



5th Annual Movie Night on the Wesley Sledding Hill (September 13, 2025)

THE WESLEY THEOLOGICAL SEMINARY



PRE-HEARING STATEMENT APPLICATION FOR FURTHER PROCESSING OF A CAMPUS PLAN TO THRIVE IN PLACE

**YEAR 2025 THROUGH 2035
Z.C. CASE NO. 23-08A**

OCTOBER 24, 2025

I. Summary of Requested Action

This is an application of The Wesley Theological Seminary of The United Methodist Church (“Wesley” or “Seminary”) for review and approval of a Further Processing Application for the construction of the new “university housing”¹ (“New University Housing”) and related campus improvement projects (“Application”) pursuant to Subtitle X, § 101.1 of Title 11, District of Columbia Municipal Regulations (“Zoning Regulations”). As discussed in detail in this statement, this Further Processing Application is entirely consistent with the Zoning Commission’s approval of the 2025 Thrive in Place Campus Plan in ZC Case 23-08(1)(“2025 Campus Plan”). Specifically, this application seeks Further Processing approval of the following elements of the approved 2025 Campus Plan:

- Raze Old President’s House and Restore Site with Enhanced Landscaping and Neighborhood Playground
- Raze Carroll and Straughn Halls, Maintenance Building, and Surface Parking Lot
- Construct New University Housing for Wesley and American University Students, Faculty, and Staff
- Maintain and Enhance Green Open Space with Additional Landscaping Plan
- Implement Traffic Demand Management Plan and Performance Monitoring Plan
- Construct Public Space Improvements Requested by DDOT
- Implement Campus Security Plan

¹ See 11 DCMR, Subtitle X, § 101.5 (2025).

- Implement Construction Management Memorandum of Understanding
- Cooperation with American University
- Establish and Fund Ward 3 Inclusionary Zoning Fund to be Administered by Local Initiatives Support Corporation with Appropriate and Enforceable Monitoring Mechanisms

II. Site Location and Consistency with the 2021 Campus Plan

The current Campus is comprised of Lots 6 (A&T Lots 818 and 819), 7, 8, and 9 in Square 1600 with a total area of 381,787 square feet (8.78 acres). The Campus is improved with eight (8) buildings, including three student residence buildings (Straughn Hall, Carroll Hall, and the 2014 Dorm); the Library; Kresge Academic Hall; Trott Hall and Chapel; a small one-story maintenance building; and the Old President's House on University Avenue. The current total gross floor area of the Campus is approximately 166,916 square feet. All of the existing buildings were part of the original Campus project, except the new residence hall which was completed and occupied in 2014 ("2014 Dorm"). The Campus has a total of 174 surface parking spaces, including 143 in the parking lot in the center of the Campus and an additional 31 spaces located along the interior roadways. Vehicular ingress and egress is provided to and from the existing Massachusetts Avenue driveway. Vehicles leaving the Campus can only turn right onto Massachusetts Avenue. The University Avenue driveway is currently exit only for right turn only with no left turn or straight movement permitted. A limited number of delivery and service vehicles are allowed to enter the Campus from University Avenue.

This Further Processing Application is consistent with and implements the approved 2025 Campus Plan for the entire campus property. The central feature of the Campus Plan is the

New University Housing and the related razes and improvements to the campus as more fully described herein.

III. Community Outreach and Input

For Wesley, its role in the community and relationship with its neighbors is very important and a natural extension of its ministry. Beginning with its inaugural campus plan in 2005 and over the last twenty years, this community engagement has continued through the established Community Liaison Committee (“CLC”), Advisory Neighborhood Commissions 3D and 3E, other established neighborhood organizations, including the Neighbors for Living Community, Spring Valley-Wesley Heights Citizens Association, Spring Valley Neighborhood Association, and other interested parties and individuals. This process has been candid and productive at every stage of Wesley Seminary’s evolving campus plans and will be continued throughout the processing of this application.

Outreach to the community for this proposed plan began in 2019. Although this process was slowed by an unforeseen change in development partners and the COVID-19 emergency, these meetings were fully renewed in 2021 and continues to be extensive, including at least forty-eight formal meetings (CLC-22; ANC 3D-22; ANC 3E-4) and more numerous informal meetings and discussions.

Date	Meetings / Presentations
July 30, 2019	CLC Meeting
April 1, 2020	CLC Meeting
December 1, 2020	Meeting with Troy Kravitz, ANC 3D02, Elizabeth Pemmerl, ANC 3D03-Elect
January 14, 2021	CLC Meeting
February 3, 2021	ANC 3D Meeting

Date	Meetings / Presentations
February 18, 2021	CLC Meeting
September 9, 2021	CLC Meeting
October 21, 2020	CLC Meeting
November 3, 2021	ANC 3D Meeting
December 8, 2021	ANC 3D Meeting
February 16, 2021	CLC Meeting
March 2, 2022	ANC 3D Meeting
March 9, 2022	CLC Meeting
March 30, 2022	CLC Meeting
April 6, 2022	ANC 3D Meeting
April 21, 2022	ANC 3E Meeting
May 9, 2022	CLC Meeting
May 12, 2022	CLC Meeting – Transportation Focused
May 12, 2022	CLC Meeting
May 24, 2022	CLC Meeting
June 1, 2022	ANC 3D Meeting
September 7, 2022	ANC 3D Meeting
November 2, 2022	ANC 3D Meeting
January 31, 2023	PUD 101 Introduction by OAG, ANC 3D
February 8, 2023	CLC Meeting
March 22, 2023	CLC Meeting
April 4, 2023	ANC 3D Meeting
May 3, 2023	ANC 3D Meeting
May 15, 2023	CLC Meeting
July 5, 2023	ANC 3D Meeting
July 25, 2023	ANC 3E Meeting
August 8, 2023	CLC Meeting
August 14, 2023	ANC 3D Meeting
September 6, 2023	ANC 3D Meeting
February 7, 2024	ANC 3D Meeting
March 4, 2024	CLC Meeting
March 6, 2024	ANC 3D Meeting
April 3, 2024	ANC 3D Meeting
April 11, 2024	ANC 3E Meeting
May 1, 2024	ANC 3D Meeting
July 10, 2024	ANC 3D Meeting

Date	Meetings / Presentations
September 23, 2024	ANC 3E Meeting
January 8, 2025	ANC 3D Meeting
February 20, 2025	CLC Meeting
April 2, 2025	ANC 3D Meeting
May 7, 2025	ANC 3D Meeting
May 8, 2025	ANC 3E Meeting
June 18, 2025	CLC Meeting (CTR)
October 7, 2025	CLC Meeting
October 21, 2025	CLC Meeting
November 13, 2025	ANC 3E Meeting (scheduled)
November 19, 2025	ANC 3D Meeting (scheduled)

Feedback from the community has resulted in changes to the New University Housing's design, including setback and orientation, reduction in height, gross floor area, and parking spaces, additional landscaping and increased Green Area Ratio, enhanced sustainability, public space and pedestrian improvements, and the inclusion of a community playground, adoption of campus-wide security plan, and negotiation of a Construction Management Memorandum of Understanding. Additionally, the Seminary continues to discuss the provision of support for affordable housing within Ward 3 with the ANCs and others.

IV. Further Processing Approval - Project Description

This Further Processing Application is intended to obtain approval for implementation of all elements of the approved 2025 Campus Plan, including:

A. Raze Old President's House and Restore Site with Landscaping

The Old President's House is located on the three lots on University Avenue. This two-story, 4,538 square-foot building is no longer habitable and has not been used for its intended

purpose for twenty years. The building and associated paved parking area and University Avenue curb cut will be razed. This area will be re-landscaped, including a small community playground to maintain and enhance the existing Green Open Space along University Avenue. Exhibit A (Updated Landscape Renderings, Landscape Plan, Playground, GAR).

B. Raze Carroll and Straughn Halls, Maintenance Building and Surface Parking Lot

The two 1960 – era original dorms, Carroll Hall (27,533 square feet) and Straughn Hall (29,866 square feet), that surround the existing surface parking will be razed. Together, these two-story buildings provided ninety beds. Carroll Hall is significant to the Seminary’s housing inventory because it provided family-style units for married students and their families. Replacement of this critical family housing will be facilitated by the proposed New University Housing.



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



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

C. New University Housing for Wesley and American University Students, Faculty, and Staff

The New University Housing (e.g. dormitory) is exclusively for Wesley and American University (“A.U.”) students, faculty, and staff needing local housing and will be located in the area of the existing surface parking lot. The building will be seven stories with a height of 74 feet, 8 inches, and nestled between the existing Seminary buildings and the immediately adjacent and taller A.U. buildings. Exhibit B (Updated Architectural Plans, Elevations, Sections) and Exhibit C (Bohler Civil Engineering Plans). The originally proposed habitable penthouse top level (17,183 square feet) has been eliminated from the plan. This purpose-built university housing will be approximately 281,911 square feet and have approximately 185 furnished living units configured in studio, one-bedroom units, and two, three, four, and five bedroom co-living units with a total of no more than 659 beds. The updated interior plans show the following mix of units:

- Studio – 7 Units
- 1 Bedroom – 14 Units

- 2 Bedroom - 34 Units
- 3 Bedrooms - 0 Units
- 4 Bedrooms – 80 Units
- 5 Bedrooms – 50 Units

Flexibility is requested on the final mix of unit types subject to a maximum of 659 beds.

No units will be specifically designated for occupancy by Wesley students, faculty and staff.

Each unit will be furnished and provide a kitchen and the units will include an additional common area as well as private key entry bedrooms and baths.



Representative Four-Bedroom Student Housing (College Park, MD)

At the urging of the community, the top levels of the building facing University Avenue have been further setback 27.5 - 32.5 feet from the University Avenue face of the building by eliminating four units with twenty beds. The top/penthouse level was most recently eliminated reducing the building GFA by 17,183 square feet. Finally, 99 spaces have been eliminated from

the underground parking garage. The building will have two levels of underground parking with 264 parking spaces and internal loading and trash facilities. Approximately 77 of the parking spaces are replacement spaces for Wesley's exclusive use. Additionally, the Seminary's maintenance facilities and storage will be located in the underground parking garage.

The new building will be first-class university housing with amenities, including purpose-designed study areas with group and individual spaces, a computer lounge, activity club room, and an outdoor interior courtyard. **All Wesley students, faculty and staff will have access to the amenities in the New University Housing.** The New University Housing will include an access security system and security cameras will be installed throughout the Campus. The building design will be compatible and complementary to the existing Wesley buildings and will focus on sustainability and is designed to achieve the equivalent of LEED Mid-Rise Residential Gold certification ensuring it meets high standards for energy efficiency and environmental performance. The building will utilize environmentally-preferred materials and will feature rooftop solar panels, green roof, advanced stormwater management systems, and bioretention facilities. The Campus will achieve a Green Area Ratio of at least 0.60 – above the minimum 0.40 required. Exhibit A (Updated Landscaping Renderings, Landscape Plan, Playground, GAR).

The New University Housing will be developed through a long-term (99 year) ground lease for a portion of the Campus (Lot 819) between Wesley Seminary and Landmark Properties ("Landmark"). Wesley Seminary will receive a lump sum initial payment and annual guaranteed ground rent payments. Landmark will be responsible for the construction and operation of the new building. Use of the ground lease property is strictly and perpetually limited to first-class university housing and subject to approval of this Application by the Zoning Commission. At the conclusion of the ground lease, ownership of the building will revert to Wesley Seminary.

For colleges and universities nationwide, it is now common practice to rely on private companies to provide customary campus services, including housing, food service, bookstores, and personal and convenience services.

The Seminary is currently tax exempt for its real estate and operations in the District of Columbia. Under the recorded ground lease for the New Dormitory (Lot 819), Landmark will not be tax exempt and will be liable for substantial annual District taxes on the land, improvements and operations for the New University Housing.

D. No Development of University Avenue Residential Lots

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

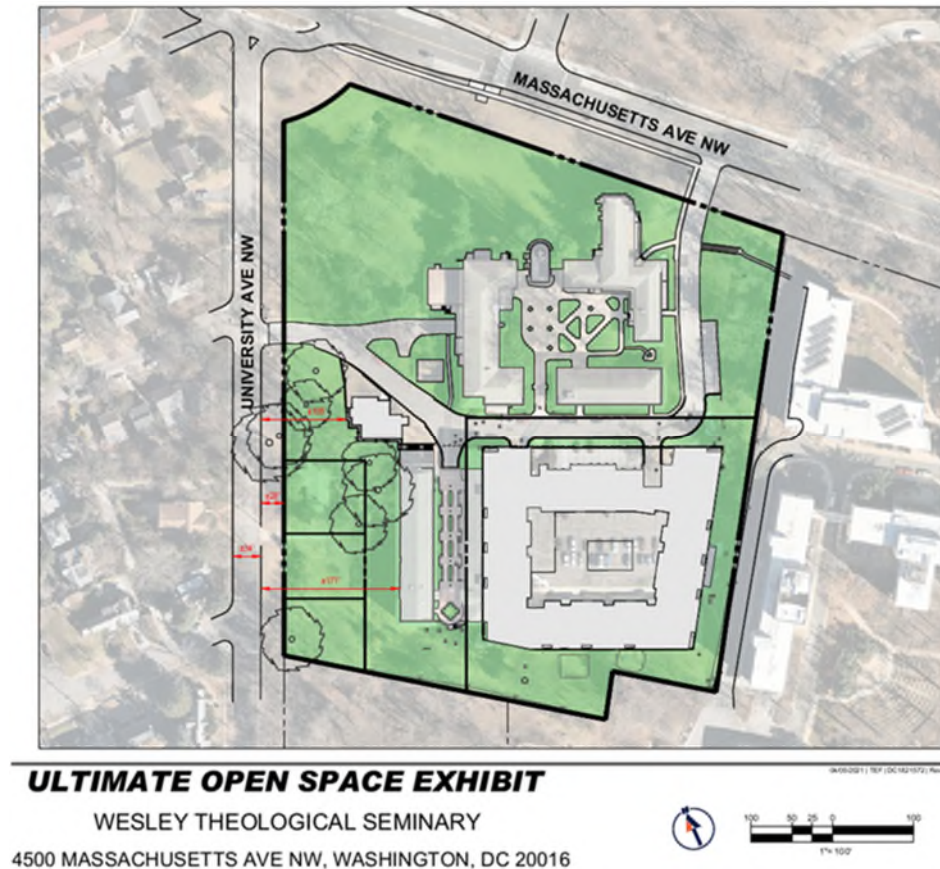
E. Maintain "Hilltop" Campus

Under this Plan, the established building perimeter formed by the 2014 Dorm, Kresge Hall, Trott Hall, Chapel, Library and A.U. Campus is maintained with the New University Housing located in the central core of the existing Campus. The Hilltop Campus is surrounded by and isolated from the adjoining neighborhood by the substantial Green Open Space on Massachusetts Avenue and University Avenue. Exhibit D (Massachusetts and University Avenues Street Views of Hilltop Campus).

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

The Green Open Area that defines the Spring Valley Campus will be maintained and enhanced. No development is proposed for the Green Open Space which is notable for its abundant Heritage (27) and Special (76) Trees and landscaping that was previously enhanced under the 2012 Campus Plan. Under this Plan, even more landscaping will be added at the former Old President's House site, along University Avenue, at the University Avenue driveway and site of the formally proposed Administration and Maintenance Building, and at the Massachusetts Avenue entrance. Exhibit A.

The existing Green Open Space and enhancements will create a larger and more sustainable buffer for the neighborhood, especially on University Avenue. From the 2014 Dorm to the east curb of University Avenue it is 171 feet, and to the west curb of University Avenue 205 feet. From the New University Housing, it is 300 feet (a football field length) to the east curb of University Avenue. From the New University Housing across Massachusetts Avenue and the A.U. property, it is approximately 660 feet (more than two football fields) to be nearest residential properties in the 4400 block of Sedgwick Street, N.W. Fully fifty-three (53) percent of the Spring Valley Campus area (205,000 square feet or 4.7 acres) will remain undeveloped and devoted to Green Open Space. In addition to the Green Open Space, there will be an additional 37,000 square feet of formally landscaped area on the campus.



G. Enhanced Landscaping Plan

The entire Wesley campus and especially the perimeter Green Open Space enjoys a mature and well-maintained forestation and landscaping, including a remarkable twenty-seven (27) Heritage and seventy-six (76) Special Trees. Exhibit A. The updated Landscape Plan preserves, protects and builds upon the existing landscaping and enhances that landscaping with targeted new landscaping. The New University Housing and campus core will be substantially landscaped. More significantly, substantial additional landscaping will be added along University Avenue focused on the University Avenue driveway and street frontage and at the location of the Old President's House and new Neighborhood Playground. Exhibit A. The impact of this new landscaping is to enhance the natural buffer between the Campus and the

Spring Valley neighborhood. The tree replacement ratio is 4.5 new trees for every one tree removed. No Heritage trees are to be removed. The project is currently planning to preserve 177 existing trees (to include 27 heritage trees and 76 special trees) and remove 22 trees with this project. The current landscape/GAR plan is proposing to replant a minimum of 100 trees (combination of canopy trees and understory trees) to achieve a GAR of at least 0.60. Exhibit A. Wesley will coordinate landscaping activity with the Ward 3 Arborist at DDOT – Urban Forestry Division.

H. Neighborhood Playground

The Spring Valley neighborhood has requested that the Seminary build and maintain a small neighborhood playground on the Wesley Campus as a community amenity. In addition to its much enjoyed “Sledding Hill”, Wesley Seminary is pleased to dedicate the space and the improvements for this new neighborhood serving project. The proposed neighborhood playground would be setback back approximately forty feet from University Avenue in the area of the three former residential lots. The playground will measure approximately 40 feet by 95 feet and have an area of approximately 3,800 square feet with a natural double shredded hardwood mulch safety surface surrounded by a 48-inch-tall vinyl-coated chain link perimeter fence. It will include benches and play equipment suitable for toddlers and young children. The playground will have a public point of entry adjacent to University Avenue, N.W. by means of an accessible sidewalk. It will be fenced and open to the public only during daylight hours. The final design of the playground will be substantially in accordance with Exhibit A and will include community input.

I. 300,870 Square Feet of Unused Gross Floor Area

By maintaining the substantial Green Open Space and limiting the size and location of new development, Wesley Seminary has not utilized a substantial level of the permitted 1.8 FAR for the Campus. As proposed, total development is limited to about 386,911 square feet or 1.013 FAR. As a result, more than 300,870 square feet of development potential will remain unused.

Wesley Campus Area	
Lot 6 A&T Lot 818 (WTS) – 243,124 sq. ft. A&T Lot 819 (Landmark) – 113,758 sq. ft.	356,882 sq. ft.
Lot 7	9,000 sq. ft.
Lot 8	8,000 sq. ft.
Lot 9	7,996 sq. ft.
Total Campus Land Area	381,878 sq. ft. (8.78 acres)
Total GFA @ 1.08 FAR	412,428 sq. ft.
Total GFA @ 1.8 FAR (Campus)	687,780 sq. ft.

Current / Proposed Development GFA		
Building	Current	Proposed
Straughn Hall	29,866 sq. ft.	0 sq. ft.
Carroll Hall	27,533 sq. ft.	0 sq. ft.
Old President House	4,538 sq. ft.	0 sq. ft.
Library	16,630 sq. ft.	16,630 sq. ft.
Trott Hall / Chapel	26,335 sq. ft.	26,355 sq. ft.
Kresge	32,819 sq. ft.	32,819 sq. ft.
2014 Dorm	29,195 sq. ft.	29,195 sq. ft.
New Admin Building	0 sq. ft.	0 sq. ft.
New University Housing	0 sq. ft.	281,911 sq. ft.
Total	166,916 sq. ft.	386,910 sq. ft. (1.013FAR)
Unused Campus GFA	--	300,870 sq. ft.

J. Implement Transportation Demand Management and Performance Monitoring Plans

As part of this Further Processing Application, Wesley has submitted the Current Comprehensive Transportation Review (“CTR”) to DDOT and filed with the Commission (ZC

Exhibit 14, 14A, 14B1-3). The CTR relied on traffic and parking surveys conducted in September 2025. The CTR, which was based on Existing Conditions, Background Conditions and Total Future Conditions (including Wesley operations, and the New University Housing) concluded that the **“project will not have a detrimental impact to the surrounding transportation network.”** Id.

Wesley will continue to update the CTR and TDM and, CMP plans based on ongoing discussions with DDOT and its anticipated pre-hearing submission to the Commission.

Transportation Demand Management

As part of its approved Campus Plan (ZC 23-08(1)), Wesley accepted and will implement the “robust” Transportation Demand Management (TDM) Plan developed in consultation with DDOT in order 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. Beyond the enumerated TDM, Wesley 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 264 parking spaces within the Project’s garage, at least six (6) 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 occupants of the New University Housing, including WTS students, faculty, and employees to use the AU shuttle to the Metrorail Station.
- 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.
- Fund and install a 19-dock Capital Bikeshare (CaBi) station with 12 bikes and fund one-year of maintenance and operations costs on the campus, or at a location to be selected by DDOT.
- Additional scooter parking will be available outside the Wesley Library within a designated scooter corral.
- A ride share turn around area is proposed for convenient pick-up/drop-off operations.
- Install three (3) inverted-U bike racks near the entrance to the playground on University Avenue, either in the public right-of-way or on private property.

Performance Monitoring

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 Wesley 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 University Housing, 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 committed to in the 2025 PMP, a trip goal for the campus is 101 vehicle trips in either the weekday morning (AM) or weekday evening (PM) peak hours.

Wesley 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 Wesley data, and manual counts of vehicle and bicycle parking inventory and occupancy.

K. Construct Public Space Improvements Requested by DDOT

Prior to issuance of any certificate of occupancy for any new building, Wesley 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 lead walk 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; and
- 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.
- Subject to obtaining future approval from American University to use the existing gate, install wayfinding signage on the Wesley Seminary campus directing students to the gated connection to the American University campus.

L. Implement Campus Security Plan

The 2025 Campus Plan implements enhanced campus-wide security features and is integrated with the physical, personnel and operational security features of the New University Housing. Exhibit E (Wesley Seminary-New University Housing Security Plan). For the first time, Wesley will install a network of campus-wide security cameras which will enhance security for students, faculty, staff, residents, and visitors, provide deterrence and allow for real time monitoring. This security will be integrated with and complement the security in the New

University Housing, including on-site staff, nighttime patrols, coordination with Metropolitan Police and, A.U., and Service and Incident Protocols.

M. Implement Construction Management Memorandum of Understanding

The Seminary, in conjunction with Landmark, has working collaboratively with the community to negotiate the attached current Draft Construction Management Memorandum of Understanding (“MOU”). Exhibit F. The MOU is based on respect for its neighbors and minimizing the impact of construction activities, including establishment of neighborhood construction management committee, pre-construction meetings and notice, limiting the use of University Avenue except as absolutely required, 24-hour point of contact, construction worker and construction vehicle parking prohibited on neighborhood streets, minimize on-street truck idling, stormwater management and erosion control, and remediation of any construction related damages.

N. Cooperation with A.U.

Over the past year, Wesley and A.U. have met on multiple occasions to discuss matters related to this Campus Plan. Such discussions have been open and productive and will continue to address specific topics related to further processing, including but not limited to operational, construction, and other issues that affect the A.U. community and its Campus Plan.

At this time, Wesley can report favorably on the use of the A.U. shuttle bus by Wesley students, faculty and staff. A.U. has confirmed its long-standing policy. “A.U.’s shuttle service is currently available to the community. A.U. retains discretion over routes, hours, community access, and ridership policies.”

Wesley will provide timely updates on the discussions with A.U. throughout the prehearing process to OP, ANC 3D and 3E, CLC and all other interested parties.

- O. Establish and Fund Ward 3 Inclusionary Zoning Fund to be Administered by Local Initiatives Support Corporation with Appropriate Enforcement and Monitoring Mechanisms

This Campus Plan raised for the first time, a question not previously contemplated in the Zoning Regulations, of IZ applicability to housing developed by or on behalf of a university that is not exclusively for its students, faculty or staff. Subtitle C, § 1001.6 (c) provides a clear exemption from IZ for “[h]ousing developed by or on behalf of a local college or university exclusively for its students, faculty, or staff.” Clearly, student housing was intended to be exempt from IZ, but the proposed university housing to be occupied also by students, faculty and staff from a different university was not contemplated.

The Zoning Regulations and DHCD never envisioned a situation where a dormitory would house students from more than one institution or that the Inclusionary Zoning (“IZ”) would be applicable to a student housing project. In fact, DC Code does not allow college or university students to be eligible for IZ without a parent or guardian:

§ 6-1041.06. Ineligibility of Students - Notwithstanding § 2-1402.21, a person enrolled as full-time student in a college or university shall not be eligible to apply to rent or purchase an inclusionary unit unless the annual income of his or her parent or guardian would qualify under the eligibility standards established by the Mayor, or unless the student is a part of a household that otherwise qualifies for the inclusionary unit.

Faced with this unique scenario, Wesley offered to meet the spirit of IZ compliance through a privately administered and DHCD supervised student only affordable housing plan for the proposed new university housing. ANC 3E and others raised concerns about the operation

and need for on campus student affordable housing. Beyond these objections, ANC 3E has championed a solution which Wesley proposes to implement as part of this application. Specifically, ANC 3E has requested that Wesley provide support for the required quantity and affordability of IZ units at an off-site location within the boundaries of its Commission or more broadly in Ward 3.

Wesley remains committed to affordable housing in the District as part of its broader religious and educational mission and accepts ANC 3E's challenge to provide and/or support new IZ housing focused in this neighborhood. As of this writing, Ward 3 has achieved only 17 percent of its target for new affordable housing units, and this proposal will be an important contribution to the neighborhood's diversity, equity, and inclusion. See DMPED 36,000 by 2025 Dashboard.

More broadly, the possibility of new IZ units is threatened by dramatically reduced resources, including the Mayor's proposed substantial reduction in budget funding for the Housing Production Trust Fund and the current unavailability of other affordable housing funding and financing programs.

Text Amendment Solution (ZC 24-09)

The Zoning Commission recognized the unique circumstances posed by the New University Housing and inability to provide on-campus Inclusionary Zoning by enacting new Subtitle C, § 1006.10:

Wesley Theological Seminary shall provide off-site IZ located in Ward 3 as an enforceable condition to its 2025-2035 Campus Plan further processing to construct university housing on Wesley's campus, provided that the requirements of Subtitle C §§ 1006.1 -

1006.3(a)-(g), may be waived by the Zoning Commission for the off-site IZ. Depending on construction type, the off-site IZ provided shall be no less than Subtitle C § 1003.1 or § 1003.2 set-aside requirements, as applicable, and subject to the requirements of Subtitle C §§ 1006.5 - 1006.9. **Notwithstanding the foregoing, and for good cause shown, the Zoning Commission shall have broad discretion to determine that the off-site IZ requirement described in this provision can be satisfied by alternative means, including increasing the set-aside requirements described herein and/or by requiring Wesley to make a financial contribution, deemed sufficient by the Zoning Commission, to an organization(s) that will facilitate the construction of new affordable housing reserved for households at or below 60% of median family income for rental units** or at or below 80% of median family income for ownership units exclusively in Ward 3, provided that such alternative means is stated as an enforceable condition to the 2025-2035 Campus Plan further processing to construct university housing on Wesley's campus. (Emphasis Added)

APPLICABLE IZ REQUIREMENTS

The New University Housing will be Type 3 Construction which under Subtitle C, § 1003.1 (a) requires a minimum of ten percent (10%) of the residential gross floor area be set aside for Inclusionary Zoning units. In calculating the required level of IZ, Wesley has not exempted any of the area for exclusively Wesley units in the new building (30,519 sf.). Also, unlike other IZ projects with the affordable housing subsidized by an up to 20% bonus density, Wesley has not requested or realized any bonus density. The table below provides an Inclusionary Zoning Analysis for the New University Housing. As set forth, Wesley is proposing to provide the value of almost 11% in the form of an \$8 million proffer which exceeds the minimum 10% required, without any exemption for Wesley units or benefit of bonus density.

