



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
CLEVELAND PARK • WOODLEY PARK •  
MASSACHUSETTS AVENUE HEIGHTS

*Single Member District Commissioners*

01-Hayden Gise; 02-Adam Prinzo; 03-Janell Pagats  
04-Roric McCorristin; 05-Sauleh Siddiqui; 06-Tammy Gordon  
07-Gawain Kripke; 08-Rick Nash

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February 22, 2023

Mr. Stephan Mordfin  
District of Columbia Office of Planning  
1100 4th Street, SW  
Washington, DC 20024

Via E-Mail: [stephan.mordfin@dc.gov](mailto:stephan.mordfin@dc.gov)

**RE: Comments on Large Tract Review Application of CP VII Wardman 1-A, LLC and CP VII Wardman 1-B, LLC Square 2132, Part of Lot 32 (A&T Lots 855, 856)**

Dear Mr. Mordfin:

At a regularly scheduled and properly noticed public meeting on February 22, 2023 with a quorum present, a quorum being five commissioners, Advisory Neighborhood Commission (ANC) 3C voted 8-0-0 to provide written comments to the Office of Planning (OP) on Carmel Partners' Application for Large Tract Review of the redevelopment of 2660 Woodley Road, NW (Wardman Park).

This site, when completed, will convert the existing Marriott Wardman Park Hotel into two residential buildings consisting of approximately 900 apartment homes. 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.

The community engagement meeting was held virtually on January 26, 2023 before a special meeting of ANC 3C, where Carmel Partners, The Office of Planning (OP) and members of the affected community were present.

ANC 3C has taken comments from the community, and would issue the following suggestions to the Office of Planning, Carmel Partners, and other District agencies for addition into the Large Tract Review:

Firstly, ANC 3C would like to ask Carmel Partners to reconsider its current parking numbers and expand its transit plans and outreach. Currently, Carmel is planning for a total of 881 parking spaces for exclusive use of their future residents, in addition to the 40 space easement made for the adjacent Wardman Tower Condominiums. This is more than one parking space for each planned unit in the building and more than four times as many as required by zoning regulations. This site sits in the center of a transit hub, future residents will have access to various Metrobus lines, (notably, the L2, Chevy Chase to Farragut Square, and the 96, Tenleytown to Capitol Heights), the DC Circulator (Woodley Park Adams Morgan-McPherson Square line), Metrorail (Woodley Park/Zoo-Adams Morgan Station on the Red Line, Glenmont to Shady Grove via Downtown DC), as well as multiple Capital Bikeshare dockings stations. Future plans for Connecticut Avenue NW include protected bike lanes that will provide yet another safer and climate-friendly transport option for residents. Additionally, by adding housing units in a transit hub it 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](#). In addition, a significant reduction in the number of parking spaces would save Carmel millions of dollars in construction, permitting it to offer more units at reasonable rents. For the reasons listed above **ANC 3C asks Carmel to reduce the number of parking spaces, and instead encourage its residents to take advantage of the nearby robust public transit system.**

In a revised submission to the Office of Planning by GoroveSlade dated January 31, 2023, certain transit-oriented benefits are outlined. These include as hosting an annual transportation event for residents, employees, and members of the community, for different transit organizations such as [goDCgo](#) (DDOT), Washington Area Bicycle Association ([WABA](#)), and others to provide information, such as pocket guides about Metrorail, Metrobus, DC Circulator, etc. They also agree to provide a SmarTrip to new residents and/or a free ride on Capital Bikeshare. They also indicate that they will provide additional infrastructure for bicyclists such as the installation of two 19-dock Capital Bikeshare stations and agree to pay for one year of operation and maintenance. Carmel will also be providing 202 long-term bicycle parking of varying sizes for different types of bicycle (E-Bikes, Cargo Bikes), lastly, bicycle storage will be free of charge to residents. **ANC 3C believes that these additions are significant improvements to Carmel's plans.**

Secondly, **ANC 3C would like to ask the District of Columbia Public Schools (DCPS)** to take a proactive approach to addressing the impact on Oyster-Adams Elementary School. With the redevelopment of the Wardman property into residential units, it is likely that an already strained Oyster-Adams will become even more overcrowded. This year [DCPS will undertake](#) a review of school boundaries, while not all of the new units at the Wardman site will have children, there will likely be a significant increase in the number of children zoned for Oyster in the near future. DCPS should be using this time during the boundary review as well as the construction to evaluate how to address the situation and come up with innovative solutions to address the overcrowding.

Lastly, **ANC 3C would like to ask Carmel Partners** to consider retaining the “Wardman” name in some form for the [ties the name](#) has to Woodley Park and the District of Columbia.

On a separate note, Some listserv posters have advocated for the DC Government seizing the property by exercising eminent domain. Whatever the merits were of the government acquiring the property in the bankruptcy proceeding, it would be a mistake to try to use eminent domain at this point for a variety of reasons, mainly it would be long process during which the property would sit idle and unused, creating a hole in the neighborhood as well as a lingering safety hazard that would benefit no one.

The Commission authorizes the Chair and the Commissioner for 3C02 and/or their approved designees to represent the Commission on this matter.

Consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ANC 3C thanks the OP for the opportunity to express our interest and concerns. **We ask that our comments be given great weight in the Office of Planning’s considerations.**

**Attested by**

A handwritten signature in black ink, appearing to read "Janell Pagats", written in a cursive style.

Janell Pagats

**Chair, on February 22, 2023**

*This resolution was approved by voice vote on February 22, 2023, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.*