



BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



**FORM 140 - PARTY STATUS REQUEST**

Before completing this form, please go to [www.dcoz.dc.gov](http://www.dcoz.dc.gov) > IZIS > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

**PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.**

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	(Joint) Neighbors for a Livable Community/Spring Valley-Wesley Heights Citizens Association		
Address:	3700 University Avenue		
Phone No(s):	(202) 669-1500	E Mail:	dennis.paul@verizon.net & w_krebs@msn.com
I hereby request to appear and participate as a party in Case No.:	23-08A		
Signature:	<i>William Krebs</i> s/William Krebs	Date:	9/26/2025
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel?
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, please enter the name and address of such legal counsel.

Name:	
Address:	
Phone No(s):	
E Mail:	

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for:	10/23/2025
---	------------

**PARTY WITNESS INFORMATION:**

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
4. The total amount of time being requested to present your case.

**PARTY STATUS CRITERIA:**

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

**Party Status Application – Jointly Offered by  
Neighbors For A Livable Community (NLC) and  
Spring Valley – Wesley Heights Citizens Association (SVWHCA)  
Z.C. Case No. 23-08A – Wesley Theological Seminary  
Campus Plan Further Processing**

1. Witnesses – the following witnesses may testify:

- Dennis Paul
- Blaine Carter
- Alma Gates
- William Krebs
- Mary Buckles

2. Summary of Testimony

Neighbors for a Livable Community (NLC) and the Spring Valley – Wesley Heights Citizens Association (SVWHCA) are submitting this joint Party Status Request for Z.C. Case No. 23-08A in opposition to the application for Campus Plan Further Processing filed by the Wesley Theological Seminary (WTS). Although NLC and SVWHCA are separate organizations and could seek party status separately to have more time to testify and opportunities for multiple cross examinations, NLC and SVWHCA share common concerns in this case and have a history of working collegially and cooperatively over many years. That cooperation has been on display before the Commission over the last four years as the organizations have worked as a joint party in four related Wesley Campus Plan zoning cases. By submitting this joint party status application, NLC and SVWHCA hope to help streamline the hearing process in this case.

- University housing to be built on the Wesley Campus by Landmark Properties to house primarily students from American University (AU) is unrelated to the educational mission of Wesley Theological Seminary and, therefore, is inconsistent with Subtitle X, Section 101.4, which states that the Campus Plan process shall not serve as a process to create “developments unrelated to the educational mission of the applicant.” WTS’s plan to house hundreds of AU students on its campus does not advance WTS’ stated educational mission “to equip persons for Christian ministry and leadership in the church and the world, to advance theological scholarship, and to model a prophetic voice in the public square.”
- Wesley Seminary has failed to demonstrate the viability of the proposed university housing, especially given that AU – despite four years of zoning hearings – still is not willing to commit publicly to cooperating or coordinating with Wesley on the project. Meanwhile, AU’s student housing needs have changed dramatically since the project was first proposed as AU has experienced declining undergraduate and graduate student enrollment; increasing deficits; has instituted new housing policies mandating that all

first and second year undergraduates reside in university housing on the AU Campus; and AU has stated it has no need to build new student housing as part of its 2021 Campus Plan which authorized construction of as many as 700 new student beds.