New University Housing – Inclusionary Zoning Analysis	
Proposed Total Gross Floor Area	281,911 sf
Net Residential Gross Floor Area	224,411 sf
Required IZ Set-Aside @ 10% (Type 3 Construction)	22,441 sf
Unrealized 20% IZ Bonus (Maximum)	56,582 sf
Unrealized Wesley IZ Exemption (90/659 beds = 13.6%)	30,519 sf
Estimated Value/Cost of 10% IZ @ \$325/sf	\$7,293,325
Proposed \$8,000,000.00 IZ Off-site IZ Fund @ 325/sf = 24,615 sf (10.97%)	

1. Proposed Ward 3 Inclusionary Zoning Fund.

As acknowledged by the Zoning Commission during their deliberations on the Text Amendment, Wesley and Landmark are not affordable housing developers and as such cannot directly develop the offsite affordable housing. In collaboration with ANC 3E, Wesley made its best efforts to identify a Ward 3 development project(s) that would be willing to provide the offsite IZ units.

For a variety of reasons, this search proved unsuccessful. In addition to the high cost of Ward 3 affordable housing, limited potential sites, and increased cost of limited capital, Wesley encountered several obstacles that proved insurmountable. First, ongoing Ward 3 development projects were unwilling to increase their IZ programs due to the risks and delays that would be required to modify already secured project financing and in some cases the need to modify previous discretionary zoning approvals. The former Super Fresh site is one example of a seemingly good candidate, but the developer would not risk another judicial appeal after finally resolving a previous one after a lengthy zoning approval process with persistent opposition from a small community element. One developer of an ongoing Ward 3 project with its own substantial IZ component advised that substantially increasing IZ undermines the marketability of the project's market rate units. Finally, we learned from a number of developers that the

timing of financial support offered by Wesley that would not be available until Wesley obtains its final zoning approvals would be too late or uncertain to impact a planned or ongoing development project.

For all the stated reasons, Wesley has demonstrated “good cause shown” under § 1006.10 that the off-site IZ requirements can properly be satisfied by alternative means, including making a financial contribution deemed sufficient by the Commission as part of this Further Processing approval process.

Given these obstacles and upon the recommendation of DHCD and others, Wesley enlisted the assistance of Local Initiatives Support Corporation (“LISC”) to explore alternative means of compliance. LISC is a nationwide affordable housing community development organization that has operated in DC for 42 years. LISC has proposed to establish and administer a Ward 3 Inclusionary Zoning Housing Fund (“Ward 3 Housing Fund”) that would be funded with a \$8 million dollar contribution from Wesley. The Ward 3 Housing Fund would be dedicated exclusively to the creation and preservation of affordable housing in Ward 3, including acquisition, construction, and/or long-term financing for qualified projects. The funding would be provided subject to covenants that ensure long-term affordability and established levels of affordability that meet or exceed the IZ requirements and be subject to DHCD review and supervision. As funds are repaid to the Ward 3 Fund, they may be recycled for new projects that meet the applicable requirements. Exhibit G (LISC Proposal for Ward 3 Housing Fund).

LISC prepared this analysis of how the \$8 million fund could be invested in potential Ward 3 affordable housing projects to create and/or preserve 150 units.

Project	Address	Unit Count	Rentable SF	Total Development Cost	First Loan Needed	Landmark Infusion	Present Affordability
SOME Woodley Park	2607 Connecticut Avenue NW	23	18,942	\$ 11,610,000	\$ 6,500,000	\$ 2,700,000	All units under 30%
Wisconsin Ave Coop	3218 Wisconsin Avenue NW	20	9,713	\$ 7,101,366	\$ 2,600,000	\$ 1,000,000	50% of units at 80%AMI
DevonCort	2701 Cortland Pl NW, 2715 Cortland Pl NW, 2760 Devonshire Pl NW	45	30,864	\$ 11,600,000	\$ 5,800,000	\$ 2,000,000	80% at 80% AMI, 20% at 60% AMI
Tunlaw	2626-2628 & 2632- 2634 Tunlaw Rd	65	46,500	\$ 14,778,000	\$ 13,897,000	\$ 2,300,000	50% of units at 80%AMI
TOTAL		153	106,019	\$ 45,089,366	\$ 28,797,000	\$ 8,000,000	

Wesley and LISC are continuing to consult with DHCD regarding the operation and supervision of the Ward 3 Housing Fund. As will be more fully documented during the upcoming public hearing, the proposed \$8 million contribution exceeds the cost of the minimum level of required IZ associated with the proposed New University Housing and should be sufficient to subsidize at least the minimum level of required IZ over time in compliance with § 1006.10 with the potential additional longer-term benefits created by the revolving funds.

2. Operation of Ward 3 Inclusionary Zoning Fund

LISC is a Community Development Financial Institution, certified by the US Treasury Department, with over 40 years operating in the DC market. To date, LISC DC has invested \$557 million in the District, leading to the preservation or creation of over 15,000 affordable homes. LISC has experience managing revolving loan funds, similar to the proposed Ward 3 Housing Fund. LISC DC is a fund manager of the DC Preservation Fund, a \$50 million revolving loan fund, managed on behalf of DC Department of Housing and Community Development (DHCD). To date, LISC has preserved over 1,200 of units of affordable housing through this fund.

The purpose of the Ward 3 Housing Fund will be to: *Serve as a vehicle to offer flexible, low-cost capital to promote the production and preservation of affordable housing in Ward 3. Through blending Ward 3 funds with LISC capital, the Fund will add catalytic investment into Ward 3 affordable housing.*

The Ward 3 Housing Fund will operate with the following structure.

1. Execution of Ward 3 Grant Agreement between Wesley and LISC
 - a. The Grant Agreement will outline stipulations of the funding, including resident affordability requirements and geographic requirements (ensuring projects are located within Ward 3).
2. Receipt of Funds
 - a. Wesley will wire or transfer the Ward 3 Housing Fund capital to LISC and LISC will hold in a designated account, only to be drawn for specifically qualified projects. LISC manages a myriad of distinct capital sources across its national footprint.
3. Sourcing Projects
 - a. LISC has longstanding partnerships with mission-driven developers throughout the District, including affordable developers within Ward 3. They are currently engaged in 4 projects that are challenged to secure low-cost capital to make the affordable projects sustainable over time.
 - b. While LISC anticipates news of these funds will spread quickly within the affordable development world, LISC will also share information in local convenings such as through our work with [The Coalition](#) and [The Housing Association of Nonprofit Developers](#), through promoting availability of these funds on LISC's website, and preparing and disseminating term sheets.
 - c. Given the dearth of affordable development in Ward 3, they are confident this tool will be highly sought.
4. Vetting and Underwriting Projects
 - a. Each loan will undergo LISC's rigorous underwriting process to ensure alignment with LISC's mission, feasibility, compliance with the Fund's goals, as well as the long term financial and strategic viability of the project.

- b. Among the main criteria that would be required, as applicable, include securing corporate and personal guarantees, securing a lien on the property, reviewing borrower financial statements, credit reports and Real Estate Owned (REO), analyzing borrower's experience and composition of the team, as well as analyzing the timing, financial and logistical hurdles to ensure the project is able to come to fruition.
 - c. Each loan will be assessed through LISC's Credit review process and Credit Committee, where the loan will undergo another analysis to ensure project viability. Should the Committee approve the loan, they will begin the closing process.
- 5. Closing
 - a. LISC legal or outside counsel will close the loans, in conjunction with LISC program officer who completed the underwriting and LISC loan closer.
 - b. During project closing, counsel will incorporate long term affordability covenants, as tied to use of Ward 3 Housing Fund. Each project will have a covenant that meets or exceeds the specified affordability guidelines and term of enforcement.
- 6. Repayment
 - a. As loans which have incorporated Ward 3 capital are repaid to LISC, LISC will replenish the Ward 3 Housing Fund with said capital, in order for capital to be revolved into future affordable Ward 3 projects.
- 7. Annual Report out of Projects
 - a. On an annual basis, LISC will report out Ward 3 Housing Fund metrics in order to share project successes. LISC will report on Ward 3 Loan Fund capital expended to date, amount remaining, and amount revolved back. The report will list each project financed, including affordability tiers of each property, and the number of homes created or preserved as a result of this financing.

V. Satisfaction of Subtitle Z § 302.10 and Subtitle X § 101 Standards

The Campus Plan approved in ZC Case No. 23-08(1) (the"2025 Campus Plan) included the information that is required by Subtitle Z, § 302.10 (c)-(l) for Campus Plan approval. The information included in this statement and the attached exhibits address Wesley's satisfaction of

the various conditions of the 2025 Campus Plan and the satisfaction of the further processing special exception standards enumerated in Subtitle X, § 101 and X § 901 of the Zoning Regulations.

A. College or University which is an Academic Institution of Higher Learning

By Act of the General Assembly of the State of Maryland, The Wesley Theological Seminary was chartered as an educational institution of higher learning. Wesley Seminary is fully accredited by The Association of Theological Schools in the United States and Canada, the Commission on Higher Education of The Middle States Association of Colleges and Schools, The University Senate of The United Methodist Church (Board of Higher Education and Ministry), and the District of Columbia Educational Licensure Commission.

B. The Use is Located so that it is Not Likely to Become Objectionable to Neighboring Property

For the reasons set forth below, the construction of the New University Housing and related campus and public space improvements is not likely to become objectionable to neighboring property.

1. Noise

Activities within the Campus Plan boundaries are centrally located and designed so as to minimize noise (and visual) impacts on the surrounding community. Exhibit H. New facilities proposed in this Campus Plan will also be centrally located and isolated from the surrounding neighborhood with minimum impact on the community in terms of noise. In an effort to reduce noise, the Seminary will continue to abide by the following measures:

- Locating Campus activities so as to satisfy the need of students, faculty and residents for a quiet and secure place to study, work and live, with attention to the need to minimize impacts on the community; and
- Locating and designing loading docks and mechanical systems to reduce, as much as possible, the noise they produce.
- Three-Strike Policy for noise complaints in the New University Housing with escalating fines and discipline.

2. Traffic and Parking

The Seminary encourages the use of public transportation by all members of the Wesley community, while recognizing that not everyone has convenient access to public transportation and that some students, staff, and visitors must drive to campus due to other commitments, such as childcare, evening activities, disabilities, and the like. As confirmed by A.U., Wesley students, faculty and staff will continue to have “community” access to the A.U. shuttle bus which provides service to the Tenley Metro Station and other points. To mitigate traffic impacts of the campus on area streets, Wesley has further limited vehicles leaving the Campus from the University Avenue exit.

Wesley and Landmark will implement and enforce a “Good Neighbor Parking Policy.” All students, residents on campus, faculty and staff will be expressly prohibited from parking on the neighborhood streets as a term of their enrollment, residency and/or employment and will not be eligible to obtain Ward 3 Residential Parking Permits. As necessary, Wesley will undertake appropriate enforcement measures to address unauthorized parking on the neighborhood streets. Additionally, Wesley Seminary will implement the robust Transportation Demand Management Plan established by DDOT to meet the needs of the campus over the ten-year term of the Plan. The effectiveness of the TDM will be monitored, verified and updated

through the similarly robust Performance Monitoring Plan mandated by DDOT. Wesley and its traffic consultant, Gorove Slade, have submitted a new 2025 CTR to DDOT and will continue to address any issues raised by DDOT.

3. Number of Students or Other Objectionable Conditions

The New University Housing and existing Wesley students on the Campus as strictly limited by the 2025 Campus Plan and the applicable conditions will isolate and focus campus activities away from the surrounding neighbors abutting the campus. All Wesley and A.U. students will be subject to applicable codes of conduct (Wesley, Landmark and/or AU) and enforcement measures that are warranted. As a result, objectionable conditions will be avoided, minimized or mitigated.

C. No “Commercial” Activity on Campus

The New University Housing approved under ZC Case No. 23-08(1) is not a commercial activity pursuant to 11 DCMR Subtitle X, § 101.5 (2025).

D. Compliance with the Maximum Bulk Requirement

The property within the Campus Plan boundaries is zoned RA-1. The Zoning Regulations limit campus development to an FAR of 1.8 (687,780 square feet). When added to all remaining buildings and structures on the Campus, development under this Campus Plan is well below the maximum permitted gross floor area prescribed for the Campus. Further, adding the New University Housing (281,911 sf) to the Campus brings the total gross floor area of development within the Campus Plan boundaries to a total of approximately 387,040 square feet

and an overall FAR of approximately 1.013. Approximately 300,870 square feet of available gross floor area will not be developed.

E. Submission of a Plan for Developing the Campus as a Whole

The Seminary's plan for developing the Campus as a whole, as required under 11 DCMR Subtitle X, § 101.8, was approved by the Zoning Commission in ZC Case No. 23-08(1). The approved 2025 Campus Plan includes details on buildings, parking and loading facilities, screening, signs, streets and public utility facilities, playground facility and a description of all activities and of the capacity of all present and proposed development. The construction of the New University Housing and related campus and public space improvements were both contemplated and approved in the 2025 Campus Plan. As set forth above, the size and height of the new housing and related campus and public space improvements are consistent with the 2025 Campus Plan.

F. Interim and Off-Campus Land Use

No interim or off-campus use of land is proposed as part of this application.

G. Compliance with the Policies of the District Elements of the Comprehensive Plan

The 2025 Campus Plan complies with the policies of the District Elements of the Comprehensive Plan. The continued educational use is consistent with the institutional designation on the Future Land Use Map of the Campus. In order to approve the Campus Plan, the Commission must find that the application is “not inconsistent with the Comprehensive Plan and with other adopted public policies . . . related to the subject site.” 11-X DCMR §§ 304.4(a), 500.3. As detailed below, the Campus Plan is not inconsistent with the Comprehensive Plan.

The District of Columbia Court of Appeals has consistently directed the Commission to review a Campus Plan application in the context of the Comprehensive Plan and other adopted public policies “as a whole” under this prong of the Campus Plan evaluation standard. That is, the Commission may find that a Campus Plan application is not inconsistent with the Comprehensive Plan even if the application presents actual or potential inconsistencies with individual objectives or elements of the Comprehensive Plan. Rather, the Commission must weigh and balance competing policy objectives and explain its analysis. As noted below, the Campus Plan is not inconsistent with the Comprehensive Plan and other adopted public policies, when reviewed as a whole.

1. *Future Land Use Map*: The Future Land Use Map (“FLUM”) includes the Campus in the Institutional Land Use Category. The Framework Element of the Comprehensive Plan, adopted in 2020, notes the following with regard to the Institutional Use Category:

This designation includes land and facilities occupied and used by colleges and universities, large private schools, hospitals, religious organizations, and similar institutions. While included in this category, smaller institutional uses such as churches are generally not mapped, unless they are located on sites that are several acres in size. Zoning designations vary depending on surrounding uses. Institutional uses are also permitted in other land use categories. 10-A DCMR § 227.18. A Campus Plan and further processing approval for the New University Housing is clearly consistent with and meets this standard.

The proposed Campus Plan is not inconsistent with the Institutional FLUM designation, as Wesley Seminary, including the New University Housing, is indeed an institutional use. It is one of the nation’s leading graduate theological schools (most of which are

known as “seminaries” or “divinity schools”), consisting of a diverse student body and offering three Master’s degrees and a Doctor of Ministry, as well as several non-degree programs.

2. *Generalized Policy Map:* The “Generalized Policy Map” (“GPM”) designates the Campus as “Institutional Uses”. The Comprehensive Plan states that:

Much of the land identified as institutional on the map represents colleges and universities; change and infill can be expected on each campus consistent with campus plans. Other institutional sites, including hospitals and religious orders, likewise may see new buildings or facilities added. Policies in the Land Use and the Educational Facilities Elements address the compatibility of such uses with surrounding neighborhoods. 10-A DCMR § 225.22.

The Campus Plan will maintain and enhance the Seminary’s religious and educational mission and presence in the neighborhood, City-wide as pastors and non-profit service leaders and beyond that is entirely consistent with the Institutional Uses designation.

3. *Land Use Element:* The Land Use Element is the cornerstone of the Comprehensive Plan. It establishes the basic policies guiding the physical form of the City, and provides direction on a range of development, conservation, and land use compatibility issues. The Land Use Element describes the balancing of priorities that must take place in order to accommodate a multiplicity of land uses within the boundaries of the District.

Colleges and Universities in general, and Wesley Seminary in particular, are a significant and vital land use in the District.

Institutional Uses occupy almost 2,300 acres - an area larger than all of Washington, DC’s retail, office, and hotel uses combined. These uses include colleges and

universities, private schools, childcare facilities, places of worship and other religious facilities, hospitals, private and nonprofit organizations, and similar entities. 317.1.

The District is home to about a dozen colleges and universities, enrolling more than 85,000 students. There are also nearly 70 non-local college and university programs that occupy space in Washington, DC. The District contains more than a dozen hospitals, some located on the campuses of its universities and others occupying their own campuses or federal enclaves. Hundreds of nonprofit and private institutions also operate within the District, ranging from private schools and seminaries to historic home museums and the headquarters of leading international organizations. Major Institutional Uses are shown on Map 37. 317.2.

Institutions make an important contribution to the District economy and are an integral part of Washington, DC's landscape and history. The colleges and universities alone employ 29,682 workers. Through partnerships with government and private industry, museums, higher education, and health care institutions provide services and resources to the community that could not possibly be provided by the government alone. 317.4.

The Campus Plan is consistent with various policies and guidance from the Land Use Element of the Comprehensive Plan, including policies related to: Transportation Impacts of Institutional Uses (*LU Policy 3.3.1*), Corporate Citizenship (*LU Policy 3.3.2*), and Non-Profits, Private Schools and Service Organizations (*LU Policy 3.3.3*).

Wesley Seminary has worked extensively with the community to develop a plan that responds to neighborhood concerns. Notably, the Seminary has reduced the height of the New University Housing and provided increased setbacks along the upper stories. The Project will include enhanced landscape buffering along the Campus perimeter, clustering the housing

interior to the lot and siting the New University Housing adjacent to A.U.'s high rise at the far northeast corner of the campus. Wesley has also committed to preserving heritage and special trees on the property, and constructing a playground for public use along University Avenue.

Educational facilities are encouraged to provide alternative transportation options to mitigate traffic and parking impacts. In this case, they will be mitigated, in part, by the reduction in FAR for the New University Housing. Additionally, the Seminary has worked diligently with DDOT to develop additional measures that have been provided in the Comprehensive Transportation Review. See Comprehensive Transportation Review, ZC Exhibits 16G, 19, 20A and 80.

4. *Transportation Element:* The Campus Plan is consistent with the policies of the Transportation Element of the Comprehensive Plan, including policies related to: Minimizing Off-Street Parking (*T Policy 1.1.8*), and Charging Infrastructure (*T Policy 5.2.2*).

The Proposed Campus Plan promotes various modes of transportation, including bicycle, pedestrian, and shuttle bus. The Project will improve pedestrian pathways and adds long-term and short-term bicycle parking spaces on campus. The underground parking in the New University Housing will provide 6-8 EV charging stations. The New University Housing will designate an on-campus ride-sharing pick-up and drop-off location and on-campus rental bike and scooter parking area.

5. *Housing Element:* The proposed Campus Plan is not inconsistent with the policies of the Housing Element of the Comprehensive Plan, which addresses the importance of housing to neighborhood quality in DC and the importance of providing housing opportunities for all segments of the population throughout the District. In particular, colleges and universities

should address the housing needs of the students and promote the use of such housing by their students. The Project will provide New University Housing consisting of approximately 215 units, consistent with the Student Housing policy (*H Policy 1.3.5*).

6. *Environmental Protection Element:* The proposed Campus Plan is not inconsistent with the policies of the Environmental Protection Element of the Comprehensive Plan. In particular, the Project would preserve existing heritage and special trees on Campus and install new landscape, maintaining the Campus' character as a wooded environment, consistent Tree Requirements in New Developments (*E Policy 2.1.2*). Additionally, the Project would advance Support for Green Building, as proposed the New University Housing will be certified LEED Gold (*E Policy 3.2.1*).

7. *Educational Facilities Element:* The Campus Plan is consistent with various policies and guidance from the Educational Facilities Element of the Comprehensive Plan, including policies related to: Corporate Citizenship (*EDU Policy 3.2.2*), Workforce Development (*EDU Policy 3.2.3*), Universities as Community Partners (*EDU Policy 3.2.3*), University Research Partnerships (*EDU Policy 3.2.5*), Balancing University Growth and Neighborhood Needs (*EDU Policy 3.3.2*), Universities as Large Landowners and Campus Plan Requirements (*EDU Policy 3.3.3*), and Student Housing (*EDU Policy 3.3.4*).

The proposed Campus Plan advances several of these policies by allowing it to operate as an open campus for the enjoyment of both students and neighbors. Additionally, it will expand its access by providing a neighborhood playground for public use, fulfilling an important priority for the neighborhood. Wesley Seminary sponsors an internship program that

places students at non-profit and community organizations throughout the District, and students provide assistance to the mission of several churches in the area.

The Campus Plan will advance goals related to housing as well, relieving rental pressures on the neighborhood's private housing stock by developing New University Housing on the Campus.

8. *Rock Creek West Area Element:* The Campus Plan is consistent with various policies and guidance from the Rock Creek West Area Element of the Comprehensive Plan, including policies related to: Economic Development (*RCW Policy 1.1.2*), Managing Institutional Uses (*RCW Policy 1.1.8*), Conserving Common Open Spaces (*RCW Policy 1.1.9*), and Managing Transportation Demand (*RCW Policy 1.1.11*).

The proposed Campus Plan will be consistent with the Comprehensive Plan, having a height and building design that is compatible with adjacent buildings on AU's Campus, and additional landscaping and maintenance of the perimeter buffer and large trees will reduce its visual impact overall. The demolition of the Old President's House will create a larger Green Open Space, providing an additional buffer between buildings and the street.

The Seminary has worked extensively with the community to ensure that the impact of the New University Housing is mitigated to the maximum extent possible and has agreed to: 1) not increasing enrollment on the campus; 2) provide fewer parking spaces in proportion to the number of beds in the New University Housing; 3) implement a Good Neighbor Parking Policy and prohibit residential parking permits for those living or working on the Campus; 4) restrict delivery movements; 5) and redirect vehicular traffic to an access point on Massachusetts Avenue.

For the reasons noted above, and discussed in detail in Exhibit L, the Campus Plan satisfies the first prong of the three-part Campus Plan evaluation standard as being not inconsistent with the Comprehensive Plan and related public policies as a whole.

H. Racial Equity and Comprehensive Plan Analysis.

The Campus Plan for Wesley has been evaluated through a racial equity lens, focusing on consistency with the D.C. Comprehensive Plan (“Comp Plan”) and the Zoning Commission’s Racial Equity Tool. (ZC Exhibit 3L) (Comprehensive Plan and Racial Equity Analysis). The analysis assesses the proposed New University Housing’s impact on housing, displacement, access to opportunities, environmental changes, and community engagement to ensure equitable development.

Key Findings:

- Housing and Displacement
 - The proposed New University Housing will replace two existing dormitories, increasing capacity from 90 student beds to 659 without causing direct displacement.
 - Indirect displacement is not anticipated, as increased on-campus student housing will reduce pressure on the surrounding rental market.
 - The plan supports the Comp Plan’s goal of expanding affordable housing by freeing up lower-cost housing in adjacent neighborhoods.
- Physical Improvements and Sustainability
 - The project will incorporate green infrastructure, including a green roof, solar panels, stormwater management systems, bioretention facilities, and tree preservation efforts.
 - The New University Housing is designed to achieve LEED Mid-Rise Residential Gold certification, ensuring energy efficiency and the use of environmentally preferred materials.
 - Public space improvements will include landscaping along University Avenue, creating a more pedestrian-friendly environment.

- Access to Opportunities
 - The New University Housing’s proximity to the Tenleytown-AU Metro station and other transit options will enhance student access to jobs, services, and entertainment across the District.
 - The project will maintain and expand on-campus employment opportunities and continue to train students for religious and social service careers.
 - Access to recreational spaces, including a new neighborhood playground, Rock Creek Park, and the Friendship Recreation Center, will provide additional community benefits.
- Community Engagement and Priorities
 - 20 Community Liaison Meetings and 26 ANC Meetings (2019-2025) informed the planning process.
 - Community feedback led to significant modifications, including a reduction in building height, increased setbacks, and adjustments to the New University Housing’s top floor design to minimize visual impact.
 - The proposed campus plan aligns with local priorities by ensuring institutional expansion does not negatively affect the surrounding neighborhood.
 - In conclusion, the proposed campus plan aligns with the Comp Plan’s goals and advances racial equity by increasing on-campus student housing, enhancing environmental sustainability, improving access to opportunities, and responding to community priorities. The project mitigates displacement risks and promotes equitable development, benefiting both the student population and the surrounding neighborhood.

I. The Proposed Buildings are within the Floor Area Limit for the Campus as a Whole

The construction of the New University Housing and related campus and public space improvements will result in the creation of 281,911 square feet of Gross Floor Area which is consistent with the 2025 Campus Plan and the total campus FAR will remain within the FAR limit of 1.013 approved in ZC 23-08(1).

J. Referral to the District of Columbia Office of Planning, District Department of Transportation, and the Department of Energy and Environment

The Seminary has been in ongoing discussions with DDOT regarding the 2025 Campus Plan and the preparation of the 2025 CTR. Wesley will also continue to meet with representatives of the Office of Planning, DDOT Urban Forestry Administration, Department of Energy and the Environment, Department of Housing and Community Development, and other District agencies.

K. The Application is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Map

The Application is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map. The proposed uses are entirely consistent with the approved 2025 Campus Plan goals of creating New University Housing to serve Wesley and A.U. students, faculty, and staff. Also, the Application is in compliance with the Zoning Regulations requirement for further processing approval and consistent with the relevant District Policies of the Comprehensive Plan.

L. The Application will not Tend to Adversely Affect the use of Neighboring Properties

The construction of the New University Housing and related campus and public space improvements will not tend to adversely affect the use of neighboring properties. The New University Housing is located immediately adjacent to the taller A.U. buildings in the center of the campus, surrounded by the existing Wesley buildings, setback substantially from University avenue and Massachusetts avenue and further buffered by the existing and enhanced Green Open Area. Taken together, the New University Housing has taken steps to mitigate noise, lighting, traffic, and parking adverse impacts that would affect the neighboring properties.

Additionally, the Seminary has prepared Construction Management and Campus Security Plans that will further mitigate adverse impacts.

VI. Satisfaction of Conditions of 2025 Campus Plan

The Seminary is undertaking compliance with the recently approved 2025 Campus Plan initiated by and in conjunction with this Further Processing Application, including enrollment and employment substantially below the applicable caps.

VII. Exhibits

The following exhibits are submitted in support of this Statement:

Exhibit A: Updated Landscape Renderings, Landscape Plan, Playground, GAR

Exhibit B: Updated Architectural Plans, Elevations, Sections

Exhibit C: Bohler Civil Engineering Plans

Exhibit D: Massachusetts and University Avenues Street Views of Hilltop Campus

Exhibit E: Wesley Seminary – New University Security Plan

Exhibit F: Draft Construction Management Memorandum of Understanding

Exhibit G: LISC Proposal for Ward 3 Housing Fund

Exhibit H: Expert Witness Resumes

VIII. Hearing Presentation and Witnesses

A. Applicant's Presentation:

Estimated Time Required for Presentation of the Applicant's Case (11-Z DCMR §401.1(g)). The Applicant estimates it will require one (1) hour to present its case.

