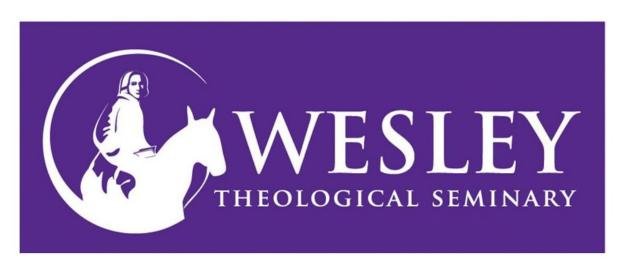
#### Thrive in Place



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.



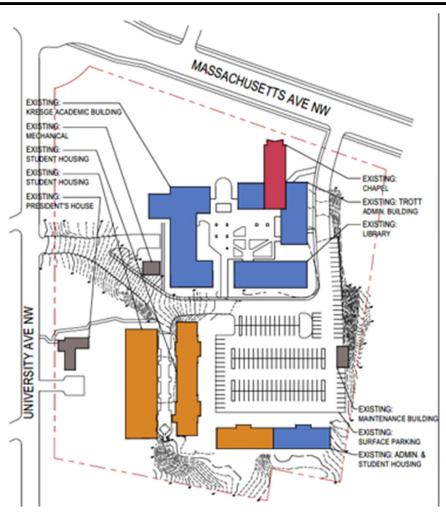
THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

