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August 21, 2023

BY IZIS
Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

RE: Consolidated Supplemental Pre-Hearing Submission
Zoning Commission Case Nos. 23-08 and 23-08(1)
Application of The Wesley Theological Seminary of the United Methodist Church
for a First-Stage and Consolidated PUD and Campus Plan (2023-2033)
4500 Massachusetts Avenue, N.W.
Square 1600, Lots 6 (818 and 819), 7, 8 and 9.

Dear Chairman Hood and Members of the Commission:

On behalf of Wesley Seminary, the applicant in the above-referenced cases ("Applicant"), please accept this letter and accompanying information as its supplemental pre-hearing submission in support of the applications for a first-stage and consolidated PUD and Campus Plan (collectively, "PUD/Campus Plan").

1. *Relationship and Validity of PUD and Campus Plan Process*.

The original Campus Plan has evolved, with the guidance and input from the Office of Planning and the Zoning Commission, into the current parallel and related PUD and Campus Plan applications as a more comprehensive, flexible and enforceable process for consideration of the Wesley Seminary's campus development project. In the George Washington University PUD/Campus Plan case, the Commission concluded that "the Zoning Regulations do not prohibit use of the PUD process in conjunction with the campus plan process, provided that the PUD process is not used to circumvent the intent and purposes of the Zoning Regulations, including Section 210 [Colleges and Universities under the 1958 Zoning Regulations], or to result in action that is inconsistent with the Comprehensive Plan… The two processes are complementary." George Washington University Campus Plan and PUD, Zoning Commissioner Order No. 06-11/06-12, page 26. The Commission also noted that the GW campus included a wide variety of university and educational uses, including "commercial and investment" activities needed for growth to "further the university's core academic mission and enhance quality of its educational programs." Id. pp. 6-7.

In a series of recent filings with the Commission, NLC/SV-WHCA continues to assert that the proposed New Dormitory (incorrectly and misleadingly referring to the dormitory as a luxury student apartment building) is a commercial use which is prohibited by the following Zoning Regulations including:

Subtitle X, Section 300.2 provides that the PUD process "shall not be used to circumvent the intent an purposes of the zoning regulations."

Subtitle X, Section 101.4 provides that "[t]he Campus Plan process shall not serve as a process to create general commercial activities or development unrelated to the educational mission of the applicant."

In both instances, the "commercial use" assertion is incorrect The Wesley campus property is zoned RA-1 which permits a wide variety of residential uses, including specifically a dormitory and even an apartment building occupied by students and/or non-students. Subtitle U, Section 401.1(d)[1]. Therefore, this application does not request approval of use not permitted in the RA-1 Zone by the Zoning Commission.

In January 2020, the Zoning Administrator completed an in-depth review of the proposed New Dormitory plans and operations and responded: "I conclude that a new student residence project which includes units featuring private baths and kitchens, and offering occupancy to non WTS students, can be considered a dormitory use, pursuant to the Zoning Regulations." (Emphasis in original). Exhibit A. This is entirely consistent with the Zoning Regulations focus on the use or function of a property, not its ownership structure or status of its occupants. Further as more fully discussed in the PUD application (ZC Exhibit 3A2, pp. 52-58), the New Dormitory is not inconsistent with Institutional designation of the Wesley campus under the Comprehensive Plan.

2. *Minor Flexibility, Special Exception and Variance Relief Requested for PUD/Campus Plan.*

Student Only Inclusionary Zoning. The proposed PUD/Campus Plan offers the first of its kind opportunity to provide an Inclusionary Zoning program specifically for eligible students. In order to achieve this important objective and implement the Applicant's plan to provide 66 affordable bedroom/bath suites in the New Dormitory, the Applicant is seeking very limited and targeted flexibility to implement a privately administered, but DHCD overseen, IZ program including a limited private lottery for eligible Wesley and AU students. In all other respects, the established regulations and standards for IZ will be adhered to and exceeded. More specifically , the 8% set aside requirement is exceeded. Participation eligibility, distribution of IZ units, income and affordability standards, IZ unit standards, DHCD covenant and oversight are

[1] Although a permitted use, new residential development in RA-1 Zone is subject to special exception approval under Subtitle U, Section 421.

adhered to.

In consultation with DHCD and OP, the Seminary has submitted the attached Inclusionary Zoning Program Summary providing a detailed description of the proposed privately administered plan and implementation, including a Marketing and Student Outreach Plan and proposed IZ unit location plan for review and comment by both agencies. Exhibit B.

The PUD process provides the flexibility needed to implement this unique student only private IZ program. Specifically, the Applicant is requesting special exception relief from a limited number of IZ requirements pursuant to Subtitle C, Section 303.13 which provides that as part of a PUD, an applicant may request approval of any relief for which a special exception approval is required. Subtitle C, Section 303.14 further provides that that the Commission shall apply the special exception standards applicable to that relief unless the applicant requests flexibility from those standards. Consistent with the aforementioned PUD regulations, the Applicant is requesting special exception approval of pursuant to Subtitle C, Section 1003 which sets forth the core requirement of the IZ regulations – the set aside requirements – and can be read in conjunction with the IZ applicability standards and the additional IZ standards and requirements set forth in Subtitle C. The Applicant is also requesting flexibility from the special exception standard that the Applicant demonstrate that compliance with IZ would deny the Applicant of economically viable use of its land.

The special exception relief and flexibility requested is very minor. Wesley is seeking approval of a modified, privately administered IZ program in lieu of the strict requirements of Section 1003 and related standard IZ requirements in order to provide affordable dormitory rooms to Wesley and AU students who qualify, or if they are dependents, whose parents qualify under DHCD's scheduled income limits and priority standards for D.C. residents. The requested special exception relief from the standard IZ requirements set forth in Section 1003 et seq. is clearly balanced by the benefits of providing affordable bedroom units in the new dormitory on the Wesley campus to students who would otherwise not have that opportunity.

The Applicant is also requesting a special exception pursuant to Subtitle C, Section 303.14 for relief from the requirement that the Applicant demonstrate that compliance with IZ would deny the Applicant of economically viable use of its land. Wesley is a nonprofit, mission driven entity that seeks to leverage the value of its property to generate income that the institution sorely needs to continue to "thrive in place". Surely, there are more economically viable development options for the property but they are not relevant to Wesley or the proposed PUD application. Nevertheless, community concerns have considered alternative development scenarios for the property in the event that the PUD is not approved to assess whether there are more compatible development scenarios with the surrounding neighborhoods. No such better alternative to Wesley's campus plan and PUD have received consensus. There is community consensus, however, that Wesley has been a good neighbor and positive fixture in the community for over 60 years. Without the ability to proceed with the proposed development, Wesley may not be able to continue to thrive in place. As a result, the intent of Section 303.14 to support

economically viable land uses is clearly met with an approval of the requested special exceptions and the PUD.

Finally, the requested special exceptions meet the standard special exception criteria. The requested special exceptions are in harmony with the general purpose and intent of the Zoning Regulations to provide affordability in the District's housing stock for underserved populations – in this case - students who are faced with expensive higher education and housing costs in the District of Columbia. Finally, approval of the special exceptions will not tend to affect adversely the use of neighboring properties. As demonstrated in the Applicant's submissions, the new dorm is sited away from neighboring single family uses and lesser income students who will occupy the new dorm pose no special threat to neighboring uses as a result of their economic need.

a. Special Exception Relief for College or University in RA-1 Zone. The PUD process, under Subtitle X, Section 303.13, allows an applicant to "request approval of any relief for which special exception approval is required, including specifically for a college and university campus under Subtitle X §§101.1 and 901.1. The Zoning Commission shall apply the special exception standards applicable to that relief. The Applicant requests that the Commission grant special exception relief as requested and established through the pending Campus Plan Application. (ZC 22-13).

In this case, the Applicant established with the direct participation and input from the Office of Planning ("OP"), District Department of Transportation ("DDOT") and ANC 3D to impose substantial and detailed conditions for approval of the Campus Plan for the purpose of mitigating and preventing potential adverse impacts on neighboring residential properties along University Avenue and beyond. ZC 22-13, Exhibit 52B. As part of the PUD review and community engagement process, the current proposed conditions will be updated.

b. Minor Area Variance Relief. The PUD process, under Subtitle X § 303.14, allows the Zoning Commission to grant area variance relief to permit additional height and density pursuant to the variance standards in Subtitle X § 1002.1. No additional density is being requested, but a minor deviation in the proposed height of the New Dormitory under the height restrictions in Subtitle F-§203.3 which provides:

An institutional building or structure may be erected to a height not exceeding ninety feet (90 ft.), not including the penthouse or rooftop structure, provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot (1 ft.) for each one foot (1 ft.) of height in excess of that authorized in the district in which it is located.

In the RA-1 Zone, the authorized height is 40 ft., subject to the provisions of §203.3. The height of the proposed New Dormitory is 74'-8". As a result, §203.3 requires the building to be setback 35'-0" from all lot lines. As shown on the Site Plan (Exhibit G), the New Dormitory is set back from the lot lines at least 35'-0" on the east along the north-south boundary with AU (35'-0"), on the north along Massachusetts Avenue (425'+/-) and to the west along University Avenue (300'). However, at the southern lot line the irregular "notch" in the property boundary with AU

reduces the required setback to 27'-0" along only a limited portion of the lot line. Beyond the "notch" area, the setback substantially exceeds the minimum 35'-0" required. As a result, the Seminary is requesting an area variance from the height required by §203.3.

The burden of proof for an area variance is well established. The Seminary must demonstrate that (1) the property is affected by and exceptional or extraordinary situation or condition, that (2) the strict application of the Zoning Regulations will result in a practical difficulty to the applicant, and that (3) the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent purpose or integrity of the zone plan. As set forth below, the Seminary satisfies the three-part test for the requested variance relief.

Specifically, the Seminary is affected by several exceptional conditions that both individually and taken together dictate the location of the New Dormitory. The "notch" into the property creates an anomaly or unique configuration of the otherwise continuous straight southern lot line that extends to University Avenue. As a result, several practical difficulties result. The location of the New Dormitory is restricted by the existing improvements on the Campus, including the east-west driveway and walkways, the surrounding existing buildings (Library, Kresge Hall, and the 2014 Dorm), and Heritage tree which prevents movement of the footprint to avoid the conflict created by the "notch". Relocation of the New Dormitory in order to comply with the 35'-0" setback would encroach on the existing improvements, undermine the preservation of the Heritage Trees, and prevent the longstanding pedestrian and vehicular circulation on the Campus. These circumstances would be unduly burdensome, if not impossible, for the Seminary to achieve. Finally, the requested variance would be a substantial benefit to the public good, not a detriment, by locating the New Dormitory immediately adjacent to the existing and taller AU buildings and in the farthest corner of the Campus from the surrounding neighborhood on University Avenue and Massachusetts Avenue. This allowance for the isolated "notch" in the property line would not impair the purpose or intent of the RA-1 Zone plan which provides for regulating height at this location.

3. *Substantial Neighborhood and Public Amenities Provided:*

As set forth in the PUD application and to be presented at the public hearing, the Applicant has provided a substantial set of neighborhood and public amenities balanced against the limited and minor zoning flexibility and zoning relief requested. Significantly, Wesley has not requested a map amendment or additional FAR or density for the PUD/Campus Plan.

Taken together, the neighborhood amenities listed below are substantial, long-term and directly beneficial to the immediate community.

- **Maintain Long-Term Buffer from AU.**
- **Superior Urban Design and Site Planning for Neighborhood.**
- **Maintain and Enhance Green Open Space for Neighborhood.**

- **Increased On-Campus Housing for Students.**
- **Increased Neighborhood Housing for Non-Students.**
- **Sidewalk and Public Space Improvements on University Avenue.**
- **Limited Use of University Avenue Driveway.**
- **On Campus Meeting Room Made Available for Community Groups.**
- **Neighborhood Playground.**
- **278,000 Square Feet of Unused Campus Development.**
- **19-Dock Capital Bike Share Station.**

Beyond the neighborhood amenities, the PUD/Campus Plan provides important public or city-wide amenities which will enhance the quality of life in the District and for its citizens, especially those with the most need, including:

- **Wesley Thrives in Place as DC Based Religious and Educational Institution.**
- **Support and Enhance Diversity, Racial Equity, and Inclusion.**
- **Inclusionary Zoning for Eligible Wesley and AU Students.**

4. *Updated Landscaping and Community Playground*.

a. Landscaping: The Applicant has established a more detailed campus-wide landscaping plan, attached as Exhibit C. This plan identifies the existing inventory of trees and preservation of heritage and special trees, proposes extensive additional landscaping to be installed and maintained. The focus of the landscaping plan is to maintain and enhance the park-like Green Open Area buffer zone especially along University Avenue and further limiting the visibility of the campus from the most immediate neighbors.

b. Community Playground: The Wesley team has met several times with the interested neighbors to develop a concept for the proposed playground. The playground is intended to be very neighborhood focused and pedestrian accessible, not a Ward or city-wide destination. Based on the input from the interested neighbors, the playground will be about 3,791 square feet (approximately 44’ x 120’) with a natural double shredded hardwood mulch safety surface surrounded by a 48 inch tall vinyl-coated chain link perimeter fence. Exhibit D. The playground will provide separate structured and unstructured play areas for children aged 2-5 and 5-12 with age appropriate play equipment in each area. Benches and trash and recycling receptacles will be provided and serviced. The playground area will be screened from University Avenue as part of the landscaping plan. The playground will only be open during daylight hours

and no lighting is planned. Appropriate Rules will be posted for users, including no unaccompanied children. Although requested, the Seminary has not included adult recreational facilities, including pickleball, tennis and/or basketball courts which would become a high-volume destination, create objectionable conditions (especially noise) and be out of character with University Avenue and the Green Open Space area.

5. *Proposed Campus-Wide Security Camera Plan*.

In response to requests from ANC 3D and the CLC, the Seminary has developed the proposed Campus-wide security camera program in Exhibit E. This plan will include the New Dormitory and existing campus buildings. The security cameras will be monitored and recorded and point of contact established and available 24 hours, 7 days a week.

6. *Ongoing and Intensive Community Engagement*.

Wesley began the community engagement process in July 2019 and has been ongoing for four (4) years and intensified after the pandemic. To date there have been at least thirty-four meetings, including CLC (16), ANC 3D (12), and ANC 3E (6). Most recently, Wesley met with ANC 3D on July 5 and August 14, ANC 3E on July 25 and August 11, and the CLC on August 8. In addition to the these formal meetings, there have been numerous informal discussions and detailed information sharing with the affected ANCs, CLC, other community groups, and individuals. These discussions are ongoing and will continue through the public hearing and beyond. The Seminary is scheduled to appear before ANC 3D on September 6 and ANC 3E on September 7.

7. *Draft Proposed Conditions*.

As part of the original Campus Plan application, the Seminary developed and submitted a detailed list of proposed conditions in consultation with the ANCs and CLC. As part of the current PUD/Campus Plan, these original conditions have been updated to reflect the PUD process and evolving community requests and input. The attached current proposed Conditions are attached as Exhibit F. The current draft Conditions are the subject of ongoing input and editing by the interested parties. The Seminary expects to be able to submit a final draft after the schedule affected ANC meetings on September 6 and 7.

8. *Transportation Update*.

In the original Campus Plan, the Comprehensive Transportation Review ("CTR") submitted by Gorove-Slade was reviewed and approved by DDOT. As a result, DDOT recommended and the Seminary agreed to a detailed Transportation Demand Management Plan and Performance Monitoring Plan. In the current PUD/Campus Plan application, the original CTR was resubmitted to DDOT for further review. The comparison prepared by Gorove-Slade below shows no transportation changes between the original Campus Plan and the current PUD/Campus Plan. Exhibit G.

As a result of its current review and ongoing discussions between DDOT and Wesley, the existing TDM and PMP and associated conditions were affirmed and updated to include a 19-Dock Capital Bike Share Station requested by ANC 3E to provide additional bikes for residents and neighbors and mitigate parking provided on campus. Proposed locations for the Capital Bike Share Station are shown on Exhibit H, with the final location to be determined through coordination with DDOT, including:

Transportation Demand Management (TDM) Plan

Transportation Demand Management (TDM) is the application of policies and strategies used to reduce travel demand or to redistribute demand to other times or spaces. TDM elements typically focus on reducing the demand of single-occupancy, private vehicles during peak period travel times or on shifting single-occupancy vehicular demand to off-peak periods.

The TDM plan for the proposed project is based on zoning regulations in addition to DDOT expectations for TDM programs for this type of use. As such, the applicant will implement the following TDM measures, at a minimum, applying to the Project and to the Wesley Campus Plan as a whole. The Applicant will explore other innovative TDM strategies and will coordinate the implementation of those strategies with goDCgo and DDOT's TDM Team.

- Unbundle the cost of vehicle parking from the lease for each residential unit and charge a minimum rate based on the average market rate within a quarter mile. Only monthly or by semester rates will be charged. Free parking, validation, or discounted rates will not be offered.

- Of the 363 parking spaces within the Project's garage, at least seven (7) will have electrical vehicle charging stations per DDOT's recommendation of one (1) charging station for every 50 parking spaces.

- Will work with American University to allow WTS students, faculty, and employees to use the AU shuttle to the Metrorail Station.

- Will fund and install an electronic screen displaying transit, shuttle, and bikeshare information in the lobby of the new building.

- Identify a Transportation Coordinator for the WTS campus. The Transportation Coordinator will act as a point of contact with DDOT, goDCgo, and Zoning Enforcement.

- Will provide Transportation Coordinator's contact information to goDCgo, conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year.

- Transportation Coordinator will develop, distribute, and market various transportation alternatives and options to the residents, including promoting transportation events

(i.e., Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications.

- Transportation Coordinator will receive TDM training from goDCgo to learn about the transportation conditions for this project and available options for implementing the TDM Plan and PMP.

- Provide residents who wish to carpool with detailed carpooling information and will be referred to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG) or other comparable service if MWCOG does not offer this in the future.

- Will meet ZR16 long-term bicycle parking requirements by providing at least 62 long-term spaces free of charge to residents. At least 50% of long-term spaces (at least 31 spaces) will be located horizontally on the floor of the bike room. At least 10% of long-term spaces (at least 6 spaces) will be served by electrical outlets for e-bikes/scooters. At least 5% of long-term spaces (at least 3 spaces) will be designed to accommodate larger cargo/tandem bikes (10 feet by 3 feet size). Each bike storage room will include a repair station.

- Will meet ZR16 short-term bicycle parking requirements by providing 12 short-term spaces via exterior bike racks on-campus.

- Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing info@godcgo.com.

- Transportation Coordinator will subscribe to goDCgo's residential newsletter.

- Post all TDM commitments on the WTS website and resident message board, publicize availability, and allow the public to see what commitments have been promised.

- Offer a free SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride.

- Prior to issuance of any certificate of occupancy for any new building, WTS will fund and construct the following pedestrian improvements:

    - A sidewalk along the east side of University Avenue NW between Massachusetts Avenue and Rodman Street, subject to DDOT approval, with a leadwalk into campus along at least one side of the site driveway;

    - Install signage, crosswalk and ADA curb ramps on the south leg of University Avenue at the Rodman Street intersection, subject to DDOT approval;

    - Install signage, crosswalk and ADA curb ramps on the east leg of the

campus driveway at the University Avenue and Sedgwick Street intersection or construct the crossing as a continuous sidewalk, subject to DDOT approval;

- Install wayfinding signage on the Wesley Seminary campus directing students to the gated connection to the American University campus; and
- Fund and install a 19-dock Capital Bikeshare (CaBi) station with 12 bikes and fund one-year of maintenance and operations costs at a location to be determined in coordination with DDOT.

Performance Monitoring Plan (PMP)

This Performance Monitoring Plan (PMP) is Wesley Theological Seminary's plan to track progress towards its Transportation Demand Management (TDM) goals. The PMP is comprised of mode split surveys of students, internal WTS data, and manual counts of vehicle and bicycle parking inventory and occupancy which will be compiled into monitoring reports submitted to DDOT. The purpose of the monitoring reports is to make data-driven decisions about which TDM measures, if any, need to be adjusted to meet TDM goals.

Beginning the first spring semester following opening of the new dorm, monitoring will be performed, and reports will be prepared and submitted to DDOT annually until the trip goal has been met for two (2) consecutive years and then every other year for the duration of the term of the Campus Plan.

As detailed in the April 29, 2022 Comprehensive Transportation Review for the currently proposed campus plan, the proposed changes are expected to result in a net increase in vehicular trips of 14 additional morning peak hour trips and 31 additional afternoon peak hour trips. **Thus, increasing the trip goal for the campus to 101 vehicle trips in either the weekday morning (AM) or weekday evening (PM) peak hours.**

WTS will be considered in compliance with the PMP if the vehicle trip goal of 101 peak hour trips is met.

The monitoring reports will include details regarding the following:

- Count of the number of morning and afternoon peak hour vehicular trips arriving at and departing from the campus;
  - Morning Peak Hour: Highest 1-hour between 6:30 AM – 9:30 AM.
  - Afternoon Peak Hour: Highest 1-hour between 4:00 PM – 7:00 PM.
  - **Whether the campus is compliant with the PMP goals by generating no more than 101 peak hour vehicle trips during any of these periods.**
- Survey to identify mode split, broken down by students and employees;

- Number of student, staff, and faculty parking permits issued;
- Student, staff, and faculty parking permit rates;
- Number of registered carpools;
- Number and location of any car-sharing spaces, alternative fuel vehicle parking spaces, carpool/vanpool spaces, and electric vehicle charging stations on campus;
- Inventory and occupancy of all on-site vehicular parking;
- Inventory and occupancy of long-term and short-term bicycle parking spaces; and
- Documentation of any changes to the overall transportation demand management (TDM) program from the previous year, including new or innovative policies being implemented but not explicitly required in the TDM plan agreed to during Zoning Commission approval.

This information will be collected using mode split surveys of students and employees, internal WTS data, and manual counts of vehicle and bicycle parking inventory and occupancy. Details regarding these data sources and collection techniques is provided below.

Data Collection and Mode Split Surveys

Data collection and surveys will occur on a typical weekday during the Spring semester when weather conditions are normal. A "typical" day is defined as a Tuesday, Wednesday, or Thursday when Wesley and American University classes are in session, during a week without holidays, and far enough into the school year that travel patterns are normalized.

Mode Split Surveys

WTS will conduct surveys of on-campus students and employees to determine mode splits of trips to campus, which will be included in the monitoring reports. Mode split surveys will be collected on a typical weekday when large, representative population samples can be found.

In order to have concrete, trackable year-to-year mode split data, it is recommended the phrasing of mode split survey questions include whether the respondent is a student or employee, and only ask for the travel mode the respondent used that day (not the mode they typically use according to memory). For ease of future analysis, it is recommended WTS keep the raw survey data, separated by students and employees, on file. It is recommended that the mode split survey questions be phrased as follows:

1. Are you a:
    a. WTS Student

b. AU Student
c. Faculty
d. Full-time employee
e. Part-time employee
f. Contractor
g. Visitor

2. What transportation mode did you use for **most of** your trip to campus **today**?
   a. Driving a car alone
   b. Driving a car with passengers
   c. As a passenger in a car
   d. Carshare (Zipcar, Free2Move)
   e. Motorcycle
   f. AU Shuttle
   g. Metrobus
   h. Metrorail
   i. Taxi
   j. Rideshare (Uber, Lyft)
   k. Bicycle (personal)
   l. Scooter (personal)
   m. Capital Bikeshare
   n. Shared dockless e-scooter/bicycle (Lime, Bird, Jump, etc.)
   o. Walk/run
   p. Other: please specify

3. What transportation mode did you use for **the last part of** your trip to campus **today**?
   a. Driving a car alone
   b. Driving a car with passengers
   c. As a passenger in a car
   d. Carshare (Zipcar, Free2Move)
   e. Motorcycle

f. AU Shuttle
g. Metrobus
h. Metrorail
i. Taxi
j. Rideshare (Uber, Lyft)
k. Bicycle (personal)
l. Scooter (personal)
m. Capital Bikeshare
n. Shared dockless e-scooter/bicycle (Lime, Bird, Jump, etc.)
o. Walk/run
p. Other: please specify

Internal University Data

WTS will collect the following internal data to be included in the monitoring reports:

- Number of student, staff, and faculty parking permits issued;
- Student, staff, and faculty parking permit rates;
- Number of registered carpools;
- Number and location of any car-sharing spaces, alternative fuel vehicle parking spaces, carpool/vanpool spaces, and electric vehicle charging stations on campus; and
- Number and location of any showers and changing facilities available on campus for bicycle commuters.

Manual Parking Occupancy Counts

WTS will conduct manual counts of the following items to be included in the monitoring reports:

- Inventory and occupancy of all on-campus vehicular parking facilities;
- Inventory and occupancy of long-term and short-term bicycle parking spaces on campus; and
- These observations will be collected at the following intervals:
  - On the same day as the vehicular trip counts.
  - At 7:00am, 11:00am, 3:00pm, and 7:00pm.

Vehicular Trip Counts

WTS will conduct counts of vehicles arriving at and departing from the campus at all vehicular access locations during the morning and afternoon peak periods. The morning and afternoon peak hours will be used to assess compliance with the PMP.

- Morning Peak Hour: Highest 1-hour between 6:30 AM – 9:30 AM.
- Afternoon Peak Hour: Highest 1-hour between 4:00 PM – 7:00 PM.
- **Whether the campus is compliant with the PMP goals by generating no more than 101 peak hour vehicle trips during any of these periods.**

As a result of the ongoing community engagement process, Wesley has agreed to impose off-campus neighborhood parking restrictions on residents of the New Dormitory, including prohibition on applying for and/or obtaining Residential Permit Parking permits/decals. These restrictions are included in the proposed PUD/Campus Plan Conditions and also incorporated in a Parking Addendum to the student housing agreements for the New Dormitory. Exhibit I.

9. *List of Witnesses Prepared to Testify on Behalf of the Applicant (11-Z DCMR §401.l(b) and (c))*. In addition to the presentation by Applicant's counsel, the following witnesses will appear on behalf of the Applicant:

- Rev. David McAllister-Wilson - President, The Wesley Seminary.
- Eric Leath - Director of Development, Landmark Properties.
- Jack Boarman, AIA, NCARB, CID - Partner-In-Charge, BKV Group.
- Stephen C. Karcha, Certified CM, LEED AP, GRP - Vice-President of Construction and Project Management, Advanced Project Management, Inc.
- Brandice Elliott - Director of Planning Services, Holland & Knight.
- Will Zeid, PE - Senior Associate, Project Manager, Grove Slade, Transportation Consultants.

Messrs. Boarman (Architecture), Karcha (Project Development, Construction Management), Zeid (Transportation Planning) and Ms. Elliot (Zoning, Comprehensive Plan, Racial Equity) will be offered as expert witnesses in their respective fields. Each person has previously been accepted as an expert witness by the Zoning Commission and/or Board of Zoning Adjustment.

A summary of the witnesses' testimony and expert resumes are included as Exhibit J to this submission, pursuant to 11-Z DCMR § 401.l(c).

10. *Updated Architectural and Applications Exhibits*, attached as Exhibit K and Exhibit L, respectively.

11. *Estimated Time Required for Presentation of the Applicant's Case (11-Z DCMR § 401.l(g))*. The Applicant estimates it will require one (1) hour to present its cases.

We look forward to the Commission's consideration of these applications at the September 11, 2023 hearing date.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

John Patrick Brown, Jr.

Lyle M. Blanchard

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on August 21, 2023, the foregoing letter and attachments was delivered via electronic mail to the following:

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John Patrick Brown, Jr., Esq.

EXHIBIT “A”

John Patrick Brown, Jr.

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Friday, January 31, 2020 2:00 PM
To: Cynthia.Giordano@saul.com
Cc: John Patrick Brown Jr.; Lawson, Joel (OP)
Subject: Washington Theological Seminary ; 4500 Massachusetts Avenue NW
Attachments: 20191218171410838.pdf; 05-40.pdf; Exhibit24 (3).pdf; On-Campus Apartments - Washington DC (002).PPTX

Importance: High

Cynthia Giordano:

By means of this email I agree with the analysis and summary in the email below, and as shown on the attachments, and specifically that:

- We met on 12/12/19, along with John 'Pat' Brown, and representatives of the Wesley Theological Seminary ("WTS") and Landmark Properties ("Landmark") to discuss the below matter.

- WTS and Landmark Properties are planning to develop a new dormitory/student residence hall ("Project") on the campus of WTS which is located at 4500 Massachusetts Avenue, N.W. which is zoned RA-1 and subject to the campus plan provisions of the Zoning Regulations.

- The 12/12/19 meeting was in follow-up to a previous meeting with the Office of Planning [OP] staff (copied here) which questioned the student residence hall/dormitory use because only a portion of the beds (approximately 20%) will be occupied by WTS students. The rest will be leased to other officially enrolled undergraduate and graduate university students most of which will be American University students given the adjacency of the AU campus and a shortage of beds on campus for all of their students.

- OP questioned whether this occupancy profile would point towards an apartment house zoning classification, as opposed to a dormitory use.

- As we discussed, the applicable 2016 Zoning Regulations do not define the term "dormitory", or "student residence hall".

- As a result, I looked at Webster's dictionary definition of "dormitory" for guidance [see attached], and the excerpted relevant section is:

    - "A residence hall providing rooms for individuals or for groups usually without private baths."

- As we further discussed, Landmark and WTS asserted that Webster's definition is somewhat outdated as today's universities provide dormitory rooms which often include private baths and on occasion, kitchens.

- Currently, WTS has student housing in Carroll Hall which includes efficiency and two-bedroom apartments for married students and families. The Carroll Hall units will be replaced by similar units in the new building to be constructed.

- I suggested that you survey other area universities to support that assertion and provide it to me [Please see attached].

- Further, regarding occupancy by non WTS students, WTS is currently providing occupancy to students with the approval of the Zoning Commission (see the attached ZC Order Nos. 05-40B, 05-40C and pending issuance 05-40D), albeit for a limited period of time.

- I conclude that a new student residence project which includes units featuring private baths and kitchens, and offering occupancy to non WTS students, can be considered a dormitory use, pursuant to the Zoning Regulations.

- The Zoning Commission pursuant to the campus plan and further processing procedures will be the ultimate arbiter of the proposed dormitory use specifics.

DISCLAIMER: This email is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this email are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this email . Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This email is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this email based on the information submitted for the Zoning Administrator's review. Therefore this email does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Matthew Le Grant
Zoning Administrator
Department of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW, Washington DC 20024
Matthew.legrant@dc.gov
202 442-4576

EXHIBIT “B-1”

Wesley Theological Seminary ; Zoning Commission Case No. 23-08

Inclusionary Zoning Program Summary

The Applicant is proposing an alternative plan for inclusionary zoning compliance for its new 659 bed co-living style dormitory ("Project") to be developed and managed by Landmark Properties ("Landmark") on the Wesley campus. The City's established IZ program is not a good fit for the Project because occupancy of the Project is restricted to Wesley and American University students and the DC's IZ program employs a District-wide lottery system for filling IZ units.

Landmark will be primarily responsible for the management of the Project's IZ program although Wesley will play a role in qualifying its students for participation. Landmark manages over 60,000 beds throughout the country, many of which include affordable or inclusionary options at reduced rental rates to eligible students. These programs include both privately managed programs as well as municipality driven programs. Landmark will rely on this experience in the management and implementation of the Project's IZ program.

The Project's IZ program and implementation details are outlined below as follows :

DHCD Oversight Wesley will be required to execute and record an affordable housing covenant to memorialize the IZ program details and provide enforceability. These covenants have been negotiated and approved by the Department of Housing and Community Development ("DHCD") in a number of affordable projects in the District.

