



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-Jason Fink; 03-Janell Pagats
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt
07- Maureen Kinlan Boucher; 08-Vacant; 09-Nancy MacWood

P.O. Box 4966
Washington, DC 20008
Website <http://www.anc3c.org>
Email all@anc3c.org

ANC3C Resolution 2022-003

Regarding a Historic Preservation Review Board Proposal Submitted on Behalf of Carmel Partners to Redevelop the Former Marriott Wardman Hotel Site

WHEREAS on January 11, 2021, the owning entity, Wardman Hotel Owner LLC, a subsidiary of Pacific Life, filed for bankruptcy and announced the permanent closure of the hotel and the severing of the management contract with Marriott;

WHEREAS Carmel Partners cast a winning bid of \$152.25 million for the former Marriott Wardman Park hotel in Northwest D.C. during a closed-door bankruptcy court-authorized auction on July 20, 2021;

WHEREAS Carmel Partners closed on the acquisition of the former Marriott Wardman Park hotel in November 2021;

WHEREAS the former Marriott Wardman Park hotel consisted of a 9.5 acre site that is part of a 16 acre three parcel zoning lot that includes the 1928 historic Wardman Tower and the 2012 Woodley West apartment building;

WHEREAS in January 2022 the law firm of Holland and Knight submitted a proposal on behalf of Carmel Partners to the DC Historic Preservation Review Board (HPRB) for the construction of two 90' tall apartment buildings with 900 new residential units to replace the existing 99' tall hotel;

WHEREAS Carmel Partners propose Building A will have five levels of parking below the courtyard level and Building B will have one level of parking below ground;

WHEREAS Carmel Partners propose occupancy to be reduced from 47% to 23%, resulting in the addition of 102,000 sf of open space to the site;

WHEREAS Carmel Partners plan to demolish the existing Marriott Wardman Hotel building;

WHEREAS Carmel Partners have not disclosed the number of units that will be affordable in their proposal;

WHEREAS in 2016 JBGSmith the former owners of the Wardman Park Marriott filed two applications for Planned Unit Developments (PUDs) and related map amendments with the Zoning Commission to create a five-building, 1600-unit residential development on the 16-acre Wardman Park

Hotel site to include a mix of unit types ranging from one to four-bedrooms on the property while maintaining the hotel;¹

WHEREAS Mayor Bowser's housing goals call for adding 36,000 new homes over the next five years, including 12,000 income-restricted affordable homes, 1,990 of them in Rock Creek West, where currently less than 1% of the District's existing affordable housing inventory can be found;²

WHEREAS adding housing and affordable housing makes Woodley Park a more inclusive neighborhood and welcoming to people from all backgrounds;

WHEREAS adding housing units at a transit and neighborhood shopping hub allows more people to live car-free, which has a benefit toward D.C. reaching its sustainability and reduced-carbon goals including cutting greenhouse gas emissions by 50% by 2032;³

WHEREAS the Woodley Park neighborhood has lost over a dozen small businesses since February 2020;

WHEREAS allowing the Woodley Park Business Corridor to naturally transition to a higher density mixed use over time will facilitate the resurgence of commercial the area;

WHEREAS District of Columbia Officials has expressed interest in investing and working with Carmel Partners to develop affordable and workforce housing units on the site;

WHEREAS Woodley Park will be starting a Planning Process of design guidelines that incorporate historic preservation organized by the Office of Planning in March, which includes this site;

WHEREAS the review by the HPRB is dependent on the colonnade extending from the landmark Wardman Tower to the hotel;

WHEREAS the proposal includes two tall towers that would predominantly feature glass walls;

THEREFORE BE IT RESOLVED that ANC 3C strongly opposes the proposal submitted to DC Historic Preservation Review Board on behalf of Carmel Partners to redevelop the site of the former Marriott Wardman Hotel, and encourages HPRB to delay voting on this until the Woodley Park Planning Process by the Office of Planning is complete;

BE IT FURTHER RESOLVED THAT ANC 3C urges Carmel Partners to work with ANC 3C, the Woodley Park Community, and Deputy Mayor's Office for Planning and Economic Development in the District of Columbia on a proposal that maximizes affordable housing and retail, including but not limited to, a map amendment and utilizing HANTA on the site.

BE IT FURTHER RESOLVED THAT ANC 3C requests Carmel Partners increase the number of housing units in their proposal to at least 1,200 and make at least 35% of the units affordable at 30% and 60% MFI.

¹ https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=16-14

https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=16-15

²

https://housing.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/RCW%20Roadmap_12.16.21.pdf

³ https://doee.dc.gov/sites/default/files/dc/sites/ddoe/page_content/attachments/Clean%20Energy%20DC%20-%20Full%20Report_0.pdf

BE IT FURTHER RESOLVED that ANC 3C strongly supports commercial zoning and mixed-use development on the former Marriott Wardman Hotel property, specifically in the underground level and the interior street level which rests on top of the Woodley Park Metro Station.

BE IT FURTHER RESOLVED that the ANC finds that the proposed northern towers will be bright light beacons that will starkly contrast with the more modest fenestration of the Wardman Tower.

BE IT FURTHER RESOLVED that the Chair and the Commissioners for 3C01, 3C02, 3C03, and 3C05 or their designee(s) are authorized to represent ANC3C on this matter

Attested by

A handwritten signature in cursive script that reads "Beau Finley". The signature is written in black ink and is positioned to the left of the printed name and title.

Beau Finley
Chair, on February 22, 2022

This resolution was approved by voice vote on February 22, 2022, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.