



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

Single Member District Commissioners

01-Samuel Littauer (Secretary); 02-Adam Prinzo (Vice Chairperson);
03-Janell Pagats (Chairperson); 04-Erin Beard; 05-Vacant; 06-Jay
Bose; 07-Gawain Kripke (Treasurer); 08-Rick Nash

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Washington, DC 20008
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Email: 3C@anc.dc.gov

By Electronic Mail

November 17, 2025

The Honorable Chairperson and Members of the Zoning Commission
Zoning Commission for the District of Columbia
441 4th Street NW, Suite 200-S
Washington, D.C. 20001

**RE: RLetter of Strong Support - Z.C. Case No. 25-09 (Text and Map Amendments to
Implement the Connecticut Avenue Development Guidelines)**

Dear Honorable Chairperson and Members of the Zoning Commission:

At a regularly scheduled and properly noticed public meeting on November 17, 2025 with a quorum present, a quorum being four commissioners, Advisory Neighborhood Commission (ANC) 3C voted 6-1-0 to submit the following written comments into the record for Zoning Commission Case Number 25-09.

ANC 3C, representing the neighborhoods of Cleveland Park, Massachusetts Heights, Woodland-Normanstone, and Woodley Park, writes to express its **strong and unequivocal support** for Z.C. Case No. 25-09. This case proposes the Text and Map Amendments necessary to establish the new **Cleveland Park Neighborhood Mixed-Use Zone (NMU-8A/CP)** and **Woodley Park Neighborhood Mixed-Use Zone (NMU-9A/WP)**.

This zoning case is the necessary rule-making conclusion to a multi-year, community-driven planning process that ANC 3C has consistently and formally supported. The new mixed-use zones are meticulously designed tools for realizing the District's commitment to equitable development. Our support is built upon the foundational policies established in ANC 3C [Resolution 2021-002](#) and reinforced by the collaborative framework developed in ANC 3C [Resolution 2023-012](#). We urge the Commission to approve these amendments to enact a clear, community-vetted policy that promotes housing, economic revitalization, and sustainable, transit-oriented growth along Connecticut Avenue NW.

ZONING COMMISSION
District of Columbia
CASE NO. 25-09
EXHIBIT NO. 161

I. Foundational Support: Comprehensive Plan and FLUM Changes (2021)

ANC 3C officially set the groundwork for this case in 2021, recognizing the critical need for change in a transit-rich corridor due to decades of economic stagnation and outdated land-use policy.

A. ANC 3C Resolution 2021-002

The Commission formally supported the required Comprehensive Plan changes by passing **Resolution 2021-002, "Supporting Comprehensive Plan proposals for the Cleveland Park Commercial Area on Connecticut Avenue."**

- **Explicit Endorsement:** This resolution formally supported the Office of Planning's proposal to amend the **Future Land Use Map (FLUM)** for the Connecticut Avenue corridor, changing the designation from "Low Density Commercial" to a mix of "Moderate Density Commercial and High Density Residential."
- **Stated Rationale:** The rationale stemmed from the recognition that the existing "Low Density Commercial" designation had stifled growth and contributed to the decay of the aging commercial building stock. The change to "Moderate Density Commercial and High Density Residential" acknowledges the corridor's unparalleled access to Metro stations and existing infrastructure, making it an ideal location for transit-oriented development (TOD). Crucially, the support focused on providing diverse housing options—specifically those that address the lack of **"Missing Middle" housing** and family-sized units, thereby enhancing the socio-economic diversity of the surrounding communities and guaranteeing a robust customer base for local businesses.

