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lmb@gdllaw.com

December 8, 2025

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: Applicant's Post Hearing Submission
Application of The Wesley Theological Seminary of the United Methodist Church
for Further Processing of a Campus Plan (Z.C. Case No. 23-08A)
4500 Massachusetts Avenue, N.W.
Square 1600, Lots 6 (818 and 819), 7, 8 and 9.

Dear Chairman Hood and Members of the Commission:

On behalf of the Wesley Theological Seminary ("Wesley"), thank you for your time and consideration throughout the process of review of Wesley's campus plan and its proposed new university housing project. We are submitting the following additional information requested by the Commission and some brief rebuttal points in the hope that the Commission will have all of the information they need for a successful deliberation and final approval of the pending further processing application as scheduled for December 18th.

A. Fulfilling Wesley's Commitment To Ward 3 Affordable Housing

The Zoning Regulations' IZ exemption for student housing did not contemplate the proposed occupancy by an adjacent university's students, faculty and staff in the student housing provided on a neighboring university. Faced with this challenge, the legal and operational infrastructure needed to be created for Wesley's proposed student housing project to be occupied by both Wesley and AU students, faculty and staff. The text amendment established a legal framework and process for achieving the shared objective of Wesley providing direct and substantial support for much needed affordable housing for Ward 3. We are now faced with determining the appropriate level of financial support and how that support would be administered and by whom.

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1. \$10 Million Dollar Contribution

The Commission has been presented with competing methods and amounts for the required contribution which yield varying calculations. In the interest of deferring to the desire of our neighbors for a larger contribution and expediency, Wesley has decided to accept the request made by ANC 3E for a \$10 Million Dollar Ward 3 affordable housing contribution. This amount is offered in good faith to reach consensus while recognizing Wesley’s limited resources and the substantial impact on the economic viability of its Thrive in Place mission.

\$10 Million Dollars is a lot of money, especially for Wesley which has current fiscal year budget of only \$15 Million Dollars. However, the Commission and others have asked us “show the math.” The information provided below provides a financial analysis from various vantage points, but in all cases supports the \$10 Million Dollars offered.

First, the chart below sets forth the calculation for the required IZ requirement in square footage based on the residential net square footage of the new university housing at the 10% requirement for the Type 3 construction of the new university housing. (Note that Subtitle C, Sections 1003.1 and 1003.6 provides that the set aside should be based on “net “residential” square footage, not the gross floor area of the entire building. This results in a minimum requirement of 22,441 square feet of IZ. This required square footage at \$325/sf yields an IZ cost of \$7,293,325. In contrast, the \$10 million Dollar contribution offered results in a 13.71% level of IZ -more than 37% higher than the 10% minimum required. (Significantly, this calculation does not reduce the IZ requirement based on IZ-exempt units to be occupied by Wesley students, faculty and staff. Further, Wesley bears the burden of IZ compliance, but it does not benefit from the 20% bonus density available to subsidize projects providing IZ units.)

Inclusionary Zoning Analysis	
Proposed Total Gross Floor Area	281,911 sf
Net Residential Gross Floor Area	224,411 sf
Required IZ Set-Aside @ 10% (Type 3 Construction)	22,441 sf
Estimated Value/Cost of 10% IZ @ \$325/sf	7,293,325
Proposed \$10,000,000 IZ Off-site IZ Fund @ \$325/sf = 30,769.23 sf (13.71%)	

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Second, in response to Commissioner Wright’s request, Wesley has provided the attached calculations under Arlington County’s off-site affordable housing requirements, Exhibit 1. As set forth, the Arlington County requirement would be a contribution of only \$1,381,364 – obviously well below the \$10 Million Dollars now offered by Wesley.

Third, BKV Architects and Advanced Projects Management, both with substantial local experience with affordable housing projects, have provided the attached lists of recent and local similar projects with a per square costs ranging from \$230-278 per square foot. Exhibits 2 and 3, respectively.

Fourth, ANC 3E’s Philadelphia-based witness testified that \$358/square foot was the appropriate cost for affordable housing of this type. At this cost, the required contribution would only be \$8,033,878 – almost \$2 Million Dollars less than offered by Wesley. We note here that ANC3E’s consultant also offered a “valuation” method to arrive at his figures. Yet, he frames his opinion in an appraisal-like fashion, but he is unqualified to render his so-called “valuation” approach. He has no real estate appraiser credentials - no residential real estate certification or MAI. Significantly, the proposed \$10 Million Dollar contribution is within the range he used providing this “valuation” method.