DC1821572

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05/31/2022

#### **CURRENT CAMPUS PLAN**



### PROPOSED/CAMPUS PLAN



### **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)



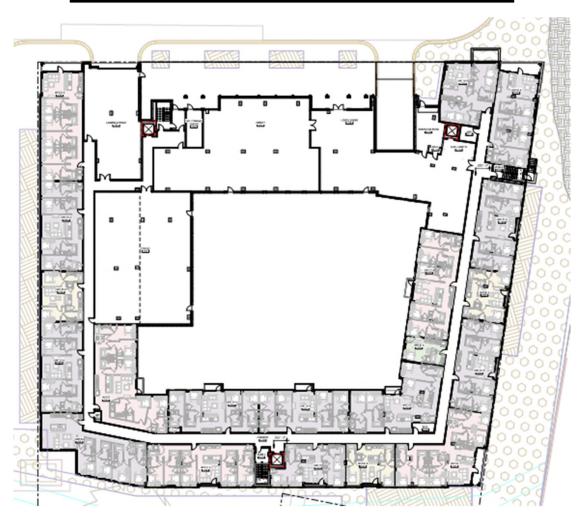
### **LEVEL P2 FLOOR PLAN**



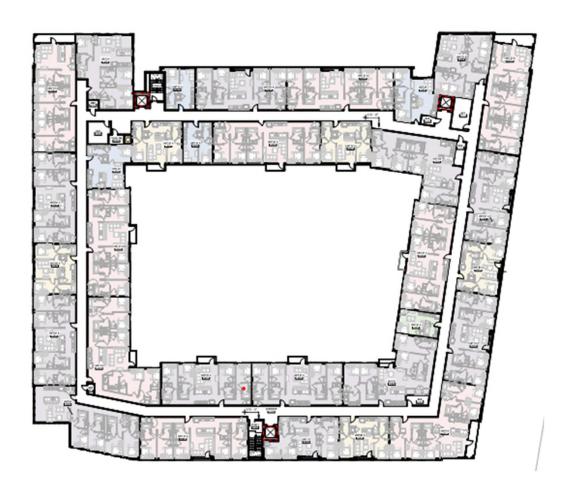
### **LEVEL P1 FLOOR PLAN**



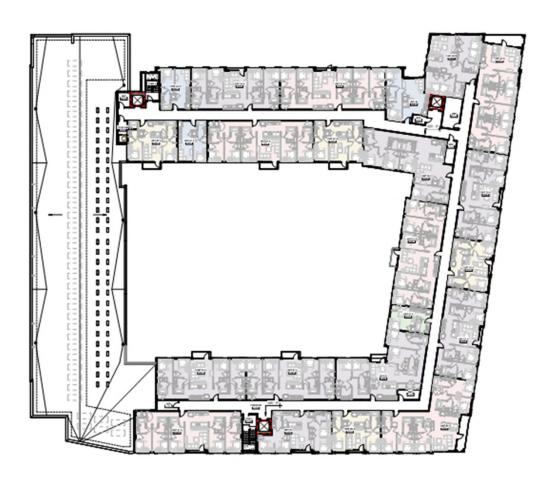
### **GROUND FLOOR PLAN**



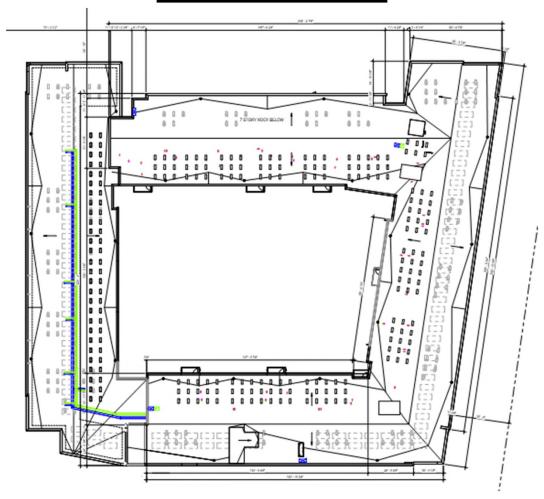
### **TYPICAL FLOOR PLAN**



### **LEVEL 7 FLOOR PLAN**

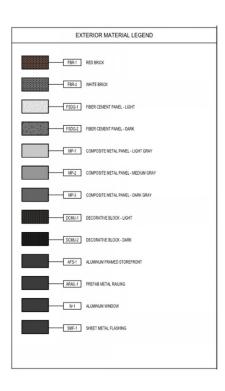


#### **ROOF PLAN**

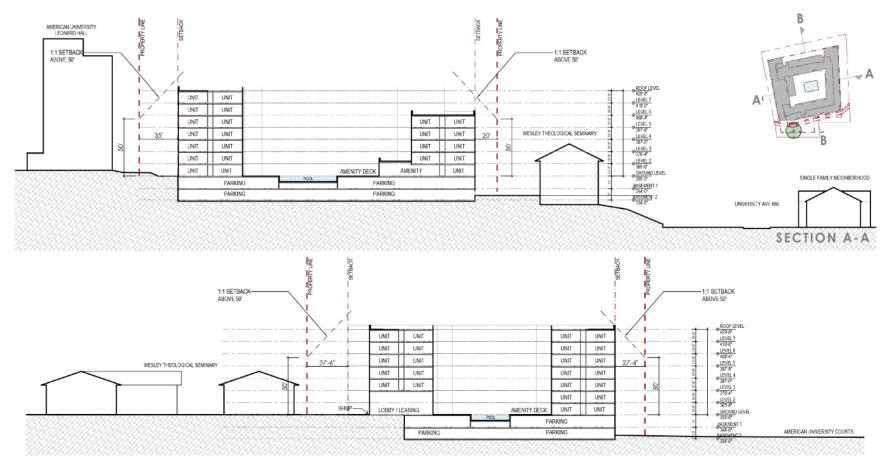


#### NORTH & SOUTH BUILDING ELEVATIONS





### **SITE SECTIONS**



View from Massachusetts Ave NW Summer







View from University Ave NW Summer





View from Wesley Circle NW



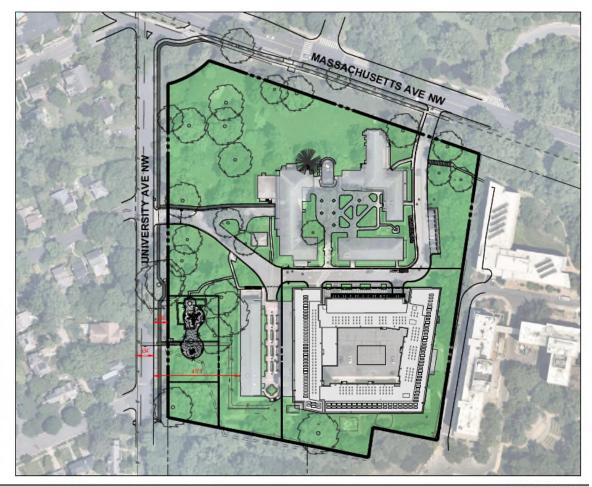




# GREEN AREA COMMUNITY BUFFER

#### **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.



#### LEGEND

LA

LANDSCAPE OPEN SPACE

Record Lot	Area	Area	
	SF	AC	
6	356,882	8.19	
7	9,000	0.21	
8	8,000	0.18	
9	7,996	0.18	
Total	381,878	8.77	

Description	Area	Area	Danasatana
	SF	AC	Percentage
Open Space	208,839	4.79	55%

BOHLER DC//

1331 PENNSYLVANIA AVE., NW. STE. 1250 NORTH WASHINGTON, D.C. 20004 Phons: (202) 524-5700

#### **ULTIMATE OPEN SPACE EXHIBIT**

WESLEY THEOLOGICAL SEMINARY
4500 MASSACHUSETTS AVE NW, WASHINGTON, DC 20016

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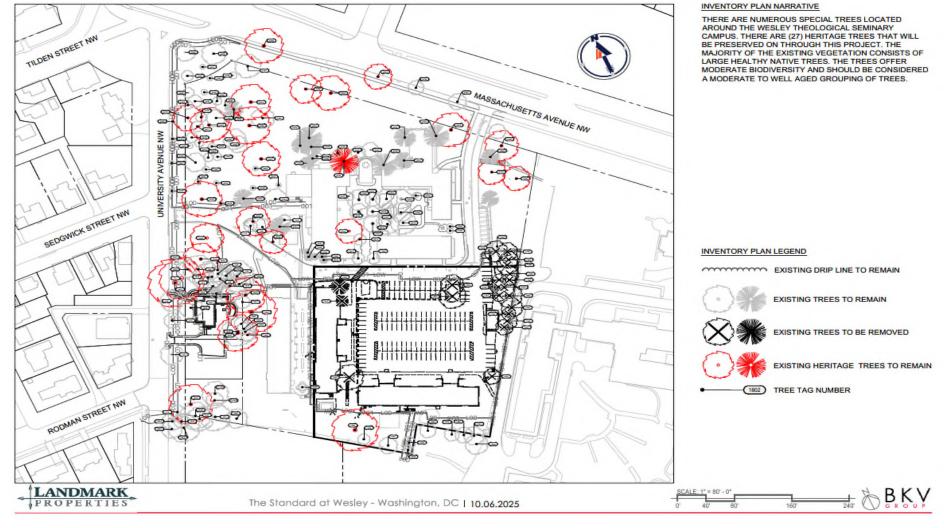


