

Handout for MHNA

KeepMeridianHillGreen.org



Platform

Address Concerns

Since 2015, the community has been actively engaged in Meridian International Center's proposed development located at the 2300 block of 16th Street NW (Belmont St NW & 16th St NW) in the Meridian Hill Historic District, across from Malcolm X Park. **We ask that the community's valid concerns be properly addressed.**

- ▶ **What is the true cost of Meridian's 100% tax exemption?**
- ▶ **Will there be deeply affordable housing?**
- ▶ **Will the ANC be given their legally-entitled "great weight"?**

Enforce the Law

The developer is relying on a loophole to avoid compliance with the Comprehensive Plan Law so they can build a 9-story luxury condo and conference center. **We ask that the DC Office of Zoning do its job and resolve the discrepancy in accordance to DC law.**

- ▶ **Does the Comp Plan Law prevail over Zoning regulations?**
- ▶ **Is Office of Zoning legally-required to enforce the Comp Plan Law?**
- ▶ **Are discrepancies legally-required to be resolved?**

Save Our Trees

Since 1872, when Governor Alexander Shepherd planted 60,000 street trees to improve the quality of life DC has been known as "The City of Trees". **We ask that the proposed development be lawful and take measures to save 50 trees – including several Heritage Trees over 100 years old!**

- ▶ **Why do we value our Trees?**

Tax Exemption -

- In 2014, Office of Tax and Revenue (OTR)'s [tax analysis](#) concluded that property tax exemptions are not needed for Meridian to remain in operation. DC Council responded by approving an [indefinite tax exemption](#).
- Currently, Meridian International Center (MIC) is exempt from real property tax under DC Official Code § 47-1088.01. According to the Office of Tax and Revenue, the 100% tax exemption on the current lot is \$27M, calculated for 30 years although the tax exemption lasts *indefinitely*. **Meridian doesn't pay property tax, but the rest of us do. How much will the 9-story luxury condos & conference center push the cost up for everyone else?**
- In March 2004, Meridian conveyed a portion of Square 2567 to Crescent Place, LLC for the development of 29 luxury condos. *Sound familiar?* Once the development of Meridian Crescent (2200 17th St NW) was complete, the developer conveyed 41 parking spaces back to Meridian. According to the [Office of Tax and Revenue](#), the conveyance of land should have terminated the tax exemption. How did Meridian go from a [revoked exemption](#) to one that lasts indefinitely? *We don't know!*

Tax Exemption

- We have emailed all DC City council members and asked them to request a tax analysis and review as soon as the property is sold or conveyed.
- The Line Hotel's failure to comply with their tax exemption is a great example of why Council oversight needs to be proactive rather than wait.
- We have confirmation from CM Bonds, Evans, Silverman and White that they will request a tax analysis from the Office of Tax and Revenue to

For more information on this topic <http://keepmeridianhillgreen.org/tax/>



Existing Lot

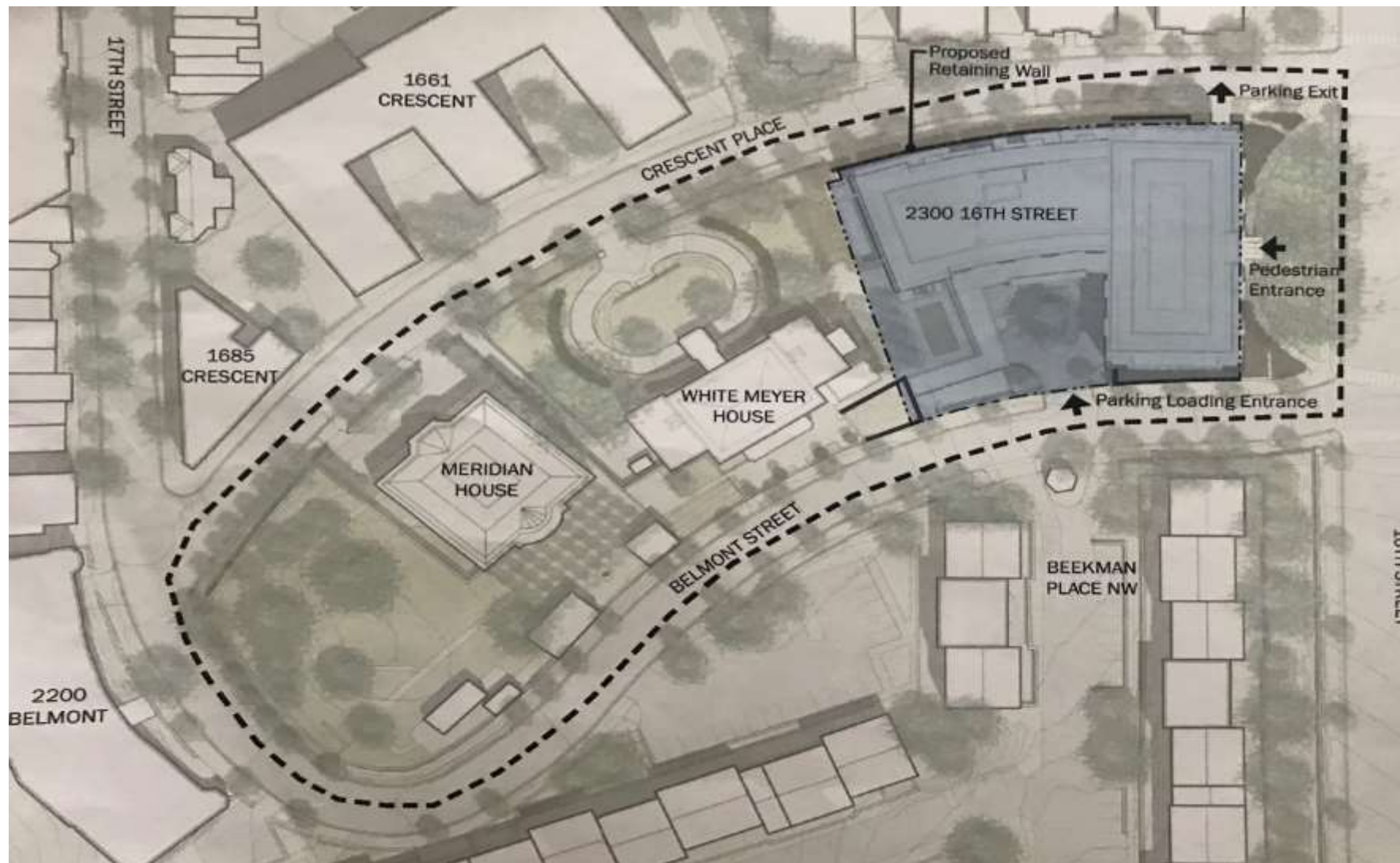


Original Zoning



BZA Exception based on MIC being a private School

In 2014, the Office of Tax and Revenue (OTR) estimated that Meridian's tax exemption is worth approximately \$538,000 annually (increasing each year). **Chief Financial Officer Jeffrey DeWitt** opposed the exemption for several reasons, including that "Meridian did not meet the requirements for exemption as a public charity or school".



Finished Project - Convention Center and 9 Story Apt Bldg

Final Comments

- Thank you for your time and consideration
- For more information please see our website at Keepmeridianhillgreen.org
- If you agree that Meridian International needs to follow the law, please sign the petition at <https://www.change.org/p/tell-zoning-commission-to-rezone-meridian-hill-in-accordance-with-dc-law>