B. Witnesses:

1. Rev. David McAllister-Wilson, President, Wesley Theological Seminary
2. Rev. Dr. W. Antoni Sinkfield Assoc. Dean of Community Life and Campus Operations
3. Eric Leath, Director Development, Landmark Properties
4. Ramon Jacobson, Executive Director
Bryan Franklin, Deputy Director, Wesley MTS '21
Melanie Stern, Senior Lending Program Officer
Local Initiatives Support Corporation, DC
5. Patrick McAnaney, Development Director, DC
Somerset Development Company

C. Expert Witnesses:

6. Brandice Elliott, AICP
Director of Planning Services
Holland & Knight, LLP
Scope of Testimony: Permitted Uses under Campus Plan, Comprehensive Plan, Racial Equity
7. Jack Owen Boarman, AIA, NCARB, CID
Partner-in-Charge, BKV Group, Architects
Scope of Testimony: Proposed Design of New University Housing
8. Stephen Karcha, Certified CM, LEED AP, GRP
Vice President of Project and Construction Management
Scope of Testimony: Existing and
Proposed Campus Development, Playground, Construction Management
9. Daniel Solomon, AICP
Principal
Gorove Slave Transportation Planners and Engineers

Scope of Testimony: Transportation Evaluation and Planning, TDM, Future Monitoring.

10. Sara Link, PE
Branch Manager
Bohler DC
Scope of Testimony: Civil Engineering, SWM, Landscaping

For each of the proposed expert witnesses, a current resume or CV has been included as Exhibit H. Each of these witnesses have previously been accepted as an expert witness in their respective disciplines by the Zoning Commission and/or Board of Zoning Adjustment.

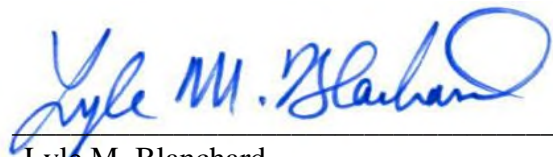
IX. Conclusion

For the reasons set forth above, the Further Processing Application meets the requirements for special exception approval.

GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.



Lyle M. Blanchard

CERTIFICATE OF SERVICE

I hereby certify that on October 24, 2025, the foregoing Applicant's Pre-Hearing Statement was delivered via electronic mail to the following:

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Mr. Joel Lawson

Ms. Maxine Brown-Roberts

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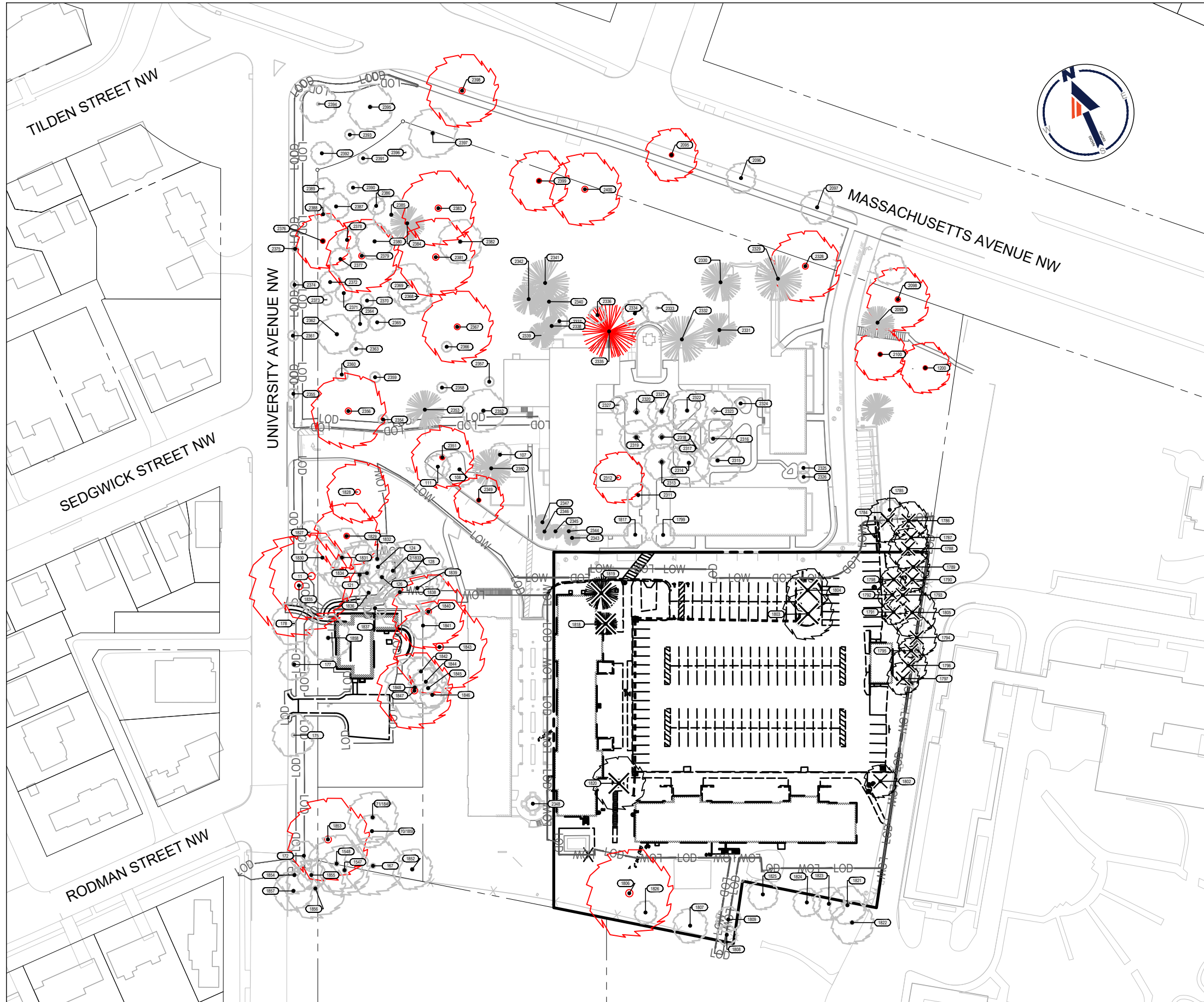
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Wesley Heights Citizens Association

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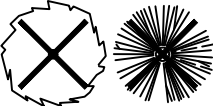


John Patrick Brown, Jr.



INVENTORY PLAN NARRATIVE

THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (27) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTHY 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
-  TREE TAG NUMBER

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 and 08/02/2023												
#	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					
11	Tulip Poplar	Liriodendron tulipifera	90%	128.43"	40.90"	61.35'	20.45'		B8	Heritage Tree	X	Dieback
107	Hemlock	Tsuga canadensis	80%	45.85"	14.60"	21.90'	7.30'		B6	Special Tree	X	Minor dieback, Crooked
108	Silver Maple	Acer saccharinum	70%	70.50"	22.45"	33.68'	11.23'		B7	Special Tree	X	X2 Trunk, Trunk scar, Lean
111	Weeping Cherry	Prunus subhirtella	65%	35.17"	11.20"	16.80'	5.60'		B5	N/A		Crown dieback, Crooked
121	Tulip Poplar	Liriodendron tulipifera	90%	88.24"	28.10"	42.15'	14.05'		B8	Special Tree	X	Crooked
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
167	Tulip Poplar	Liriodendron tulipifera	90%	87.61"	27.90"	41.85'	13.95'		B8	Special Tree	X	
172	Hemlock	Tsuga sp.	80%	43.02"	13.70"	20.55'	6.85'		B6	N/A	X	Dieback
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
1200	Black Cherry	Prunus serotina	65%	100.48"	32.00"	48.00'	16.00'		B8	Heritage Tree	X	Codominant leader, Vine growth, Dieback
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	
1784	Littleleaf Linden	Tilia cordata	60%	75.99"	24.20"	36.30'	12.10'	X	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'	X	B6	Special Tree	X	Leaning, Fungal growth, Low branching angle
1787	American Elm	Ulmus americana	45%	52.98"	16.87"	25.31'	8.44'	X	B6	Special Tree	X	X2 Trunk, Vine growth, Dieback
1788	Honey Locust	Gleditsia triacanthos	40%	60.92"	19.40"	29.10'	9.70'	X	B7	Special Tree	X	Major trunk scar, Major dieback
1789	Honey Locust	Gleditsia triacanthos	5%	52.44"	16.70"	25.05'	8.35'	X	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'	X	B6	N/A	X	Major lean, Low branching angle, Vine growth
1791	Honey Locust	Gleditsia triacanthos	50%	39.57"	12.60"	18.90'	6.30'	X	B6	N/A	X	Major dieback, Fungal growth
1792	Black cherry	Prunus serotina	90%	46.16"	14.70"	22.05'	7.35'	X	B6	Special Tree		Minor vine growth
1793	Honey Locust	Gleditsia triacanthos	20%	59.66"	19.00"	28.50'	9.50'	X	B7	Special Tree	X	Possibly dead, Minor vine growth
1794	Honey Locust	Gleditsia triacanthos	40%	61.42"	19.56"	29.34'	9.78'	X	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'	X	B6	N/A		Leaning, Vine growth
1796	Honey Locust	Gleditsia triacanthos	30%	56.52"	18.00"	27.00'	9.00'	X	B7	Special Tree	X	Vine growth, Major dieback, Trunk cankers
1797	Mulberry	Morus alba	90%	48.67"	15.50"	23.25'	7.75'	X	B6	Special Tree		
1798	Honey Locust	Gleditsia triacanthos	80%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Codominant leader
1799	Kousa Dogwood	Cornus kousa	80%	41.74"	13.29"	19.94'	6.65'		B6	N/A		X3 Trunk, Minor trunk scar
1802	Chinese Magnolia	Magnolia x soulangeana	80%	54.14"	17.24"	25.88'	8.62'	X	B6	Special Tree		X4 Trunk
1803	Red Maple	Acer rubrum	80%	84.78"	27.00"	40.50'	13.50'	X	B8	Special Tree	X	Lichen growth, Dieback, Major trunk scar
1804	Red Maple	Acer rubrum	30%	70.97"	22.80"	33.90'	11.30'	X	B7	Special Tree	X	Major trunk scar, Codominant leader, Major dieback
1805	Eastern White Pine	Pinus strobus	80%	79.45"	25.30"	37.95'	12.65'	X	B8	Special Tree	X	Minor dieback, Leaning, Vine growth
1806	Tulip Poplar	Liriodendron tulipifera	90%	162.68"	51.80"	77.70'	25.90'		B8	Heritage Tree	X	
1807	Silver Maple	Acer saccharinum	80%	68.77"	21.90"	32.85'	10.95'		B7	Special Tree	X	Codominant leader
1808	Tulip Poplar	Liriodendron tulipifera	85%	39.88"	12.70"	19.05'	6.35'	X	B6	N/A	X	
1809	Tulip Poplar	Liriodendron tulipifera	70%	50.24"	16.00"	24.00'	8.00'	X	B6	Special Tree	X	Codominant leader
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'	X	B5	N/A		
1819	Chinese Holly	Ilex cornuta	70%	47.98"	15.28"	22.92'	7.64'	X	B6	Special Tree		X3 Trunk, Dieback
1820	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	87.92"	28.00"	42.00'	14.00'	X	B8	Special Tree	X	Lichen growth, Trunk scar
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
1826	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	36.43"	11.60"	17.40'	5.80'		B5	N/A	X	Cut back
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'	15.98'		B8	Heritage Tree	X	Codominant leader, Crooked
1830	Littleleaf Linden	Tilia cordata	65%	52.78"	16.80"	25.20'	8.40'		B6	Special Tree	X	Crooked, Leaning, Lichen growth, 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
1834	Tulip Poplar	Liriodendron tulipifera	90%	99.23"	31.60"	47.40'	15.80'		B8	Special Tree	X	Lichen growth, 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,
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,
1853	Tulip Poplar	Liriodendron tulipifera	90%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree	X	Codominant leader
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
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
2095	Pin Oak	Quercus palustris	85%	104.88"	33.40"	50.10'	16.70'		B8	Heritage Tree	X	
2096	Northern Red Oak	Quercus rubra	65%	59.35"	18.90"	28.35'	9.45'		B7	Special Tree	X	Crown dieback, Limbed up
2097	Pin Oak	Quercus palustris	70%	66.89"	21.30"	31.95'	10.65'		B7	Special Tree	X	Crooked, Limbed up, Dieback
2098	Tulip Poplar	Liriodendron tulipifera	85%	125.92"	40.10"	60.15'	20.05'		B8	Heritage Tree		
2099	Black Pine	Pinus thumbergii	70%	65.00"	20.70"	31.05'	10.35'		B7	Special Tree		Crooked
2100	Black Cherry	Prunus serotina	60%	102.68"	32.70"	49.05'	16.35'		B8	Heritage Tree	X	Codominant leader, Trunk scar, Vine growth, Dieback
2311	Kousa Dogwood	Cornus kousa	85%	45.75"	14.57"	21.86'	7.29'		B6	Special Tree		X5 Trunk, Minor dieback, Limbed up
2312	Ash Tree	Fraxinus	70%	101.43"	32.30"	48.45'	16.15'		B8	Heritage Tree	X	Trunk scar, Dieback, Minor vine growth, Lichen growth

INVENTORY SCHEDULE LEGEND



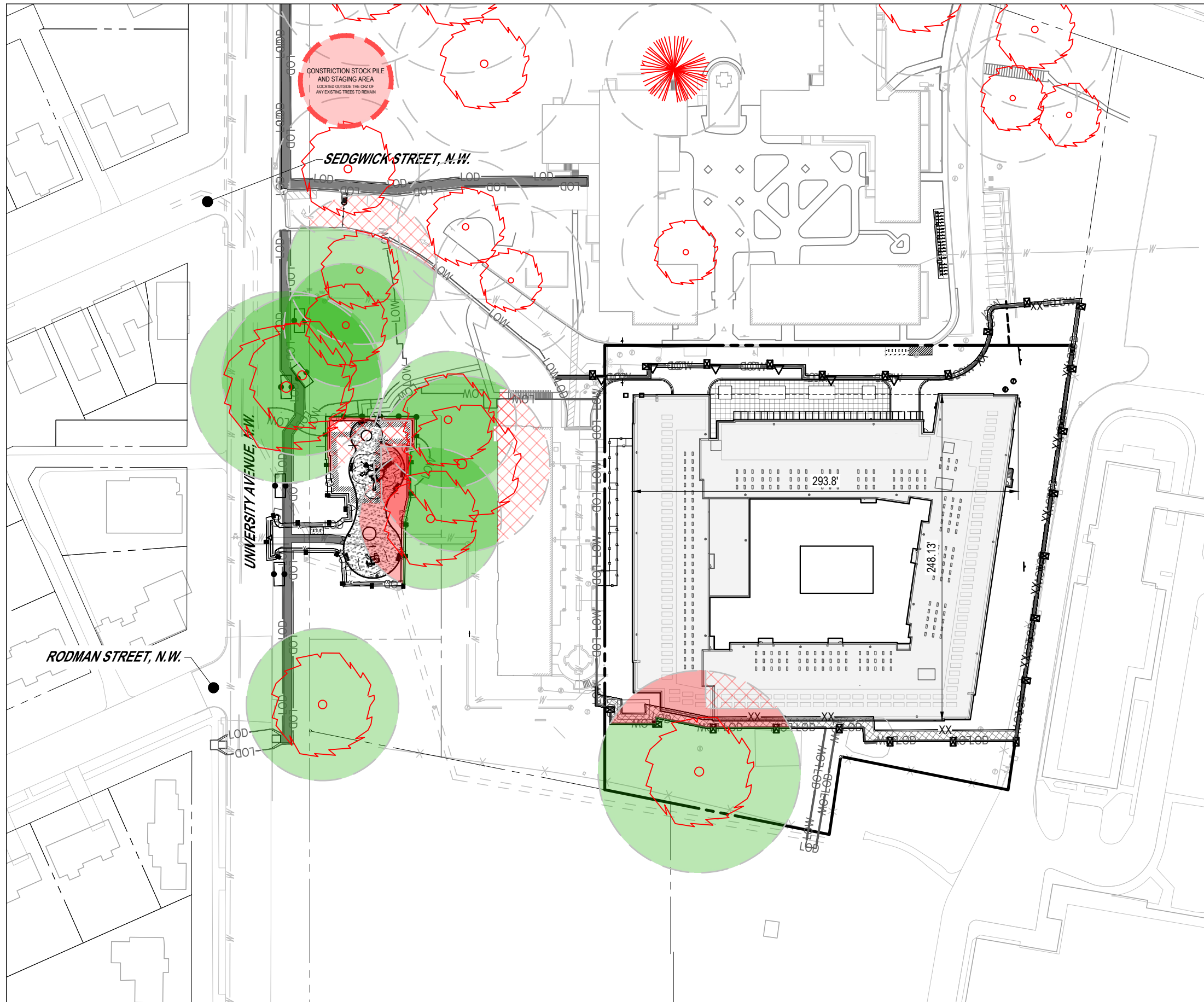
EXISTING HERITAGE TREES



The Standard at Wesley - Washington, DC | 10.06.2025








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 and 08/02/2023												
#	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					
2313	Willow Oak	Quercus phellos	80%	70.65"	22.50"	33.75'	11.25'		B7	Special Tree	X	Codominant leader, Lichen growth
2314	Willow Oak	Quercus phellos	85%	85.10"	27.10"	40.65'	13.55'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2315	Willow Oak	Quercus phellos	80%	95.46"	30.40"	45.60'	15.20'		B8	Special Tree	X	Limbed up, Arrow sculpture
2316	Willow Oak	Quercus phellos	85%	79.76"	25.40"	38.10'	12.70'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2317	Willow Oak	Quercus phellos	80%	70.03"	22.30"	33.45'	11.15'		B7	Special Tree	X	Codominant leader, Arrow sculpture, Weak branching angle
2318	Willow Oak	Quercus phellos	80%	44.91"	14.30"	21.45'	7.15'		B6	Special Tree	X	Minor lichen
2319	Willow Oak	Quercus phellos	80%	67.83"	21.60"	32.40'	10.80'		B7	Special Tree	X	Codominant leader, Lichen, Dieback
2320	Willow Oak	Quercus phellos	85%	86.04"	27.40"	41.10'	13.70'		B8	Special Tree	X	Minor lichen, Limbed up
2321	Willow Oak	Quercus phellos	85%	57.47"	18.30"	27.45'	9.15'		B7	Special Tree	X	Minor dieback, codominant leader
2322	Willow Oak	Quercus phellos	85%	81.96"	26.10"	39.15'	13.05'		B8	Special Tree	X	Minor dieback, codominant leader
2323	Willow Oak	Quercus phellos	80%	79.13"	25.20"	37.80'	12.60'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2324	Cutleaf Japanese Maple	Acer palmatum var. dissectum	85%	19.47"	6.20"	9.30'	3.10'		B5	N/A		Minor dieback, codominant leader
2325	Crape Myrtle	Lagerstroemia	80%	23.59"	7.51"	11.27'	3.76'		B5	N/A		X4 trunk
2326	Crape Myrtle	Lagerstroemia	85%	23.87"	7.60"	11.40'	3.80'		B5	N/A		X4 trunk
2327	Palmatum Japanese Maple	Acer palmatum	80%	36.24"	11.54"	17.31'	5.77'		B5	N/A		X5 Trunk, Minor trunk scar, Minor lichen
2328	American Sycamore	Platanus occidentalis	85%	139.73"	44.50"	66.75'	22.25'		B8	Heritage Tree	X	Crooked, Leaning, Minor dieback
2329	Southern Magnolia	Magnolia grandiflora	80%	93.39"	29.74"	44.61'	14.87'		B8	Special Tree	X	X2 Trunk, Trunk scar, Close to building
2330	Norway Spruce	Picea abies	75%	78.50"	25.00"	37.50'	12.50'		B8	Special Tree		Limbed up
2331	Norway Spruce	Picea abies	80%	67.20"	21.40"	32.10'	10.70'		B7	Special Tree		Dieback, Limbed up
2332	Southern Magnolia	Magnolia grandiflora	60%	93.26"	29.70"	44.55'	14.85'		B8	Special Tree	X	Codominant leader, Close to building
2333	Bradford Pear	Pyrus calleryana	75%	61.55"	19.60"	29.40'	9.80'		B7	Special Tree		Major dieback, Weak branching angle
2334	Bradford Pear	Pyrus calleryana	75%	54.33"	17.30"	25.95'	8.65'		B6	Special Tree		Weak branching angle
2335	Eastern white Pine	Pinus strobus	80%	108.02"	34.40"	51.60'	17.20'		B8	Heritage Tree	X	Leaning, Close to building
2336	Swamp White Oak	Quercus bicolor	90%	33.60"	10.70"	16.05'	5.35'		B5	N/A	X	Codominant leader, Minor dieback
2337	American Sycamore	Platanus occidentalis	90%	33.29"	10.60"	15.90'	5.30'		B5	N/A	X	Crooked, Leaning
2338	American Holly	Ilex opaca	85%	50.24"	16.00"	24.00'	8.00'		B6	Special Tree	X	Crooked, Trunk scar
2339	American Holly	Ilex opaca	80%	50.56"	16.10"	24.15'	8.05'		B6	Special Tree	X	Codominant leader
2340	Eastem White Pine	Pinus strobus	75%	76.31"	24.30"	36.45'	12.15'		B8	Special Tree	X	Crooked, Dieback
2341	Eastem White Pine	Pinus strobus	80%	92.95"	29.60"	44.40'	14.80'		B8	Special Tree	X	Minor dieback, Broken branch
2342	Eastem White Pine	Pinus strobus	70%	63.43"	20.20"	30.30'	10.10'		B7	Special Tree	X	Major crooked
2343	Chinese Holly	Ilex cornuta	80%	30.27"	9.64"	14.46'	4.82'		B5	N/A		X3 Trunk
2344	Chinese Holly	Ilex cornuta	80%	22.93"	7.30"	10.95'	3.65'		B5	N/A		Trunk scar
2345	Chinese Holly	Ilex cornuta	85%	27.64"	8.80"	13.20'	4.40'		B5	N/A		
2346	Chinese Holly	Ilex cornuta	85%	34.54"	11.00"	16.50'	5.50'		B5	N/A		Limbed up
2347	Chinese Holly	Ilex cornuta	80%	30.12"	9.59"	14.39'	4.80'		B5	N/A		X2 trunk
2348	Ginkgo	Ginkgo biloba	90%	27.64"	8.80"	13.20'	4.40'		B5	N/A		
2349	Tulip Poplar	Liriodendron tulipifera	85%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree		Close to curb
2350	Eastern white pine	Pinus strobus	80%	76.31"	24.30"	36.45'	12.15'		B8	Special Tree	X	Dieback
2351	Pin Oak	Quercus palustris	80%	108.33"	34.50"	51.75'	17.25'		B8	Heritage Tree	X	Minor dieback
2352	Decodar Cedar	Cedrus deodara	90%	85.10"	27.10"	40.65'	13.55'		B8	Special Tree		Minor dieback
2353	Decodar Cedar	Cedrus deodara	90%	80.39"	25.60"	38.40'	12.80'		B8	Special Tree		
2354	Yoshino Cherry	Prunus x yedoensis	70%	19.47"	6.20"	9.30'	3.10'		B5	N/A		Dieback, Trunk scar
2355	American Sweetgum	Liquidambar styraciflua	90%	21.36"	6.80"	10.20'	3.40'		B5	N/A	X	Minor trunk scar
2356	Tulip Poplar	Liriodendron tulipifera	90%	113.99"	36.30"	54.45'	18.15'		B8	Heritage Tree		Minor lean
2357	Black Tupelo	Nyssa sylvatica	90%	19.16"	6.10"	9.15'	3.05'		B5	N/A		Minor crooked, Codominant leader
2358	American Sycamore	Platanus occidentalis	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A	X	Minor crooked
2359	Swamp White Oak	Quercus bicolor	90%	21.04"	6.70"	10.05'	3.35'		B5	N/A	X	Minor dieback
2360	Yoshino Cherry	Prunus x yedoensis	80%	25.44"	8.10"	12.15'	4.05'		B5	N/A		Codominant leader, Low branching angle, Limbed up
2361	American Sweetgum	Liquidambar styraciflua	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A	X	
2362	Pin Oak	Quercus palustris	80%	78.19"	24.90"	37.35'	12.45'		B8	Special Tree	X	Dieback, Limbed up
2363	Yoshino Cherry	Prunus x yedoensis	85%	26.69"	8.50"	12.75'	4.25'		B5	N/A		Codominant leader
2364	Weeping Cherry	Prunus subhirtella	60%	35.80"	11.40"	17.10'	5.70'		B5	N/A		Dieback
2365	Weeping Cherry	Prunus subhirtella	60%	32.35"	10.30"	15.45'	5.15'		B5	N/A		Dieback
2366	Black Tupelo	Nyssa sylvatica	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A		
2367	American Elm	Ulmus americana	75%	141.62"	45.10"	67.65'	22.55'		B8	Heritage Tree	X	Dieback, Trunk scar, Crooked, Codominant leader
2368	American Elm	Ulmus americana	50%	69.71"	22.20"	33.30'	11.10'		B7	Special Tree	X	Crooked, Dieback, Leaning
2369	American Elm	Ulmus americana	70%	85.41"	27.20"	40.80'	13.60'		B8	Special Tree	X	Crooked, Leaning, Codominant leader
2370	Yoshino Cherry	Prunus x yedoensis	80%	26.69"	8.50"	12.75'	4.25'		B5	N/A		Trunk scar, Limbed up
2371	River Birch	Betula nigra	90%	34.83"	11.09"	16.64'	5.55'		B5	N/A	X	X3 Trunk
2372	River Birch	Betula nigra	90%	42.43"	13.51"	20.27'	6.76'		B6	N/A	X	X3 Trunk
2373	River Birch	Betula nigra	90%	21.67"	6.90"	10.35'	3.45'		B5	N/A	X	X3 Trunk
2374	American Sweetgum	Liquidambar styraciflua	90%	16.02"	5.10"	7.65'	2.55'		N/A	N/A	X	Limbed up, Minor trunk scar
2375	American Sweetgum	Liquidambar styraciflua	80%	11.62"	3.70"	5.55'	1.85'		N/A	N/A	X	Trunk scar
2376	Yoshino Cherry	Prunus x yedoensis	50%	109.59"	34.90"	52.35'	17.45'		B8	Heritage Tree		Major trunk scar, Dieback
2377	Yoshino Cherry	Prunus x yedoensis	80%	44.28"	14.10"	21.15'	7.05'		B6	Special Tree		Codominant leader, Minor dieback
2378	American Elm	Ulmus americana	85%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Weak branching angle, Minor lean
2379	American Sycamore	Platanus occidentalis	90%	144.44"	46.00"	69.00'	23.00'		B8	Heritage Tree	X	Codominant leader
2380	Weeping Cherry	Prunus subhirtella	75%	71.91"	22.90"	34.35'	11.45'		B7	Special Tree		Codominant leader, Limbed up
2381	Tulip Poplar	Liriodendron tulipifera	80%	154.18"	49.10"	73.65'	24.55'		B8	Heritage Tree		Codominant leader, Dieback
2382	Red Maple	Acer rubrum	85%	86.98"	27.70"	41.55'	13.85'		B8	Special Tree	X	Minor lean
2383	Yoshino Cherry	Prunus x yedoensis	70%	147.58"	47.00"	70.50'	23.50'		B8	Heritage Tree		Codominant leader, Minor vine growth
2384	Eastem White Pine	Pinus strobus	80%	67.51"	21.50"	32.25'	10.75'		B7	Special Tree	X	Limbed up
2384	American Sycamore	Platanus occidentalis	90%	74.42"	23.70"	35.55'	11.85'		B7	Special Tree	X	
2385	Weeping Cherry	Prunus x yedoensis	65%	74.67"	23.78"	35.67'	11.89'		B7	Special Tree		X2 Trunk, Dieback, Minor vine growth, Lichen
2386	Northern Red Oak	Quercus rubra	90%	34.54"	11.00"	16.50'	5.50'		B5	N/A	X	Codominant leader
2387	Yoshino Cherry	Prunus x yedoensis	80%	52.76"	16.80"	25.20'	8.40'		B6	Special Tree		Codominant leader, Minor dieback
2388	Swamp White Oak	Quercus bicolor	90%	34.23"	10.90"	16.35'	5.45'		B5	N/A	X	
2389	Yoshino Cherry	Prunus x yedoensis	85%	42.71"	13.60"	20.40'	6.80'		B6	N/A		Low branching angle, Limbed up, Minor dieback
2390	Red Maple	Acer rubrum	90%	23.55"	7.50"	11.25'	3.75'		B5	N/A	X	Trunk scar
2391	Red Maple	Acer rubrum	90%	21.36"	6.80"	10.20'	3.40'		B5	N/A	X	Trunk scar
2392	Yoshino Cherry	Prunus x yedoensis	85%	44.91"	14.30"	21.45'	7.15'		B6	Special Tree		Codominant leader
2393	Red Maple	Acer rubrum	90%	20.41"	6.50"	9.75'	3.25'		B5	N/A	X	Trunk scar
2395	Dawn Redwood	Metasequoia	90%	89.49"	28.50"	42.75'	14.25'		B8	Special Tree		
2396	Red Maple	Acer rubrum	80%	28.89"	9.20"	13.80'	4.60'		B5	N/A	X	Codominant leader, Weak branching angle
2397	Black Locust	Robinia pseudoacacia	70%	97.66"	31.10"	46.65'	15.55'		B8	Special Tree	X	Trunk scar, Minor dieback
2398	Pin Oak	Quercus palustris	80%	143.50"	45.70"	68.55'	22.85'		B8	Heritage Tree	X	Limbed up
2399	Pin Oak	Quercus palustris	75%	118.70"	37.80"	56.70'	18.90'		B8	Heritage Tree	X	Codominant leader, Minor dieback
2400	Tulip Poplar	Liriodendron tulipifera	85%	143.50"	45.70"	68.55'	22.85'		B8	Heritage Tree		Codominant leader, Crooked
1701/850	Littleleaf Linden	Tilia cordata	55%	49.93"	15.90"	23.85'	7.95'		B6	Special Tree	X	Codominant leader, Low branching angle, Dieback
171/849	Littleleaf Linden	Tilia cordata	70%	76.93"	24.50"	36.75'	12.25'		B8	Special Tree	X	Dieback in crown, Crooked
21833	Sawtooth Oak	Quercus acutissima	70%	47.42"	15.10"	22.65'	7.55'		B6	Special Tree	X	Crooked, Leaning

