

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Meredith Soniat *MS*
Acting Associate Director

DATE: May 1, 2025

SUBJECT: ZC Case No. 23-08(1) – Wesley Theological Seminary Campus Plan 2022-2032
DDOT Supplemental Report

OVERVIEW

This memorandum is intended to serve as a supplement to the District Department of Transportation's (DDOT) September 1, 2023, report to the Zoning Commission (ZC) regarding of a new 10-year Campus Plan for the period of 2022 through 2032 and a Planned Unit Development (PUD) for a new dormitory building on-site. At the September 11, 2023 hearing, DDOT provided testimony in support of the Applicant's proposal and recommended approval on the condition that the Wesley Theological Seminary of the United Methodist Church (the "Applicant") implement Transportation Demand Management and Performance Management Plans that include a bikeshare station, constructing missing pedestrian facilities, and study the need for a traffic signal at the Massachusetts Avenue driveway after the building opens.

Since submitting our original report ([Exhibit 19](#)) to the case record, the Applicant has updated the development plan from what was initially proposed under ZC Case No. 22-13 and 23-08(1), reducing the number of proposed off-street parking spaces by 99 spaces and committing to additional measures in their Transportation Demand Management (TDM) Plan. The Applicant submitted an updated Transportation Memorandum into the record on March 25, 2025, ([Exhibit 80](#)) documenting these changes, which DDOT supports.

DDOT RECOMMENDATION

For the reasons elaborated on in our original report, DDOT continues to support this Campus Master Plan with the following conditions:

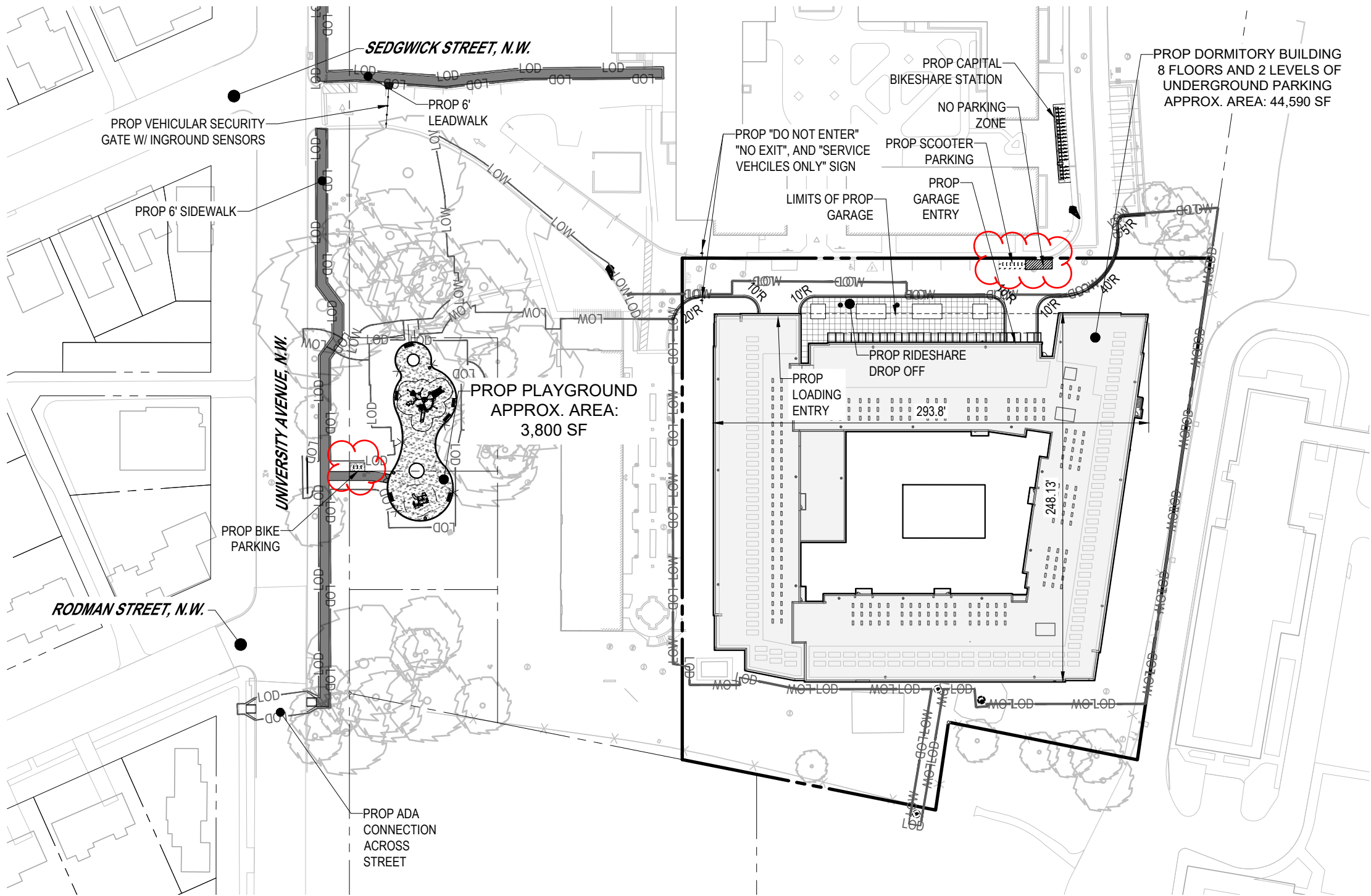
- The Applicant shall implement the Performance Monitoring Plan (PMP) and TDM Plan provided in their March 25, 2025, Transportation Memorandum ([Exhibit 80](#)) for the life of the project with the following addition:
 - Applicant shall install three (3) inverted-U bike racks near the entrance to the playground on University Avenue, NW, either in the public right-of-way or on private property; and
- Applicant shall install the scooter corral as depicted on the April 28, 2025, site plan (Attachment 1) so that it is out of the path of turning vehicles.

ATTACHMENT

- 1) Updated Site Plan 4/28/25

MS:eo

ATTACHMENT 1



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