


EXHIBIT “D”

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Further Processing of a Campus Plan (23-08(1)) by The Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) was mailed to Advisory Neighborhood Commissions (“ANC”) 3D and 3E and to the owners of all property within 200 feet of the perimeter of the subject property on May 20, 2025, at least 45 calendar days prior to the filing of this application, as required by the Zoning Regulations of the District of Columbia, 11 DCMR Subtitle Z, Section 302.6.

The Wesley Seminary Thrive in Place Campus Plan (2023-2033) is the result of a community engagement process that began in 2019 and is ongoing most recently on May 15, 2023, involving the Community Liaison Committee, ANC 3D and 3E, and the broader community. In addition to numerous meetings with the community, Wesley Seminary has posted Campus Plan documents on its website for review and comment. www.wesleyseminary.edu/wesley-master-plan-updates

A copy of the notice is attached hereto.

By: _____
John Patrick Brown, Jr., Esq.

Date: August 8, 2025

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
APPROVAL OF A FURTHER PROCESSING APPLICATION OF AN APPROVED
CAMPUS PLAN – WESLEY SEMINARY

May 20, 2025

The Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) gives notice of its intent to file an application for approval of a Further Processing application for its Spring Valley campus located at 4500 Massachusetts Avenue, N.W. (Square 1600, Lots 6 (Lots 818 and 819), 7, 8 and 9) (“Campus”). The Further Processing application will be filed upon Zoning Commission approval of the pending Campus Plan application, Z.C. Case No. 23-08(1).

The Campus is located in the RA-1 Zone District bounded by University Avenue, Massachusetts Avenue and the existing American University campus. The 8.78-acre Campus is currently improved with academic and administrative uses, a chapel, three student residential buildings and a surface parking lot.

Planning for the 2025 Campus Plan began in 2019 and has progressed thru 2025 with engagement with Wesley’ Community Liaison Committee, Advisory Neighborhood Commissions 3D and 3E, other neighborhood organizations and District of Columbia agencies. This process was slowed by the public health emergency, but has continued into 2025. This productive community engagement will continue as the 2025 Campus Plan advances through the final approval process and Further Processing.

The 2025 Campus Plan is a renewed commitment by Wesley Seminary, a leading national and international theological educational institution, to its Spring Valley Campus and role in Washington, D.C., regionally, nationally and internationally. This Plan will allow Wesley Seminary to “Thrive in Place” for the long-term.

The 2025 Campus Plan proposes to demolish two 1960– era dormitories (Straughn Hall and Carrol Hall) with ninety beds, and demolish the Old President’s House on University Avenue and re-landscape that area with a community playground. The existing surface parking lot (143 spaces) and adjacent one-story maintenance building will be demolished. The other existing Wesley Seminary buildings, including Kresge Hall, Trott Administration Building, Library, Chapel and New Residence Hall will remain in place as the perimeter of the existing hilltop campus. The 2025 Campus Plan will maintain and enhance the existing Open Space Green Area Buffer with the adjoining neighborhoods on University and Massachusetts Avenues. Fully 53% (205,000 square feet) of the Campus area will remain Green Open Space, including the preservation of existing trees, enhanced landscaping, sidewalk and public space improvements along University Avenue. The total campus gross floor area proposed will result in a total floor area ratio (“FAR”) of approximately 1.014, well below the maximum 1.8 FAR permitted. Approximately 300,740 square feet of gross floor area will not be developed. The 2025 Campus Plan documents are posted on Wesley Seminary’s website <https://www.wesleyseminary.edu/wesley-master-plan-updates> and will be continuously updated.

The subject of the Further Processing Application will be a new dormitory (and related campus improvements) with approximately 659 beds and 264 underground parking spaces (“New Dorm”) to be constructed by Landmark Properties, a leading nationwide student housing provider, under a long-term ground lease with Wesley Seminary. The new Dorm will be seven stories with a gross floor area of 282,061 square feet. It will be occupied exclusively by Wesley Seminary and American University students, faculty and staff. The New Dorm will be subject to the Inclusionary Zoning off-site requirements pursuant to newly enacted Subtitle C, §1006.10. Specifically, Wesley proposes to establish and fund a Ward 3 Inclusionary Zoning Revolving Fund to be administered by Local Initiatives Support Corporation, an experienced nonprofit organization with expertise in financing affordable housing for the purpose of creating affordable housing off-site in Ward 3.

Wesley Seminary will continue its community engagement, including future meetings with ANC 3D and ANC 3E, the Community Liaison Committee and other groups. Wesley Seminary is available to discuss the proposed 2025 Campus Plan with all interested groups and individuals.

The Further Processing application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 1 and Subtitle Z, Section 302 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 302.6 of the Zoning Regulations.

Wesley Seminary’s land use counsel is Greenstein DeLorme & Luchs, P.C. If you require additional information regarding this proposed Further Processing application, please contact Patrick Brown at 202-452-1400 or jpb@gdllaw.com.