

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF RESCHEDULED¹ VIRTUAL PUBLIC HEARING**

TIME AND PLACE: Monday, November 18, 2024, @ 4:00 p.m.

Via WebEx: <https://dcoz.dc.gov/ZC24-09> (to participate & watch)

Via Telephone: 1-650-479-3208 Access code: 2302 985 9552 (audio participation & listen)

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 24-09 (THE WESLEY THEOLOGICAL SEMINARY OF THE UNITED METHODIST CHURCH – Text Amendment to Subtitle C §1001.6(c) and Subtitle X §101))

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

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> – see below: *How to participate as a witness – oral statements*. **On the day of the hearing**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **MUST** be submitted to the record **at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

The Wesley Theological Seminary of the United Methodist Church (Wesley or Petitioner) filed a May 30, 2024 petition, requesting the Zoning Commission (Commission) to consider the following proposed amendments to the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references herein refer unless otherwise specified):

- Subtitle C, Inclusionary Zoning - Revise § 1001.6(c); and
- Subtitle X, Campus Plans – Add a new § 101.5 and renumber §§ 101.5-101.16 to §§ 101.6-101.17.

The proposed text amendments would add a new provision to the campus plan regulations' commercial uses restriction and amend the student housing Inclusionary Zoning (IZ) exemption to allow for the development of a proposed dormitory on Wesley's campus that will provide housing for Wesley and American University students if approved by the Commission as part of a campus plan.

The Office of Planning (OP) submitted its set down report on July 15, 2024, recommending that the Commission set down the proposed text amendments for a public hearing. OP reported that the

¹ This case was previously scheduled for hearing on October 17, 2024

proposed text amendment on balance would be not inconsistent with the Comprehensive Plan, including the Comprehensive Plan maps, Citywide and Rock Creek West Area Element, and when evaluated through a racial equity lens.

At a public meeting on July 25, 2024, the Commission voted to set down the proposed text amendments for a public hearing as a rulemaking case.

The complete record in the case can be viewed online at the Office of Zoning's Interactive Zoning Information System (IZIS), at <https://app.dcoz.dc.gov/Content/Search/Search.aspx>.

PROPOSED TEXT AMENDMENTS

The proposed amendments to the text of the Zoning Regulations are as follows (text to be deleted is marked in **bold and strikethrough** text; new text is shown in **bold and underline** text).

Subsection C § 1001.6(c) of § 1001, APPLICABILITY, of Chapter 10, INCLUSIONARY ZONING, of Subtitle C, GENERAL RULES, is proposed to be amended to read as follows:

1001.6 The requirements of this chapter shall not apply to:

...

(c) Housing developed by or on behalf of a local college or university exclusively for its students, faculty, or staff, **or housing developed on Square 1600, Lot 819 exclusively for Wesley Theological Seminary and American University students, faculty, or staff if approved by the Zoning Commission as part of a campus plan;** and

Section 101, CAMPUS PLANS, of Chapter 1, CAMPUS PLANS, SCHOOL PLANS, AND MEDICAL CAMPUS, of Subtitle X, GENERAL PROCEDURES, is proposed to be amended by adding a new § 101.5, and renumbering current §§ 101.5 through 101.16 to 101.6 to 101.17, to read as follows:

101.5 **A dormitory providing housing exclusively for Wesley Theological Seminary and American University students, faculty, and staff on Square 1600, Lot 819 shall not be subject to the commercial activity restrictions in this Section if approved by the Zoning Commission as part of a campus plan.**

101.5-101.16

Renumber to:

101.6-101.17

This public hearing will be conducted in accordance with the rulemaking provisions of Subtitle Z, Chapter 5, of the Zoning Regulations.

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

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

1. Organizations	5 minutes each
2. Individuals	3 minutes each

How to participate as a witness - written statements

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

"Great weight" to written report of ANC

Subtitle Z § 505.1 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the petition, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 505.2, an ANC that wishes for oral testimony of the ANC representative to be given great weight must file a written report approved by the ANC in support of the testimony within seven days of the public hearing.

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

ANTHONY J. HOOD, ROBERT E. MILLER, JOSEPH S. IMAMURA, GWEN MARCUS WRIGHT, AND TAMMY STIDHAM ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

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

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

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

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

አመስተኞች እርዳታ የስራልግዎች ላይ? የተለየ እርዳታ ከስራልግዎች ወይም የቋንቋ እርዳታ አገልግሎቶች (ተረገም ወይም ማስተረገም) ከስራልግዎች እስከዚና ከስተሰባዎች አምስት ቅናት በሆነ እና ሂሳብ ቅናር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኝ፡፡ እነዚህ አገልግሎቶች የሚሰጠት በላይ እው፡፡