

Thrive in Place



Wesley Campus Plan (2025-2035)

Z.C. Case No. 23-08(A)

Zoning Commission Public Hearing – November 24, 2025

www.wesleyseminary.edu/wesley-masterplan-updates

INTRODUCTION

Rev. Dr. David McAllister-Wilson

President, Wesley Theological Seminary

John Patrick Brown, Jr., Esquire

Greenstein DeLorme & Luchs, P.C.

Eric Leath

Director of Development, Landmark Properties

Cynthia Giordano, Esquire

Saul Ewing, LLP

EXPERT WITNESSES

Brandice Elliot, Director Planning Services

Holland & Knight, LLP

Jack Owen Boarman, AIA, NCARB, CID

BKV Group, Architects

Stephen C. Karcha, Certified CM, LEED AP, GRP

Advanced Project Management, Inc.

Sara Link, P.E., Branch Manager

Travis Frank, LA

Bohler Engineering

Daniel Solomon, AICP, Principal

Gorove Slade Transportation Planners & Engineers

Fifth Annual Movie Night on the Wesley Sledding Hill
September 13, 2025



WESLEY “THRIVE IN PLACE”

Rev. Dr. David McAllister-Wilson

- Thrive in Place is Best, Not Most Lucrative Wesley Option.
- Urgency to Move Forward Now Before Unique Opportunity is Lost or No Longer Viable.
- Grateful for Successful Collaborative Process with our Neighbors, CLC, ANC 3D and 3E, OP, DHCD, Zoning Commission.
- Enables a Washington Institution to Thrive in Place.
 - Achieve inherent value of land and preserve parkland without relocating.
 - Supports distinctive mission shaped by our location and our demonstrated commitment to educational, religious and racial equity.
 - Places us in strong competitive position for faculty and students.
 - Increased Tuition Assistance.
 - Provides our students with additional modern, affordable flexible student housing.
- Continued Engagement in the DC Community through Programs and Alumni.
- Principled Institutional Commitment to IZ.

EXTENSIVE COMMUNITY ENGAGEMENT

- **CLC - 24 Meetings**
- **ANC 3D - 24 Meetings**
- **ANC 3E - 8 Meetings**
- **On-Going AU Coordination**

CAMPUS PLAN STANDARD OF REVIEW

- An education use shall be permitted as a special exception subject to review and approval by the Zoning Commission under the general criteria of Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions in Subtitle X, Chapter 1.
- The proposed campus plan would comply with the applicable standards and conditions and the Special Exception criteria, as it will meet the intent of the Zoning Regulations and Maps and will not adversely affect the use of neighboring property.

INTRODUCTION

John Patrick Brown, Jr.

- Compliance with Campus Plan Standards.
- Minimize and Mitigate Potential Objectionable Conditions.
- Limited Flexibility Requested.
- Substantial Neighborhood and Public Amenities.
- Not Inconsistent with Comprehensive Plan.
- Support for Racial Equity.

FURTHER PROCESSING APPLICATION

- Raze Old President's House and Restore Site with Enhanced Landscaping and Neighborhood Playground
- Raze Carroll and Straughn Halls, Maintenance Building, and Surface Parking Lot
- Construct New University Housing for Wesley and American University Students, Faculty, and Staff
- Maintain and Enhance Green Open Space with Additional Landscaping Plan
- Implement Traffic Demand Management Plan and Performance Monitoring Plan
- Construct Public Space Improvements Requested by DDOT
- Implement Campus Security Plan
- Implement Construction Management Memorandum of Understanding
- \$8 Million Contribution to DHCD to Fund Ward 3 Affordable Housing

CAMPUS LOCATION

John Patrick Brown, Jr.



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

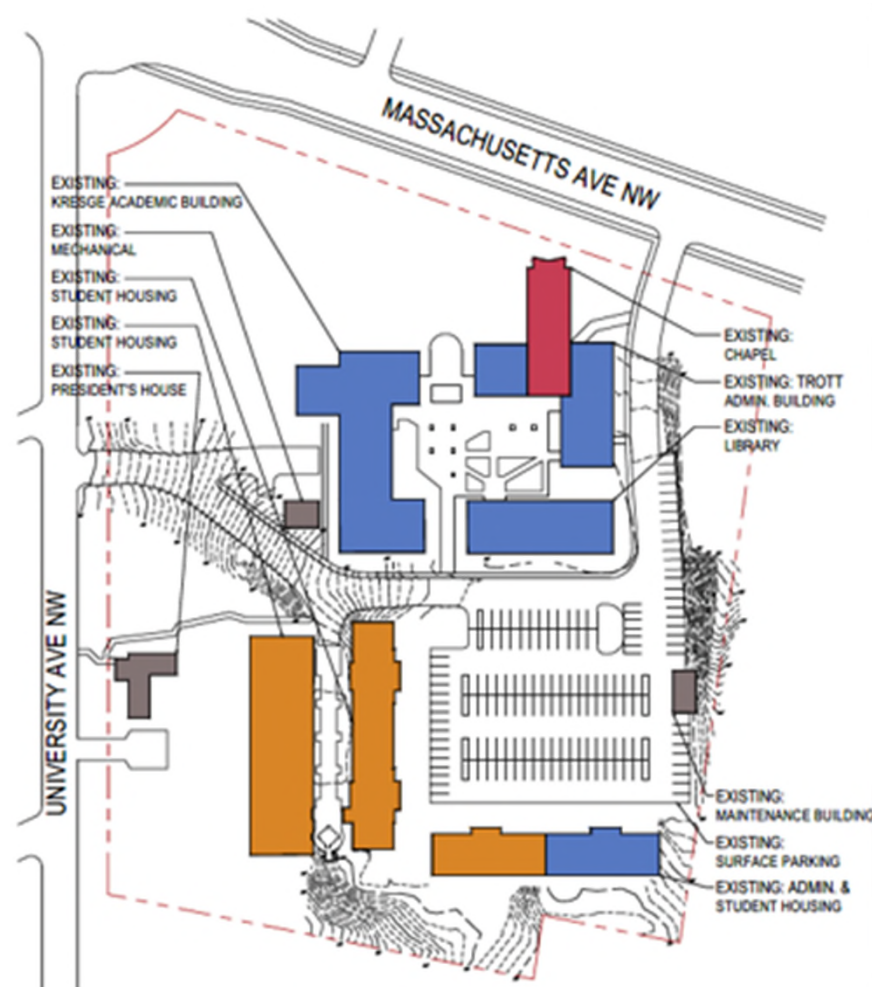
DC1821572



05/31/2022

BOHLER //

CURRENT CAMPUS PLAN



PROPOSED/CAMPUS PLAN



CAMPUS PLAN NARRATIVE

THE EXISTING USES ON SITE INCLUDE ACADEMIC/ADMINISTRATIVE, CHAPEL, RESIDENTIAL, AND SUPPORT STRUCTURES. THIS PLAN PROPOSES TO ADD NEW BUILDINGS WITH RESIDENTIAL, SUPPORT, AND ADDITIONAL OPEN SPACE.

CAMPUS PLAN LEGEND

	PROPOSED RESIDENTIAL
	PROPOSED OPEN SPACE
	CAMPUS BOUNDARY
	EXISTING RESIDENTIAL
	EXISTING ACADEMIC/ADMINISTRATIVE
	EXISTING CHAPEL
	EXISTING SUPPORT STRUCTURES
	EXISTING OPEN SPACE

NEW UNIVERSITY HOUSING

(Landmark)

- Updated Interior Plans
- 185 Units - 659 Beds
 - Studio - 7 Units
 - 1 Bedroom - 14 Units
 - 2 Bedroom - 34 Units
 - 3 Bedrooms - 0 Units
 - 4 Bedrooms - 80 Units
 - 5 Bedrooms - 50 Units
- Flexibility in Final Mix of Units
- Maximum 659 Beds
- All Wesley Students Have Access to Landmark Amenities

PROPOSED STUDENT HOUSING

Jack Owen Boarman, BKV Architects

- For Wesley and AU Students, faculty and staff ONLY (families, including spouse/domestic partners and children under 18).
- 7 Stories.
- 74 Feet, 8 Inches in Height.
- Eliminated top/penthouse level
- 659 Beds (Net 569 New Campus Beds).
- Increased Top Level Setbacks and Rotated to Decrease Visibility from University Avenue.
- Approximately 185 Units Configured in Studio, 1, 2, 4, and 5 Bedroom Units.
- High Quality Dormitory Design, Amenities and Operations.
- 2 Levels of Parking with approximately 264 Spaces (including approximately 77 Wesley Replacement Spaces).
- Sustainability (LEED Mid-Rise Residential Gold, Green Roof, Solar Panels).
- Design Refinements and Enhancements.
- Compatibility with Wesley Campus, Neighborhood, Adjacent AU Buildings.