Project Set Aside The Project's set aside aims to exceed the District's standard minimum requirement of eight (8%) percent of the net residential gross floor area of the base building and ten percent (10%) of the penthouse gross habitable space. The Project will set aside approximately ten percent (10%) or 66 of the total 659 bedroom/bath units. The Project will use beds rather than co-living apartments as the applicable unit type to apply the set aside standard so as to maximize distribution throughout the Project and maintain the confidentiality of students who are residing in IZ bedroom/bath units.

Marketing Plan. Given the primarily younger AU student population who will occupy the Project, Landmark will rely heavily on social media platforms to make the students aware of IZ opportunities. Specifics as to these sources and other outreach techniques to be employed are attached hereto in Attachment A. Outreach to Wesley students will include additional measures including direct outreach from Wesley's enrollment office as well as notices which are strategically posted on the Wesley campus (e.g. cafeteria and student lounge/gathering spaces). Landmark will have a full-time leasing and marketing office on-site upon Project completion of construction.

Student Qualification Process. Federal tuition assistance, including Pell grants which provide financial assistance to students/families who have exceptional financial need and do not have to be repaid, requires the submission of detailed information (over 100 questions) regarding student/family income in the Free Federal Student Aid Form ("FAFSA"). Landmark relies on these public records for qualifying eligible students in numerous projects throughout the country and utilize them for the

Project. Landmark will require students who are interested in an IZ bedroom to complete an eligibility questionnaire to determine income eligibility of the student or their parents (if the student is a dependent). The questionnaire will require supporting documentation including their FAFSA and/or paycheck stubs, unemployment payments, financial aid, and tuition statements, etc. Similar to DHCD requirements, the questionnaire will request supporting documentation regarding reoccurring income from mobile apps like Zelle, CashApp, Venmo and PayPal. In addition to the questionnaire, Landmark obtains a credit check for all applicants (or their parents).

Upon receipt of the application, the Landmark team will determine eligibility based on DHCD's 60% and 50% Median Family Income ("**MFI**") eligibility standards. Landmark will give priority to D.C. residents in selecting eligible students for IZ units. There is no doubt that there are many AU and Wesley students who qualify for the IZ beds. According to the National Center for Education Statistics, there are 1,133 students (13% of total undergraduates) at AU who receive Pell Grants alone and a substantial majority of Wesley students receive tuition assistance.

All staff involved with the implementation of the IZ program will be trained on its provisions prior to the start of the tenant selection process. Staff will also be trained to assist applicants with completing requisite application forms and/or guidance on documents required to prove income qualification for affordable units. All staff involved with the leasing of any residential unit will receive formal fair housing training at the time of initial hiring.

IZ Distribution As indicated above, IZ will generally be applied to bedroom/bath units rather than apartment units so as to ensure even distribution among co-living apartments and ensure that IZ beds are not concentrated in fewer co-living apartments. However, there will be an exception for some larger, family size apartments which will be designated for IZ and made available for married and/or (likely Wesley) students with families. Floorplans with designated IZ bedroom/bath and apartment units are attached hereto as Attachment B and will be submitted to the Zoning Commission and DCHD for review and approval. IZ bedroom and bath finishes and furnishings will be indistinguishable from others in the Project.

Income / Affordability Standards. Standard IZ affordability requirements will apply to the Project-- 60% MFI for the IZ beds generated by the base building bedroom inventory and 50% MFI for beds generated by penthouse habitable space.

Proportionality. The Project will include 215 apartment units configured in studio (21), one (41), two (42), three (4), four (55) and five (52) apartment unit types with a total of 659 beds. The Applicant's IZ program will implement IZ proportionality standards so that the same approximate proportion of beds in the aforementioned apartment units types for the market rate beds will also apply to IZ beds.

Attachment A

Marketing and Student Outreach Plan

Landmark intends to pursue several avenues to make students aware of the opportunity to lease the more affordable IZ units including:

- Online Advertising via a formal property website, social media awareness and local independent listings including Craigslist.
    - Our leasing team has found increased success each year with social media advertising towards the student population.
        - Students and various student organizations are typically active on social media, providing an excellent avenue to reach potential tenants.

- Poster and flyer distribution and hosting informational sessions regarding the IZ units available for rent in the building.

- Landmark will create and manage a Community Ambassador program during the lease-up period that will consist of Wesley and AU students. These students act as a campus representatives for the Project and participate in presentations and on-campus marketing events. They are compensated for their efforts by Landmark.

- Landmark will continually evaluate marketing and leasing efforts on an ongoing basis based on the most successful avenues for reaching potential IZ tenants.

A. Media Outreach

Outlet	**Audience & Type of Advertising**	**Duration of Advertising**
Project Website	Any potential tenant can access the Project website. Landmark will advertise website access via social media links and on-campus flyers	Ongoing --website page highlighting availability of affordable units
Paid Google Search Ads	When students search for affordable student housing in NW DC or affordable student housing near American University, a link to the Project website will appear.	Periodically --from initial marketing through tenant selection
Social Media (Facebook, Instagram, Twitter)	Targeted to Wesley and AU student populations with a weekly post highlighting availability	Ongoing-- from initial marketing through tenant selection
Wesley Seminary's Housing Website https://www.wesleyseminary.edu/housing/	Full page on Wesley's housing website with link to the main Project website. Specific language on availability of IZ units	Ongoing--from initial marketing through tenant selection

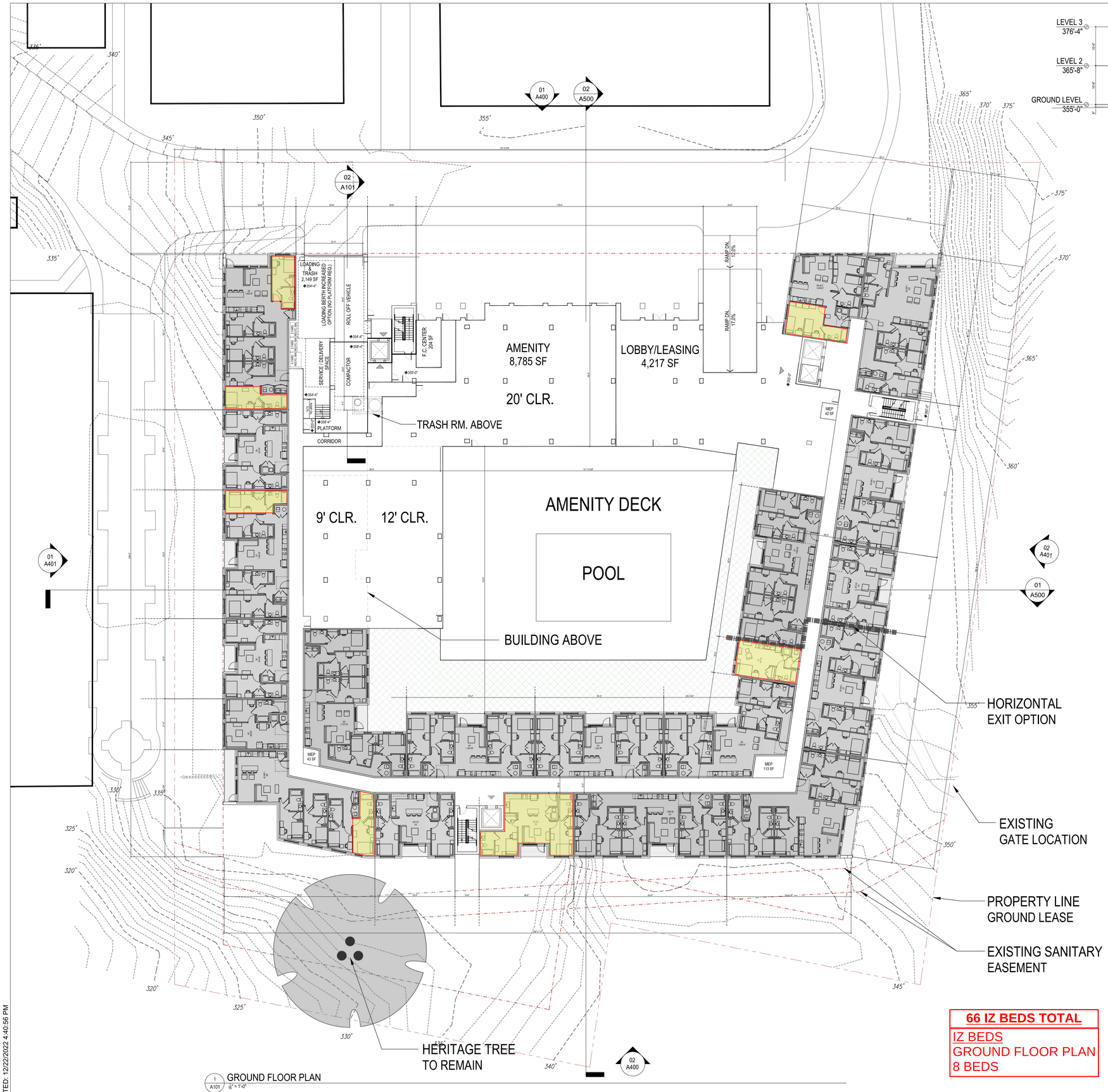
B. Campus Community Outreach

Outlet	Identification of Audience	Type of Advertising	Duration of Advertising
Campus of Wesley Theological Seminary	Wesley Students	Flyers and posters located at various locations on campus, especially in the main library.	Ongoing from initial marketing through tenant selection
Campus of American University	AU students	Posters and flyers in main library, University Center, University Health Center, and International Student Center as permitted by AU	Ongoing from initial marketing through tenant selection
AU Center for Student Involvement	AU students	Brochures available in the office to access student clubs	Ongoing from initial marketing through tenant selection
AU Student Groups and Organizations https://www.american.edu/student-affairs/student-involvement/student-clubs.cfm	AU students	Landmark's Community Ambassadors will present at various organization meetings including Student Council meetings, Greek Life chapter meetings, etc.	Monthly presentations
American University student social media groups	AU students	Targeted social media posts on student group pages	Weekly posts from initial marketing through tenant selection

C. Evaluation/Monitoring of Marketing Activities

During initial tenant selection, Landmark's staff will inquire as to how the prospective tenants learned about the availability of IZ bedrooms. Following initial leasing, staff will review and evaluate the tenant mix for all IZ beds and evaluate which marketing efforts were most successful in reaching those groups. This Plan will be revised to reflect those findings.

EXHIBIT “B-2”



1 A101 GROUND FLOOR PLAN
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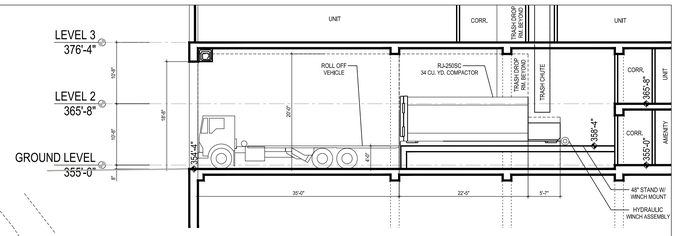

2 A101 DETAIL SECTION
3/8" = 1'-0"

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THE STANDARD AT WESLEY

66 IZ BEDS TOTAL

IZ BEDS
GROUND FLOOR PLAN
8 BEDS

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GROUND FLOOR PLAN

SCALE: 1/16" = 1'

TRUE NORTH PLAN NORTH

A101

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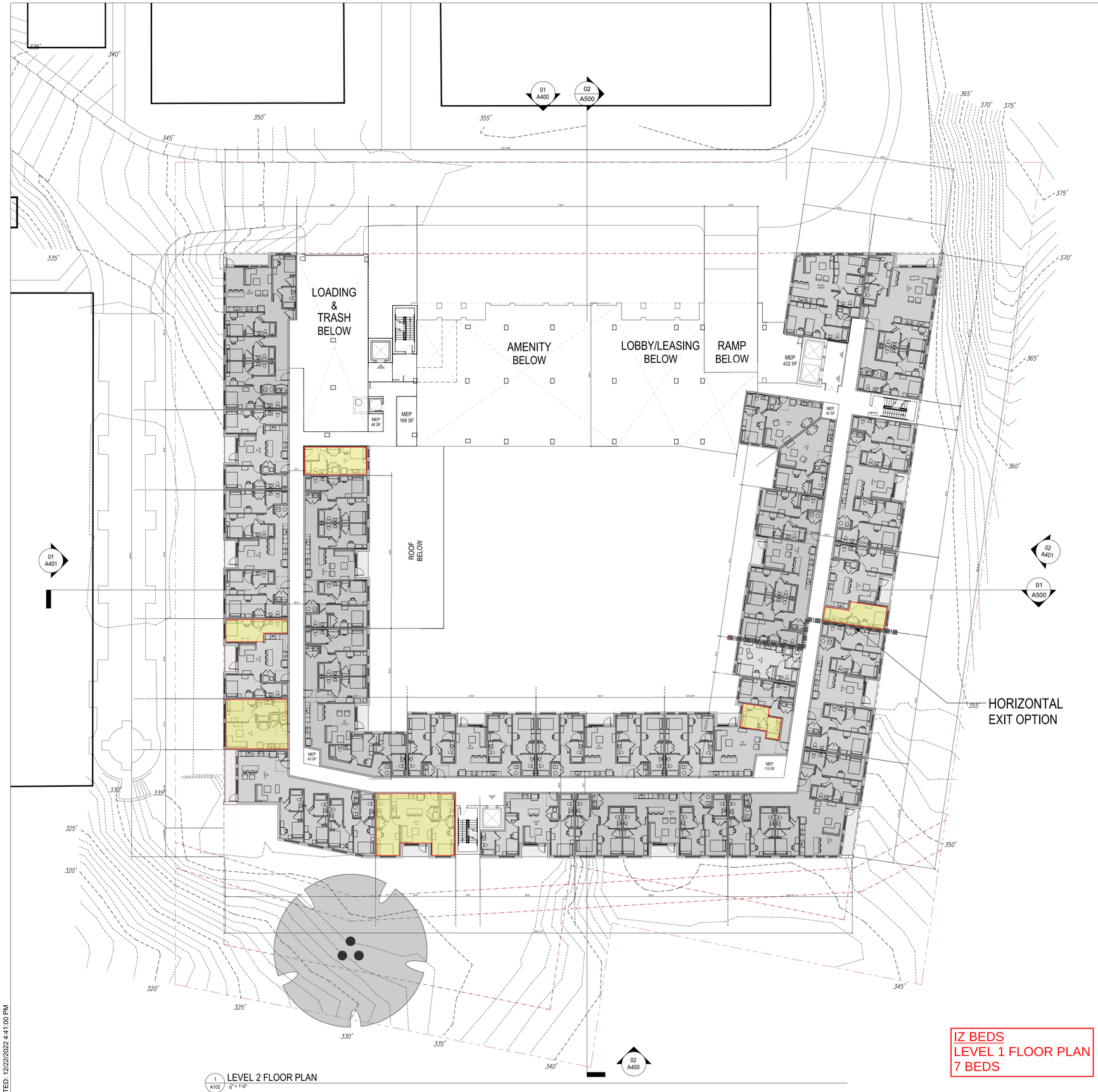

1 A102 LEVEL 2 FLOOR PLAN
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IZ BEDS
LEVEL 1 FLOOR PLAN
7 BEDS

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LEVEL 2 FLOOR PLAN

SCALE: $\frac{1}{16}$" = 1'

TRUE NORTH PLAN NORTH

A102

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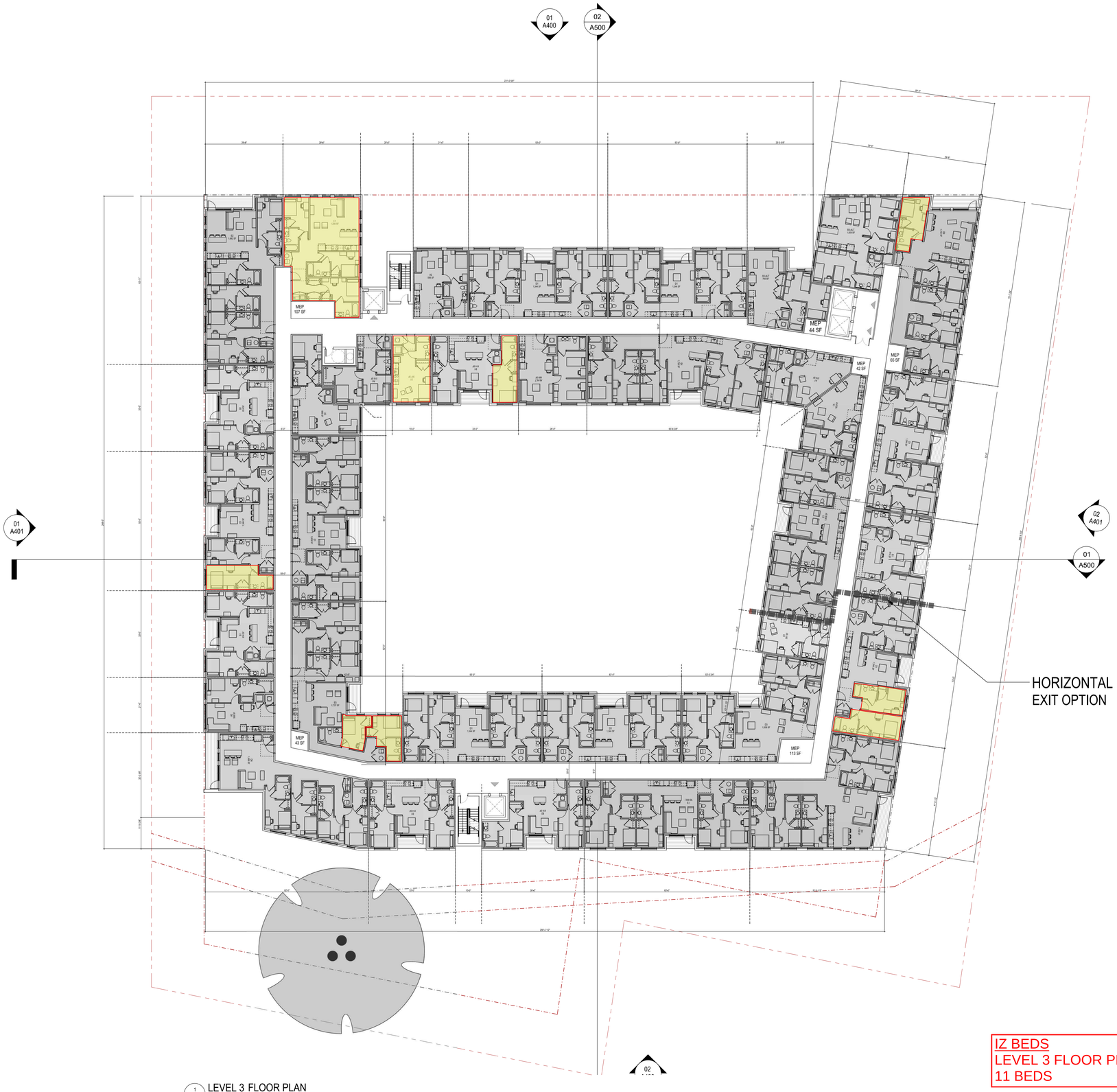

1 A103 LEVEL 3 FLOOR PLAN
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IZ BEDS
LEVEL 3 FLOOR PLAN
11 BEDS

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LEVEL 3
FLOOR PLAN

SCALE: $\frac{1}{16}$" = 1'

TRUE NORTH

PLAN NORTH

A103

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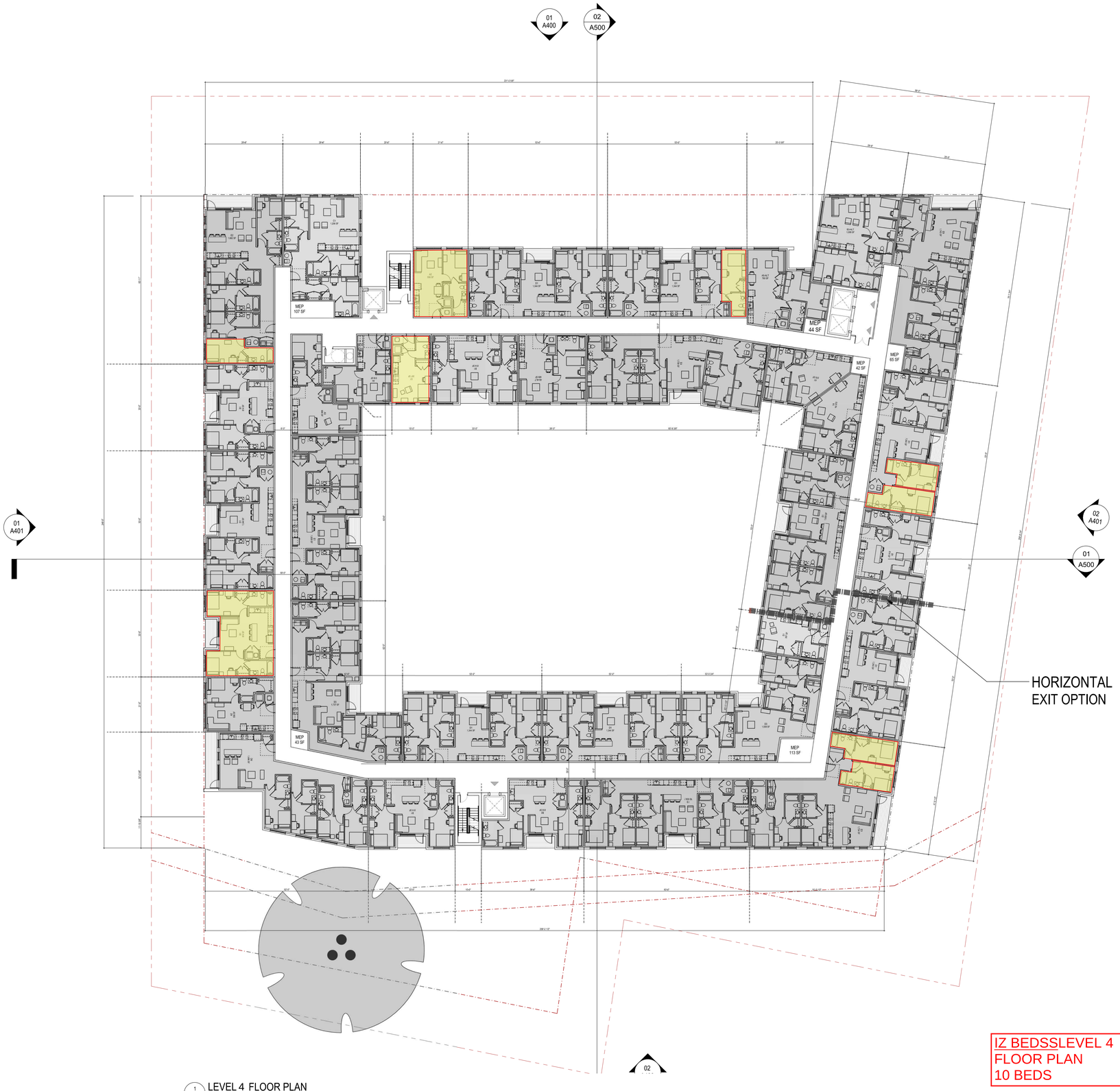

1 A103 LEVEL 4 FLOOR PLAN
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IZ BEDSSLEVEL 4
FLOOR PLAN
10 BEDS

SCALE: $\frac{1}{16}$" = 1'

TRUE NORTH

PLAN NORTH

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LEVEL 4
FLOOR PLAN

A104

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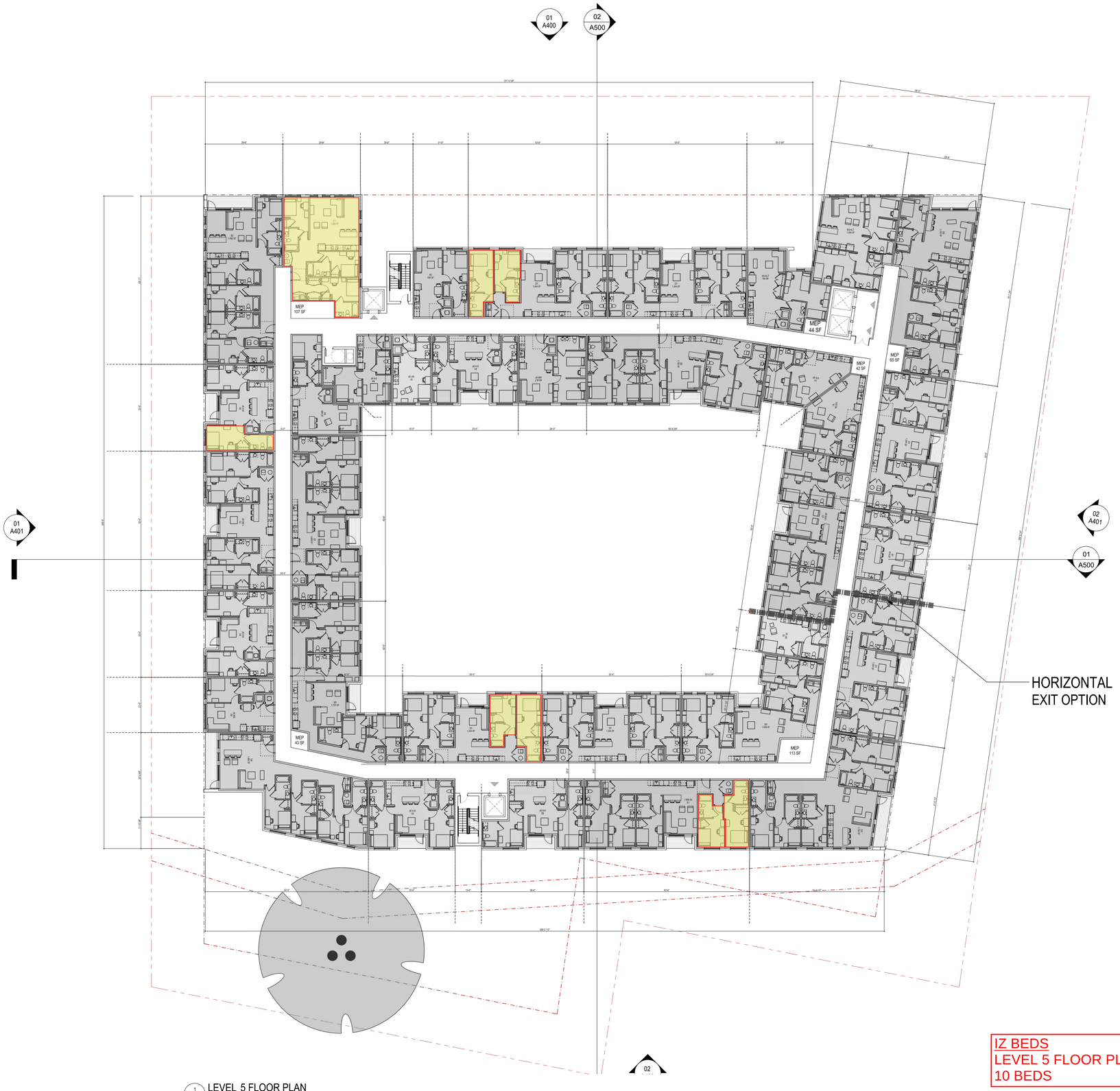

1 A103 LEVEL 5 FLOOR PLAN
$\frac{1}{16}$" = 1'-0"

IZ BEDS
LEVEL 5 FLOOR PLAN
10 BEDS

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LEVEL 5
FLOOR PLAN

SCALE: $\frac{1}{16}$" = 1'

TRUE NORTH

PLAN NORTH

A105

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1 A106 LEVEL 6 FLOOR PLAN
$\frac{1}{16}$" = 1'-0"

IZ BEDS
LEVEL 6 FLOOR PLAN
9 BEDS

SCALE: $\frac{1}{16}$" = 1'

TRUE NORTH

PLAN NORTH

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LEVEL 6
FLOOR PLAN

A106

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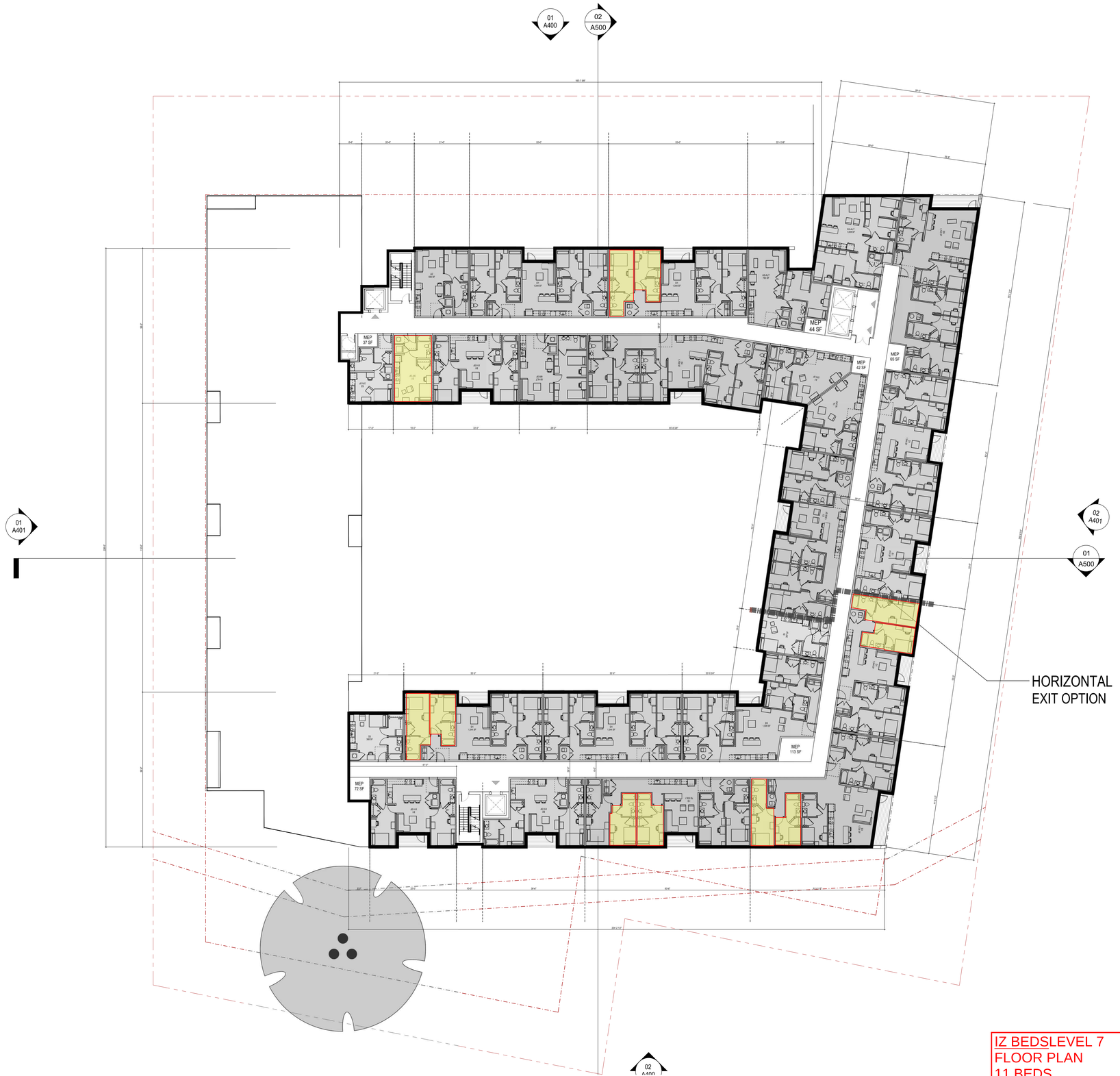

