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June 30, 2025

**BY IZIS**

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

Re: Applicant's CTR Public Hearing Presentation  
Zoning Commission Case No. 23-08(1)  
Application of The Wesley Theological Seminary of the United Methodist Church  
for a Campus Plan (2025-2035)  
4500 Massachusetts Avenue, N.W.  
Square 1600, Lots 6 (818 and 819), 7, 8 and 9.

Dear Chairman Hood and Members of the Commission:

The Wesley Theological Seminary ("Wesley") respectfully submits the attached PowerPoint Presentation for the July 2 CTR Public Hearing.

Wesley requests fifteen (15) minutes for its presentation. Daniel Solomon, AICP, Principal at Gorove Slade, Transportation Planners and Engineers, will provide expert testimony. Mr. Solomon has previously been an expert witness at the Commission and for the record his resume is attached.

Thank you for your consideration of this information.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

John Patrick Brown, Jr.

Lyle M. Blanchard

Enclosures

4900-2739-0289.v1

ZONING COMMISSION  
District of Columbia  
CASE NO.23-08(1)  
EXHIBIT NO.111

## **CERTIFICATE OF SERVICE**

I hereby certify that on June 30, 2025, the foregoing Applicant's CTR Public Hearing Presentation was delivered via electronic mail to the following:

**Ms. Jennifer Steingasser**

**Mr. Joel Lawson**

**Ms. Maxine Brown-Roberts**

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John Patrick Brown, Jr.

## 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

DDOT Livability Project Design, Washington, DC  
DDOT Trip Generation Study, Washington, DC  
DDOT K Street Transitway Study, Washington, DC  
Sherman Avenue NW Streetscaping and Lane Reduction Study, Washington, DC  
City of Alexandria Smart Mobility Framework, Alexandria, VA  
City of Alexandria Cut-Through Mitigation Study, Alexandria, VA  
Eisenhower East Small Area Plan Update, Alexandria, VA

### Senior and Affordable Housing

801 Rhode Island Avenue NE, Washington, DC  
Ingleside at Rock Creek, Washington, DC  
Sunrise Senior Living, Washington, DC  
Ward 4 Short-Term Family Housing, Washington, DC  
Ward 5 Short-Term Family Housing, Washington, DC  
Ward 6 Short-Term Family Housing, Washington, DC  
Ward 7 Short-Term Family Housing, Washington, DC

### Primary and Secondary Schools

DCPS Petworth Campus Transportation Plan, Washington, DC  
Georgetown Day School, Washington, DC  
KIPP DC Ferebee Hope, Washington, DC  
KIPP DC Terrell School, Washington, DC  
Latin-American Montessori Bilingual (LAMB) Public Charter School, Washington, DC  
APS Career Center Site Expansion, Arlington, VA  
APS Education Center Site Expansion, Arlington, VA  
APS New Elementary School on Reed Site, Arlington, VA

### Multi-Family Residential

10 Van Street NE, Washington, DC  
1200 Varnum Street NE, Washington, DC  
1315 Clifton Street Development, Washington, DC  
15th & S Street NW, Washington, DC  
1800 Columbia Road NW, Washington, DC  
301 Florida NE, Washington, DC  
57 N Street NW, Washington, DC  
60 Eye Street SW, Washington, DC  
Brookland Townhomes PUD, Washington, DC  
Second and Fenwick, Silver Spring, MD  
400 11th Street S, Arlington, VA

### Commercial

1401 Okie Street NE, Washington, DC  
Bladensburg DaVita Dialysis BZA, Washington, DC  
Department of Public Works Master Plan, Washington, DC  
CVS Real Estate Projects, Washington, DC

### Entertainment, Sports and Event Centers

Nationals Baseball Park Parking Study, Washington, DC  
Kennedy Center for the Performing Arts, Washington, DC  
RFK Stadium Campus Redevelopment, Washington, DC  
SI National Zoo, Washington, DC

### Hotels

20 Massachusetts Avenue NW, Washington, DC  
400 Florida Avenue NE, Washington, DC  
The Yards Parcel L, Washington, DC

### Colleges and Universities

George Mason University: Arlington Campus, Arlington VA  
George Mason University, Fairfax, VA  
George Washington University: Thurston Hall, Washington, DC  
Howard University: 2020 Campus Plan, Washington, DC  
Kennesaw State University Campus Plan, Kennesaw, GA  
University of the District of Columbia Campus Plan, Washington, DC  
University of the District of Columbia Lamond-Riggs Campus Plan, Washington, DC  
Wayne State University Campus Plan, Detroit, MI