- Wesley has tied construction of this building to its financial future and institutional viability at the Spring Valley site. Wesley has indicated that housing AU students is essential for its continued operation at the site. The Commission has responded by tailoring extraordinary text amendments to the Campus Plan regulations that exempt Wesley and Landmark from the commercial exemptions that otherwise would apply on the property. But, what happens if the project is not a success, especially given the involvement of a commercial developer in this project? The Commission has never asked Wesley to document its financial need for the project despite this being the primary rationale given by the Commission for approving the project, including approval of specially tailored text amendments exempting the project from the commercial limits of the Campus Plan rules. Given the extraordinary actions taken by the Commission to keep this project alive over the last four years despite its incompatibility with the Campus Plan rules, the public interest requires that Wesley share at least the general terms of its agreement with Landmark as part of this Further Processing proceeding in order for the Commission and neighbors to have some assurance of the range of contingencies if the project is not successful. This also would clarify the role that Landmark Properties is playing in this process, especially given that Landmark is not listed as a co-applicant in this proceeding despite testimony in the Campus Plan hearings that Landmark would construct, own, and operate the proposed university housing.
- The Commission chose to delay consideration of Wesley's IZ proposal until the Further Processing. So, the Campus Plan process never considered Inclusionary Zoning issues related to Wesley's Campus Plan proposal despite the wide range of IZ issues involved in this case. Although Wesley originally proposed to set aside university housing units in the proposed housing to provide affordable housing opportunities for its students, Wesley is now proposing to forego on-site affordable housing units despite testifying that the DC Department of Housing and Community Development had given a green light to its student IZ plan. This program would have enabled Wesley's own students to benefit directly from the new Landmark development on the Wesley campus. Instead, Wesley now proposes to contribute a meager \$8 million to a non-profit organization without specifying when or where the funds will be used to deliver new affordable housing. Wesley's application is also not clear in stating whether it or Landmark is making the contribution; nevertheless, the \$8 million figure is insufficient for Wesley or Landmark to meet its off-site Inclusionary Zoning obligation and should not be accepted by the Commission.
- Wesley's application is inconsistent with **Subtitle X, Section 101** because the uses proposed in Wesley's 2022-2032 Campus Plan Further Processing application, as now filed, are likely to become objectionable to neighboring property because of parking, the number of students, inadequate security for the size and scale of the new facilities being

proposed, excessive noise, the lack of a formal cooperative agreement with AU, stormwater management, and the failure to develop a detailed construction management plan that would address public safety risks and minimize disruption to the neighbors during construction. Wesley has not done its due diligence in detailing its application to address neighborhood concerns about these issues raised initially during the Campus Plan process, but which Wesley asked to be deferred to Further Processing in order to have more time to consider.

3. No expert witnesses are expected to testify.
4. Time requested: Approximately 50 minutes.

### **Party Status Criteria**

#### **1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?**

The Wesley Theological Seminary (Wesley) is an educational institution located in Spring Valley offering Masters and Doctorate degrees for seminary students. The new developments proposed in the Further Processing will have a direct impact on Spring Valley residents, American University Park residents, and American University (AU). (AU may also experience an economic impact in that it could lose a significant amount of potential student housing revenue.) Neighbors for a Livable Community (NLC) was established precisely for the purpose of assessing the impact of the campus planning process and campus plan development on neighborhoods, including the Spring Valley neighborhood surrounding Wesley Seminary. The uses of new facilities proposed as part of the campus plan are located so they are likely to become objectionable to Spring Valley residents because of parking, the number of students, and other conditions, including new security concerns stemming from the size and scale of the new facilities being proposed, and environmental impacts.

NLC also has been an active player in formal liaison meetings/groups with the Seminary for multiple decades and is a regular participant in the Community Liaison Committee (CLC) first established in Z.C. Order No. 05-40 – at the request of NLC and SVWHCA – as part of the 2006 WTS Campus Plan.

The Spring Valley-Wesley Heights Citizens Association (SVWHCA) was established as a neighborhood association in 1952 and incorporated in the District of Columbia with the Corporations Division of the DC Department of Consumer and Regulatory Affairs (DCRA). The SVWHCA represents residents of Spring Valley, including those who own properties adjacent to the borders of Wesley Theological Seminary. Members of the SVWHCA also will be directly affected by any adverse impacts of the proposed Campus Plan and PUD with respect to vehicular parking, noise, environmental, and other impacts. SVWHCA has been recognized as a party in many zoning cases impacting the Spring Valley and Wesley Heights neighborhoods, including all previous Wesley Theological Seminary and AU Campus Plan cases. The Association has

continued throughout the years to be involved in a wide range of land use issues as advocates for neighborhood interests, including historic designation, campus planning, and other zoning issues.