1 A106 LEVEL 7 FLOOR PLAN
3/32" = 1'-0"

IZ BEDSLEVEL 7
FLOOR PLAN
11 BEDS

SCALE: 1/16" = 1'

TRUE NORTH

PLAN NORTH

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LEVEL 7
FLOOR PLAN

A107

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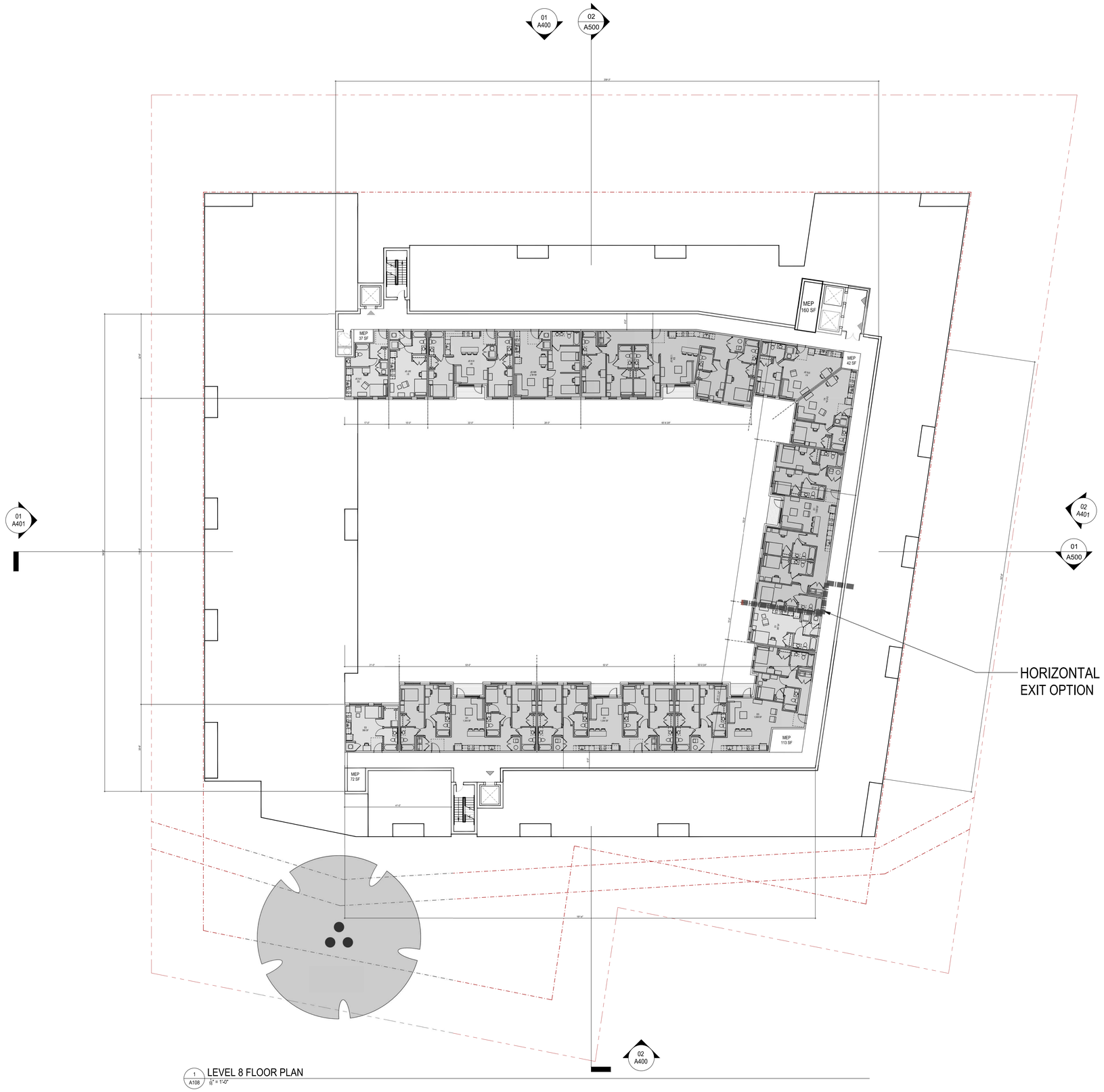

1 A108 LEVEL 8 FLOOR PLAN
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LEVEL 8
FLOOR PLAN

SCALE: $\frac{1}{16}$" = 1'

TRUE NORTH

PLAN NORTH

A108

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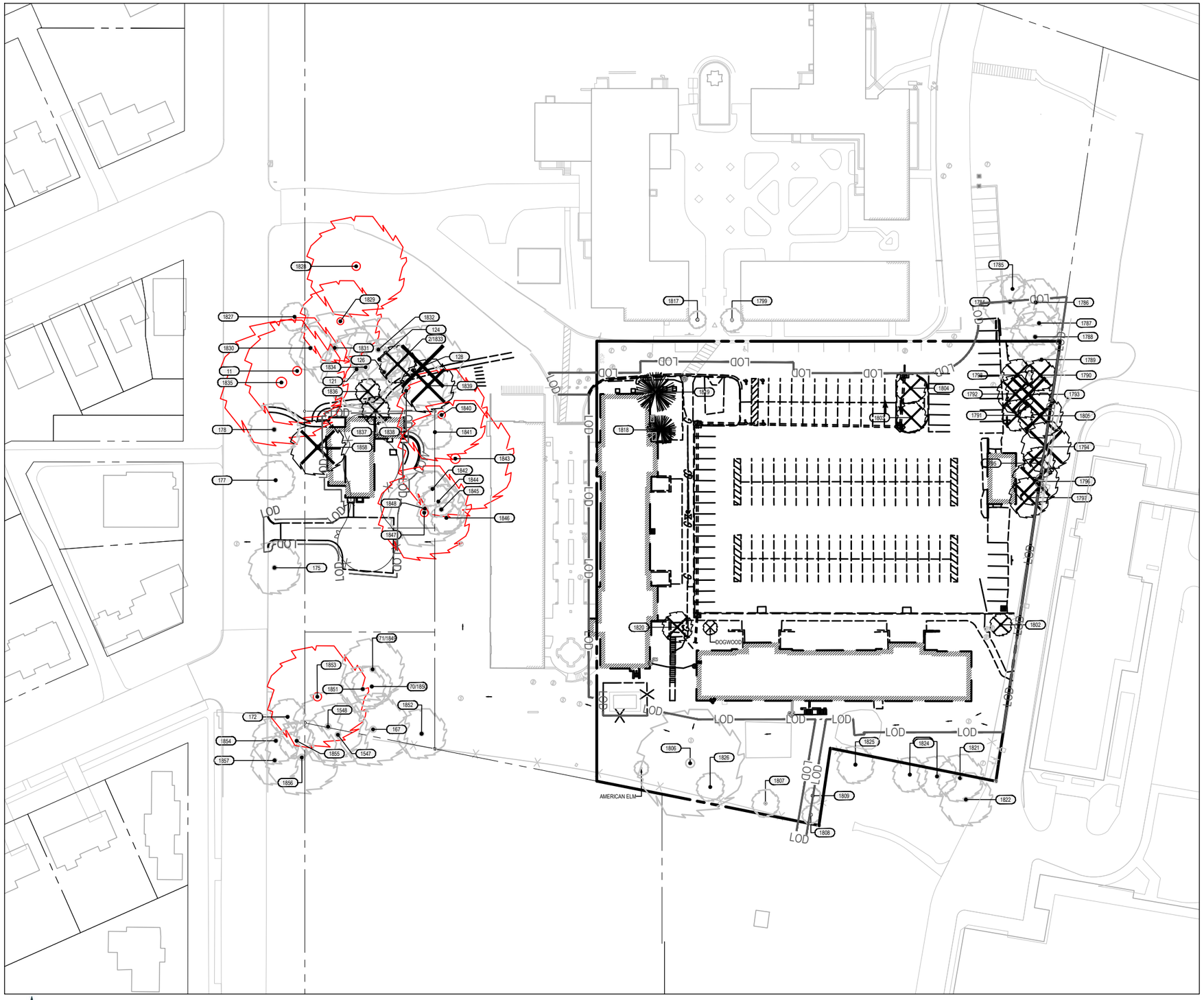
EXHIBIT “C”



INVENTORY PLAN NARRATIVE

THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (9) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTH NATIVE TREES. THE TREES OFFER MODERATE BIODIVERSITY AND SHOULD BE CONSIDERED A MODERATE TO WELL AGED GROUPING OF TREES.

INVENTORY PLAN LEGEND

EXISTING DRIP LINE TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

EXISTING HERITAGE TREES TO REMAIN

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 08.14.2023

SCALE: 1" = 80' - 0"

0' 40' 80' 160' 240'

BKV GROUP

EXISTING TREE CONDITION ANALYSIS

Wesley Theological Seminary 4500 Massachusetts Ave NW, Washington, DC 20016

PERFORMED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 05/21/2020

#	COMMON NAME	BOTANICAL NAME	CONDITION	CIRCUMFERENCE	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	STRUCTURAL ROOT ZONE (SRZ)	REMOVE	GAR PRESERVATION CODE	UFA TREE CLASSIFICATION	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET					
1784	Littleleaf Linden	Tilia cordata	60%	75.99"	24.20"	36.30'	12.10'		B8	Special Tree	X	Vine growth, Codominant leader, Low branching angle, Leaning, Trunk scar
1785	Mulberry	Morus alba	70%	29.83"	9.50"	14.25'	4.75'		B5	N/A		Low branching angle
1786	Honey Locust	Gleditsia triacanthos	55%	56.21"	17.90"	26.85'	8.95'		B6	Special Tree	X	Leaning, Fungal growth, Low branching angle
1787	American Elm	Ulmus americana	45%	52.98"	16.87"	25.31'	8.44'		B6	Special Tree	X	X2 Trunk, Vine growth, Dieback
1788	Honey Locust	Gleditsia triacanthos	40%	60.92"	19.40"	29.10'	9.70'		B7	Special Tree	X	Major trunk scar, Major dieback
1789	Honey Locust	Gleditsia triacanthos	5%	52.44"	16.70"	25.05'	8.35'		B6	Special Tree	X	Possibly dead, Major dieback, Major vine growth
1790	American Elm	Ulmus americana	55%	40.51"	12.90"	19.35'	6.45'		B6	N/A	X	Major lean, Low branching angle, Vine growth
1805	Eastern White Pine	Pinus strobus	80%	79.45"	25.30"	37.95'	12.65'		B8	Special Tree	X	Minor dieback, Leaning, Vine growth
1791	Honey Locust	Gleditsia triacanthos	50%	39.57"	12.60"	18.90'	6.30'		B6	N/A	X	Major dieback, Fungal growth
1792	Black cherry	Prunus serotina	90%	46.16"	14.70"	22.05'	7.35'		B6	Special Tree		Minor vine growth
1793	Honey Locust	Gleditsia triacanthos	20%	59.66"	19.00"	28.50'	9.50'		B7	Special Tree	X	Possibly dead, Minor vine growth
1794	Honey Locust	Gleditsia triacanthos	40%	61.42"	19.56"	29.34'	9.78'		B7	Special Tree	X	X3 Trunk, Low branching angle, Vine growth
1795	Black cherry	Prunus serotina	85%	38.63"	12.30"	18.45'	6.15'		B6	N/A		Leaning, Vine growth
1796	Honey Locust	Gleditsia triacanthos	30%	56.52"	18.00"	27.00'	9.00'		B7	Special Tree	X	Vine growth, Major dieback, Trunk cankers
1797	Mulberry	Morus alba	90%	48.67"	15.50"	23.25'	7.75'		B6	Special Tree		
1798	Honey Locust	Gleditsia triacanthos	80%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Codominant leader
1804	Red Maple	Acer rubrum	30%	70.97"	22.60"	33.90'	11.30'		B7	Special Tree	X	Major trunk scar, Codominant leader, Major dieback
1803	Red Maple	Acer rubrum	60%	84.78"	27.00"	40.50'	13.50'		B8	Special Tree	X	Lichen growth, Dieback, Major trunk scar
1799	Kousa Dogwood	Cornus kousa	80%	41.74"	13.29"	19.94'	6.65'		B6	N/A		X3 Trunk, Minor trunk scar
1817	Kousa Dogwood	Cornus kousa	85%	43.40"	13.82"	20.73'	6.91'		B6	N/A		X4 Trunk
1818	Chinese Holly	Ilex cornuta	85%	35.17"	11.20"	16.80'	5.60'		B5	N/A		
1819	Chinese Holly	Ilex cornuta	70%	47.98"	15.28"	22.92'	7.64'		B6	Special Tree		X3 Trunk, Dieback
1820	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	87.92"	28.00"	42.00'	14.00'		B8	Special Tree	X	Lichen growth, Trunk scar
1802	Chinese Magnolia	Magnolia × soulangeana	80%	54.14"	17.24"	25.86'	8.62'		B6	Special Tree		X4 Trunk
1821	River Birch	Betula nigra	80%	57.91"	18.44"	27.66'	9.22'		B7	Special Tree	X	X3 Trunk, Leaning
1822	Zelkova	Zelkova serrata	95%	64.69"	20.60"	30.90'	10.30'		B7	Special Tree		Low branching angle
1823	River Birch	Betula nigra	90%	49.68"	15.82"	23.73'	7.91'		B6	Special Tree	X	X3 Trunk
1824	River Birch	Betula nigra	90%	41.74"	13.29"	19.94'	6.65'		B6	N/A	X	X3 Trunk
1825	River Birch	Betula nigra	95%	44.78"	14.26"	21.39'	7.13'		B6	Special Tree	X	X3 Trunk
1809	Tulip Poplar	Liriodendron tulipifera	70%	50.24"	16.00"	24.00'	8.00'		B6	Special Tree	X	Codominant leader
1808	Tulip Poplar	Liriodendron tulipifera	85%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	
1807	Silver Maple	Acer saccharinum	80%	68.77"	21.90"	32.85'	10.95'		B7	Special Tree	X	Codominant leader
1826	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	36.43"	11.60"	17.40'	5.80'		B5	N/A	X	Cut back
1806	Tulip Poplar	Liriodendron tulipifera	90%	162.66"	51.80"	77.70'	25.90'		B8	Heritage Tree	X	
1827	Red Maple	Acer rubrum	80%	33.60"	10.70"	16.05'	5.35'		B5	N/A	X	Low branching angle
1828	Tulip Poplar	Liriodendron tulipifera	95%	120.58"	38.40"	57.60'	19.20'		B8	Heritage Tree	X	
1829	Tulip Poplar	Liriodendron tulipifera	80%	100.17"	31.90"	47.85'	15.95'		B8	Heritage Tree	X	Codominant leader, Crooked
1830	Littleleaf Linden	Tilia cordata	65%	52.76"	16.80"	25.20'	8.40'		B6	Special Tree	X	Crooked, Leaning, Lichen growth, Dieback
11	Tulip Poplar	Liriodendron tulipifera	90%	128.43"	40.90"	61.35'	20.45'		B8	Heritage Tree	X	Dieback
1831	Tulip Poplar	Liriodendron tulipifera	85%	86.35"	27.50"	41.25'	13.75'		B8	Special Tree	X	Crown dieback
1832	Tulip Poplar	Liriodendron tulipifera	80%	76.93"	24.50"	36.75'	12.25'		B8	Special Tree	X	Crooked, Lichen growth
124	Tulip Poplar	Liriodendron tulipifera	85%	49.30"	15.70"	23.55'	7.85'		B6	Special Tree	X	Minor dieback
126	Tulip Poplar	Liriodendron tulipifera	90%	69.08"	22.00"	33.00'	11.00'		B7	Special Tree	X	
128	Tulip Poplar	Liriodendron tulipifera	95%	98.60"	31.40"	47.10'	15.70'		B8	Special Tree	X	Low branching angle
2/1833	Sawtooth Oak	Quercus acutissima	70%	47.42"	15.10"	22.65'	7.55'		B6	Special Tree	X	Crooked, Leaning
1834	Tulip Poplar	Liriodendron tulipifera	90%	99.23"	31.60"	47.40'	15.80'		B8	Special Tree	X	Lichen growth, Crooked
121	Tulip Poplar	Liriodendron tulipifera	90%	88.24"	28.10"	42.15'	14.05'		B8	Special Tree	X	Crooked
1835	Silver Maple	Acer saccharinum	70%	153.24"	48.80"	73.20'	24.40'		B8	Heritage Tree	X	Codominant leader, Low branching angle, Crooked, Dieback
1836	American Holly	Ilex opaca	85%	33.29"	10.60"	15.90'	5.30'		B5	N/A	X	
1837	American Holly	Ilex opaca	85%	36.74"	11.70"	17.55'	5.85'		B5	N/A	X	
1838	Tulip Poplar	Liriodendron tulipifera	95%	99.86"	31.80"	47.70'	15.90'		B8	Special Tree	X	Low branching angle
1839	Littleleaf Linden	Tilia cordata	70%	64.06"	20.40"	30.60'	10.20'		B7	Special Tree	X	Dieback, Low branching angle
1840	Tulip Poplar	Liriodendron tulipifera	95%	109.28"	34.80"	52.20'	17.40'		B8	Heritage Tree	X	
1841	Hemlock	Tsuga sp.	80%	42.08"	13.40"	20.10'	6.70'		B6	N/A	X	Dieback
1842	Hemlock	Tsuga sp.	60%	43.96"	14.00"	21.00'	7.00'		B6	N/A	X	Major dieback
1843	Tulip Poplar	Liriodendron tulipifera	75%	140.05"	44.60"	66.90'	22.30'		B8	Heritage Tree	X	Dieback, Trunk scar
1844	Hemlock	Tsuga sp.	80%	37.68"	12.00"	18.00'	6.00'		B6	N/A	X	Dieback, Leaning
1845	Tulip Poplar	Liriodendron tulipifera	95%	59.98"	19.10"	28.65'	9.55'		B7	Special Tree	X	Possible dieback in crown
1846	Littleleaf Linden	Tilia cordata	80%	41.14"	13.10"	19.65'	6.55'		B6	N/A	X	
1847	American elm	Ulmus americana	75%	113.36"	36.10"	54.15'	18.05'		B8	Heritage Tree	X	Codominant leader, Major lean, Cut back, Dieback
1848	Tulip Poplar	Liriodendron tulipifera	80%	84.47"	26.90"	40.35'	13.45'		B8	Special Tree	X	Hazardous, Dieback in crown,
171/1849	Littleleaf Linden	Tilia cordata	70%	76.93"	24.50"	36.75'	12.25'		B8	Special Tree	X	Dieback in crown, Crooked
170/1850	Littleleaf Linden	Tilia cordata	55%	49.93"	15.90"	23.85'	7.95'		B6	Special Tree	X	Codominant leader, Low branching angle, Dieback
1851	Mulberry	Morus alba	60%	54.95"	17.50"	26.25'	8.75'		B6	Special Tree		Leaning, Crooked, Codominant leader
167	Tulip Poplar	Liriodendron tulipifera	90%	87.61"	27.90"	41.85'	13.95'		B8	Special Tree	X	
1852	Trident Maple	Acer buergerianum	70%	59.98"	19.10"	28.65'	9.55'		B7	Special Tree		X2 Trunk, Codominant leader, Low branching angle, Cut back,
1547	Basswood	Tilia americana	80%	78.19"	24.90"	37.35'	12.45'		B8	Special Tree	X	Codominant leader
1548	Tulip Poplar	Liriodendron tulipifera	95%	84.78"	27.00"	40.50'	13.50'		B8	Special Tree	X	
1853	Tulip Poplar	Liriodendron tulipifera	90%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree	X	Codominant leader
172	Hemlock	Tsuga sp.	80%	43.02"	13.70"	20.55'	6.85'		B6	N/A	X	Dieback
1854	Littleleaf Linden	Tilia cordata	75%	56.52"	18.00"	27.00'	9.00'		B7	Special Tree	X	Minor lean
1855	Norway Maple	Acer platanoides	85%	43.02"	13.70"	20.55'	6.85'		B6	N/A		Minor lean
1856	Basswood	Tilia americana	70%	88.87"	28.30"	42.45'	14.15'		B8	Special Tree	X	Dieback, Crooked
1857	Sugar Maple	Acer saccharum	80%	58.41"	18.60"	27.90'	9.30'		B7	Special Tree	X	Trunk scar, Codominant leader
175	Sugar Maple	Acer saccharum	55%	63.12"	20.10"	30.15'	10.05'		B7	Special Tree	X	Major trunk scar, Codominant leader, Dieback
177	Sweetgum	American sweetgum	95%	46.16"	14.70"	22.05'	7.35'		B6	Special Tree	X	
178	Littleleaf Linden	Tilia cordata	80%	63.43"	20.20"	30.30'	10.10'		B7	Special Tree	X	Low branching angle
1858	Southern Magnolia	Magnolia grandiflora	75%	66.26"	21.10"	31.65'	10.55'		B7	Special Tree		Minor trunk scar, Low branching angle, Codominant leader

INVENTORY SCHEDULE LEGEND

EXISTING HERITAGE TREES

PRESERVATION PLAN NARRATIVE

THE HERITAGE TREES ON SITE WILL BE PROTECTED THROUGH THE END OF CONSTRUCTION BY VARIOUS METHODS. THE PROJECT LIMITS OF DISTURBANCE AND CONSTRUCTION STRATEGY HAS BEEN REVISED TO REDUCE THE IMPACT ON THE SURROUNDING HERITAGE TREES. THE TREES WILL BE PROTECTED USING SELECTIVE ROOT PRUNING, SUPER SILT FENCE, TREE PROTECTION FENCE, ROOT PROTECTION MATTING, MULCHING.

PRESERVATION PLAN LEGEND

CRITICAL ROOT ZONE EXCLUDED DUE TO EXISTING SITE CONSTRAINTS

CRITICAL ROOT ZONE IMPACTED BY NEW CONSTRUCTION ACTIVITY

CRITICAL ROOT ZONE TO BE MAINTAINED, NOT EFFECTED BY CONSTRUCTION ACTIVITY

CRITICAL ROOT ZONE STRUCTURAL ROOT ZONE

STOCKPILE AND STAGING AREA

EXCAVATION FILL ROUTE

SCALE: 1" = 80' - 0"

0' 40' 80' 160' 240'

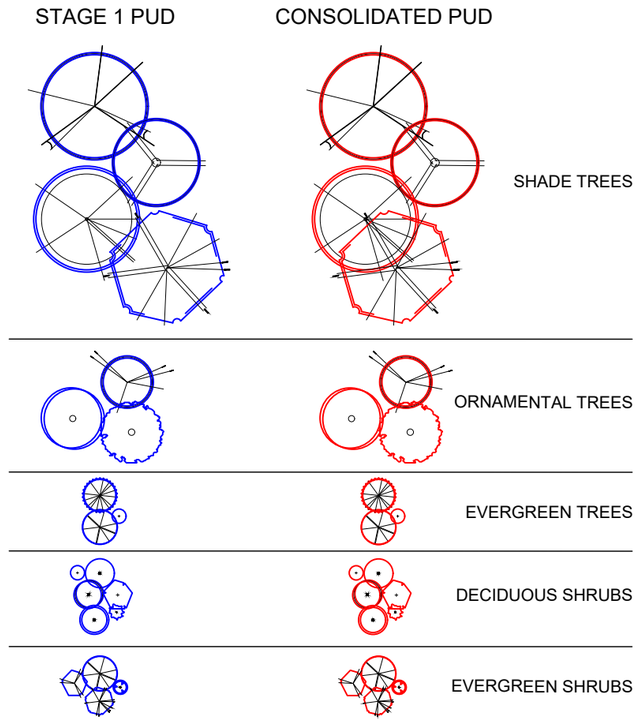
LANDMARK PROPERTIES

BKV GROUP

LANDSCAPE PLAN NARRATIVE

THE PROPOSED LANDSCAPING WILL BE PLANTED IN NATURALISTIC SCHEME TO SCREEN THE PROPOSED ADMINISTRATION BUILDING AND DORM. THE PROPOSED PLANTS WILL LINE THE DRIVEWAY ENTRANCE TO HELP SCREEN UTILITIES AND BEAUTIFY THE ACCESS ROAD. PLANTS ALONG UNIVERSITY AVE WILL BE PLANTED TO CREATE PRIVACY AND ENCLOSE THE PROPOSED PLAYGROUND. THE MAJORITY OF THE PLANTS PROPOSED WILL BE NATIVE VARIETIES THAT WILL ADD AND ECOLOGICAL BENEFIT AND OFFER PROVIDE YEAR ROUND COLOR/INTEREST.

LANDSCAPE PLAN LEGEND



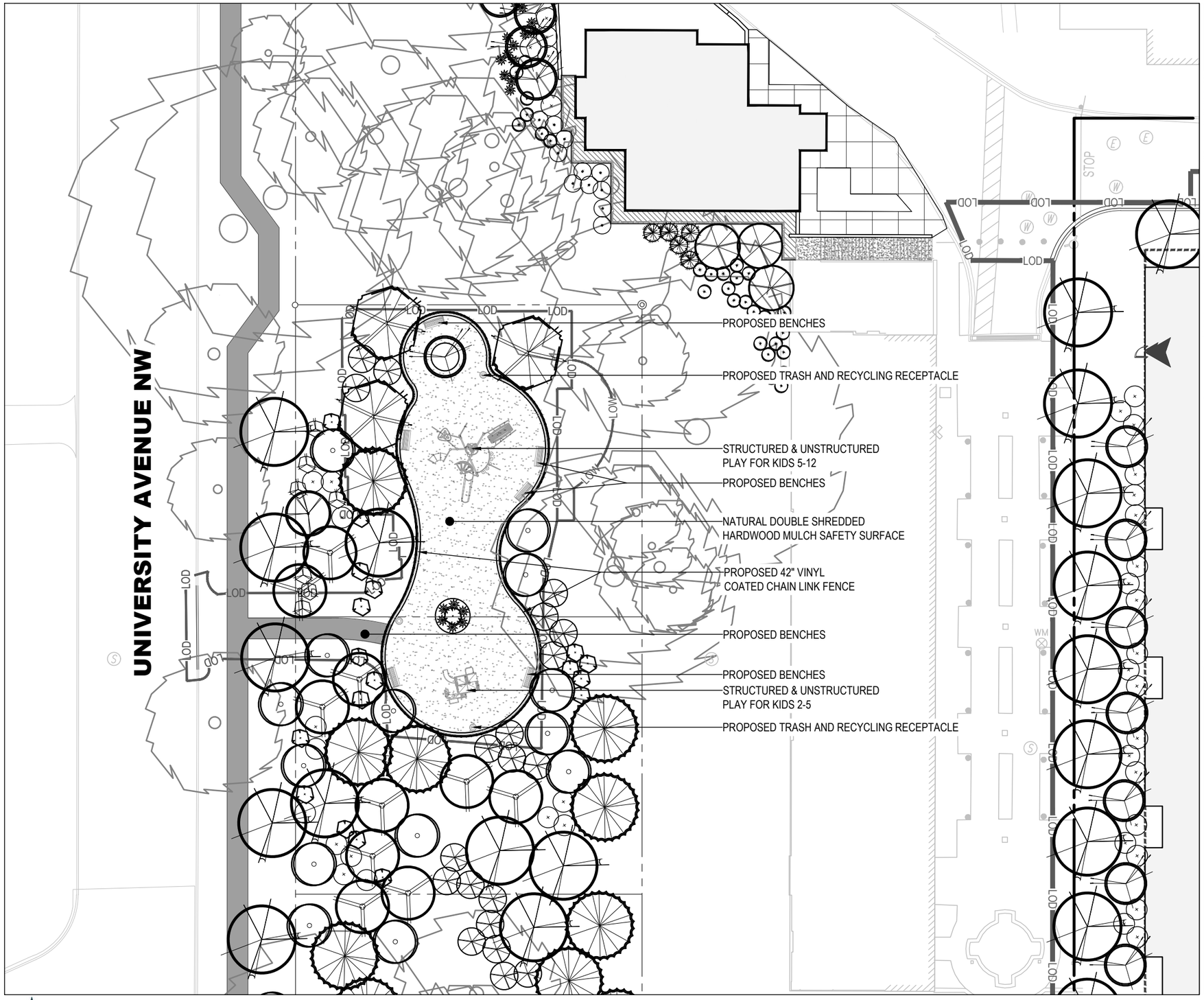
LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 08.14.2023

SCALE: 1" = 80' - 0"

0' 40' 80' 160' 240'

BKV GROUP



48" TALL PERIMETER FENCE

BENCHES

TRASH/RECYCLING RECEPTICAL

EXAMPLE PLAYGROUND EQUIPTMENT

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 08.14.2023

SCALE: 1" = 30' - 0"

0' 15' 30' 60' 90'

BKV GROUP

GREEN AREA RATIO NARRATIVE

THE MINIMUM GREEN AREA RATIO SCORE IN THIS ZONE (RA-1) IS 0.40. THE MINIMUM SCORE WILL BE ACHIEVED BY PROVIDING A COMBINATION OF A1 & A2 SOILS AROUND THE CAMPUS WHICH HAS EXTENSIVE LANDSCAPED AREAS CONTAINING EXISTING TREES. ADDITIONAL A3 BIORETENTION FACILITIES AND C2 GREEN ROOFS WITH 8" O MEDIA WILL BE PROVIDED. LASTLY, ALL HERITAGE TREE WILL BE PRESERVED AND COUNTED TOWARD AS B8 PRESERVATION OF EXISTING VEGETATION. THIS COMBINATION OF GREEN AREA RATIO ELEMENTS PROVIDES A ±0.400 GAR SCORE.

