

From: Josefa Scholz jtscholz@msn.com
Subject:
Date: November 23, 2025 at 1:28 PM
To:



Dear Chairman Hood and Members of the Commission, concerning Z.C. Case No. 23-08(A),

I'm Josie Scholz. My husband, Bob, and our family, have lived on University Avenue, across from Wesley, for forty plus years. I am a supporter of Wesley's mission, and have always admired its campus and appreciated its students and families.

My attention was caught in 2022 by Wesley's proposal to bolster its budget by leasing some of its land to a commercial developer to build a 7 story residence hall, for mainly AU undergraduates.

I am still concerned that their proposed project, conceived without cooperation with AU, its neighboring university, could cause the following harms:

1. harm AU: transferring some of AU's students and their housing income across the property line will reduce AU's income and prevent AU students from supporting their own university,
2. harm the seminary's appeal: fusing its small mainly commuter graduate seminary to a larger, livelier undergraduate population, could cause Wesley to fail,
3. harm the neighborhood: proposing a structure big enough to make the money necessary to provide student housing as well as reward Landmark, its investors, and Wesley, could harm Wesley's mission, students, and the neighborhood,
4. harm DC: special work arounds could weaken citizens' perceptions of fair and consistent DC zoning regulations and land use.

But, "Where there is a will there's a way," and text amendments have helped the project progress.

I want to thank the neighborhood civic groups, (especially Spring Valley Wesley Heights Citizens Association and Neighbors for a Livable Community), ANC3D and 3E, and all the agencies that have invested their time and talents into clarifying the Wesley Campus Plan. With the intention of finding the right way to proceed for as many people as possible, the intellectual capital and hours of work that have been put into this proposal by every side have been enormous.

However, I oppose the project's approval at this time, because I agree with ANC3E, the Committee of 100, SLWHNA, and NLC that there are still some issues not resolved, most importantly, Wesley's IZ proposal.

"To whom much is given, much is required." \$8 million dollars for IZ is insufficient. Silent victims in this case could be the citizens of DC. If the project goes forward, the seminary will experience potential gains. But, DC citizens must be considered, and should not be deprived of the IZ assistance they are due when a multimillion dollar project is built and given extraordinary financial breaks.

Thanks for your time.