



Transportation Planners and Engineers

**Wesley Theological Seminary Further  
Processing  
ZC Case No. 23-08A**

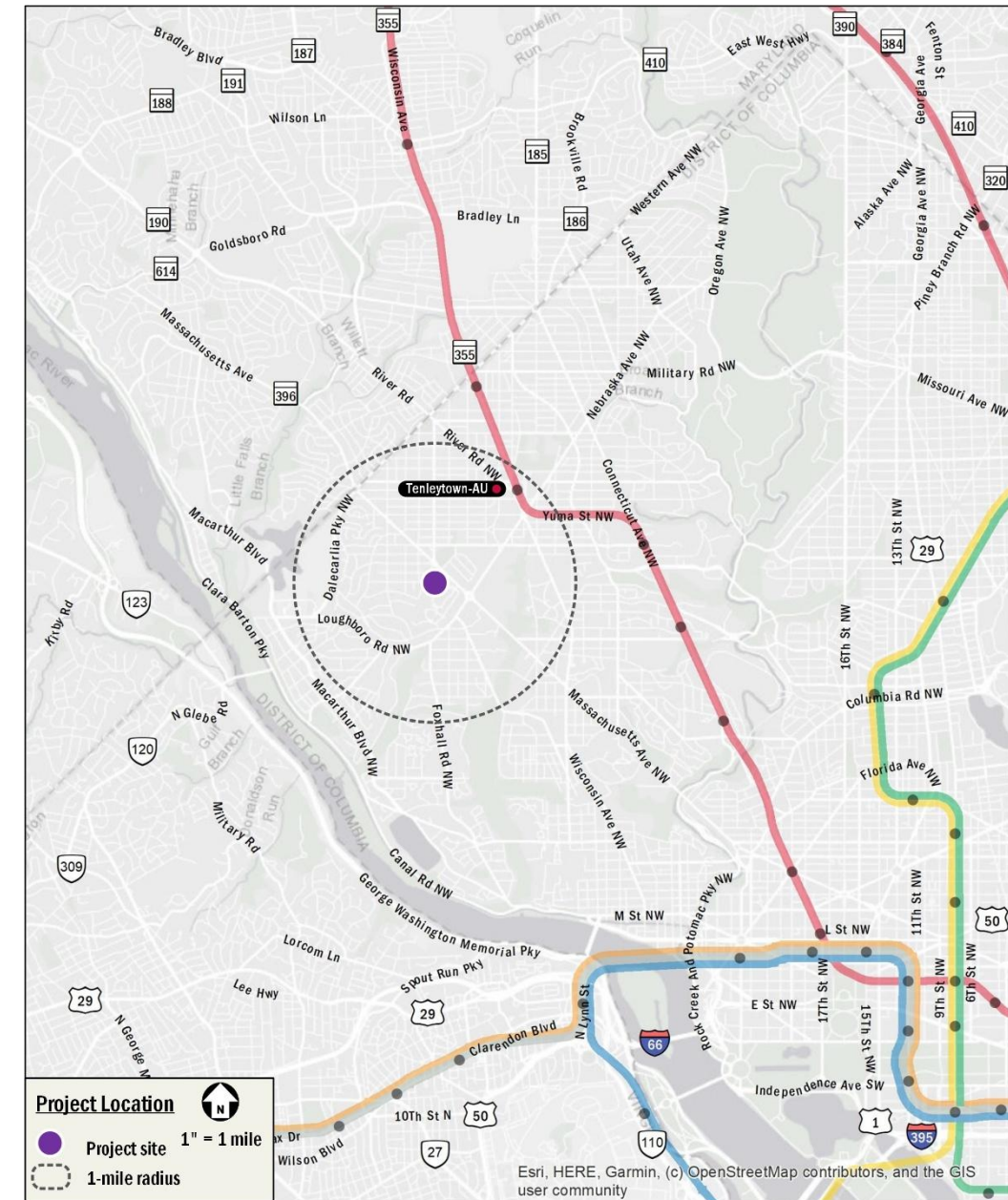
October 7, 2025

# Site Location and Development Overview

- 215 dwelling units, 569 net new beds
- Vehicle parking: 31 surface parking spaces + 264 parking garage spaces (295 total spaces, with 108 spaces reserved for WTS and 187 spaces available for non-WTS residents)
- Bicycle parking: 62 long-term parking spots, 12 short-term parking spots