GREEN AREA RATIO LEGEND

A1 - SOILS LESS THAN 24"

A2 - SOILS GREATER THAN 24"

A3 BIORETENTION FACILITY

C2 - GREEN ROOF GREATER THAN 8"

SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 08.14.2023

SCALE: 1" = 100' - 0"

0' 50' 100' 200' 300'

BKV GROUP

Green Area Ratio Scoresheet

Address: 4500 Massachusetts Ave NW

Other: 12/19/2022

Square	Lot	Zone District
1600	6, 7, 8, & 9	RA-1

Lot size (enter this value first) *	Lot area (sf)	Minimum Score	Multiplier	GAR Score
	381,878	0.40	SCORE:	0.409

	Landscape Elements		Square Feet	Factor		Total
A	**Landscaped areas (select one of the following for each area)**					
1	Landscaped areas with a soil depth < 24"		1,700 (square feet)	0.30		510.0
2	Landscaped areas with a soil depth ≥ 24"		200,000 (square feet)	0.60		120,000.0
3	Bioretention facilities		9,000 (square feet)	0.40		3,600.0
B	**Plantings (credit for plants in landscaped areas from Section A)**				*Native Bonus*	
1	Groundcovers, or other plants < 2' height		(square feet)	0.20	(square feet)	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	(# of plants)	0	0.30	(# of plants)	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	(# of trees)	0	0.50	(# of trees)	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	(# of trees)	0	0.60	(# of trees)	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	(# of trees)	0	0.70	(# of trees)	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	(# of trees)	0	0.70	(# of trees)	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	(# of trees)	0	0.70	(# of trees)	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	(# of trees) 9	18000	0.80	(# of trees) 9	14,400.0
9	Vegetated wall, plantings on a vertical surface		(square feet)	0.60	(square feet)	-
C	**Vegetated or "green" roofs**					
1	Over at least 2" and less than 8" of growth medium		(square feet)	0.60	(square feet)	-
2	Over at least 8" of growth medium		20,000 (square feet)	0.80	(square feet)	16,000.0
D	**Permeable Paving*** **					
1	Permeable paving over 6" to 24" of soil or gravel		(square feet)	0.40		-
2	Permeable paving over at least 24" of soil or gravel		(square feet)	0.50		-
E	**Other**					
1	Enhanced tree growth systems***		(square feet)	0.40		-
2	Renewable energy generation		(square feet)	0.50		-
3	Approved water features		(square feet)	0.20		-
		sub-total of sq ft =	248,700			
F	**Bonuses**					
1	Native plant species		18,000 (square feet)	0.10		1,800.0
2	Landscaping in food cultivation		(square feet)	0.10		-
3	Harvested stormwater irrigation		(square feet)	0.10		-
			Green Area Ratio numerator =			156,310

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth. -

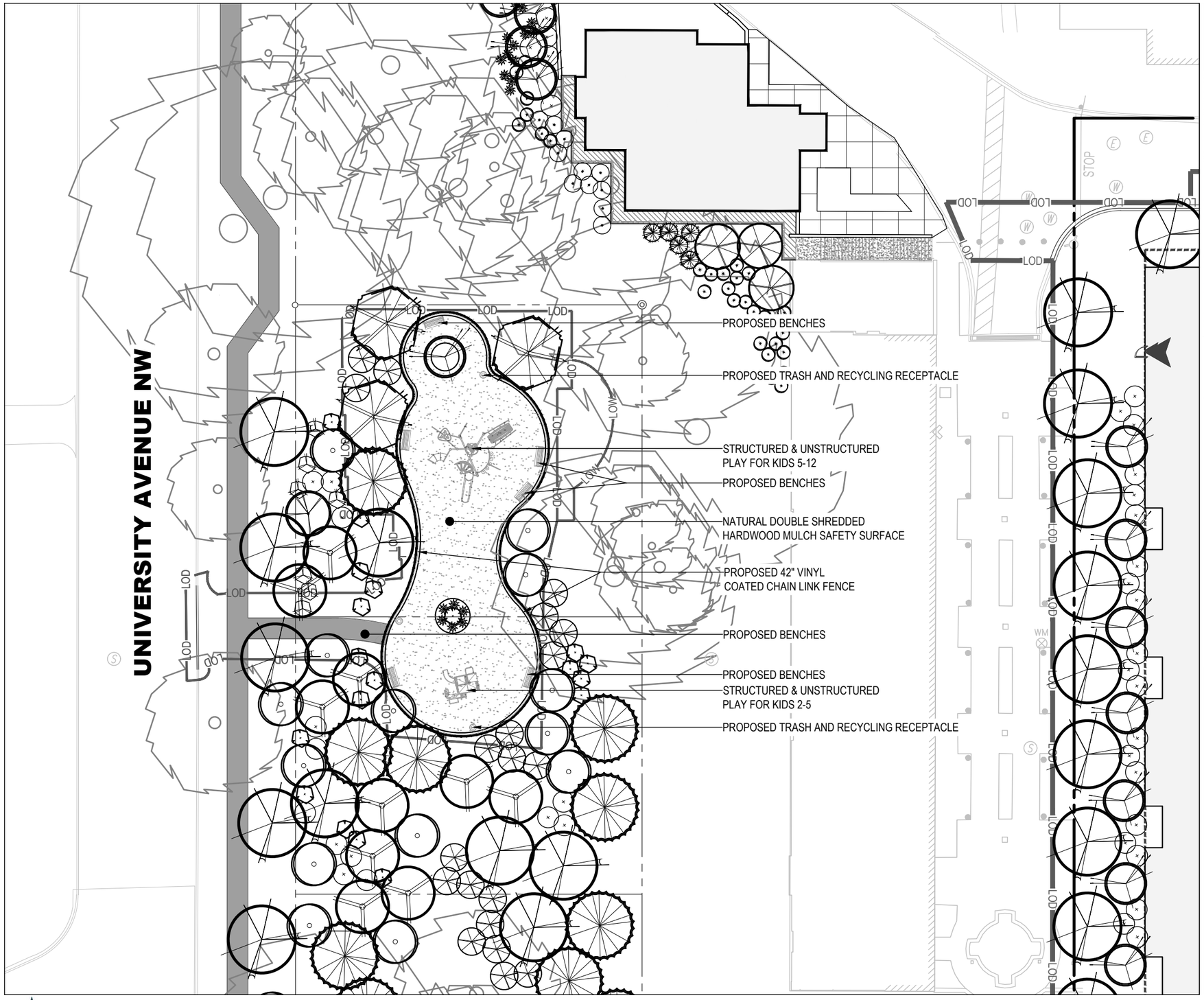
GREEN AREA RATIO Worksheet*

		Quantity of GAR Features per Submitted Sheet	TOTAL
		GAR Plan	
A1	square feet	1,700	1,700
A2	square feet	200,000	200,000
A3	square feet	9,000	9,000
B1	square feet		0
B2	Total for B2		0
B3	# of trees		0
B4	# of trees		0
B5	# of trees		0
B6	square feet		0
B7	square feet		0
B8	square feet	9	9
B9	square feet		0
C1	square feet		0
C2	square feet	20,000	20,000
D1	square feet		0
D2	square feet		0
E1	square feet		0
E2	square feet		0
E3	square feet		0
F1	square feet		0
F2	square feet		0
F3	square feet		0

*** See Green Area Ratio Scoresheet for category definitions**

**** Enter totals on the Green Area Ratio Scoresheet**

EXHIBIT “D”



48" TALL PERIMETER FENCE

BENCHES

TRASH/RECYCLING RECEPTICAL

EXAMPLE PLAYGROUND EQUIPTMENT

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 08.14.2023

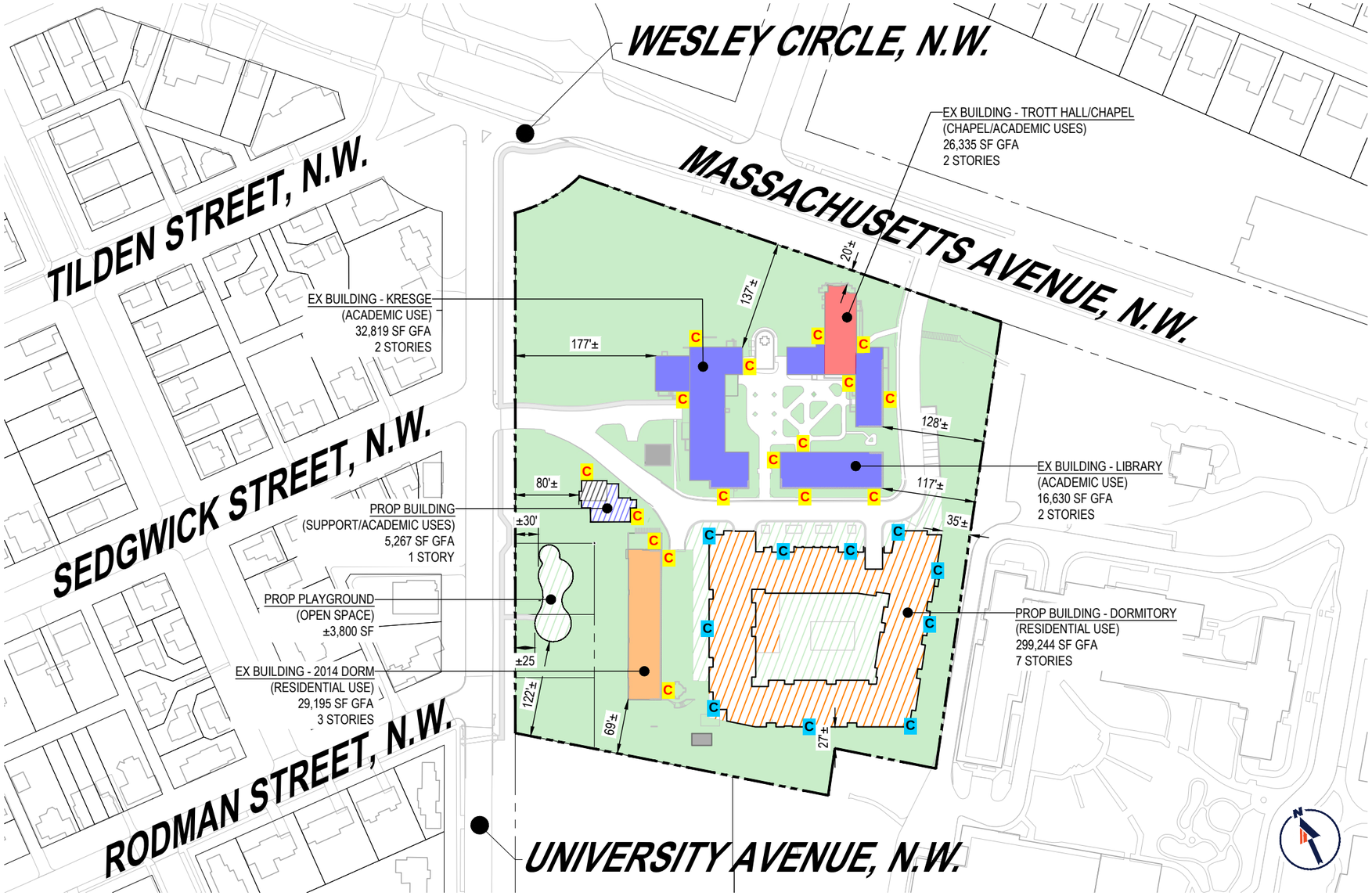
SCALE: 1" = 30' - 0"

0' 15' 30' 60' 90'

BKV GROUP

EXHIBIT “E”

CAMPUS SECURITY CAMERA PLAN



CAMPUS PLAN NARRATIVE

THE EXISTING USES ON SITE INCLUDE ACADEMIC/ADMINISTRATIVE, CHAPEL, RESIDENTIAL, AND SUPPORT STRUCTURES. THIS PLAN PROPOSES TO ADD NEW BUILDINGS WITH RESIDENTIAL, SUPPORT, AND ACADEMIC/ADMINISTRATIVE USES, AS WELL AS ADDITIONAL OPEN SPACE.

CAMPUS PLAN LEGEND

- PROPOSED RESIDENTIAL
- PROPOSED OPEN SPACE
- PROPOSED SUPPORT STRUCTURE
- PROPOSED ACADEMIC/ ADMINISTRATIVE
- CAMPUS BOUNDARY
- EXISTING RESIDENTIAL
- EXISTING ACADEMIC/ ADMINISTRATIVE
- EXISTING CHAPEL
- EXISTING SUPPORT STRUCTURES
- EXISTING OPEN SPACE

C Camera Locations on Proposed Dorm

C Camera Locations for Campus Security

Note: Security camera locations are shown schematically and are subject to adjustment based on security consultant's recommendations.

EXHIBIT “F”

APPLICANT'S DRAFT PUD CONDITIONS

1. Approval of the PUD shall incorporate the terms of the Wesley Campus Plan approved for a 10-year term in ZC Order No. 22-13. Prior to expiration of the Campus Plan, the Seminary will be required to submit a new Campus Plan application to the Zoning Commission.

2. While this PUD is in effect, the Applicant shall continue to be subject to the requirements of the zoning regulations related to campus plans including the development of a campus plan every ten years or other time period established by the Zoning Commission, submitted after consultation with the neighbors and the relevant ANCs, that addresses any potential objectionable impacts on the community under Subtitle X, §§101.14, 901.2. Any new campus plan application or campus plan modification or amendment application that impacts the terms and conditions of the PUD will require a parallel PUD modification application.

3. The PUD boundaries shall include Lots 6 (818 and 819), 7, 8 and 9 in Square 1600 with a land area of 381,878 square feet (8.77 acres).

4. The First Stage PUD shall be developed substantially in accordance with the plans included in the record at Exhibit __, subject to Second Stage approval by the Commission.

5. The Consolidated PUD to include the construction of the New Dormitory, community playground and installation of new landscaping will be completed in one phase in one phase in accordance with the __Plans, Landscape Plan, and Playground Plan at Exhibits _ and _. The Consolidated PUD will also include the demolition of the existing Straughn and Carroll Hall dormitory buildings, the Old President's House, the existing surface parking lot and adjacent one-story maintenance building.

6. Wesley student enrollment headcount during the life of the Campus Plan shall be subject to the following Academic Year (September through August) limit of 705 full and part-time degree and non-degree students attending classes on campus, including Master of Divinity (M.Div.), Master of Theological Studies (M.T.S.), Master of Arts (M.A.), Doctor of Ministry ((D.Min.) degree students attending two-week sessions on campus during off-semester periods, and for Course of Study non-degree students attending weekend (Friday Night-Saturday) or two-week summer on campus programs. All students in degree and non-degree programs that participate entirely off-campus or by remote or virtual classes are not subject to this enrollment cap.

7. The number of Seminary employees (headcount) over the life of the Campus Plan shall not exceed 100 employees (including all full and part-time), excluding non-Wesley employees managing and operating the New Dormitory. Not more than 12 employees (full and part-time) will be employed to manage and operate the New Dormitory, but excluding any student resident assistants/community ambassadors living in the student residential building.

8. The total build out of the campus facilities (including existing buildings) shall not exceed 409,440 square feet of gross floor area or 1.07 FAR during the term of the PUD/Campus Plan. Based on the 1.8 FAR permitted for university campuses located in the RA-1 zone pursuant to Subtitle X, Section 101.5, unused gross floor area of approximately 278,290 square feet shall remain undeveloped.

9. Vehicular parking spaces on the campus including below grade and surface spaces shall not exceed 394 spaces. Approximately 363 spaces will be located below grade in the New Dormitory and 31 surface parking spaces will be located elsewhere on the campus in accordance with Exhibit _.

10. The Applicant shall provide a maximum of 735 total student beds on the campus to include 659 student beds in the New Dormitory and 76 student beds in the existing 2014 Dorm.

11. The Applicant will implement a campus-wide security and monitoring system in accordance with Exhibit _. The Seminary will also designate and publicize a Community Point of Contact (telephone hotline and electronic mail) to be available 24/7 to respond to security, illegal parking, and other potential adverse impacts on neighboring properties.

12. A New Administration, Faculty and Maintenance Building, including adjacent landscaping ("New Administration Building") will be developed in accordance with Exhibit __as a second stage PUD prior to the ten (10) year term of the Campus Plan. The New Administration Building will be residential in scale and design with approximately 5,267 square feet of gross floor area and designed to meet LEED New Construction Gold certification. The building will provide administrative and faculty spaces and a small maintenance facility located on the lower level. Trash from the 2014 Dorm will be stored in a screened area at the New Administration Building.

13. The New Dormitory will house only enrolled Wesley and American University students (and their immediate families if any), resident management personnel and student resident assistants/ambassadors. "Immediate families" include spouses or domestic partners, and dependent children under the age of 18 living in the same dorm unit as the enrolled Wesley and American University students.

14. The New Dormitory will have a maximum height of 74 feet, 8 inches and an additional 12 foot habitable penthouse. It will have a maximum with a total gross floor area of 299,244 square feet. Two levels of underground parking (363 spaces) and internal loading and trash facilities will be provided.

15. New Dormitory security will include an access security system and security cameras will be installed on the campus as generally shown in Exhibit _.

16. Resident leases for the New Dormitory will include a code of conduct and resident management staff and student resident assistants /ambassadors will monitor compliance. Leases will also include a parking addendum which prohibits residents from parking offsite on residential streets and applying for a Residential Parking Permit. Enforcement

will include a system of warnings and lease nonrenewal or expulsion in accordance with D.C. laws.

17. The New Dormitory will include approximately 216 units configured in studio, one, two, three, four and five bedroom units with not more than 659 beds. Each unit will contain a kitchenette and larger units will be designed as co-living units with separately leased bedrooms and common kitchen and living areas.

18. The New Dormitory shall be subject to a modified IZ program substantially in accordance with the terms of Exhibit _. Implementation of the program will be monitored by the Department of Housing and Community Development ("DHCD") and annual performance reports will be submitted to DHCD, ANC 3D and ANC 3E.

19. AU students residing in the New Dormitory will have access to all Seminary facilities, including the library and dining facilities.

20. The New Dormitory will meet LEED Mid-Rise Residential Gold standards and include sustainable features, including solar panels, a green roof, limited rooftop mechanical equipment, and Dark Sky compliance.

21. The Applicant will maintain and enhance the existing Green Open Space Buffer Zone on University Avenue and Massachusetts Avenue in substantial accordance with Exhibits G1 and G2 and the Landscape Plan. Designated green open space of approximately 255,000 square feet of land area is to be preserved and not available for future development.

22. The Applicant will build a small playground to be set back from University Avenue as shown in Exhibit _. The playground will measure approximately 40 feet by 95 feet and have an area of approximately 3,800 square feet. It will include benches and play equipment suitable for toddlers and young children. It will be fenced and open only during daylight hours. The final design of the playground will be substantially in accordance with Exhibit _.

Parking and Vehicular Traffic:

23. The Applicant shall implement, over the life of the PUD/Campus Plan, a Transportation Demand Management Plan, contained in Exhibit ZC 22-13, Exhibits 34, 50, 52, to reduce and manage traffic and parking. Residing on the Campus will not qualify anyone for Residential Permit Parking decals from the District of Columbia. Prior to the Public Hearing, Applicant will request updated reports from DDOT to the ZC with any revisions to the original TDM. The TDM Plan will include periodic performance monitoring requirements.

24. The Applicant will fund and install a 19-Dock Capital Bike Share Station on Campus at a final location coordinated with DDOT.

25. Prior to issuance of a certificate of occupancy for the New Dormitory, the Applicant will fund and construct the following pedestrian improvements subject to any required public space and DC Department of Transportation ("DCDOT")approvals:

    - A sidewalk along the east side of University Avenue NW between Massachusetts Avenue and Rodman Street with a leadwalk into campus along at least one side of the site driveway;

    - Install signage, crosswalk and ADA curb ramps on the south leg of University Avenue at the Rodman Street intersection;

    - Install signage, crosswalk and ADA curb ramps on the east leg of the campus driveway at the University Avenue and Sedgwick Street intersection or construct the crossing as a continuous sidewalk; and

    - Install wayfinding signage on the campus directing students to the gated connection to the American University campus upon the opening of the connection.

26. After occupancy of the New Dormitory, the Seminary will perform a traffic monitoring survey in accordance with performance monitoring plan in Exhibit 34 annually for the first two (2) years and report the results to DDOT, ANC 3D, ANC 3E and the Community Liaison Committee. If warranted by the traffic survey, the Seminary will implement additional TDM measures and University Avenue access restrictions in consultation with DDOT, ANC 3D, ANC 3E and the CLC. Annual traffic monitoring will be extended until such time as the TDM and traffic mitigation goals have been met for two consecutive years.

27. Vehicles will be able to enter and leave the Seminary through the Massachusetts Avenue exit. Vehicles exiting from Massachusetts Avenue will be Right Turn only. The Seminary will request DDOT to assess the feasibility, including potential traffic impacts of installing a traffic signal at the Massachusetts Avenue entrance or allow left turn for exiting vehicles on a limited basis. Any studies or changes to access, including installation of traffic signal equipment, will be supplied, designed, funded and installed by the Applicant not DDOT.

28. The Applicant agrees to limit use of the University Avenue driveway for entry by emergency and limited service and delivery vehicles (e.g., trash and food service deliveries to refectory) required to access the campus from this location.

29. Use of University Avenue for exiting vehicles will be prohibited, except in emergencies and appropriate enforcement measures implemented.

30. The Applicant will encourage all Wesley students, on-campus residents, staff, faculty, and visitors to park on campus with quarterly electronic communications and signage.

31. If either ANC 3D or ANC 3E notify the Applicant that Wesley students or on-campus residents are parking on nearby residential streets, the Applicant will undertake a

continuing enforcement program until such time as the Applicant reaches agreement with the complaining ANC that the problem has been reasonably mitigated.

32. The Applicant undertake measures as needed to address additional parking demand including, the possibility of altering class schedules, as outlined in the Transportation Demand Management (TDM) Plan.

33. The New Dormitory will include a designated on-campus ride-sharing pick-up and drop-off area, and on-campus rental bike and scooter parking area, as shown on Exhibit ___.

Construction Management:

34. All construction vehicles shall access the campus through the Massachusetts Avenue entrance. If exceptional conditions mandate use of University Avenue by construction vehicles (e.g., construction crane) to access the construction site, the only access will be from the existing exit to University Avenue with right turn only for exiting vehicles. No new access to the construction site will be created from University Avenue, except for the limited purpose and duration for the demolition of the Old President's House and planned restoration and landscaping of that area and installation of Community Playground.

35. The Applicant will develop with the participation of the community a construction management plan that: a.) designates a Seminary Point of Contact for construction activity issues; b.) establishes a 24-hour construction contractor point of contact; c.) conducts a pre-construction community meeting to coordinate construction activities at least 90 days before construction; d.) provides for construction worker and construction vehicle parking at locations other than neighborhood streets; e.) minimizes on-street truck idling in compliance with all applicable regulations; f.) ensures trucks are brushed and loads are covered prior to leaving the construction site; and g.) ensures compliance with on-site environmental regulations for maintaining the construction site. The Applicant will be responsible for implementing the Construction Management Plan and serve as the primary point of contact for the community.

36. The Applicant will establish a neighborhood construction management committee to discuss ongoing issues during the construction phase of the project and address remediation issues tied to any damage to neighbors' property during construction.

Landscaping:

37. The Applicant will implement the Landscape Plan in substantial accordance with Exhibit ___.

38. The Seminary will work with its Community Liaison Committee to review and make best efforts to achieve consensus on final plant and tree selections within the ranges included in the Landscape Plan to create an effective and aesthetically pleasing interface between the Campus and the surrounding neighborhood.

Environmental Issues:

39. Prior to filing a permit application with the D.C. Department of Buildings (DOB) for ground clearance, excavation, or other construction that could require investigation and/or remedial work at or around the campus by the U.S. Army Corps of Engineers because of its prior use as Camp Leach as part of the American University Experiment Station Formerly Used Defense Site (FUDS), the Seminary shall provide notification to the District Department of Energy and Environment (DOEE), the U.S. Army Corps of Engineers (USACE), and the U.S. Environmental Protection Agency (EPA), Region 3, that Wesley Seminary intends to undertake such activities. The Seminary will report on the outcomes of its interactions with, the DOEE, USACE, and EPA on this issue to ANC 3D, ANC 3E and the Community Liaison Committee and cooperate fully with the DOEE, USACE, and EPA as required, including implementation of any required Campus Safety Plan during excavation and construction.

40. In conjunction with filing a permit application with the D.C. Department of Buildings (DOB) for ground clearance, excavation, or other construction, the Seminary will submit the final stormwater management plan to the DOEE for review and report the outcome of that review to ANC 3D and ANC 3E, and the Community Liaison Committee.

41. Throughout the term of the PUD/Campus Plan, the Applicant shall work directly with residents and the Community Liaison Committee to provide information to ensure that the construction does not have unanticipated stormwater impacts on residents' property and shall address any impacts should they occur.

Other Issues:

42. The Seminary shall maintain a Community Liaison Committee that meets at least three times annually and includes neighborhood resident representatives of ANC 3D, ANC 3E, the Spring Valley-Wesley Heights Citizens Association, Neighbors For A Livable Community, Spring Valley Neighborhood Association, and individual residents of Spring Valley living within 200 feet of the Seminary's property line at University Avenue. Other interested residents and neighborhood groups are invited to participate in the CLC's public meetings.

43. The Applicant shall make available (weekday evenings from 6:00 – 11:00 p.m.) for use by community groups without charge one or more meeting rooms on the campus designed to accommodate groups of various sizes including not more than 100 people and equipped to facilitate attendance both in person and by video conferencing, including guest Wi-Fi, but subject to the applicable IT security restrictions and available video conferencing resources. Such a meeting room shall be made available on a priority basis to any community group that requests the use of such room at least 21 days before the proposed meeting date if that room is not previously booked by another community group. If a community group requests a room with less than 21 days' notice or for a meeting on a weekend, the Applicant shall be made the room available if it has not been previous booked by either another group or the Applicant. At the time use of a meeting room is reserved, the available HVAC, facilities and IT resources will be confirmed.

When not so requested by a community group, any such meeting room may be used by the Applicant for other purposes. Persons attending these meetings will be provided with free parking. "Community group" is defined as any organized private civic or governmental group with members residing in the neighborhoods represented by ANC 3D and ANC 3E at the time of this order. Applicant reserves the right to exclude political and/or controversial groups in its reasonable discretion in keeping with its religious and educational mission. Unaccompanied minors are not permitted at any time.

44. At least twice annually, after final approval and beginning prior to occupancy of any new building, the Seminary will attend ANC 3D meetings to review Campus Plan performance issues identified in collaboration with the CLC.

45. The Seminary will install screening for the three exhaust pipes on the 2014 Dorm and monitor and correct any excessive noise exceeding applicable standards in a residential zone.

46. The Seminary will not sell or lease any part of the Spring Valley Campus to American University for university use during the term of this PUD/Campus Plan. Any proposed sale or lease of any part of the Campus to AU will constitute a Modification of Significance under Subtitle X, §703 requiring a public hearing before the Zoning Commission.

47. The Applicant will file any proposed change in any of the conditions of this PUD as a Modification of Significance requiring a hearing pursuant to Subtitle Z, § 704, unless ANC 3D and ANC 3E both agree that such modification can be filed as a Minor Modification or a Modification of Consequence.

48. The Seminary agrees to continue to make best efforts to engage with American University on issues of potential collaboration which affect the operation of the Seminary's PUD/Campus Plan, and which also affect the impact of the application on the neighborhood.

49. The Applicant shall be responsible for the construction of the University Avenue sidewalk and ADA-compliant pedestrian ramps recommended in the District Department of Transportation's (DDOT's) report on this application.

50. No building permit shall be issued for the Project until the Applicant has recorded a covenant in the land records of the District of Columbia, between the Applicant and the District of Columbia that is satisfactory to the OZLD and the OZ, DOB (the "PUD Covenant"). The PUD Covenant shall bind the Applicant and all successors in title to construct and use the PUD site in accordance with this Order, including the Conditions imposed, or amendment thereof by the Commission. The Applicant shall file a certified copy of the covenant with the records of OZ and provide a courtesy copy to ANC 3D and ANC 3E.

51. Approval of the Consolidated PUD shall be valid for a period of two years from the effective date of this Order. Within that time, the Applicant shall file a building permit

application for that Phase. The Applicant shall begin construction of the Consolidated PUD within three years of the effective date of this Order.

EXHIBIT “G”

Wesley Campus Plan & PUD

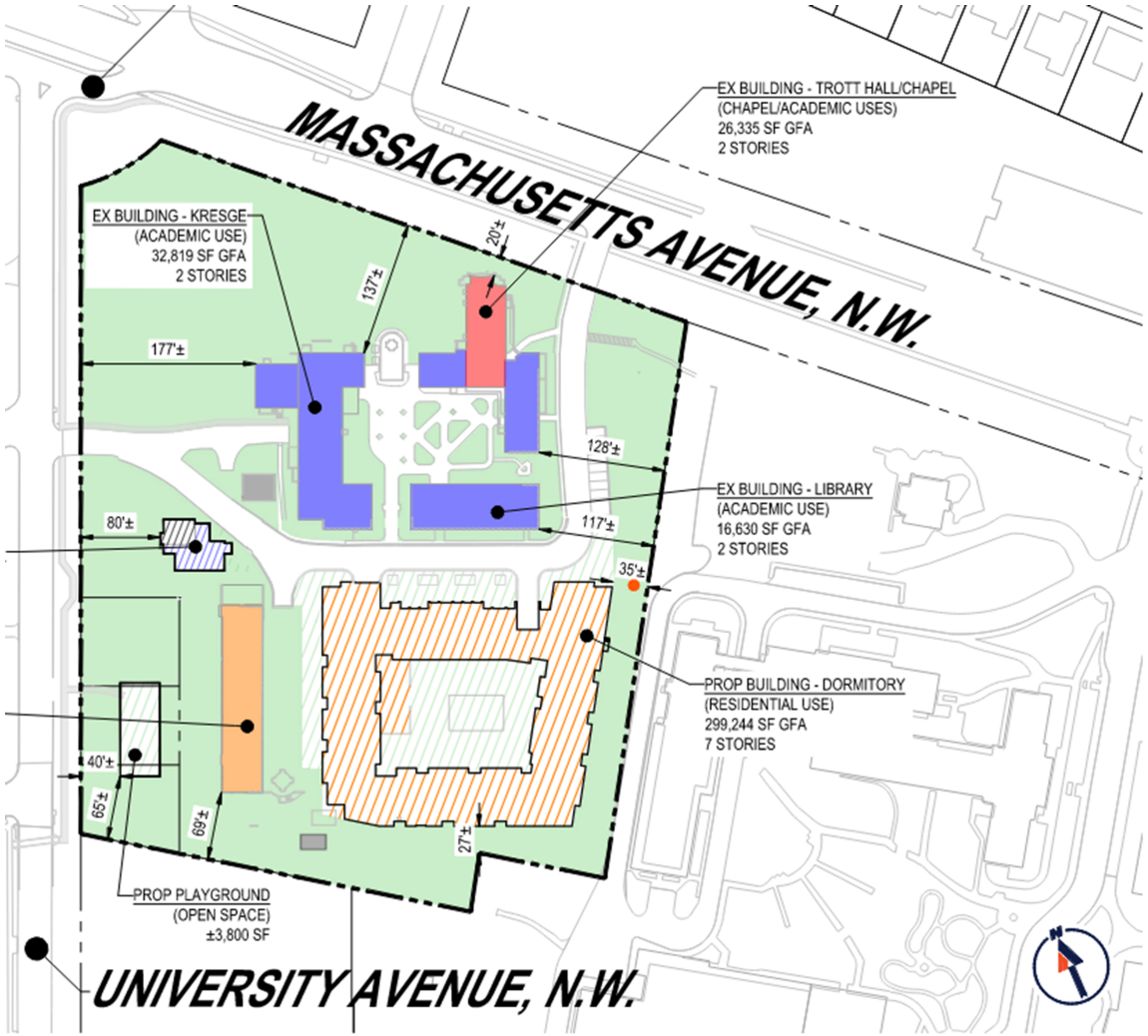
Meeting with DDOT

August 18, 2023

GOROVE SLADE
Transportation Planners and Engineers

Overview

- Previous application for Campus Plan
  - Full CTR package
- Current application for Campus Plan with a PUD application covering the new dorm building
  - Summary comparison document submitted
- Units, beds and parking generally the same
- Small retail removed
- Current application carries over all transportation commitments negotiated with DDOT
  - Sidewalk on University Boulevard
  - TDM Package
  - Performance Monitoring Plan



ACADEMIC/ADMINISTRATIVE, CHAPEL, RESIDENTIAL, AND SUPPORT STRUCTURES. THIS PLAN PROPOSES TO ADD NEW BUILDINGS WITH RESIDENTIAL, SUPPORT, AND ACADEMIC/ADMINISTRATIVE USES, AS WELL AS ADDITIONAL OPEN SPACE.