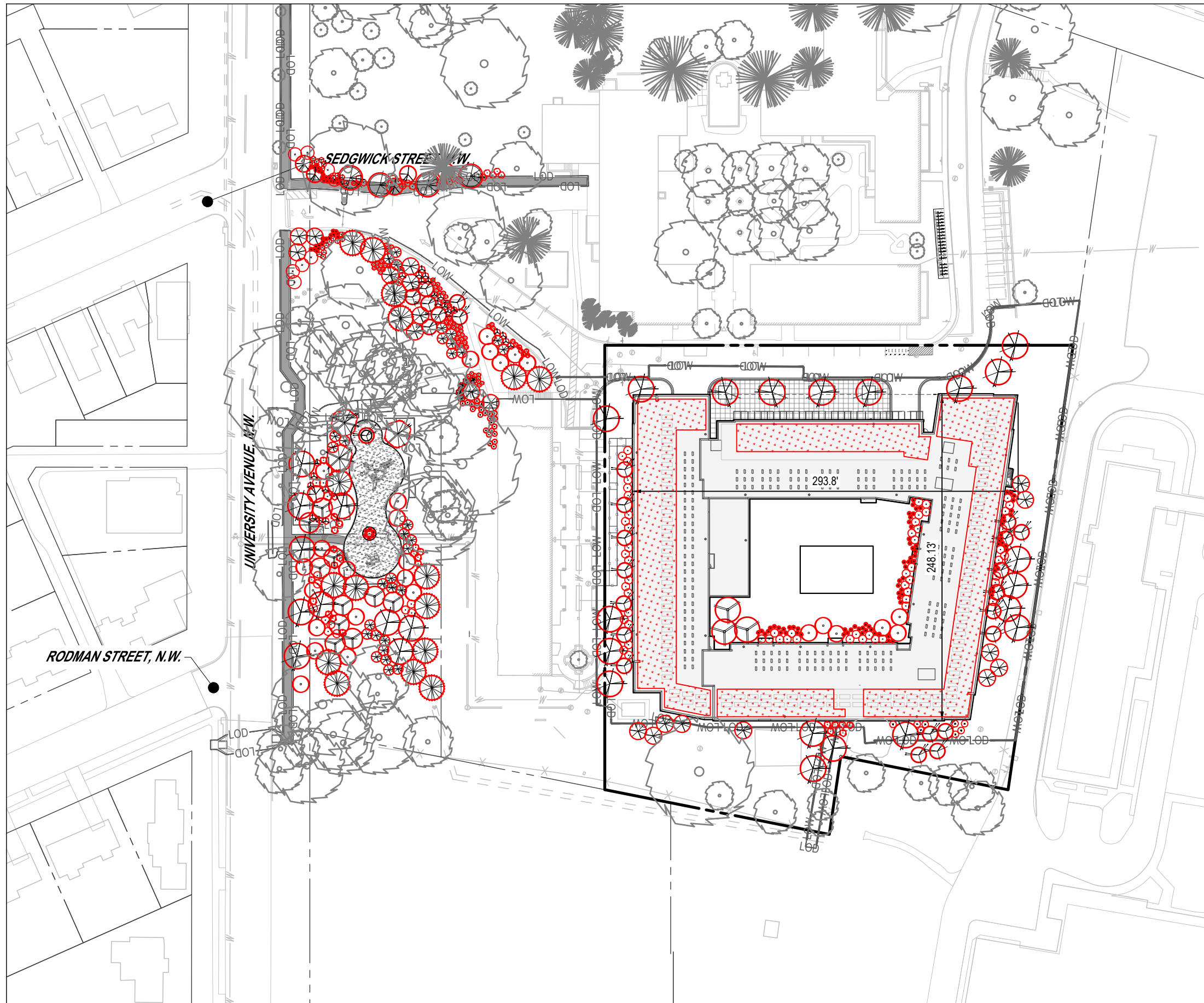


PRESERVATION PLAN NARRATIVE

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.

HERITAGE TREES PRESERVATION PLAN LEGEND

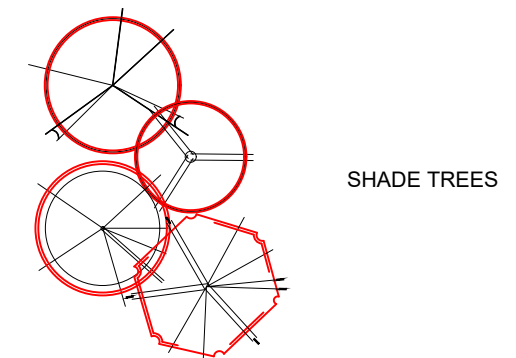
-  CRITICAL ROOT ZONE EXCLUDED DUE TO EXISTING SITE CONSTRAINTS
-  CRITICAL ROOT ZONE IMPACTED BY NEW CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE TO BE MAINTAINED, NOT EFFECTED BY CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE STRUCTURAL ROOT ZONE
-  STOCKPILE AND STAGING AREA



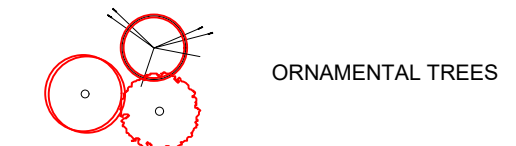
LANDSCAPE PLAN NARRATIVE

THE PROPOSED LANDSCAPING WILL BE PLANTED IN NATURALISTIC SCHEME TO SCREEN THE PROPOSED DORM BUILDING. 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 AN ECOLOGICAL BENEFIT AND OFFER PROVIDE YEAR ROUND COLOR/INTEREST.

LANDSCAPE PLAN LEGEND



SHADE TREES



ORNAMENTAL TREES



EVERGREEN TREES



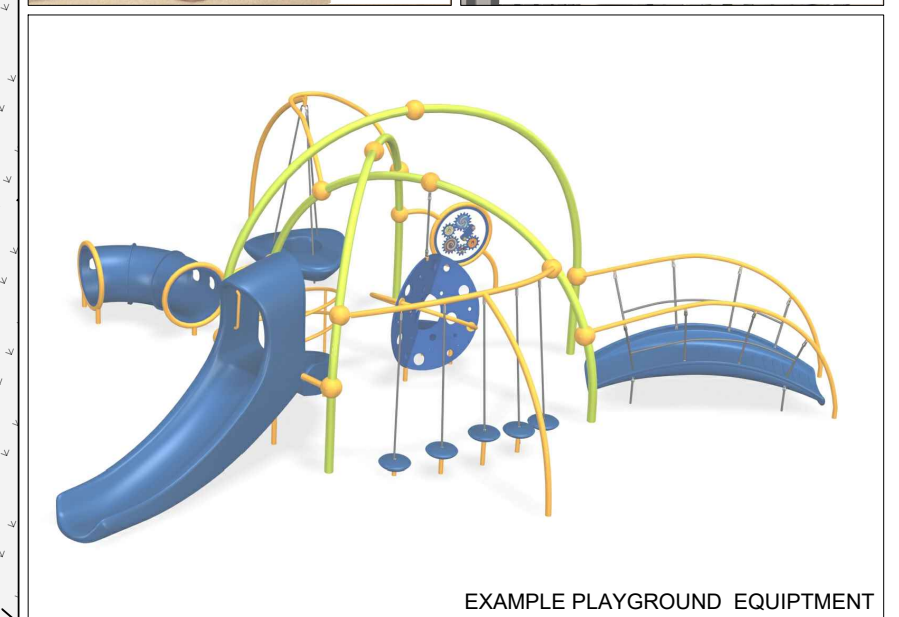
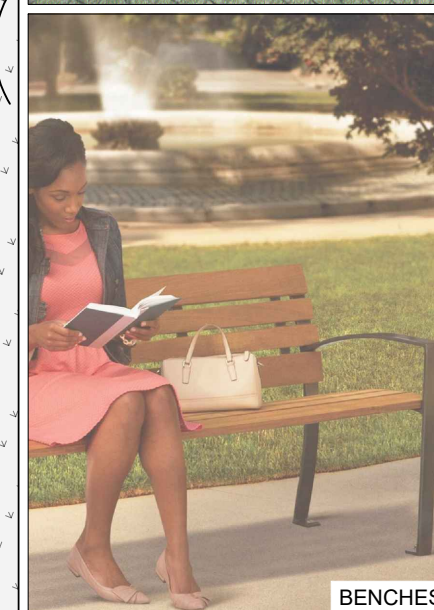
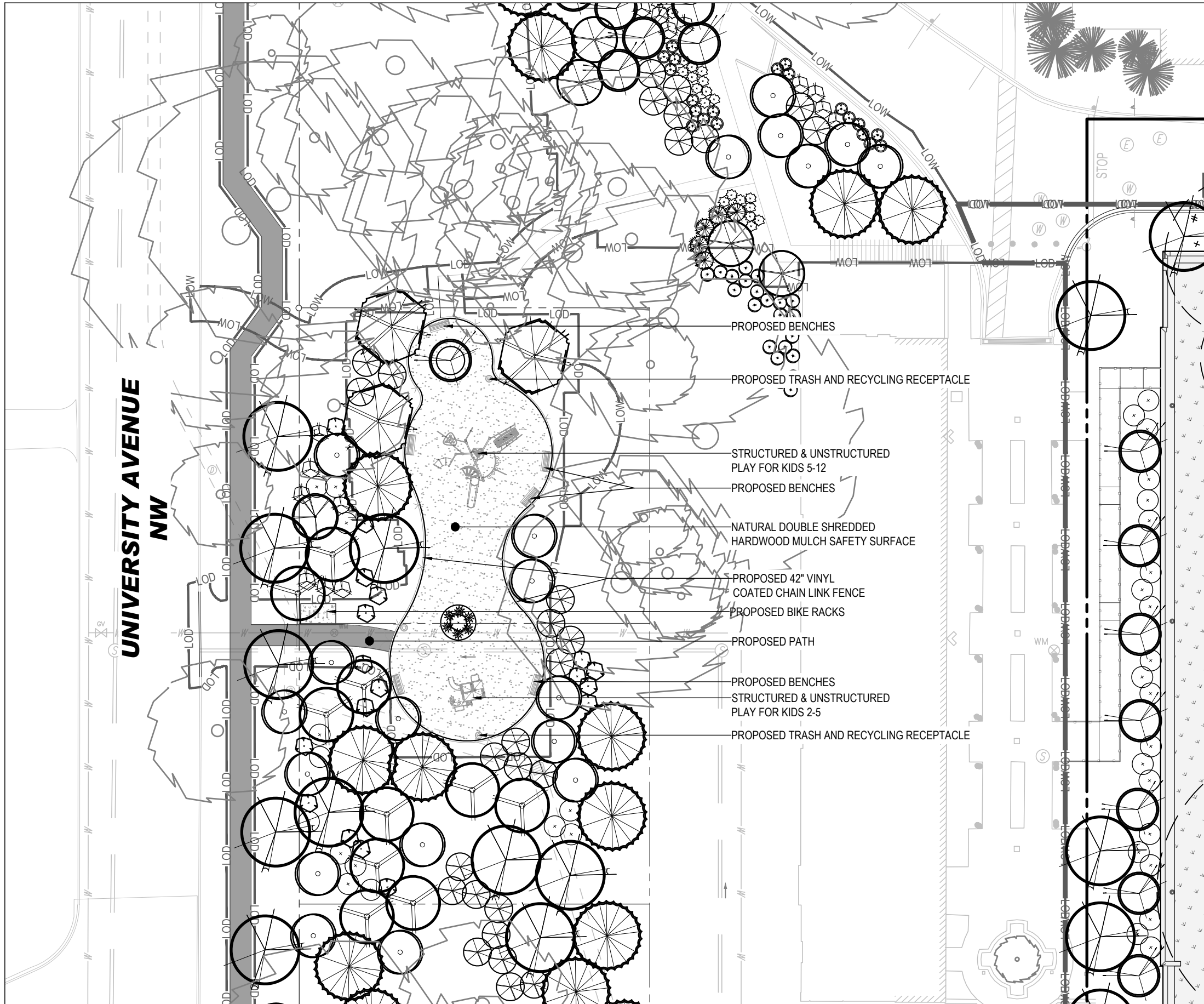
DECIDUOUS SHRUBS

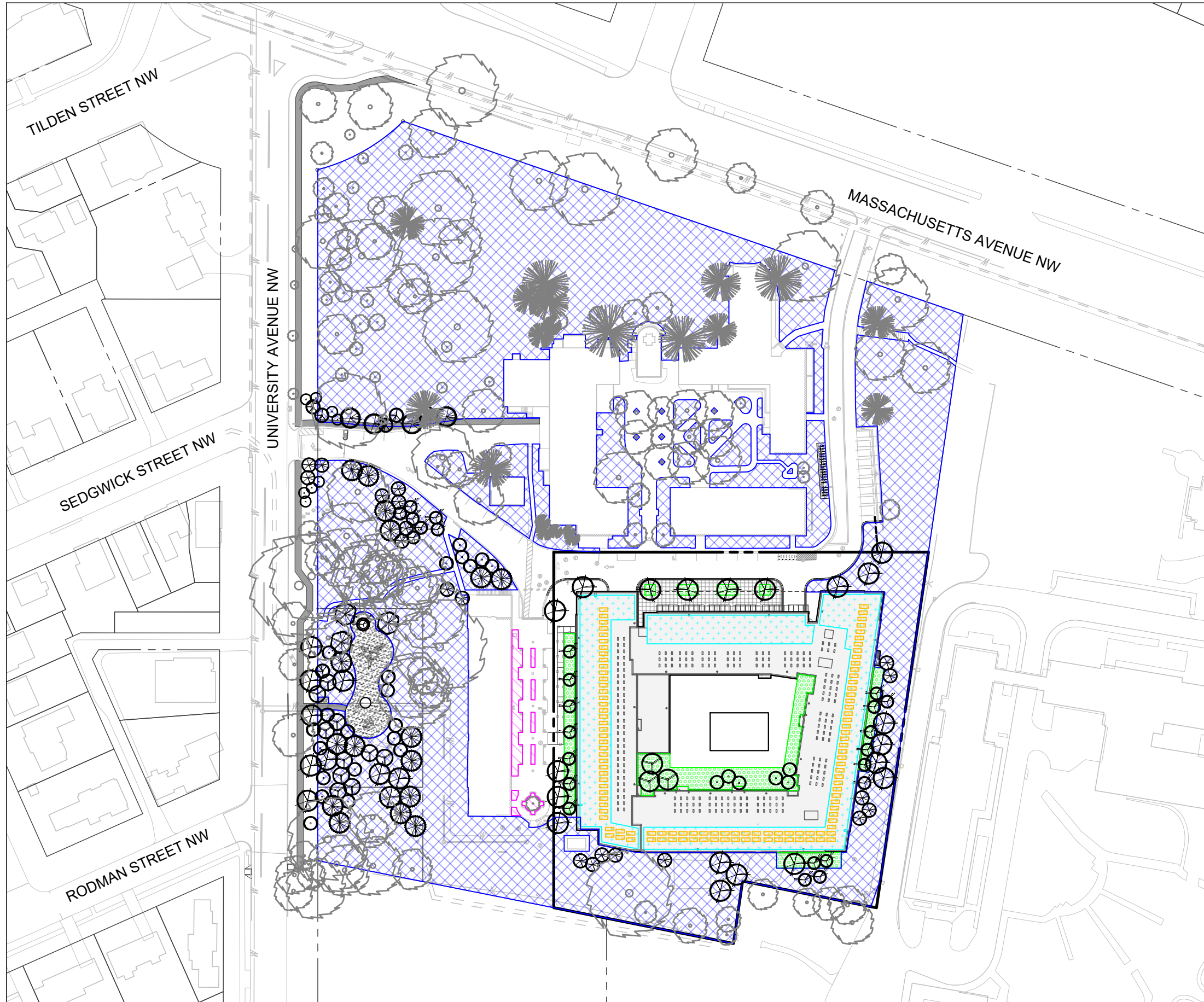


EVERGREEN SHRUBS



APPROXIMATE SEDUM
GREEN ROOF AREA

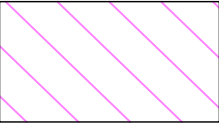
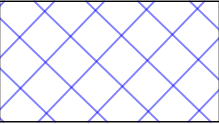
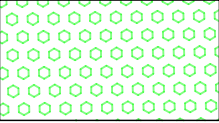




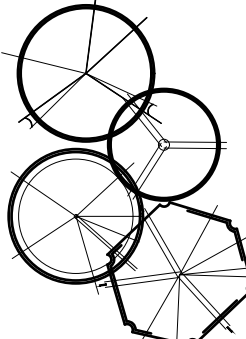
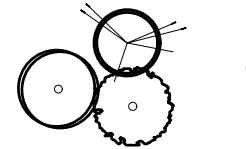



GREEN AREA RATIO NARRATIVE

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" OF MEDIA WILL BE PROVIDED. LASTLY, ALL HERITAGE TREE AND THE MAJORITY OF SPECIAL TREES WILL BE PRESERVED AND COUNTED TOWARD AS B5 - B8 PRESERVATION OF EXISTING VEGETATION. **THIS COMBINATION OF GREEN AREA RATIO ELEMENTS PROVIDES A ±0.600 GAR SCORE MINIMUM.**

GREEN AREA RATIO LEGEND

-  A1 - SOILS LESS THAN 24"
-  A2 - SOILS GREATER THAN 24"
-  A3 BIORETENTION FACILITY
-  C2 - GREEN ROOF GREATER THAN 8" AREA APPROXIMATELY SHOWN
-  E2 - RENEWABLE ENERGY GENERATION SOLAR PANELS APPROXIMATELY SHOWN

-  SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES

Address

4500 Massachusetts Ave NW

Other

4/16/2025

Lot size (enter this value first) *

Square

1600

Lot

6, 7, 8, & 9

Zone District

RA-1

Lot area (sf)

381,878

Minimum Score

0.40

Multiplier

GAR Score

0.600

SCORE:

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"

square feet

1,600

0.30

480.0

2

Landscaped areas with a soil depth ≥ 24"

square feet

155,000

0.60

93,000.0

3

Bioretention facilities

square feet

8,500

0.40

3,400.0

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants < 2' height

square feet

0.20

Native Bonus square feet

-

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

of plants

250

2250

0.30

of plants

125

675.0

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

of trees

50

2500

0.50

of trees

33

1,250.0

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

of trees

50

12500

0.60

of trees

33

7,500.0

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

of trees

30

7500

0.70

of trees

15

5,250.0

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

of trees

15

9000

0.70

of trees

10

6,300.0

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

of trees

15

19500

0.70

of trees

10

13,650.0

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

of trees

45

90000

0.80

of trees

25

72,000.0

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

square feet

20,000

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

2,800

0.50

1,400.0

3

Approved water features

square feet

0.20

-

F

Bonuses

1

Native plant species

square feet

83,875

0.10

8,387.5

2

Landscaping in food cultivation

square feet

0.10

-

3

Harvested stormwater irrigation

square feet

0.10

-

Green Area Ratio numerator =

229,293

*** 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	1,600	1,600
A2	square feet	140,000	140,000
A3	square feet	9,000	9,000
B1	square feet		0
B2	Total for B2	250	250
B3	# of trees	50	50
B4	# of trees	50	50
B5	# of trees	30	30
B6	# of trees	15	15
B7	# of trees	15	15
B8	# of trees	45	45
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	2,800	2,800
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

NOTE: 76 SPECIAL TREES AND 27 HERITAGE TREES PRESERVED ON SITE.



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



10/06/2025





THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



10/06/2025





THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



10/06/2025

BOHLER //

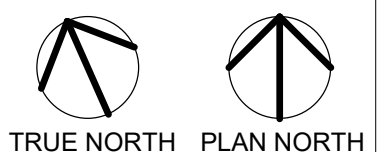
EXHIBIT B

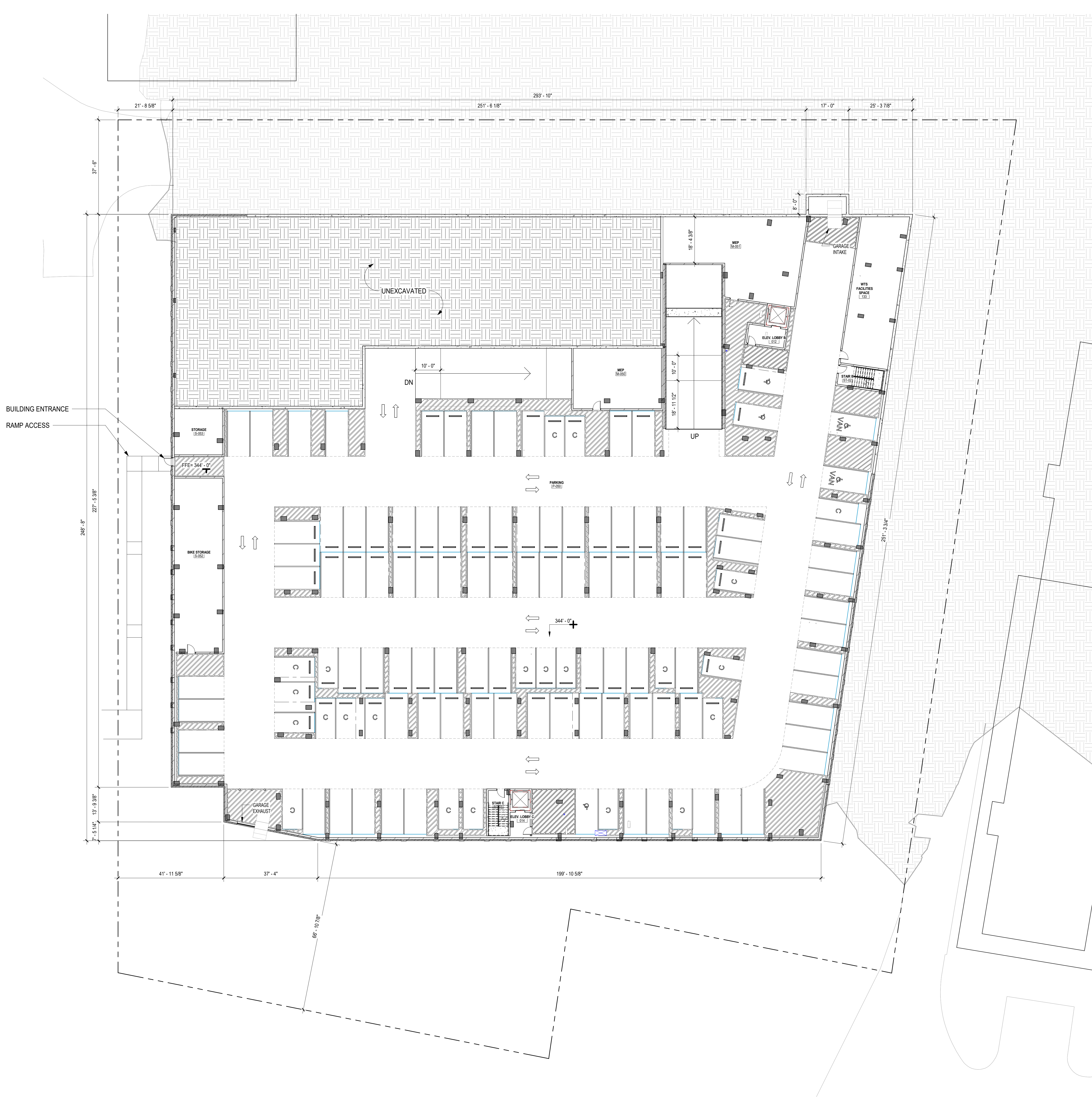
Landmark Wesley Seminary																									10/22/2025						
Unit Type	Level	Studio	1 Bedroom			Bedroom	4 Bedrooms								5 Bedrooms				Total	Amenities & Support							Tabulations				
		S1 A	A1 A	A3	A5	B1 A	D1 A	D2	D3	D3 A	D3 B	D4	D5	D6	E1 A	E3	E3 A	E5		Lobby	Amenity	Retail	Loading & Trash	MEP & Services	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency	
Area (SF)		376	490	559	573	756	1,379	989	1,476	1,446	1,030	1,562	1,338	1,454	1,623	1,734	1,623	1,826													
	B2																														
	B1																														
	G	1				3	6	1	1	1	1	1			2	1	1	1	20				691	53,012	142						
	2	1		1		3	6	1	1	1	1	1		1	3	1	1	1	23	3,757	8,966	0	2,126	2,099	51,735	122					
	3	1	2	1	1	5	7	1	1		1	1	1	1	5	1	2	1	32												
	4	1	2		1	4	5	1	1		1			1	4	1	1		23				778								
	5																		0				695								
	6																						0								
Balcony						X	X	X	X	X	X	X	X	X	X	X	X	X													
Unit Total per Type		7	10	4	5	29	43	7	7	2	7	5	3	6	28	7	10	5	185	3757	8966	0	2126	9096	104747	264	389,448	260,756	224,411	78.8%	
Unit Count		7	14		5	29	80								50				185								381,878	Total Site Area	8.77	Acres	
Bed Count		7	14		10	58	320								250				659								113,758	Site Area	2.61	Acres	
GRSF by Type																			260,756								70.8	Density	=	Total units / Acreage	
GRSF Avg. Unit																			1,409								0.41	Lot Coverage	=	Ground Floor/Site Area	
Bed Mix		1.06%	2.12%	1.52%		8.80%	48.56%								37.94%				100.0%								281,911	GFA	=	GBA – Cellar Parking Area	
																											1.03	FAR	=	GFA / Total Site Area	

GENERAL WALL TYPE NOTES

- 1 BLOCKING AND FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED
2 NUMBER MAY VARY FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS.
3 WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE
4 REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL
5 INFORMATION.
- 6 COORDINATE TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED
7 GYPSUM BOARD ORIENTATION, NAILING/SCREW TAPPING, MUD & BLC (STC &
8 ETC., G.C. TO PROVIDE TEST NUMBER WITH FIRE RATINGS, SDC I, II, III (STC &
9 ETC.) AND/ OR INTO FOR FLOORING, PARTITION, CEILING, WALL, FLOORING,
10 FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, AND OTHERS.
11 ALL SHAFT WALLS TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK.
12 ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO
13 UNDERSIDE OF DECK. DO NOT USE PLATE STAIR & ELEVATOR RATING
14 MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE.
15 FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL, NOT TO
16 EXCEED 1/4" AND
17 ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLR. MIN. WITH DOOR
18 OPEN POSITION.
- 19 COMMON AREA DOOR CLEARANCES & APPROACHES PER 2017 CBCB AND ANSI
20 A117.1.
- 21 DO NOT SCALE DRAWINGS.
- 22 PROVIDE SUMMARY ON SHEET G100 FOR CONSTRUCTION TYPE AND
23 ALLOWABLE BUILDING MATERIAL.
- 24 PROVIDE BLOCKING-BACKER SUPPORT FOR WALL AND CEILING MOUNTED
25 HANGING EQUIPMENT AND ACCESSORIES.
- 26 REMOVE DEBRIS AND CLEAN ALL AREAS RECEIVING SEALANTS FOR MAXIMUM
27 ADHESION / PERFORMANCE.
- 28 SEE A117 DICK SECTION 600 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN
29 TYPE 1 CONSTRUCTION.