2. DHCD Best Suited To Administer Ward 3 Affordable Housing Contribution.

At the public hearing, Wesley accepted the OP recommendation for DHCD to accept and administer the now \$10 Million Dollar contribution to support affordable housing in Ward 3. Wesley had been working for an extended period with OP, DHCD and Somerset Development to support its original proposal for a Ward 3 Housing Fund to be administered by LISC. Not until a November 7, 2025 meeting with DHCD Director Green, did Wesley know that a DHCD administered program was an option or available.

The DHCD proposal has many substantial advantages. First, DHCD is the center of expertise in the DC government for the creation, financing and supervision of affordable housing. Second, DHCD has the resources, experience and expertise, especially Mr. Art Rodgers, to utilize the \$10 Million Dollars Wesley contribution to efficiently, cost- effectively and expeditiously leverage these funds and other resources and third-party participants and financing to maximize the level of Ward 3 affordable housing that will be created.

From the testimony at the public hearing, it was clear that DHCD, LISC and Somerset Development Company are well-regarded by each other, have worked together successfully, and have relied on each other in creating and supporting affordable housing. With DHCD leadership, opportunities for Ward 3 affordable housing can be identified, evaluated, and resourced to create successful new projects. Wesley can envision and would be thrilled to see DHCD, LISC and Somerset work together to make the proposed all affordable 75-unit project in Friendship Heights

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within the boundaries of ANC 3E a reality. Beyond this specific project, DHCD will have the ability to take advantage of and support other opportunities that may emerge. With DHCD taking the lead, the Commission should be encouraged and have confidence in its ability to broadly interpret the “to facilitate the construction of new affordable housing” language of 11 DCMR, Subtitle C, Sec. 11006.10 to allow not only new construction, but also the conversion of existing market rate housing to permanent covenanted affordable housing for rental and/or ownership that meets or exceeds the applicable affordability requirements.

B. Enhanced Campus-Wide Security Plan

At the public hearing, NLC/SVWHCA testified for the need for additional campus security measures and requested that Wesley hold a community meeting to allow further discussion. On December 3, Wesley held a CLC meeting focused entirely on reviewing the current campus wide security plan submitted to Commission and whether enhanced security measures were appropriate. As a result of this productive meeting and long-standing discussions, Wesley and NLC/SVWHCA have entered into a December 5, 2025 Campus Plan Security agreement (“Agreement”), attached as Exhibit 4. Specifically, Wesley requests the Commission to incorporate the enhanced Campus Security Plan as a condition to its approval of this application, including three significant enhancements to the current Campus Security Plan, including:

1. Addition of a 6-foot-high black metal ornamental Security Fence along University Avenue with pedestrian gates at the playground and University Avenue driveway. The Security Fence will provide additional safeguards for the campus from potential external and internal threats with minimal visibility and without impacting the use and enjoyment of the neighborhood playground or the Green Open Space. The Security Fence is similar in design, height and purpose to the existing American University fence along University Avenue.

2. Addition of a security camera for the neighborhood playground. The integrated campus-wide security camera network will have at least 26 cameras that will be monitored in real time 24/7 through Landmark.

3. After the occupancy of the new university housing, Wesley will conduct an Annual Campus Security Review Meeting with the community, including at least ANC 3D, ANC 3E, NLC/SVWHCA, SVNA, CLC and others neighbors.

Wesley looks forward to the Commission’s deliberations on December 18, 2025.



GREENSTEIN DELORME & LUCHS, P.C.

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Thank you for continued assistance in this matter.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

A handwritten signature in blue ink, appearing to read "JTB", is written above a horizontal line.

John Patrick Brown, Jr.

A handwritten signature in blue ink, appearing to read "Lyle M. Blanchard", is written above a horizontal line.