CAMPUS PLAN LEGEND

- PROPOSED RESIDENTIAL
- PROPOSED OPEN SPACE
- PROPOSED SUPPORT STRUCTURE
- PROPOSED ACADEMIC/ ADMINISTRATIVE
- CAMPUS BOUNDARY
- EXISTING RESIDENTIAL
- EXISTING ACADEMIC/ ADMINISTRATIVE
- EXISTING CHAPEL
- EXISTING SUPPORT STRUCTURES
- EXISTING OPEN SPACE

Comparison

Comparison of Applications **Development**	**2022 Campus Plan Application**	**2023 Campus Plan and PUD Application**	**Changes**
Retail Space	1535 sf	-	-1535 sf
Existing Wesley Beds Being Removed/Replaced	90 Beds	90 Beds	No Change
New AU Beds	569 Beds	569 Beds	No Change
Total Beds	**659 Beds**	**659 Beds**	**No Change**
Vehicle Parking	**2022 Campus Plan Application**	**2023 Campus Plan and PUD Application**	**Changes**
Existing Wesley Surface Spaces Removed	143 spaces	143 spaces	No Change
Existing Wesley Surface Spaces to Remain	31 spaces	31 spaces	No Change
Wesley Parking Spaces in New Dorm Building	105 spaces	105 spaces	No Change
AU Resident Parking (Icludes 22 Visitor/ADA Spaces)	245 spaces	258 spaces	13 spaces
Total Vehicle Parking Proposed in New Dorm Building	**350 spaces**	**363 spaces**	**13 spaces**
Total Vehicle Parking (Including Surface Parking to Remain)	**381 spaces**	**394 spaces**	**13 spaces**
Net Increase in Parking	**207 spaces**	**220 spaces**	**13 spaces**

Comparison (Continued)

Bicycle Parking	2022 Campus Plan Application	2023 Campus Plan and PUD Application	Changes
Long Term Spaces (In Bike Room) Short Term Spaces (Bike Racks Outside)	62 spaces 12 spaces	62 spaces 12 spaces	No Change No Change
Access	**2022 Campus Plan Application**	**2023 Campus Plan and PUD Application**	**Changes**
Driveway on Massachusettes Avenue	Accomodates all site traffic during peak periods on weekdays (6-9am & 4-7pm)	Accomodates all site traffic at all times	Additional traffic in non-peak times
	Remain right-out only onto Massachusettes Avenue (No lefts out)		No Change
	21 am peak hour and 54 pm peak hour outbound vehicles use the driveway. Traffic simulations indicate adequate operations. The project will review whether a traffic signal is needed with DDOT and fund installation, if required.		No Change
Driveway on University Boulevard	Closed during peak periods on weekdays (6-9am & 4-7pm)	Closed at all times	Additional time closed
	8 am peak hour & 24 pm peak hour outbound vehicles rerouted to Massachusettes Avenue Driveway		No Change in peak hour
	Service vehicles allowed to use as needed		No Change

Comparison (Continued)

- Fewer trips with retail removed

Auto Mode Split	Land Use	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
From April 29, 2022 CTR								
20%	Residential	600 net new beds	5	8	13	14	16	30
50%	Retail	1,535 SF	1	0	1	2	1	3
	Total		**6**	**8**	**14**	**16**	**17**	**33**
Currently Proposed								
20%	Residential	569 net new beds	5	8	13	14	14	28
	Total		**5**	**8**	**13**	**14**	**14**	**28**
Net Difference in Vehicle Trips								
			-1	**0**	**-1**	**-2**	**-3**	**-5**

Parking Breakdown

394 total proposed spaces on campus

- 31 surface
- 363 garage spaces in new dorm building

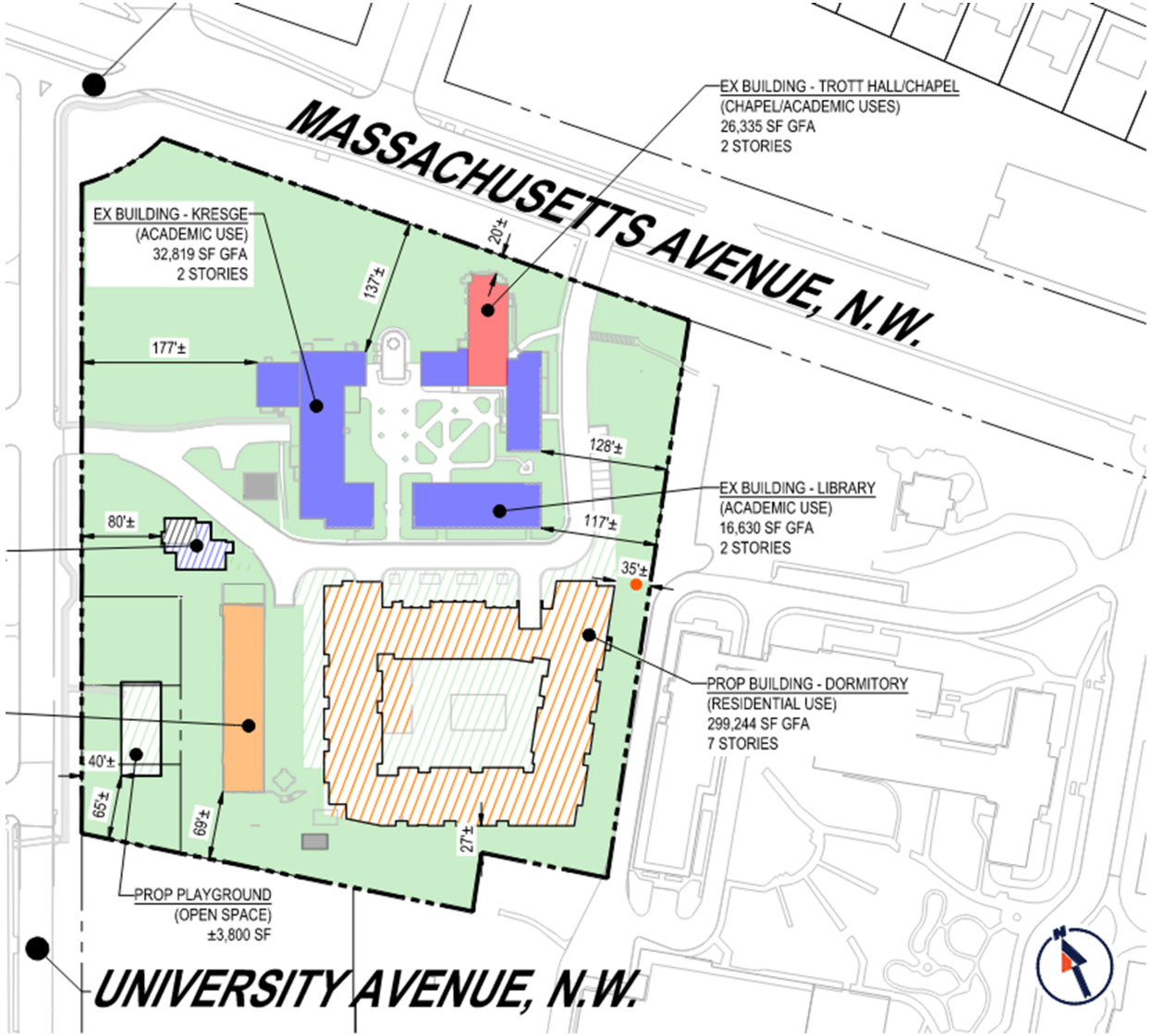
Wesley

- 174 existing surface spaces for Wesley
  - 143 removed for new building
  - 105 spaces for Wesley in new building
  - 136 total spaces for Wesley
    - Net reduction of 38 fewer Wesley spaces

AU Portion of Dorm Building

- 258 spaces for AU portion of dorms
  - 22 Visitor and ADA spaces
  - 236 spaces for 569 AU beds
    - 0.41 spaces per bed

Discussion



ACADEMIC/ADMINISTRATIVE, CHAPEL, RESIDENTIAL, AND SUPPORT STRUCTURES. THIS PLAN PROPOSES TO ADD NEW BUILDINGS WITH RESIDENTIAL, SUPPORT, AND ACADEMIC/ADMINISTRATIVE USES, AS WELL AS ADDITIONAL OPEN SPACE.

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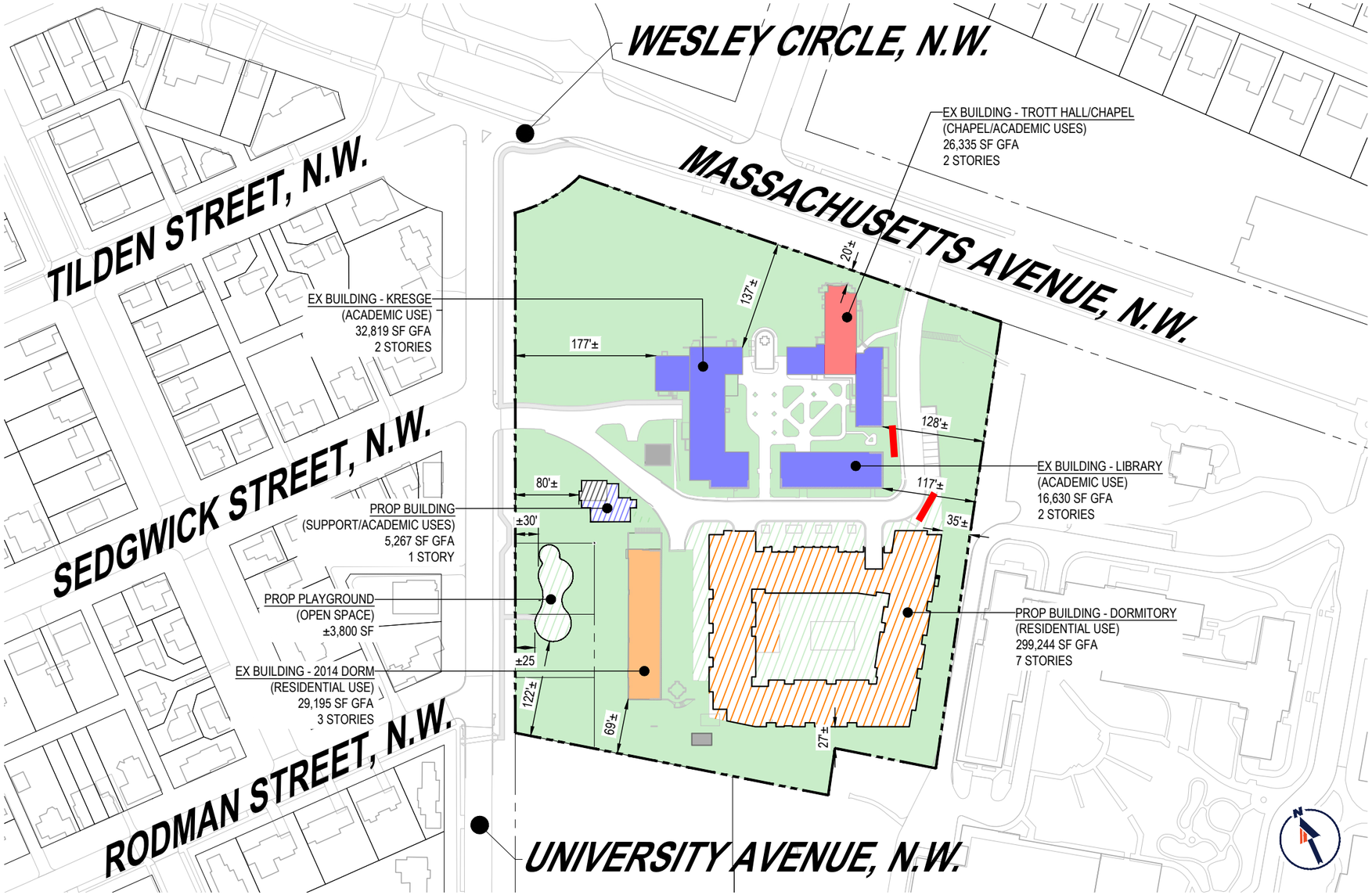
- EXISTING OPEN SPACE

EXHIBIT “H”

CAPITAL BIKE SHARE PLAN



CAMPUS PLAN NARRATIVE

THE EXISTING USES ON SITE INCLUDE ACADEMIC/ADMINISTRATIVE, CHAPEL, RESIDENTIAL, AND SUPPORT STRUCTURES. THIS PLAN PROPOSES TO ADD NEW BUILDINGS WITH RESIDENTIAL, SUPPORT, AND ACADEMIC/ADMINISTRATIVE USES, AS WELL AS ADDITIONAL OPEN SPACE.

CAMPUS PLAN LEGEND

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- EXISTING CHAPEL
- EXISTING SUPPORT STRUCTURES
- EXISTING OPEN SPACE

Potential Capital Bike Share Locations

Note: One 19-Unit Capital Bike Share shall be installed on campus. Potential locations are shown schematically and are subject to adjustment based on coordination with Capital Bike Share and underground utilities.

EXHIBIT “I”

PARKING & ACCESS ADDENDUM

This Parking and Access Addendum (this "**Addendum**") is made and entered into as of **«lease_generated_on»** (the "**Effective Date**") by and between **«landlord_name»** ("**Landlord**") and **«responsible_applicant_names»,** an individual ("**Resident**").

Landlord and Resident entered into that certain Housing Contract with a start date of **«lease_start_date»** (the "**Contract**") for a bedroom (the "**Bedroom**") in the **«property_name»** located at **«owner_address»** (the "**Facility**") to which this Addendum is attached.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby acknowledge and agree as follows:

1. **Terms.** Capitalized terms used but not defined in this Addendum shall have the meanings given in the Contract.

2. **Parking.** Resident acknowledges that parking is available in the designated parking areas at the facility for the use of Residents who have leased an individual parking space for the Monthly Parking Fee. **If Resident has elected to lease a parking space in the facility, Resident shall pay the amount listed below each month along with monthly Rent Installment. If no Parking Confirmation or Monthly Parking Fee is listed below resident will not have access to a parking space in the facility.** The terms of this Addendum shall coincide with the terms of the Contract and shall automatically expire upon the expiration of the Contract or any renewal or extension of the Contract.

Parking Confirmation: **«item_name»** **Monthly Parking Fee:** $**«rent_amount»**

a. The Parking Permit and/or Access Device, to the extent applicable, will be issued at move-in. Resident's Parking Permit/Access Device is only valid for the vehicle Resident has registered with Landlord, (the "**Registered Vehicle**"). The Parking Permit shall be displayed at all times in the lower left-hand corner of the front windshield of the Registered Vehicle. If the Parking Permit is placed anywhere else or is not visible, the Registered Vehicle is subject to being towed or booted at Resident's expense. Resident shall, without delay, provide Landlord with written notice if Resident has a change in vehicle, license plate, or both. If Resident loses the Parking Permit, Resident shall promptly obtain a replacement from Landlord and pay the Replacement Parking Permit Fee.

b. Resident shall only park in designated parking spaces or, if applicable, Resident's assigned parking space. Landlord has the right to have Resident's vehicle towed or booted at Resident's expense if such vehicle (i) is parked in a loading zone, fire lane, on landscaping or grass, in front of dumpsters (if any) or on curbs, (ii) is double parked, (iii) appears to be abandoned, (iv) is not, with respect to Resident only, a Registered Vehicle, (v) appears to be in a state of disrepair, (vi) causes damage to the parking facilities, or (vii) does not have a current registration or inspection.

c. In the event the parking space, or as applicable, any portion of the parking garage, parking lot or parking area, including but not limited to sprinkler and other systems located thereon, is not maintained properly, is damaged, or is otherwise not returned in a condition satisfactory to Landlord at the End Date or the earlier termination of the Contract, Resident shall pay to Landlord all costs associated with repairing or replacing the same.

d. Resident shall not park any motor vehicle on the surface parking spaces of Wesley Theological Seminary or in the surrounding residential communities or other unauthorized areas. Resident shall not apply for and/or obtain a District of Columbia Residential Permit Parking decal or permit. Short-term parking is permitted on Massachusetts Avenue when conforming to DC parking rules, meters, and times. Parking is never permitted on University Avenue or other residential streets within the Spring Valley area. Resident's parking in these areas will be subject to ticketing and towing in accordance with DC parking enforcement rules and those of Wesley Theological Seminary and American University. Landlord has the right to have Resident's vehicle towed or booted at Resident's expense if Resident violates any provision of this Section 2(d).

3. **Controlled Access.**

a. The Facility may be furnished with a controlled access device (the "**Controlled Access**"), subject to the terms and conditions of this Section. Resident acknowledges that any benefit Resident receives from the Controlled Access is incidental to the existence of controlled access. Resident acknowledges and agrees that the Landlord's installation and

use of the Controlled Access does not constitute a voluntary undertaking, representation or agreement by Landlord to provide security to Resident or any guest of the Unit. There is no guarantee that the presence of the Controlled Access will in any way increase personal security or safety of Resident, Resident's guests or their respective belongings. The Controlled Access can be rendered inoperative at any time. Resident acknowledges and agrees that Landlord has no obligation to maintain the Controlled Access, and Landlord may temporarily or permanently remove the Controlled Access at any time without providing alternative controlled access to the Facility. To the full extent permitted by applicable law, Landlord shall not be liable to Resident or any guest of the Facility for any injury, damage, or loss whatsoever which is caused as a result of any problem, defect, malfunction or failure of the performance of the Controlled Access, or for any injury, assault, vandalism or other crime occurring at the Facility. Resident acknowledges Landlord shall not be liable in any way for any disruption in the operation or performance of the Controlled Access.

b. Resident acknowledges that an access device ("**Access Device**") is required to operate the Controlled Access. Resident represents and warrants that Resident understands how to use the Controlled Access and how the Controlled Access functions. Resident will not act in any way to impair the use or function of the Controlled Access. Resident agrees to use reasonable care in the operation of the Controlled Access and to comply with any and all instructions, rules or procedures instituted by Landlord regarding the operation of the same. Resident hereby acknowledges that the Access Device is for Resident's sole and exclusive use and the use of such Access Device by any person other than Resident shall constitute a Default under the Contract. Should Resident fail to return the Access Device to Landlord upon request, or should Resident lose or damage the Access Device, Resident shall be liable for the Replacement Access Device Fee.

IN WITNESS WHEREOF, Landlord and Resident have executed this Addendum as of the date and year first above written.

LANDLORD:

«landlord_name»

By: «agent_for_landlord», its agent.

By: _____
Name: _____
Title: _____

RESIDENT:

_____

Printed Name: _____

EXHIBIT “J”

EXHIBIT J

Outline of Witness Testimony

I. David McAllister-Wilson, The Wesley Seminary

- **A.** Wesley Seminary: Past, Present and Future
- **B.** Thrive in Place to Further Education Mission
- **C.** Wesley's Contribution to City, Diversity and Equity
- **D.** Vital Role of Community Engagement with our Neighbors, ANCs, CLC

II. Eric Leath, Landmark Properties

- **A.** Introduction to Landmark Properties
- **B.** Purpose Built Student Housing
- **C.** Operation of New Dormitory
- **D.** Implementation of Inclusionary Zoning

III. Jack Boarman, BKV Group

- **A.** New Dormitory Design and Features
- **B.** Purpose Built Student Housing
- **C.** Project Revisions
- **D.** Allocation of Inclusionary Units
- **E.** Sustainability
- **F.** Landscaping

IV. Steve C. Karcha, Advanced Project Management, Inc.

- **A.** Wesley Campus
- **B.** Demolition of Buildings
- **C.** New Administration and Maintenance Building
- **D.** Green Open Space/Landscaping
- **E.** Playground
- **F.** Sidewalk and Public Space Improvements
- **G.** Construction Management with Community Participation

V. Brandice Elliott, Holland & Knight

- **A.** Existing Zoning and Proposed Land Use
- **B.** Compliance with Campus Plan Evaluation Criteria of Subtitle X § 101
- **C.** Compliance with PUD Evaluation Criteria of Subtitle X § 304.4

D. Consistency with the Comprehensive Plan

1. FLUM and GPM Designations
2. Advancement of Policies and Objectives of the Rock Creek West Planning Area Element and Citywide Elements
3. Racial Equity Analysis

E. Conclusions

VI. Will Zeid, Grove Slade

A. Comprehensive Transportation Review

B. Transportation Demand Management

C. Performance Monitoring Plan

JACK OWEN BOARMAN, AIA, NCARB, CID

PARTNER-IN-CHARGE

Jack brings over 44 years of experience in the design of residential developments, corporate, government and academic facilities. Since founding the firm in 1978, Jack has led the firm's team design approach in the development of quality architecture across the country. He has expanded the design practice for planning, programming and design of urban redevelopment projects and historic renovations.

EDUCATION // Bachelor of Architecture with Distinction, University of Minnesota

YEARS OF EXPERIENCE // 44

REGISTRATIONS // Professional Architect: DC# 101622, MD #16180, MN #11682, IL #001017467, SD #4926, WI #6144, IA #2153, AZ #20740, NY #018772, CID# C00659, AIA Member # 30022509, NCARB #26798

PROFESSIONAL AFFILIATIONS // American Institute of Architects (AIA), Minneapolis Chapter, Minneapolis Chapter President, 1998; Minneapolis Chamber of Commerce; Minneapolis Downtown Council; Urban Land Institute; Lambda Alpha

RELEVANT EXPERIENCE

Crystal Towers, Dweck, Arlington, VA

Urban Atlantic-Walter Reed Site QRS-Wash-DC

1801 E Main-Richmond,VA- 225,000 square feet, 221 units, with 5,000 square feet of retail and 110 structured parking spaces

Piazza Terminal, Philadelphia, PA – Multifamily, Market-rate, New Construction, 937,000 SF, 13 stories, 951-unit, 513 parking spaces (5% are dedicated for green vehicles), In Progress

Broad and Washington, Philadelphia, PA – Market-rate, Mixed-use, Multifamily, In Progress

CastleRock, GMU Prince Williams Bldg C, Prince Williams County,VA - student housing, 3 Buildings Building A 197 Units, Building B 170 Units, Building C 155 Units

Brewers Hill, Greystar, Baltimore, MD – Market-rate, Multifamily, 500-unit, In Progress

Dominium-Bluffs Pkwy Senior-Canton-GA

City Club Apartments Midtown Detroit, CCA, Detroit, MI - Market-rate, 16-, 6-story structures, 357 units, 30,000 SF retail space, 250 below-grade parking

Harwood Flats, Foulger Pratt & Promark Real Estate Services, Kensington, MD – Project manager for the design and construction of a mixed use, 614-unit, development. 549,771 GSF, 28,000 SF retail

Cotton Annex, Douglas Development, Washington, DC- Adaptive reuse of the landmarked 90,000 square foot Cotton Annex, with an additional 400,000 square feet of new construction. 610 total units

Artspace Silver Spring Arts Campus, Montgomery County and Artspace, Silver Spring, MD – affordable, addition & renovation, 68 live/work artist studios, 11 townhouses

Beckert's Park, Foulger-Pratt, Washington, DC – Multifamily, Mixed Use, 5-story, 327-unit, 60,000 SF

Center City District, Landmark on Grand River / Newman Lofts, East Lansing, MI – Multifamily, Mixed-Use, Student Housing, New Construction, 2-Towers, 96-Active Adult Units, 289-Student Housing Unit

âme (Meridian Hill Hall), Jair Lynch, Washington, DC – Multifamily, Adaptive Reuse, Historic Renovation, 8-story, 206-unit, 187,586 SF, $37M estimated

The Aspen, Ellisdale, Washington, DC – Multifamily, Mixed Use, New Construction, 10-story, 133-unit, 88,310 SF housing, 5,890 SF retail, $18.7M

(Mai Place) 1400 14th Street NW, Abdo Development, Washington, DC – mixed use, corporate, new construction, 4-story, 30-unit, 46,394 SF housing, 13,866 SF retail, $11.7M

New Carrollton Mixed Use Development Phase II, Urban Atlantic, New Carrollton, MD- mixed use, 5-story, 291-unit, 327,201 SF

The District (Riverfront Landings), Pittsburgh, PA – market rate, 2 buildings, 5 stories residential, 1 story amenities, 425 total units, 648,000 SF

Morrow Park City Apartments, Village Green Companies, Pittsburgh, PA – market-rate, new construction, 213-unit, 273,093 SF, $37.3M

The Vintage, Valor Development, Washington, DC – Multifamily, Addition & Historic Renovation, 85-unit, 63,525 SF, $9.8M

Advanced Project Management, Inc.

Stephen C. Karcha, VP of Project CM

CERTIFIED CM, LEED AP, GRP

Title
Vice President
Project and Construction Management,
36 years' experience; 25 years with APM

Education
B.S. Civil Engineering Technology,
Old Dominion University
A.S. Construction Management,
Northern Virginia Community College

Designations
(CCM) Certified Construction Manager
(GRP) Accredited Green Roof Professional
(LEED AP) LEED Professional Accreditation

Professional Affiliations
Construction Management Association of America
Green Roofs for Healthy Cities
U.S. Green Building Council
American Society of Civil Engineers
International Code Council
National Fire Protection Association
Engineer-In-Training (EIT), VA

*A*s the VP of Project and Construction Management, Stephen is a key cornerstone of the APM team. His extensive experience in construction project management, general contracting, civil engineering, and zoning brings an expansive view to all areas of the development process.

Stephen's leadership encourages an open and creative exploration of ways to overcome the challenges encountered by the entire project team in preconstruction, construction, and preoccupancy phases. He fosters and guides the project team and Ownership through the healthy tensions to achieve the goals of the project and lead to a successful outcome.

Recent Programs

Arlington Partnership
For Affordable Housing
4 Projects $70.89 Million Program

The Washington National Cathedral
5 Projects $42.9 Million Program

YMCA of Metropolitan Washington
5 Projects $41.8 Million Program

Goodwin House Incorporated
13 Projects $192 Million Program

Episcopal High School
13 Projects $86 Million Program

The Madeira School
8 projects $71.1 Million Program

Wesley Theological Seminary
7 Projects $28.5 Million Program

World Wildlife Fund, Inc.
7 Projects $8.5 Million

Alexandria Housing
Development Corporation
5 Projects $264 Million Program

Gonzaga College High School
23 projects $150.3 Million Program

Flint Hill School
3 Projects $34 Million Program

Peter Lawrence of Virginia
7 Projects $51.2 Million Program

Vinson Hall Expansion
4 Projects $87.9 Million Program

Sidwell Friends School
8 Projects $113.7 Million Program

Falcons Landing
3 Projects $45 Million Program

Virginia Theological Seminary
8 Projects 36.1 Million Program

"I appreciate a lot what APM has done to get us to this point. We would not be where we are without you" - Jonathan Frederick, President and CEO AHDC

"We were privileged to have you at the table with us; your experience, attention to detail, dedication and level head were a true benefit to the team.
- Brandon Ripley | Vice President, Construction Penzance

Holland & Knight

Brandice N. Elliott

DIRECTOR OF PLANNING SERVICES

Brandice.Elliott@hklaw.com

Washington, D.C.
202.469.5572

PRACTICE
Land Use: Mid-Atlantic

Brandice N. Elliott is the director of planning services in Holland & Knight's Washington, D.C., office and a member of the firm's Land Use and Government Team. Ms. Elliott works with the firm's nationally recognized development, land use and zoning attorneys to support clients as they acquire, plan and develop real estate projects.

Ms. Elliott has more than 15 years of experience providing detailed zoning, planning and design analysis to land use projects. She also has vast knowledge of land use, zoning, urban design and environmental regulatory compliance.

Prior to joining Holland & Knight, Ms. Elliott worked in the District of Columbia Office of Planning for 10 years, where she played a key role in the management of several development projects of varying size and complexity citywide. She worked with a broad coalition of development stakeholders and district agencies to negotiate planned unit developments (PUDs), map amendments, design review projects, text amendments, variances and special exceptions in order to provide recommendations aligned with district regulations, policies and priorities, and presented the analyses to the D.C. Zoning Commission and Board of Zoning Adjustment (BZA). Ms. Elliott also assisted in long-range planning efforts, including the Comprehensive Plan update and other small-area plan initiatives.

Ms. Elliott's experience also includes serving as a planner and deputy zoning administrator for the Town of Herndon, Virginia, where she oversaw the development of several projects, contributed to comprehensive plan area studies and coordinated advisory committees. Prior to that, Ms. Elliott spent several years in Mesa, Arizona, where she served as a zoning plans examiner, planner and code compliance officer.

Credentials

Education

- Arizona State University, MUEP, Master of Urban and Environmental Planning
- Arizona State University, B.A., Psychology, *magna cum laude*

Memberships

- American Institute of Certified Planners (AICP)

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BRANDICE N. ELLIOTT

PROFESSIONAL BACKGROUND

Brandice has extensive expertise in urban planning, land use, and zoning gained through over fifteen years of experience working in both public and private sectors. She is currently the Director of Planning Services at Holland & Knight LLP, Washington, DC office. Prior to that, Brandice was a Development Review Specialist with the D.C. Office of Planning (DCOP) for ten years. Her prior experience also includes serving as a Deputy Zoning Administrator, Zoning Plans Examiner, and Code Compliance Officer.

EXPERIENCE

DIRECTOR OF PLANNING SERVICES, HOLLAND & KNIGHT LLP

August 2022 - Present

- Prepares and manages developer applications for a variety of projects, including Planned Unit Developments (PUDs), zoning map amendments, zoning variances, and special exceptions.
- Assists clients with zoning entitlements and acquisition of building permits.
- Prepares testimony for zoning and land use planning to be provided to the D.C. Zoning Commission and Board of Zoning Adjustment.
- Advises clients on interpretation and application of development regulations and approval processes.
- Prepares detailed comprehensive plan, zoning, and land use analysis to advise client during property acquisition and entitlements.

DEVELOPMENT REVIEW SPECIALIST, DISTRICT OF COLUMBIA OFFICE OF PLANNING

September 2012 - August 2022

- Prepared analyses of complex project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other District policies.
- Provided subject matter expertise of District policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the D.C. Zoning Commission and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and District Agencies to refine projects and reduce conflicts in the proposed design.

Projects: Managed several PUDs of varying complexity in the Florida Avenue Market Development with the goal of securing significant benefits and amenities, particularly affordable housing; Managed development proposals in Southeast Federal Center, which generally consisted of design review and text amendments that brought the Zoning Regulations in conformance with the Master Plan; and Served as subject matter expert in development of the Chevy Chase Small Area Plan.

PLANNER AND DEPUTY ZONING ADMINISTRATOR, TOWN OF HERNDON COMMUNITY DEVELOPMENT

November 2010 - September 2012

- Served as Planner and Deputy Zoning Administrator managing the Site Plan Review Process, ensuring that all requests complied with the Comprehensive Plan, Town Code, and Town policies.

- Coordinated the Pedestrian and Bicycle Advisory Committee, which provided input for the first Countywide Bicycle Transportation Plan, and presented regular updates at public information sessions and to the Town Council.
- Was the point of contact for matters concerning the Town Code and its consistency with federal Chesapeake Bay regulations.

Projects: Contributed to the first Fairfax County Bicycle Transportation Plan; Assisted with Comprehensive Plan Area Studies, including the Herndon Metrorail Study Area Plan and Downtown Herndon Area Plan.

PLANNER, TELERGY CONSULTING

September 2009 - November 2010

- Served as Planner obtaining entitlements for the development of telecommunication infrastructure.
- Coordinated public engagement, site research, city review processes, and city public hearing processes for approvals for the development of infrastructure.

CITY OF MESA, PLANNING DIVISION

PLANNER II AND CODE COMPLIANCE OFFICER (March 2010 - September 2010)

PLANNER I (December 2007 - January 2009)

ZONING PLANS EXAMINER (August 2005 - December 2007)

- Documented cases of zoning violation, provided notification to property owners, and provided assistance to correct the violation within a timely manner.
- Served as the Planner and primary contact for all requests requiring relief from the Zoning Regulations.
- Prepared analyses of project proposals to determine conformance with the Comprehensive Plan, Small Area Plans, Zoning Regulations, and other City policies.
- Provided subject matter expertise of City policies, development goals, processes, procedures, and standards as they related to the Agency.
- Regularly provided testimony to the Zoning Adjustment Hearing Officer and Board of Adjustment regarding Office of Planning recommendations.
- Collaborated with Applicants and City Agencies to refine projects and reduce conflicts in the proposal design.
- Coordinated permit reviews requiring zoning approvals and provided technical reviews of residential, commercial, and sign plans, verifying compliance with City Codes, Zoning Commission approvals, and Board of Zoning Adjustment approvals.