Scenario	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Current Campus Trips	15 veh/hr	3 veh/hr	18 veh/hr	21 veh/hr	7 veh/hr	28 veh/hr
Proposed Development Site Trips	3 veh/hr	5 veh/hr	8 veh/hr	11 veh/hr	13 veh/hr	24 veh/hr
Total Proposed Campus Trips	18 veh/hr	8 veh/hr	26 veh/hr	32 veh/hr	20 veh/hr	52 veh/hr

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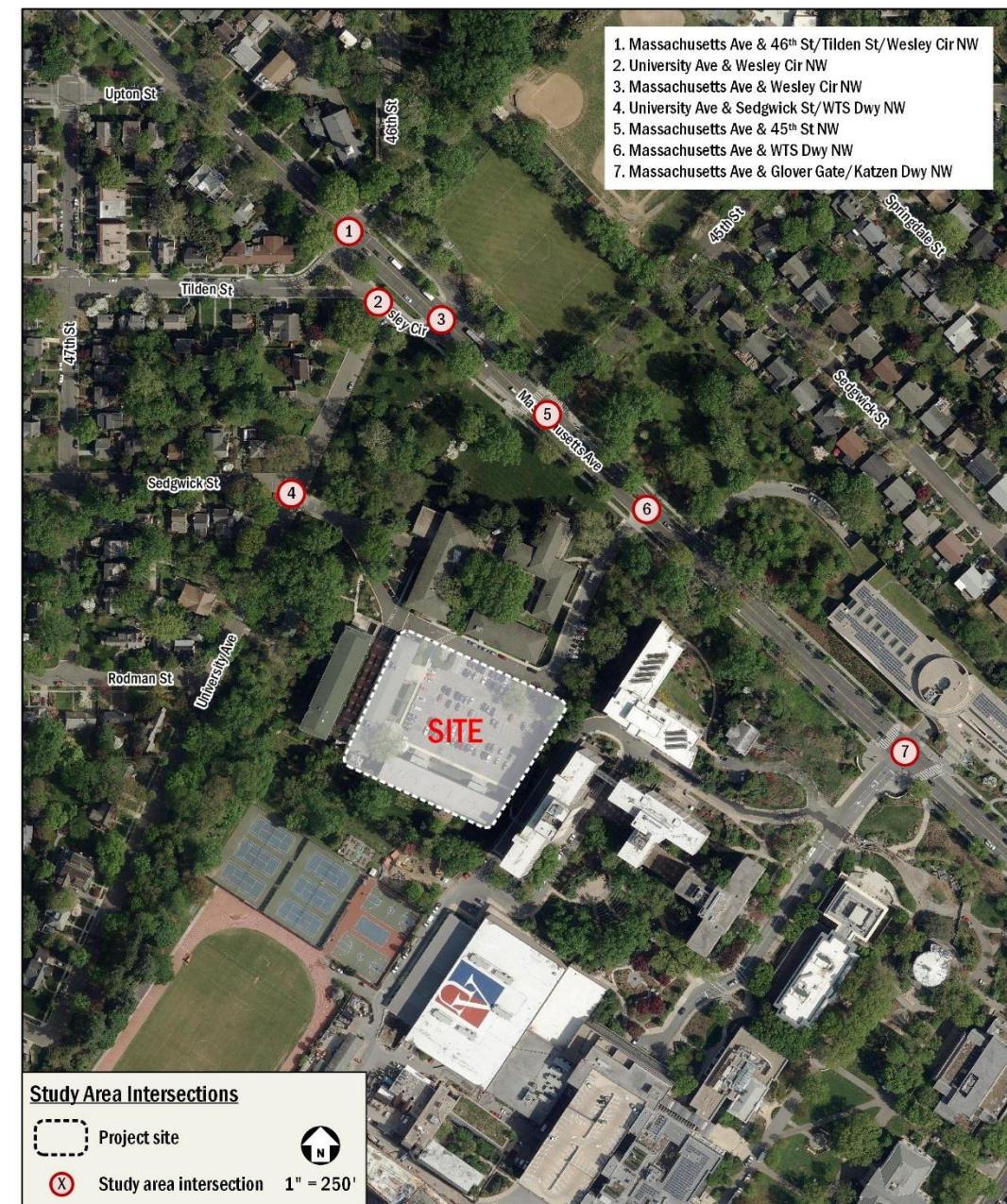
# Capacity Analysis and Traffic Operations

## Analysis Components:

- Volumes collected on Thursday, September 11, 2025
- Includes background developments
- 2025 volumes grown to 2029 using current growth rates