Lyle M. Blanchard

Enclosure

CERTIFICATE OF SERVICE

I hereby certify that on December 8, 2025, the foregoing Applicant's Post Hearing Submission was delivered via electronic mail to the following:

Mr. Joel Lawson
Ms. Maxine Brown-Roberts
D.C. Office of Planning
1100 4th Street, SW
Suite E650
Washington, D.C. 20024
jennifer.steingasser@dc.gov
joel.lawson@dc.gov
maxine.brownroberts@dc.gov

Mr. Erkin Ozberk
D.C. Department of Transportation
55 M Street, SE, Suite 400
Washington, D.C. 20003
erkin.ozberk1@dc.gov

ANC 3D
3D@anc.dc.gov

Commissioner Tricia Duncan, Vice Chair, ANC
3D02
3D02@anc.dc.gov

Commissioner Chuck Elkins, ANC 3D01
3D01@anc.dc.gov

ANC 3E
3E@anc.dc.gov

Commissioner Jonathan Bender, Chair, ANC 3E
jonbender@gmail.com

Commissioner, Tom Quinn, Treasurer, ANC 3E 04
tomquinn71@gmail.com

Commissioner Ali Gianinno, ANC 3E06
3E06@anc.dc.gov

Commissioner Amy Hall, ANC 3E02
3E02@anc.dc.gov

Vacant, ANC 3E07
3E07@anc.dc.gov

Commissioner Lizzie Graff, ANC 3E08
3E08@anc.dc.gov

William Clarkson
Spring Valley Neighborhood Association
wclarksonv@gmail.com

Dennis Paul
Neighbors for a Livable Community
dennis.paul@verizon.net
nlc.washdc@gmail.com

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

Thomas M. Smith
Neighbors for a Livable Community/Spring Valley –
Wesley Heights Citizens Association
tmfsmith@rcn.com

Art Rodgers
Department of Housing and Community
Development
art.rodgers@dc.gov



John Patrick Brown, Jr.

EXHIBIT 1

Arlington County's In-Place Method

- Calculated Fee: ~\$700,000 - ~\$1,400,000 | Proposed Fee: \$10,000,000
- Methodology: Cash contribution rates in 2025 are \$2.44/sq. ft. of GFA for first 1.0 FAR; \$6.54/sq. ft. from 1.0 to 3.0 FAR for residential; \$13.11/sq. ft. of GFA above 3.0 for residential (via county website)
- Key Inputs:
 - Square Footage:
 - Gross Floor Area of 281,911 SF* (excludes parking),
 - Total Lot Area of 381,878 SF (includes entire Seminary campus)
 - Total Site Area of 113,758 SF (New dorm area only)
 - Total FAR: 0.74 (Entire Campus Area) | 2.47 (New Dorm Area Only)
 - To be conservative, the table below outlines the calculation assuming the FAR is calculated on just the new dorm area and not the entire campus. If it was based on the entire campus, the fee would be ~\$510,000.

FAR	Fee	FAR %	Calculation (2.47 FAR)
1.0	\$2.44/SF	1/2.47 = 40%	\$275,145
1.0-3.0	\$6.54/SF	1.47/2.47 = 60%	\$1,106,219
Total		2.47 (100%)	\$1,381,364

*Arlington County definition of Gross Floor Area: "...the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area."

EXHIBIT 2



ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
ENGINEERING

John Patrick Brown, Jr., Esq.
Greenstein Delorme & Luchs, P.C.
801 17th Street, N.W., Suite 1000
Washington, D.C. 20006

December 8, 20205

Dear Pat,

Here are some recent Affordable projects in the Maryland to Carolinas.

Glenwood Station, Hyattsville, MD. Open in 2026

Five floors wood frame over 2 floors concrete parking podium
254 units and 334,485 SF
\$81,940,000, \$322,598 per unit and \$245 per SF with parking \$300 per SF without parking

Creekridge, Charlotte, NC, Opened in 2024

Three story wood frame surface park in larger apartment units
150 units and 183,032 SF
\$27,900,000, \$186,000 per unit and \$229 per SF

Avery Landing, SC

Three floors wood frame surface park
154 units and 203,140 SF in larger rental units
\$35,376,000, \$227,300 per unit and \$175 per SF

The Dahlia, New Carrollton, MD, Open 2027

Four floors wood frame with surface park in senior apartments
112 units and 83,000 SF
\$23,058,049, \$206,000 per unit, \$278 per SF

The first project is the most similar to the podium construction per the Wesley/Landmark project.

Hope this helps.

Sincerely,

A handwritten signature in black ink that reads 'Jack Boarman'.