TYPICAL UNIT CONFIGURATIONS

4 BEDROOM UNIT

(unit configuration to be similar to UMD College Park project)



TYPICAL UNIT CONFIGURATIONS

5 BEDROOM UNIT

(unit configuration to be similar to UMD College Park project)



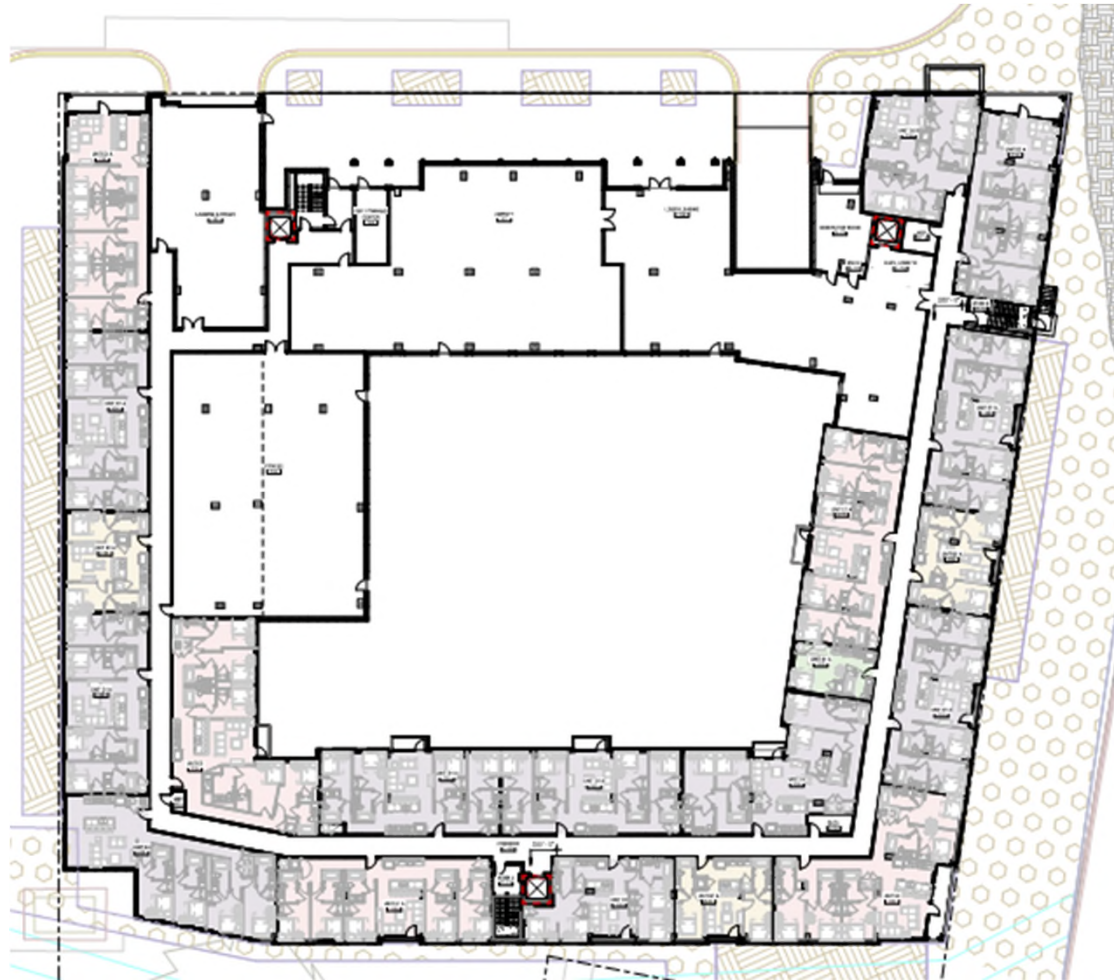
LEVEL P2 FLOOR PLAN



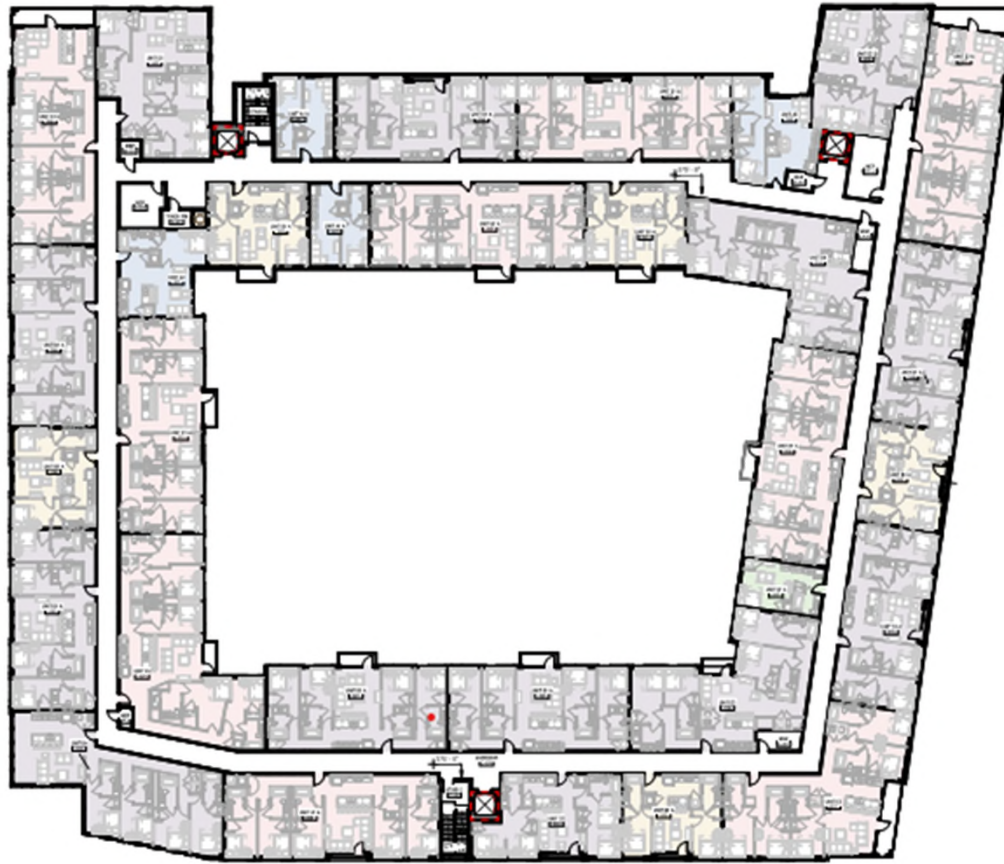
LEVEL P1 FLOOR PLAN



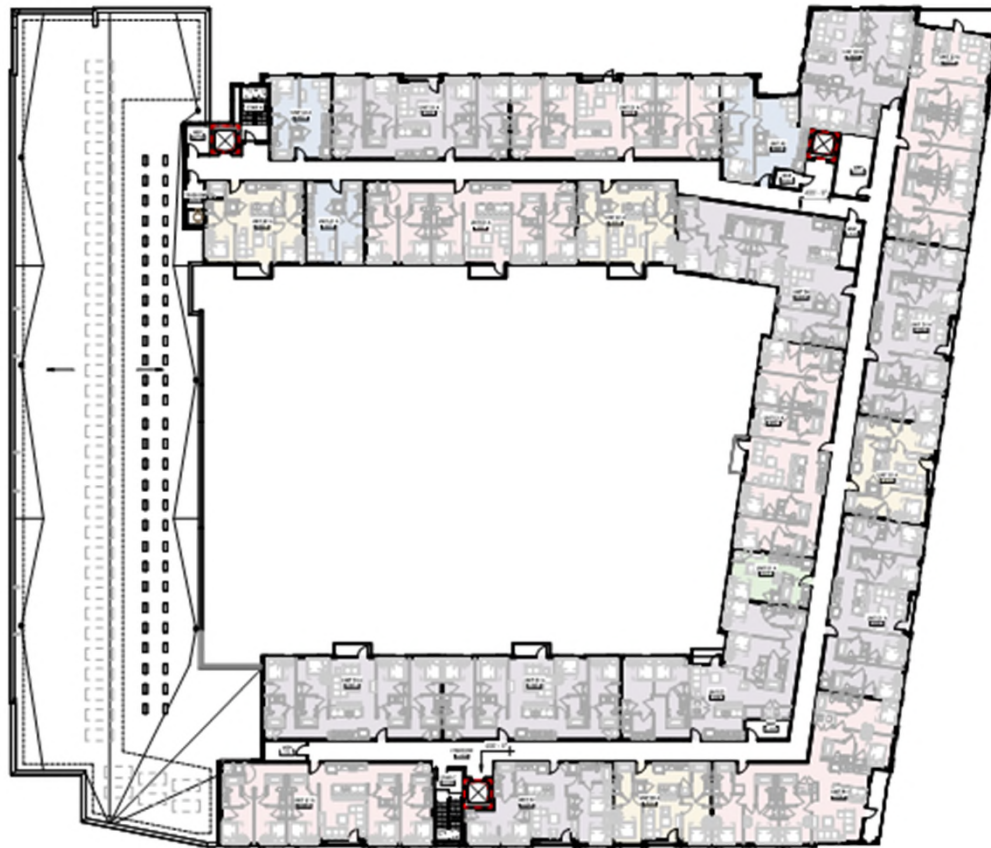
GROUND FLOOR PLAN



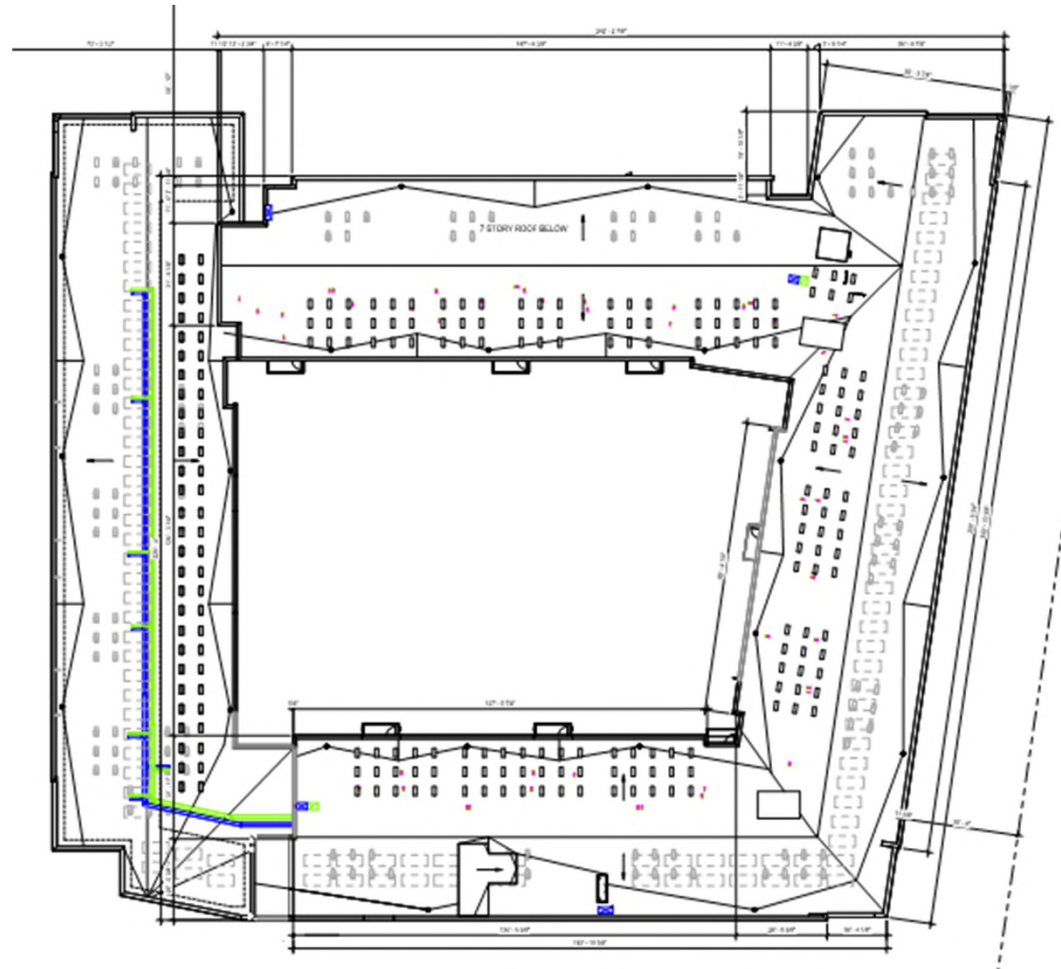
TYPICAL FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN

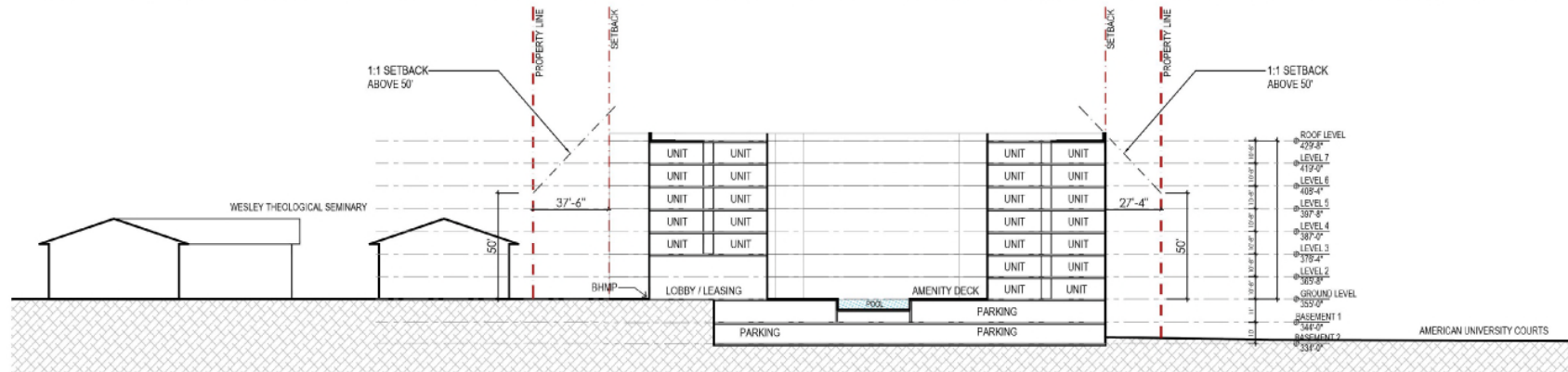
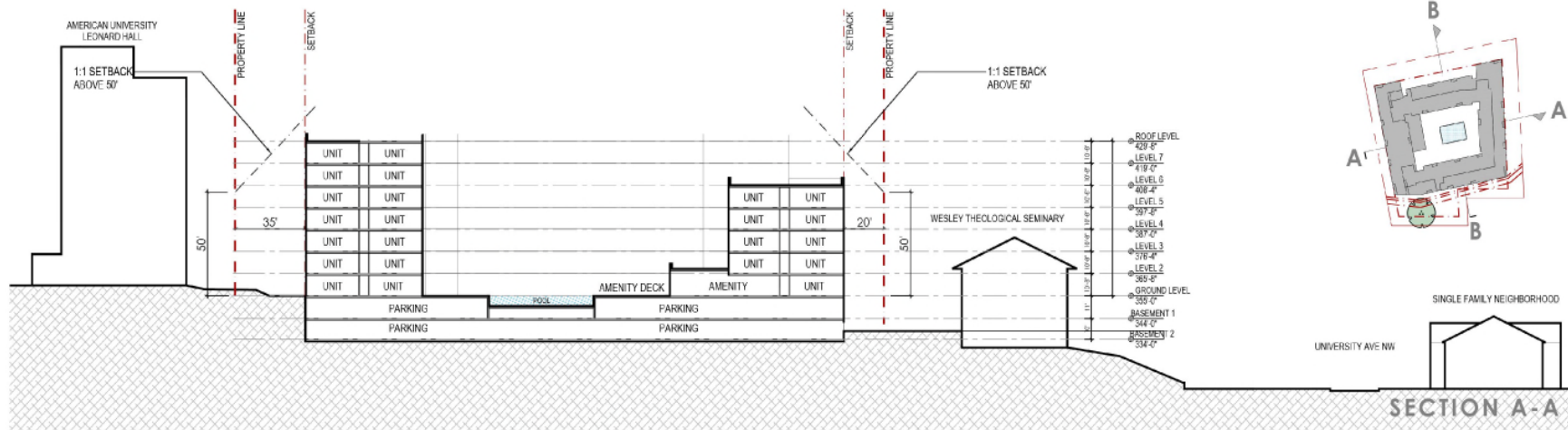


NORTH & SOUTH BUILDING ELEVATIONS



EXTERIOR MATERIAL LEGEND	
	FBR-1 RED BRICK
	FBR-2 WHITE BRICK
	FSDG-1 FIBER CEMENT PANEL - LIGHT
	FSDG-2 FIBER CEMENT PANEL - DARK
	MP-1 COMPOSITE METAL PANEL - LIGHT GRAY
	MP-2 COMPOSITE METAL PANEL - MEDIUM GRAY
	MP-3 COMPOSITE METAL PANEL - DARK GRAY
	DCMB-1 DECORATIVE BLOCK - LIGHT
	DCMB-2 DECORATIVE BLOCK - DARK
	AFS-1 ALUMINUM FRAMED STOREFRONT
	APR-1 PREFAB METAL RAILING
	W-1 ALUMINUM WINDOW
	SMP-1 SHEET METAL FLASHING