**Thrive in Place**



**Wesley Campus Plan (2025-2035)**

**Z.C. Case No. 23-08(1)**

**Zoning Commission CTR Public Hearing – July 2, 2025**

[www.wesleyseminary.edu/wesley-masterplan-updates](http://www.wesleyseminary.edu/wesley-masterplan-updates)

# **INTRODUCTION**

**John Patrick Brown, Jr., Esquire**

Greenstein DeLorme & Luchs, P.C.

**Daniel Solomon, AICP (Expert Witness)**

Gorove Slade, Transportation Planners & Engineers

# Transportation Review: Overview

No change in effective number of students or staff as part of Campus Plan application as compared to previously approved Campus Plan

	Previously Approved Campus Plan	Current Campus Plan
Students	750 FTE	1000 Students
Staff	110 FTE	100 Staff

As a result, focus of transportation review was on transportation changes expected due to development of the new residence hall

# Transportation Review Process: Timeline of Submissions and Coordination

- Apr 29, 2022 – Comprehensive Transportation Review (CTR) submitted
  - A full Comprehensive Transportation Review was submitted to DDOT with 7-intersection Traffic Impact Analysis for the initial application.
- Jun 3, 2022 – DDOT issues initial report
- Jun 10, 2022 – Updated Transportation Demand Management (TDM) and Performance Monitoring Plan (PMP) submitted
- Jul 20, 2022 – DDOT comments provided
- Aug 18, 2023 – Technical coordination meeting with DDOT
- Aug 25, 2023 – Updated TDM plan submitted
  - A supplemental Transportation Memorandum with an updated plan that proposed 31 fewer beds without any ground floor retail space.
- Sep 1, 2023 – DDOT issues report
- Mar 25, 2025 – Final status and TDM update submitted
  - A supplemental Transportation Memorandum submitted in support the latest plan that proposes the same number of beds and 99 fewer parking spaces and additional TDM elements.
- May 1, 2025 – DDOT Supplemental Report issued

The CTR and subsequent transportation memoranda concluded project will not have a detrimental impact with proposed site design elements and TDM measures.

**The present application's development program is consistent with the previous submission, and all of the commitments of the previously prepared transportation documents will be implemented.**



# Updates and Refinements in Response to Community and DDOT Feedback

- Site Layout and access plan was refined
  - Restricting access at University Avenue
- Reduction in number of vehicle parking spaces
- Increase in number of bicycle parking spaces
- Enhancements to the Transportation Demand Management (TDM) Plan
- Addition of a Performance Monitoring Plan (PMP)
- Potential traffic signal on Massachusetts Avenue to be studied

Comparison of Applications	2022 Campus Plan Application	2023 Campus Plan and 2023 PUD Application	2025 Campus Plan Application	Changes v 2023 PUD
Development				
Retail Space	1535 sf	-	-	No Change
Existing Wesley Beds Being Removed/Replaced	90 Beds	90 Beds	90 Beds	No Change
New AU Beds	569 Beds	569 Beds	569 Beds	No Change
Total Beds	659 Beds	659 Beds	659 Beds	No Change
Vehicle Parking	2022 Campus Plan Application	2023 Campus Plan and PUD Application	2025 Campus Plan Application	Change v 2023 PUD
Existing Wesley Surface Spaces Removed	143 spaces	143 spaces	143 spaces	No Change
Existing Wesley Surface Spaces to Remain	31 spaces	31 spaces	31 spaces	No Change
Wesley Parking Spaces in New Dorm Building	105 spaces	105 spaces	77 spaces	-28 spaces
AU Resident Parking (Includes 22 Visitor/ADA Spaces)	245 spaces	258 spaces	187 spaces	-71 spaces
Total Vehicle Parking Proposed in New Dorm Building	350 spaces	363 spaces	264 spaces	-99 spaces
Total Vehicle Parking (Including Surface Parking to Remain)	381 spaces	394 spaces	295 spaces	-99 spaces
Net Increase in Garage Parking	207 spaces	220 spaces	121 spaces	-99 spaces
Bicycle Parking	2022 Campus Plan Application	2023 Campus Plan and PUD Application	2025 Campus Plan Application	Change v 2023 PUD
Long Term Spaces (In Bike Room)	62 spaces	62 spaces	62 spaces	No Change
Short Term Spaces (Bike Racks Outside)	12 spaces	12 spaces	18 spaces	6 spaces
Access	2022 Campus Plan Application	2023 Campus Plan and PUD Application	2025 Campus Plan Application	Change v 2023 PUD
Driveway on Massachusettes Avenue	Accomodates all site traffic during peak periods on weekdays (6-9am & 4-7pm)	Accomodates all site traffic at all times		No Change
	Remain right-out only onto Massachusettes Avenue (No lefts out)			No Change
	21 am peak hour and 54 pm peak hour outbound vehicles use the driveway. Traffic simulations indicate adequate operations. The project will review whether a traffic signal is needed with DDOT and fund installation, if required.			No Change
Driveway on University Boulevard	Closed during peak periods on weekdays (6-9am & 4-7pm)	Closed at all times		No Change
	8 am peak hour & 24 pm peak hour outbound vehicles rerouted to Massachusettes Avenue Driveway			No Change
	Service vehicles allowed to use as needed			No Change