Jack Boarman, Managing Partner
BKV Group DC, PLLC

EXHIBIT 3

December 8, 2025



Subject: Cost of Affordable Housing Projects

Below is a list of affordable housing projects in the immediate area managed by Advanced Project Management, Inc. The projects average ~\$263/SF for construction cost in today's dollars and we are factoring in escalation for future construction as well as a premium for being in the District vs. northern VA.

- 80 Unit, 4-story wood framed, surface parking in VA: \$266/SF (completed)
- 130 Unit, 5-story wood framed, surface parking in VA: \$230/SF (under construction)
- 137 Unit, 4-story wood over 1 floor concrete podium, parking under podium and surface in VA: \$299/SF (in design)
- 206 Unit, 10-story CFMF in VA (parking separately contracted): \$267/SF (under construction)
- 210 Unit, 10-story CFMF in VA (parking separately contracted): \$253/SF (under construction)

Sincerely,



Mr. Stephen C. Karcha, CCM, LEED AP, GRP
Vice President, Project and Construction Management

EXHIBIT 4



December 5, 2025

BY ELECTRONIC MAIL

Mr. Dennis Paul
President
Neighbors for a Livable Community
3700 University Avenue, N.W.
Washington, D.C. 20016

William F. Krebs, Esq.
Interim President and Counsel
Spring Valley-Wesley Heights Citizens Association
4628 Tilden Street, N.W.
Washington, D.C. 20016

Re: 2025 Wesley Campus Plan Cases
ZC Case No. 23-08(1), 23-08A

Dear Dennis and Bill:

Neighbors for a Livable Community (“NLC”) and the Spring Valley Wesley Heights Citizens Association (“SVWHCA”) have been good neighbors to the Seminary and have been active participants in our campus plan process dating back to the original campus plan in 2005. Based on this history and our current negotiations, the Seminary, NLC and SVWHCA want to set forth the terms of this agreement in the above-referenced current Campus Plan Cases.

A. Security Fence:

1. The Seminary will submit a Revised Security Plan to the Zoning Commission which will incorporate a security fence and the access restrictions set forth in Paragraphs 3–9 (“Access Restrictions”) along University Avenue as shown on the attached Option

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#1("Security Fence"). The Seminary and NLC/SVWHCA will mutually agree on the final design of a black ornamental fence similar to shown on Option #1.

2. The Security Fence will be six (6) feet tall and include a Vehicular Gate and two Pedestrian Gates-one for the playground and the other for the driveway.

3. The Vehicular Gate will allow access for limited delivery, service (including Seminary maintenance vehicles) and emergency vehicles to and from University Avenue.

4. Use of the Pedestrian Gates will be controlled by access cards or fobs issued by Wesley.

5. The playground pedestrian gate will provide access to and from the neighborhood playground on University Avenue with access limited to families living on the Seminary campus with children twelve (12) years or under who will access the playground through that gate. Neighbors will have access to the playground directly from University Avenue.

6. The driveway pedestrian gate will provide limited access for Seminary service staff, Seminary students, faculty and staff living within walking distance of the campus, and Wesley students, faculty and staff living on the campus.

7. The Security Fence will be installed and operational prior to the issuance of the certificate of occupancy for the new university housing. The Seminary will be responsible for the maintenance, repair and replacement of the Security Fence as needed.

8. The Security Fence, including vehicular gate and pedestrian gate will be opened for scheduled CLC meetings, ANC and community meetings, Seminary special events including but not limited to Movie Night, Spring in Valley and other similar events. The gates will be opened one (1) hour before the scheduled start of the event and closed one (1) after the conclusion of the event.

9. Any request by the Seminary to modify the restrictions on access through the Security Fence must follow consultation with a designated representative of NLC/SVWHCA.

10. The Security Plan submitted to the Zoning Commission will also include the addition of a surveillance camera to monitor the neighborhood playground on University Avenue. The Security Plan will also include an Annual Campus Security Review meeting convened by Wesley beginning on the first anniversary of occupancy of the new university housing or any time requested by the neighborhood stakeholders. Participants in the Annual Security Review will be Wesley, Landmark, ANC 3D, ANC 3E, NLC/SVWHCA, SVNA and other members of the CLC.

11. The Seminary will request the Zoning Commission incorporate the Security Plan, including Security Fence and Access Restrictions, as a condition to the Zoning Commission order.