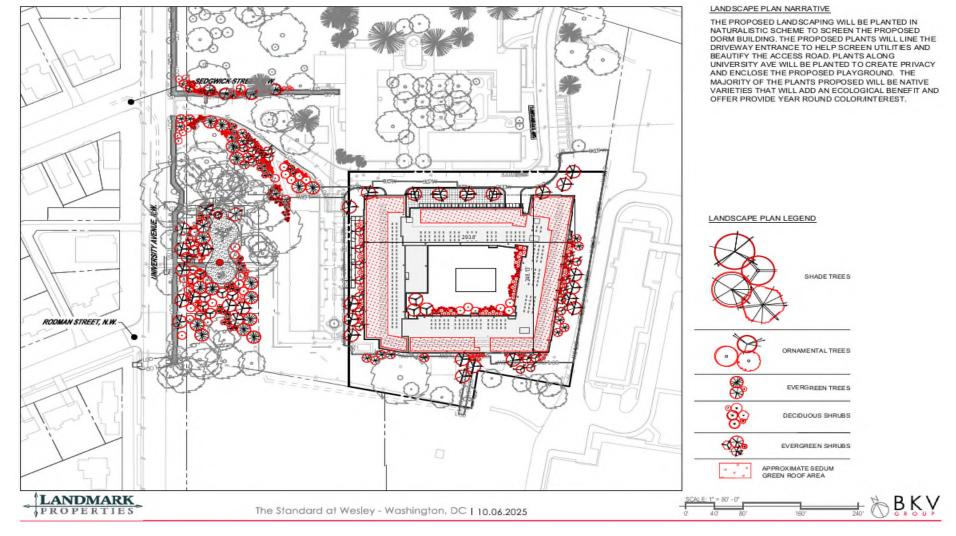
# GREENER CAMPUS

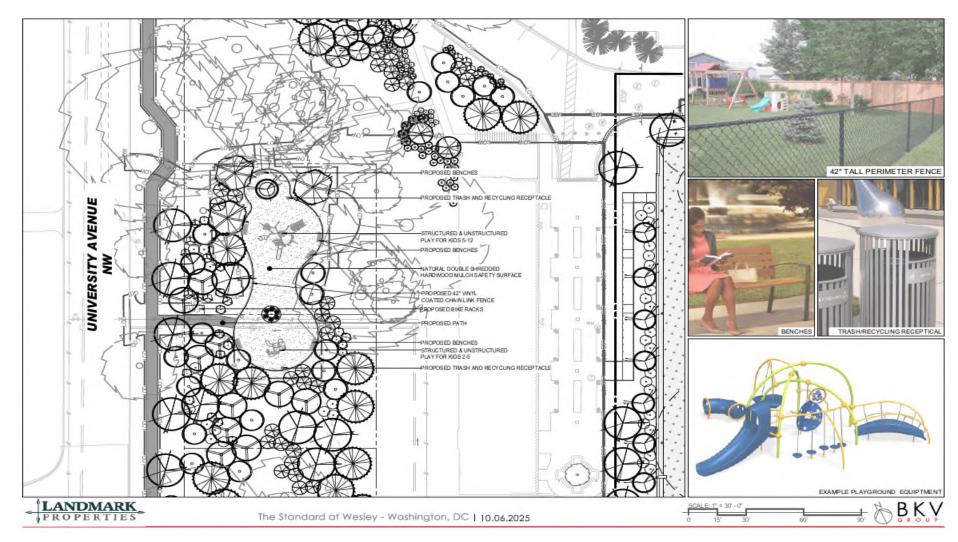
#### SARA LINK, P.E. AND TRAVIS FRANK, L.A.

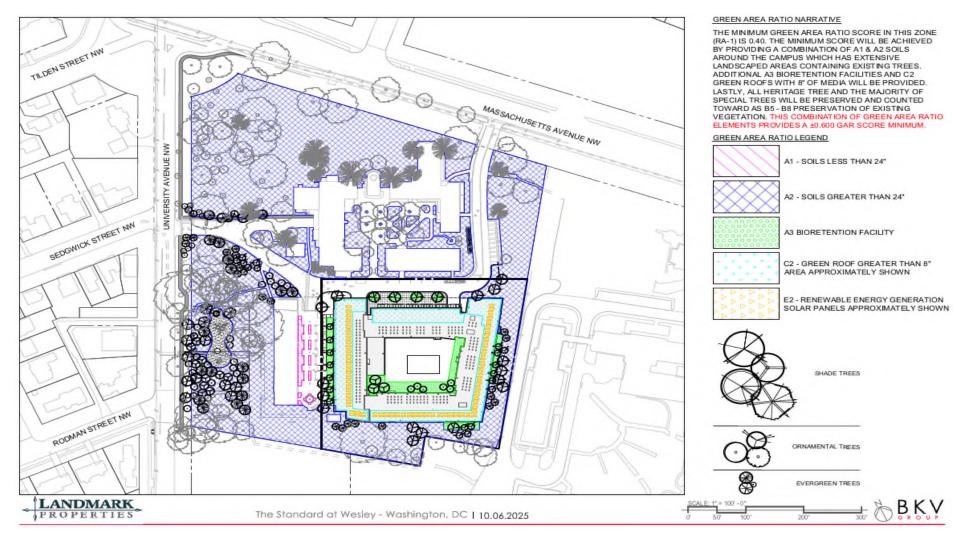
#### **Bohler Engineering**

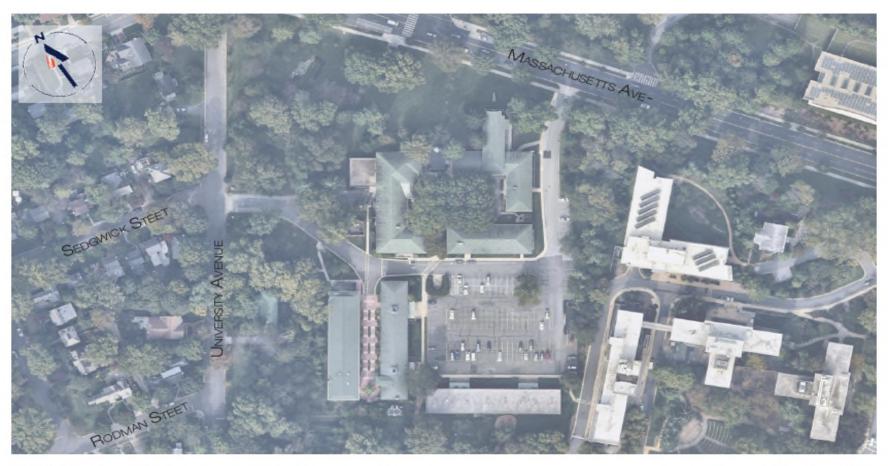
- Heritage (27) and Special (76) Trees Preserved.
- Total 177 Existing Trees Preserved.
- New Landscape Plantings.
- Increased GAR from 0.40 to 0.60.
- Tree Replacement Ratio: 4.5 New Trees For Every One Removed.











THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - EXISTING

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4500 Massachusetts Ave NW Washington, DC





THE STANDARD AT WESLEY THEOLOGICAL SEMINARY - PROPOSED

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10.06/2025





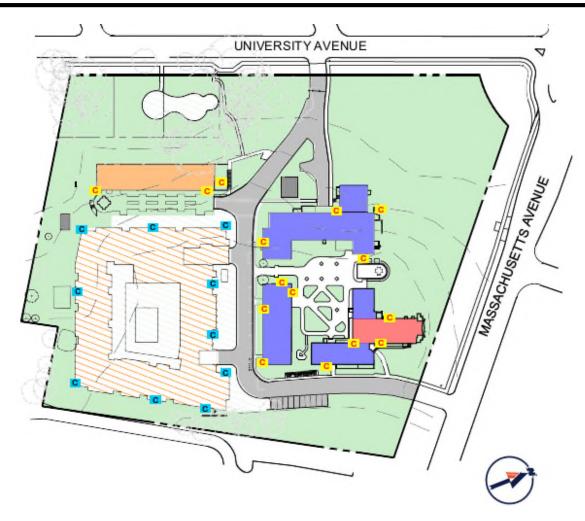
## **CONSTRUCTION MANAGEMENT**

- 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

Wesley Theological Seminary Further Processing ZC 23-08A





## 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)

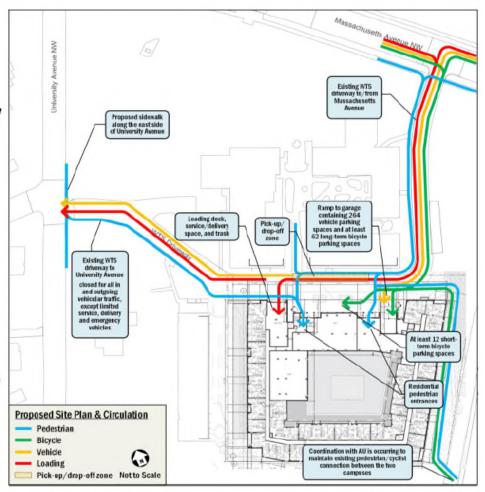
#### Loading

- 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

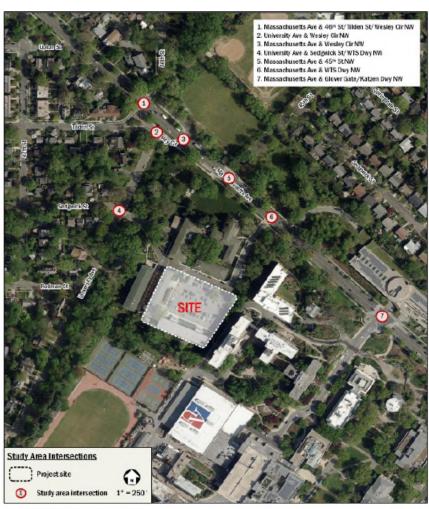
Wesley Theological Seminary Further Processing ZC 23-08A



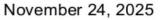


## Comprehensive Transportation Review

- 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





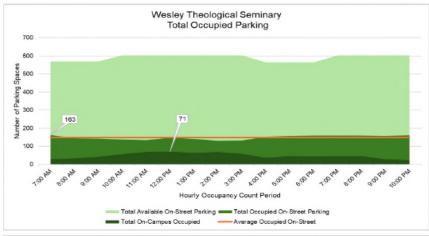
## Parking Occupancy Study

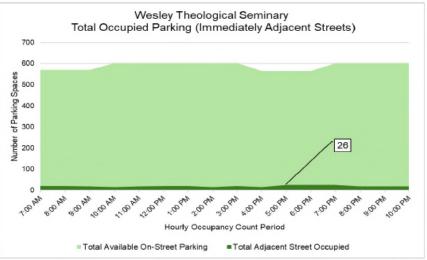
#### Results

- 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







## 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

Wesley Theological Seminary Further Processing ZC 23-08A

### **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	Оитсоме
Direct Displacement	<ul> <li>Proposed student housing on campus would not displace residents in the neighborhood.</li> <li>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.</li> </ul>
Indirect Displacement	<ul> <li>Will not result in indirect displacement, since new dormitory will add beds, and housing on campus is exclusively occupied by students.</li> <li>Potential to increase availability of housing within the neighborhood when students have the opportunity to occupy on-campus housing.</li> </ul>
Housing	<ul> <li>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.</li> <li>Family-sized housing provided in dormitories.</li> <li>\$8 million proffer for affordable housing for the Ward 3 community (equivalent to 11% residential GFA).</li> </ul>
Physical	<ul> <li>Landscaping provided along University Avenue.</li> <li>LEED Gold Certification.</li> <li>Use of environmentally-preferred materials, rooftop solar panels, green roof, advanced stormwater management sytems, and buioretention factilities.</li> <li>Installation of neighborhood playground (approx. 3,800 sq. ft.)</li> <li>Provision of 4.8 acres of open green space on campus.</li> <li>Protection of abundant Heritage and Special Trees and new landscaping installed along University Avenue.</li> <li>Shared student spaces in dormitory provides opportunities for community-building and collaboration.</li> </ul>
Access to Opportunity	<ul> <li>Located within 0.5 miles of Tenleytown-AU Metro station and other public transportation options.</li> <li>In close proximity to neighborhood retail and restaurants along Wisconsin Avenue corridor.</li> <li>Proximity to community center, parks, and nature areas, including Rock Creek Park.</li> <li>Substantial open space along Massachusetts and University Avenues.</li> <li>EV charging stations.</li> <li>Bicycle parking spaces.</li> <li>Installation of Capital Bikeshare station.</li> <li>Pedestrian connectivity improvements.</li> </ul>
Community	52+s 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**

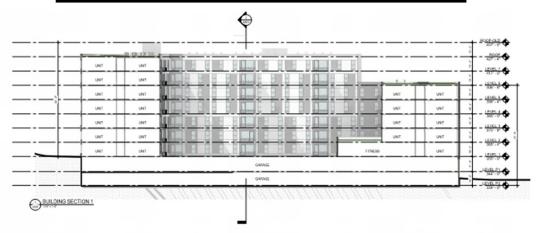
- DHCD Initiated Proposal
- \$8 Million Contribution Directly to DHCD
- Funds Administered by DHCD to Support New Ward 3 Affordable Housing
- Preference for Pilot Program for Homeownership Assistance Fund for Low Income Buyers in Ward 3
- Supplement Limited DC Funding
- Covenanted Long-Term Price Controls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

