



Carroll Hall Family Apartments, above; Straughn Hall, below.



At the center of the Campus, the surface parking lot with 143 spaces and adjacent one-story maintenance building will also be demolished. (Exhibit L).

### **C. New Student Housing for Wesley and American University<sup>1</sup>**

The new student housing is exclusively for Wesley and A.U. students needing local housing and will be located in the area of the existing surface parking lot. (Exhibit E). The building will be seven stories with a habitable penthouse with an approximate height of 75 feet, 8 inches and nestled between the existing Seminary buildings and the immediately adjacent and

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<sup>1</sup> Wesley is agreeable and has proposed a Condition to the Campus Plan Z.C. order, if approved, limiting the students who may occupy the proposed new dormitory to Wesley and American University students which is a condition consistent with that found in Z.C. Order No. 05-40C. (Exhibit D).

taller A.U. buildings. (Building Elevations, Exhibit F). This purpose-built student housing will be approximately 306,157 square feet and have approximately 215 living units configured in studio, one, two, three, four and five bedroom units with a total 659 student beds. Each unit will provide common living space including kitchens for the student residents. At the urging of the community, the top levels of the building facing University Avenue have been further setback 27.5 - 32.5 feet from the University Avenue face of the building by eliminating four units with twenty beds. Additionally, the layout of the top-level units has been rotated ninety-degrees so that windowless walls now face University Avenue. (Street View Renderings, Exhibit G). The building will have two levels of underground parking with between 300–350 parking spaces and internal loading and trash facilities. At least 105 of the parking spaces are replacement spaces for Wesley’s exclusive use.

The new building will be first-class student housing with amenities, including purpose designed study areas with group and individual spaces, computer lounge, activity club room and outdoor interior courtyard. The New Dormitory may include a small (not more than 500 square feet) ground floor “Grab and Go” retail space providing student conveniences, including food, non-alcoholic beverages, and hygiene essentials for residents and Seminary students. This retail space will have no exterior signage or advertising. The design will focus on sustainability and will achieve at least LEED Mid-Rise Residential Gold certification.

The new student housing will be developed through a long-term (99 year) ground lease for a portion of the Campus (Lot 819) between Wesley Seminary and Landmark Properties. Wesley Seminary will receive a lump sum initial payment and annual guaranteed ground rent payments. Landmark will be responsible for the construction and operation of the new building. Use of the ground lease property is strictly and perpetually limited to first-class student housing

and subject to approval of this Campus Plan by the Zoning Commission. At the conclusion of the ground lease, ownership of the building will revert to Wesley Seminary. For colleges and universities nationwide it is now common practice to rely on private companies to provide customary campus services, including housing, food service, bookstores and personal and convenience services.

**1. Landmark Properties**

Landmark Properties is a leading nationwide purpose-built student housing provider. It currently owns and manages 50,600 student housing beds in twenty-five states with an occupancy rate of 97%. Landmark will be responsible for the construction and operation of the new student housing. This building will be staffed by a full-time on-site management team, which typically includes a Community Manager, Resident Services Manager, Leasing and Marketing Manager, Maintenance Supervisor and Technician(s), Grounds Keeper, and Community Assistants/Ambassadors(1 per 100 beds).

The new student housing will be limited exclusively to Wesley Seminary and America University students in good-standing. All residents will be subject to Landmark Rules and Regulations developed in careful consultation with Wesley Seminary, including restrictions on noise, unruly behavior, large gatherings, drug and alcohol use, and off-campus parking in the surrounding neighborhood. Wesley students will also be subject to the Seminary's Student Covenant. A.U. students will also be subject to the University's Code of Conduct which is equally enforceable on and off-campus under its "Good Neighbor Guidelines" and Office of Campus Life. ZC Order No. 20-31 (2022). Similarly, AU's "Good Neighbor Parking Policy" will be applicable to its students living in the New Dorm. Id. Both institution's Codes of Conduct are derived from their common identity as Methodist-related institutions.

The American University students living in this community will be welcomed as members of the Seminary community to whatever degree they would like. This would include worship experiences and other Wesley community events; access to Wesley's Refectory and library privileges. And, by virtue of their admission to A.U., they would be eligible to take courses at Wesley commensurate with their graduate or undergraduate level at Wesley tuition rates which are substantially lower than American University tuition rates. There is already an history of this kind of rich integration with the seminary community in the experience of A.U. students who have successfully lived in the current Straughn Hall. Wesley and A.U. already share in two joint degree programs: M.T.S. – M.A. in International Development and M.T.S. – M.A. in International Peace and Conflict Resolution. We believe these and the additional academic accommodations will be an attractive incentive for A.U. students wishing to live in this facility and bridge the two campuses.

## **2. No Agreement with American University**

There is no agreement with A.U. and none is necessary or being pursued by Wesley Seminary or Landmark Properties for this project to be successful. However, this project involves a strengthening of the historic partnership between our two institutions. New joint programs are already underway or being explored. But with respect to this building and its occupants, Wesley stands ready to discuss issues such as security cooperation, pedestrian, and traffic flow with A. U. when they are ready. We have assurances directly from President Sylvia Burwell that A.U. is willing to discuss the impact of this project on our campuses "at the appropriate time." We have designed the building to orient toward the adjacent A.U. Campus. The issue of the existing fence between us has been raised in ANC 3D and community meetings. With the future cooperation of A. U. in consultation with the community, we would be happy to

see the fence removed and/or a controlled pedestrian gate as a way to facilitate access back and forth.