- [illegible]





PARKING SCHEDULE	
PARKING	COUNT
8' x 15' - 50 deg - compact	59
9' 0" x 15' - 50 deg - accessible	5
9' 0" x 15' - 50 deg - standard	198
9' 0" x 15' - 50 deg - van accessible	2
TOTAL PARKING	264

• ACCESSIBLE PARKING SPACES

- *REQUIRED: 7
- PROVIDED: 7 (TWO VAN-ACCESSIBLE SPACE)

*FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE

BUILDING PROGRAM USE AREA SUMMARY 2	
PROGRAM USE	AREA
	0.00 SF
CIRCULATION	492.00 SF
MEP	2309.89 SF
PARKING	6041.94 SF
SERVICES	2802.46 SF
TOTAL	9606.50 SF

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. IF A WALL, FLOOR, OR ROOF ASSEMBLY SUBSTITUTION IS REQUESTED, PROVIDE A TESTED ASSEMBLY MATCHING OR EXCEEDING REQUIREMENTS OF THOSE SHOWN IN THE DOCUMENTS.
2. PROVIDE BLOCKING AND BACKER SUPPORT FOR WALL-MOUNTED AND/OR CEILING-MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.

DIMENSIONING / LAYOUT NOTES

1. DIMENSIONS ARE TAKEN TO: (UNLESS NOTED OTHERWISE):
 - THE CENTER LINE OF STUD AT INTERIOR WALLS
 - THE FACE OF GYPSUM BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - THE OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS WITH SIDING OR MASONRY VENEER, FACE OF MASONRY AT STRUCTURAL MASONRY EXTERIOR WALLS
 - THE FACE OF INTERIOR CMU WALLS
2. VERIFY ALL GRADES WITH CIVIL DRAWINGS.
3. REFER TO A500 SERIES FOR OPENING INFORMATION.

GENERAL CONSTRUCTION NOTES

1. BLOCKING AND FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED NUMBER MAY VARY FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS. WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILING/SCREW, TAPING, MUD, BLOCKING, ETC. G.C. TO PROVIDE TEST NUMBERS WITH FIRE RATINGS: STC 8 IIC (STC 8 IIC - 50 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLIES.
3. ALL SHAFT WALLS TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK.
4. ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATING MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE. FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" U.N.O.
5. ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLR. MIN. WITH DOOR IN OPEN POSITION.
6. COMMON AREA DOOR CLEARANCES & APPROACHES PER 2017 DCBC AND ANSI A117.1.
7. DO NOT SCALE DRAWINGS.
8. SEE CODE SUMMARY ON SHEET G120 FOR CONSTRUCTION TYPE AND ALLOWABLE BUILDING MATERIAL.
9. PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.
10. REMOVE DEBRIS AND CLEAN ALL AREAS RECEIVING SEALANTS FOR MAXIMUM ADHESION / PERFORMANCE.
11. SEE 2017 DCBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION.

GENERAL WALL TYPE NOTES

1. REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES.
2. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS CONSTRUCTION REQUIREMENTS.
3. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
4. REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS.
5. ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS.
6. WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT).
7. USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS.
8. PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS.
9. EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT, HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
10. PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140.
11. RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY.
12. ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CAULKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORDINATE WITH ELECTRICAL.
13. PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED.
14. COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS).
15. INSULATE GAPS AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS. SEE MANUFACTURER'S RECOMMENDATION FOR TYPE OF INSULATION (FOAM OR BATT) TO BE USED.
16. SEE 2017 DCBC SECTION 703 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE.
17. REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES. REFER TO A200 SERIES (UNIT PLANS) FOR UNIT WALL TYPES.
18. TYPICAL WALL TYPES ARE AS FOLLOWS:
 - FOR UNIT SEPARATION WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR CORRIDOR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR ELEVATOR / STAIR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR NON-BEARING INTERIOR UNIT WALLS: WALL TYPE = 'X' SERIES
 - FOR INTERIOR WALLS AT PARKING LEVEL: WALL TYPE = 'X' SERIES

CONSULTANTS

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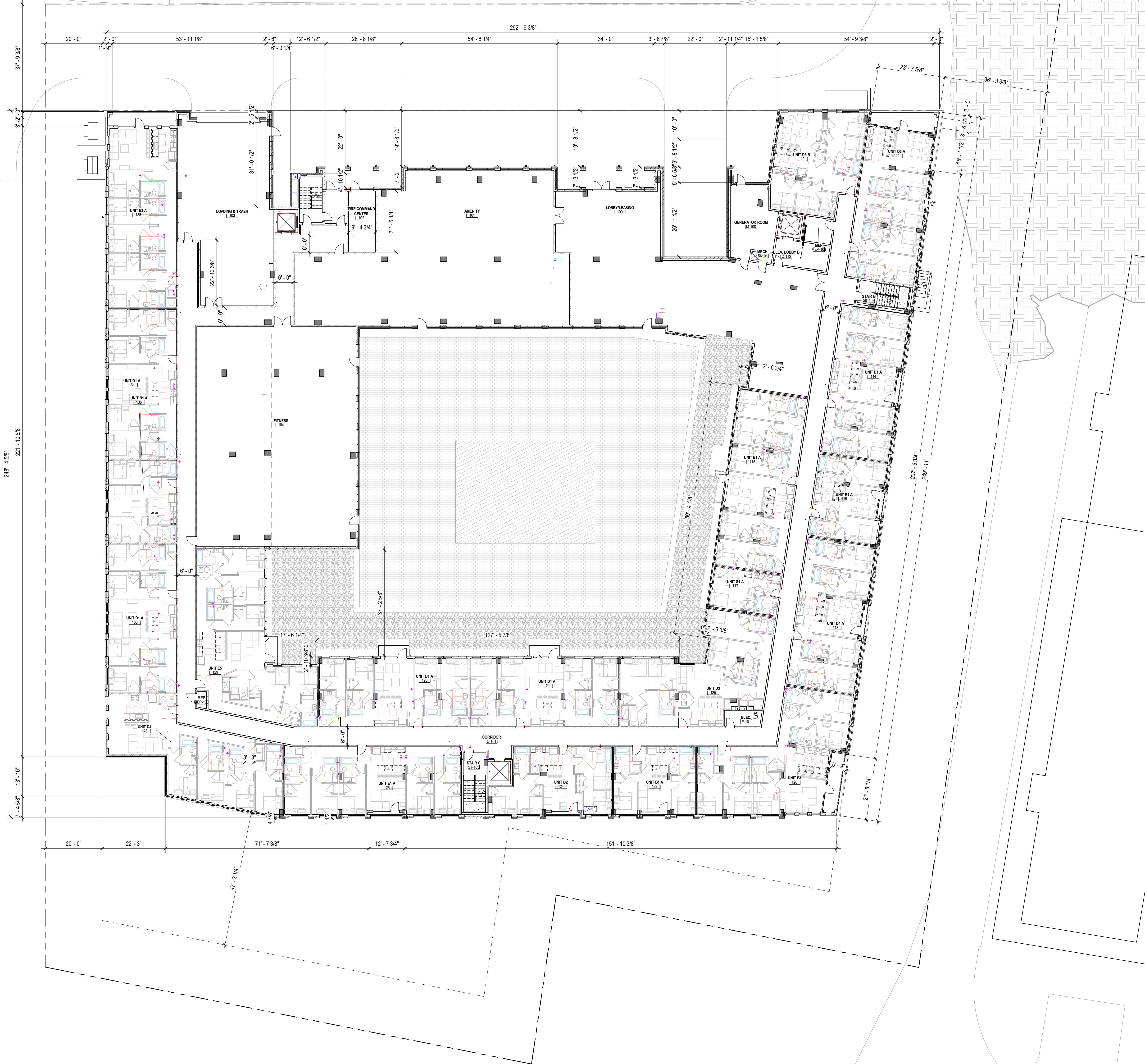
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SHEET TITLE

LEVEL P1 -
OVERALL FLOOR
PLAN

SHEET NUMBER

A099



ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

- IF A WALL, FLOOR, OR ROOF ASSEMBLY SUBSTITUTION IS REQUESTED, PROVIDE A TESTED ASSEMBLY MATCHING OR EXCEEDING REQUIREMENTS OF THOSE SHOWN IN THE DOCUMENTS.
- PROVIDE BLOCKING AND BACKER SUPPORT FOR WALL-MOUNTED AND/OR CEILING-MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.

DIMENSIONING / LAYOUT NOTES

- DIMENSIONS ARE TAKEN TO: (UNLESS NOTED OTHERWISE):
 - THE CENTER LINE OF STUD AT INTERIOR WALLS
 - THE FACE OF GYPSUM BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - THE OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS WITH SIDING OR MASONRY VENEER, FACE OF MASONRY AT STRUCTURAL MASONRY EXTERIOR WALLS
 - THE FACE OF INTERIOR CMU WALLS
- VERIFY ALL GRADES WITH CIVIL DRAWINGS.
- REFER TO A600 SERIES FOR OPENING INFORMATION.

GENERAL CONSTRUCTION NOTES

- BLOCKING AND FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED NUMBER MAY VARY FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS. WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILING/SCREW, TAPING, MUD, BLOCKING, ETC. TO PROVIDE TEST NUMBERS WITH FIRE RATINGS: STC 8 IIC (STC 8 I IC - 50 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLIES.
- ALL SHAFT WALLS TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK.
- ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATING MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE. FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" U.O.
- ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLR. MIN. WITH DOOR IN OPEN POSITION.
- COMMON AREA DOOR CLEARANCES & APPROACHES PER 2017 DCBC AND ANSI A117.1.
- DO NOT SCALE DRAWINGS.
- SEE CODE SUMMARY ON SHEET G120 FOR CONSTRUCTION TYPE AND ALLOWABLE BUILDING MATERIAL.
- PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.
- REMOVE DEBRIS AND CLEAN ALL AREAS RECEIVING SEALANTS FOR MAXIMUM ADHESION / PERFORMANCE.
- SEE 2017 DCBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION.

GENERAL WALL TYPE NOTES

- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES.
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS CONSTRUCTION REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
- REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS.
- ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS.
- WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT).
- USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS.
- PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS.
- EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT, HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
- PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140.
- RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY.
- ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CAULKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORDINATE WITH ELECTRICAL.
- PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED.
- COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS).
- INSULATE GAPS AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS. SEE MANUFACTURER'S RECOMMENDATION FOR TYPE OF INSULATION (FOAM OR BATT) TO BE USED.
- SEE 2017 DCBC SECTION 703 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE.
- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES.
- REFER TO A200 SERIES (UNIT PLANS) FOR UNIT WALL TYPES.
- TYPICAL WALL TYPES ARE AS FOLLOWS:
 - FOR UNIT SEPARATION WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR CORRIDOR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR ELEVATOR / STAIR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR NON-BEARING INTERIOR UNIT WALLS: WALL TYPE = 'X' SERIES
 - FOR INTERIOR WALLS AT PARKING LEVEL: WALL TYPE = 'X' SERIES

CONSULTANTS

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SHEET TITLE

LEVEL 1 -
OVERALL FLOOR
PLAN

SHEET NUMBER

A101



ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

- IF A WALL, FLOOR, OR ROOF ASSEMBLY SUBSTITUTION IS REQUESTED, PROVIDE A TESTED ASSEMBLY MATCHING OR EXCEEDING REQUIREMENTS OF THOSE SHOWN IN THE DOCUMENTS.
- PROVIDE BLOCKING AND BACKER SUPPORT FOR WALL-MOUNTED AND/OR CEILING-MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.

DIMENSIONING / LAYOUT NOTES

- DIMENSIONS ARE TAKEN TO: (UNLESS NOTED OTHERWISE):
 - THE CENTER LINE OF STUD AT INTERIOR WALLS
 - THE FACE OF GYPSUM BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - THE OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS WITH SIDING OR MASONRY VENEER, FACE OF MASONRY AT STRUCTURAL MASONRY EXTERIOR WALLS
 - THE FACE OF INTERIOR CMU WALLS
- VERIFY ALL GRADES WITH CIVIL DRAWINGS.
- REFER TO A900 SERIES FOR OPENING INFORMATION.

GENERAL CONSTRUCTION NOTES

- BLOCKING AND FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED NUMBER MAY VARY FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS. WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILING/SCREW, TAPING, MUD, BLOCKING, ETC. TO PROVIDE TEST NUMBER WITH FIRE RATINGS: STC 8 IIC (STC 8 I IC - 50 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLIES.
- FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, AND OTHERS: ALL SHAFT WALLS TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATING MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE. FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" U.N.O.
- ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLR. MIN. WITH DOOR IN OPEN POSITION.
- COMMON AREA DOOR CLEARANCES & APPROACHES PER 2017 DCBC AND ANSI A117.1.
- DO NOT SCALE DRAWINGS.
- SEE CODE SUMMARY ON SHEET G120 FOR CONSTRUCTION TYPE AND ALLOWABLE BUILDING MATERIAL.
- PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.
- REMOVE DEBRIS AND CLEAN ALL AREAS RECEIVING SEALANTS FOR MAXIMUM ADHESION / PERFORMANCE.
- SEE 2017 DCBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION.

GENERAL WALL TYPE NOTES

- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES.
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS CONSTRUCTION REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
- REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS.
- ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS.
- WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT).
- USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS.
- PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS.
- EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT, HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
- PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140.
- RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY.
- ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CAULKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORDINATE WITH ELECTRICAL.
- PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED. COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS).
- INSULATE GAPS AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS. SEE MANUFACTURER'S RECOMMENDATION FOR TYPE OF INSULATION (FOAM OR BATT) TO BE USED.
- SEE 2017 DCBC SECTION 703 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE.
- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES.
- REFER TO A200 SERIES (UNIT PLANS) FOR UNIT WALL TYPES.
- TYPICAL WALL TYPES ARE AS FOLLOWS:
 - FOR UNIT SEPARATION WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR CORRIDOR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR ELEVATOR / STAIR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR NON-BEARING INTERIOR UNIT WALLS: WALL TYPE = 'X' SERIES
 - FOR INTERIOR WALLS AT PARKING LEVEL: WALL TYPE = 'X' SERIES

CONSULTANTS

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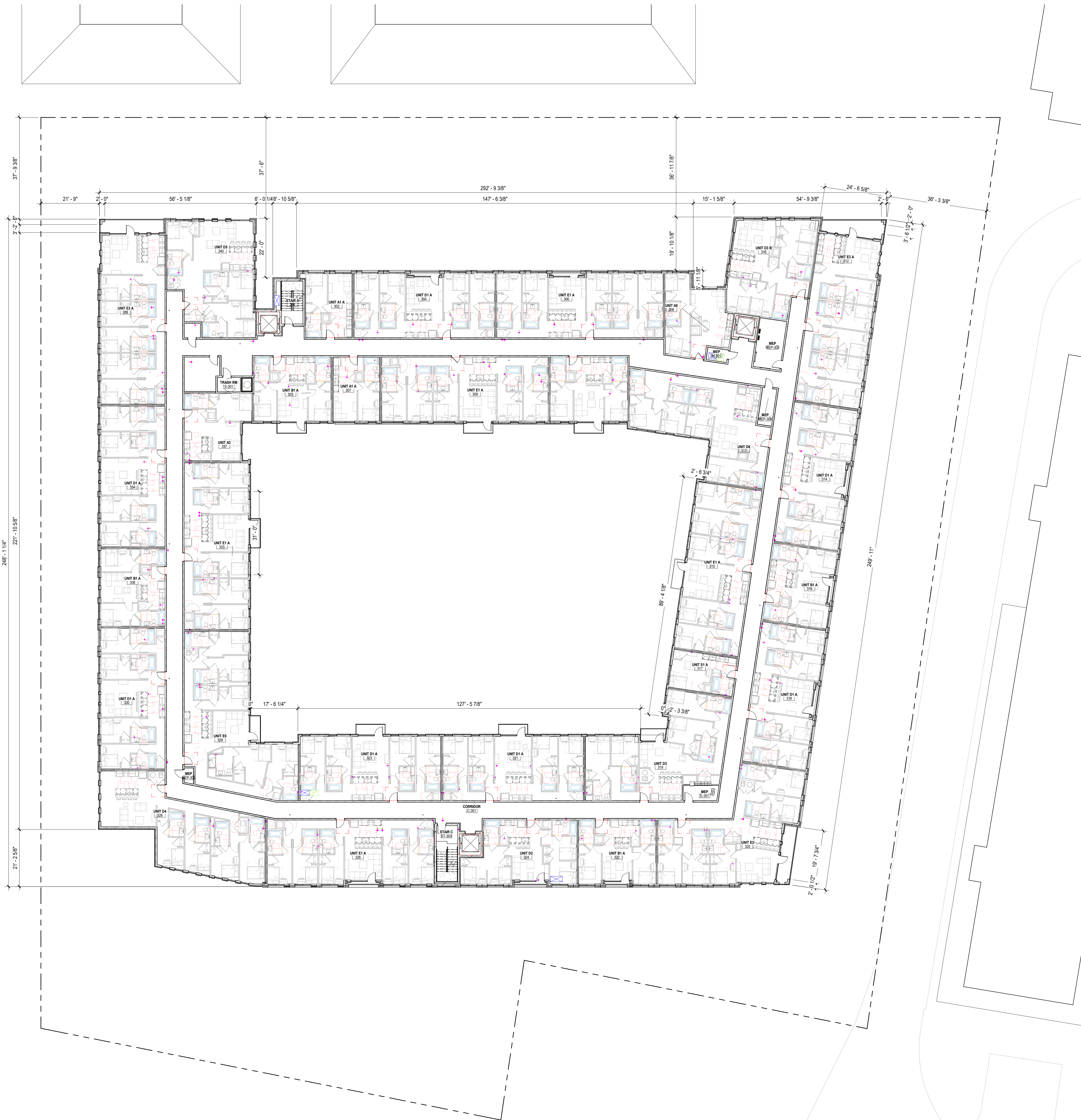
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SHEET TITLE

LEVEL 2 -
OVERALL FLOOR
PLAN

SHEET NUMBER

A102



ARCHITECTURAL KEYNOTES

- FLOOR PLAN GENERAL NOTES**
- IF A WALL, FLOOR, OR ROOF ASSEMBLY SUBSTITUTION IS REQUESTED, PROVIDE A TESTED ASSEMBLY MATCHING OR EXCEEDING REQUIREMENTS OF THOSE SHOWN IN THE DOCUMENTS.
 - PROVIDE BLOCKING AND BACKER SUPPORT FOR WALL-MOUNTED AND/OR CEILING-MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.

DIMENSIONING / LAYOUT NOTES

- DIMENSIONS ARE TAKEN TO: (UNLESS NOTED OTHERWISE):
 - THE CENTER LINE OF STUD AT INTERIOR WALLS
 - THE FACE OF GYPSUM BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - THE OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS WITH SIDING OR MASONRY VENEER, FACE OF MASONRY AT STRUCTURAL MASONRY EXTERIOR WALLS
 - THE FACE OF INTERIOR CMU WALLS
- VERIFY ALL GRADES WITH CIVIL DRAWINGS.
- REFER TO A900 SERIES FOR OPENING INFORMATION.

GENERAL CONSTRUCTION NOTES

- BLOCKING AND FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED NUMBER MAY VARY FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS. WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILING/SCREW, TAPING, MUD, BLOCKING, ETC. TO PROVIDE TEST NUMBER WITH FIRE RATINGS: STC 8 IIC (STC 8 I IC - 50 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLIES.
- FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, AND OTHERS: ALL SHAFT WALLS TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATING MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE. FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" U.O.
- ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLR. MIN. WITH DOOR IN OPEN POSITION.
- COMMON AREA DOOR CLEARANCES & APPROACHES PER 2017 DCBC AND ANSI A117.1.
- DO NOT SCALE DRAWINGS.
- SEE CODE SUMMARY ON SHEET G120 FOR CONSTRUCTION TYPE AND ALLOWABLE BUILDING MATERIAL.
- PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.
- REMOVE DEBRIS AND CLEAN ALL AREAS RECEIVING SEALANTS FOR MAXIMUM ADHESION / PERFORMANCE.
- SEE 2017 DCBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION.

GENERAL WALL TYPE NOTES

- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES.
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS CONSTRUCTION REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
- REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS.
- ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS.
- WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT).
- USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS.
- PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS.
- EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT, HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
- PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140.
- RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY.
- ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CAULKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORDINATE WITH ELECTRICAL.
- PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED. COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS).
- INSULATE GAPS AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS. SEE MANUFACTURER'S RECOMMENDATION FOR TYPE OF INSULATION (FOAM OR BATT) TO BE USED.
- SEE 2017 DCBC SECTION 703 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE.
- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES.
- REFER TO A200 SERIES (UNIT PLANS) FOR UNIT WALL TYPES.
- TYPICAL WALL TYPES ARE AS FOLLOWS:
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 - FOR CORRIDOR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR ELEVATOR / STAIR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR NON-BEARING INTERIOR UNIT WALLS: WALL TYPE = 'X' SERIES
 - FOR INTERIOR WALLS AT PARKING LEVEL: WALL TYPE = 'X' SERIES

CONSULTANTS

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SHEET TITLE

LEVEL 3-5 -
OVERALL FLOOR
PLAN

SHEET NUMBER

A103



ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

- IF A WALL, FLOOR, OR ROOF ASSEMBLY SUBSTITUTION IS REQUESTED, PROVIDE A TESTED ASSEMBLY MATCHING OR EXCEEDING REQUIREMENTS OF THOSE SHOWN IN THE DOCUMENTS.
- PROVIDE BLOCKING AND BACKER SUPPORT FOR WALL-MOUNTED AND/OR CEILING-MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.

DIMENSIONING / LAYOUT NOTES

- DIMENSIONS ARE TAKEN TO: (UNLESS NOTED OTHERWISE):
 - THE CENTER LINE OF STUD AT INTERIOR WALLS
 - THE FACE OF GYPSUM BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - THE OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS WITH SIDING OR MASONRY VENEER, FACE OF MASONRY AT STRUCTURAL MASONRY EXTERIOR WALLS
 - THE FACE OF INTERIOR CMU WALLS
- VERIFY ALL GRADES WITH CIVIL DRAWINGS.
- REFER TO A500 SERIES FOR OPENING INFORMATION.

GENERAL CONSTRUCTION NOTES

- BLOCKING AND FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED NUMBER MAY VARY FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS. WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILING/SCREW, TAPING, MUD, BLOCKING, ETC. TO PROVIDE TEST NUMBER WITH FIRE RATINGS: STC 8 IIC (STC 8 I IC - 50 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLIES.
- FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, AND OTHERS: ALL SHAFT WALLS TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATING MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE. FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" U.N.O.
- ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLR. MIN. WITH DOOR IN OPEN POSITION.
- COMMON AREA DOOR CLEARANCES & APPROACHES PER 2017 DCBC AND ANSI A117.1.
- DO NOT SCALE DRAWINGS.
- SEE CODE SUMMARY ON SHEET G120 FOR CONSTRUCTION TYPE AND ALLOWABLE BUILDING MATERIAL.
- PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT, AND ACCESSORIES.
- REMOVE DEBRIS AND CLEAN ALL AREAS RECEIVING SEALANTS FOR MAXIMUM ADHESION / PERFORMANCE.
- SEE 2017 DCBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION.

GENERAL WALL TYPE NOTES

- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES.
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS CONSTRUCTION REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
- REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS.
- ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS.
- WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT).
- USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS.
- PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS.
- EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT, HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
- PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140.
- RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY.
- ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CAULKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORDINATE WITH ELECTRICAL.
- PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED. COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS).
- INSULATE GAPS AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS. SEE MANUFACTURER'S RECOMMENDATION FOR TYPE OF INSULATION (FOAM OR BATT) TO BE USED.
- SEE 2017 DCBC SECTION 703 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE.
- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES.
- REFER TO A200 SERIES (UNIT PLANS) FOR UNIT WALL TYPES.
- TYPICAL WALL TYPES ARE AS FOLLOWS:
 - FOR UNIT SEPARATION WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR CORRIDOR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR ELEVATOR / STAIR WALLS: WALL TYPE = 'X' SERIES (UNLESS NOTED OTHERWISE)
 - FOR NON-BEARING INTERIOR UNIT WALLS: WALL TYPE = 'X' SERIES
 - FOR INTERIOR WALLS AT PARKING LEVEL: WALL TYPE = 'X' SERIES

CONSULTANTS

PROJECT TITLE

The Standard at
Wesley -
Washington, DC

ISSUE #	DATE	DESCRIPTION
	08/22/2023	100% SD SET
	09/26/2023	50% DD SET

CERTIFICATION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1870-20

SHEET TITLE

LEVEL 6-7 -
OVERALL FLOOR
PLAN

SHEET NUMBER

A104

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EXTERIOR ELEVATION KEYNOTES

EXTERIOR ELEVATIONS GENERAL NOTES

- PROVIDE CONTROL JOINTS FOR CLADDING MATERIALS PER PRODUCT MANUFACTURER RECOMMENDATIONS. SUBMIT CONTROL JOINT AND EXPANSION JOINT LAYOUTS FOR REVIEW AND APPROVAL.
- TERMINATE CLADDING MATERIALS AT GRADE WITH MINIMUM DISTANCE OFF THE GROUND SURFACE AS PER PRODUCT MANUFACTURER RECOMMENDATIONS, UNLESS OTHERWISE DETAILED ON THE DRAWINGS.
- WHERE MASONRY LEDGES 8" MIN. BELOW FINISH GRADE WHERE MASONRY VENEER OCCURS ON PERIMETER OF THE BUILDING.
- PROVIDE A CONTINUOUS SEALANT JOINT BETWEEN DISSIMILAR MATERIALS OR CONSTRUCTION.

