for the life of the project, with the following addition:
 - Applicant shall install three (3) inverted U-bike racks near the entrance to the playground on University Avenue MW, in either the public right-of-way or on private property; and:
 - Applicant shall install the scooter corral as depicted on the April 28, 2025 site plan so that it is out of the path of turning vehicles.

Updated Site Plan



Back-up Slides

PUD Comparisons

Comparison of Applications	2022 Campus Plan Application	2023 Campus Plan and 2023 PUD Application	2025 PUD Application	Changes v 2023 PUD
Development				
Retail Space	1535 sf	-	-	No Change
Existing Wesley Beds Being Removed/Replaced	90 Beds	90 Beds	90 Beds	No Change
<u>New AU Beds</u>	<u>569 Beds</u>	<u>569 Beds</u>	<u>569 Beds</u>	<u>No Change</u>
Total Beds	659 Beds	659 Beds	659 Beds	No Change
Vehicle Parking	2022 Campus Plan Application	2023 Campus Plan and PUD Application	2025 PUD Application	Change v 2023 PUD
Existing Wesley Surface Spaces Removed	143 spaces	143 spaces	144 spaces	No Change
Existing Wesley Surface Spaces to Remain	31 spaces	31 spaces	30*	-1 spaces
Wesley Parking Spaces in New Dorm Building	105 spaces	105 spaces	77 spaces	-28 spaces
<u>AU Resident Parking (Includes 22 Visitor/ADA Spaces)</u>	<u>245 spaces</u>	<u>258 spaces</u>	<u>187 spaces</u>	<u>-71 spaces</u>
Total Vehicle Parking Proposed in New Dorm Building	350 spaces	363 spaces	264 spaces	-99 spaces
Total Vehicle Parking (Including Surface Parking to Remain)	381 spaces	394 spaces	294 spaces	-100 spaces
Net Increase in Garage Parking	207 spaces	220 spaces	120 spaces	-100 spaces
Bicycle Parking	2022 Campus Plan Application	2023 Campus Plan and PUD Application	2025 PUD Application	Change v 2023 PUD
Long Term Spaces (In Bike Room)	62 spaces	62 spaces	62 spaces	No Change
<u>Short Term Spaces (Bike Racks Outside)</u>	<u>12 spaces</u>	<u>12 spaces</u>	<u>18 spaces</u>	<u>6 spaces</u>
Access	2022 Campus Plan Application	2023 Campus Plan and PUD Application	2025 PUD Application	Change v 2023 PUD
Driveway on Massachusetts Avenue	Accommodates all site traffic during peak periods on weekdays (6-9am & 4-7pm)	Accommodates all site traffic at all times		No Change
	Remain right-out only onto Massachusetts Avenue (No lefts out)			No Change
	21 am peak hour and 54 pm peak hour outbound vehicles use the driveway. Traffic simulations indicate adequate operations. The project will review whether a traffic signal is needed with DDOT and fund installation, if required.			No Change
Driveway on University Boulevard	Closed during peak periods on weekdays (6-9am & 4-7pm)	Closed at all times		No Change
	8 am peak hour & 24 pm peak hour outbound vehicles rerouted to Massachusetts Avenue Driveway			No Change
	Service vehicles allowed to use as needed			No Change

* - loss due to scooter corral requested by DDOT

Parking Breakdown

294 Total Proposed Spaces On-campus

- 30 Surface Parking Spaces to Remain
- 264 Total Garage Spaces in New Dormitory Building
 - 77 Parking Spaces for Wesley Seminary
 - 187 Parking Spaces for AU Dormitory Students
 - ❑ 171 Parking Spaces for AU Dormitory Residents
(171 spaces/569 beds = 0.30 spaces per bed)
 - ❑ 16 Visitor and ADA spaces

Final Action At Further Processing

- **Scope and method of IZ Compliance**
- **Security Plan**
- **Construction Management**
- **Neighborhood Parking Restrictions**
- **Codes of Conduct and Enforcement**
- **Cooperation with AmericanUniversity**

