



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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May 20, 2024

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

RE: BZA Appeal No. 21082 - Wardman Park - Closing Statement of ANC 3C

Chairperson Hill & Members of the BZA,

At a regularly scheduled and properly noticed public meeting on May 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.

ANC3C Support of Project

ANC 3C has been and continues to be in support of this project. This project has been the subject of multiple ANC 3C resolutions and letters ([ANC 3C Resolution 2022-003](#), Regarding a Historic Preservation Review Board Proposal Submitted on Behalf of Carmel Partners to Redevelop the Former Marriott Wardman Hotel Site, [ANC 3C Letter - February 2023](#), Comments on Large Tract Review Application of CP VII Wardman 1-A, LLC and CP VII Wardman 1-B, LLC, and [ANC 3C Letter - February 2024](#), BZA Appeal No. 21082 - Wardman Park) all of which have been supportive of the project.

The latest appeal does not change the fact that the vast majority of the community is in support of this project and ANC 3C continues to reflect their support in our official actions.

Summary Conclusion

ANC 3C is a representative body elected to represent our direct neighbors. We are responsible for communicating the wants and wishes of who we represent to the government as we have in the above previous resolutions and letters on this matter. We are on the frontline when it comes to explaining larger government decisions to the communities we represent. If the BZA grants this appeal it will be difficult to explain what occurred to the community, as many do not understand the intricacies of zoning law.

The Intervenor's Presentation included factual information that ANC 3C finds compelling and that reminds everyone that this parcel of land has been occupied by a large housing building - rental or hotel - since the early 1900s. The Intervenor's Presentation ([Exhibit 34](#)) goes into detail starting on slide 22 about the history of the built structures and zoning of this parcel of land across time. It has always been a building of the size proposed for the new structure, if not larger, in the past. It has always been used to house people - overnight or long-term.

ANC 3C has boots on the ground and agrees with the Zoning Administrator in all regards including the buildings' heights and the passageways. Again, it has been this way for over 100 years. Most people who are going about their daily life in the neighborhood have not questioned this and are unlikely to do so.

Safety Issues and Community Wellbeing

As of today, the project site is currently halfish built, should this appeal be granted it could lead to the property sitting idle, unused, and would become a lingering safety hazard in the neighborhood, as well as a lingering eyesore.

If the property is left fenced off as it is now it creates a longer period of time that children headed to one of the various schools in the area would have to cross a busy street to avoid a closed off sidewalk.

The community is very much looking forward to the end of construction. If this appeal is granted, it would lead to more disruptions for the surrounding community for a longer period of time.

Passageways

The ANC would also like to note that keeping the passageway connecting the Wardman Tower to the new buildings was a condition of the Historic Preservation Review Board as a condition of approval. No one in the community has voiced tangible concerns regarding this connection. No one who lives in or around this property cares about this. ANC 3C has held multiple public meetings and this has never come up as an issue.

Smaller Footprint

If a smaller building is built it would result in less housing overall. There are a number of reasons why the Rock Creek West planning area is so far behind in reaching the Mayor's housing and affordable housing goals. Again, the 72 affordable units that this property will offer when complete is more than the 0 it is offering now.

In conclusion ANC 3C asks that this appeal be denied.

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