NLC and SVWHCA have been a joint party in Z.C. Case No. 23-08 and Z.C. Case No. 23-08(1), the Campus Plan cases that preceded this Further Processing case; and Z.C. Case No. 22-13, the original 2022-2032 Wesley Campus Plan case that Wesley withdrew in June 2023.

## **2. What legal interest does the person have in the property?**

Neighbors for a Livable Community (NLC), a D.C. non-profit corporation registered with the D.C. Department of Licensing and Consumer Protection (DLCP), formerly the D.C. Department of Consumer and Regulatory Affairs (DCRA), was established in 1987 by concerned neighbors of American University (AU) and Wesley Theological Seminary to protect the quiet, long-established neighborhoods surrounding the two institutions, including Spring Valley, American University Park, Fort Gaines, the Palisades, and Wesley Heights. As specified in its Articles of Incorporation, NLC is organized and operated for the promotion of social welfare, particularly (a) to promote the planning and use of the campuses of American University and Wesley Theological Seminary and other campuses within the District of Columbia to be consistent with the stability and serenity of the neighboring residences and residential communities in which they are located; and to promote and preserve the campus of the Wesley Theological Seminary in such a manner that the Seminary is able to serve its function and fulfill its educational mission in a manner which is compatible with the residential communities that surround it in recognition that the campus is located in a residentially zoned area on land that is subject to a special exception. NLC has been actively involved in zoning issues in the community, including the Wesley Theological Seminary and AU campus planning process, for decades. The NLC was granted party status for the 1990 AU Campus Plan, the 2001 Campus Plan, the 2012 Campus Plan, and the 2021 Campus Plan proceedings and has participated in numerous zoning cases involving the Wesley Theological Seminary. The organization also participated in zoning cases involving Sibley Hospital expansion.

The NLC's purpose is to provide a broad perspective relating to community concerns regarding objectionable impacts resulting from development and growth in the neighborhoods within the vicinity of universities, non-profit institutions, and commercial properties. The precedent-setting nature of this case is consistent with NLC's mission to focus on campus planning for universities across the city.

Established as a neighborhood association in 1952 and incorporated in the District of Columbia with the D.C. Department of Licensing and Consumer Protection (DLCP) Corporations Division, formerly the D.C. Department of Consumer and Regulatory Affairs (DCRA), SVWHCA has continued throughout the years to be involved in a wide range of land use issues as advocates for neighborhood interests, including historic designation, campus planning, and other zoning issues. The association has been an active player in formal liaison meetings/groups with the Seminary over several decades and is a regular participant in the Wesley Community Liaison Committee (CLC) established in Z.C. Order No. 05-40 in 2006.

The Board of Directors of the NLC and the Spring Valley-Wesley Heights Citizens Association met jointly on September 11, 2025 to discuss the Wesley Theological Seminary Campus Plan Further Processing, as submitted to the Zoning Commission, and voted unanimously to file for party status in opposition to the Campus Plan Further Processing. With a quorum present at all times, the Boards voted unanimously to approve the following:

**Resolution On Wesley Theological Seminary Campus Plan Further Processing:**  
**Z.C. Case Nos. 23-08A**

*“The Boards of Directors of Neighbors for a Livable Community (NLC) and the Spring Valley-Wesley Heights Citizens Association authorize the filing of a joint party status application in opposition to the Further Processing of the Wesley Campus Plan (Z.C. Case No. 23-08A), as outlined in the application submitted by Wesley on August 8, 2025 on the basis that:*