APPENDIX

BUILDING ELEVATIONS



EAST ELEVATION



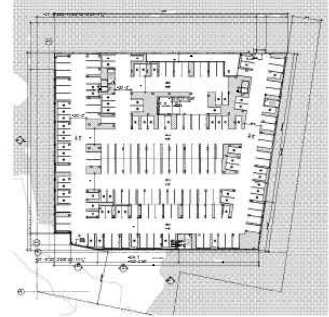
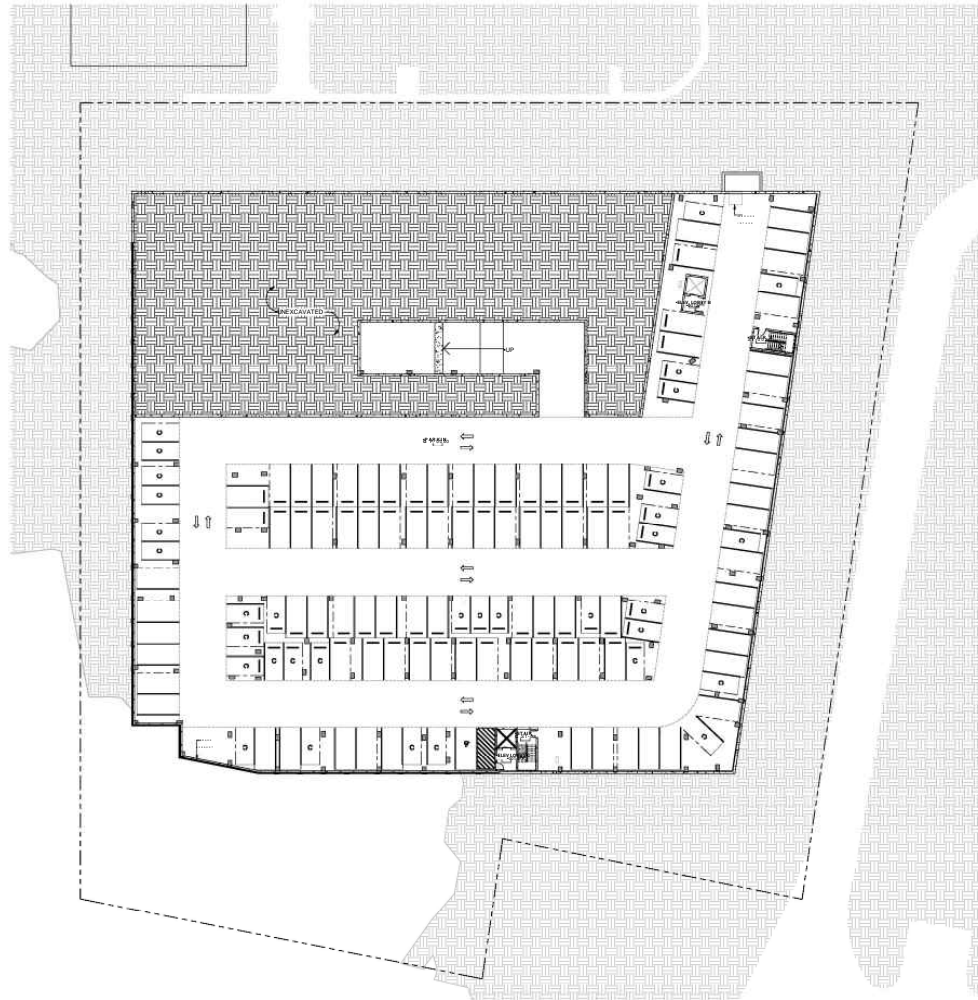
SOUTH ELEVATION



