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February 23, 2006

BY ELECTRONIC MAIL
AND BY HAND DELIVERY

Mr. Stephen Cochran
Office of Planning
801 North Capitol Street, N.E.
Fourth Floor
Washington, D.C. 20002

Re: The Wesley Theological Seminary
Campus Plan 2006-2015
4500 Massachusetts Avenue, N.W.
Square 1600, Part of Lot 811

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Dear Mr. Cochran:

Following our discussions and the Office of Planning's report, which unfortunately I did not receive until Tuesday and delayed my response, I want to respond, clarify the issues raised, and provide additional information.

1. **Student Enrollment:** I have attached a graph showing the actual graduate student (Masters and Doctorate degree programs) enrollment for the last six (6) semesters. These enrollment figures are for students actually on-campus and does not include students who are on leave of absence or studying at other locations (e.g. overseas). For purposes of this Campus Plan, 650 graduate students is an accurate and stable enrollment upon which the Seminary has based its short and long-term planning and this Campus Plan.

Unlike other colleges and universities that are growth-oriented, this Campus Plan is based on maintaining the current level of enrollment and does not propose facilities or other elements to accommodate additional students, faculty or staff. The renovated, new and expanded facilities

ZONING COMMISSION
CASE No. 05-40
EXHIBIT No. 15
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are the first changes to the Campus since its original construction almost 50 years ago and are catch-up to the current enrollment and to provide modern facilities for 21st century theological education. As a result, no enrollment or population cap is warranted, and the Zoning Regulations do not make such a cap mandatory.

2. **Traffic Impact of Enrollment Increases:** Given the low level of current enrollment, minor increases (e.g. ten percent (10%)) will have only a negligible impact on the number of commuters and traffic conditions. Mr. Louis J. Slade will be able to provide a more detailed analysis at the hearing. However, it is significant to note that the increase in on-campus student housing from 160 to 220 beds will decrease the number of commuters to the campus. Responding to this demand for on-campus housing, the percentage of students living on campus will increase from the current level of 20 percent (20%) to thirty-five percent (35%) without an increase in the total enrollment.

3. **Building-By-Building Analysis:** The enclosed chart provides a building-by-building analysis of the current and proposed Campus Plan, including demolition, new construction, additions and reuse of existing buildings, and the net change. At the Campus Plan stage, exact zoning calculations, including F.A.R., are not possible, but will be developed as part of the required further processing for each building.

4. **Parking/Occupancy Analysis:** The Campus Plan proposes 200 parking spaces, but the Zoning Regulations, 11 DCMR 2101.1 only require 183 spaces. The enclosed Parking/Occupancy analysis sets forth the number of student beds, classroom and auditorium seats, faculty, staff and administrators and calculates the level of required parking. Please note that this analysis is based on a total number of employees of 100, including ten (10) administrators that were inadvertently excluded from earlier counts of faculty and staff.

5. **Traffic Demand Management/Parking:** At the hearing, Mr. Slade will make a more detailed report on the proposed Traffic Demand Management Plan. However, Mr. Slade's most recent analysis concluded that "the proposed parking plan is more than adequate to meet the future needs of the Wesley Theological Seminary."

6. **Interim Use of Existing President's House:** 11 DCMR 210.5 specifically authorizes the interim use of land or improved property within a reasonable distance of the campus. Under the circumstances, continued interim use of the existing President's house outside the Boundaries of the Campus Plan is reasonable and appropriate and will avoid the unnecessary step to amend the Campus Plan in the future to exclude the site. Specifically, the continued use is only temporary, the structure will be demolished, and no new or future campus use is proposed or sought for the site. Outside of the Campus boundaries and approved Campus Plan, the use of the site is restricted under the applicable R-5-A zoning to single-family detached or semi-detached residential.

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Thank you for your favorable response to the Campus Plan and for allowing the Seminary to provide this additional information to facilitate the Office of Planning in finalizing its recommendation to the Zoning Commission. I look forward to reviewing this information with you and stand ready to provide any additional information you may need.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: 
John Patrick Brown, Jr.

JPB:sp

Enclosures

cc: Ms. Carol J. Mitten, Chair (20 copies)
Ms. Ellen McCarthy, Director, Office of Planning
Ms. Jill Stern, Chair, ANC 3D
Ms. Alma Gates, ANC 3D
Ms. Sarah Shapley, ANC 2D
Ms. Amy McVey, Chair, ANC 3E

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**WESLEY THEOLOGICAL SEMINARY
CAMPUS PLAN 2006-2015**

Bulding-By-Building Analysis

	Current	Proposed	Net Change
Lot Area	381,877 sf	356,881 sf (8.19 acre)	(24,996 sf)
Parking – striped (maximum capacity)	115 spaces (174)	200 spaces (tbd)	+ 85 spaces (tbd)
<u>Student Housing:</u>			
Straughn Dorm	29,866 gsf	Demolition	(29,866 gsf)
Carroll Hall	27,533 gsf	Demolition	(27,533 gsf)
New Dorm	<u>N/A</u>	<u>87,400 gsf</u>	<u>+ 87,400 gsf</u>
Total:	57,399 gsf	87,400 gsf	+ 30,001 gsf
Existing Library	16,630 gsf	16,630 gsf Conversion to Student/Faculty Center	0 gsf
New Library	N/A	30,000 gsf	+ 30,000 gsf
Chapel Expansion		5,000 gsf	+ 5,000 gsf
Maintenance	865 gsf (demolition)	1,365 gsf (expansion)	+ 500 gsf
Old President's House	4,528 gsf	Demolition	(4,528 gsf)
New President's House	N/A	6,000 gsf	+ 6,000 gsf
Trott Hall	26,335 gsf	26,335 gsf Administration/Faculty Building	0 gsf

Kresge Hall	32,819 gsf	32,819 gsf Academic/Arts Building	0 gsf
Mechanical	0 gsf	7,000 gsf Central Plant	+7,000 gsf
Gross Square Feet	138,576 gsf	212,549	+73,973 gsf
Floor Area Ratio¹	0.36	0.59	+0.21

¹ At the Campus Plan (conceptual) stage, exact F.A.R. cannot be calculated.