- *Wesley’s application, as now filed, does not meet the requirements of Subtitle X, Section 101.2 and Subtitle X, Section 101.4 of the D.C. Zoning Regulations;*
- *The proposed contribution of \$8 million to meet Wesley and Landmark’s Inclusionary Zoning obligations is insufficient and does not reflect the extent of the relief from existing IZ zoning requirements that the Commission already has provided through the text amendment process;*
- *To secure zoning approval of the proposed university housing on Wesley’s Campus to house AU students, Wesley should be required to show that it has a formal cooperative agreement with American University. Such an agreement is not reflected in the application and Wesley (and AU) continue to be evasive about their discussions on this project; neighbors remain deeply concerned that the lack of cooperation will pit the project’s viability at risk – potentially creating new issues with land use at the site not anticipated by the Commission or the ANCs;*
- *The Further Processing application demonstrates that Wesley has not done its due diligence in preparing its application: for example, Wesley has failed to demonstrate that its parking proposal will meet its parking needs through a parking utilization study or that its security plan reflects the size and scale of its proposed development.*

*Approved September 11, 2025*

This action was taken by NLC consistent with Article IV, Section 4.01 of the NLC Bylaws which states the following:

*“The business and affairs of the Corporation shall be managed under the direction of the Board of Directors. The Board of Directors shall possess, and may exercise, any and all powers granted to the Corporation under the District of Columbia Nonprofit Corporation Act and its Articles of Incorporation.”*

This action was taken by SVWHCA consistent with Article III, Section 3 of its Articles of Incorporation to act on business of the Association when the Association is not in session. Article III, Section 3 reads as follows:

*“It (the Board) shall be authorized to act upon all business of the Association when the Association is not in session and upon urgent matters requiring action prior to any meeting of the Association.”*

NLC and SVWHCA were accepted as a joint party by the Zoning Commission in Z.C. Case No. 22-13, the 2022-2032 Wesley Seminary Campus Plan, which was withdrawn in June 2023 by Wesley at the request of the Zoning Commission. NLC and SVWHCA also were accepted as a joint party in Z.C. Case No. 23-08 and 23-08(1), the Wesley Campus Plan case that is the forerunner of this Further Processing case.

**3. What is the distance between the person’s property and the property that is the subject of the application before the Commission/Board?**

The Wesley Theological Seminary property that is the subject of this case is immediately adjacent and borders homes less than 100 feet from the Seminary’s property’s line. Residents along University Avenue will be particularly impacted because of the proposed new construction along University Avenue. However, the Campus Plan Further Processing will have impacts on multiple neighborhoods, including residents throughout Spring Valley, American University Park, and American University; moreover, traffic and public safety impacts may be experienced by an even wider range of neighborhoods.

**4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person’s property if the action requested of the Commission/Board is approved or denied?**

If the Further Processing is approved in its proposed form, the existing character of the surrounding neighborhoods will deteriorate due to objectionable conditions, including parking and public safety risks, increased intensity of use of the WTS campus, and the switch from a graduate community of students to a predominately undergraduate community.

Also, a watershed exists on the AU Campus which is situated on ground higher than the Wesley Campus. Water flows toward the Wesley Campus, thus posing an objectionable condition for residential areas situated below the Wesley Campus. Consequently, stormwater management is a major issue in the area and WTS has not proposed a plan to mitigate the impacts of stormwater flow into the neighborhood, especially during construction, which impacts all of Spring Valley, including a neighborhood park recently restored by the D.C. Department of Parks and Recreation (DPR); but it impacts the neighboring homes most harshly.

