


CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Campus Plan approval submitted 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 November 12, 2021, 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 (2022-2032) is the result of a community engagement process that began in 2019 and is ongoing, 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 the November 24, 2021 and February 4, 2022 drafts of the Campus Plan application 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: March 17, 2022.

NOTICE OF INTENT TO FILE A ZONING APPLICATION
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
APPROVAL OF A CAMPUS PLAN

November 12, 2021

The Wesley Theological Seminary of the United Methodist Church (“Wesley Seminary”) gives notice of its intent to file an application for approval of a Campus Plan 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”). Wesley Seminary seeks approval of a ten-year plan for years 2022 through 2032 (“2022 Plan”) for the Campus.

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 2022 Plan began in 2019 with engagement with the established Community Liaison Committee, Advisory Neighborhood Commission 3D, other neighborhood organizations and District of Columbia agencies. This process was slowed by the public health emergency, but has regained substantial momentum through 2021. This productive community engagement will continue prior to and after the filing of this application with the Zoning Commission and during future further processing applications.

The 2022 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 2022 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. The existing surface parking lot (105 spaces) and adjacent one-story maintenance building will be demolished and replaced with a new dormitory with approximately 559 beds and 300-350 underground parking spaces to be constructed by Landmark Properties, a leading nationwide student housing provider, under a long-term ground lease with Wesley Seminary. This new dormitory will be occupied exclusively by Wesley Seminary and American University students. A new two-story residential scale and design administrative building with lower-level maintenance facility will be constructed at the top of the University Avenue driveway adjacent to the New Residence Hall constructed in 2014. 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 2022 Plan will maintain and enhance the existing Open Space Green Area Buffer with the adjoining neighborhoods on University and Massachusetts Avenues. Fully 55% (210,000 square feet) of the Campus area will remain Green Open Space. The total gross floor area proposed will result in a total floor area ratio (“FAR”) of approximately 1.1, well below the maximum 1.8 FAR permitted. Approximately 263,000 square feet of gross floor area will not be developed.

The proposed 2022 Plan documents are posted on Wesley Seminary's website <https://www.wesleyseminary.edu/wesley-master-plan-updates> and continuously updated.

Wesley Seminary will continue its community engagement, including future meetings with ANC 3E on December 9, ANC 3D, the Community Liaison Committee and other groups. Wesley Seminary is available to discuss the proposed 2022 Plan with all interested groups and individuals.

This Campus Plan 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 Campus Plan application, please contact Patrick Brown at 202-452-1400 or jpb@gdllaw.com.