SITE SECTIONS



SECTION B-B

View from Massachusetts Ave NW
Summer



View from University Ave NW
Summer



View from University Ave NW
Summer



View from Wesley Circle NW
Summer



GREEN AREA **COMMUNITY BUFFER**

Stephen Karcha

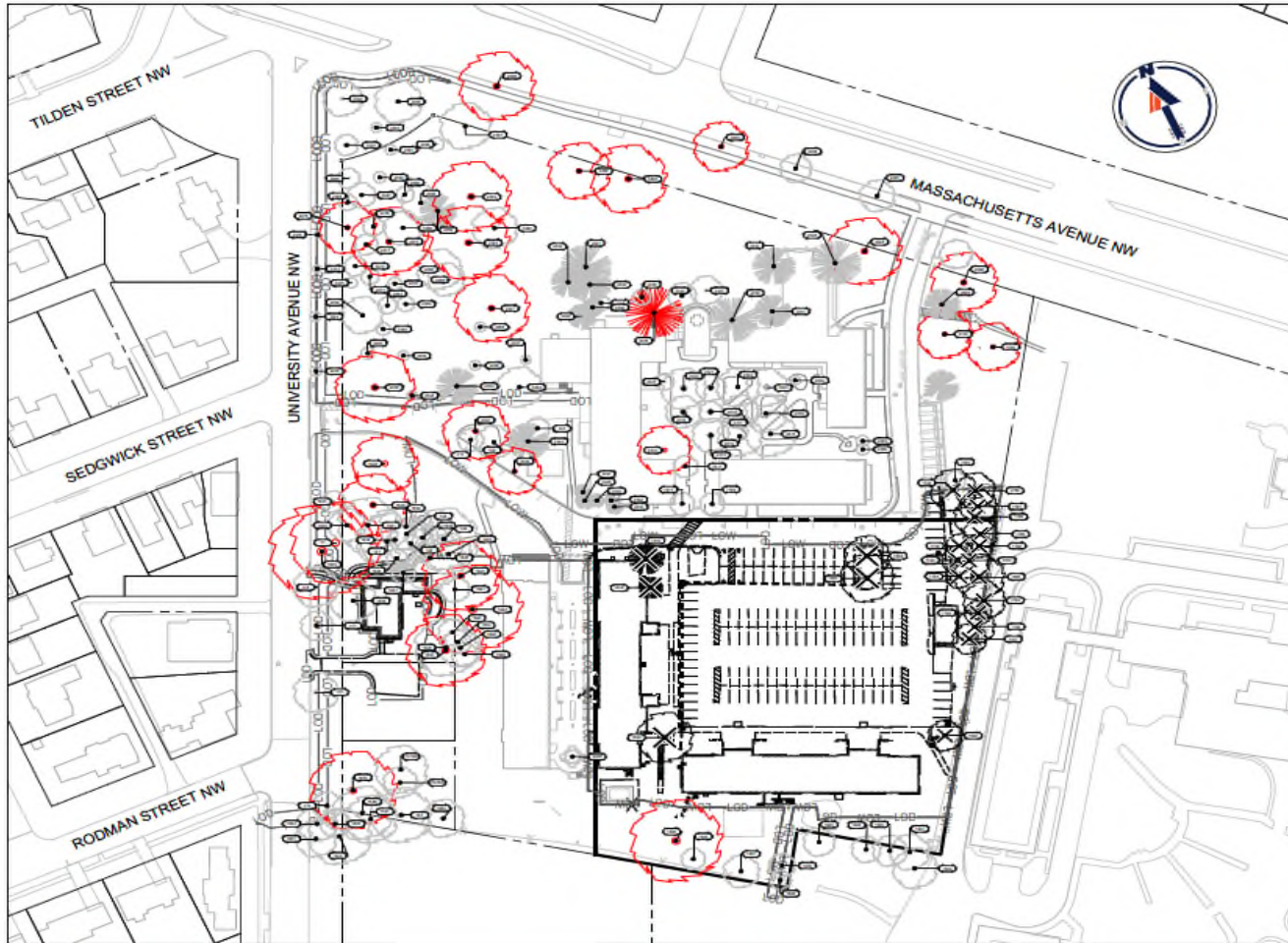
- Maintain “Hill Top” Campus.
- Maintain Established Building Perimeter as Neighborhood Buffer.
- Demolish Old President’s House.
- Remove Driveway, Curb Cut, and Parking Lot.
- Replace with Landscaping Green Open Space and Community Playground.
- 105-171 ft. to the University Avenue East Curb.
- 139-205 ft. to the University Avenue West Curb.
- 300 ft. from New Dormitory to University Avenue East Curb.
- 53% of Campus Area Green Open Space.
- 205,000 Square Feet of Green Open Space.
- Green Area Ratio Exceeds Requirements @ 0.60.
- University Avenue Sidewalk and public space improvements.

GREENER CAMPUS

SARA LINK, P.E. AND TRAVIS FRANK, L.A.

Bohler Engineering

- Heritage (27) and Special (76) Trees Preserved.
- Total 177 Existing Trees Preserved.
- New Landscape Plantings.
- Increased GAR from 0.40 to 0.60.
- Tree Replacement Ratio: 4.5 New Trees For Every One Removed.



INVENTORY PLAN NARRATIVE

THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (27) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTHY NATIVE TREES. THE TREES OFFER MODERATE BIODIVERSITY AND SHOULD BE CONSIDERED A MODERATE TO WELL AGED GROUPING OF TREES.

INVENTORY PLAN LEGEND

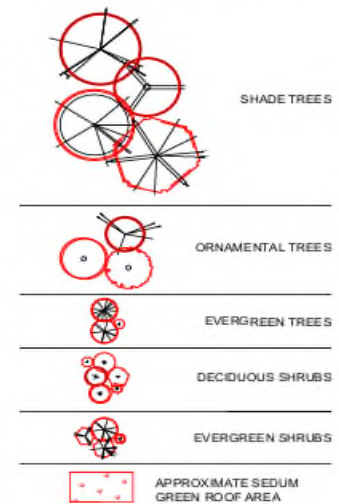
-  EXISTING DRIP LINE TO REMAIN
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  EXISTING HERITAGE TREES TO REMAIN
-  TREE TAG NUMBER

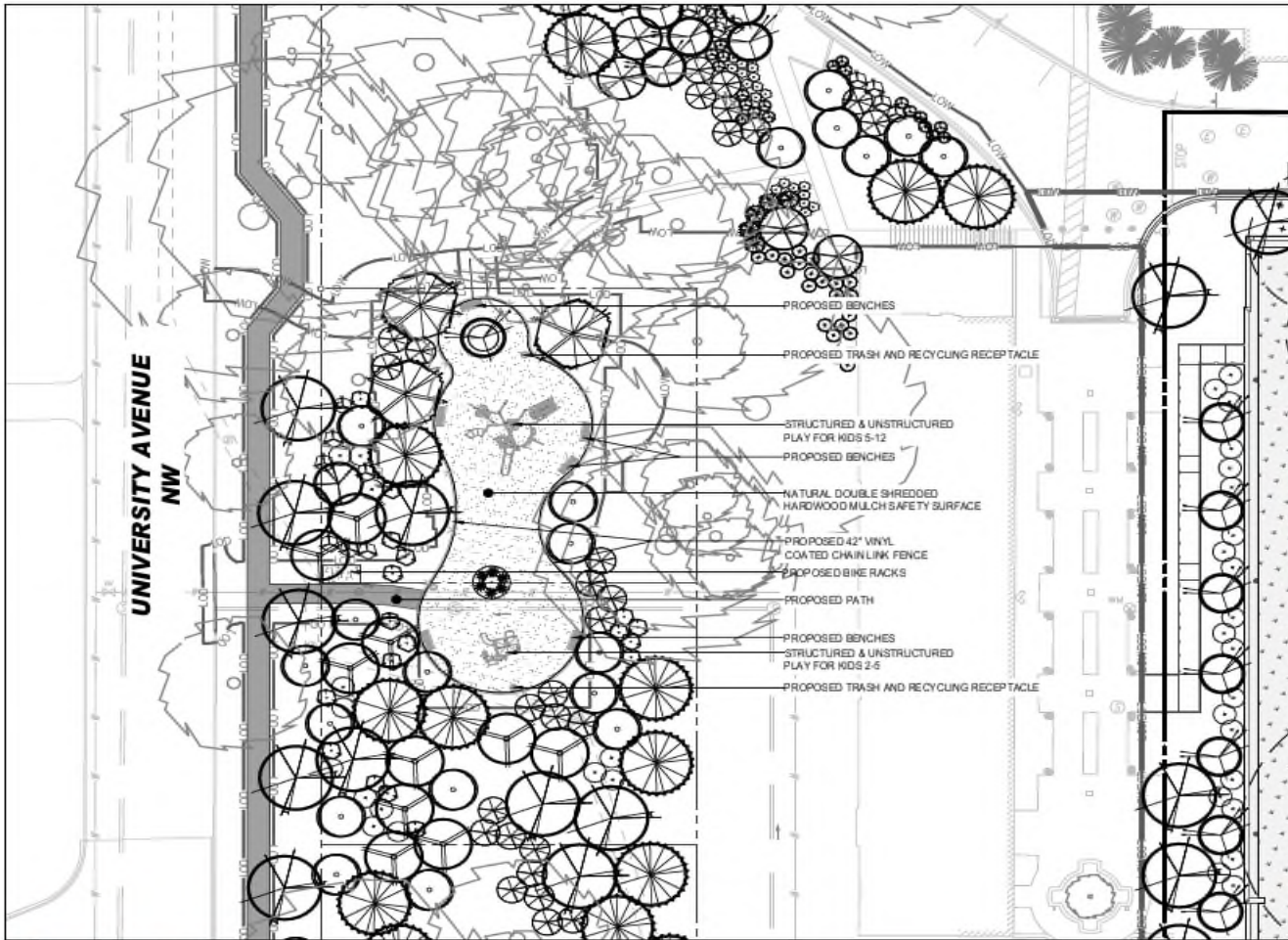


LANDSCAPE PLAN NARRATIVE

THE PROPOSED LANDSCAPING WILL BE PLANTED IN NATURALISTIC SCHEME TO SCREEN THE PROPOSED DORM BUILDING. THE PROPOSED PLANTS WILL LINE THE DRIVEWAY ENTRANCE TO HELP SCREEN UTILITIES AND BEAUTIFY THE ACCESS ROAD. PLANTS ALONG UNIVERSITY AVE WILL BE PLANTED TO CREATE PRIVACY AND ENCLOSE THE PROPOSED PLAYGROUND. THE MAJORITY OF THE PLANTS PROPOSED WILL BE NATIVE VARIETIES THAT WILL ADD AN ECOLOGICAL BENEFIT AND OFFER PROVIDE YEAR ROUND COLOR/INTEREST.