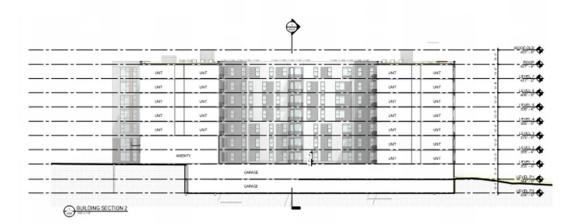
## **APPENDIX**

## EAST & WEST BUILDING ELEVATIONS



## **BUILDING SECTIONS**















View from University Ave NW Winter



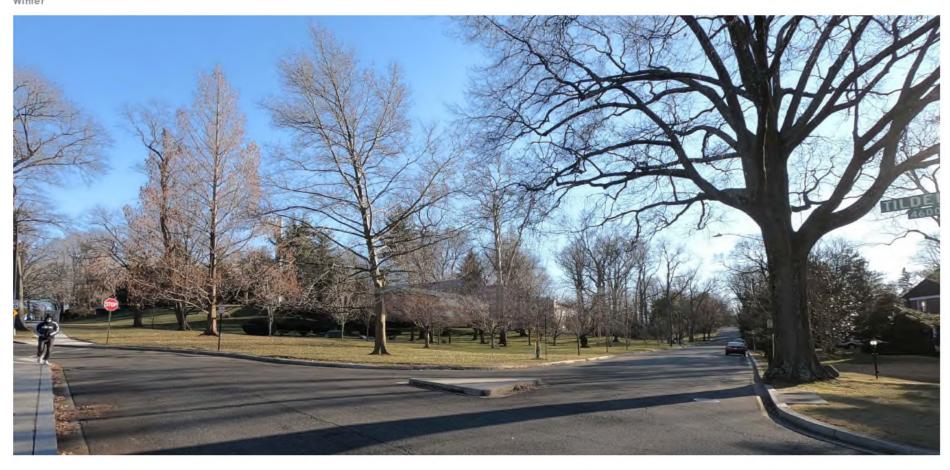


View from University Ave NW Winter





View from Wesley Circle NW Winter





EXISTING TREE CONDITION ANALYSIS												
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-	Kini Signir	Sur value	65	NA.TW	27107	0.0	D.ST	-	-	Special Tree		Later great, Dallack, High both top
Di.	First Street	for sings	85	TIAT	22807	15	11.30	-	-	Special Tree	-	May had any Columns have May Street
	Bassiers Winte Pres	Page Street,	80%	79-07	76.57	37.00	10 (60)	- 1	-	Special Free	- 3	More distant, Linewig, View grands
-	14th	Life and the Sales	16%	HERE	RINE	77.00	2005		-	Freedom Free	- 1	
	Bloom Maybe	Print Security Communication	80%	9677	TIME.	4.00	2016		=/	Tipesian Treat	- A	Codorne Codo
ES	Tale Project	Little and Market	M.P.	34.80"	25.85	16.00	6.00		-	NA.		
-	Name Organia	Constitute	10 N	DAT	0.67	2.7	N (30)	- 1	-	Special Form	E.	Continued Inside
E2	District State	December 1	85	18.15	D.AF	20.70 16.80	1.60		-	NA.		Ni Trank
E2	Denne hally	See consider	755	68	1136°	20.00	180	-		Tipote Trees	_	62 Tresh Distants
0	Toronto Francisco	Checker to manufact from homes.	85	67.67	JAN.	20	14.00	-	-	Sheer Tree	- 1	Linter great h. Thorst war
421	Florer Sizole	Section right.	HE'S	BEST:	18.40*	7/80	627		100"	Special Trees	- 6	D True Lanning
	Delima	Delical serula	875	SARE	JE RET	2000	10.0		=	Special Free		professional make
621	Plan Dear		65	200	TRAF	2.77	740		-	Securities	- 1	O has
604	Flore Sinch Flore Sinch	Beat ops	NC%	10.00°	1936	16AF	7.12		-	NA	A.	Ki Took Ki Took
0	Timelina Franciscosi	Sectioning	MTs.	1847	11.00	1100	1.60		-	Special Free	- 2	III) Trest
=	First Shorts			1045	16.94	16.00	100	-			-	Continueding angle
CH	Tables	Annial and Control of	10 % 10 %	trase	3947	Mr. MC	9.20		-	NA Periody Time	- 4	
OI.	16/10	Catalogue Laphy	E2.	BLIF.	21107		2.00		-	Feedings Trees	- 1	Communication Control
0	Library	Title services	60.7	EZTE	18.85	2.2	1.67		-	Special Free	E	Dissisted Learning Linker growth Details."
621	Tale/Note:	Lamaderian sulprime	MA.	86.30"	27.50	4.3	28.79		-	Simul Tree	- 4	Grandriet
122	Table State	Literatura interfera	E7	TREE	2437	3.5	11.20		-	Special Free		Dealer) University
G/	Table Name		200	10125	3165	ce ne	2447		-	Special Tree	E.	United growth Constant
	Street Marie Agent many fronts	Ann market and	85	TLOT	345	75.00	1.07		-	Feelings Trees	-	Entertain on senting age Enter Delan
er i	Street State State	Since angularia	83	1872	0.00	1136	1.00		-	M.	-	
-	TalePoster	Catholine Market	M/h	16.66	SIRT	10.00	10.00		-	Special Tree	- 4	Continueding angle
-	Lifeton craims	Tievelie	70%	94.30	2047	21.00	45.00		807	Dismont Free	- 4	Stelens invitations made
100	14/hor	Littlemann Malleton	85	THOS	MAT	6.5	76		-	Province Time	-	
141	Feedork	Target to	10%	cor	1847	21.0	6.70		20	rya.		Detail
10	Table Page	Terger op.	85	da.	400	2.0	200		-	ren.	- 4	Mayor desirab Desirab Priorit tolar
NO.	Table Page	Tariget to	85	17.00	10.00	16.00	1207		-	Floridage Time	4	Delast Santy
	Tale Parket	Littalinsky Market	95	17.69	19.35	20.00	1.00		-	No.	- 1	Panish delant in come
		The senters		6.10	ner.	TRATE	1.07		-	NA.		
EC7	Lifeting Control	Union arrestates	85	TEACH	20.10	N.W.	2.00			Freedings Time	100	Contract team Days was Cut look Distant
	Talas Produc	Little State Salar Sea	80%	8847	75.5cm	4.0	23.487		-	Special Tree	- 4	Financians, Solitaris in recorn
10	Tester Hage	. Europeanum.	75%	TR HE	n.r	2.0	100		-	Special Tree		ET Turk Colomby Challe Los banding angle Carlank
	34cher	Service Market	27	trave	361E	2.0				Hardings Trees	- A.	Colombic
-	Liferina Color	The orders from department.	85	0.07	18.85	2.0	107		-	Special Press	- E	More than
-	Renner Hayer Record	The provider	75	1847	78.35	2.0	34.30		-	Special Tree	-4	Dringt Coded
Mary .	Response		85	1647	1840"	27.90	54.50		-	Special Pres	- 2	Tortisch, Control Tortisch Columnier Inste
n	Station Hagnin	Stapola yardina	75	SEATT.	2112	2.0	2.0		-	Special Tree		What limit size Live beliefing argin, Coloratral balls:
200	Ph-Date	Commo pissillos	W15	79887	2147	4.0	8.5		-	Special Treat People of Treat	- 14	
-	Notion find the	Samuel Admi	975	MW	18.60*	2.0	107		107	Special Press	- 4	Quandries Unioning
2007	Ple Class	Clarica pacadio.	55	SLET	7137	2.6	11.00		=	Special Free	E	District Links of Debug.
	Tay None	Littleman Market	850	THEF	COLD .	0.1	207		-	Feedings Time		
-	Black Piny	. Phus Parlings		10,10"	20.15	71.00				Special Proc.	-	Colonial and You prof. Dried
271	Name Organia	Constitute .	6%	0.7	TO SEC.	8.07	120			Securities.	-	
		Permit	N1.	100.00	3130	-	0.10		-	Special Free	-	Trans. Contacts Mires alon grants, Latines grants.