# How the Project Meets DDOT Standards and Guidelines

- Comprehensive Transportation Review (CTR) and subsequent submissions meet DDOT's Guidelines and standards
- Assumptions in CTR (e.g., trip generation, mode splits, analysis scenarios, etc.) were reviewed and approved by DDOT
- Expected trip generation is below DDOT's threshold for vehicular analysis (25 peak hour, peak direction trips), but analysis was performed to test access scenarios
- The analysis in the CTR stayed below impact thresholds at study area intersections
- DDOT reviewed and approved the CTR in 2022 and subsequent updates
- Subsequent updates maintained conservative estimates for traffic generation (600 net new beds + 1535 sf retail vs. 569 net new beds); DDOT approved this methodology

# Final Transportation Demand Management Plan

**The March 25, 2025 Transportation Memorandum presents the Transportation Demand Management (TDM) and Performance Monitoring Plan (PMP) memo was submitted to DDOT, satisfying its condition of approving the CTR.**

- The TDM plan includes the following:
  - Unbundling the cost of vehicle parking
  - Inclusion of Electric Vehicle (EV) charging stations
  - Commitment to work with American University (AU) to allow WTS students, faculty, and employees to use AU shuttle to the Metrorail station
  - Installation of a transit screen displaying transit, shuttle, and bikeshare information in the lobby of the new building
  - Identification of a Transportation Coordinator for the WTS campus
  - Commitment for Transportation Coordinator to coordinate with goDCgo, DDOT's TDM program
  - Posting and distribution of TDM materials
  - Providing residents with carpool information
  - Meeting or exceeding zoning requirements for bicycle parking
  - Offer of free SmarTrip card to each new resident
  - Offer of Capital Bikeshare one-ride coupon to each new resident
  - Fund a 19-dock Capital Bikeshare station, including one-year of maintenance and operation costs near campus or other locations to be selected by DDOT
  - Installation of a scooter corral near Wesley Library
  - An on-site rideshare turn-around area for convenient pick-up and drop-offs
  - A sidewalk along the east side of University Avenue NW between Massachusetts Avenue and Rodman Street, subject to DDOT approval, with a leadwalk into campus along at least one side of the site driveway
  - Install signage, crosswalk and ADA curb ramps on the south leg of University Avenue at the Rodman Street intersection, subject to DDOT approval
  - Install signage, crosswalk and ADA curb ramps on the east leg of the campus driveway at the University Avenue and Sedgwick Street intersection or construct the crossing as a continuous sidewalk, subject to DDOT approval
  - Install wayfinding signage on the Wesley Seminary campus directing students to the gated connection to the American University campus

