



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Maxine Brown-Roberts, Development Review Specialist
Jennifer Steingasser, Deputy Director- Development Review, Historic Preservation and Urban Design

DATE: November 8, 2024

SUBJECT: OP Hearing Report - ZC 24-09. Wesley Theological Seminary Text Amendment

The Wesley Theological Seminary (“Wesley” or “the Seminary”) filed text amendments to Subtitle X, §101 and Subtitle C, §1006.6(c) of the Zoning Regulations to:

- 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 (AU) students if approved by the Commission as part of a Wesley campus plan.

At its July 25, 2024 public meeting, the Zoning Commission set down the proposal for a public hearing.

Wesley has been up front about their need to find a steady revenue source to allow the university to continue providing Master’s and Doctoral-level education for graduate-level students studying theology and related subjects. The university housing that could be built as a result of these text amendments would be the primary source of the funds and would be achieved through a ground lease enabling a private company to construct a new 219-unit, 659-bed dormitory that would be occupied by both Wesley and American University students, faculty and staff.

Wesley has been working with the interested parties, including ANC 3E and OP to produce an alternative text amendment proposal. OP is continuing to analyze the alternative and review the resolutions submitted by ANC 3D and ANC 3E and an update from American University submitted today. OP will file a final report in the next few days.