B. Public Deliberation on FLUM and Comp Plan

This formal position followed rigorous public debate and transparent review:

- **ANC 3C Public Meeting, February 17, 2021:** This meeting included extensive discussions and input on the proposed District-wide Comprehensive Plan amendments, including the crucial changes to the **FLUM** that affected the Connecticut Avenue corridor. (Video: <http://www.youtube.com/watch?v=LLzcSb6TLYk>)

II. Active Endorsement: Connecticut Avenue Development Guidelines (2022-2023)

Following the Comp Plan adoption, ANC 3C actively engaged in the OP-led planning process and endorsed the resulting Development Guidelines, which provide the detailed regulatory framework that Z.C. Case 25-09 is designed to implement.

A. ANC 3C Resolution 2023-012

The Commission formally endorsed the Development Guidelines by passing **Resolution 2023-012, "Resolution Regarding the Connecticut Avenue Development Guidelines."**

- **Implementation of the Comp Plan:** This resolution affirmed that the Guidelines were the official framework intended to **"implement land use and housing policies outlined in the 2021 Comprehensive Plan (Comp Plan)."**
- **Shared Goals:** The Commission's support for the Guidelines emphasized their role as a

sophisticated bridge between the high-level policy of the Comp Plan and the specific architectural and urban design details required in a historic context. ANC 3C supported the Guidelines as the correct way to integrate mixed-use development, support housing at various income levels, and ensure compatibility with our historic districts. This is achieved through detailed requirements for setbacks, massing transitions, and ground-floor design that promote active street-level retail environments while ensuring that building heights transition respectfully to the adjacent low-density residential areas, a vital element for ensuring compatibility within the established historic districts.

B. Comprehensive Review of the Guidelines

The Commission's support is backed by numerous public sessions dedicated to reviewing and shaping the final document:

- **Connecticut Avenue Development Guidelines - What We've Heard Webinar, October 6, 2022 (DC Office of Planning):** This webinar detailed the extensive public feedback and process leading to the final guidelines document, ensuring that community input was incorporated into the design framework. (Video: <http://www.youtube.com/watch?v=hERIK--Bup8>)
- **Draft Connecticut Avenue Development Guidelines (DC Office of Planning):** A summary of the draft guidelines presented for public review, outlining the new vision for the corridor's form and function. (Video: http://www.youtube.com/watch?v=iGBgJhS_OqU)
- **ANC 3C PZHED Committee May 2023 Meeting:** Included a detailed "Presentation & Discussion of Connecticut Avenue Development Guidelines." (Video: http://www.youtube.com/watch?v=ud3bgu6_kW8)
- **ANC 3C PZHED Committee September 2023 Meeting:** Featured continued "Presentation & Discussion of Connecticut Avenue Development Guidelines," confirming the Commission's sustained engagement. (Video: http://www.youtube.com/watch?v=-TTLPrT_9Zg)
- **ANC 3C September 2023 Meeting:** Featured Discussion and Consideration of a Letter to HPRB Regarding the Connecticut Avenue Development Guidelines. (Video: <https://www.youtube.com/watch?v=mElWRA9wuPg>)

C. Support for Design Guidelines before Historic Preservation Review Board

The Commission adopted a [letter](#) on September 18, 2023 by a 7-1 vote to ask the HPRB to adopt the design guidelines within the CADG report as the official set of guidelines for the Cleveland Park and Woodley Park commercial areas, advocating:

- 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 districts.
- On September 28, 2023, the Historic Preservation Review Board (HPRB) unanimously voted (5-0) to approve the Connecticut Avenue Development Guidelines as a tool for the Board's use in their review of development applications for architectural compatibility with the historic districts. The Board's recorded action states "*The Board voted 5-0 to adopt the guidelines stating that it would be a useful tool in the review of future projects and with the understanding that the Board would still be regulated by the preservation law and will continue to review each case for compatibility on its own merits.*" (Record:

<https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/HPRB%20ACTIONS%20September%2028%2C2023%20.pdf>)

- On October 26, 2023, the HPRB received an Information Presentation titled Design guidelines for Cleveland Park's Historic Commercial Corridor, submitted by Cleveland Park Historical Society. As recorded in their actions, "*The Board thanked the applicants for the informational presentation; no action taken.*" The Board allowed these guidelines to be available as a resource, but they did not supersede or replace the Connecticut Avenue Development Guidelines they voted to adopt at their previous meeting. (Record: <https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/HPRB%20ACTIONS%20October%2026%20and%20November%20%2C%202023.pdf>)

ANC 3C requests that the Zoning Commission not further add step-back or other requirements dictating or defining design and requests that the Zoning Commission approve what is in the Office of Planning proposal. The required review and approval process projects would be required to undertake at the HPRB are the proper and sufficient time and place for designs to be evaluated for their compatibility within the Historic Districts.