LANDSCAPE PLAN LEGEND





42" TALL PERIMETER FENCE



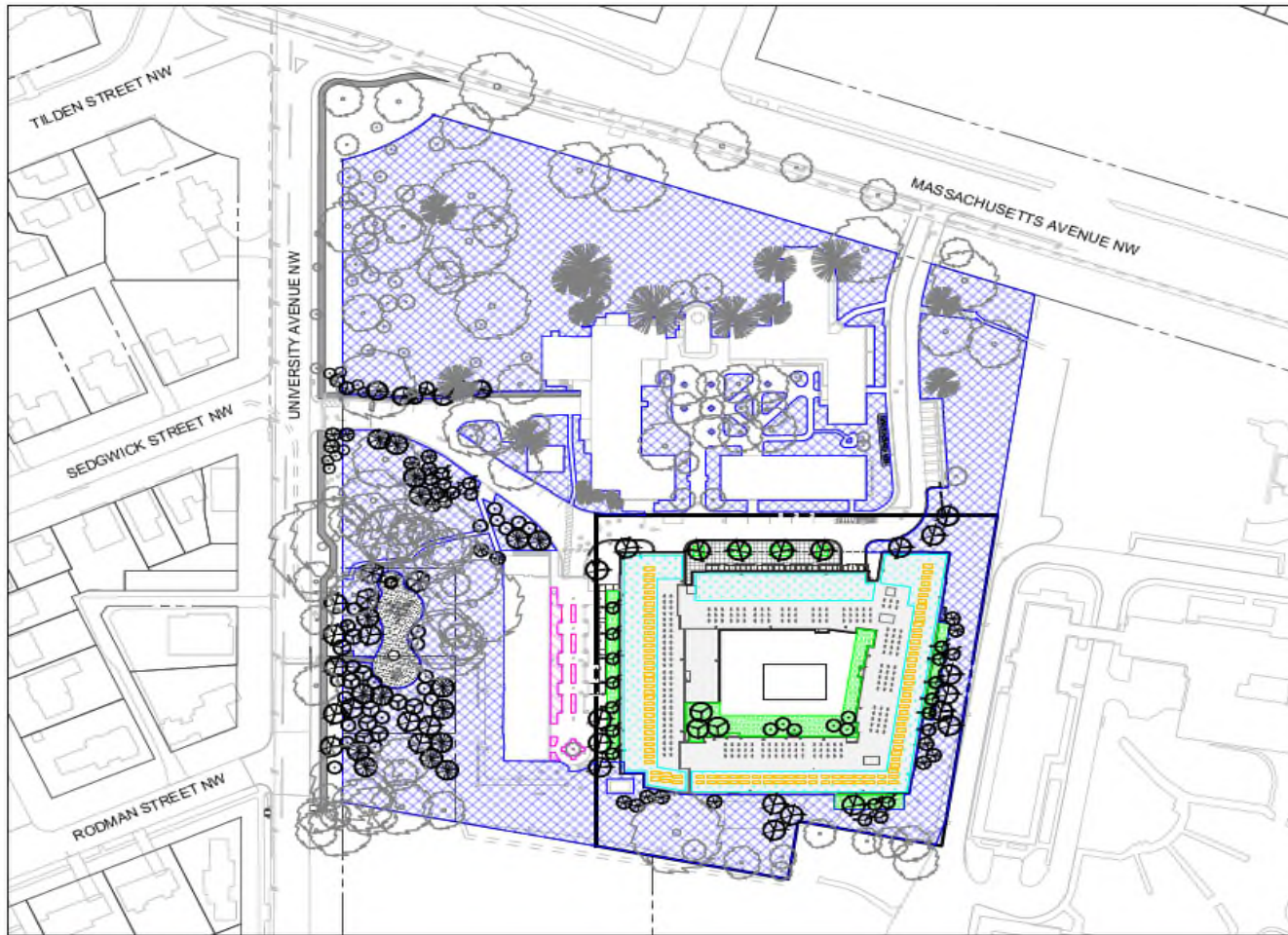
BENCHES



TRASH/RECYCLING RECEPTICAL



EXAMPLE PLAYGROUND EQUIPMENT



GREEN AREA RATIO NARRATIVE

THE MINIMUM GREEN AREA RATIO SCORE IN THIS ZONE (RA-1) IS 0.40. THE MINIMUM SCORE WILL BE ACHIEVED BY PROVIDING A COMBINATION OF A1 & A2 SOILS AROUND THE CAMPUS WHICH HAS EXTENSIVE LANDSCAPED AREAS CONTAINING EXISTING TREES. ADDITIONAL A3 BIORETENTION FACILITIES AND C2 GREEN ROOFS WITH 8" OF MEDIA WILL BE PROVIDED. LASTLY, ALL HERITAGE TREE AND THE MAJORITY OF SPECIAL TREES WILL BE PRESERVED AND COUNTED TOWARD AS B5 - B8 PRESERVATION OF EXISTING VEGETATION. **THIS COMBINATION OF GREEN AREA RATIO ELEMENTS PROVIDES A ± 0.600 GAR SCORE MINIMUM.**

GREEN AREA RATIO LEGEND

	A1 - SOILS LESS THAN 24"
	A2 - SOILS GREATER THAN 24"
	A3 BIORETENTION FACILITY
	C2 - GREEN ROOF GREATER THAN 8" AREA APPROXIMATELY SHOWN
	E2 - RENEWABLE ENERGY GENERATION SOLAR PANELS APPROXIMATELY SHOWN