**5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the commission/Board is approved or denied.**

Approval of the WTS Campus Plan Further Processing will allow a profit-making company to utilize residentially zoned land owned by an educational institution to develop and operate a commercial student housing facility that will be marketed to and occupied by AU students who are not enrolled at Wesley and do not fit the profile of the students attending Wesley – without the cooperation of AU. This will enable a nationwide commercial developer and manager of luxury student apartment buildings to benefit from use of Wesley campus property to house AU students – without AU’s cooperation – and compete with AU for the student-generated revenue that AU relies on for its financial stability. The new housing proposed in this plan is not needed by Wesley as Wesley has been unable since 2014 to fill available beds on campus as its enrollment continues to decline steadily. The overwhelming majority of students using the new student apartment housing at Wesley, a primarily commuter graduate-level school, will be AU undergraduate students. There are significant questions about the financial viability of the project given the changing trends in higher education and in particular, the declining enrollment at AU, the federally-imposed immigration restrictions that are depressing the number of graduate students on AU’s campus, and the significant reduction in federal funding experienced by all colleges and universities. The Commission is being asked to approve a project involving a third-party commercial provider without the benefit of knowing the terms of the contractual relationship between Wesley and Landmark Properties. The Commission is also being asked to relax the Inclusionary Zoning obligations that would otherwise apply for this proposed new housing development in order to make the Wesley-Landmark deal financially more lucrative for Landmark, which will construct, own and operate the new housing project. Approval of the plan, as presented, would have serious impacts for all neighborhoods in the District of Columbia that border university campuses. Given the issues involved in this Further Processing – ranging from parking to affordable housing – the outcome of this proceeding will be important – not just for residents of Spring Valley and the other neighbors of Wesley – but for residents citywide.

**6. Explain how the person’s interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.**

The NLC’s purpose is to provide a broad perspective relating to community concerns regarding objectionable impacts resulting from development and growth in the neighborhoods within the vicinity of universities, non-profit institutions, and commercial properties. The precedent-setting nature of this case is consistent with NLC’s mission to focus on campus planning for universities across the city.

NLC was formed initially to advance the collective interests of Wesley’s neighbors. It has done so for decades and has been recognized as a valued participant in campus planning processes. NLC is able to advance and support the broader issues that affect the entire residential community in which Wesley is located. The NLC plays a distinctive and unique role that facilitates a more meaningful assessment of the campus plan “as a whole” and applies lessons learned from other campus plan proceedings.

Given the close proximity of the residents of the SVWHCA to the border of the Wesley Theological Seminary Campus, the SVWHCA includes many individual homeowners who will be more personally affected than will the general public.

NLC and SVWHCA have been actively involved in Wesley and AU's campus planning process for decades and have participated in Wesley's Neighborhood Liaison Committee (NLC) meetings, Community Liaison Meetings (CLC), and other interactions between Wesley and neighboring communities for more than thirty years. During the campus plan process of 1990, the NLC proposed guidelines to the Board of Zoning Adjustment (BZA) relating to Campus Plans. NLC and SVWHCA have testified before the BZA and the Zoning Commission consistently on campus plan issues and even suggested revisions for the 2016 zoning regulations that were adopted by the Commission. NLC and SVWHCA also have been parties in multiple campus plan and other zoning proceedings over the years.

## Certificate of Service

We hereby certify that on September 26, 2025 copies of the attached were delivered via e-mail to the following:

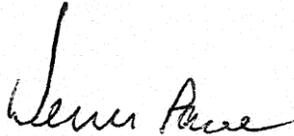
Ms. Jennifer Steingasser  
DC Office of Planning  
1100 4<sup>th</sup> Street NW, Suite E650  
Washington, DC 20024  
[Jennifer.steingasser@dc.gov](mailto:Jennifer.steingasser@dc.gov)

Mr. Erkin Ozberk  
D.C. Department of Transportation  
[Erkin.ozberk1@dc.gov](mailto:Erkin.ozberk1@dc.gov)

Mr. John Patrick Brown, Jr.  
Greenstein DeLorme & Luchs  
[jpb@gdllaw.com](mailto:jpb@gdllaw.com)

ANC 3D  
[3D@anc.dc.gov](mailto:3D@anc.dc.gov)

ANC 3E  
[3E@anc.dc.gov](mailto:3E@anc.dc.gov)



Dennis I. Paul, President  
Neighbors For A Livable Community

S/William F. Krebs  
DC Bar No. 960534  
Interim President and Counsel  
Spring Valley-Wesley Heights Citizens Association  
Counsel, Neighbors for a Livable Community