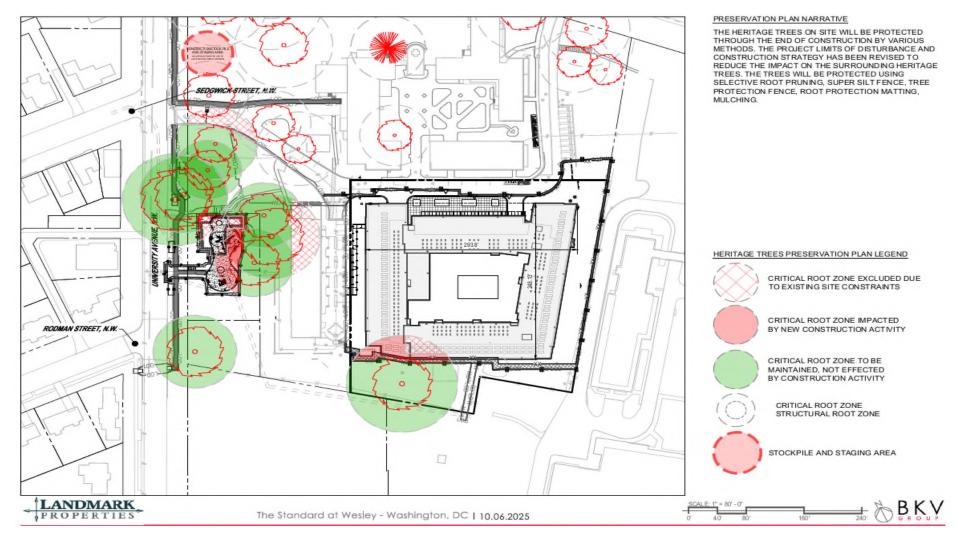
	EXISTING TREE CONDITION ANALYSIS											
_				Wening The			Maccachanette			20014		
		0		PARPORNATO AT	MICHELLES	STATUTE LANGE	NT/PARE ARRAGEST	MA-SUUTA O	W 2021203 1	INVESTMENTS.		
	COMMON NAME	METERICAL NAME	TORENDA.	DICHER	CHARTER (CRA) PCCHES	TIME (CRE)	THE (DC)	PERCHE	PRINCIPLATION TOTAL	DATE THE PLANTS OF	MATINE.	CHRESTS
2113	William Clark	Harriet schollen	8270	TLEF	25	21.79	11.22		87	Service Trees		Comment from Sides youth
2114 2115	William San	Commission or services	10%	N. 9"	27.97	4107	1649	_	21	Same has	-	Control and heater, forme scripture  Limited up Arrian scripture
2716	Military Clark	Harrist steller	101	DOM:	24	36.13	12.03			Service Service	-	Control on Array Supples
2311		Updated scholing	821	ner	25	THE	11.12		BY	Same by		Collected have forw targeter. Fluid sharping angle
.21M	Miles San Miles San	Harrist photos Harrist photos	20%	466	16.50	2145	715		311	Special Trees		More failure
2111	William Clark	United articles	1271	ET ET	21.65	33.67	EST		ET	Service from		College Later Later Debat
2131	Miles Get	United states	ANY.	80.0F	27.65°	2117	12.00		All Arr	America America	-	
2122	Million Care Million Care	Commander of the last	MEN.	6.00	28.57	2010	1968		- 17	Service Trees	-	Mine distant, policy or and inside-
210	Wiley Day	Harried spheline	601	Distr.	2.5	3130	1246		81	Special Proc		Control team, firm minter
700	Called Janes on March	Amperium in discuss	20%	1945	431	3.00	1.95		94	45		Many content, policy to and leader
2129	Count Vigitor	Lagrana	4.014	DIAM.	7.97	11.25	3.95		61	99		El Fush
203	Countlytia	Lagratuma	20%	,mar	11.64"	u m	1.00		ALI ME	16.5		El hark
210	Particular Super-	Auryanian Palana managan	100	1917°	NAME OF TAXABLE PARTY.	97.02	27.70		82	4.5	-	E3 Turn. Miner (rank year: Mruer Indon- Sonakes), Learning, Miner philadel.
2110	Statem Hagnala	Singular pandhas	621	413F	28.76"	ALET	11.85		82	See To	-	El Tarri, There ear, Come in facility
21%	Serving Sproot	Promotor	19%	76.00*	26.00	31.00	1232		pa .	Long law		Linkeling
2020	Territy Senior	Thesition	6271	U.F	24	22.12	E FE		ET	Special Service		Debut Debetor
2123	Statem Hagesta	Dispuls panding	10x	61.30	2.5	ALUE	HAT		#X.	American Trees		Colorated basin Clean is halling
2116	Strafferi Pleas	Prynte utility parts Prynte utility parts	This.	45.00°	1640*	2615	147		AT .	Special Sec.		Major stations. West transiting angle West transiting angle
201	Tanion also fine	Photographic .	Fire.	100.07	10.00	31.10	U.SE		- 47	1000	-	Leaving Stee to building
21%	Source Wale Con		60%	160"	1970	7.0	1.0		84	165	-	(Codemand Institut Minor students)
200		District Media Polania (militaria)	100	1135	13.65	0.00	1.37		- 61	1977	- 1	Qualitati Sweeting
2118	Street State 1920;	Sirri apatroli.	ARU.	BISE	18.00	28.00	1.27		- 10	American Inc.	- 8.	Outet Tutne
2110	Descripes Holly	Brogan	(ID)	MLM*	1630	2616	4.00		pc	Local her	- 1	Contract India
210	Salari (Nile Por	Procuring	785	TEAT TEAT	285	HIT	TERE		D	Special free		Grates Distant
2142	Bidden With Flore Streets Hilly	From photos	799	-0141"	21.0"	3616	tale .		BT	Secretary Secretary	*	Unio model
2042	Street hilly	The complete	62%	21.37	THE	76.00	6.80		E)	TMTR.	-	II Note
2344	Colonia Hully	No. or other lands	EEN.	217	Fac	100	3.87		E3	901		Thattase
2143	Committee	The comple	45%	27.65	8.80"	11.00	440		80	164		Deleting
2107	Corner Holly	The comple	EDA.	BUT	1138F	11.35	5.60°		- 0	90		Elitaria.
2146			101	27.62	8.00"	11.00	1.07		84	165		and a
2300	Side Photos	Delay Media Littralination Mighter	E80.	CON.	35	nor-	1000		63.	Philips Town	-	Owner.
23(0)	Taxon min pon	Photo series	82×.	mar	20.87	36.42	1212		81.	American Com-	- 11	Delimit
785	The Class	Company and the	MIN	196.01	3187	61.76	1138	Į	-	100	- X	Mon-detail.
210	Committee Company Committee Company	Debut motes Debut motes	MES.	8.0	217	2017	THAT		E2	Special free		How delast
2114	Yester Story	Promote profession	19%	1947	430	8.30°	3.07		84	19.0		Delain, Tark our
2300	Accesses Commission	Consideration information	100s	D.30	COST	E.F	3.07		10	900	- 1	More hard made
2386	Tala Pesar	Literature Lifetima		108	THE .		TRIE-		83	Table Ton		Unat test
