



**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

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

*By Electronic Mail*

February 20, 2024

Mr. Frederick L. Hill  
Chairperson  
Board of Zoning Adjustments (BZA)  
441 4th Street, NW, Suite 200S,  
Washington, DC 20001

Brian J. Hanlon  
Director  
District of Columbia Department of Buildings  
1100 4th Street, SW  
Washington, DC 20024

**RE: BZA Appeal No. 21082 - Wardman Park**

Chairperson Hill & Director Hanlon,

At a regularly scheduled and properly noticed public meeting on February 20, 2024 with a quorum present, a quorum being five commissioners, Advisory Neighborhood Commission (ANC) 3C voted 8-0-0 to submit written comments on this matter.

This site, when completed, will convert the now demolished 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.

On January 11, 2024, (outside of the 60 calendar day window of a DOB appeal), Advisory Neighborhood Commission 3C was served with notice of BZA Appeal No. 21082 of Wardman Hotel Strategy Team, Madhusan Ramachandran, and Renate Wallenberg, for the Wardman Park redevelopment located at 2650 Woodley Road, NW & 2601 Calvert Street, NW by Carmel Partners. Should this appeal move forward ANC 3C, will assert its party status to this appeal.

ANC 3C would like to note the following:

1. The redevelopment of this site has already been the subject of numerous reviews by various DC government agencies and bodies including ANC 3C. ANC 3C has supported the project in the past and continues to support the project now.
2. The project has continued to be the subject of numerous community engagement meetings offered by the ANC, the Woodley Park Community Association (WPCA), among other community-based groups.
3. As of today, the project site is currently an empty hole in the ground, should this appeal move forward it could lead to the property sitting idle and unused and would become a lingering safety hazard in the neighborhood, also of note is that this property is surrounded by schools further exacerbating this safety risk.
4. The property owner, Carmel Partners, have gone above and beyond in terms of being good neighbors, offering kids the opportunity for kids to paint the wooden fence around the property during Art All Night, properly salting sidewalks during winter weather events, among other things.
5. The project meets the IZ requirements of a by-right building under existing zoning and use designations.
6. The project also underwent an extensive [Large Tract Review](#).

ANC 3C requests the following at this time:

1. No stop work order be placed on the building permits (B2305655, B2307474).
2. The standing of the “Wardman Hotel Strategy Team (WHST)” in the filing of this appeal be further investigated as appropriate at this time. The principal signature claiming to represent this group resides in Ward 2 and no documentation regarding proof of the make up of this “group” is provided.

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.

Sincerely,



Janell Pagats  
Chair ANC 3C  
Single Member District 3C03

CC: Matthew Frumin, Ward 3 Member of the Council of the District of Columbia