# Final Performance Monitoring Plan

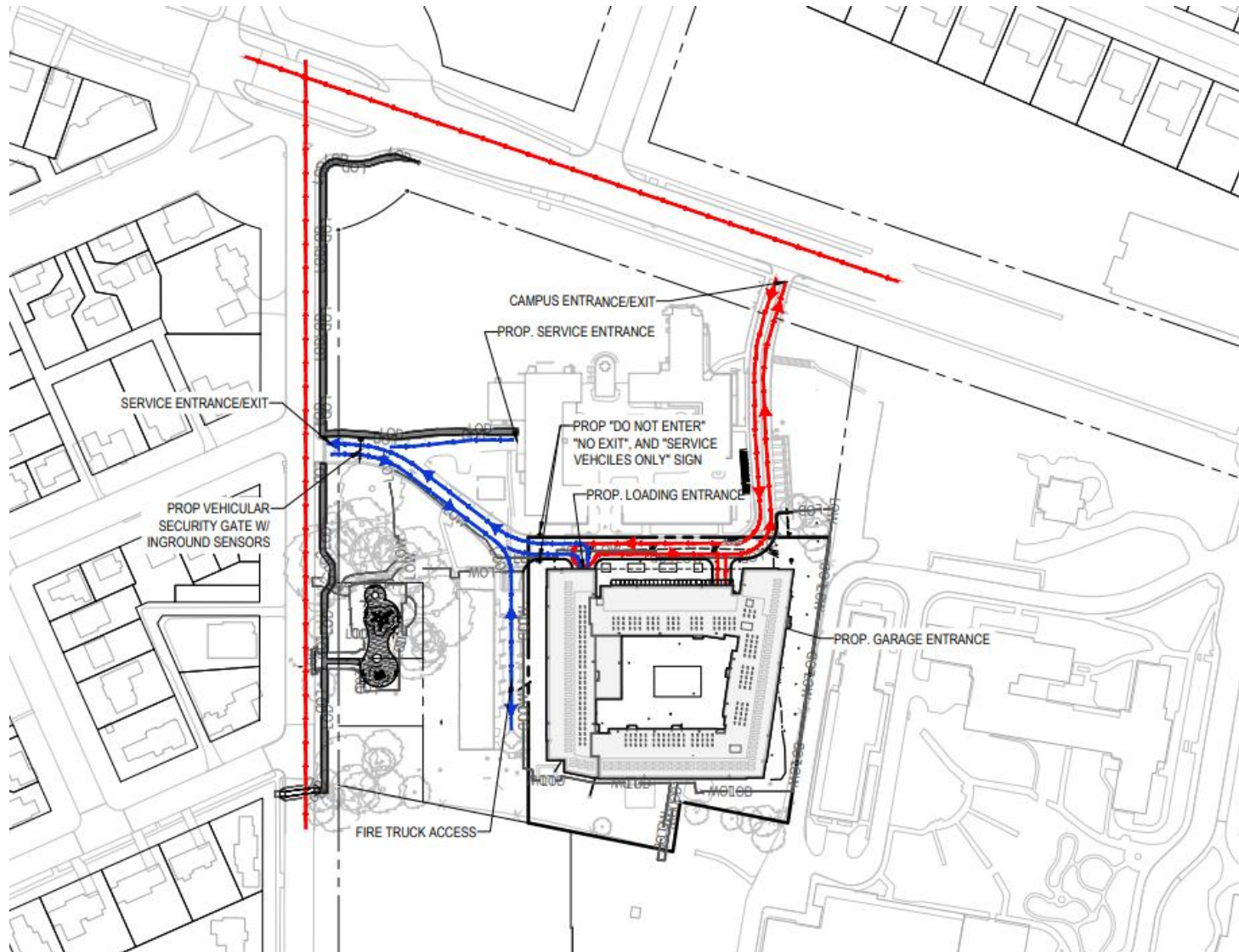
**The March 25, 2025 Transportation Memorandum presents the Transportation Demand Management (TDM) and Performance Monitoring Plan (PMP) memo was submitted to DDOT, satisfying its condition of approving the CTR.**

- The PMP is Wesley Theological Seminary's plan to track progress towards its TDM goals. 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.
- The PMP will be submitted annually starting the first spring semester following the opening of the new dorm and will be submitted every other year after two (2) consecutive years of meeting the trip goals.
- The PMP includes the following:
  - A count of morning and afternoon peak hour vehicular trips arriving and departing from campus
  - A trip goal of no more than 101 peak hour trips during the morning of afternoon peak hours
  - A 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
  - 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
- As part of the first monitoring report, a traffic signal warrant analysis will be conducted, and if DDOT deems in necessary, the Applicant will design, fund, and install a traffic signal at the Massachusetts Avenue driveway

# Questions

Thank You

# Questions



## VEHICULAR CIRCULATION LEGEND

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