2117	March Toronto	Name infrastru	10%	19.30	4.10	9.35	3.00		94	16.6		Many positioni Codemony's Secular
2100	James Spanner Samp Shib Cat	The track constraints	NEL.	par par	LET.	107	338		n n	WH	1	Una contact Una distant
210	Yester Story	Planta i prilamata	101	20.41	8.97	211	480		84	19.5	-	Deliverant health for the other project (artise) or
DE	Antonio Damigari	Consideration bigrowthee	MEN.	DITT.	1.67	1107	3.07		E3	1909	- 20	
200	Plor Clark	Damini palatini. Promo r pelamini.	EZN.	D. HF	21.87	31.18	1248		83.	Special Trees	- 1	Drivet Uniteday
280	Tomas Clary		48%	ZHE	8.00"	13.1%	420		80	16/6		Salarine laster
290	Westing Charty Streeting Charty	Person numbers Person numbers	625. 625.	230	11.00°	0.00	1.70°		- 0	13		Drivet Drivet
2508	Stand Turnin	Total Miletin		877	4.60	100	3.90		81	44		
ZHE	Renature Elec	United Sections 1	10)	tear.	a.u.	ETHE.	28		61	Photographer	- 1	Street, Total year Street, Colonia of State
2300	Remarkant Eller	Una anduse	E21	00.31	25	31137	11.12		ET	Special Tree	1.	Drafted Steine Learning
2807	Arministra	Uma emisera	19%	mar-	77.27	4182	1140		94	Remark Trees	- 12	Control Learning Systematic feature
zin	Vision Story	Priemie u prolometo Set al-mine	80). MEA.	MAT NAME	COT.	0.00	1.07		- E3	153		There have planted as:
210	Flore Elmir	Bell at report	10)	-247	TRATE	2677	9.78		**	16/6	*	CI No.
2113	Fire Day	Delia repai		par	4.00	1.0	387		10	W.M.	- X -	II bes
2315	Armen Compan Armen Compan	Limitariae Specifica	NEN.	18.07	1.00	7.60	3.8		10.0	430	*	Limited as Ellins hard duar
21ft	Federal Street	Prome profession	105	11.67	72.	1.00	TAN.		April.	16/6	- 8	Total mari
2117	Frakery Change	Promo y profession.	10% 60%	100.00°	TATE	21.18	THAT.		#E.	Heidige Dec		
2119	Armon Din	Uma produce	48%	38.80	1275	16.00	4.00		81	90	-	Colombia Sale, Blod Blod Sale Blod Septing Agin Blod Sale
THE REAL PROPERTY.	James Sparrer	Fisher an excidentally	100	THEAT.	100.00	MARKET .	20.00		96.	Harley Day		Colombia India
2161	Remarking Classicy	Parant summinda	780	.nar	25	34.10	TLAE		81	Special Tree		Colombia and Lorenta
2005 2007	Tube Project From Margine	American Adoption	APS.	184.00	2.5	256K* 41.5K*	20.50°		80	Statement Trees		Colombia Rado Cirios
2167	Free Shape Engine Charge	Property produces:	100	ICW.	27.50	4118	1145		- 10	Tables Com	-	Many laws Statement leader Ellins stor great
2166	Baltisen Wille Flow	Promite produces	170	-07.6T	7.57		12.77		87	1-1-	*	Links of
2944	American Street	Palarak mid-life	10%	7642"	21.50	2010	11.86		87	Special free	1	
218	Rinking Clarky	Pluma / prilama.	EE).	DAT	21.55	3107	(Tall		81	April 7m		12 Took Debat Mile the goals Liber
21MF	Mediano fied Dak	Common rubra	10)	3550	11.80°	21.27	5.60 5.60		81	Security 1	3.	Solutional leader  Solutional leader Mine delegal
2347	Yestern Charg- Searcy State Cod	Pramie i projemeno Giornali finale	80s.	10.4F	13.65	9.30	1.0			Special Sec.	-	Continuent pains Miny delands
2189 2189	Straing Shife Col. Trailing Charge	Promite personals	48%	-27°	1995	2017	6.67		FI FI	95	-	Lie Manifely and Livering Was being
2310	First Maybe	Averyaleurs	80%	20.00	7.00	2642	175		- 84	16.5	- 1	Southware.
3381	First Street		NEN.	20.00	SE	6.0	1.0		10	909		There may
286	Teams Cleany	Promote probertors.	Atre	1838	14.90"	2145	216		91	Arrest Services		Control to the
298	First Maybe Daniel Francesco	Americans Distances	60). 60).	25.41° 30.42°	10"	2.76 2.76	120		81	No.	- 1	Torristan
	Date February First State	American		20.00	130	1140	Let			Special Tree	-	Catherina Phale That Maritim and
21W	Block Lorger	Postero promotocomie	10%	M.M.	F.W.	4192	15.55		84	Special Sec.	1	North year follow-delicated
2300	Ple-Care	Companies.	100	105	28.77	1912	26		- 0	Heritage Time	- 8	
-100	mether.	Communication (Contraction Contraction Con	THE	19.00	75	2670	10.60		-		- 1	Controlled halfer filter allegad.
2400	, Tubs Pholar	Limited in highly	, ARK	海町	- MAP	MAINE.	28		-	Philips No.		Colorad laste, Color
1757840	Littleber Little	Tiermine	TEN	THE T	76.60"	21.8F	THE		24	Seein Year Special Year		Communication Control Orders Detact In creat Control
37831	Section Code	Germanian	19%	47.47	15/10"	2195	144		86	Special Trees		Qualet Learning