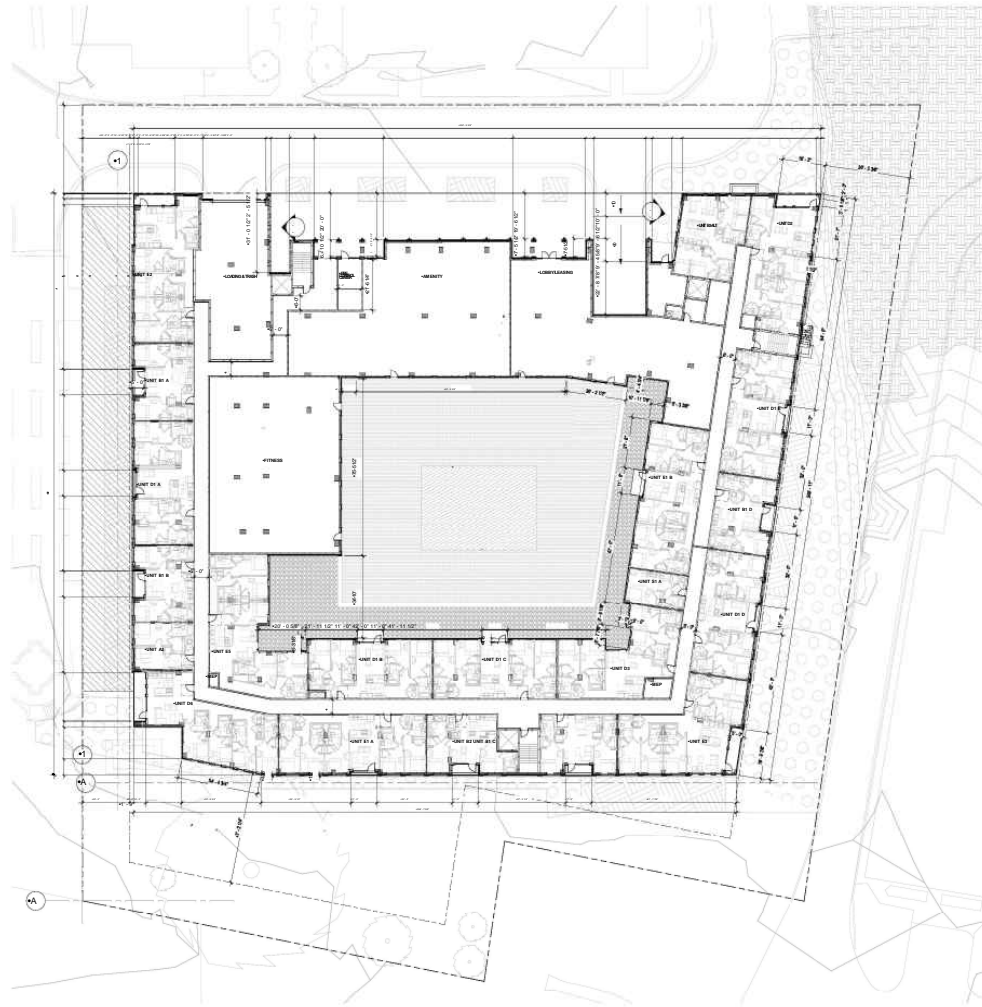
NORTH ELEVATION



WEST ELEVATION

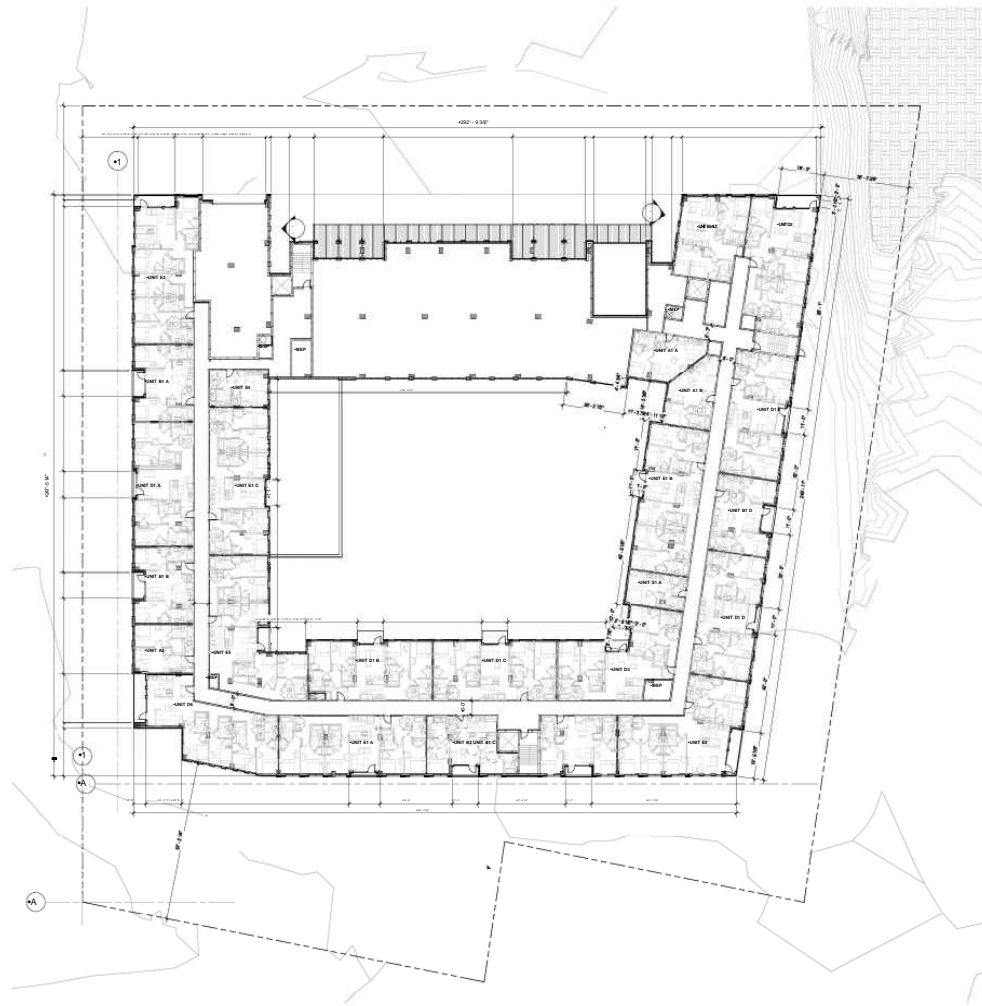


•LEVEL 1



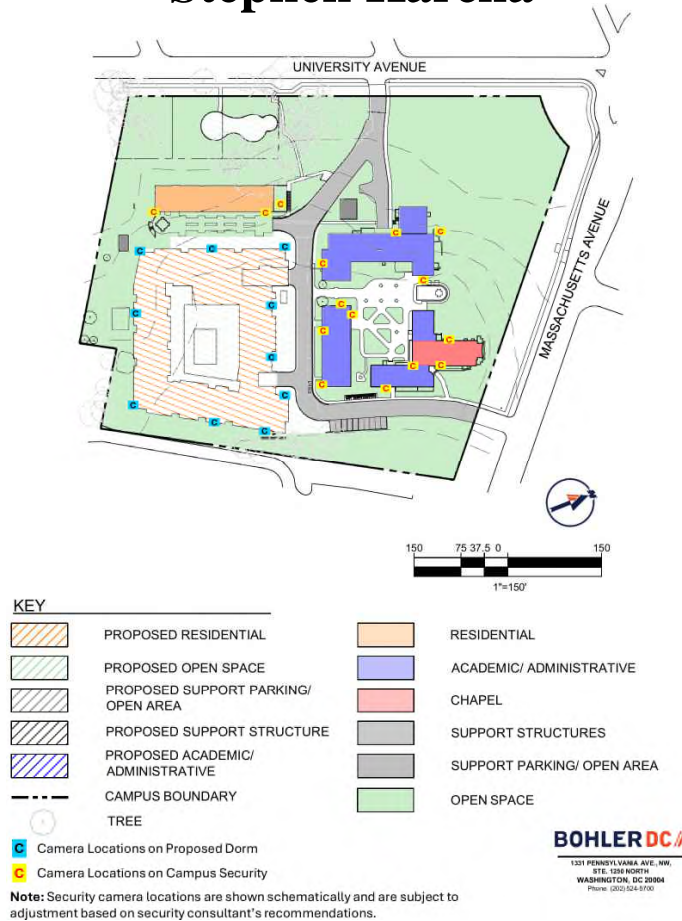
•The Wesley Campus Plan: The Standard at Wesley | 02.11.2025

•LEVEL 2



CAMPUS SECURITY CAMERA PLAN

Stephen Karcha




New Dormitory – Inclusionary Zoning Analysis

Proposed Total Gross Floor Area	282,061 sf
Net Residential Gross Floor Area	224,359 sf
Required IZ Set-Aside @ 10% (Type 3 Construction)	22,436 sf
Unrealized 20% IZ Bonus (Maximum)	56,412 sf
Unrealized Wesley IZ Exemption (90/659 beds = 13.6%)	30,513 sf
Estimated Value/Cost of 10% IZ @ \$325/sf	7,291,700

Proposed \$8,000,000.00 IZ Off-site IZ Fund @ 325/sf = **24,615 sf (10.97%)**

MINOR CORRECTION TO PRE-HEARING STATEMENT

After filing its Pre-Hearing Statement (ZC Exhibit 82), Wesley received current enrollment and housing records for Fall 2024 from American University to update the record.



AMERICAN UNIVERSITY

WASHINGTON, DC

2024 Enrollment & Student Housing

Student Enrollment

Main Campus, 4801 Massachusetts,	
4200 Wisconsin, 3201 New Mexico ¹ :	9,249
Tenley Campus:	<u>1,379</u>
Total:	10,628

2021 Campus Plan, Condition 5

Overall Enrollment Cap:	14,380
Tenley Enrollment Cap:	2,000

Main Campus Enrollment

Full-time Undergraduate Students:	6,606
Graduate Students:	2,083
Other (e.g. part-time, non-degree):	<u>560</u>
Total:	9,249

Campus Plan Student Housing Requirement

On-Campus Capacity:	4,152
Triples:	330
Qualified Master Lease (The Frequency)	<u>200</u>
Total Beds Available:	4,682

Full-time Undergraduate Enrollment:	6,606
Percentage of Student Housing Provided:	70.87%
Condition 13 Requirement:	>= 67%

¹Note: No courses were offered at 3201 New Mexico Avenue in Fall 2024

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Additionally, American University noted that on campus housing for graduate students is offered when capacity is available.

For the Spring 2025 semester, twenty graduate students are living on campus.