SHADE TREES

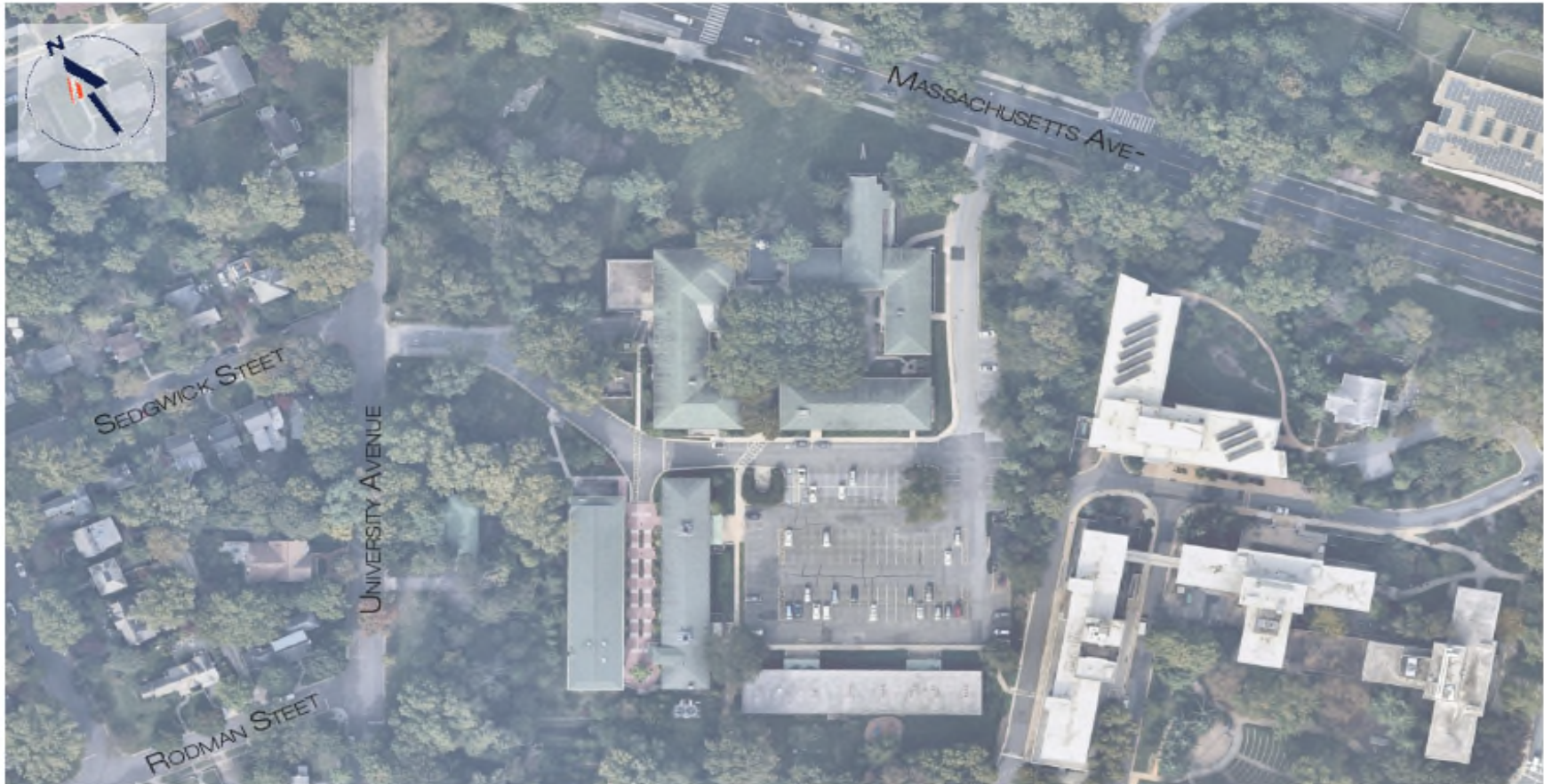


ORNAMENTAL TREES



EVERGREEN TREES





THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



10/06/2025

BOHLER //



THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

4500 MASSACHUSETTS AVE NW
WASHINGTON, DC

DC1821572



10/06/2025

BOHLER //



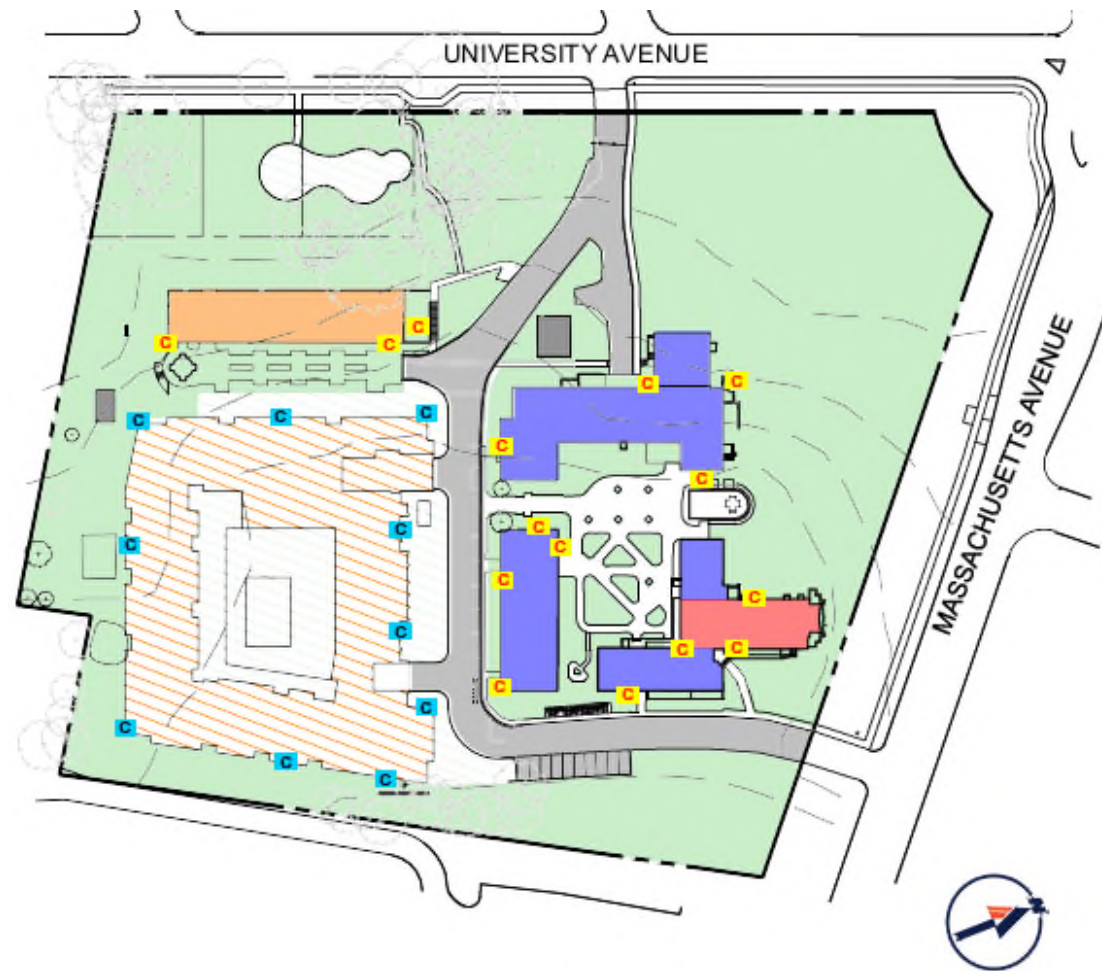
CONSTRUCTION MANAGEMENT

- **Robust Memorandum of Understanding With ANC 3E, NLC/SVWHCA**
- **Limited Work Hours and Days**
- **Limited Use Of University Avenue**
- **Construction Management Committee**
- **Construction Vehicle Travel and Parking Restrictions**
- **Stormwater Management/Erosion Control**
- **Limited On-Street Truck Idling**
- **Remediation of Construction-Related Damages**
- **Construction Complaint Log Reported and Posted**
- **Conditions to Orders as Determined by Commission**

WESLEY CAMPUS SECURITY PLAN

- **Updated Security Plan Provided**
- **Landmark Operations and Building Security**
- **Key Card Access for All Campus Residences**
- **Monitored Security Cameras**
- **Nighttime Security Patrols**
- **Three Strike Policy for Noise Complaints**
- **Coordination with Law Enforcement**
- **Wesley Campus Security**

WESLEY CAMPUS SECURITY CAMERA PLAN



NEIGHBORHOOD PARKING RESTRICTIONS AND ENFORCEMENT

- **Good Neighbor Parking Policy**
- **Prohibits Parking on Neighborhood Streets**
- **Compliance a Specific Condition to Enrollment and/or Employment at Wesley and/or Residency on Campus**
- **Graduated Enforcement Measures**

Site Location

Metrorail (Red Line)

- Tenleytown-AU Metro Station (1.0 mile away)

Bus

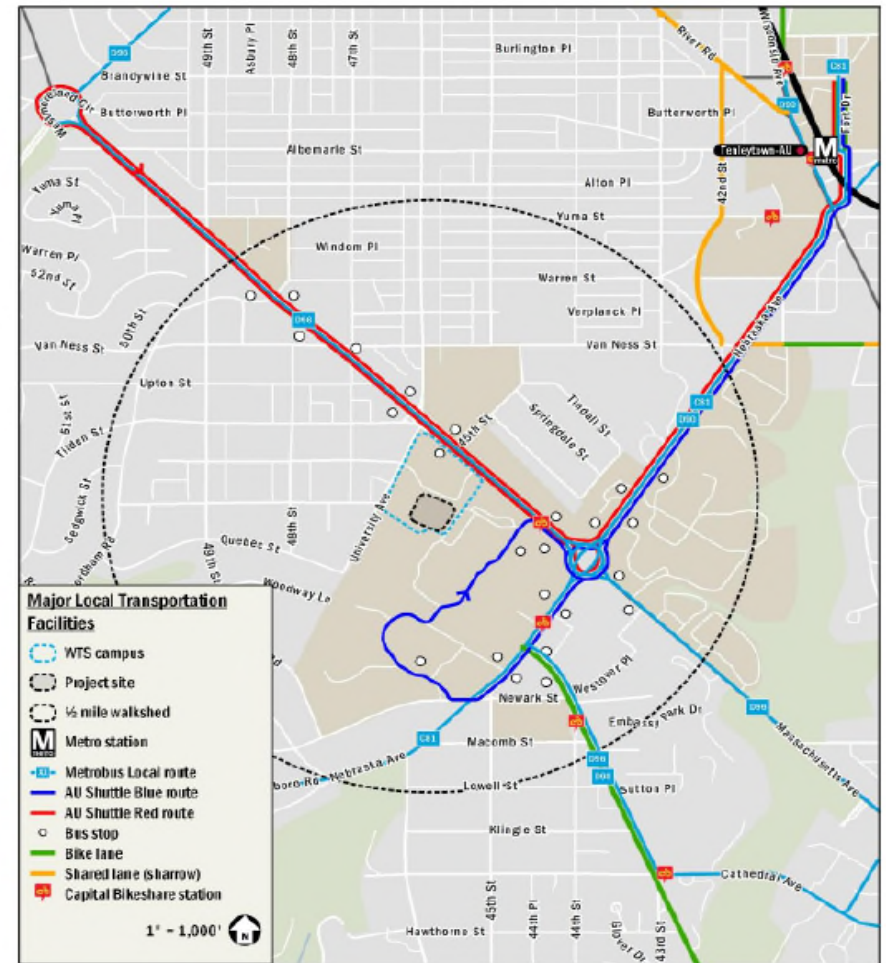
- Metrobus: D96, D90, C81
- AU University Shuttles: Blue, Red Express

