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July 18, 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 Confirmation of Total Campus Trip Generation
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"), as requested, respectfully submits the attached Technical Memorandum from Gorove Slade which confirms the total trip generation data for the Campus Plan (existing Wesley and proposed new housing) which was originally set forth in the CTR (Z.C. Exhibit 110A1–A3). Significantly, the new trip generation is very limited and well below the threshold requiring a full traffic impact study, although that study was completed as part of the CTR. Total trip generation for the Wesley Campus will remain historically low. Also, exclusive use of the Massachusetts Avenue driveway for vehicular ingress and egress will limit or eliminate impacts on nearby intersections.

Finally, the Commission should note that under the prior Campus Plan, as amended in 2016 by Z.C. Order No. 05–40B, authorized; **“the traffic monitoring survey requirements shall be suspended for so long as the Seminary’s enrollment remains below the enrollment for the 2011–2012 academic year...”**. (Bold in original). Since then, it is well established that the Seminary’s Masters enrollment has continuously remained below the 2011–2012 levels.

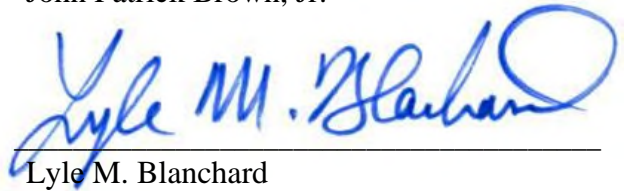
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Thank you for your consideration of this information.

Very truly yours,
GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.



Lyle M. Blanchard

Enclosure

CERTIFICATE OF SERVICE

I hereby certify that on July 18, 2025, the foregoing Applicant's Confirmation of Total Campus Trip Generation was delivered via electronic mail to the following:

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John Patrick Brown, Jr.

TECHNICAL MEMORANDUM

To: John Patrick Brown, Jr., Esq.
Cynthia A. Giordano

Greenstein Delorme & Luchs, P.C.
Saul Ewing LLP

From: Daniel Solomon, AICP
Kelsey Murray, EIT

Date: July 17, 2025

Subject: Wesley Campus Plan ZC Case No. 23-08(1)
Trip Generation Supplement

Introduction

The purpose of this memorandum is to clarify and highlight the information provided in the Wesley Campus Plan Comprehensive Transportation Review (CTR) as requested by the Zoning Commission as part of the July 2, 2025 hearing for ZC Case No. 23-08(1). This memorandum summarizes the total number of trips associated with the Wesley Campus Plan as a whole, which includes the existing buildings to remain and the proposed building.

Total Site Trips

The total trips related to the Wesley Campus Plan are summarized in Table 1 below. The total volume accounts for the existing number of entering and exiting trips determined in the Wesley Campus Plan CTR dated April 29, 2022, as well as the predicted number of trips related to the proposed residential hall.

As stated in the CTR, all campus-related trips will be routed via the existing site driveway along Massachusetts Avenue, and no impacts to nearby intersections (as defined by DDOT) are attributable to the campus plan. Furthermore, with access concentrated on Massachusetts Avenue, the removal of traffic related to the campus from the northbound Wesley Circle approach would improve delay at an approach which experiences high instances of delay under existing conditions.

In addition, it should be noted that the new trips generated by the campus plan as a result of the proposed residential hall during peak periods is below DDOT's threshold of 25 or more vehicle trips in the peak direction during a peak hour for requiring a full traffic impact study, but that one was conducted to ensure a rigorous and transparent process.

Table 1: Vehicular Trip Generation

Land Use	Size	----- Week day -----					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Campus Trips (2021)		25	13	38	31	37	68
Proposed Residential (New Trips)	569 net new beds	5	8	13	14	14	28
Total Vehicular Site Trips (Existing + New)		30	21	51	45	51	96

As concluded in the CTR, the campus plan is not expected to have a detrimental impact to the surrounding transportation network with the proposed site design elements, robust Transportation Demand Management plan, and annual Performance Monitoring Plan.