



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

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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ANC3C Resolution 2023-007
Regarding Limits on Restaurants and Bars in Woodley Park’s Business District

WHEREAS Advisory Neighborhood Commission 3C (ANC 3C or Commission) represents Woodley Park (WP), including its commercial district on Connecticut Avenue directly opposite the National Zoo and between the Woodley Park-Zoo Metro station and the Taft bridge;

WHEREAS the economic vitality of ANC 3C’s commercial districts has been a recent priority within the community;

WHEREAS the Zoning Regulations and Zoning Overlay Districts were established in the District of Columbia in 1958;

WHEREAS a rule (the cap or overlay) limiting eating and drinking establishments in the Woodley Park Neighborhood Commercial Overlay District (WP) went into place in 1990;

WHEREAS Woodley Park is home to the National Zoo as well as the Omni Shoreham Hotel which brings many visitors to the Woodley Park Business District;

WHEREAS Woodley Park was once home to the Marriott Wardman Park Hotel, which at one point was the third largest hotel in the District of Columbia;

WHEREAS the cap was adopted to prevent a “proliferation in restaurants...opening presumably to serve hotel guests and visitors to the National Zoo” [[BZA Case 18881 Exhibit 65](#)];

WHEREAS economic developments, social, and cultural change over the course of the past 30 - 65 years have created significant challenges for retail establishments in Woodley Park to operate and evolve under archaic regulations and restrictions;

WHEREAS changing conditions for retail establishments in the WP have led to vacancies, some of long duration;

WHEREAS a commercial market analysis of Woodley Park completed in 2019 ([WP Market Analysis](#));
WHEREAS the WP Market Analysis further noted that “Woodley Park relies heavily on additional sources of customer traffic beyond the local residential population to fully sustain area businesses” [[Stover Report, Page 5](#)]

WHEREAS the WP Market Analysis concluded that the neighborhood lacked the daytime population of other DC areas, which limits “other retail viability” and limits the amount of “retail spending” [[Stover Report, Page 12, 14](#)]

WHEREAS the WP Market Analysis noted that “Woodley Park’s larger local population and frequent pedestrian traffic allow the area to be slightly more viable for food and beverage...than nearby Cleveland Park, Glover Park and Mount Pleasant”; [[Stover Report, Page 14](#)].

WHEREAS the cap, which prioritizes other forms of retail, discourages new restaurants and bars from locating in the WP by incorrectly suggesting that they are disfavored and will encounter neighborhood opposition;

WHEREAS the DC Office of Planning stated “The Overlay cap was not intended to freeze businesses in time” [[BZA Case 18881, Exhibit 68, Page 2](#)];

WHEREAS business owners, both small and large, encounter costs in time and money to seek relief from obsolete restrictions and regulations;

WHEREAS lifting the cap on restaurants and bars in Woodley Park would create more job opportunities for working-class residents, providing a diverse range of employment options and promoting economic growth within the neighborhood;

WHEREAS an increase in restaurants and bars would stimulate spending from local residents, as well as visitors to the area, thereby circulating more money within the community and benefiting local businesses and working people;

WHEREAS a greater variety of eating and drinking establishments would enhance the cultural and social fabric of Woodley Park, creating third-spaces for residents to gather, connect, and foster a sense of community;

WHEREAS the presence of more restaurants and bars would support local food producers, farmers, and suppliers, contributing to a more resilient and sustainable local economy;

BE IT THEREFORE RESOLVED that ANC 3C requests that the Office of Planning support and the District Zoning Commission amend 11 DCMR 1101.3(b), by adding NC-4 and NC-5 to the list of excepted NC zones not subject to the 25% cap on eating and drinking establishments with the following edit:

1101.3 The designated uses shall occupy no less than fifty percent (50%) of the gross floor area of the ground floor level of the building within a designated use area, subject to the following requirements:

...

(b) Except in the **NC-4, NC-5**, NC-6 and NC-9 through NC-17 zones, eating and drinking establishments, and fast food establishments where permitted, shall be subject to the following limitations:

(1) These uses shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NC zone, as measured along the lots in the designated use area in the particular district; and

(2) Except for fast food establishments, eating and drinking establishments may

occupy the full ground floor requirements of Subtitle H § 1101.3; provided, that they shall remain subject to the linear street frontage requirement of Subtitle H § 1101.3(b)(1);

FURTHER RESOLVED that the Chair and the Commissioner for 3C02 are authorized to initiate and support a text amendment to the Zoning Regulations on behalf of ANC 3C to make this change and to represent the Commission on this matter.

FURTHER RESOLVED that, 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.

Attested by

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

Janell Pagats
Chair, on March 20, 2023

This resolution was approved by voice vote on March 20, 2023, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.