B. Construction Management Agreement:

12. The Seminary has filed the final Construction Management Agreement with the Zoning Commission (ZC Exhibit 30) and will request that the terms of the Agreement be incorporated as conditions to the Zoning Commission Final Order.

C. General Terms:

13. NLC/SVWHCA will actively support the Revised Security Plan, including Security Fence and Access Restrictions, and Construction Management Agreement and related conditions before the Zoning Commission both in writing and in any testimony provided at the public hearing and/or in any post-hearing submissions, including the submissions due on December 15, 2025.

14. NLC/SVWHCA, including any officer, Board member and/or representative of those organizations, agree not to file and/or support: a.) Request for Reconsideration and/or Rehearing; and b.) Petition for Review or appeal to the Court of Appeals, of the Zoning Commission's decision in the Campus Plan Cases (ZC 23-08(1) and/or ZC 23-08A).

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15. In the event a Petition for Review or appeal of the Campus Plan Cases is filed by NLC/SVWHCA as defined in Paragraph 14, this Agreement will become automatically null and void and of no further effect.

Sincerely,

A handwritten signature in cursive script that reads "David McAllister-Wilson". The signature is written in black ink and is positioned above a horizontal line.

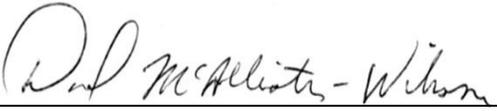
Rev. David McAllister-Wilson

Enclosures

cc: Mr. Blaine Carter

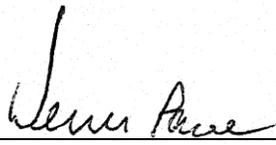
Mr. Dennis Paul
William F. Krebs, Esq.
December 5, 2025
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SEEN, READ AND AGREED:

By: 
Rev. David McAllister-Wilson
President
The Wesley Theological Seminary
of the United Methodist Church

Date: November 24, 2025

SEEN, READ AND AGREED:

By: 
Dennis Paul
President
Neighbors for a Livable Community

Date: December 6, 2025

SEEN, READ AND AGREED:

By: s/William F. Krebs
William F. Krebs, Esq.
Interim President and Counsel
Spring Valley-Wesley Heights Citizens
Association

Date: December 6, 2025

WESLEY CAMPUS-WIDE SECURITY PLAN

December 8, 2025

New Dormitory Security Plan

- **Door Access Control:** The new dorm will utilize **access control systems** on all main building entrances to restrict entry to authorized residents. This typically involves key fobs, key cards, or mobile app access. This system helps track entry and exit, enhancing overall building security.
 - The access control system will be in service 24 hrs./day and require a residential key card to gain entry to the building.
 - Security cameras will be located at each entry point with an access control system.
- **On-Site Staff:** Our dedicated **staff is on-site during business hours** to manage property operations, assist residents, maintain a visible presence and handle any problems and complaints regarding noise and other minor issues. They will be responsible for contacting local police for more serious problems. This provides an immediate point of contact for residents and helps deter unauthorized activity during the day. In addition to the on-site staff, there will be a handful or **resident ambassadors** living in the dorm, similar to typical on-campus “RA” structures. The ambassadors are there to assist residents, are empowered to report any issues, and for handling any problems including escalating serious problems to management staff and/or the police.
- **Nighttime Patrols:** While we don't have continuous on-site staff at night, a security **officer will conduct patrols of the property and Wesley's public spaces such as the quadrangle, courtyard and driveway leading to University Avenue (3-4 times/week) during nighttime hours when the office is closed.** This aims to deter crime and address any immediate concerns that may arise during off-hours.
 - If a security threat is detected, MPD will be immediately notified.
- **Coordination with Local Police Department:** Wesley and Landmark will fully cooperate with MPD. Beyond typical incident reporting, any **set coordination with MPD will be dictated by their typical requirements.**
- **Coordination with American University:** Wesley and Landmark intend to fully cooperate with AU regarding all AU students living in the new dormitory on Wesley's campus.
 - If an incident occurs involving an AU student, management will either handle internally or involve MPD as necessary and in turn, notify AU of the incident.