D. Connecticut Avenue Development Guidelines: Infrastructure Assessment

The Office of Planning commissioned an Infrastructure Assessment after the Connecticut Avenue Development Guidelines were approved by HPRB. (Document: <https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/Connecticut%20Ave%20Infrastructure%20Assessment.pdf>)

Based on the document, here is the summary conclusion of the infrastructure assessment:

]The assessment concludes that while the "most likely" development scenario (the 2021 FLUM Buildout) will increase demand on infrastructure, this growth is a long-term projection **not anticipated to occur within the next 25 years.**

The capacity of existing infrastructure to meet this future demand varies by utility:

- **Electricity (Pepco):** Pepco anticipates that the current infrastructure **will have adequate capacity** to supply the load growth for the projected scenarios.
- **Waste (DPW):** The new development would **not have a serious impact** on waste management capacity. This is because new, larger residential buildings will be responsible for procuring their own private waste services, which are readily available.
- **Transportation (DDOT):** The changes "**could require additional multimodal transportation capacity**" over the long term. DDOT will evaluate the impacts of specific projects as they are proposed in the future.
- **Water (DC Water):** DC Water is "**unsure**" if the systems can handle the future demand. The report explicitly states that the area's existing local sanitary sewer and water systems are **already "running at full capacity"**. DC Water recommends that developers consider upgrading water mains and sewers to ensure adequate future service.

ANC 3C requests that the Zoning Commission accept that further infrastructure assessments will be conducted on a project by project basis in the permitting review process.

III. Summary of Community Engagement & Community Feedback on Z.C. Case 25-09

Throughout the review process, ANC 3C solicited and considered comprehensive feedback from residents and community organizations.

A. Summary of Community Engagement

The engagement specific to Z.C. Case 25-09 was robust and included the following community engagement which all offered the opportunity for community feedback.

- **ANC 3C PZHED Committee February 2025 Meeting:** The Commission has tracked this final implementation step, as noted in the discussion of the Office of Planning "kicking off zoning implementation" of the guidelines. (Video: <http://www.youtube.com/watch?v=5J9aQGjMHjk>)
- **ANC 3C February 2025 Meeting:** Included a presentation and Q&A sessions from the Office of Planning on the Zoning implementation of the Connecticut Avenue Development Guidelines (Video: https://www.youtube.com/watch?v=9_v9kUOXOb8)
- **ANC 3C PZHED Committee July 2025 Meeting:** Presentation by Office of Planning Regarding Text & Map Amendments to Create the Cleveland Park Neighborhood Mixed Use Zone [NMU-8A/CP] & New Woodley Park Neighborhood Mixed Use Zone [NMU-9A/WP]. This was help post-setdown approval at the Zoning Commission June 26 meeting. (Video: <https://www.youtube.com/watch?v=Mgtf2N-y-Sg>)

Additionally, specific engagement events regarding Z.C. Cause 25-09 that were advertised, noticed, and listed on flyers posted throughout the area included:

- **ANC 3C October 2025 Public Meeting:** This meeting included a presentation by DC Office of Planning and Discussion of Text & Map Amendments to Create the Cleveland Park Neighborhood Mixed Use Zone [NMU-8A/CP] & New Woodley Park Neighborhood Mixed Use Zone [NMU-9A/WP] The notice for the meeting included the following statement: *These proposed changes build on years of planning work, including the Connecticut Avenue Development Guidelines, and will shape how our commercial corridors evolve in the years ahead. As part of this process, ANC 3C will review the proposal, hear public input, and prepare a letter to the Zoning Commission.* (Video: <https://www.youtube.com/watch?v=-PNP4pvVfjA>)
- **Open House / Drop-in Session:** An in-person session with the Office of Planning and ANC 3C at the Cleveland Park Library on November 1, 2025. The session was held from 10:30am-1:30pm with 5 of 7 ANC 3C Commissioners present for all or part of the session. About 50 or so people came by. Community members were offered paper copies of the feedback form to fill out and leave with the commission. We received 13 paper form at the event (12 supportive; 1 opposed).
- **ANC 3C PZHED Committee November 2025 Meeting:** In this meeting the committee and community discussed feedback received and allowed the opportunity for more. We also stated that we would be drafting this letter to be provided with notice of our November 17, 2025 meeting in which we would have a vote on the content within. We would accept further feedback on the contents of this letter in the week prior to the meeting. (Video: <https://www.youtube.com/watch?v=FrSX2dmF6qM>)

We provided multiple ways for the community to provide feedback:

- Attend the scheduled meetings.
- Send comments via email to ANC 3C at 3c@anc.dc.gov by November 3rd.
- Use an online feedback form, also by November 3rd.
- Sign up to be a witness and testify at the Zoning Commission hearing on December 1st.

B. Summary of Community Feedback

The comments reveal a highly engaged public discourse with a range of concerns and priorities, all of which the proposed zoning amendments are designed to balance:

Points of Strong Support
Increased Housing Supply: Strong consensus that new housing, especially near Metro stations, is critical for neighborhood vibrancy and city-wide affordability goals.
Commercial Revitalization: Support for removing the cap on eating and drinking establishments and increasing density to boost foot traffic and sustain local businesses.
Affordability: Strong support for the requirement of Inclusionary Zoning (IZ) to ensure racial and economic diversity in the neighborhood.
Transit-Oriented Development (TOD): A desire to capitalize on the corridor's excellent Metro access, promoting less car-dependent growth and more walkable streets.
Areas of Concern
Height and Massing: Concern over the proposed height limits (70-75 feet + penthouse) overwhelming the historic character of Woodley Park and Cleveland Park.
Compatibility and Historic Assets: Opposition to "extreme" density increases (up to 150% over existing limits) that could compromise historic assets without sufficient setbacks or step-downs.
Infrastructure: Fear that the existing infrastructure (alleys, traffic flow, utilities) is insufficient to support the proposed increases in residential and commercial density.
Development Specifics (Parking/Affordability): Concerns that requiring a 20% affordable housing set-aside may make projects financially unviable, and that a lack of planned parking will worsen existing street congestion.

The proposed NMU-8A/CP and NMU-9A/WP zones—specifically by incorporating mandatory **setbacks and step-downs** in the building envelope—represent the most appropriate legislative response, directly addressing the expressed concerns regarding historic compatibility while advancing the essential goals of density and affordability endorsed by the ANC.

Detailed commentary specific to Woodley Park and Cleveland Park are provided in the Appendix. It is broken down by SMDs and highlights the ones that are located on Connecticut Avenue. Also included in the Appendix are the full results of feedback received by ANC3C on Z.C. Case 25-09 with all identifying information removed with the exception of SMD.

Here is a high-level summary of the feedback:

			3C01	3C02	3C03	3C04	3C05	3C06	3C07	3C08	Other - Ward 3	Other
If you support some but not others, please explain below	9	5.56%	1		1	1	1	3	1		1	
Oppose these proposed zoning changes	37	22.84%	8		1	5	7	5	5	4	2	
Support these proposed zoning changes	118	71.95%	9	7	12	11	21	17	16	4	14	7
	162		18	7	14	17	29	25	22	8	17	7
% support			50.00%	100.00%	85.71%	64.71%	72.73%	68.00%	72.73%	50.00%	82.35%	

IV. Conclusion: Z.C. Case 25-09 is the Necessary Implementation Step

Z.C. Case No. 25-09 is the logical and essential final step in translating policy into law. The proposed NMU-8A/CP and NMU-9A/WP zones directly translate the 2021 Comprehensive Plan change (supported by Res. 2021-002) and the 2023 Development Guidelines (supported by Res. 2023-012) into a viable, legally enforceable zoning framework.

