



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Stephen Cochran, Development Review Specialist

JL for Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: September 2, 2022

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

This second supplemental report provides the additional information requested of the Office of Planning (OP) by the Zoning Commission at its public meeting on July 14, 2022.

1. What would be the tax status of the proposed dormitory to be constructed and operated by Landmark Properties?

Based on the information from the Case 22-13 record that OP provided to the Real Property Tax Administration's Assessment Division after the July 14 public meeting, the Office of Tax and Revenue's general counsel has said the proposed dormitory property, including land and improvements, would typically be subject to real property taxes at the Class 2 level. If the assessed value of the real property exceeded \$5 million it would likely be taxed at a higher classification level. The rest of the Seminary's property and operations would remain tax exempt.

2. Is there an agreement between the American University (AU) and the Wesley Seminary to permit Wesley students to use the shuttle AU operates between AU and the Tenleytown Metro station?

The Applicant has informed OP that there is not a formal agreement, but that students and others from Wesley have typically used the shuttle without challenge. The applicant's September 1, 2022 filing (Exhibit 51) states that prior to further processing for the proposed dormitory the applicant will work with AU to formalize the Wesley population's ability to use the shuttle.

3. Does the Applicant's Draft Order include all of the new or amended Conditions recommended by OP in its June 3, 2022 report (Exhibit 20)?

The July 5, 2022 draft Order (Exhibit 49) did not contain any of the changes or additions recommended by OP in its June 3rd report. OP continues to recommend they be included in the Order and the applicant's September 1, 2022 filing (Exhibit 51) confirms that the applicant accepts the OP revised conditions.