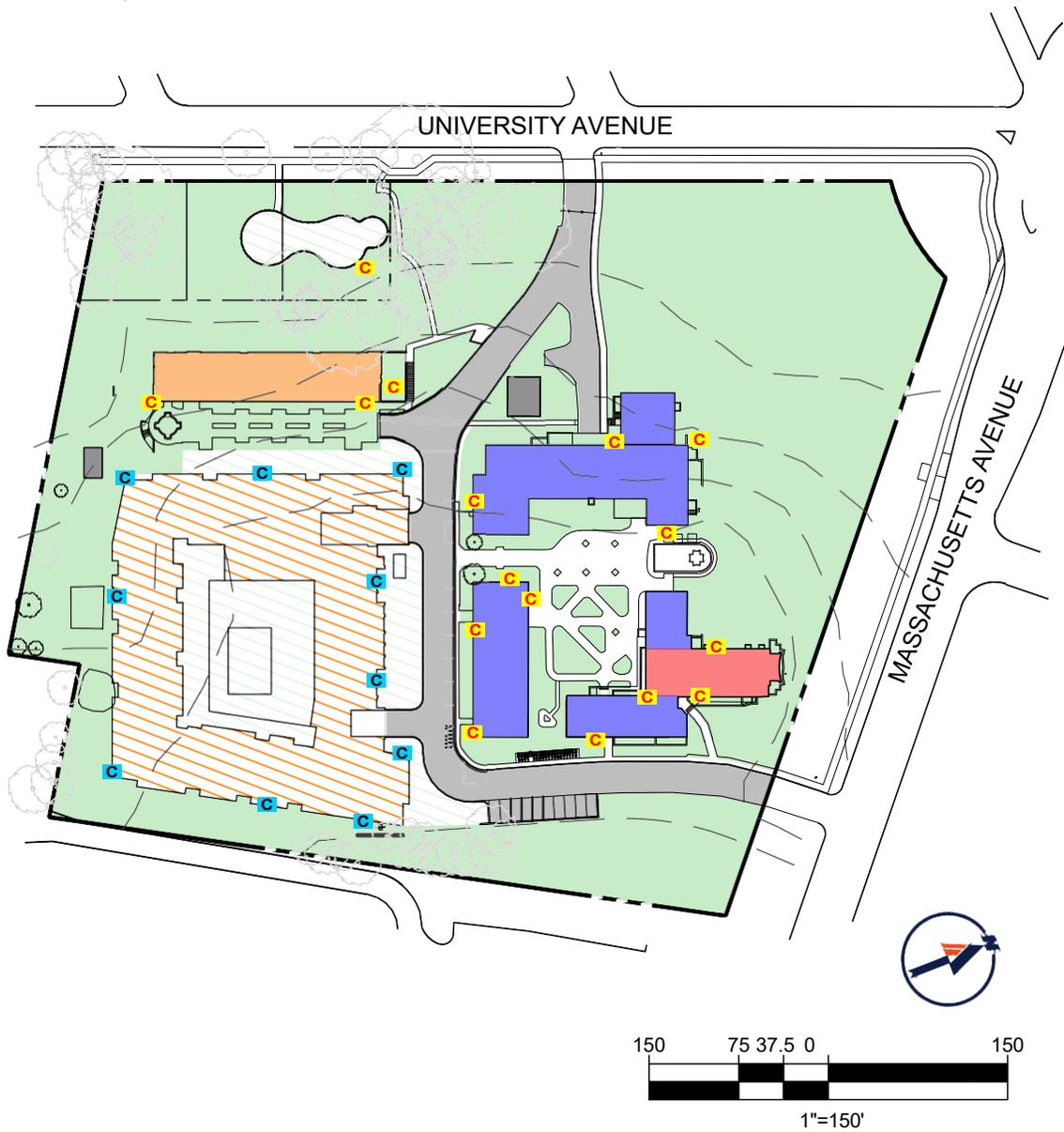
- **Area of Refuge (AOR) Call Box:** The property will be equipped with an AOR emergency call box that will be located in the new dorm, likely in the parking garage. The AOR can be activated by an individual needing assistance and will typically connect directly to a 911 operator or to a call center that then contacts 911.
- **Service and Incident Request Protocol:**
 - As property manager, Landmark will field emergency service requests 24 hours per day, 7 days a week. For after hours service requests, residents may contact the management office's answering service at the facility. If the situation requires immediate attention, the management office will contact the proper service personnel. Service requests include lock outs, plumbing, electrical, Wi-Fi and other property related issues.
 - For immediate security or medical emergencies, the residents are encouraged to dial 9-1-1 directly for MPD.
 - Security Response Process:
 - The management office is the first line for reporting for minor issues at the property. Resident ambassadors are first in line when the business office is closed.
 - The management office will use best judgement to determine the severity of the problem and either handle it internally or involve local law enforcement.
 - Landmark management will notify Wesley of any security issues, as necessary and if American University students are involved, will notify AU and AU police.
 - Noise Complaints will carry a three-strike policy with associated fines:
 - 1st Complaint: \$50 fine
 - 2nd Complaint: \$100 fine
 - 3rd Complaint and thereafter: \$200 fine and Landlord may terminate the lease at its discretion.
- **Other Security Features in the Building:**
 - **Security Camera System:** A comprehensive **security camera system** is strategically deployed throughout the property, covering common areas, entry points, and other key locations (see next slide) including the pedestrian gate accessing AU's Campus. These cameras serve as a deterrent and provide valuable footage for investigation if an incident occurs. The camera systems will be