The prompt approval of Z.C. Case No. 25-09 is imperative to conclude this multi-year planning process and unlock the economic and housing potential of this corridor. After years of dedicated community and government work, the time for implementation has arrived. Granting approval will immediately enable development proposals that align with the community's vision, addressing urgent city-wide housing shortages and ensuring the long-term vitality of the Connecticut Avenue commercial areas.

ANC 3C supports ZC 25-09 in its entirety, including:

- **The new “Purpose and Intent” of the new NMU-8A/CP Zone and NMU-9A/WP Zones;**
- **The development parameters in the two new zones;**
- **The change in use restriction in subsection 6001.3 eliminating the eating and drinking establishment cap in both zones;**
- **The rear yard and design requirements in both zones.**

ANC 3C urges the Zoning Commission to act favorably and promptly to approve Z.C. Case No. 25-09.

The Commission authorizes the Chair and the Commissioners for 3C01, 3C02 and 3C06 and/or their approved designee(s) 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,

A handwritten signature in black ink, appearing to read "Janell Pagats", with a stylized, flowing script.

Janell Pagats
Chair ANC3C
Single Member District 3C03

APPENDIX

- A. ANC 3C Resolution 2021-002 - Supporting Comprehensive Plan proposals for the Cleveland Park Commercial Area on Connecticut Avenue
- B. ANC 3C Resolution 2023-012 - Resolution Regarding the Connecticut Avenue Development Guidelines
- C. Feedback responses on proposed zoning changes in Woodley Park and Cleveland Park 10/14/2025 - 11/17/2025
- D. Commentary specific to Woodley Park
- E. Commentary specific to Cleveland Park



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Single Member District Commissioners

01-Lee Brian Reba; 02-Jason Fink; 03-Janell Pagats
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt
07- Maureen Kinlan Boucher; 08-Vicki Gersten; 09-Nancy MacWood

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ANC3C Resolution 2021-002
Supporting Comprehensive Plan proposals for the Cleveland Park Commercial
Area on Connecticut Avenue

WHEREAS the Office of Planning has presented to the Council a proposal to change the Comprehensive Plan's Future Land Use Map (FLUM) designation for the commercial area on Connecticut Avenue in Cleveland Park between Macomb and Porter Streets (Cleveland Park Business District) from Low Density Commercial to a mix of Moderate Density Commercial and High Density Residential;

WHEREAS the Office of Planning received over 1,000 public comments from stakeholders across the City and 33 official ANC resolutions, with about 1,500 comments from other stakeholders across the city, demonstrating success in meaningful engagement to better inform the Comprehensive Plan Update; Following OP's draft amendments to the rest of the Comp Plan, released on Oct. 15, 2019, over 1,000 public comments and 33 official ANC resolutions;

WHEREAS the Office of Planning met with about 3,100 residents and stakeholders engaged with the "DC Values" outreach campaign OP held throughout the city;

WHEREAS the Office of Planning provided "88 days for the public and 123 days for ANCs. This time frame represents the longest period of feedback provided for a draft Comprehensive Plan" and "Overall, 78% of the feedback was integrated, supported, or acknowledged in the Mayor's proposal;¹

WHEREAS changes to the FLUM are not self-actualizing, but instead allow the potential for rezoning to increased density (hereafter 'upzoning');

WHEREAS the Cleveland Park Business District is currently zoned as low density which inhibits the addition of housing atop the predominantly one-story retail along this strip;

WHEREAS several buildings within and immediately bordering the Cleveland Park Business District are at heights of 90' (the Broadmoor), 90' (the Parkway), > 90' Connecticut Avenue Apartments), 40' (2902 Porter St NW), and 40' (3446 Connecticut Ave);

¹ Office of Planning, *The Comprehensive Plan: Frequently Asked Questions* (June 2020), https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/page_content/attachments/Public%20Review%20FAQs_June2020_1.pdf.