EXTERIOR MATERIAL LEGEND

	FBR-1	RED BRICK
	FBR-2	WHITE BRICK
	FSDG-1	FIBER CEMENT PANEL - LIGHT
	FSDG-2	FIBER CEMENT PANEL - DARK
	MP-1	COMPOSITE METAL PANEL - LIGHT GRAY
	MP-2	COMPOSITE METAL PANEL - MEDIUM GRAY
	MP-3	COMPOSITE METAL PANEL - DARK GRAY
	DCMU-1	DECORATIVE BLOCK - LIGHT
	DCMU-2	DECORATIVE BLOCK - DARK
	AFS-1	ALUMINUM FRAMED STOREFRONT
	ARAIL-1	PREFAB METAL RAILING
	W-1	ALUMINUM WINDOW
	SMF-1	SHEET METAL FLASHING

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Architecture
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Landscape Architecture
Engineering

1054 31st Street NW
Canal Square
Suite 410
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CONSULTANTS

PROJECT TITLE

The Standard at
Wesley -
Washington, DC

ISSUE #	DATE	DESCRIPTION
	08/22/2023	100% SD SET
	09/26/2023	50% DD SET

CERTIFICATION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1870-20

SHEET TITLE

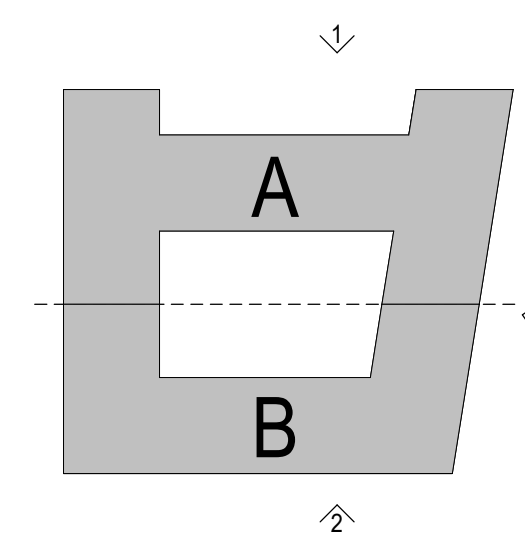
EXTERIOR
ELEVATIONS

SHEET NUMBER

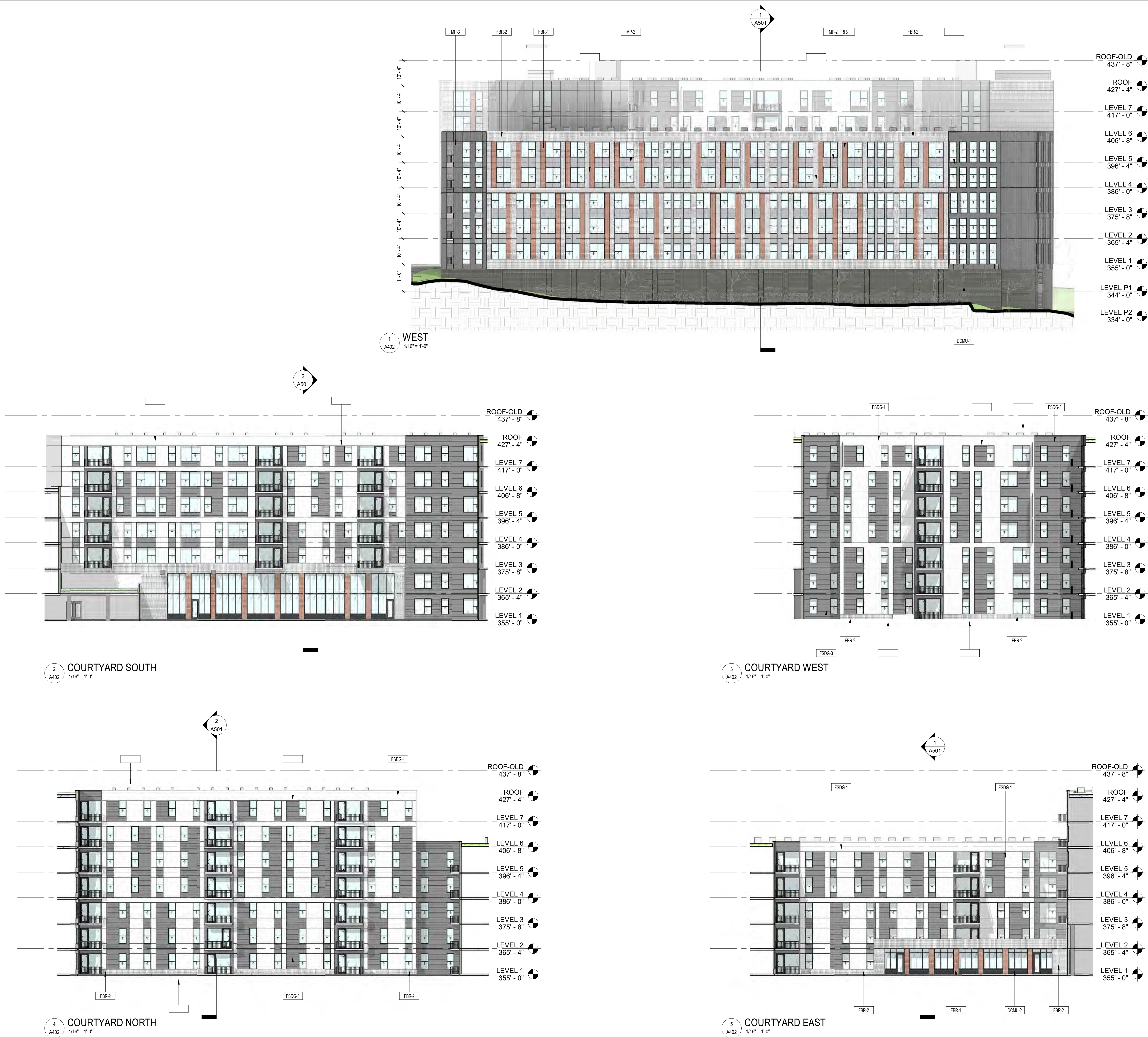
A401

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EXTERIOR ELEVATION KEYNOTES

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- WHERE MASONRY LEDGES 8" MIN. BELOW FINISH GRADE WHERE MASONRY VENEER OCCURS ON PERIMETER OF THE BUILDING.
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	DDMU-2	DECORATIVE BLOCK - DARK
	AFS-1	ALUMINUM FRAMED STOREFRONT
	ARAIL-1	PREFAB METAL RAILING
	W-1	ALUMINUM WINDOW
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PROJECT TITLE

The Standard at
Wesley -
Washington, DC

ISSUE #	DATE	DESCRIPTION
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09/26/2023	50% DD SET	

CERTIFICATION

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CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1870-20

SHEET TITLE

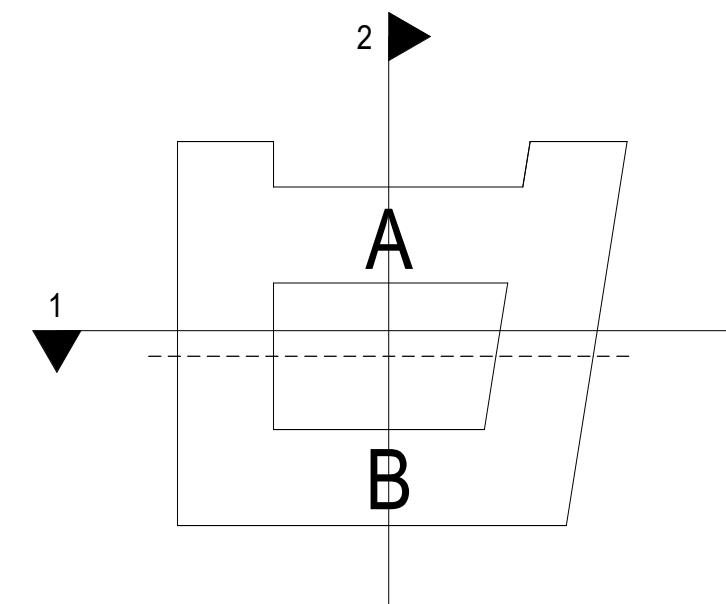
EXTERIOR
ELEVATIONS

SHEET NUMBER

A402

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PROJECT TITLE

The Standard at
Wesley -
Washington, DC

ISSUE #	DATE	DESCRIPTION
01	08/22/2023	100% SD SET
02	09/26/2023	50% DD SET

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1870-20

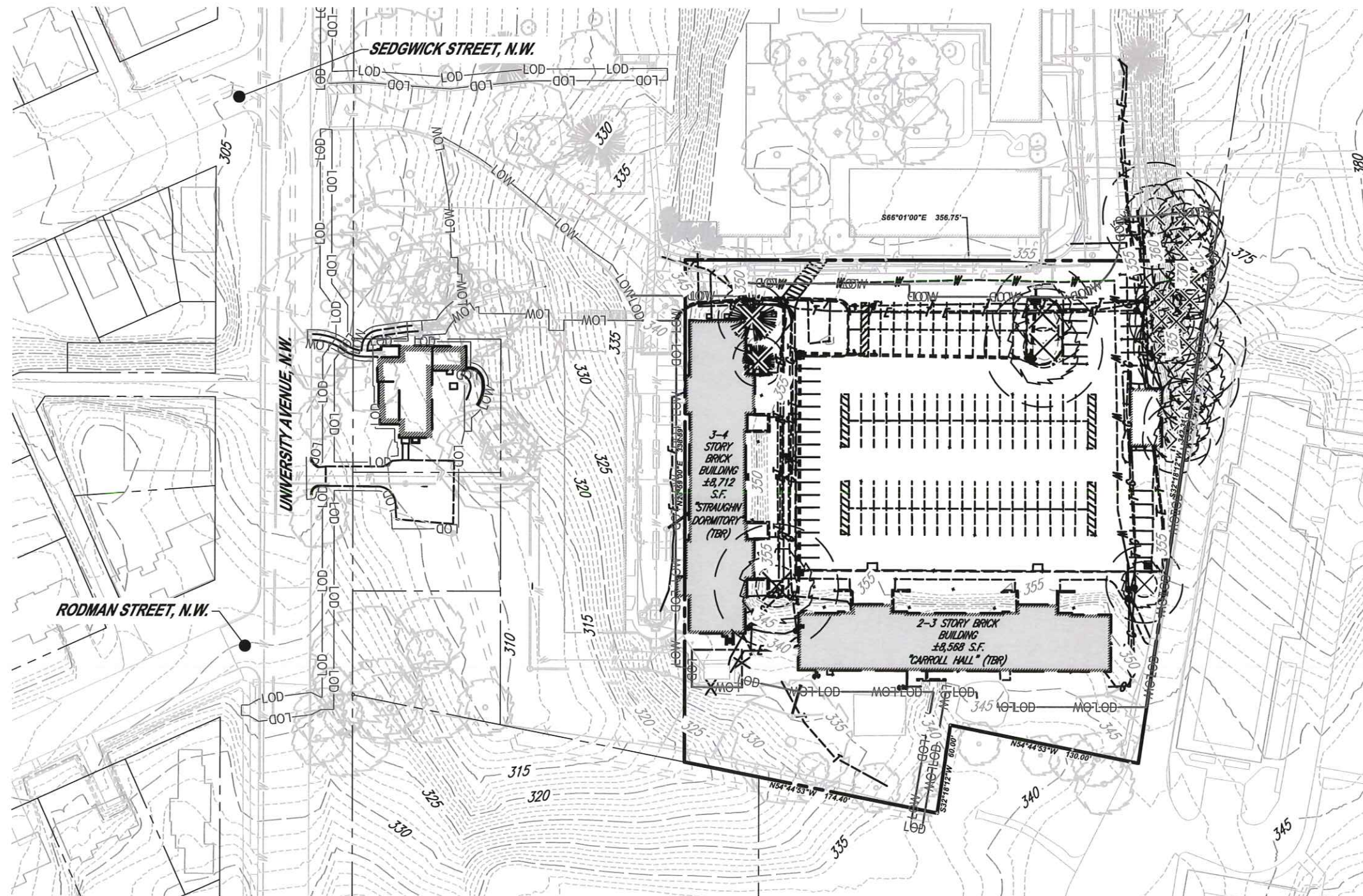
SHEET TITLE

BUILDING
SECTIONS

SHEET NUMBER

A501

EXHIBIT C

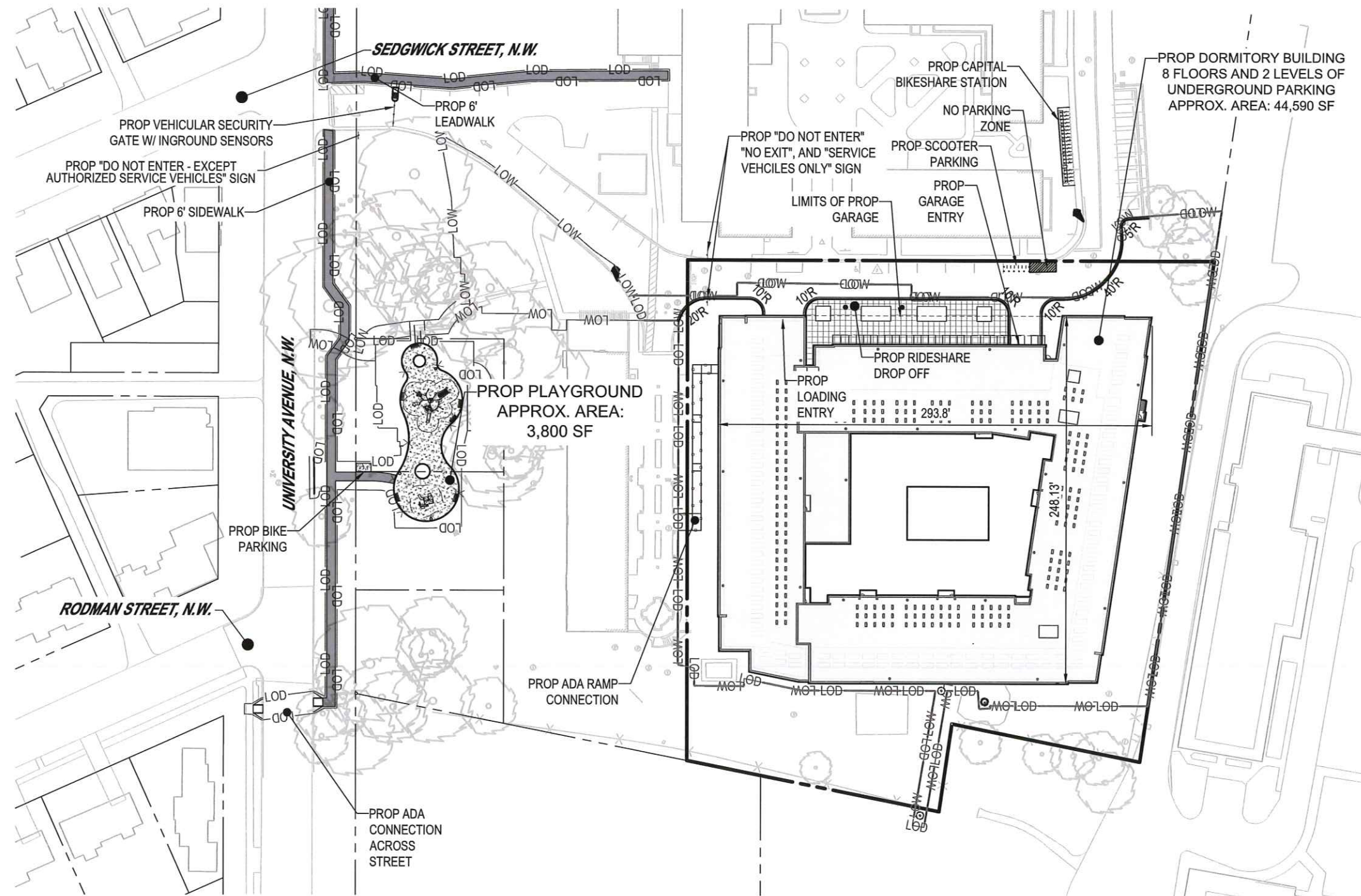


DEMOLITION PLAN NARRATIVE

THERE ARE TWO EXISTING PARKING LOTS, TWO RESIDENTIAL BUILDINGS, AND ONE ADMINISTRATIVE BUILDING ON SITE THAT ARE TO BE DEMOLISHED. THERE ARE HERITAGE TREES ON SITE THAT ARE TO BE PROTECTED. TREE REMOVAL PERMITS WILL BE OBTAINED THROUGH DDOT WHEN APPLICABLE.

DEMOLITION PLAN LEGEND

- LOD — LIMITS OF DISTURBANCE
- LOW — LIMITS OF WORK
- ▨ BUILDING TO BE REMOVED
- ⊗ TREE TO BE REMOVED

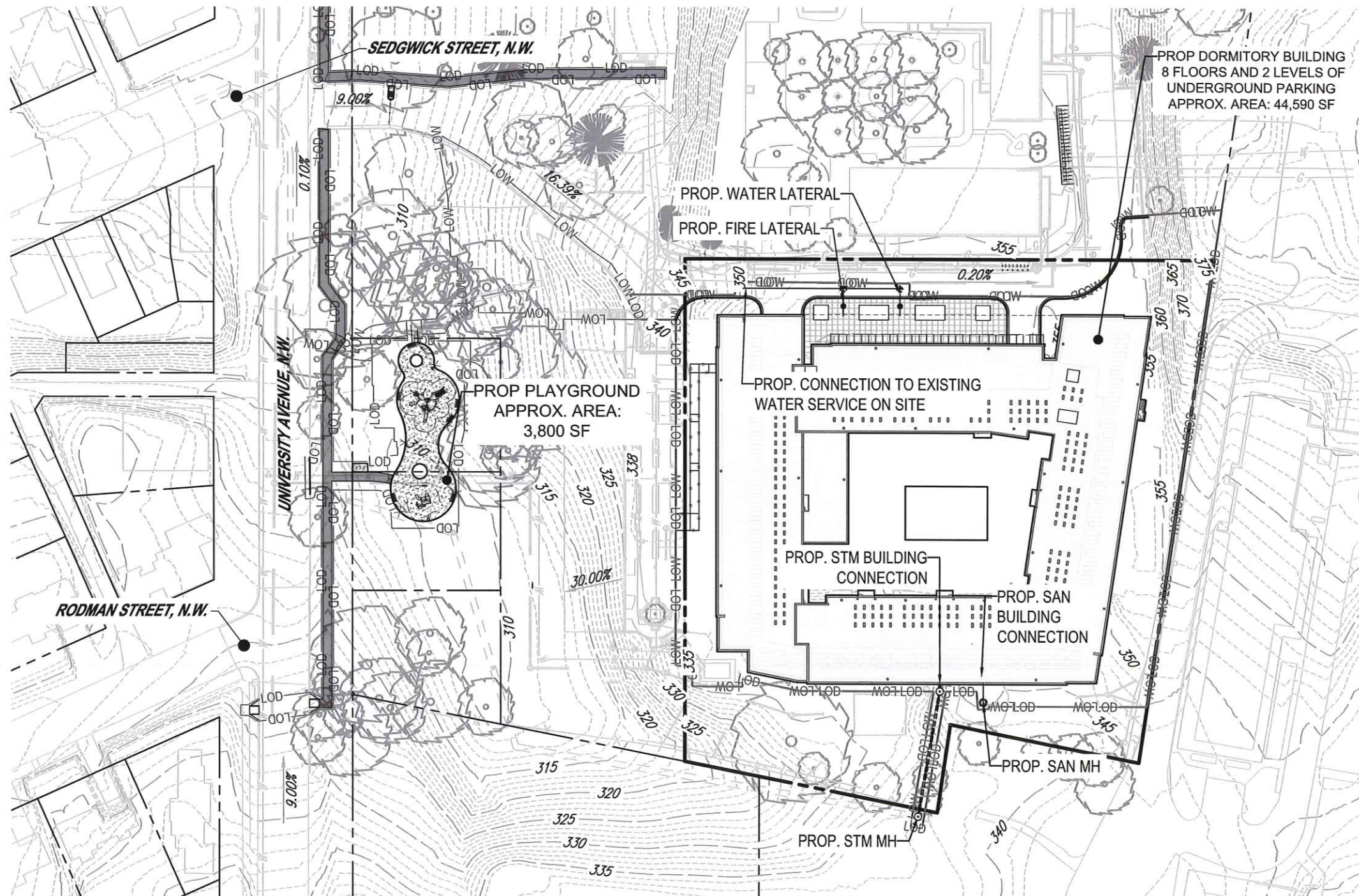


SITE PLAN NARRATIVE

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A 7-FLOOR RESIDENTIAL BUILDING AND PLAYGROUND ON SITE. SIDEWALK AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ALSO PROPOSED (SEE SIDEWALK CIRCULATION AND STORMWATER MANAGEMENT SHEETS FOR MORE DETAIL)

SITE PLAN LEGEND

- LOD — LIMITS OF DISTURBANCE
- LOW — LIMITS OF WORK
- LIMITS OF WORK
- - - PROPOSED GARAGE EXTENTS
- ... PROPERTY LINE
- ▼ PROP. BUILDING ENTRANCE



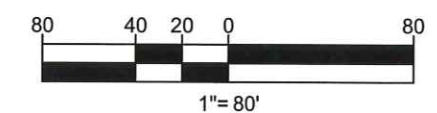
GRADING & UTILITY PLAN NARRATIVE

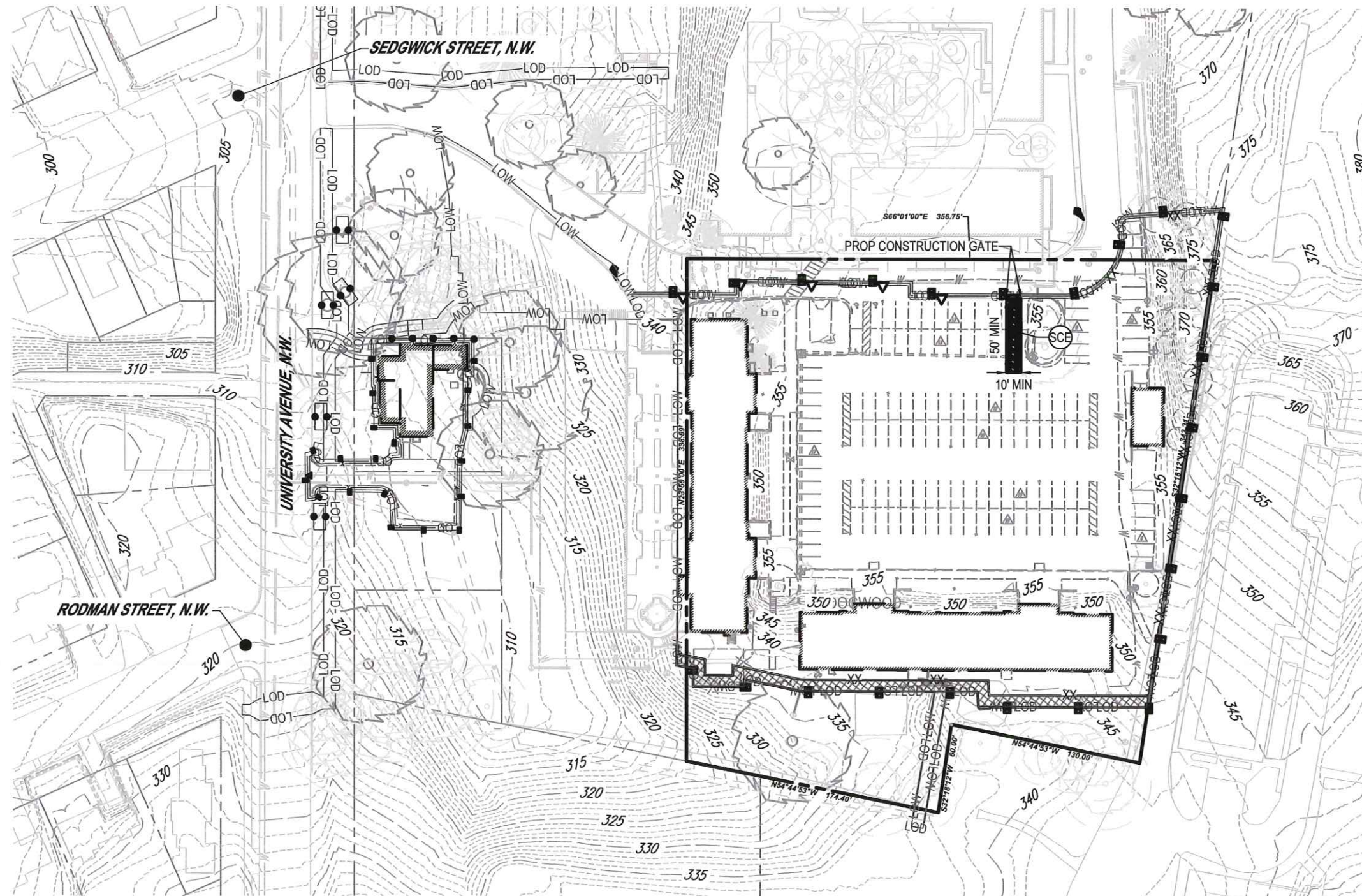
UTILITY IMPROVEMENTS
PROPOSED WITH THIS PROJECT
INCLUDE: A WATER LATERAL
CONNECTION TO THE EXISTING
MAIN IN UNIVERSITY AVE NW,
ONE SANITARY LATERAL
CONNECTION TO THE EXISTING
ONSITE SYSTEM, AND ONE
STORM LATERAL CONNECTION
TO THE EXISTING ONSITE
SYSTEM.

THE PROPOSED GRADING WILL
TIE INTO EXISTING GRADES.

GRADING & UTILITY PLAN LEGEND

- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROP WATER LATERAL
- PROP STORM LATERAL
- PROP SANITARY LATERAL

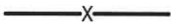


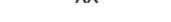

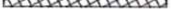



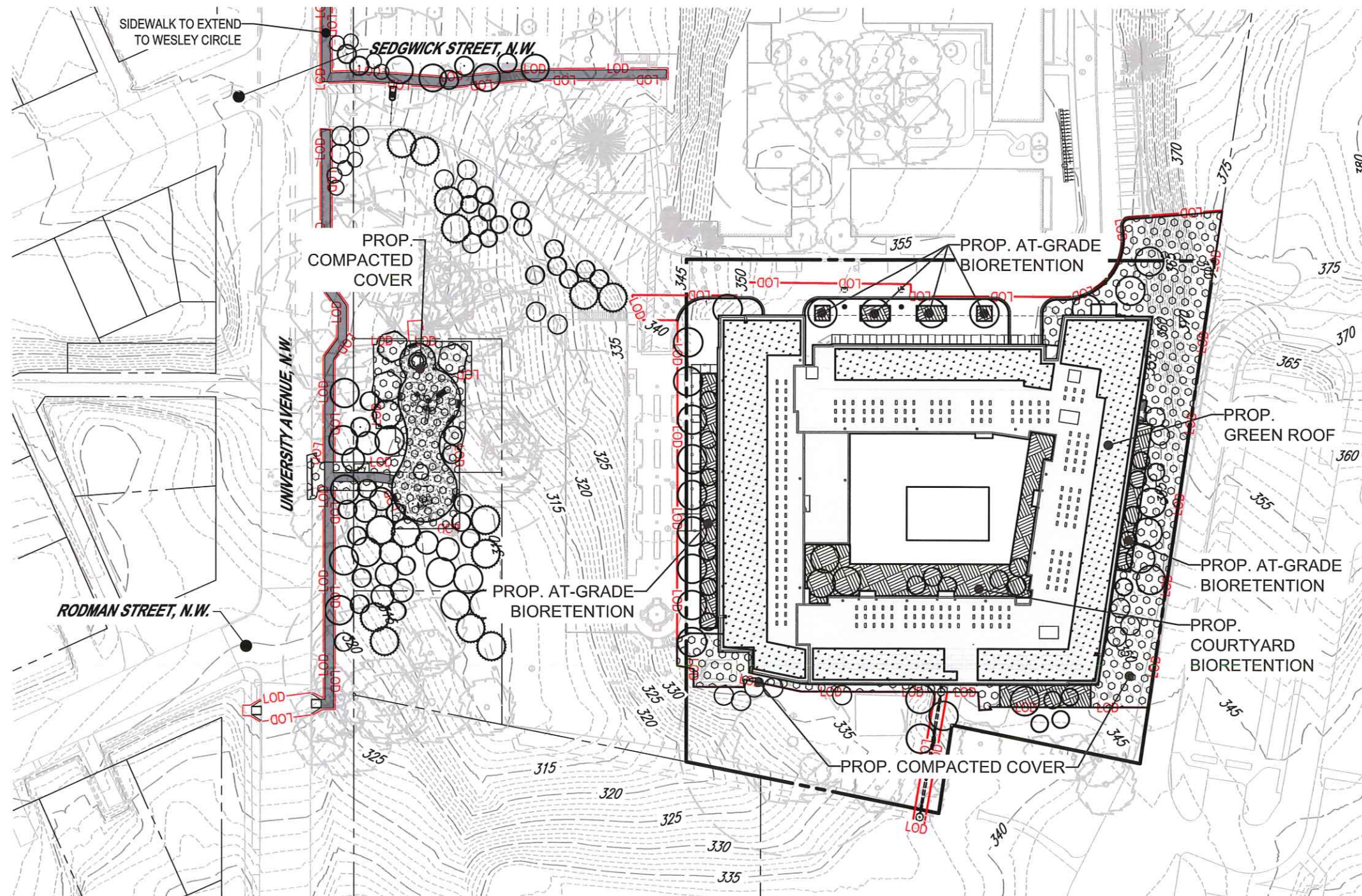


EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

PROPOSED EROSION AND SEDIMENT CONTROL MEASURES INCLUDE A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SAFETY FENCE, ROOT PROTECTION MATTING, AND TREE PROTECTION. CURB INLET PROTECTION WILL BE PROVIDED TO ANY DOWNSTREAM INLET PROTECTION THAT COULD BE IMPACTED BY CONSTRUCTION.