Bicycle Facilities

- New Mexico Avenue NW bike lanes
- Van Ness Street NW bike lanes
- 42nd Street NW sharrows

Capital Bikeshare

- 3 existing stations within ½ mile with a total of 51 docks
- 3 additional stations within ½ mile planned



Site Access & Design

Vehicular Access

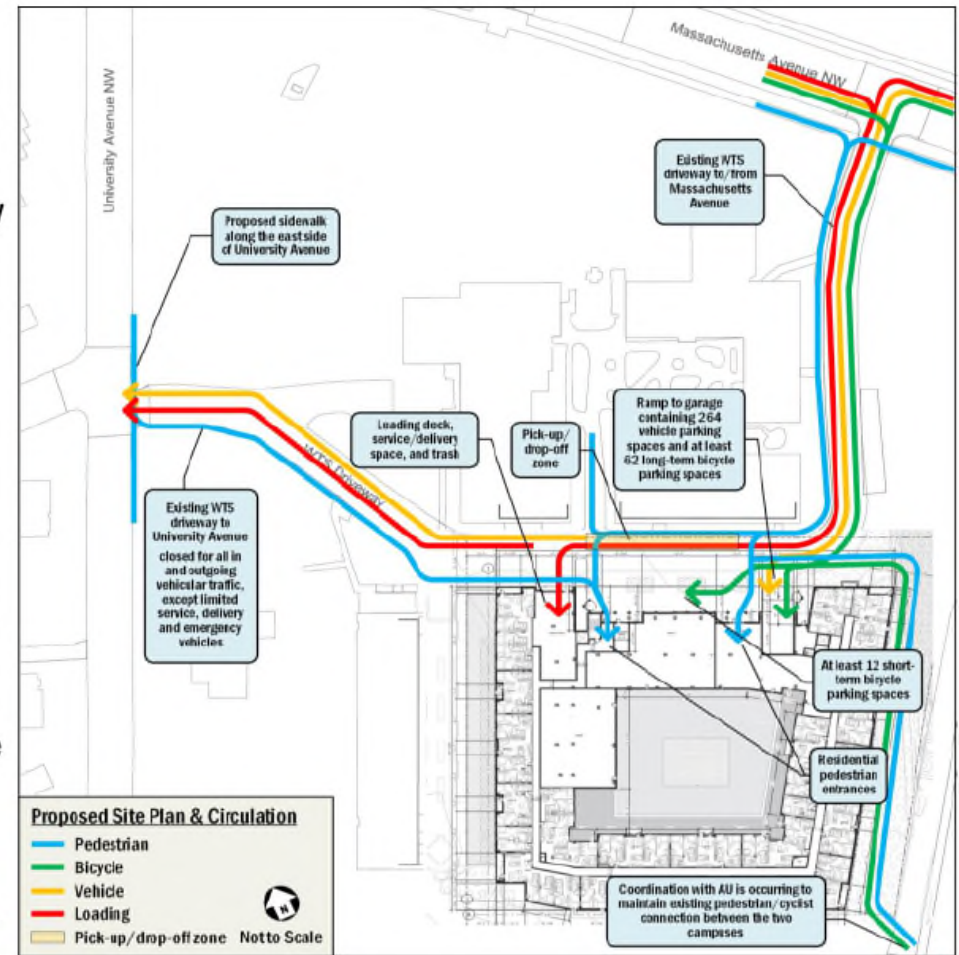
- All vehicles: existing curb cut on Massachusetts Ave NW
- Authorized service, delivery and emergency vehicles only: existing curb cut on University Ave NW
- 295 parking spaces (108 WTS, 187 general use)

Loading

- Truck Route: Massachusetts Ave NW
- One 30' x 12' loading berth and one 20' x 10' service/delivery space

Non-Auto Access

- Pedestrians use existing sidewalk along Massachusetts Ave NW and proposed sidewalk along the east side of University Ave NW
- Cyclists use existing curb cuts along Massachusetts Ave NW and University Ave NW to access 12 short-term parking spaces and 62 long-term parking spaces
- Applicant coordinating with AU to maintain the existing connection between campuses, located on the east side of the site



Comprehensive Transportation Review

- Parameters consistent with approved CTR associated with 2022-2032 Wesley Campus Plan
- TMCs and Parking Occupancy Data collected in 2025 to support updated capacity analysis and parking occupancy study, which concluded **the proposed residential development does not have a significant impact on surrounding transportation network.**

Wesley Theological Seminary Further Processing ZC 23-08A



November 24, 2025

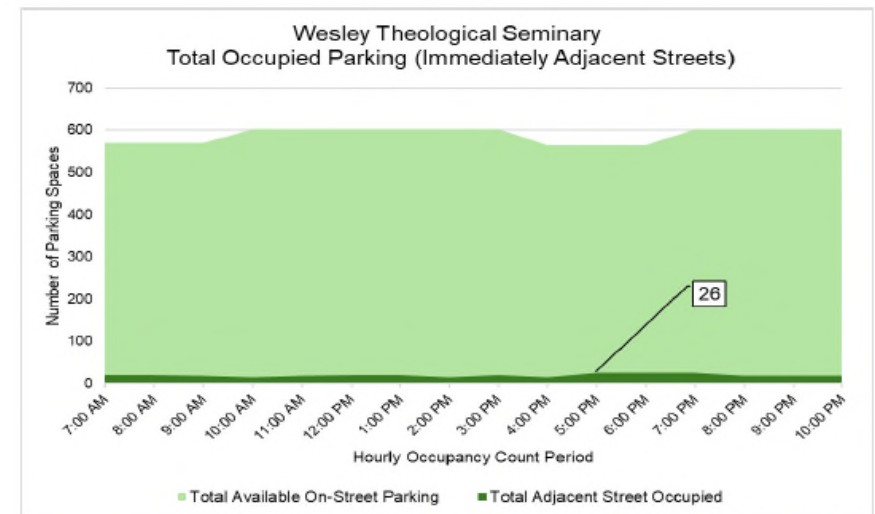
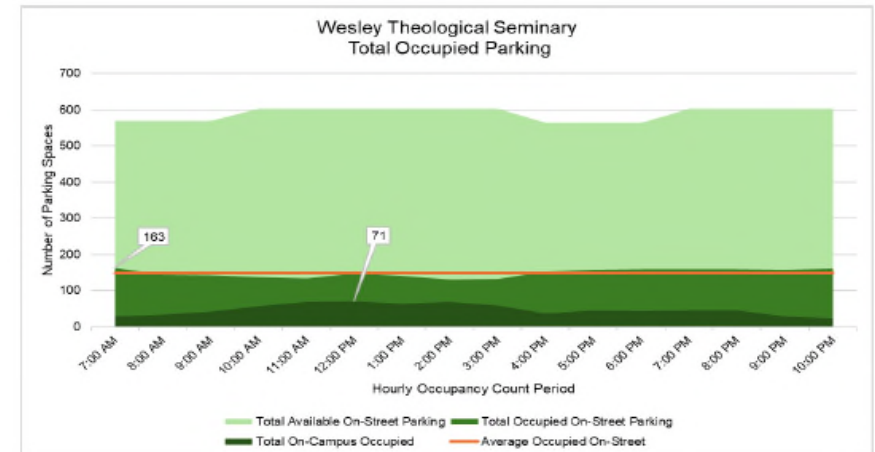
GOROVE SLADE
Transportation Planners and Engineers

Parking Occupancy Study

Results

- On-street
 - On-street parking occupancy peaked at 163 spaces occupied of 569 available spaces (29%) between 7 AM and 8 AM
 - Streets adjacent to the site (west of WTS) remained below 26 (18%) of 156 throughout study period
- On-site
 - On-site parking peaked between 12 PM and 1 PM with 71 (33%) of 213 spaces occupied
 - At the time of data collection, school enrollment was approximately 80% of the cap. Scaling demand to full enrollment yields an estimated peak of 89 spaces, which remains below the proposed WTS allocation of 108 spaces

Traditionally, an 85% occupancy rate is considered an ideal level of parking utilization and is at this rate that a block face is considered "full".