#### INVENTORY SCHEDULE LEGEND

EXISTING HERITAGE TREES







_					Scoreshee	
-	Address 4500 Messachusetts Ave NW		are 100		7, 8, 8.9	Zone Obtrict RA-1
-	Other 4/16/2025					
	Let size (enter this value Srutt *	101 area (x 5)	Minimum Scare		Multiplier	0,600
_	Landscape Elements	381,878			500ME:	0.600
			Square Feet	Poster		Tel
	Landscaped areas (select one of the following for each	area)				
	Landscaped areas with a soil depth < 24"		1,600	0.30		480.0
			square feet			
2	Landscaped areas with a soil depth 2 24"		155,000 AQUAR / Feet	0.60		93,000.0
	Bioretention facilities		8,500	0.40		3,400.0
	Plentings (credit for plents in landscaped areas from Se	action Al			Notice Booms	
	Plantings (credit for plants in landscaped areas from se	recion wy	square feet		square feet	
	Groundcovers, or other plants < 2' height			0.20		
	Plants ≥ 2' height at maturity	2 of plants	2000	0.30	# of plants	675.0
	- calculated at 9-sf per plant	230		0.10	143	0132
		Wal men	-		Faftino	
	New trees with less than 40-foot canopy spread	50	2000	0.50	33	1,250.0
	- calculated at 50 sq ft per tree	N-of Organ			Fafting	
1	New trees with 40-foot or greater canopy spread	50	1,560	0.60	33	7,500.0
	- calculated at 250 sq ft per tree					
	Preservation of existing tree 6" to 12" DBH	N-qi treas	7 750	0.70	Foftma:	5,250.0
	- calculated at 250 sq ft per tree					-,
	Processing of calculation and Allino Anti-	N-of trans		4.70	Fof trees	d ann
	Preservation of existing tree 12" to 18" DBH  - calculated at 600 so ft per tree	15	1000	0.70	10	6,300.0
		Way treas			Foftmer	
	Preservation of existing trees 18" to 24" DBH	15	13000	0.T0	10	13,650.0
	- calculated at 1300 sq ft per tree					
	Preservation of existing trees 24" DBH or greater	45	00000	0.80	25	72,000.0
	<ul> <li>calculated at 2000 sq ft per tree</li> </ul>		7			
	Vegetated wall, plantings on a vertical surface		square/ent	0.60	impore fort	
			$\overline{}$			
	Vegetated or "green" roofs					
	Over at least 2" and less than 8" of growth medium		square feet	0.60	Impore feet	-
		-	square feet		opusy (vet	
	Over at least 8° of growth medium		20,000	0.00		16,000.0
	Permeable Paving***					
	Permeable paying over 6" to 24" of soil or gravel		square feet	0.40		
	remeable paving over 6 to 24 or soil or gravel		Aspusse / Net	9.40		
	Permeable paving over at least 24" of soil or gravel			0.50		
	Other					
			square fact			
	Enhanced tree growth systems ***		square feet	0.40		-
	Renewable energy generation		2,800	9.50		1,400.0
	American content for times		square feet			
	Approved water features		$\overline{}$	0.20		
	Parameter .	substantial of sight	331,198			
	Bonuses		named from			
	Native plant species		83,875	0:10		8,387.5
	Landscaping in food cultivation		square feet	0:10		
			square feet	9.10		
	Harvested stormwater imigation			0.10		-
	sible paring and structural self together may not qualify for more than one		Green-Area Petia re	mareter r		229,29

		Quantity of GAR Features per Submitted Sheet	
		GAR Plan	TOTAL
A1	square feet	1,600	1,600
A2	square feet	140,000	140,000
А3	square feet	9,000	9,000
B1	square feet		0
B2	Total for B2	250	250
В3	# of trees	50	50
В4	# of trees	50	50
B5	# of trees	30	30
В6	# of trees	15	15
B7	# of trees	15	15
В8	# of trees	45	45
В9	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

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



