

From: Josefa Scholz jtscholz@msn.com
Subject: Wesley Seminary Text Amendments 24-09
Date: November 14, 2024 at 3:00 PM
To: dcoz@dc.gov
Bcc: Josie Scholz jtscholz@msn.com

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Josefa T. Scholz
3900 University Avenue, NW
Washington, DC 20016
November 14, 2024

Members of the District of Columbia Zoning Commission
441 Fourth Street, NW Suite 200S
Washington, DC 20001

RE: Case Number 24-09
Wesley Theological Seminary Text Amendments
Hearing: Monday, November 18, 2014, 4 pm

Dear Members of the Zoning Commission:

I am Josie Scholz. My husband, Bob, and I have lived and raised our family for 40+ years across the street from Wesley. I submitted letters and spoke at the ZC hearings in '22 and '23 in opposition to Wesley's Campus Plan and PUD proposals, and today I write and will speak again in opposition to Wesley's proposed two text amendments to the DC Zoning Regulations.

Our neighborhood associations (NLC and SVWHCA) have argued from the first hearing that Wesley's Campus Plan and, later, PUD violated DC zoning regulations; and now that Wesley and the ZC agree that they do so, Wesley is asking the ZC to amend those regulations, creating a spot-zoning carve out, so that alone among all the academic campuses in DC, Wesley will be able to exceed city-wide standards to monetize its campus property.

I strongly agree with the arguments made by the NLC, SVWHCA, and ANC3E in opposition to Wesley's suggested text amendments. All three groups present clear and thorough reasons why Wesley's proposal does not fit ZC rules.

Wesley is a good neighbor desiring to thrive in place, but I wish they could find a different way to thrive than by targeting AU students for their rent. I believe that by signing a 99 year ground lease with a commercial developer to build a luxury student residence with swimming pool, covering 72% of its campus built environment, and at 8 stories, more than 2x taller than the rest of the campus buildings and in violation of the height residential zoning (RA-1) allows on their site, Wesley will adversely alter its campus and the neighborhood. I disagree with ANC3D's statement that The Standard at Wesley will have no appreciable effect on the neighborhood, it will.

Finally, with AU's 2021 approved Campus Plan allowing them to build enough campus dormitories to require their undergraduates to live on campus for two years, it appears that Wesley's proposed residence could fail, being of such a large size that it needs to draw on the full AU student body population to cult enough students to fill its beds. Usually Landmark seeks to build residences near campuses with at least a 10,000 student population; AU's juniors and seniors will not equal that number to draw from.

In conclusion, I request that the Zoning Commission reject these two text amendments.
Thank you,
Josie Scholz