A.U.'s recently approved Campus Plan addresses its need to meet their minimum on-campus housing requirements. Under the A.U. Campus Plan, the maximum student enrollment (headcount) is 14,380, including 8,207 full-time undergraduate and 2,997 full-time graduate students. A.U. will be required to provide on-campus housing (including 330 triples and 200 off-campus master leased beds) for 100% of its full-time freshman and sophomore students and 67% of all full-time undergraduates. A.U. currently has approximately 5,446 on-campus beds. The Campus Plan proposed the addition of 500 beds over the next ten years. An additional 200 on-campus beds are authorized if the 200 off-campus master leased beds are eliminated. A.U. will continue to provide no on-campus housing for its graduate students. It appears, A.U. does not now or as planned in the future have enough on-campus housing for all its undergraduates and it provides no on-campus housing for its graduate students. Recognizing the substantial demand for off-campus housing for its students, A.U. provides a robust off-campus housing program on its website <https://www.american.edu/ocl/housing/off-campus-housing-services.cfm>. A large number of A.U. students without on-campus housing live in existing off-campus multi-family apartment buildings, including The Berkshire at 4201 Massachusetts Avenue, N.W. (759 units) and the Avalon at Foxhall at 4100 Massachusetts Avenue, N.W. (308 units) and other residences in the neighborhood. Student pedestrian traffic to and from the nearby off-campus apartment housing on Massachusetts Avenue is well known to the neighborhood.

Both Wesley and Landmark are confident that the number of A.U. students who will be readily attracted to this first-class student housing immediately next door to A.U. will exceed the

available beds. The student-oriented design and operation of the New Dormitory will meet student housing preferences, including:

- Location immediately adjacent to campus.
- Professional on-site management.
- Secure building with 24/7 electronic monitoring.
- Up to 4- and 5-bedroom units offering different rental price points.
- Individual housing contracts.
- Fully Furnished Units.
- Cost competitive with local off-campus housing.
- Housing costs unbundled from student food service plans.
- Student oriented amenities such as private and group study rooms, free printing, desktop computers, clubroom with lounge seating, outdoor common areas.
- Community events.
- Roommate matching services.
- Spacious and open concept floorplans.
- LEED Gold building design with modern finishes.

For the neighborhood, this will accomplish their long-standing desire for students to live within the precincts of a campus and will make scarce local housing available to non-students.

Under its recently approved Campus Plan, A.U. is subject to enrollment caps and minimum student housing requirements. Wesley's Campus Plan and the new student housing will have no impact on the terms of A.U.'s Campus Plan. Housing of A.U. students on Wesley's Campus will not permit increased enrollment or be counted toward meeting its minimum on-

campus housing requirements, but support and enhance the University's off-campus housing program and provide additional first-class housing options for its students in the neighborhood.

#### **D. New Residential Style/Scale Admin/Faculty/Maintenance Building**

At the top of the University Avenue driveway adjacent to the existing New Residence Hall, Wesley proposes to build a two-story, 5,267 square foot building. This residential scale and design building will provide administrative and faculty spaces and a small maintenance facility on the lower level. The building was carefully located to minimize its visibility from University Avenue, not to intrude on the existing Green Open Space and protect the surrounding Heritage and Special Trees. (Site Zoning Plan, Exhibit E; Building Elevations, Exhibit F). Trash from the 2014 Dorm will be stored in a screened area at the building. Additional landscaping will be installed along the University Avenue driveway to provide further screening for the New Administration Building and New Dormitory. This new building will meet LEED New Construction Gold certification.

#### **E. No Development of University Avenue Residential Lots**

The three residential lots on University Avenue (Lots 7, 8 and 9) were re-incorporated in the Spring Valley Campus in 2012 in Zoning Commission Case Number 05-40A. (Existing and Proposed Property Boundary, Exhibit J). After the demolition of the Old President's House, there is no plan to develop these lots for Campus use, except for the proposed neighborhood playground. The three lots will remain part of the Green Open Space along University Avenue.

#### **F. Maintain "Hilltop" Campus**

Under this Plan, the established building perimeter formed by the New Residence Hall, Kresge Hall, Trott Hall, Chapel, Library and A.U. Campus is maintained. (Existing Land Use,

Exhibit L). The Hilltop Campus is surrounded by and isolated from the adjoining neighborhood by the substantial Green Open Space on Massachusetts Avenue and University Avenue.

**G. Maintain and Enhance Green Open Space Buffer Zone on University Avenue and Massachusetts Avenue**

The Green Open Area that defines the Spring Valley Campus will be maintained and enhanced. (Existing Open Space, Exhibit O; Proposed Open Space, Exhibit P). No development is proposed for the Green Open Space which is notable for its abundant Heritage and Special Trees and landscaping that was previously enhanced under the 2012 Campus Plan. Under this Plan, even more landscaping will be added at the former Old President's House site, along University Avenue, at the University Avenue driveway and at the Massachusetts Avenue entrance. (Landscape Plan, Exhibit H). The existing Green Open Space and enhancements will create a more substantial and durable buffer to the neighborhood, especially on University Avenue. From the New Residence Hall to the east curb of University Avenue it is 171 feet, and to the west curb of University Avenue 205 feet. From the New Dormitory, it is 300 feet (a football field length) to the east curb of University Avenue. Fully fifty-five (55) percent of the Spring Valley Campus area (210,000 square feet) will remain undeveloped and devoted to Green Open Space.