**WESLEY THEOLOGICAL SEMINARY
CAMPUS PLAN 2006-2015**

Parking/Occupancy Analysis

	Proposed Classroom/Auditorium Seats	Proposed Faculty or Admin	Parking Requirement
Student Housing (220 beds)	0	0	44 spaces
Existing Library	0	41	28 spaces
New Library	15	14	11 spaces
Chapel	300	N/A	30 spaces
Maintenance	0	0	0 spaces
Trott Hall	70	41	34 spaces
Kresge Hall	334	4	36 spaces
Mechanical	N/A	N/A	N/A
TOTAL	719	100	183 spaces

Parking Requirement Calculated as follows:

For Residence Halls:

1 space for every 5 beds

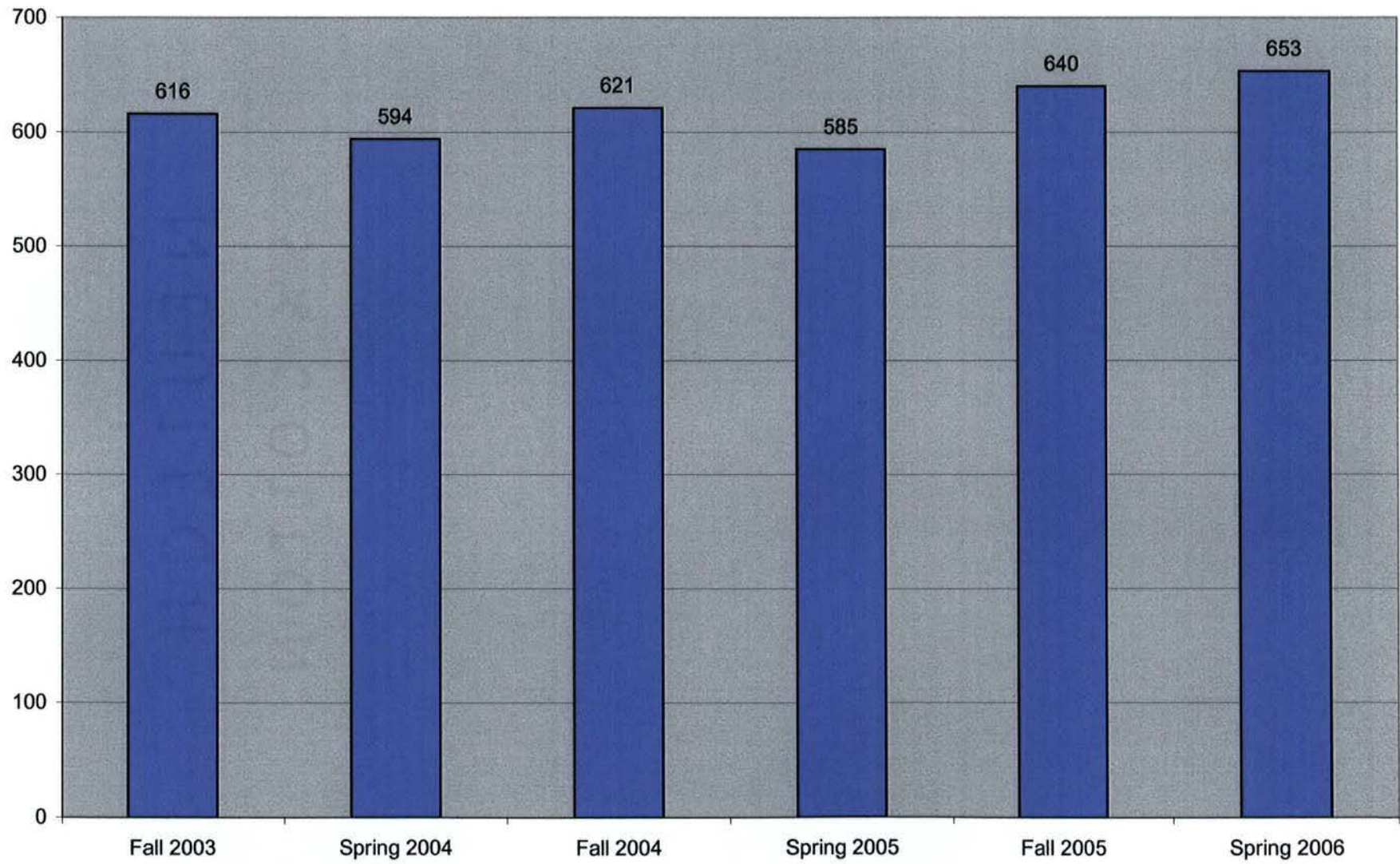
For Faculty (extended to include Administration):

2 spaces for every 3 Faculty/Admin

For Classroom/Auditorium Seats:

1 space for every 10 seats

Graduate Students Headcount



Graduate Students Headcount