EDUCATION

ARIZONA STATE UNIVERSITY

MUEP, Master of Urban and Environmental Planning

ARIZONA STATE UNIVERSITY

B.A., Psychology

CERTIFICATION

American Institute of Certified Planners

GOROVE SLADE
Transportation Planners and Engineers

William Zeid, PE

Senior Associate Project Manager

Will is a senior associate and project manager with over 12 years of experience in traffic, parking and transportation engineering and planning in the DC, Maryland and Virginia markets providing support for designing and entitling private and public development projects. He is responsible for managing projects in Washington, DC, Maryland, and Virginia. Will helped lead a public-private working group to update Montgomery County's 2022 Local Area Transportation Review (LATR) Guidelines to incorporate a cap on off-site improvement requirements.

Will has been qualified as an expert by the DC Board of Zoning Adjustment, the DC Zoning Commission, by numerous jurisdictions in Maryland and Virginia, and has been recognized as an expert witness by the Loudoun County Circuit Court.

He has experience with all types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities.

Will's project experience covers the full spectrum of land-use and includes:

Residential

7 New York Avenue NE BZA, Washington DC
CSX West - WC Smith, Washington, DC
Takoma Metro Multifamily Development, Washington, DC
Decoverly Dr at Crown Park AWSC, Gaithersburg, MD
Reed Street PUD, Washington, DC
3000 M Street NW – PUD, Washington, DC
3220 Prospect Street, Washington, DC
4618 14th Street NW PUD, Washington, DC
3427 Wisconsin Avenue NW Map Amend App
2229 M St NE PUD, Washington, DC
Broadlands Section 104 Residential, Loudoun County, VA

Mixed-Use Development

1250 U Street NW Redevelopment, Washington, DC
Shady Grove Innovation District, City of Rockville, MD
MRP Steuart Buzzard Point Phase 1, Washington, DC
Square 669-670, Washington, DC
Federal Plaza Shopping Center, Rockville, MD
Smithsonian Institution – Revitalization, Washington, DC
Yards Parcel Q, Washington, DC
1301 S Capitol Street, Washington, DC
5425 Wisconsin Avenue, Chevy Chase, MD
Friendship Center, Washington, DC
Olde Ashburn Center, Ashburn, VA
15930 Frederick Road - Lidl Derwood, Gaithersburg, MD

Education
Bachelor of Science,
Civil Engineering,
University of Idaho

Professional Registrations
Maryland: No. 49415
District of Columbia: No. PE921523
Indiana: No. PE12000640

Professional Associations
Maryland Society of Professional Engineers (MDSPE)
National Association of Industrial and Office Properties (NAIOP)
Urban Land Institute (ULI)

Experience
12 years total
2 years with Gorove Slade

Location
Washington, DC

Federal, State, and Municipal Government

2406 Massachusetts Avenue NW, Washington, DC

Primary and Secondary Schools

Dorothy Heights Elementary School, Washington, DC
Ft. Lincoln / Hagans Recreation Center, Washington, DC
Raymond Elementary School, Washington, DC
Aiton School, Washington, DC
Washington Latin Public Charter School, Washington, DC
Truesdell Education Campus, Washington, DC
Kenilworth Elementary School, Washington, DC

Office

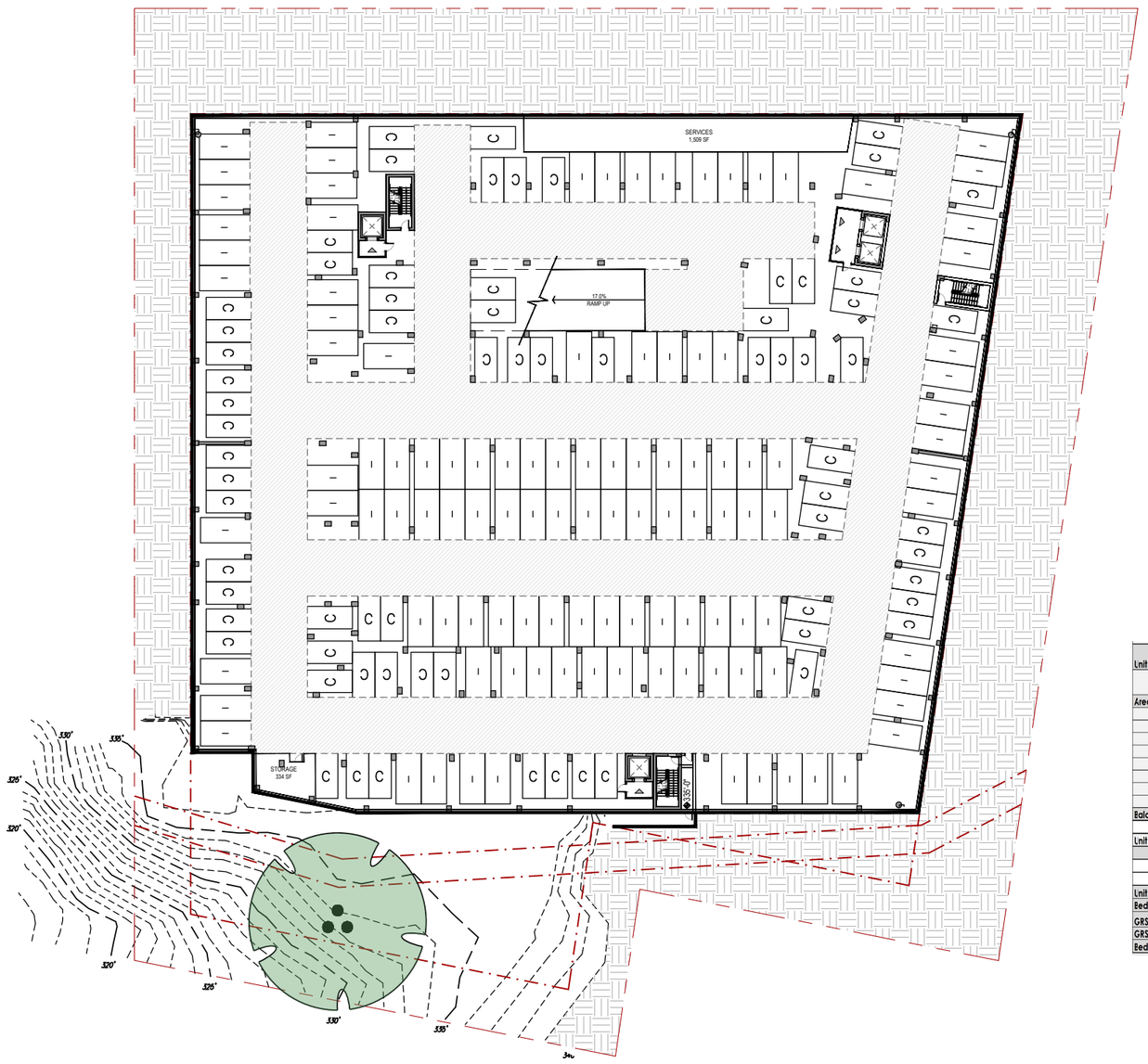
WMATA Square 487 - 600 5th Street NW, Washington, DC
14 Firstfield Road Development, Gaithersburg, MD
Rockville Corporate Center, City of Rockville, MD
Redland Corporate Center, City of Rockville, MD

Other

Wesley Theological Seminary, Washington, DC
4.5 Street Alley 2-Way/1-Way Conversion
405 S Frederick Road – Wawa, Gaithersburg, MD
Glymont Gas Station, Indian Head, MD
MLK Gateway Phase II, Washington, DC
Ivy City Valet Traffic Flow Chart, Washington, DC
Broadlands 204 North Parking Study, Loudoun County, VA

EXHIBIT “K”

BASEMENT 2



Unit Type	Level	Total	Amenities & Support: Lobby	Amenity	Retail	Loading & Trash	MEP & Services	Parking Area	Parking Count	Tabulations: Gross Building Area	GRSF	NRSF	Efficiency (NRSF / (GRCSS BLDG - PARKING))
Area (SF)													
	B2						2,162	65,812	195	67,974			
	B1						6,956	60,050	168	67,006			
	G	21	4,217	8,785	0	2,149	402			46,853	31,300	25,673	54.79%
	2	25					641			35,175	34,534	28,752	81.74%
3	3 5	35					492			45,269	44,797	38,652	85.55%
2	6 7	26					373			32,083	31,710	26,989	84.12%
	8	13					560			17,183	16,623	11,757	68.42%
Balcony													
Unit Total per Type		216	4217	8785	0	2149	12943	125862	363	434,224	280,268	236,[illegible]16	76.6%
								347	Area/space				
									Parking Ratio				

Unit Count	216		
Bed Count	659		
GRSF by Type	280,268		
GRSF Ave. unit	1,298		
Bed Mix	100.0%		

381,878	Total Site Area	8.77	Acres
113,758	Site Area	2.61	Acres
82.7	Density	=	Total units / Acreage
0.41	Lot Coverage	=	Ground Floor/Site Area
299,244	GFA	=	GBA – Cellar Parking Area
1.07	FAR	=	GFA / Total Site Area

LANDMARK PROPERTIES

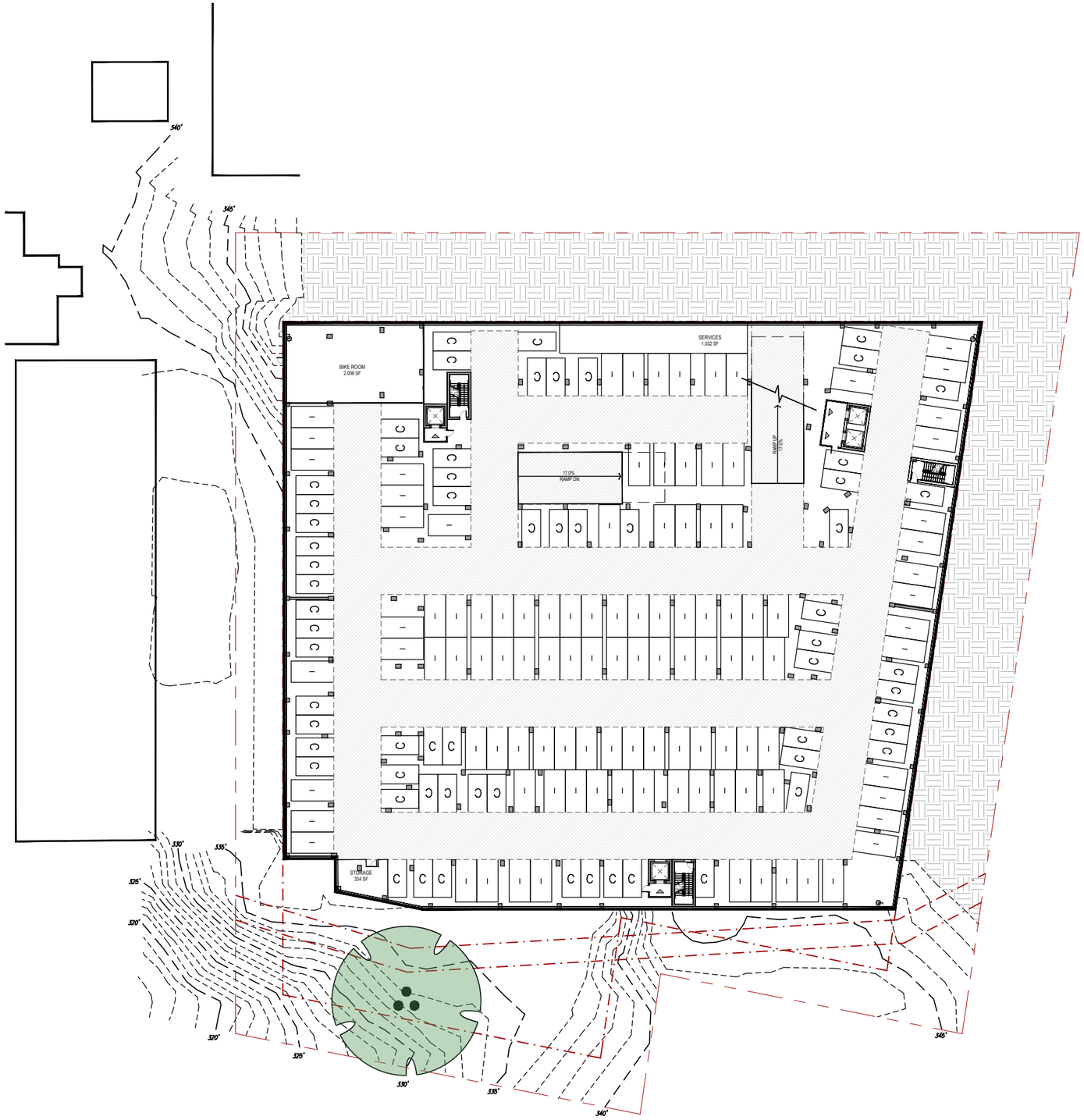
The Standard at Wesley - Washington, DC | 08.18.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

BASEMENT 1



LANDMARK PROPERTIES

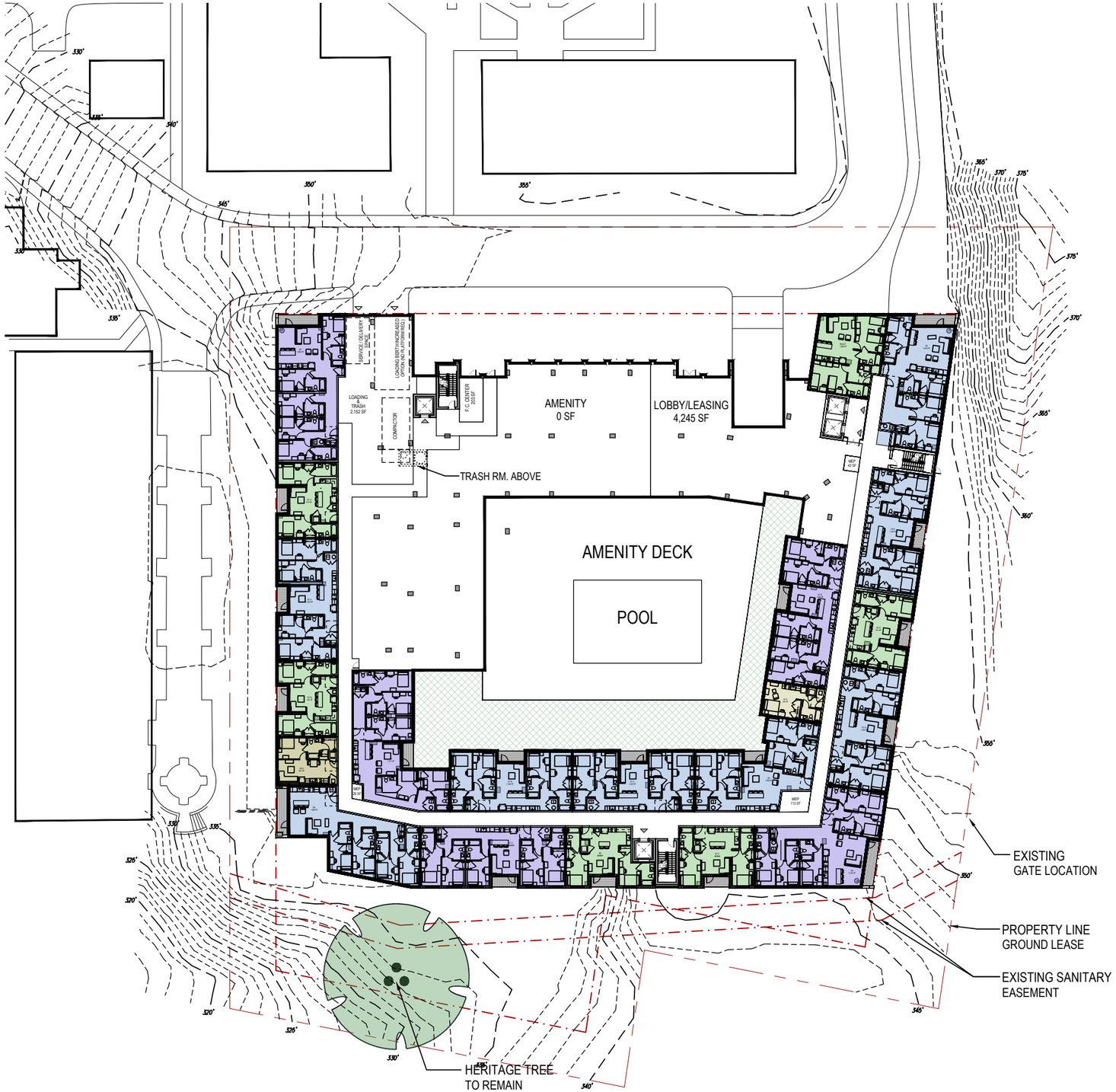
The Standard at Wesley - Washington, DC | 08.18.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

GROUND FLOOR PLAN



LANDMARK PROPERTIES

SCALE: 1" = 50' - 0"
0' 25' 50' 100' 150'

BKV GROUP

LEVEL 2 FLOOR PLAN

LANDMARK PROPERTIES

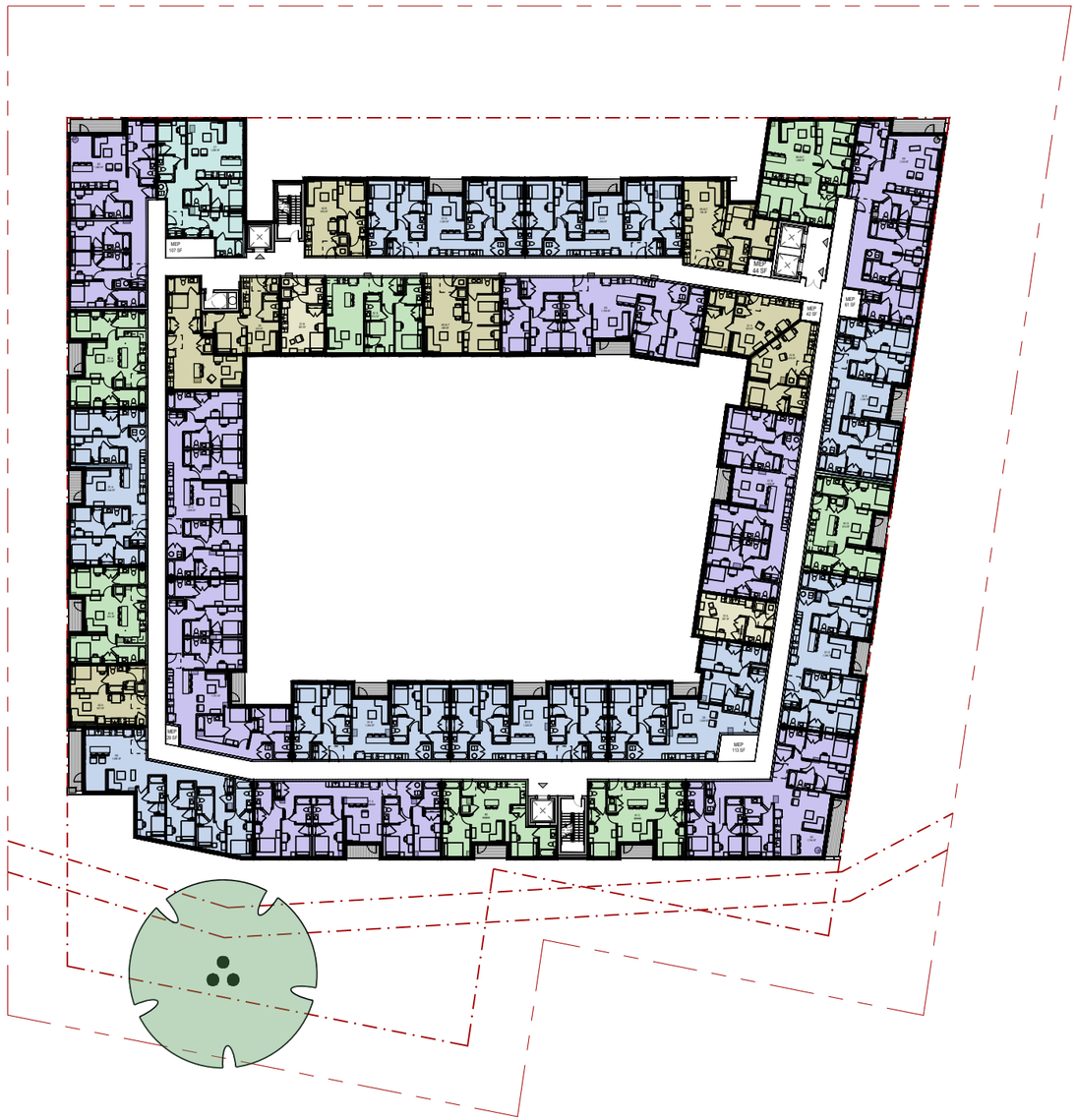
The Standard at Wesley - Washington, DC | 08.18.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

LEVEL 3-5 FLOOR PLAN



LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 08.18.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

LEVEL 6-7 FLOOR PLAN

LANDMARK PROPERTIES

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

LEVEL 8 FLOOR PLAN

LANDMARK PROPERTIES

The Standard at Wesley - Washington, DC | 08.18.2023

SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

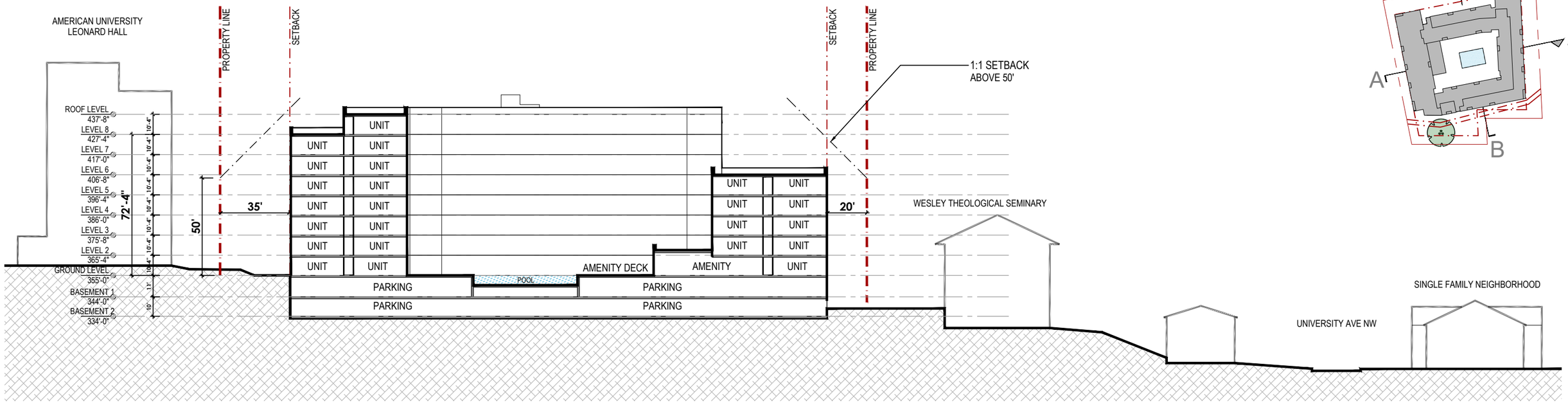
WEST ELEVATION

LANDMARK PROPERTIES

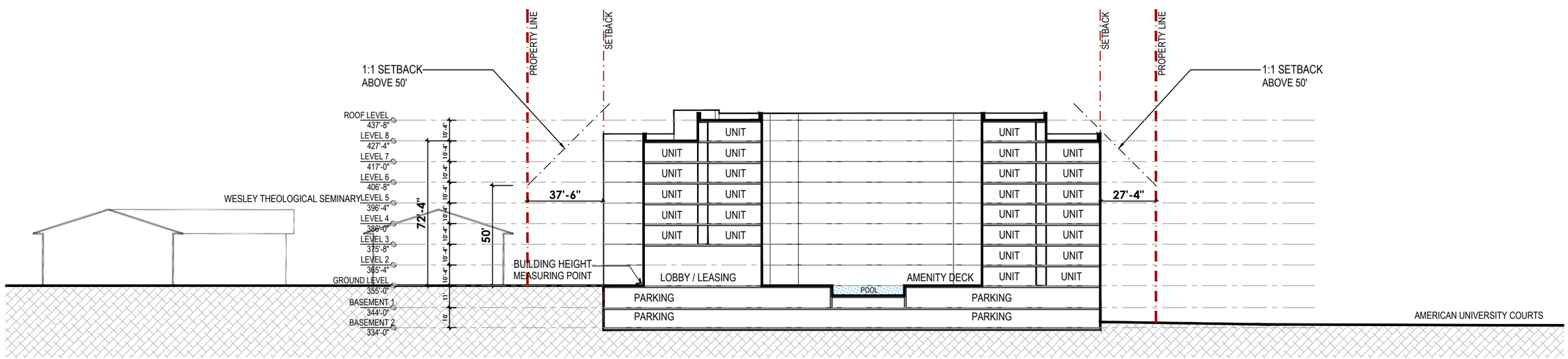
SCALE: 1" = 25'- 0"
0' 25' 50' 75'

BKV GROUP

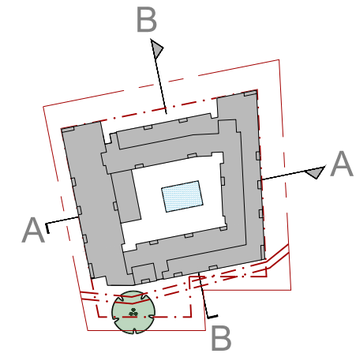
BUILDING SECTIONS



SECTION A - A



SECTION B - B



LANDMARK PROPERTIES

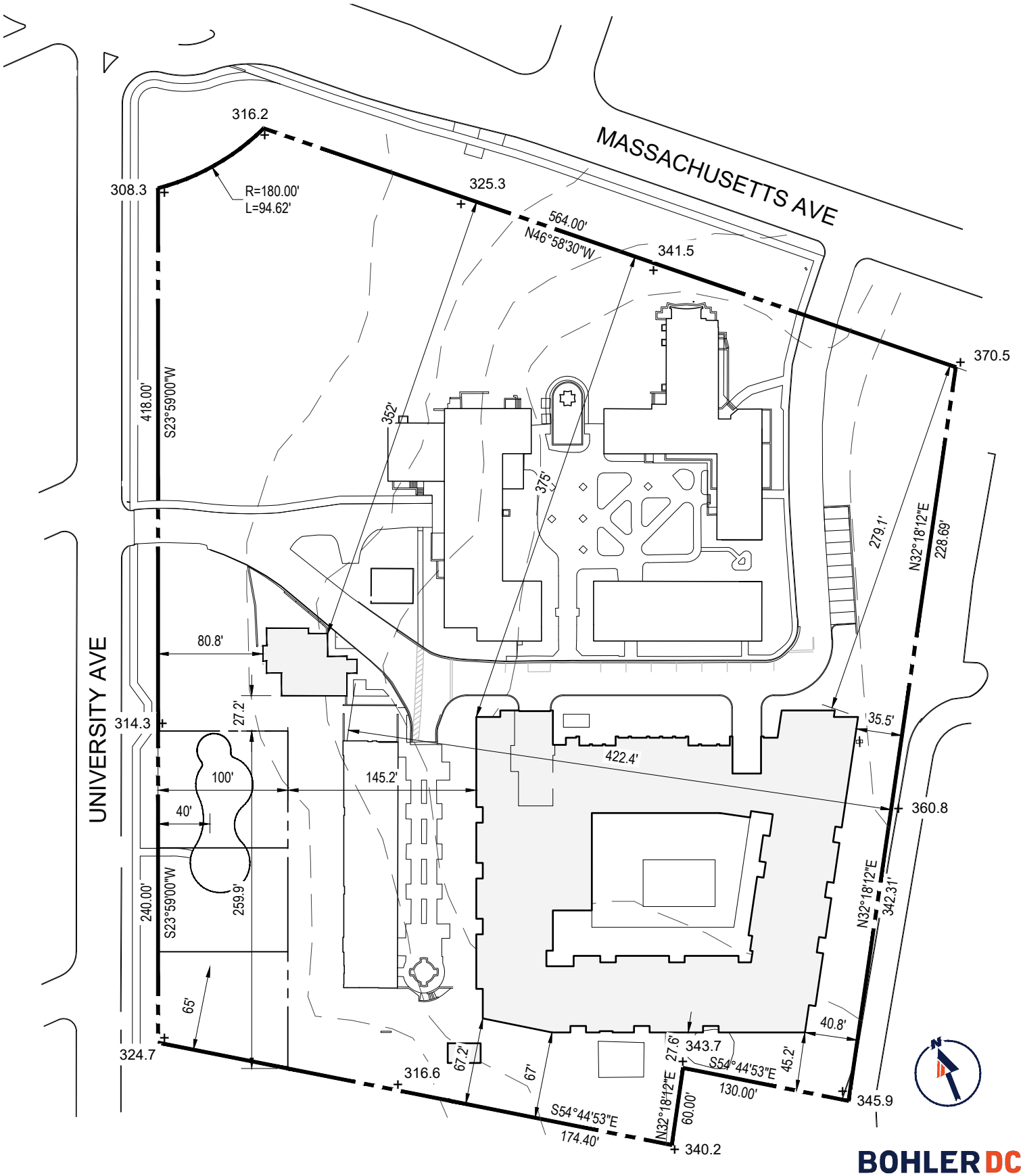
SCALE: 1" = 50' - 0"

0' 25' 50' 100' 150'

BKV GROUP

EXHIBIT “L”

