



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

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ANC 3C Resolution No. 2016-044
Resolution on Request for Small Area Plan for 16 Acres Washington
Marriott Wardman Park Hotel, 2660 Woodley Road NW

Whereas, JBG, Inc., the owner of most of the 16 acres Wardman Park Hotel property, filed with the Zoning Commission two Planned Unit Development (PUDs) proposals that requested approval of massive redevelopment of the property with high-rise residential buildings; and

Whereas, the DC Comprehensive Plan does not address any redevelopment of this property but encourages the use of planning tools to guide development and maintain and enhance quality of life and neighborhood character; and

Whereas, the DC Office of Planning employs Small Area Plans as a device to provide supplemental guidance on how to manage growth and long range planning goals for a few city blocks, a neighborhood, or an entire corridor; and

Whereas, the JBG proposal anticipates adding thousands of residents to the small Woodley Park neighborhood, changing circulation patterns, and effecting landmarked properties and an historic district; and

Whereas, JBG has withdrawn the First Stage PUD application but plans to pursue the Consolidated PUD application, which means the Zoning Commission will review a map amendment and single building PUD proposal without the context and framework of the intended scope of development for this site; and

Whereas, the Comprehensive Plan urges the Zoning Commission to be guided by place-specific Small Area Plans when they consider PUD proposals, but in this case the Zoning Commission would have no detailed guidance from the Comprehensive Plan or a Small Area Plan and would have to rely on the retrograde piecemeal, unplanned approach favored by JBG;

Be It Resolved, that Advisory Neighborhood Commission 3C (ANC) strongly and emphatically recommends that the Office of Planning join the ANC in opposing any development on the

Wardman Park Hotel property, and specifically any PUD development, until a participatory planning process is conducted, such as a Small Area Plan (SAP);

Be It Resolved that the ANC urges that a SAP, at a minimum, include guidance on housing needs, school facility capacity and resources, preservation concerns, provision for open space and recreation, future circulation patterns, utilities capacity, transportation and traffic assessments, and the scale and intensity of appropriate development in order to inform private sector, community, and public agency actions and investments;

Be It Further Resolved that the ANC urges the Office of Planning to discourage developers from requesting spot zoning changes and significant site redevelopment of areas that are not designated Change Areas or Revitalization Areas on the Comprehensive Plan Generalized Policy Map, and to oppose PUD applications under these circumstances;

Be It Further Resolved that the Chair, and the Commissioners for 3C02 and 3C09 are authorized to represent the Commission on this matter.

Attested by



Carl Roller

Chair, on September 19, 2016

This resolution was approved by a voice vote on September 19, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.