Wesley Theological Seminary Further Processing ZC 23-08A

November 24, 2025

GOROVE SLADE
Transportation Planners and Engineers

Transportation Demand Management Plan

- Identify TDM Coordinator to create TDM marketing program, work with, coordinate, and receive TDM training from goDCgo (DDOT's TDM program), and provide TDM materials to new students and faculty
- Exceed zoning requirements for bicycle parking
- Unbundle cost of vehicle parking from residential lease and charge monthly or semester rate
- Provide one (1) EV charging station for every 50 parking spaces will be provided, totaling five (5) spaces
- Work with American University to allow WTS students, faculty, and employees to use the AU shuttle to the Metrorail Station
- Offer welcome packets and a free SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon
- Fund and install a 19-dock Capital Bikeshare station and scooter corral
- Following the Certificate of Occupancy, submit documentation summarizing compliance (PMP) with TDM conditions to the Office of Zoning, repeating every five (5) years, unless deemed no longer applicable by DDOT

DDOT Coordination

Comprehensive Transportation Review (CTR)

- Multimodal assessment, intersection capacity analysis, and parking occupancy study performed
- Scoping document finalized October 17, 2025
- CTR submitted on October 10, 2025
- Revised CTR submitted on October 24, 2025

DDOT no objection with conditions:

- That the 19-dock Capital Bikeshare station and scooter corral noted in the TDM Plan for the approved 2022-2032 WTS Campus Plan be installed in conjunction with this project, prior to issuance of a certificate of occupancy – **Agree**

Applicant will engage in continued coordination with DDOT as part of Public Space permitting and Performance Monitoring Plan

Evaluation of the Zoning Action through a Racial Equity Lens

INDICATOR	OUTCOME
Direct Displacement	<ul style="list-style-type: none"> Proposed student housing on campus would not displace residents in the neighborhood. No physical displacement of students, since two existing dormitories providing 90 beds will be replaced with one dormitory consisting of a maximum of 659 beds.
Indirect Displacement	<ul style="list-style-type: none"> Will not result in indirect displacement, since new dormitory will add beds, and housing on campus is exclusively occupied by students. Potential to increase availability of housing within the neighborhood when students have the opportunity to occupy on-campus housing.
Housing	<ul style="list-style-type: none"> 215 apartment units configured in studio (7), one (14), two (34), three (0), four (80) and five (50) apartment unit types with a total of 659 beds for Wesley and AU students. Family-sized housing provided in dormitories. \$8 million proffer for affordable housing for the Ward 3 community (equivalent to 11% residential GFA).
Physical	<ul style="list-style-type: none"> Landscaping provided along University Avenue. LEED Gold Certification. Use of environmentally-preferred materials, rooftop solar panels, green roof, advanced stormwater management systems, and bioretention facilities. Installation of neighborhood playground (approx. 3,800 sq. ft.) Provision of 4.8 acres of open green space on campus. Protection of abundant Heritage and Special Trees and new landscaping installed along University Avenue. Shared student spaces in dormitory provides opportunities for community-building and collaboration.
Access to Opportunity	<ul style="list-style-type: none"> Located within 0.5 miles of Tenleytown-AU Metro station and other public transportation options. In close proximity to neighborhood retail and restaurants along Wisconsin Avenue corridor. Proximity to community center, parks, and nature areas, including Rock Creek Park. Substantial open space along Massachusetts and University Avenues. EV charging stations. Bicycle parking spaces. Installation of Capital Bikeshare station. Pedestrian connectivity improvements.
Community	<ul style="list-style-type: none"> 52+ Community Meetings since July 30, 2019, including CLC and ANCs.

New University Housing – Inclusionary Zoning Analysis	
Proposed Total Gross Floor Area	281,911 sf
Net Residential Gross Floor Area	224,411 sf
Required IZ Set-Aside @ 10% (Type 3 Construction)	22,441 sf
Unrealized 20% IZ Bonus (Maximum)	56,582 sf
Unrealized Wesley IZ Exemption (90/659 beds = 13.6%)	30,519 sf
Estimated Value/Cost of 10% IZ @ \$325/sf	\$7,293,325
Proposed \$8,000,000.00 IZ Off-site IZ Fund @ 325/sf = 24,615 sf (10.97%)	

OBSTACLES TO WESLEY DEVELOPING WARD 3 OFF-SITE IZ

- **Wesley Lacks Development Experience, Resources**
- **High Cost of Ward 3 Affordable Housing**
- **Limited Potential Sites**
- **Increased Cost and Limited Availability of Capital**
- **Unable to Identify Willing Development Partner**
- **Super Fresh Experience**
- **Risk of Including Additional IZ to Planned and Approved Projects**
- **Established Financing Limitations**
- **Uncertainty and Delayed Timing of Campus Plan Approval Triggering IZ Support**
- **Negative Impact of Increased IZ on Marketability and Financing of Projects**

WARD 3

INCLUSIONARY ZONING FUND

Patrick Brown

- **DHCD Initiated Proposal**
- **\$8 Million Contribution Directly to DHCD**
- **Funds Administered by DHCD to Support New Ward 3 Affordable Housing**
- **Preference for Pilot Program for Homeownership Assistance Fund for Low Income Buyers in Ward 3**
- **Supplement Limited DC Funding**
- **Covenanted Long-Term Price Controls per IZ Schedule**
- **Self-Enforcing, Economies of Scale and Efficiency, No Third-Party Administrative Costs**

APPENDIX

EAST & WEST BUILDING ELEVATIONS



BUILDING SECTIONS



View from University Ave NW
Winter



View from University Ave NW
Summer



View from University Ave NW
Winter



View from University Ave NW
Winter



View from University Ave NW
Winter



View from Wesley Circle NW
Winter










PRESERVATION PLAN NARRATIVE

THE HERITAGE TREES ON SITE WILL BE PROTECTED THROUGH THE END OF CONSTRUCTION BY VARIOUS METHODS. THE PROJECT LIMITS OF DISTURBANCE AND CONSTRUCTION STRATEGY HAS BEEN REVISED TO REDUCE THE IMPACT ON THE SURROUNDING HERITAGE TREES. THE TREES WILL BE PROTECTED USING SELECTIVE ROOT PRUNING, SUPER SILT FENCE, TREE PROTECTION FENCE, ROOT PROTECTION MATTING, MULCHING.

HERITAGE TREES PRESERVATION PLAN LEGEND

-  CRITICAL ROOT ZONE EXCLUDED DUE TO EXISTING SITE CONSTRAINTS
-  CRITICAL ROOT ZONE IMPACTED BY NEW CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE TO BE MAINTAINED, NOT EFFECTED BY CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE STRUCTURAL ROOT ZONE
-  STOCKPILE AND STAGING AREA

Green Area Ratio Scoresheet

Address: 4300 Massachusetts Ave NW
 Other: 4/16/2025
 Lot size (enter the value first): 381,876
 Square Feet: 1000
 Lot area (sq ft): 381,876
 Midpoint Score: 0.40
 Multiplier: 0.600
 GAR Score: 0.600

Landscape Elements

A Landscaped areas (select one of the following for each area)

	Square Feet	Factor	Total
1. Landscaped areas with a soil depth < 24"	1,600	0.20	480.0
2. Landscaped areas with a soil depth ≥ 24"	155,000	0.60	93,000.0
3. Bioretention facilities	8,500	0.40	3,400.0

B Plantings (credit for plants in landscaped areas from Section A)

	Square Feet	Factor	Total
1. Groundcovers, or other plants < 2' height	250	0.20	50.0
2. Plants ≥ 2' height at maturity - calculated at 5-sq ft per plant	50	0.50	25.0
3. New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	50	0.50	25.0
4. New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	50	0.60	30.0
5. Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	30	0.70	21.0
6. Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	15	0.70	10.5
7. Preservation of existing tree 18" to 24" DBH - calculated at 1300 sq ft per tree	15	0.70	10.5
8. Preservation of existing tree 24" DBH or greater - calculated at 2000 sq ft per tree	45	0.80	36.0
9. Vegetated wall, plantings on a vertical surface		0.60	

C Vegetated or "green" roofs

	Square Feet	Factor	Total
1. Over at least 2" and less than 8" of growth medium		0.60	
2. Over at least 8" of growth medium	20,000	0.60	12,000.0

D Permeable Paving***

	Square Feet	Factor	Total
1. Permeable paving over 6" to 24" of soil or gravel		0.40	
2. Permeable paving over at least 24" of soil or gravel		0.50	

E Other

	Square Feet	Factor	Total
1. Enhanced tree growth systems***		0.40	
2. Renewable energy generation	2,800	0.50	1,400.0
3. Approved water features		0.20	

F Bonuses

	Square Feet	Factor	Total
1. Native plant species	83,875	0.10	8,387.5
2. Landscaping in food cultivation		0.10	
3. Harvested stormwater irrigation		0.10	

*** Permeable paving and structural soil together may not qualify for more than one-third of the Green Area Ratio score.
 Total square footage of all permeable paving and enhanced tree growth: 226,169



The Standard at Wesley - Washington, DC | 10.06.2025



GREEN AREA RATIO Worksheet*

		Quantity of GAR Features per Submitted Sheet	TOTAL
		GAR Plan	
A1	square feet	1,600	1,600
A2	square feet	140,000	140,000
A3	square feet	9,000	9,000
B1	square feet		0
B2	Total for B2	250	250
B3	# of trees	50	50
B4	# of trees	50	50
B5	# of trees	30	30
B6	# of trees	15	15
B7	# of trees	15	15
B8	# of trees	45	45
B9	square feet		0
C1	square feet		0
C2	square feet	20,000	20,000
D1	square feet		0
D2	square feet		0
E1	square feet		0
E2	square feet	2,800	2,800
E3	square feet		0
F1	square feet		0
F2	square feet		0
F3	square feet		0

* See Green Area Ratio Scoresheet for category definitions
 ** Enter totals on the Green Area Ratio Scoresheet

NOTE: 76 SPECIAL TREES AND 27 HERITAGE TREES PRESERVED ON SITE.