



**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  
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*By Electronic Mail*

September 18, 2023

Chair Marnique Heath, FAIA  
Historic Preservation Review Board  
1100 4th Street, SW, Suite E650  
Washington, DC 20024  
[historic.preservation@dc.gov](mailto:historic.preservation@dc.gov)

**RE: 1) Connecticut Avenue Development Guidelines, and  
2) Design Guidelines for Cleveland Park's Historic Commercial Corridor, submitted by the  
Cleveland Park Historical Society**

Dear Chair Heath,

We ask that the Historic Preservation Review Board adopt the Connecticut Avenue Development Guidelines, submitted for your consideration by the Office of Planning and Historic Preservation Office staff, as the approved guidelines to be used in the future consideration of proposed projects in the Cleveland Park and Woodley Park commercial areas, zones NC-3, NC-4, and NC-5.

ANC 3C expressed a positive opinion of the April draft of the Guidelines, along with a number of recommendations outlined in our [May 2023 resolution](#). We are pleased that several of our recommendations were addressed by staff in the current version, including expanding the section on housing equity, while others will need to be addressed during the rezoning process.

ANC 3C has been consistent in its support of the Office of Planning's proposal to increase housing in these locations, both of which are located within historic districts. We [supported the amendments to the Comprehensive Plan](#) (Resolution 2021-002) calling for greater density in the Future Land Use Map for these two commercial corridors, as well as for the amendments calling for the implementation of a planning process prior to rezoning. ANC 3C, as well as the broader Cleveland Park and Woodley Park communities, has been actively engaged in the planning process that produced this final report before you.

ANC 3C's priorities are clear and are ones we hope the Board shares: 1) these two commercial areas which surround Metro stations, bus lines, retail for daily living and entertainment, all within walking distance of good schools and recreation, are exactly the places where dense housing should be added, 2) adding the maximum housing allowed under the Future Land Use Map and subsequent rezoning can be done through the application of thoughtful design strategies, as outlined in the

report, which will ensure that the new buildings and additions added are compatible with the historic district, 3) there are existing historical buildings of similar height and density in our historic districts that add to the historic character of the neighborhood and adding more similar buildings will increase the vitality and livability of our neighborhood.

The Commission has taken notice that a competing set of design guidelines has been submitted for your review. Without any public consultation, or even the participation and notice of its own members, the Cleveland Park Historical Society (CPHS) has presented its Board's view of design guidelines for the commercial area in Cleveland Park. As these guidelines are in conflict with the guidelines submitted by staff in respect to building heights, we ask that board not consider these alternate guidelines, and if it does, to reject them. CPHS has been active in the OP planning process from the start. Like any other community group, it has had ample opportunity to express its opinions on what should and should not be included in the staff report. The ANC made good faith efforts to reach out to the CPHS leadership which were ignored. To submit an entirely independent set of guidelines at the eleventh hour is inappropriate and their inclusion on your agenda is, in our view, antithetical to community input.

This is not the first time CPHS has moved forward design guidelines without community engagement. CPHS's residential design guidelines for the Cleveland Park Historic District never included any community or ANC engagement. Yet the organization has cited these guidelines in proceeding here, and has not been transparent with the public if they are sanctioned by the HPRB. It is our understanding that they are not.

One of the main purposes of this planning process is to provide certainty and clarity on how compatible development can add housing at the allowed height and density with these historic districts. We believe the staff prepared Connecticut Avenue Development Guidelines before you succeed in achieving this goal and we urge their adoption.

At a regularly scheduled and properly noticed public meeting on September 18, 2023 with a quorum present, a quorum being five commissioners, Advisory Neighborhood Commission (ANC) 3C voted 7-1-0 to provide written comments.

Sincerely

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

Janell Pagats  
Chair ANC 3C  
Single Member District 3C03