monitored by the on-site operations team. All video surveillance will be stored and archived for future reference.

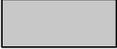
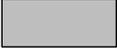
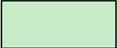
- **Emergency Maintenance:** We provide **emergency maintenance services** that are available to be called out as needed, addressing urgent issues that may impact resident safety or property integrity outside of business hours.
 - Residents may contact management for urgent issues, and the proper service provider will be dispatched to the property.
- Other common features include well-lit common areas, alarm systems, smart locks on individual units, and package lockers with controlled access.
- **Wesley Seminary:** The Wesley Library, classroom and administrative building's doors are all key locked on doors facing the access driveway from Massachusetts Avenue. Other doors are unlocked during business hours. The New Residence Hall is keycard accessed with cards issued to residents of that dorm.
 - Wesley cameras covering the quadrangle, the courtyard in front of Wesley's Residence Hall, the neighborhood playground and the driveway leading to University Avenue, will be integrated with security cameras in the Standard and all campus cameras monitored through Landmark.
 - Wesley recognizes their campus will change because of its immediate interface with The Standard and its residents. It looks forward to welcoming the A.U. Students in the facility to public events on its campus. But it also calls for more vigilance. Wesley and Landmark will have an established means of communication regarding the management of the building and there will be an open line of communication between the on-site management staff and Wesley personnel. Given natural proximity, Wesley personnel and the management staff will have ongoing discussions and open access to address any identified issues as they occur.
 - **Security Fence:** In accordance with the attached December 5, 2025 written agreement with NLC\SVWHCA ("Agreement"), Wesley will install a 6-foot tall, black ornamental fence as shown on the attached "Option 1" Plan. As outlined in the Agreement, the Security Fence will include a Vehicular Gate, Playground Pedestrian Gate, and Driveway Pedestrian Gate with the access restrictions set forth. The Security Fence will be installed and operational prior to the issuance of the certificate of occupancy for the new university housing.
 - **Annual Campus Security Review:** The Security Plan will include an Annual Campus Security Review meeting convened by Wesley beginning on the first anniversary of occupancy of the new university housing or any time requested by the neighborhood stakeholders (Wesley, Landmark, ANC 3D, ANC 3E, NLC\SVWHCA, SVNA and CLC).

WESLEY SEMINARY CAMPUS PLAN

Campus Security Camera Plan



KEY

	PROPOSED RESIDENTIAL		RESIDENTIAL
	PROPOSED OPEN SPACE		ACADEMIC/ ADMINISTRATIVE
	PROPOSED SUPPORT PARKING/ OPEN AREA		CHAPEL
	PROPOSED SUPPORT STRUCTURE		SUPPORT STRUCTURES
	PROPOSED ACADEMIC/ ADMINISTRATIVE		SUPPORT PARKING/ OPEN AREA
	CAMPUS BOUNDARY		OPEN SPACE
	TREE		

