

**BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: 23-08A

Motion of: Applicant

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Supplement the original August 8, 2025 Further Processing.
Application to include the attached August 27, 2025.
Gorove Slade Parking and Loading Memorandum.

Points and Authorities:

Please state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form.

In response to NLC-SVWHCA, this additional memorandum is provided to supplement the parking and loading information provided in the original filed and accepted application which the Applicant believed met the filing requirements. No prejudice will result to NLC-SVWHCA or any other party with the scheduled public hearing taking place in the three months.

Consent: No attempt was made

Further Explanation: Not warranted under the circumstances.

CERTIFICATE OF SERVICE

I hereby certify that on this 27 day of August, 2025

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via: (E-Mail)

Signature: John Patrick Brown, Jr., Esq. and Lyle M. Blanchard, Esq.

Print Name: John Patrick Brown, Jr., Esq. and Lyle M. Blanchard, Esq.

Address: Greenstein DeLorme & Luchs, P.C. - 801 17th Street, N.W., Suite 1000, Washington, D.C. 20006

Phone No.: (202) 452-1400 **E-Mail:** jpb@gdllaw.com, lmb@gdllaw.com

John Patrick Brown, Jr., Esq.
jpb@gdllaw.com

Lyle M. Blanchard, Esq.
lmb@gdllaw.com

August 27, 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 Parking and Loading Memorandum
for Further Processing of a Campus Plan (2025-2035) (ZC 23-08(A))
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"), pursuant to the attached Form 150 Motion, respectfully submits the attached Parking and Loading Memorandum which supplements the information provided in original Further Processing application.

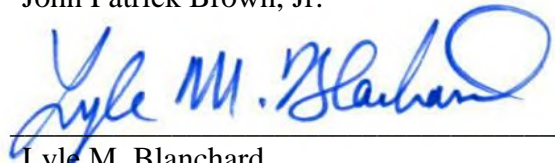
Wesley looks forward to presenting this application to the Zoning Commission at the November 24, 2025 public hearing date.

Thank you for continued assistance in this matter.

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



John Patrick Brown, Jr.



Lyle M. Blanchard

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on August 27, 2025, the foregoing Applicant's Parking and Loading Memorandum was delivered via electronic mail to the following:

Ms. Jennifer Steingasser

Mr. Joel Lawson

Ms. Maxine Brown-Roberts

D.C. Office of Planning

1100 4th Street, SW

Suite E650

Washington, D.C. 20024

jennifer.steingasser@dc.gov

joel.lawson@dc.gov

maxine.brownroberts@dc.gov

Vacant, ANC 3E07

3E07@anc.dc.gov

Commissioner Lizzie Graff, ANC 3E08

3E08@anc.dc.gov

William Clarkson

Spring Valley Neighborhood Association

wclarksonv@gmail.com

Dennis Paul

Neighbors for a Livable Community

dennis.paul@verizon.net

nlc.washdc@gmail.com

William F. Krebs

Spring Valley-Wesley Heights Citizens Association

w_krebs@msn.com

Mr. Erkin Ozberk

D.C. Department of Transportation

55 M Street, SE, Suite 400

Washington, D.C. 20003

erkin.ozberk1@dc.gov

ANC 3D

3D@anc.dc.gov

Commissioner Tricia Duncan, Vice Chair, ANC

3D02

3D02@anc.dc.gov

Thomas M. Smith

Neighbors for a Livable Community/Spring Valley –

Wesley Heights Citizens Association

tmfsmith@rcn.com

Commissioner Chuck Elkins, ANC 3D01

3D01@anc.dc.gov

ANC 3E

3E@anc.dc.gov

Commissioner Jonathan Bender, Chair, ANC 3E

jonbender@gmail.com

Commissioner, Tom Quinn, Treasurer, ANC 3E 04

tomquinn71@gmail.com

Commissioner Ali Gianinno, ANC 3E06

3E06@anc.dc.gov

Commissioner Amy Hall, ANC 3E02

3E02@anc.dc.gov



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
Ashley Orr, PE

Date: August 27, 2025

Subject: Wesley Theological Seminary Camps Plan Further Processing
Parking & Loading Memorandum

Introduction

The purpose of this memorandum is to document the adequacy of the proposed parking supply and loading facilities to support the Campus Plan at the Wesley Theological Seminary and its application for Further Processing. The subject site location is within the Wesley Theological Seminary (WTS) campus, which is generally bounded by University Avenue NW to the west, Massachusetts Avenue NW to the north, and the American University (AU) campus to the east and south. The portion of the site to be redeveloped is currently occupied by a surface parking lot and two (2) student housing and administration buildings. The proposed project includes removing the surface parking lot and existing buildings, replacing them with a new student housing building containing approximately 216 dwelling units and 264 below-grade parking spaces.

Parking Adequacy

The WTS site is currently served by 174 surface parking spaces. The proposed development will displace 143 of the existing surface parking spaces and will include 264 parking spaces within a garage. As a result, the total parking on site will be increased to 295 parking spaces (31 surface + 264 garage). The net increase in parking as a result of the project is 121 additional spaces, resulting in 108 parking spaces for WTS and 187 spaces for non-WTS residents. Based on information provided by the Applicant, 108 parking spaces is sufficient for WTS general use.

The existing residential buildings being removed provide 90 beds for WTS use. The new 216-dwelling unit building will provide up to 659 beds. At least 90 of those beds will be for WTS use to replace the 90 beds being removed. Therefore, the new residential building will provide approximately 569 beds for non-WTS residents. With 187 parking spaces and 569 net new beds, the effective parking ratio for those net new beds is 0.33 spaces per net-new bed. If the parking ratio were instead calculated on a per-unit basis for the 216 new dwelling units, the ratio would be 0.87 spaces per unit, which exceeds DDOT's recommended residential parking rates for a site in this location.

Given the intended usage and the strategies outlined in the Campus Plan's approved Transportation Demand Management Plan to encourage alternative transportation modes, the proposed parking supply is expected to sufficiently accommodate the anticipated increase in campus parking demand. It should also be noted that because the proposed residential building is for WTS and AU students, faculty, and staff only, its parking supply will function primarily as long-term vehicle storage and is not expected to generate significant peak hour vehicle trips, as is typical of more traditional residential parking facilities.

Loading Adequacy

Loading and deliveries will occur in an internal loading area accessed from the existing WTS campus driveway. The loading area will include one (1) 30' x 12' loading berth and one (1) 20' x 10' service/delivery space, satisfying ZR16 regulations.

Furthermore, DDOT standards stipulate that truck movements be accommodated without back-in movements through public space. The Wesley Campus Plan has been designed to accommodate all loading activity and associated backing maneuvers within the site. Trash for the project will be accommodated using trash receptacles within the loading areas. No trash will be stored in public space.

The proposed loading facilities are anticipated to accommodate all loading activity and delivery demand for the proposed project, maintain loading and trash collection activity within private property, and provide loading circulation that ensures head-in/head-out truck movements are performed from the public roadway network.