EROSION AND SEDIMENT CONTROL LEGEND

-  PROP SILT FENCE
-  PROP SAFETY FENCE
-  PROP TREE PROTECTION FENCE
-  PROP SUPER SILT FENCE
-  PROP SILT FENCE ON PAVEMENT
-  PROP ROOT PROTECTION MATTING
-  PROP CONSTRUCTION ENTRANCE




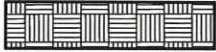
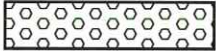


STORMWATER MANAGEMENT PLAN NARRATIVE

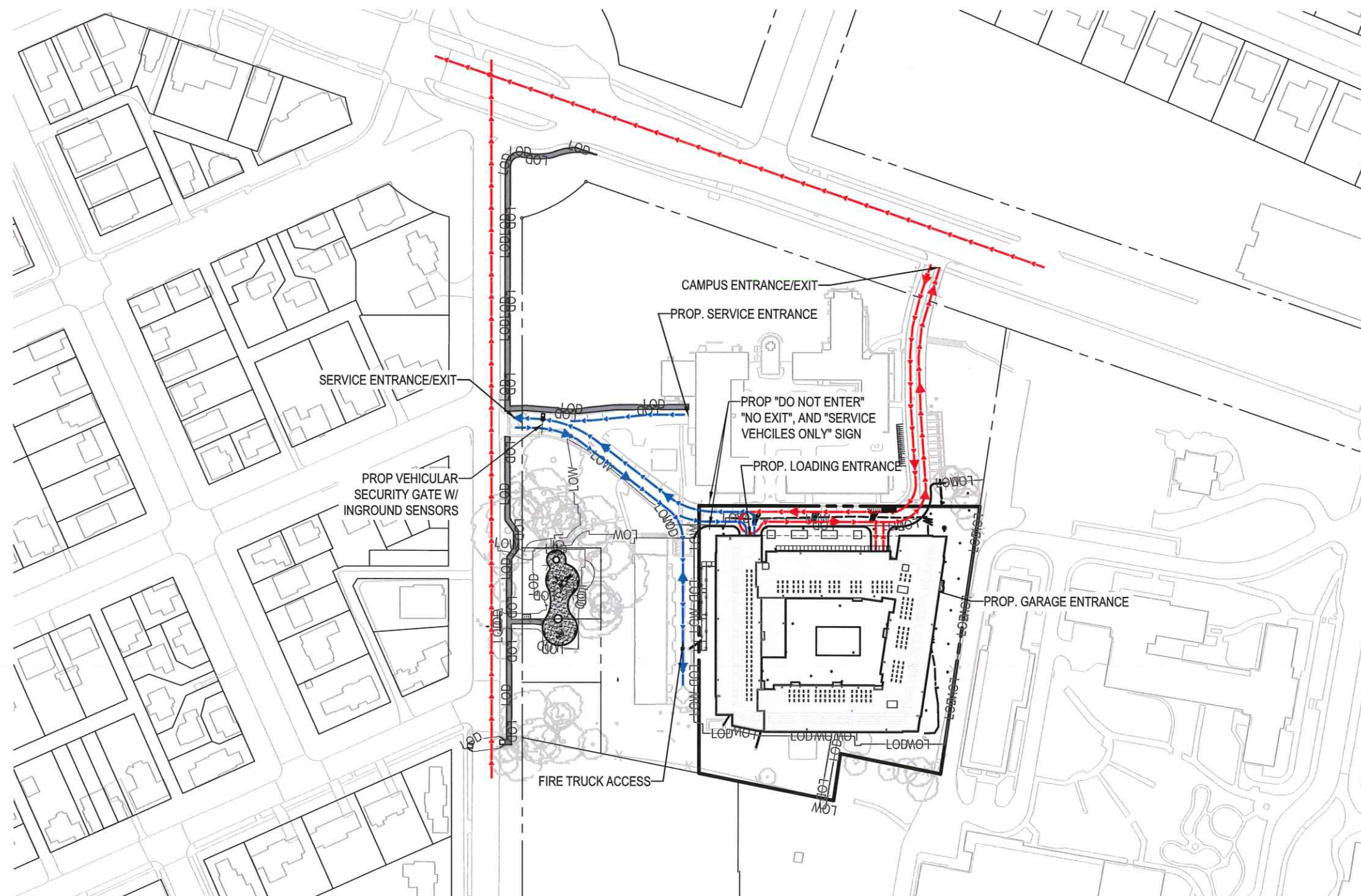
THE WORK ASSOCIATED WITH THIS PROJECT IS CATEGORIZED AS MAJOR LAND DISTURBANCE (MLD). THE CURRENT DESIGN INCLUDES GREEN ROOF, BIORETENTION FACILITIES, AND TREE PRESERVATION AS BEST MANAGEMENT PRACTICES (BMPs) THAT PROVIDE STORMWATER RETENTION VALUE AND DETENTION VALUE.

STORMWATER MANAGEMENT ON SITE WILL MEET THE STORMWATER REQUIREMENTS. STORMWATER MANAGEMENT IN THE PUBLIC RIGHT OF WAY WILL BE MET TO THE MAXIMUM EXTENT PRACTICABLE.

FINAL BMP DESIGN WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

STORMWATER MANAGEMENT PLAN LEGEND

-  PROP. GREEN ROOF
-  PROP. BIORETENTION
-  PROP. COMPACTED COVER
-  LIMITS OF DISTURBANCE
-  PROP. TREES



VEHICULAR CIRCULATION NARRATIVE

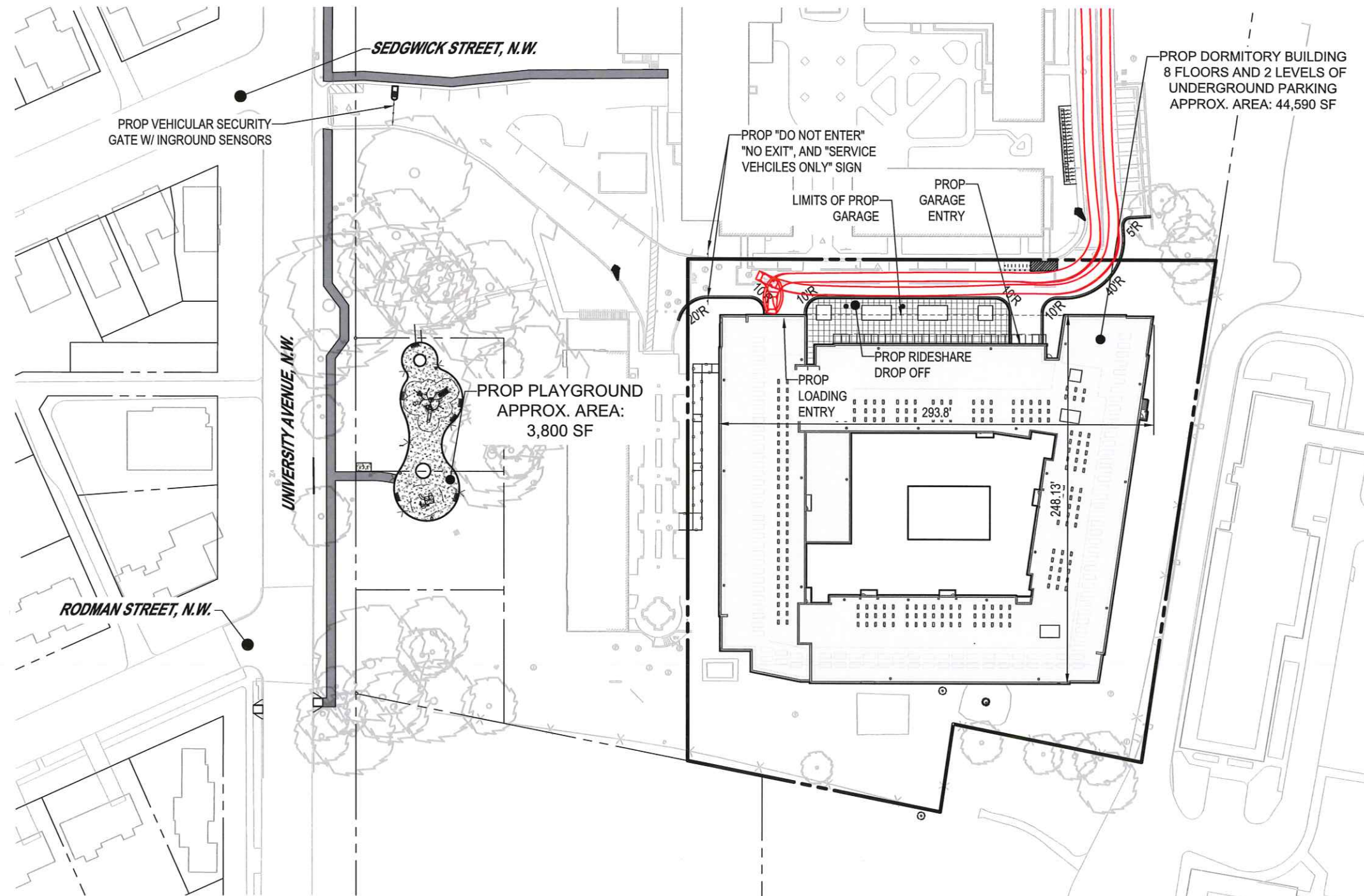
PRIMARY CIRCULATION ROUTE:
PRIMARY VEHICLES ENTER THE
SITE FROM MASSACHUSETTS AVE
THROUGH THE CAMPUS
ENTRY/EXIT.

SERVICE VEHICLE CIRCULATION
ROUTE:
SERVICE VEHICLES ENTER THE
SITE FROM UNIVERSITY AVE
THROUGH THE SERVICE
ENTRY/EXIT.

ACCESS TO BOTH THE LOADING
AND GARAGE ENTRANCES IS OFF
THE ON-SITE ROAD. FIRE LANE
ACCESS IS THROUGH THE
EXISTING PLAZA BETWEEN THE
PROPOSED BUILDING AND THE
EXISTING RESIDENCE HALL.

VEHICULAR CIRCULATION LEGEND

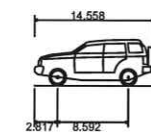
- PRIMARY
VEHICLE
CIRCULATION
DIRECTION
- PRIMARY
VEHICLE
CIRCULATION
ROUTE
- SERVICE
VEHICLE
CIRCULATION
ROUTE



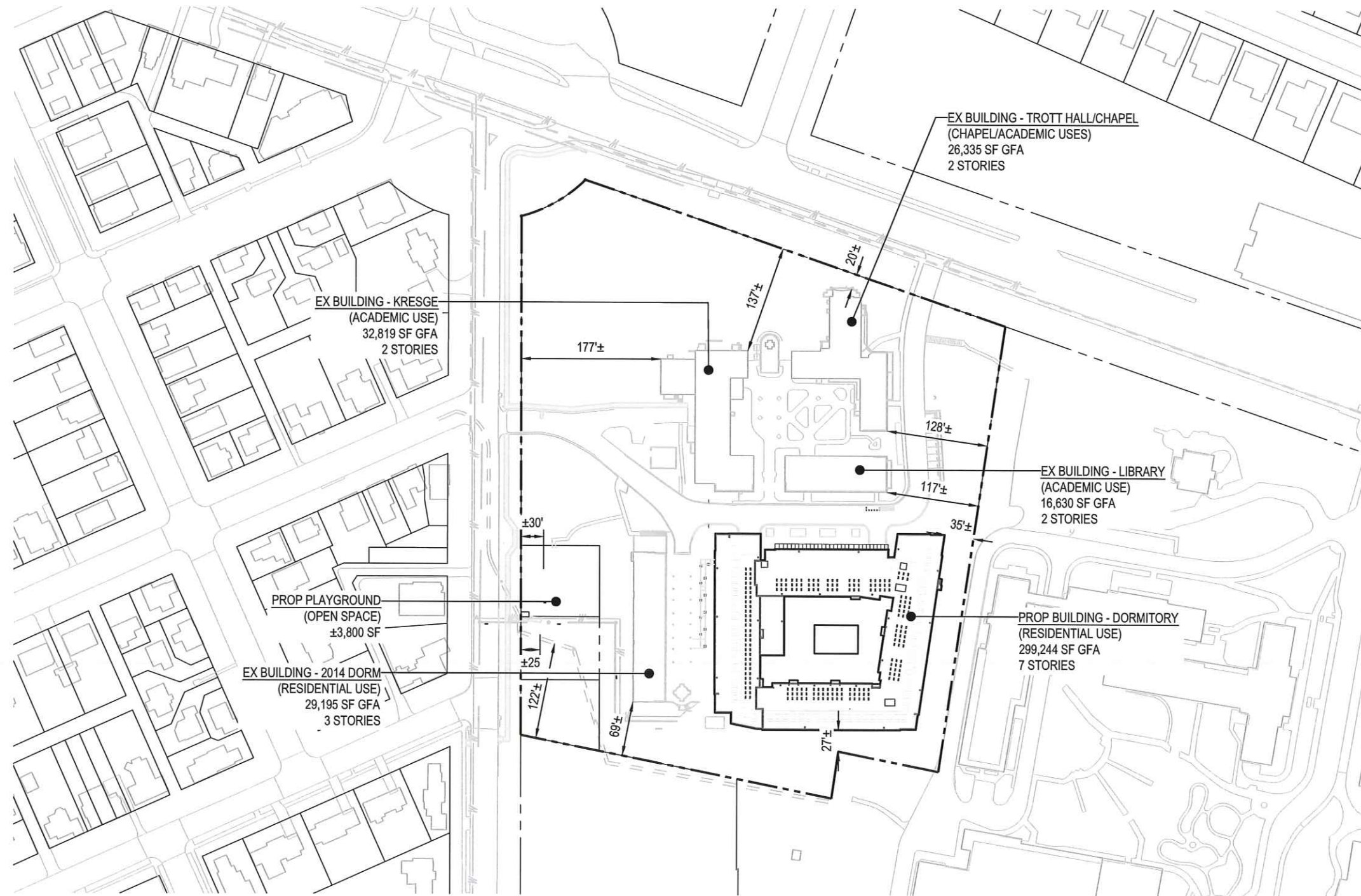
PRIMARY VEHICLE TURNING MOVEMENTS:

PRIMARY VEHICLES ENTER THE SITE FROM MASSACHUSETTS AVE THROUGH THE CAMPUS ENTRY/EXIT AND TURN AROUND ON-SITE AT THE RESIDENTIAL LOADING ENTRANCE.

VEHICLE PROFILE



SUV	
Overall Length	14.558ft
Overall Width	5.925ft
Overall Body Height	5.649ft
Min Body Ground Clearance	0.675ft
Track Width	5.925ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	18.350ft



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 ADDITIONAL OPEN SPACE.

CAMPUS PLAN LEGEND









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

EXHIBIT D

View from Massachusetts Ave NW
Summer









View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Winter



View from University Ave NW
Winter



View from Wesley Circle NW
Summer



View from Wesley Circle NW
Winter



EXHIBIT E

Wesley Seminary – New Dormitory Security Plan

- **Door Access Control:** The new dorm will utilize **access control systems** on all main building entrances to restrict entry to authorized residents. This typically involves key fobs, key cards, or mobile app access. This system helps track entry and exit, enhancing overall building security.
 - The access control system will be in service 24 hrs./day and require a residential key card to gain entry to the building.
 - Security cameras will be located at each entry point with an access control system.
- **On-Site Staff:** Our dedicated **staff is on-site during business hours** to manage property operations, assist residents, maintain a visible presence and handle any problems and complaints regarding noise and other minor issues. They will be responsible for contacting local police for more serious problems. This provides an immediate point of contact for residents and helps deter unauthorized activity during the day. In addition to the on-site staff, there will be a handful or **resident ambassadors** living in the dorm, similar to typical on-campus “RA” structures. The ambassadors are there to assist residents, are empowered to report any issues, and for handling any problems including escalating serious problems to management staff and/or the police.
- **Nighttime Patrols:** While we don't have continuous on-site staff at night, a security **officer will conduct patrols of the property and Wesley’s public spaces such as the quadrangle, courtyard and driveway leading to University Avenue (3-4 times/week) during nighttime hours when the office is closed.** This aims to deter crime and address any immediate concerns that may arise during off-hours.
 - If a security threat is detected, MPD will be immediately notified.
- **Coordination with Local Police Department:** Wesley and Landmark will fully cooperate with MPD. Beyond typical incident reporting, any **set coordination with MPD will be dictated by their typical requirements.**
- **Coordination with American University:** Wesley and Landmark intend to fully cooperate with AU regarding all AU students living in the new dormitory on Wesley’s campus.
 - If an incident occurs involving an AU student, management will either handle internally or involve MPD as necessary and in turn, notify AU of the incident.
- **Area of Refuge (AOR) Call Box:** The property will be equipped with an AOR emergency call box that will be located in the new dorm, likely in the parking garage. The AOR can

be activated by an individual needing assistance and will typically connect directly to a 911 operator or to a call center that then contacts 911.

- **Service and Incident Request Protocol:**

- As property manager, Landmark will field emergency service requests 24 hours per day, 7 days a week. For after hours service requests, residents may contact the management office's answering service at the facility. If the situation requires immediate attention, the management office will contact the proper service personnel. Service requests include lock outs, plumbing, electrical, Wi-Fi and other property related issues.
- For immediate security or medical emergencies, the residents are encouraged to dial 9-1-1 directly for MPD.
- Security Response Process:
 - The management office is the first line for reporting for minor issues at the property. Resident ambassadors are first in line when the business office is closed.
 - The management office will use best judgement to determine the severity of the problem and either handle it internally or involve local law enforcement.
 - Landmark management will notify Wesley of any security issues, as necessary and if American University students are involved, will notify AU and AU police.
- Noise Complaints will carry a three-strike policy with associated fines:
 - 1st Complaint: \$50 fine
 - 2nd Complaint: \$100 fine
 - 3rd Complaint and thereafter: \$200 fine and Landlord may terminate the lease at its discretion.

- **Other Security Features in the Building:**

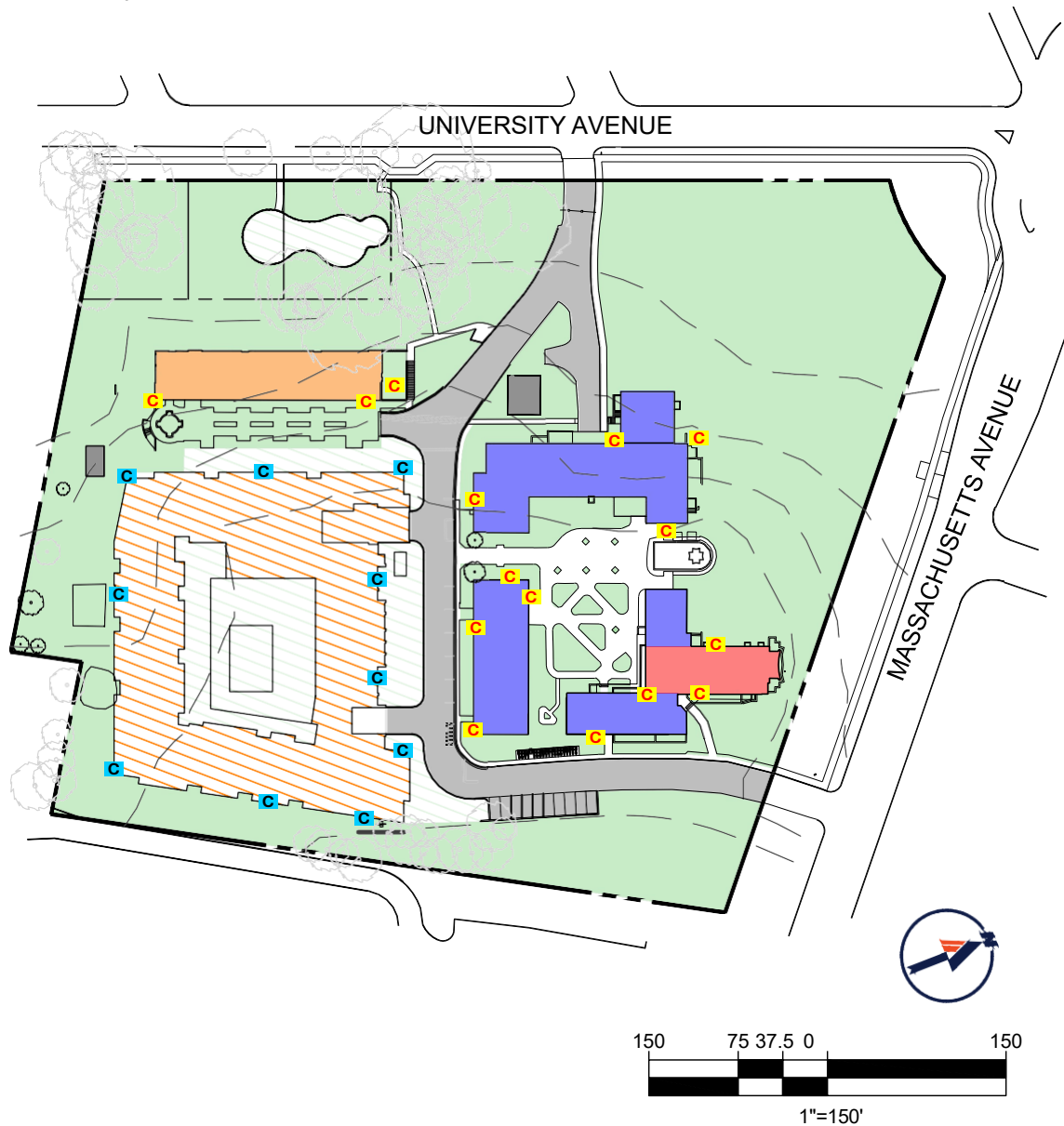
- **Security Camera System:** A comprehensive **security camera system** is strategically deployed throughout the property, covering common areas, entry points, and other key locations (see next slide) including the pedestrian gate accessing AU's Campus. These cameras serve as a deterrent and provide valuable

footage for investigation if an incident occurs. The camera systems will be monitored by the on-site operations team. All video surveillance will be stored and archived for future reference.

- **Emergency Maintenance:** We provide **emergency maintenance services** that are available to be called out as needed, addressing urgent issues that may impact resident safety or property integrity outside of business hours.
 - Residents may contact management for urgent issues, and the proper service provider will be dispatched to the property.
- Other common features include well-lit common areas, alarm systems, smart locks on individual units, and package lockers with controlled access.
- **Wesley Seminary:** The Wesley Library, classroom and administrative building's doors are all key locked on doors facing the access driveway from Massachusetts Avenue. Other doors are unlocked during business hours. The New Residence Hall is keycard accessed with cards issued to residents of that dorm.
 - Wesley cameras covering the quadrangle, the courtyard in front of Wesley's Residence Hall, and the driveway leading to University Avenue, will be integrated with security cameras in the Standard. They are not monitored at all times but are recorded and can be accessed live if a problem is reported.
 - Wesley recognizes their campus will change because of its immediate interface with The Standard and its residents. It looks forward to welcoming the A.U. Students in the facility to public events on its campus. But it also calls for more vigilance. Wesley and Landmark will have an established means of communication regarding the management of the building and there will be an open line of communication between the on-site management staff and Wesley personnel. Given natural proximity, Wesley personnel and the management staff will have ongoing discussions and open access to address any identified issues as they occur.

WESLEY SEMINARY CAMPUS PLAN

Campus Security Camera Plan



KEY

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

Camera Locations on Proposed Dorm

Camera Locations on Campus Security

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

BOHLER DC//

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

EXHIBIT F

MEMORANDUM OF UNDERSTANDING
(Construction Management)

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into this ____ day of October, 2025, by and between The Wesley Theological Seminary of the United Methodist Church (“Seminary”) and LCD Acquisitions, LLC (“Landmark”) (collectively, “Wesley”), Neighbors for a Livable Community (“NLC”) and Spring Valley-Wesley Heights Citizen’s Association (“SVWHCA”) (collectively, “NLC/SVWHCA”), Spring Valley Neighborhood Association (“SVNA”), and Advisory Neighborhood Commission 3E (“ANC 3E”).

WHEREAS, The Zoning Commission approved the Seminary’s Campus Plan in ZC Case No. 23-08(1);

WHEREAS, The Seminary has filed an application for Further Processing (ZC Case No. 23-08A) of its approved Campus Plan, including the construction of the new university housing and all related campus plan and public space improvements (“Project”);

WHEREAS, Wesley, NLC/SVHWCA, SVNA, ANC 3D and ANC 3E hereby seek to address issues and concerns regarding construction of the Project;

WHEREAS, Wesley will engage a fully licensed and insured general contractor (“Contractor”) and will require that the Contractor and all subcontractors adhere to the terms and conditions of this MOU;

WHEREAS, The Parties have met regularly over many months to discuss these issues and concerns, and as a result of these discussions, have reached a mutual understanding and resolution on the material issues and concerns; and

WHEREAS, The Parties enter into this MOU to confirm understandings and agreements between them regarding the Project.

NOW, THEREFORE, in consideration of the foregoing recitals (which are a material party hereof) and in consideration of the mutual promises of the Parties hereto and other good and valuable consideration it is agreed as follows:

1. Communication.

- a. Wesley will establish a neighborhood Construction Management Committee (“CMC”) to discuss ongoing issues during the construction phase of the Project. The CMC will meet no less than on a monthly basis thru the duration of the construction phase. Representatives will include ANC Commissioners for ANC308 and 3D02, officers of NLC, SVWHCA, and SVNA, the Contractor and Wesley; and any interested neighbors living within a two-block radius of the site and who live on University Avenue or in the 4000 blocks of Quebec, Rodman, Sedgwick, and/or Tilden Streets.
- b. Wesley will designate a representative to be the key point of contact during the period of construction (“Representative”). Any time construction activity associated with the Project is occurring, the Representative or his/her designee shall be available onsite, by telephone, or by email to receive communications from the residents of the surrounding community. Prior to the start of construction, contact information for the Representative or his/her appointed designee will be provided to members of the community, posted onsite, and posted on the Seminary’s website. In addition, Wesley will also provide a telephone number to contact in case of emergency during hours in which no construction activity is occurring. The Representative and emergency

contact(s) shall document and promptly respond to all communications received from members of the community.