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT E - SITE ZONING PLAN



100 50 25 0 100

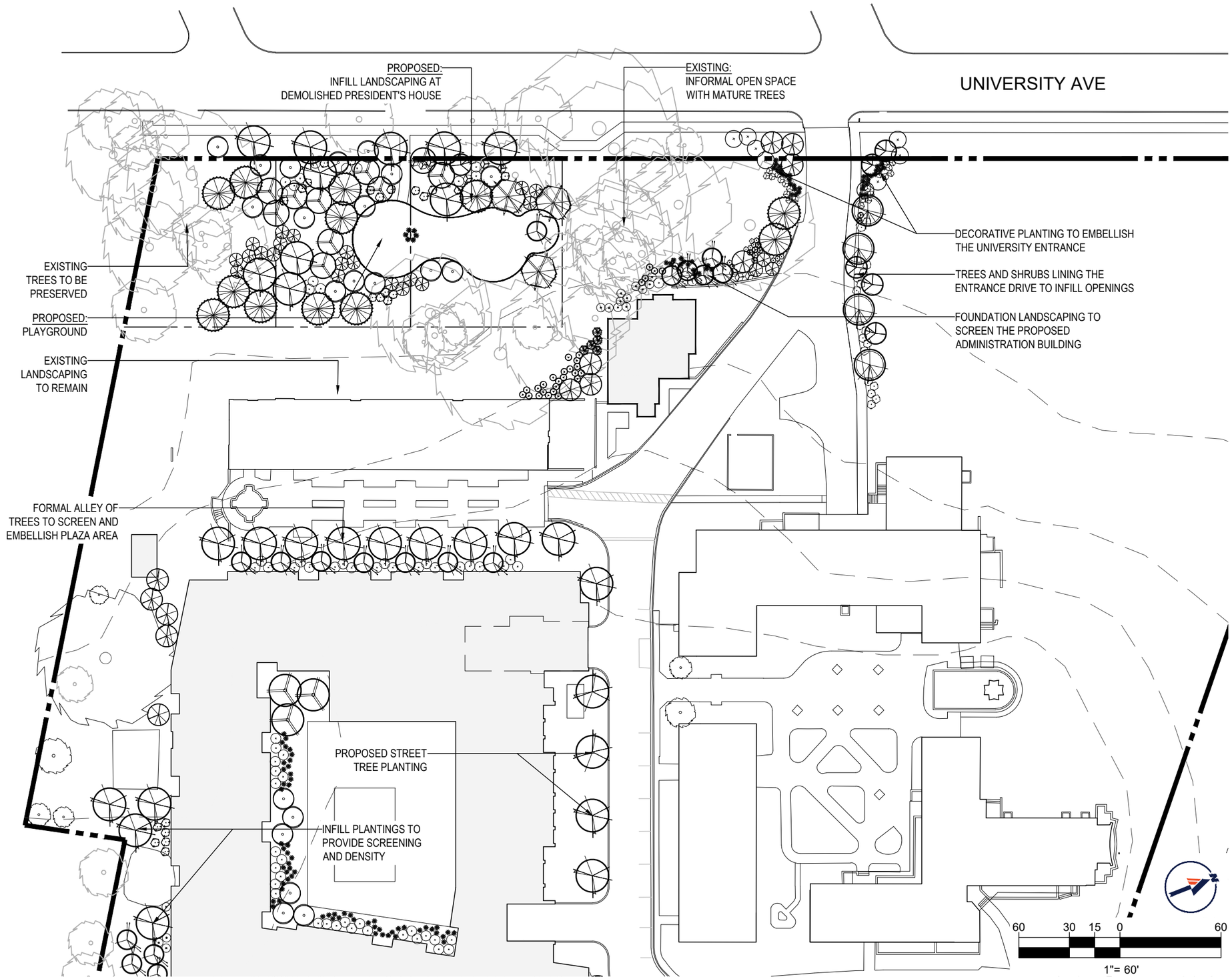
1"= 100'

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT H1 - LANDSCAPE PLAN

BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



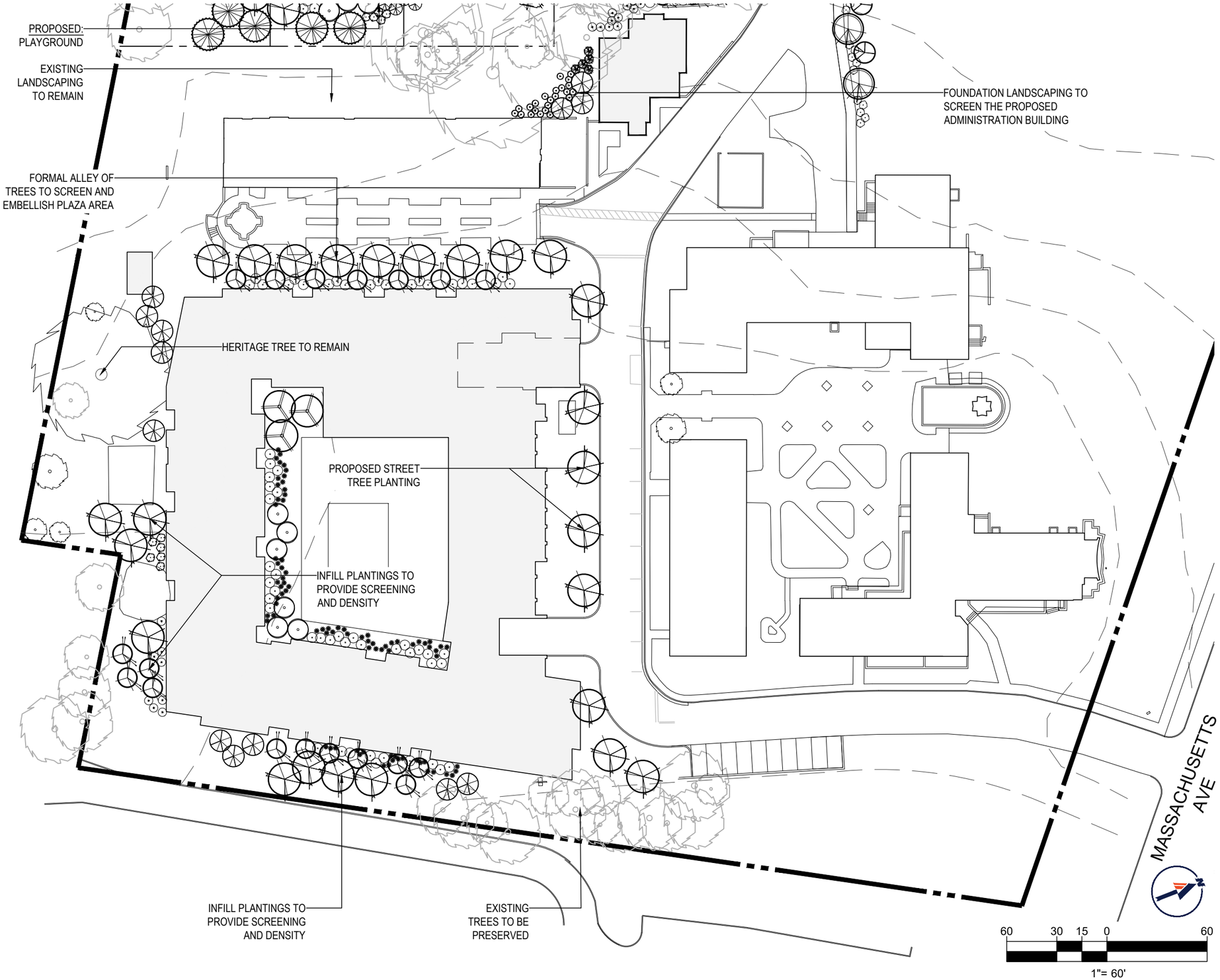
LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
	AR	32	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B
	BN	9	BETULA NIGRA	MULTI STEM RIVER BIRCH	12-14'	B+B
	PLO	5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL.	B+B
	QP2	5	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:		51				
ORNAMENTAL TREES						
	AL	12	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	1-1 1/2" CAL. / 8-10'	B+B
	CF	21	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1-1 1/2" CAL. / 8-10'	B+B
	LI	9	LAGERSTROEMIA INDICA	COMMON CRAPEMYRTLE	1-1 1/2" CAL. / 8-10'	B+B
SUBTOTAL:		42				
EVERGREEN TREES						
	IO	13	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B
	IXF2	8	ILEX X FOSTERI	FOSTER'S HOLLY	6-8'	B+B
	MGSM	8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6-7'	B+B
SUBTOTAL:		29				
DECIDUOUS SHRUBS						
	AAB	19	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
	CFL	21	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	24-30"	#3 CAN
	HAA	30	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18-24"	#3 CAN
	HYC	48	HYPERICUM CALYCINUM	AARON'S BEARD	18-24"	#3 CAN
	IV	11	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
	VCAC	21	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	24-30"	B+B
	VD	17	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
	VP	21	VIBURNUM PRUNIFLOLIUM	BLACKHAW	3-4'	B+B
SUBTOTAL:		188				
EVERGREEN SHRUBS						
	IGC	8	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#5 CAN
	IXN2	5	ILEX X 'NELLIE R. STEVEN'	NELLIE R. STEVENS' HOLLY	6-8'	B+B
	RM	5	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	4-5'	B+B
	VR	10	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
SUBTOTAL:		28				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT H2 - LANDSCAPE PLAN

BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

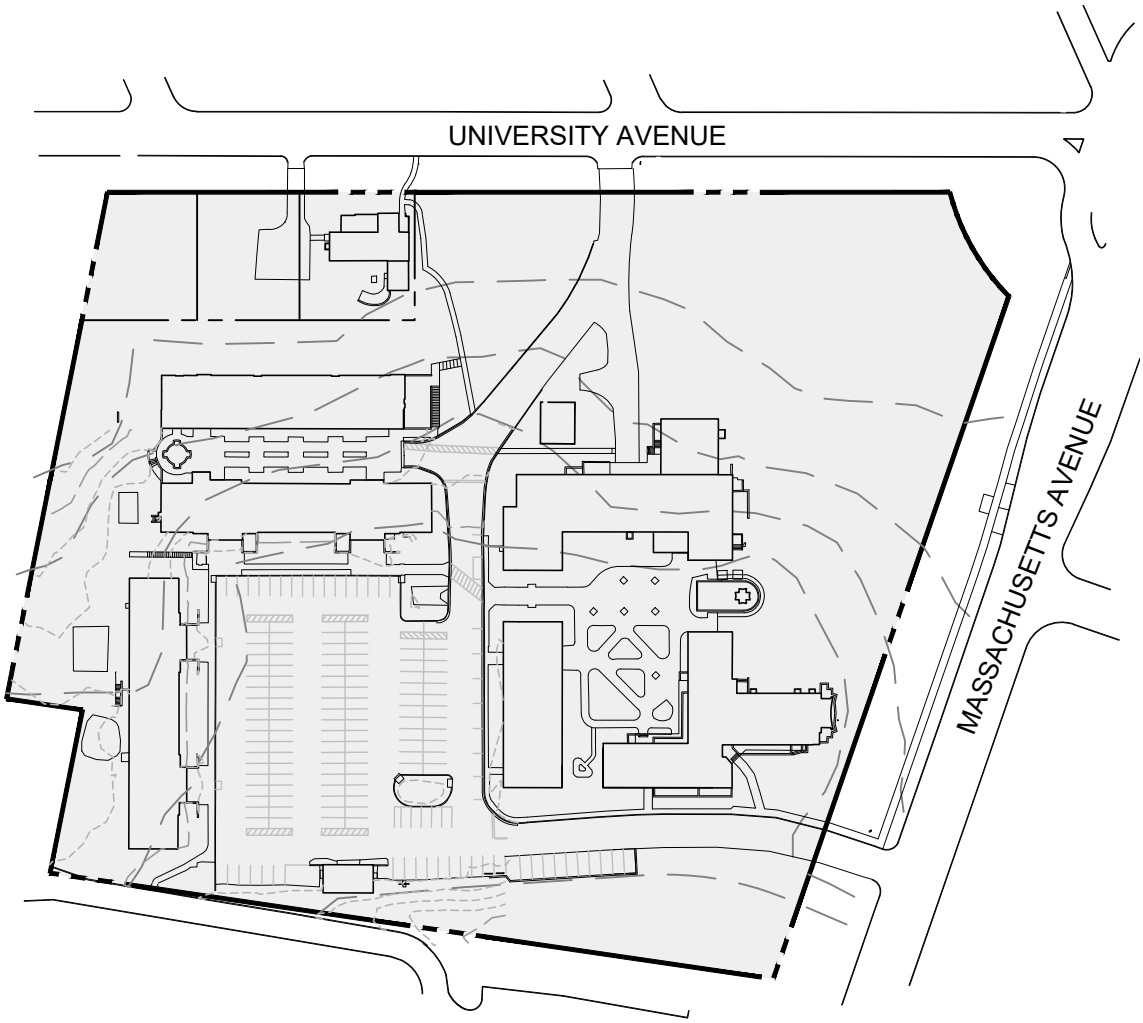


LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
	AR	32	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL. / 12-14'	B+B
	BN	9	BETULA NIGRA	MULTI STEM RIVER BIRCH	12-14'	B+B
	PLO	5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL.	B+B
	QP2	5	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:		51				
ORNAMENTAL TREES						
	AL	12	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	1-1 1/2" CAL. / 8-10'	B+B
	CF	21	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1-1 1/2" CAL. / 8-10'	B+B
	LI	9	LAGERSTROEMIA INDICA	COMMON CRAPEMYRTLE	1-1 1/2" CAL. / 8-10'	B+B
SUBTOTAL:		42				
EVERGREEN TREES						
	IO	13	ILEX OPACA	AMERICAN HOLLY	6-8'	B+B
	IXF2	8	ILEX X FOSTERI	FOSTER'S HOLLY	6-8'	B+B
	MGSM	8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6-7'	B+B
SUBTOTAL:		29				
DECIDUOUS SHRUBS						
	AAB	19	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	3-4'	B+B
	CFL	21	CALYCANTHUS FLORIDUS	COMMON SWEET SHRUB	24-30"	#3 CAN
	HAA	30	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18-24"	#3 CAN
	HYC	48	HYPERICUM CALYCINUM	AARON'S BEARD	18-24"	#3 CAN
	IV	11	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
	VCAC	21	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	24-30"	B+B
	VD	17	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
	VP	21	VIBURNUM PRUNIFLOLIUM	BLACKHAW	3-4'	B+B
SUBTOTAL:		188				
EVERGREEN SHRUBS						
	IGC	8	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY HOLLY	24-30"	#5 CAN
	IXN2	5	ILEX X 'NELLIE R, STEVEN'	NELLIE R, STEVENS' HOLLY	6-8'	B+B
	RM	5	RHODODENDRON MAXIMUM 'ROSEBAY'	ROSEBAY RHODODENDRON	4-5'	B+B
	VR	10	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B
SUBTOTAL:		28				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

WESLEY SEMINARY CAMPUS PLAN
EXHIBIT J - EXISTING AND PROPOSED PROPERTY BOUNDARY



KEY

PROPERTY OWNED BY WESLEY THEOLOGICAL SEMINARY

CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

NOTE

PROPERTY BOUNDARY SHOWN REFLECTS EXISTING AND PROPOSED, AS NO CHANGES ARE INTENDED. SITE AMENITIES ARE SHOWN AS THEY ARE PROPOSED.

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WESLEY SEMINARY CAMPUS PLAN

EXHIBIT K - EXISTING ZONING

KEY

RESIDENTIAL APARTMENT ZONE

RESIDENTIAL ZONE

CAMPUS PLANS

MIXED-USE ZONE

NEIGHBORHOOD MIXED-USE ZONE

PUD

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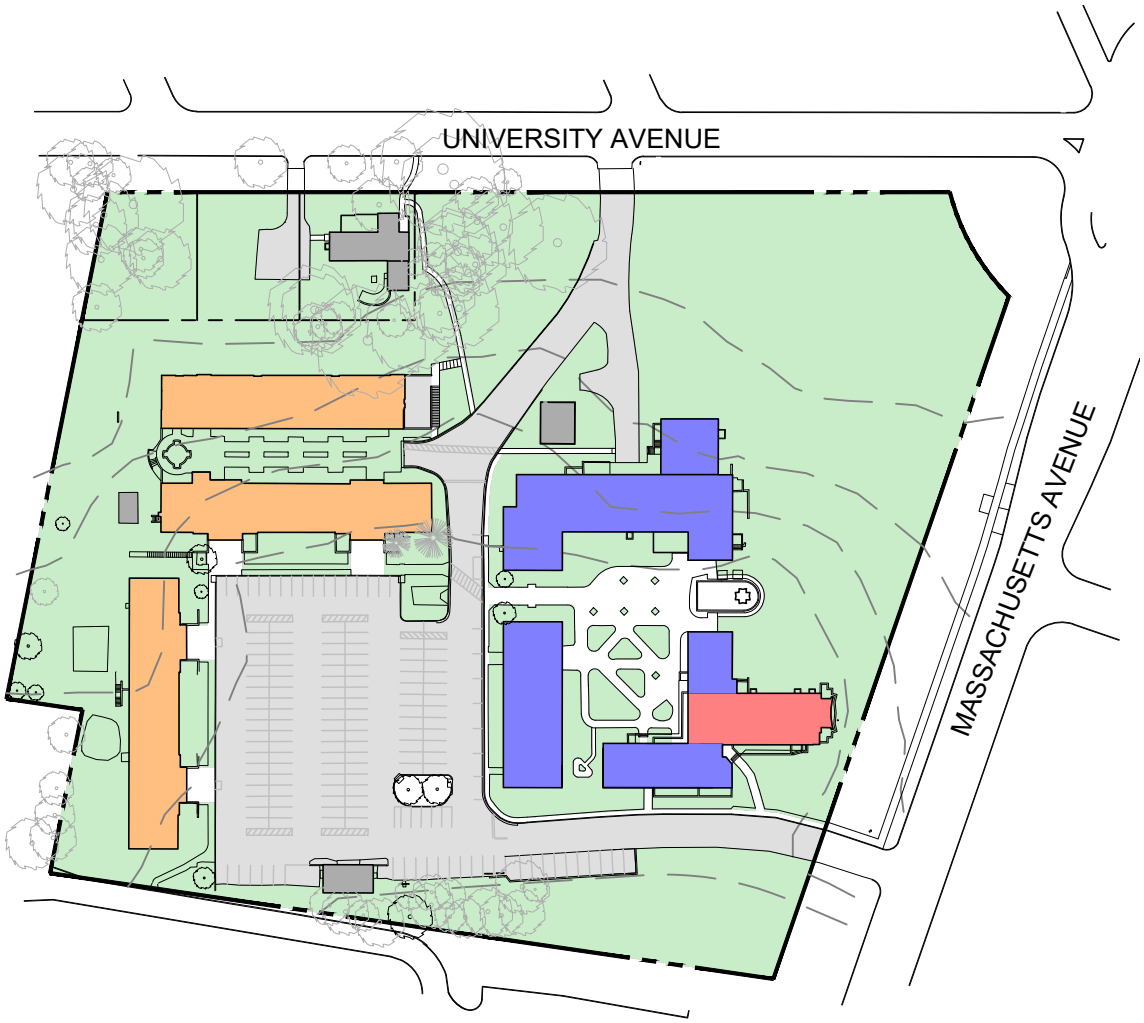
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT L - EXISTING LAND USE



KEY

- RESIDENTIAL
- ACADEMIC/ ADMINISTRATIVE
- CHAPEL
- SUPPORT STRUCTURES
- OPEN SPACE
- SUPPORT PARKING/ OPEN AREA
- CAMPUS BOUNDARY
- TREE

150 75 37.5 0 150

1"=150'

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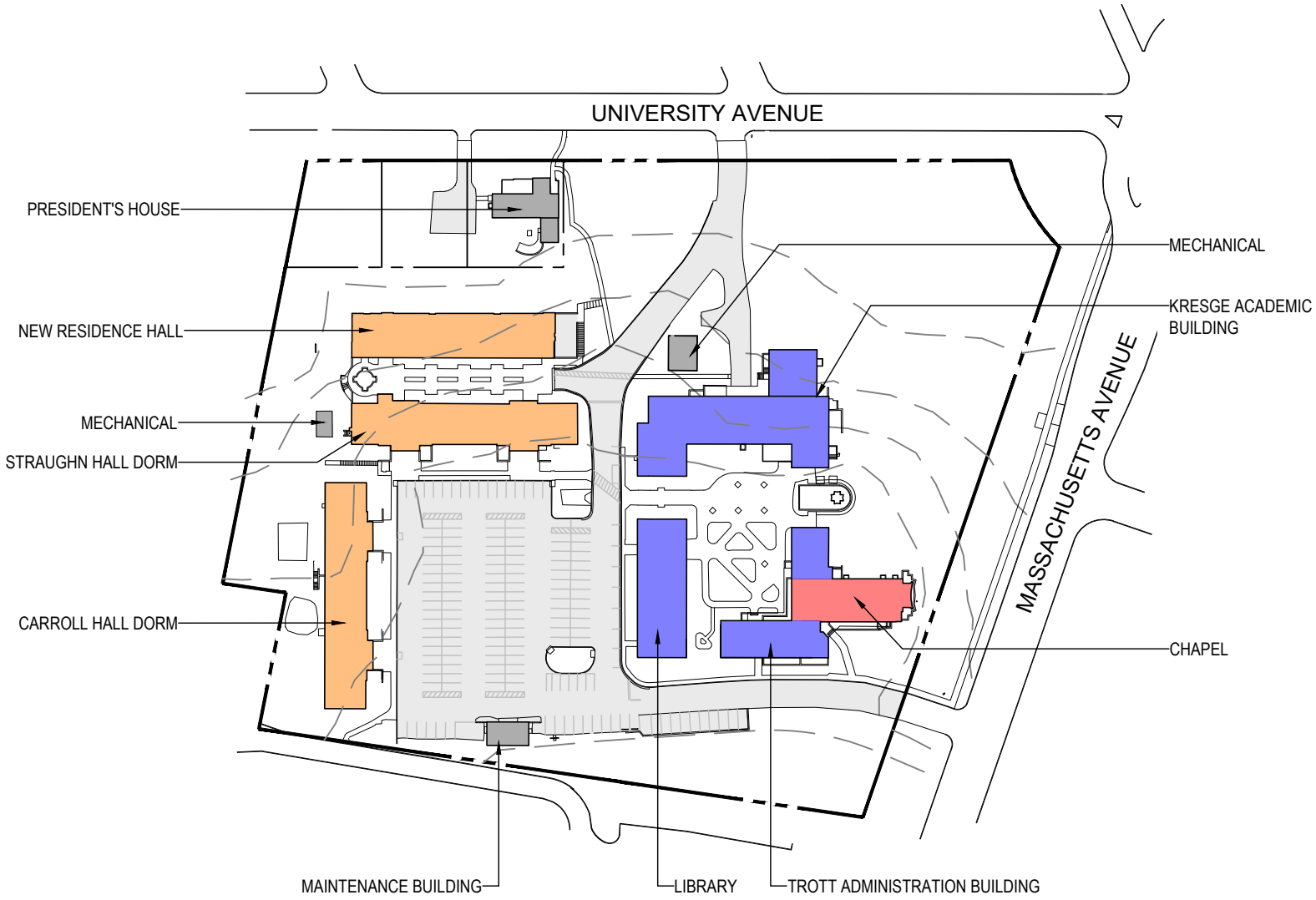
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT M - EXISTING BUILDING USE AND INFRASTRUCTURE



KEY

- RESIDENTIAL
- ACADEMIC/ ADMINISTRATIVE
- CHAPEL
- SUPPORT STRUCTURES
- SUPPORT PARKING/ OPEN AREA
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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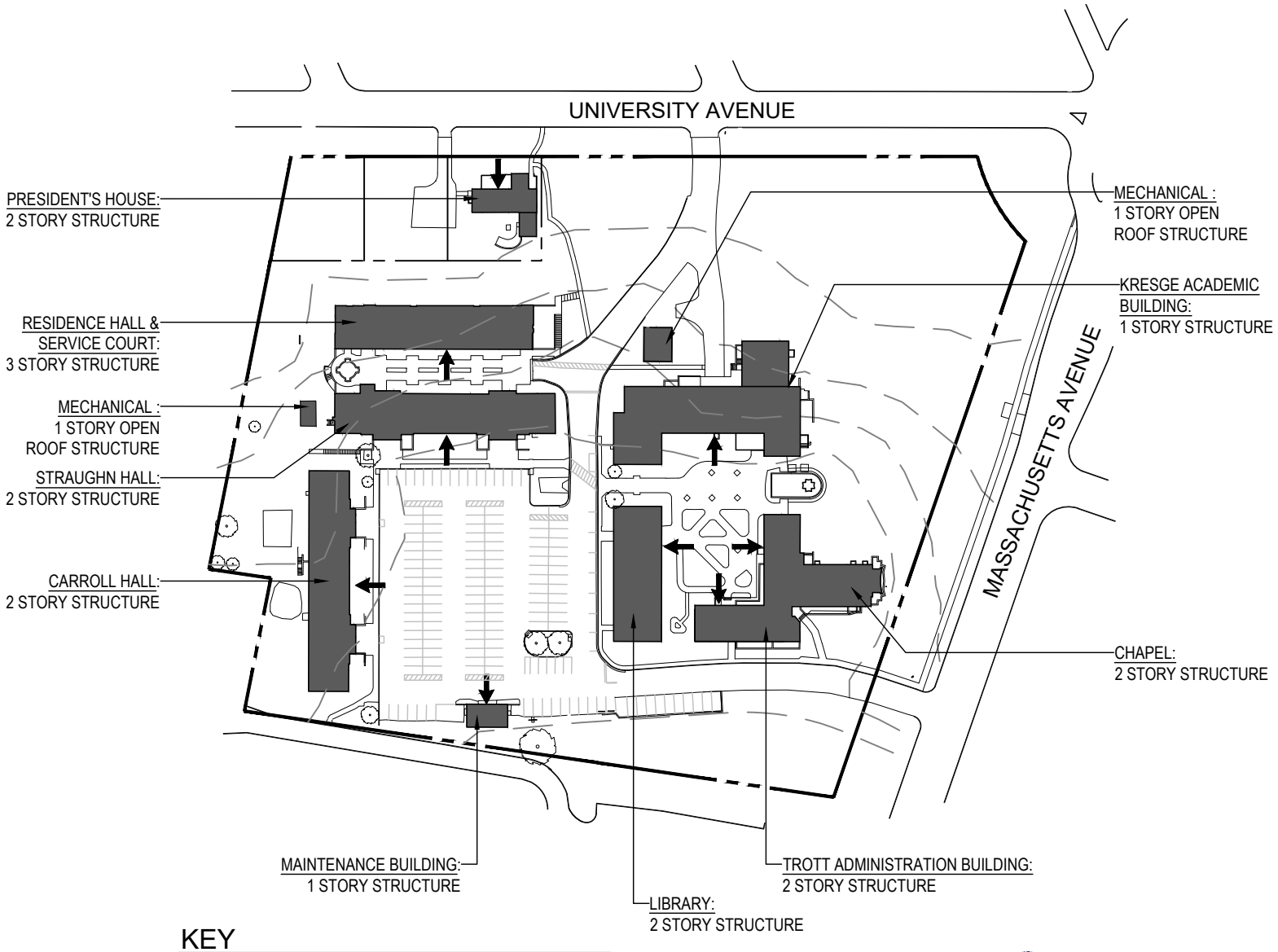
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT N - EXISTING BUILDING HEIGHTS



KEY

FRONT OF BUILDING

CAMPUS BOUNDARY

EXISTING BUILDINGS

150 75 37.5 0 150

1"=150'

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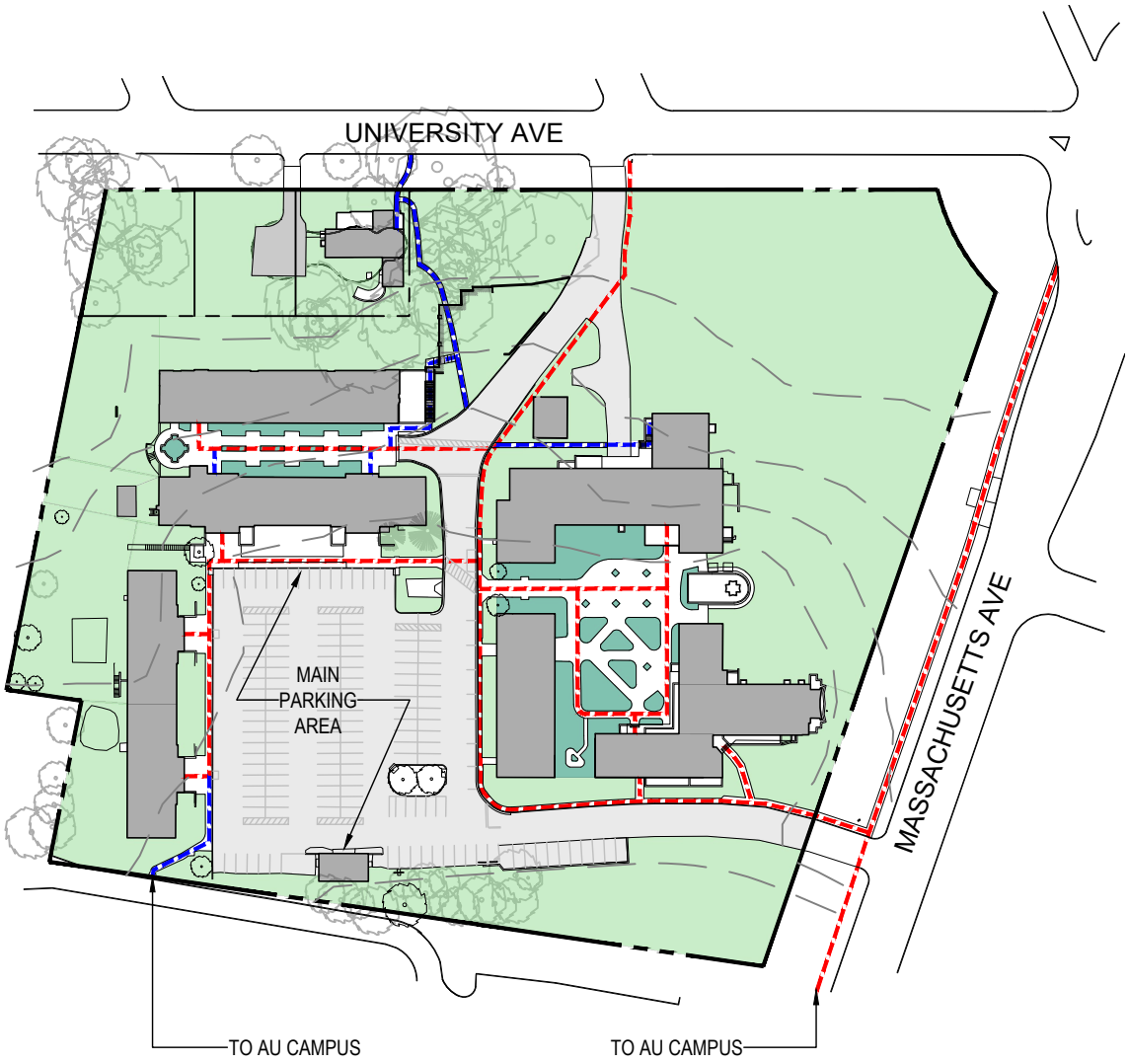
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT O - EXISTING OPEN SPACE AND PEDESTRIAN SYSTEM



