

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Stephen Cochran, Development Review Specialist
Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: June 28, 2022

SUBJECT: ZC 22-13 – Supplemental Wesley Theological Seminary Campus Plan 2022-2032

Late Report Request:

The following report concerning Zoning Commission Case 22-13 is being submitted after the June 27, 2022, deadline. The Office of Planning respectfully requests that the Commission accept this report into the record.

At the public hearing on the Wesley Theological Seminary's request for approval of a special exception application for the Wesley Theological Seminary Campus Plan 2022-2032, pursuant to Subtitle X §§ 101 the issue of whether the proposed dormitory which is intended to house primarily American University students and their immediate families would be tax exempt. The proposed dormitory would have 219 units with 659 beds and would be constructed and operated by a private company through a ground lease with Wesley.

In the applicant's post hearing filing dated June 27, 2022, the applicant has confirmed that the dormitory will be subject to District taxes:

Currently, the Seminary's real estate and operations are tax-exempt in the District. Under a recorded ground lease, Landmark will not be tax-exempt and will become liable for District taxes on the land, improvements, and its operations.