2. Work Hours.

- a. Construction hours will be limited to Monday through Friday from 7:00 AM until 6:00 PM and on Saturdays from 7:00 AM until 5:00 PM, as needed to maintain the project schedule. No construction activity will occur on Sundays or holidays unless approved by ANC 3D and ANC 3E and an After Hours Permit is issued by the District of Columbia Department of Buildings, Permit Operations Division.

3. Traffic Management and Parking.

- a. All access and egress to the construction site will occur from Massachusetts Avenue entrance. If exceptional conditions mandate use of University Avenue by construction vehicles (e.g., construction crane and tractor trailers) 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 would be created from University Avenue.
- b. No construction traffic will be permitted on any other streets in Spring Valley. The construction will not impede street access, pedestrian or motor vehicle traffic flow on any neighborhood streets or sidewalks unless after timely notice by the Seminary to the ANC 3E, ANC 3D, and officers of the NLC, SVWHCA, and SVNA.
- c. No new access to the construction site will be created from University Avenue, except the existing curb cut and driveway to the Old President's House will be utilized 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 the Community Playground.
- d. Queuing of construction related vehicles will not occur at any time on University Avenue or other adjacent neighborhood streets.
 - e. All deliveries of project related materials, construction, or otherwise, will occur only during the Work Hours specified in Section 2.
 - f. Construction employees, contractors, and subcontractors will by contract be prohibited from parking on residential streets, subject to contractual penalties or termination. The Contractor will secure offsite parking for construction personnel and provide shuttle services as necessary. The Contractor will encourage the use of public transportation and carpooling by construction personnel during the course of the Project.

4. Site Management.

- a. The Contractor will erect and maintain temporary 6' tall, construction fencing with dark colored mesh screening (no logos or verbiage permitted) and barricades in order to secure the construction site and will maintain temporary storm water management systems throughout the period of construction until such time as the permanent facilities are constructed, approved, and operational to prevent adverse water impacts on the adjacent neighborhood. As required, all Storm Water Management systems will be coordinated with American University.

- b. All trenches must either be filled or steel plated at the end of each workday; no trenches are permitted to remain open overnight.
- c. All construction materials and equipment will be stored and secured on campus at the construction site. All deliveries of equipment, or construction materials will only occur during construction hours unless otherwise approved by the CMC.
- d. A minimum amount of lighting, directed away from residential properties, will be provided at the construction site. These lights will be sufficient to provide necessary security and to comply with District of Columbia and OSHA safety standards.
- e. The Contractor will be required to maintain a clean work site and surrounding public streets including removal of trash, mud, and debris from construction activities during construction hours.
- f. The Contractor agrees that the wheels of all dump trucks, concrete trucks, and other construction trucks will be washed down prior to leaving the construction site in accordance with DOEE and DDOT standards and guidelines. Sealed or covered vehicles will be used to transport building materials to the construction site and to remove and dispose of waste or construction debris.
- g. The Contractor will implement a rodent and pest control plan through the entire construction duration.
- h. Vehicular and pedestrian directional and safety signage will be provided. Site access points will be clearly marked, and a permit board including jobsite safety protocols and contact information will also be provided onsite.

- i. Construction trailers will be located within the construction site and screened from adjacent residential property
- j. All sani-johns will be located within the construction site with temporary 6' tall construction fencing with dark color mesh fabric (no logos or verbiage permitted) or some other means. This screening is in addition to the perimeter construction fence. Sani-johns must be placed a minimum twenty-five (25') feet away from the public ways or sidewalks. Sani-johns will be kept clean and serviced on a minimum weekly basis during construction hours.

5. Contractors and Subcontractors.

- a. The Contractor will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this MOU.
- b. The playing of loud music is prohibited inside any building, outside any building, on the construction site, and on Seminary's campus. For the purposes of the Section "playing of loud music" shall include transistor radios, CD players, tape players, portable music players, MP3 players, iPods, iPads, cell phones, televisions, and similar items.
- c. The Contractor will specify a central location on the construction site away from University Avenue for construction personnel to take breaks and eat lunch with sufficient trash receptacles to prevent debris from migrating across the site and/or onto adjacent properties.

- d. Worker Conduct: All construction personnel and individuals under contract or control of the Contractor are to conduct themselves in a respectable manner consistent with the environment of the WTS's operations. No lewd or distasteful clothing, language, partial nudity or inappropriate actions will be tolerated. No fraternization with staff, students, residents, or neighbors will be allowed. Wesley reserves the right to order dismissal of any personnel or individuals violating the above under a zero-tolerance policy.
- e. Security Badge System and Identification:
 - i. Wesley will require the Contractor to maintain a master list of the names of all construction personnel either directly employed by the Contractor or in the employ of any subcontractor who will be present onsite. This list shall be updated on a regular basis.
 - ii. Wesley will require the Contractor to implement a security badge system for all construction personnel onsite. This system shall include either stickers on hard hats or clip on badges with an ID number corresponding to a master list that indicates the worker's name and company. Construction personnel who do not display security badge identification will be removed from the site until properly registered and/or wearing badges.
 - iii. Prior to working onsite, all construction personnel will undergo a project orientation that includes a review of this MOU.

6. Construction.

- a. The Contractor will not use piledrivers during the sheeting and shoring phase of construction and will pursue alternative drilling measures as much as feasibly possible. Upon verification that drilling is not feasible, the Contractor will provide notice to ANC 3E, ANC 3D, NLC/SVWHCA, SVNA and the CLC about the timing and duration of any such pile driving and will take all reasonable measures to mitigate noise impact, and will respond promptly to community concerns conveyed regarding noise that exceeds the legal limits, and undertake prompt action to address the problem. In the event the Contractor encounters substantial rock during excavation, the Parties will be notified and excavation will proceed using all commercially reasonable methods to minimize noise and vibration.

7. Compliance with Applicable D.C. Building Code Provisions.

- a. Contractor will maintain a decibel meter onsite at all times to monitor compliance. If decibel levels are exceeded, the Contractor will identify the source and alleviate the problem as soon as possible.

8. Protection of Landscaping.

- a. Contractor will protect all street trees adjacent to the Site that are to remain post-construction in accordance with the DDOT Urban Forestry permit.
- b. Contractor will repair and/or replace in kind any plant or tree located on abutting properties sustaining damage as a result of the Project, as determined by DDOT Urban Forestry.

9. Protection of Adjacent Properties.

- a. Contractor will protect, adjacent/adjoining properties and vehicles from Contractor's construction activities excluding work performed by public utility companies. Contractor will receive complaints from the neighborhood Parties on protection issues; complaints will be resolved by mutual agreement.

10. Plan Violations, Enforcement and Fines.

- a. Wesley and Contractor will ensure that the Project is managed in accordance to both this MOU and DOB and other D.C. agency regulations. Wesley will impose punitive measures on its Contractor for lack of adherence to this MOU. The penalties will be imposed and administered by Wesley. Violations will be reported to the neighborhood Parties.

11. Improvements and Repair to Damage to Adjacent Streets and Sidewalks.

- a. To the extent allowed by DDOT, and other DC regulators:
- b. Wesley shall be responsible for the prompt repair of any damage to adjacent road and/or sidewalk surfaces that creates unsafe conditions caused by its construction activities (exclusive of normal wear and tear and general public use of such street and/or sidewalk).
- c. Wesley agrees that after construction of the Project is complete that it will restore any damaged adjacent roadway and/or sidewalk surfaces to its pre-construction condition, to the extent that damage is caused by its construction activities.

12. Environmental Issues.

- a. Prior to filing a permit application with the D.C. Department of Buildings (DOB) for ground clearance, excavation, or other construction that would 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 and Neighborhood Plan during excavation and construction.
- b. 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, ANC 3E, NLC/SVWHCA, SVNA and the Community Liaison Committee.

13. Log of Neighbor Complaints and Concerns

- a. The Seminary will require the Contractor to maintain a log of complaints and concerns made by neighbors and other members of the public and make the log available for review at all times by the CMC, ANC 3D, and ANC 3E. The Seminary will forward to the Contractor a record of any complaints or concerns communicated to them or to

its officers, trustees, employees, or agents so that such complaints or concerns can be addressed and included in the log maintained by the Contractor.

14. ZC Application No. 23-08A.

- a. If Wesley does not receive approval for its ZC Application then this Agreement will terminate.
- b. If Wesley receives approval for its ZC Application, but chooses not to move forward with the construction of the university housing approved in its ZC Application then Wesley may terminate this MOU by providing written notice to the Parties.

15. Modification.

- a. No modification of this MOU shall be valid unless made in writing and duly executed by authorized representatives of the Parties. Landmark may transfer or assign this MOU to an affiliate of Landmark and to other successors and assigns.

16. Dispute Resolution and Enforcement.

- a. The Parties acknowledge that this Agreement is being adopted by Wesley for the benefit of the community and is an agreement between Wesley and the organizations listed below as signatures. The Parties intend that if concerns or disputes arise, these concerns and disputes should be addressed collegially to the maximum extent possible, and the Parties anticipate that such collegial efforts will be successful.
- b. The Parties agree to attempt to resolve any disputes between them which arise under, or involve the subject matter of, this Agreement without resort to litigation by first

submitting the dispute to a mediator selected by the American Arbitration Association. In the event that such mediation is unsuccessful, the Parties agree that a signatory may, if it deems the matter particularly serious and if collegial efforts have resulted in appropriate relief, pursue the legal and equitable remedies normally available to any party to an agreement including that the dispute may be resolved in accordance with the rule of the American Arbitration Association in the District of Columbia and that any decision rendered pursuant to such rules shall be binding upon the parties and may be entered as a judgment in any court of competent jurisdiction.

17. Counterparts.

- a. This MOU may be executed in counterparts and via original or facsimile signature.

[SIGNATURE PAGES TO FOLLOW]

EXHIBIT G

Ward 3 Housing Fund

Preserving, Producing, and Protecting Ward 3 Affordable Housing

A LISC Proposal



Together with residents and partners, LISC helps forge resilient and inclusive communities of opportunity across America—great places to live, work, visit, do business and raise families.

LISC's Model

LISC is:

- A certified Community Development Financial Institution (CDFI) by the U.S. Treasury Department
- Nonprofit 501(c)(3)
- S&P rated



Pool Public and Private Dollars

We raise funds from philanthropies, corporations and financial firms, federal, state and local governments and through the capital markets.

We also generate income through our lending services and fund management.



Work With Local Partners

Through a network of local offices and community-based partners across the country, we provide grants, loans, equity and technical assistance.

We also lead advocacy efforts on local, regional and national policy.



Support People and Places

By investing in housing, businesses, jobs, schools, public spaces, safety, youth, health centers, grocery stores and more, we catalyze opportunities in communities nationwide.

LISC's National Impact Since 1979

Across 38 local offices

We create opportunities
for people to thrive.



506,300 affordable homes for
more than a million people



515 schools and early childhood
centers for **124,000+** students



452 fields and recreational
spaces for more than
745,000 kids



130 Financial Opportunity Centers®
in more than **30** urban and rural
markets nation-wide serving tens
of thousands of people annually



210 food and health-related
projects, including clinics
and grocery stores serving
thousands of families

Plus 100s of other
retail, arts and
community projects

LISC DC

LISC DC is one of LISC's longest standing offices. Founded 1982, our local office is an investor, capacity builder, and convener that works with partners to bring local neighborhood ideas to life.



Housing

Oramenta Gardens



**Community Centered
Economic Inclusion**

Anacostia



**Convening &
Capacity Building**

Blue Line Corridor

\$557 Million Invested

\$3.3 Billion Leveraged

15,000+ Homes

Affordable homes built
and/or preserved

3.7 Million Square Feet

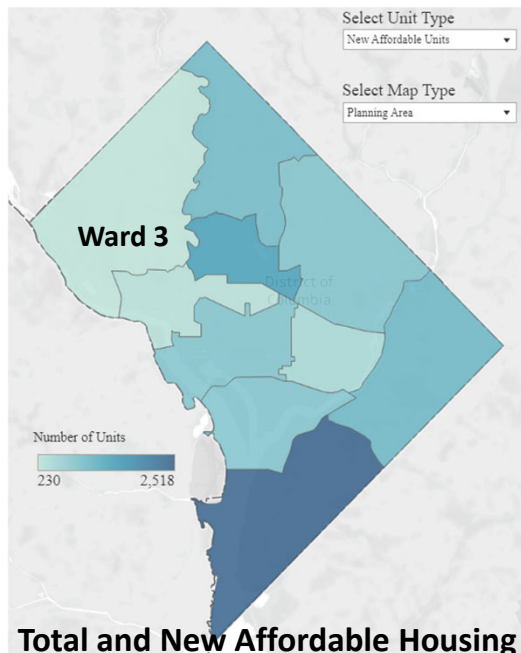
Of commercial,
retail and community
space

National Network

Ward 3 is Well-Below District Affordable Housing Goals

Mayor's Plan

In 2019, DC Mayor Muriel Bowser issued plan to build 36,000 housing units in the city, including 12,000 affordable units by 2025.

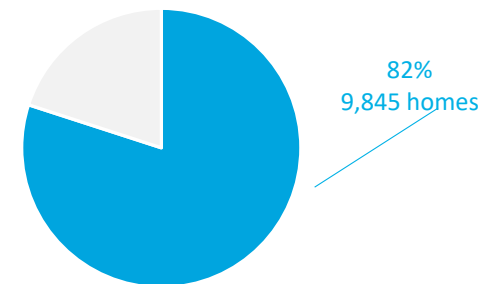


Total and New Affordable Housing Units Since 2019 by Planning Area

District's Progress to Date

DC has already reached 82% of the District-wide 9,845 units affordable housing goal

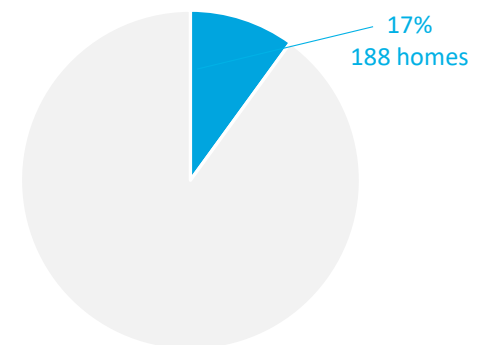
DC Affordable Homes



West of Rock Creek Falls Short

Rock Creek West remains far below the City's 1,600 goal at just 17% or 188 units

West of Rock Creek Affordable Homes



Affordable Housing Challenges in Ward 3

1. High cost of Land
2. Competition from market-rate developers
3. The length of time it takes to develop an affordable housing project (NIMBY)
4. High Interest rates
5. Increasing construction costs
6. Difficulty securing long-term, permanent financing

RESULT: Very few new construction projects on tap in Ward 3



Proposal: Establish Ward 3 Housing Fund

Concept

The Ward 3 Loan Fund will offer flexible, low-cost capital to support the production and preservation of affordable housing in Ward 3.

Blend Wesley contribution with nonprofit capital to catalyze investment in Ward 3 affordable housing.

Structure

The Ward 3 Fund will complement acquisition and permanent financing for affordable housing in Ward 3.

- Lower interest rate, 3-4%
- Deepen affordability to below 60% AMI.
- Affordability Covenant for longer-term affordability
- Focus on preservation, pending improved market conditions
- Some contributions can be repaid and revolved by LISC



Potential Recipients of Ward 3 Loan Fund

Project	Address	Unit Count	Rentable SF	Total Development Cost	First Loan Needed	Wesley Infusion	Present Affordability
Somerset	ANC 3E	72	71,885	\$ 58,000,000	TBD	\$8,000,000	All units 30-50% AMI
SOME Woodley Park	2607 Connecticut Avenue NW	23	18,942	\$ 11,610,000	\$ 6,500,000	\$2,700,000	All units under 30% AMI
Wisconsin Ave Coop	3218 Wisconsin Avenue NW	20	9,713	\$ 7,101,366	\$ 2,600,000	\$1,000,000	50% of units at 80% AMI
DevonCort	2715 Cortland Pl NW, 2760 Devonshire Pl NW	45	30,864	\$ 11,600,000	\$ 5,800,000	\$2,000,000	80% at 80% AMI, 20% at 60% AMI
Tunlaw	2626-2628 & 2632-2634 Tunlaw Rd	65	46,500	\$ 14,778,000	\$ 13,897,000	\$2,300,000	50% of units at 80%AMI
TOTAL		225	106,019	\$ 103,089,366	\$ 28,797,000	\$8,000,000	

Ward 3 Housing Fund Mechanics

1. Wesley IZ Funds granted to LISC; Grant agreement to govern use.
2. LISC will work with developers in Ward 3 footprint with mission-aligned projects
3. LISC will underwrite loans and review at credit committee, ensuring rigorous evaluation for project viability, mission-fit, and borrower capacity
4. LISC will deploy loan to project
5. LISC will track development progress, units produced or preserved, and provide an annual report to share with project partners
6. Repaid fund will be re-deployed as received.

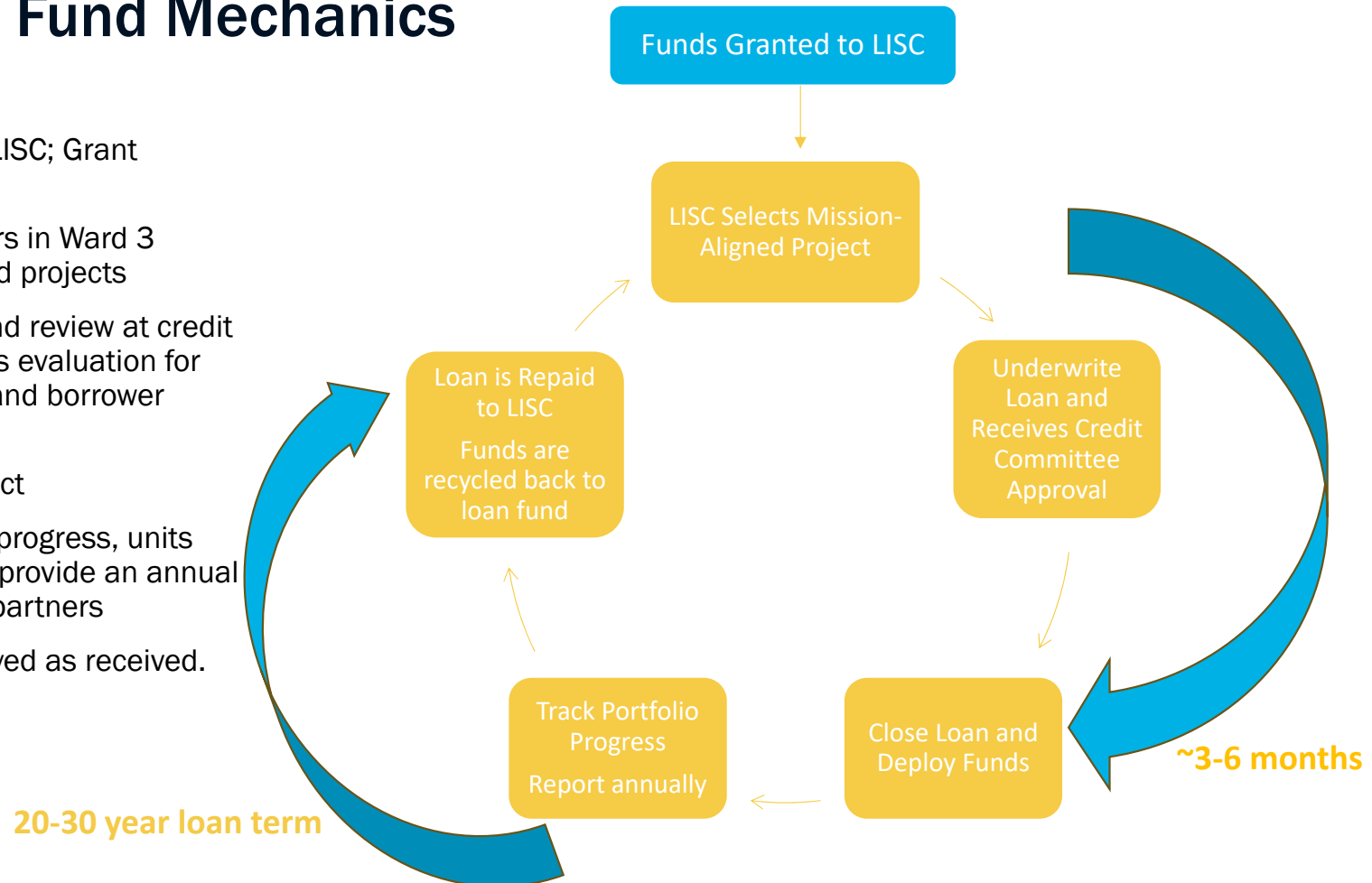


EXHIBIT H



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)

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.
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BRANDICE N. ELLIOTT

- 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

Daniel Solomon, AICP

Principal

Mr. Solomon has significant transportation planning and engineering experience, including traffic impact studies, traffic simulation, field data collection and analysis, Transportation Demand Management (TDM), roadway signing and striping plans, bicycle planning and facilities design, parking studies, functional parking lot and garage design, and multi-modal planning efforts. Mr. Solomon has been involved with various types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities throughout the District of Columbia, Virginia, and Maryland. He takes great interest in the multi-modal component of urban projects that require innovative solutions to benefit all modes of transportation.

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

Mixed-Use Development

1401 Pennsylvania Avenue SE Redevelopment, Washington, DC
301-331 N Street NE, Washington, DC
4001 South Capitol Street, Washington, DC
5 M Street SW, Washington, DC
680 Eye Street SW, Washington, DC
801 New Jersey Avenue NW, Washington, DC
965 Florida Avenue NW Development, Washington, DC
Bryant Street Development, Washington, DC
Hecht's Warehouse, Washington, DC
New City DC, Washington, DC
One M Street SE, Washington, DC
Stanton Square / Martha's Table PUD, Washington, DC
The Lady Bird PUD, Washington, DC
The Randall School Redevelopment, Washington, DC
The Wharf/SW Waterfront Redevelopment, Washington, DC
The Yards, Washington, DC
Union Market Transportation Impact Studies, Washington, DC
101 12th Street S, Arlington, VA
1900 Crystal Drive, Arlington, VA
2001 Richmond Highway, Arlington, VA
223 23rd Street/2300 Crystal Drive, Arlington, VA
2525 Crystal Drive, Arlington, VA
Northfax, City of Fairfax, VA
Tide Lock Development, Alexandria, VA
700 Quince Orchard Road Redevelopment, Gaithersburg, MD
Montgomery Village Shopping Center, Montgomery Village, MD

Multi-modal System Design / Planning

The Yards, Washington, DC
Union Station 2nd Century Master Plan, Washington, DC
DC2026 World Cup Bid Transportation Planning, Washington, DC



Education

Master of Science,
Environmental Studies, Tel Aviv
University, 2013

Bachelor of Arts, Environmental
Policy and Urban Planning,
York University, 2009

Professional Certifications

American Institute of Certified
Planners (AICP)

Professional Associations

American Planning Association

Urban Land Institute (ULI)

ULI Regional Land Use
Leadership Institute Program
Committee

DC Building Industry Association
(DCBIA)

Young Professional Planners in
Washington DC

Experience

12 years total
10 years with Gorove Slade

Location

Washington, DC
Alexandria, VA



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

PROJECT TEAM



Sara Link, PE, LEED AP BD+C

Branch Manager

Sara currently serves as the Branch Manager for the Bohler DC office. Sara brings expertise and strong problem-solving skills to every project. She takes the time to understand clients' business goals to help them achieve their development and financial objectives, delivering consistent value throughout the process. Her technical experience spans multiple market sectors, including site evaluation and due diligence, grading, utility design, stormwater management, and permit facilitation.

SLINK@BOHLERDC.COM

EDUCATION

B.S. Civil Engineering
University of Virginia

PROFESSIONAL LICENSES

DC PE #921937
VA PE #0402069010
LEED AP BD+C

PROFESSIONAL AFFILIATIONS

Commercial Real Estate Women
(CREW), DC Chapter
District of Columbia Building Industry
Association (DCBIA)
DCBIA, DOEE Working Group
DCBIA, Young Leaders Committee,
Co-Chair
NAIOP (Commercial Real Estate
Development Association), DC I MD
Urban Land Institute (ULI),
Washington Chapter

AWARDS

Bisnow DMV Women Leading Real
Estate, Rising Star 2023

Sara is actively involved in Bohler DC's Women in Engineering program and has built strong relationships with jurisdictional agencies. She is an engaged member of key industry organizations such as DCBIA, ULI, NAIOP, and CREW. Additionally, Sara is LEED AP BD+C certified and holds a professional engineering license in the District of Columbia and Virginia.

PROJECT EXPERIENCE

- + 1221 Van, Mixed-Use Development, Washington, DC
- + 1901 L Street, Office Building, Washington, DC
- + 20 Mass, Mixed-Use, Washington, DC
- + 99M, Office Building, Washington, DC
- + Alta 801 NoMa Apartments, Washington, DC
- + Banner Lane, Mixed-Use Development, Washington, DC
- + Big Sky Flats, Residential, Washington, DC
- + Coda on H, Multi-family, Washington, DC
- + Coda on Half, Multi-family, Washington, DC
- + Dock 79 at Capitol Riverfront, Washington, DC
- + Extra Space Storage, Fort Totten, Washington, DC
- + Fort Totten, Senior Housing, Washington, DC
- + Gables Union Market, Mixed-Use Development, Washington, DC
- + Greenleaf Senior Living, Washington, DC
- + Half Street, Mixed-Use Development, Washington, DC
- + Hanover Reed Street, Mixed-Use Development, Washington, DC
- + Howard University, Wonder Plaza Student Housing, Washington, DC
- + J Linea Apartments, Washington, DC
- + Kaboom Playground, Shining Stars Montessori School, Washington, DC

PROJECT TEAM

- + Link Apartments H Street, Washington, DC
- + Maren at Capitol Riverfront, Washington, DC
- + Market Terminal, Mixed-Use Development, Washington, DC
- + Morse Street, Mixed-Use Development, Washington, DC
- + Press House Apartments, Washington, DC
- + Riggs Crossing Senior Affordable Housing, Washington, DC
- + Rise at Temple Courts, Northwest One Phase I, Washington, DC
- + Safeway, Capitol Hill Washington, DC
- + Skyland Town Center, Washington, DC
- + The Batley, Mixed-Use Development, Washington, DC
- + The Edison, Mixed-Use Development, Washington, DC
- + The Estate at the Yards, Multi Family Development, Washington, DC
- + The Geneva, Office-to-Residential Conversion, Washington, DC
- + The Lanes at Union Market, Residential, Washington, DC
- + The MO Apartments, Washington, DC
- + The Parks at Walter Reed, Washington, DC
- + The Stacks, Mixed-Use Development, Washington, DC
- + The Vermeer Apartments, Washington, DC
- + The Vermeer, Mixed-Use Development, Washington, DC
- + Tingey Plaza, Washington, DC
- + Union Market, Mixed-Use Development, Washington, DC
- + Veranda at The Parks Common, 6900 Georgia Ave NW, Washington, DC

VIRGINIA PROJECT EXPERIENCE

- + 1501 Arlington Blvd. Multi-family Development, Arlington, VA
- + Army Navy Country Club Connector Trail, Arlington, VA
- + Homewood Suites Hotel, Arlington, VA
- + Novel Arlington Ridge Townhomes & Multi-family, Arlington, VA
- + RiverHouse Neighborhood Expansion, Arlington, VA
- + Robinson Terminal North, Alexandria, VA
- + The Trove Apartments, Arlington, VA
- + The Waycroft Ballston Apartments, Arlington, VA

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



As 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