C Camera Locations on Proposed Dorm

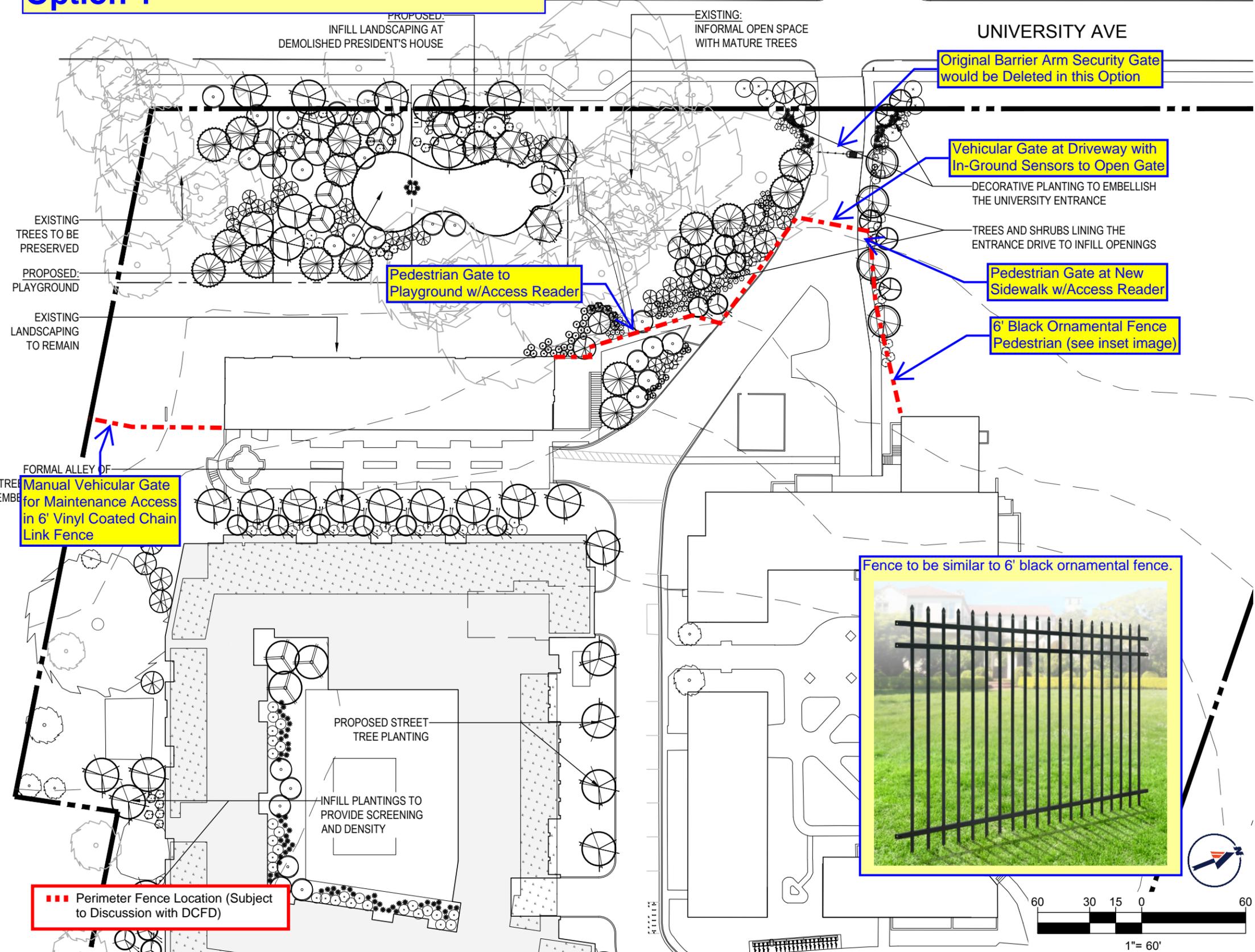
C Camera Locations on Campus Security

Note: Security camera locations are shown schematically and are subject to adjustment based on security consultant's recommendations.

BOHLER DC//

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

Wesley Theological Seminary
Fence and Gate Option Plans
10/15/25
Option 1



Original Barrier Arm Security Gate would be Deleted in this Option

Vehicular Gate at Driveway with In-Ground Sensors to Open Gate

DECORATIVE PLANTING TO EMBELLISH THE UNIVERSITY ENTRANCE

TREES AND SHRUBS LINING THE ENTRANCE DRIVE TO INFILL OPENINGS

Pedestrian Gate at New Sidewalk w/Access Reader

6' Black Ornamental Fence Pedestrian (see inset image)

Pedestrian Gate to Playground w/Access Reader

Manual Vehicular Gate for Maintenance Access in 6' Vinyl Coated Chain Link Fence

Fence to be similar to 6' black ornamental fence.



Perimeter Fence Location (Subject to Discussion with DCFD)