KEY

- INFORMAL LANDSCAPE/ OPEN SPACE
- FORMAL LANDSCAPE/ PLAZA
- PARKING AREAS AND DRIVEWAYS
- BUILDINGS
- PRIMARY PEDESTRIAN PATH
- SECONDARY PEDESTRIAN PATH
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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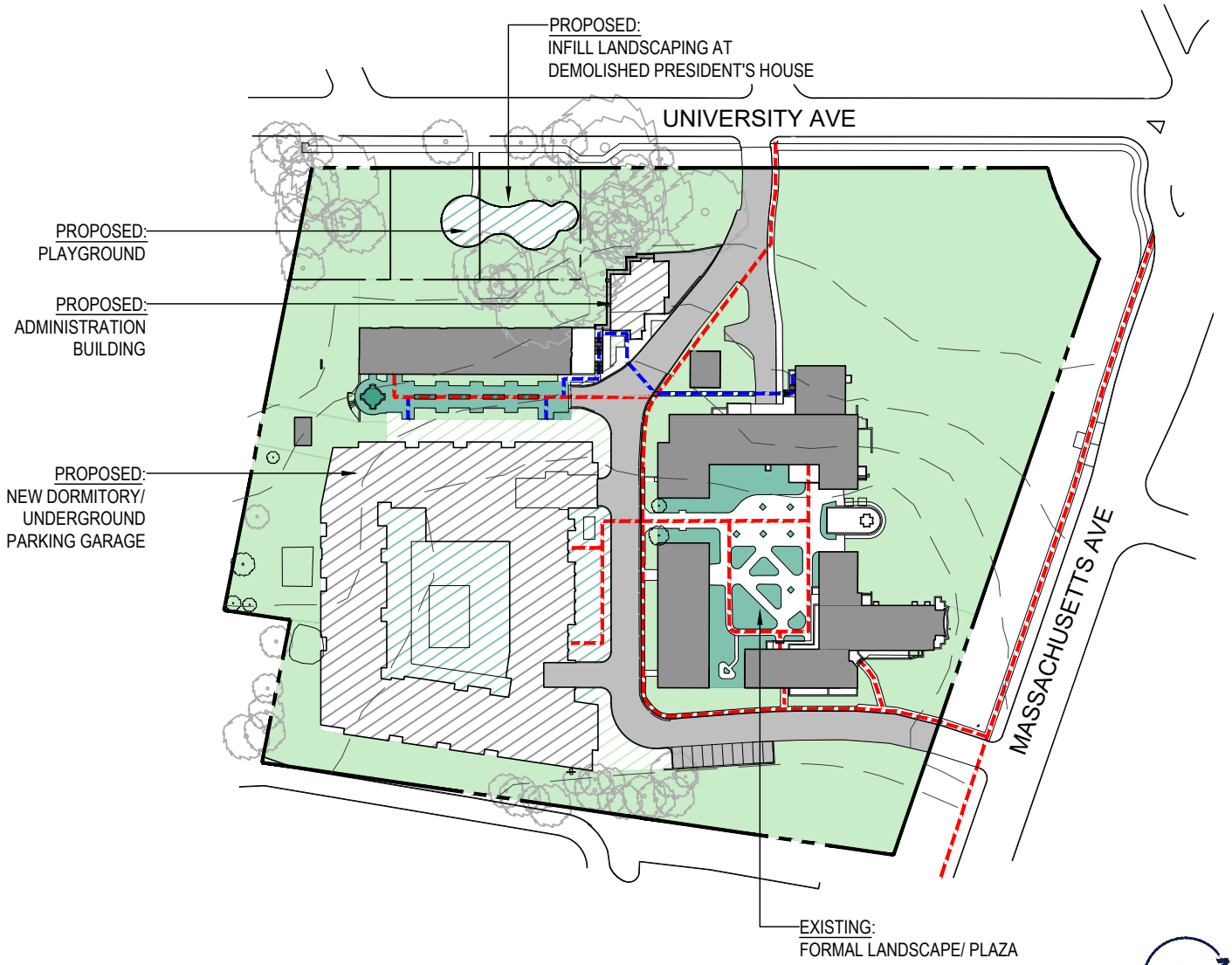
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT P - PROPOSED OPEN SPACE AND PEDESTRIAN SYSTEM



KEY

- INFORMAL LANDSCAPE/ OPEN SPACE
- FORMAL LANDSCAPE/ PLAZA
- PROPOSED INFORMAL LANDSCAPE/ OPEN SPACE
- PROPOSED FORMAL LANDSCAPE/ PLAZA
- PROPOSED BUILDING
- PARKING AREAS AND DRIVEWAYS
- BUILDINGS
- PRIMARY PEDESTRIAN PATH
- SECONDARY PEDESTRIAN PATH
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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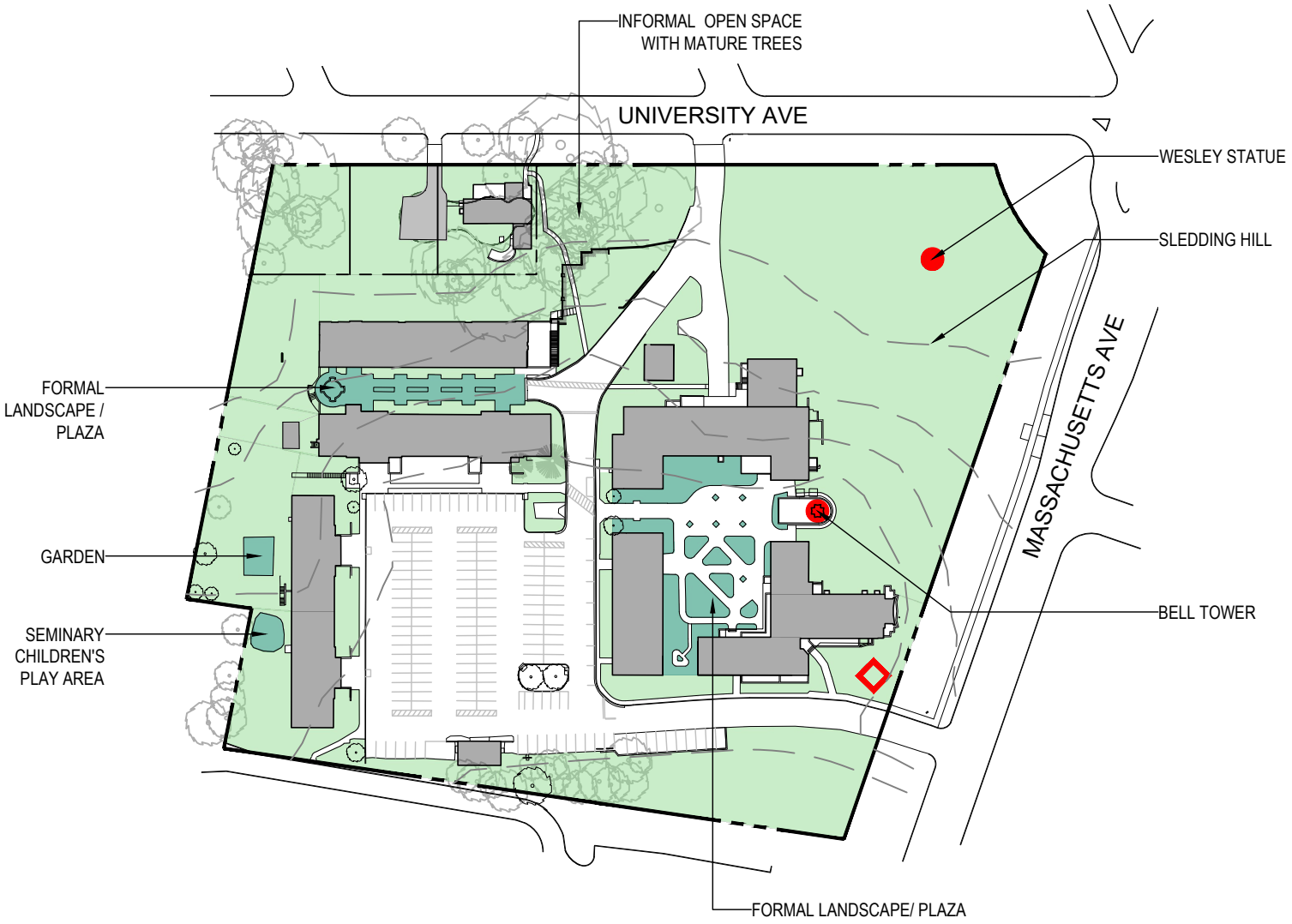
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT Q - EXISTING SITE AMENITIES



KEY

- INFORMAL LANDSCAPE/ OPEN SPACE
- FORMAL LANDSCAPE/ PLAZA
- BUILDINGS
- SIGNIFICANT SITE ELEMENTS
- SIGNAGE
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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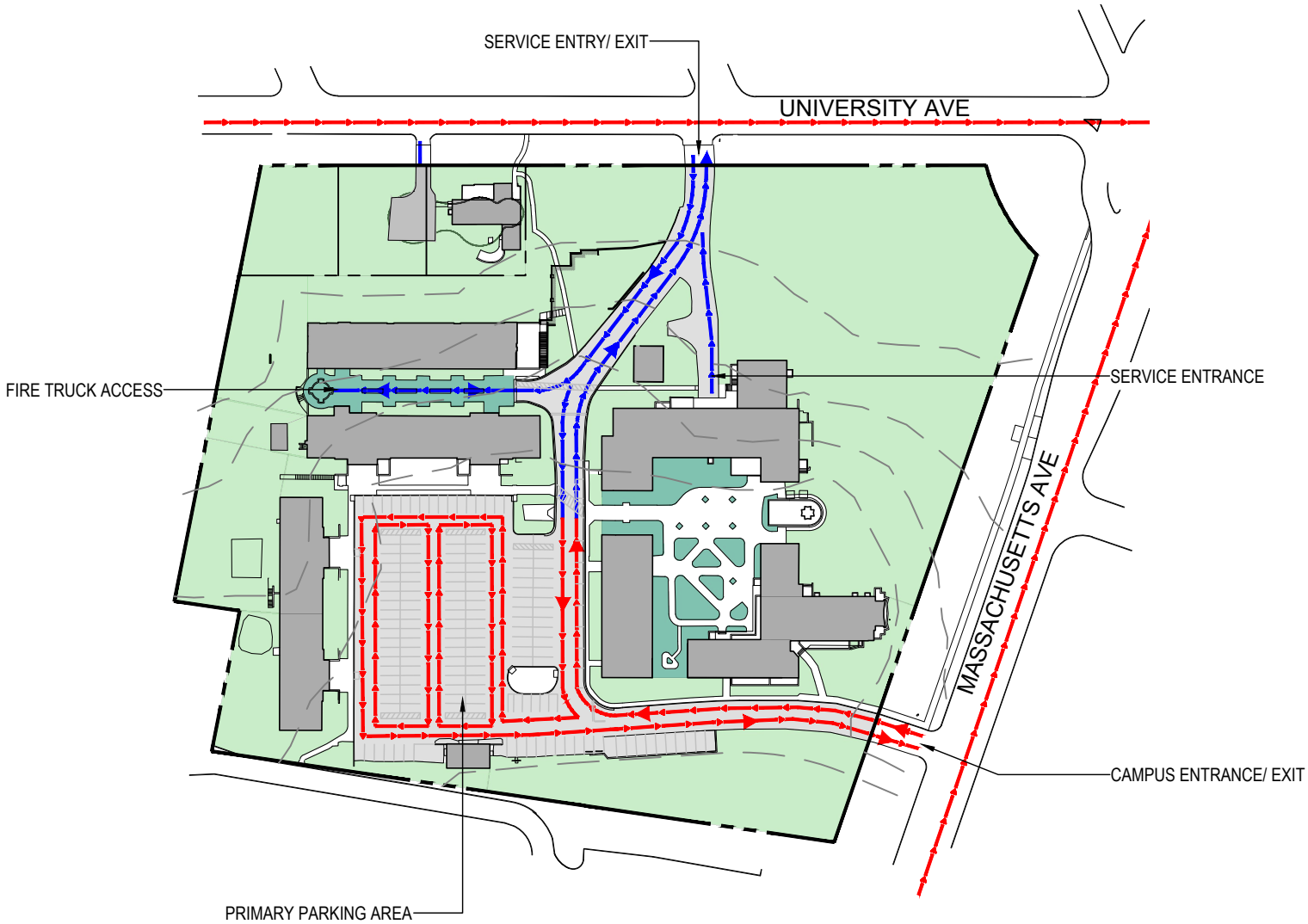
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT R - EXISTING VEHICLE CIRCULATION NETWORK



KEY

- PRIMARY VEHICLE CIRCULATION DIRECTION
- PRIMARY VEHICLE CIRCULATION ROUTE
- SECONDARY VEHICLE CIRCULATION ROUTE
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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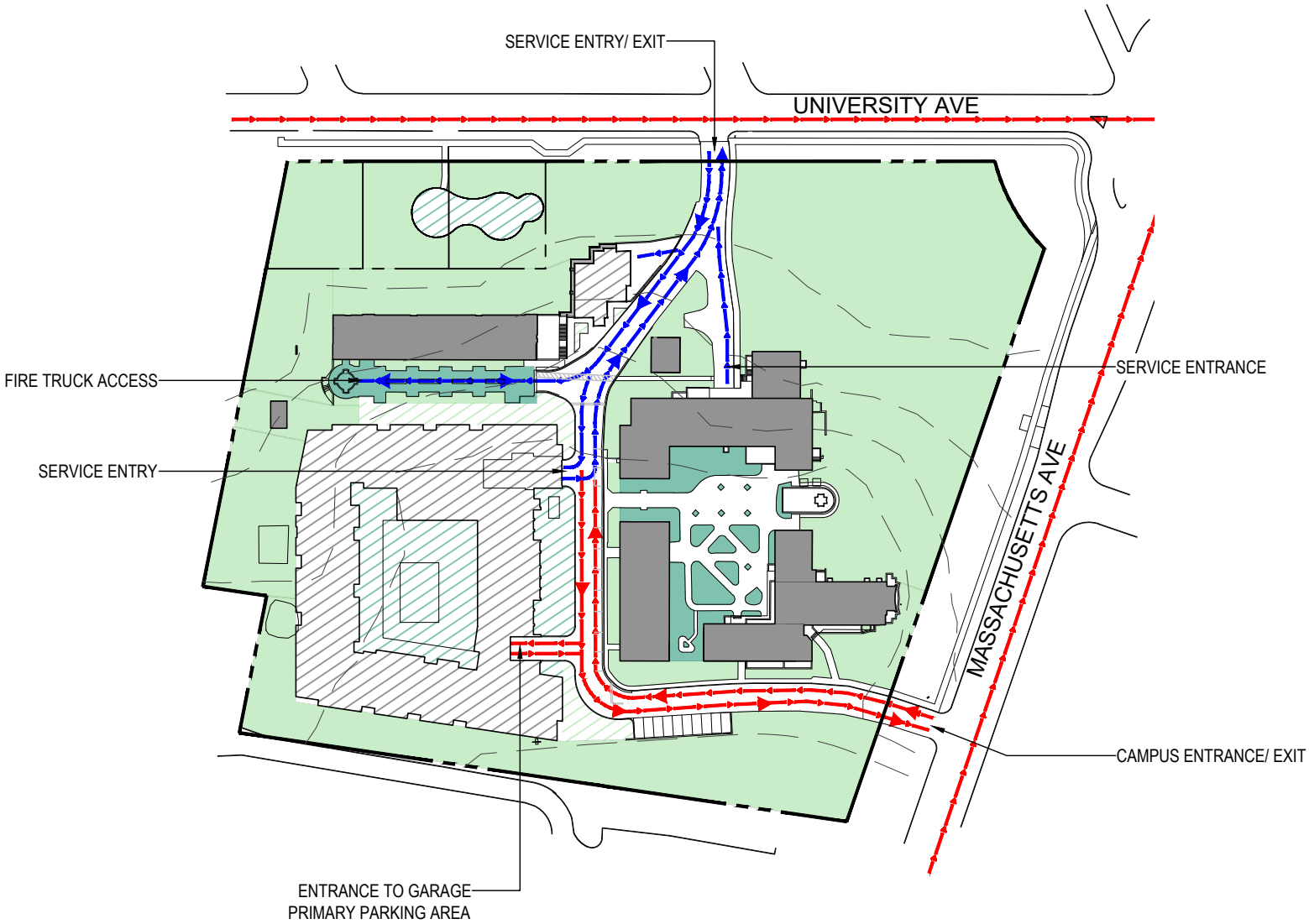
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT S - PROPOSED VEHICLE CIRCULATION NETWORK



KEY

- PRIMARY VEHICLE CIRCULATION DIRECTION
- PRIMARY VEHICLE CIRCULATION ROUTE
- SECONDARY VEHICLE CIRCULATION ROUTE
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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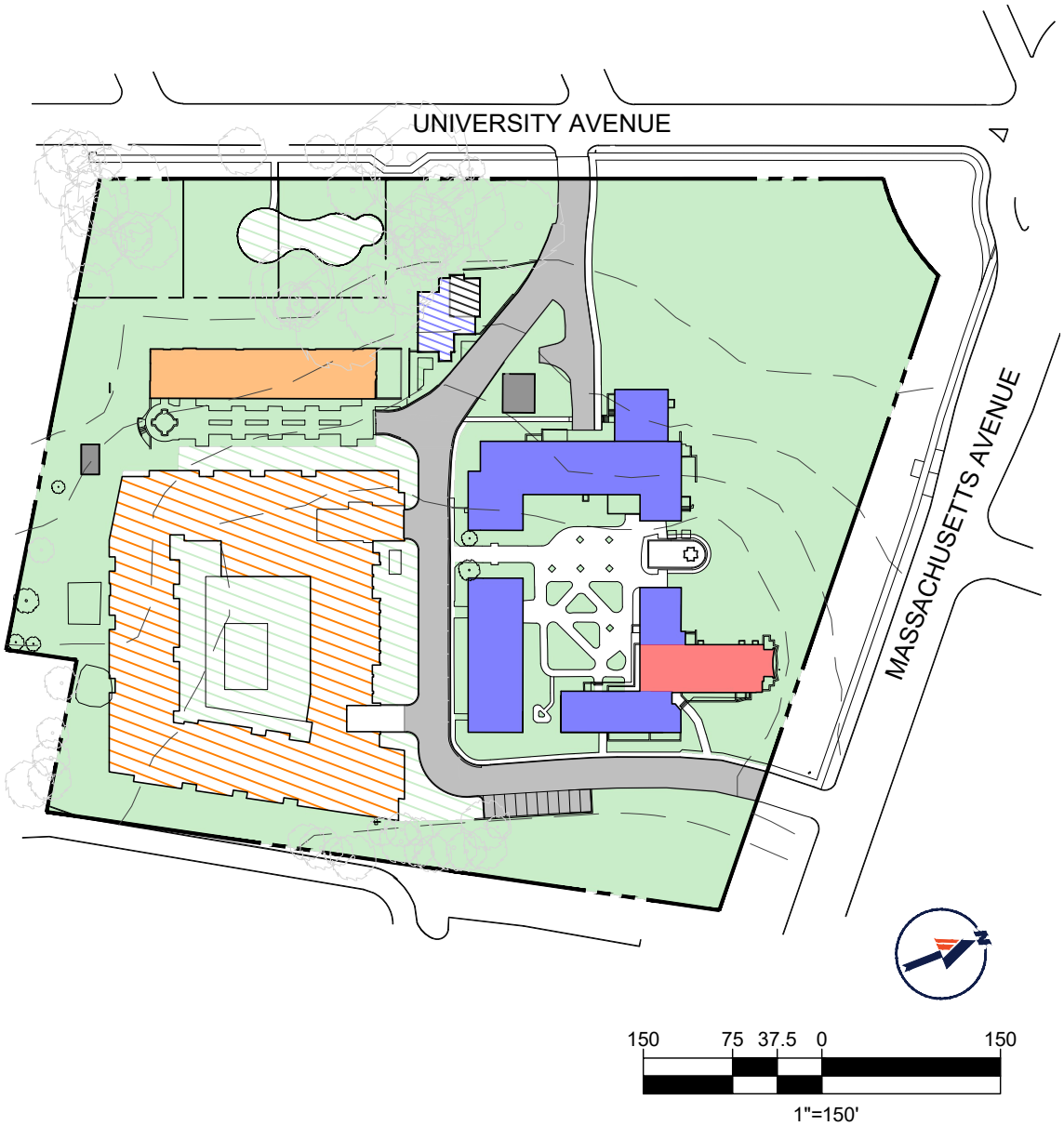
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT U - PROPOSED LAND USE



KEY

- PROPOSED RESIDENTIAL
- PROPOSED OPEN SPACE
- PROPOSED SUPPORT PARKING/ OPEN AREA
- PROPOSED SUPPORT STRUCTURE
- PROPOSED ACADEMIC/ ADMINISTRATIVE
- CAMPUS BOUNDARY
- TREE
- RESIDENTIAL
- ACADEMIC/ ADMINISTRATIVE
- CHAPEL
- SUPPORT STRUCTURES
- SUPPORT PARKING/ OPEN AREA
- OPEN SPACE

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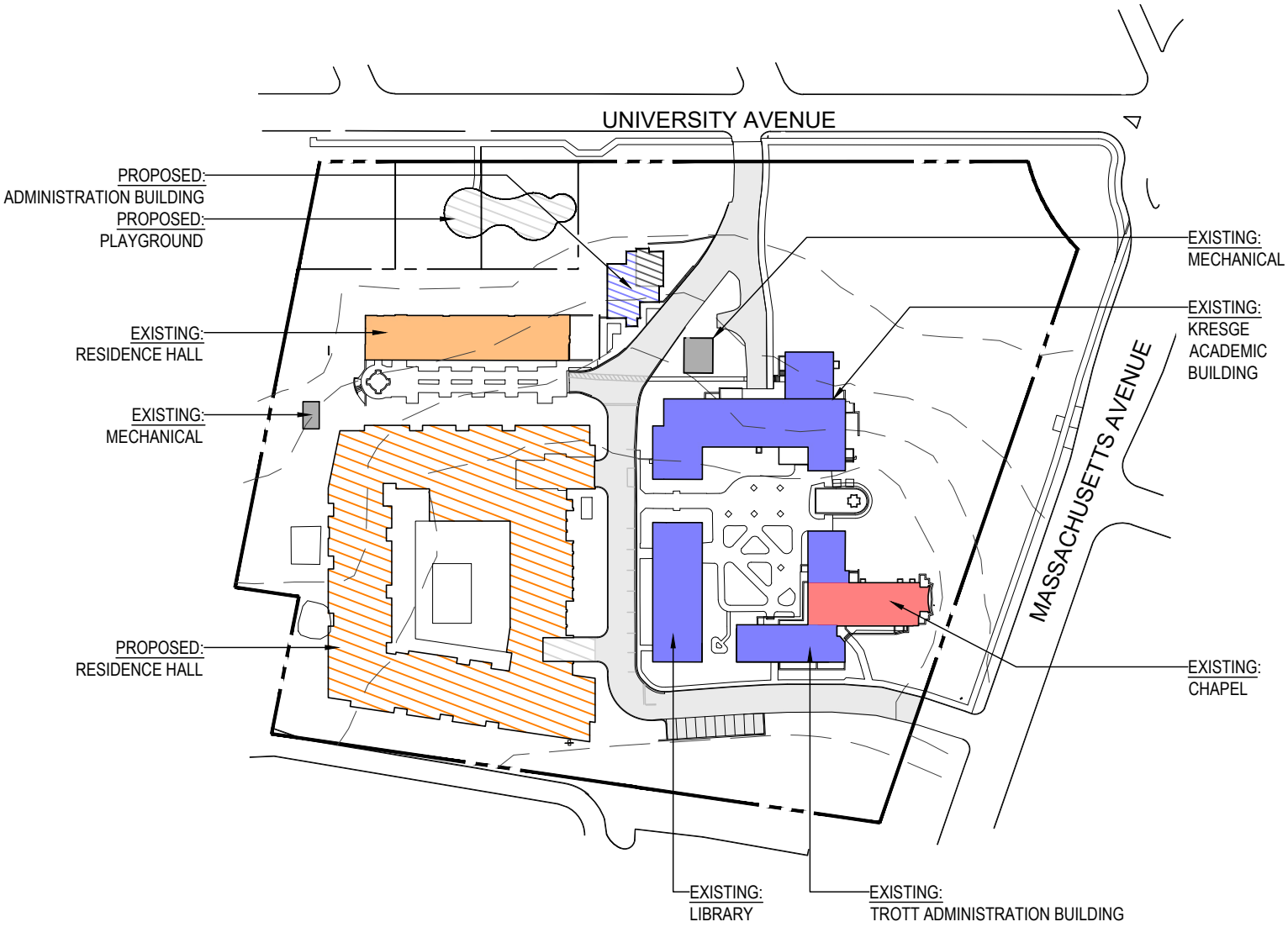
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT V - PROPOSED BUILDING USE AND INFRASTRUCTURE



KEY

- PROPOSED RESIDENTIAL
- PROPOSED SUPPORT PARKING/ OPEN AREA
- PROPOSED SUPPORT STRUCTURES
- PROPOSED ACADEMIC/ ADMINISTRATIVE
- RESIDENTIAL
- ACADEMIC/ ADMINISTRATIVE
- CHAPEL
- SUPPORT STRUCTURES
- SUPPORT PARKING/ OPEN AREA
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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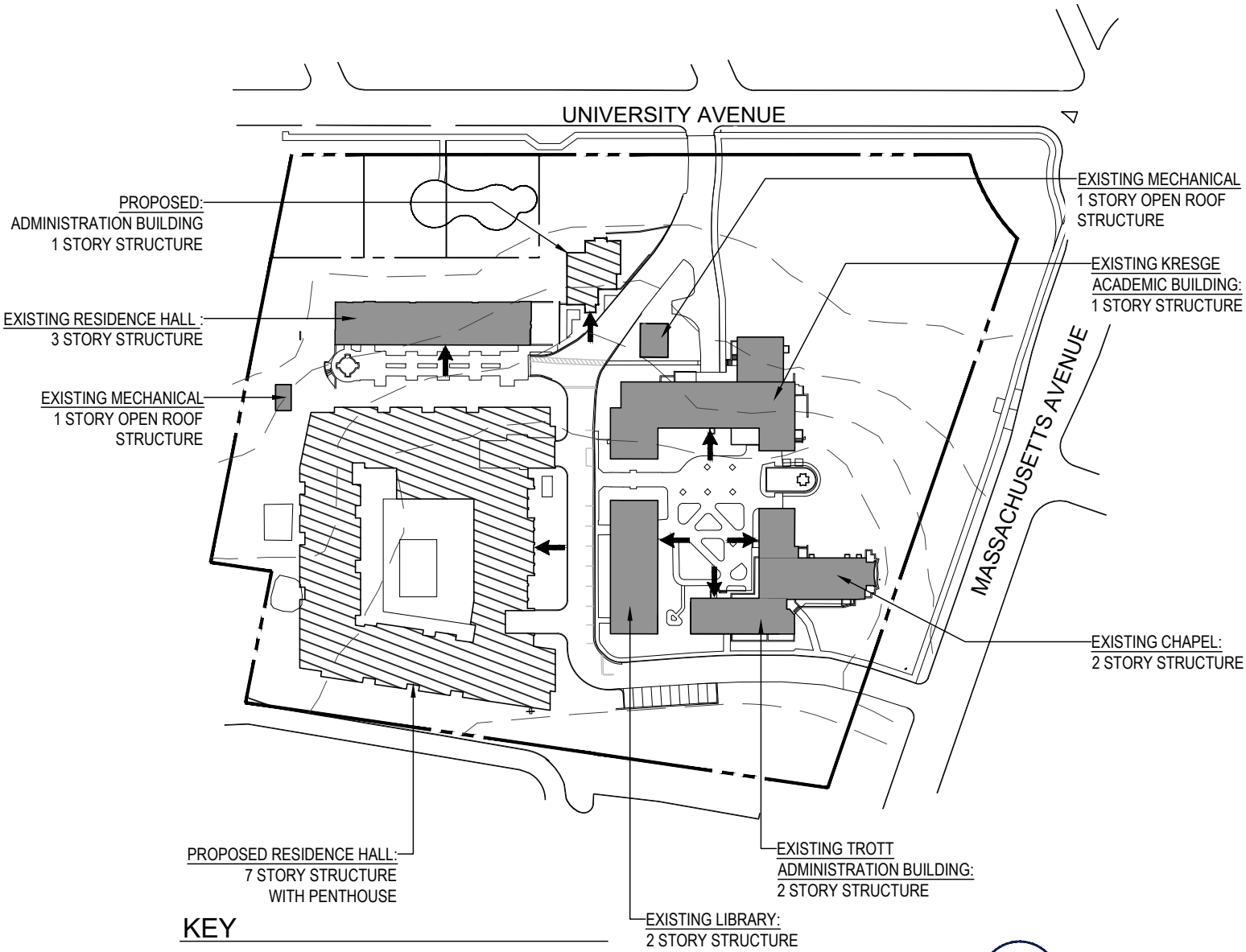
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT W - PROPOSED BUILDING HEIGHTS



KEY

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- FRONT OF BUILDING
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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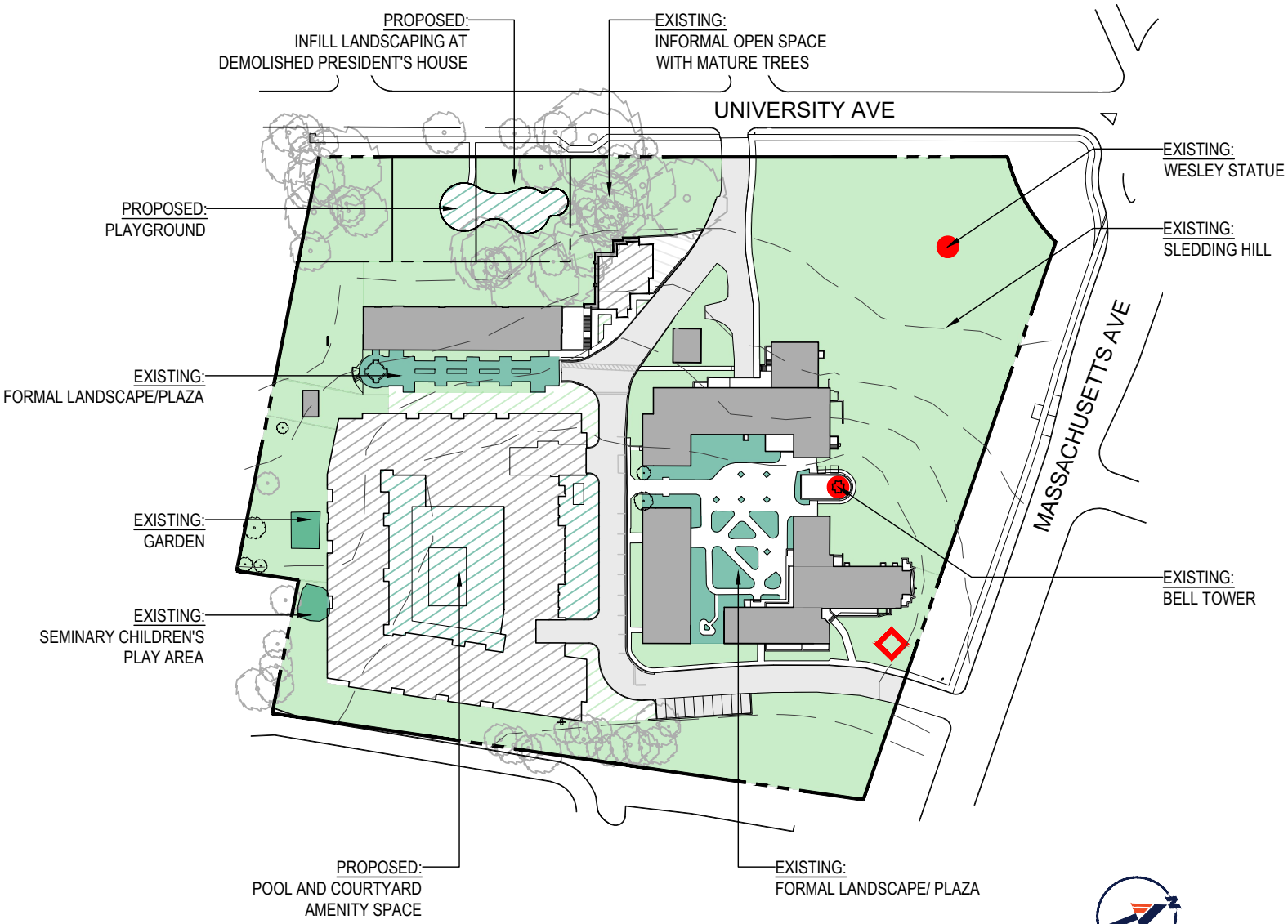
WESLEY SEMINARY CAMPUS PLAN
EXHIBIT X - PROPOSED SITE AMENITIES



KEY

- INFORMAL LANDSCAPE/ OPEN SPACE
- FORMAL LANDSCAPE/ PLAZA
- PROPOSED INFORMAL LANDSCAPE/ OPEN SPACE
- PROPOSED FORMAL LANDSCAPE/ PLAZA
- PROPOSED BUILDING
- BUILDINGS
- SIGNIFICANT SITE ELEMENTS
- SIGNAGE
- CAMPUS BOUNDARY

150 75 37.5 0 150

1"=150'

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