## Preliminary Results Summary

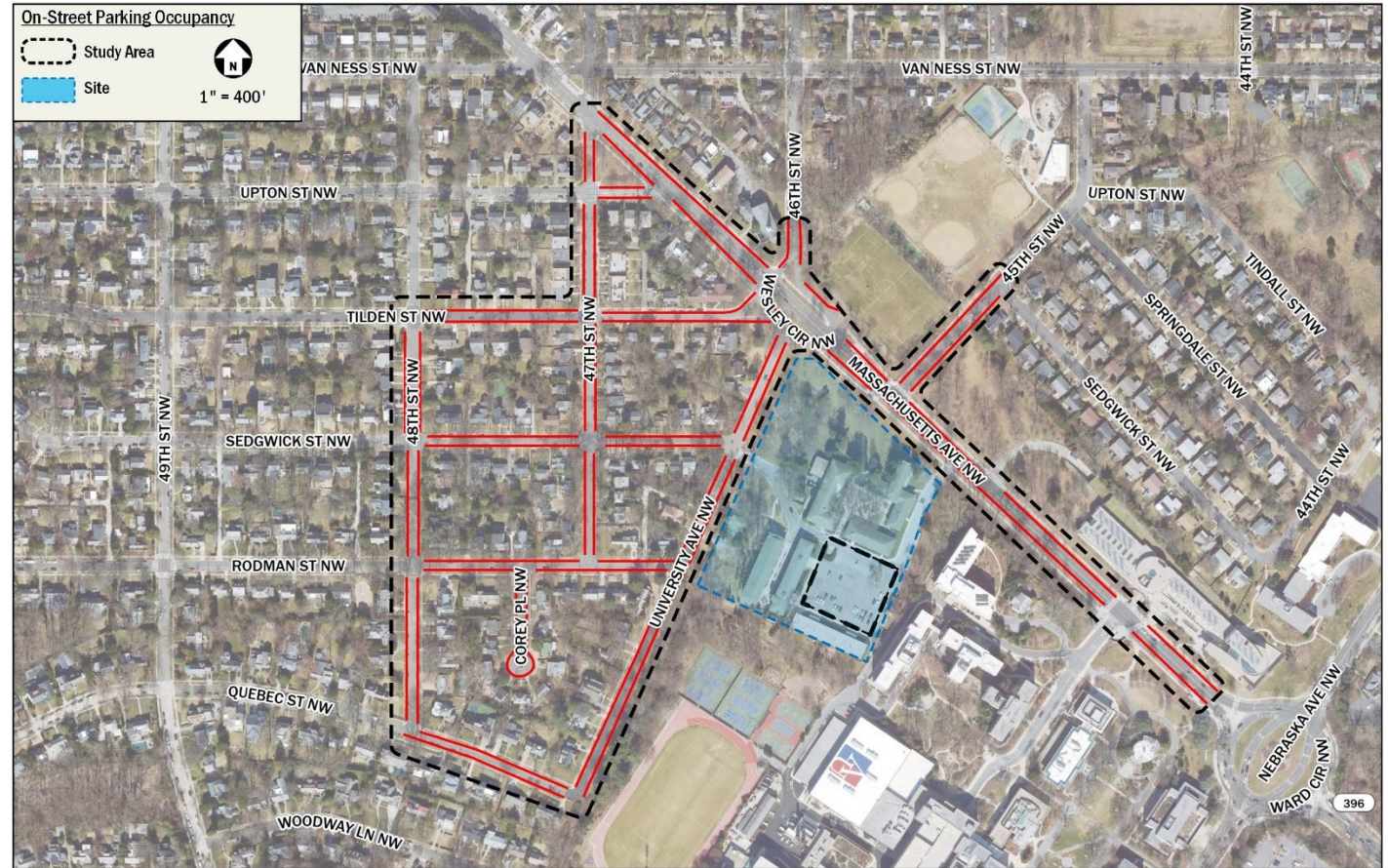
- All movements operate acceptably under 2025 Existing, 2029 Background, and 2029 Total Future Conditions
- No new queues extend past available storage length when comparing 2025 Existing Conditions to 2029 Background or Total Future Conditions
- No impacts to external intersections due to project



# Parking Occupancy Study

## Methodology

- Study Period: 7 AM – 10 PM (Tues 9/26/25)
- Hourly on-street parking occupancy within two-block radius of campus
- Hourly on-campus parking occupancy



# On-Street Parking Occupancy Study

## Preliminary 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

## Summary

- Any potential increase in parking demand due to the proposed development can be accommodated on-site

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