WHEREAS 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 Ward 3, where just 86 are in the pipeline and where less than 1% of the District's existing affordable housing inventory can be found;²

WHEREAS changes to the Zoning Code in the form of Expanded Inclusionary Zoning would require up to 20% of units developed on upzoned properties to be income restricted, a result which is likely for the Cleveland Park commercial area if the allowable density is increased, and new construction also provides opportunities for additional subsidies to be used for affordable homes;

WHEREAS adding housing at a transit and neighborhood shopping hub allows more people to live car-free or car-lite, which has a benefit toward D.C. reaching its sustainability and reduced-carbon goals;

WHEREAS allowing the potential growth of the Cleveland Park Business District to naturally evolve to higher density mixed use over time will benefit the commercial area with more customers and opportunities for property owners to curate retail as amenities for residents;

WHEREAS adding housing and affordable housing makes Cleveland Park a more inclusive neighborhood and welcoming to people from all backgrounds;

WHEREAS the entirety of the Cleveland park commercial area is within the Cleveland Park Historic District and is protected by the Preservation Act, any development proposed must be found to be compatible with the historic district, regardless of what density is allowed by the FLUM;

WHEREAS the Office of Planning has stated that its preferred approach to rezoning areas that have increased available density because of the Comprehensive Plan amendment process is to address them on a project-by-project basis to encourage Planned Unit Developments (PUDs) and discourage matter-of-right development;

WHEREAS the Office of Planning (OP) has proposed a Future Planning Analysis Areas on the Generalized Policy Map for Upper Connecticut Avenue from roughly Macomb Street to Chevy Chase Circle, and has stated in testimony before the Council that any upzoning that occurs within these areas must receive fine-grained community planning in the form of either a Small Area Plan or a PUD before it would be supported by OP;

WHEREAS any area planning and subsequent upzoning would be a public process with community input and the ANC would review any proposals and has automatic party status before the Zoning Commission for any upzoning proposals and community benefit agreements, ensuring a strong community voice in any future changes and projects;

THEREFORE BE IT RESOLVED that ANC 3C urges the Council to approve the proposed FLUM Amendment 2123 increasing the allowable density within the Cleveland Park commercial area to a mix of Moderate Density Commercial and High Density Residential; and

² See Dep't of Hous. & Cmty. Dev.; Office of Planning, *Housing Equity Report: Creating Goals for Areas of Our City* (2019), <https://planning.dc.gov/publication/housing-equity-report>.

BE IT FURTHER RESOLVED that ANC 3C urges the Council to approve the proposed change to the Generalized Policy Map and Policy LU 1.1.1 in the Land Use Element to create a Future Planning Analysis Area on Upper Connecticut Avenue from approximately Macomb Street to Chevy Chase Circle; and

BE IT FURTHER RESOLVED that ANC 3C demands affordable housing and asks the Zoning Commission to reform inclusionary zoning to prioritize family units so that our support of FLUM Amendment 2123 that is grounded in support of affordable housing may come to full fruition

BE IT FURTHER RESOLVED that the Chair and the Commissioner for 3C04 or their designee(s) are authorized to represent ANC3C on this matter.

Attested by

A handwritten signature in dark ink that reads "Beau Finley". The signature is written in a cursive, flowing style.

Beau Finley
Chair, on February 17, 2021

This resolution was approved by a voice vote on February 17, 2021 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.



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ANC3C Resolution 2023-012
Resolution Regarding the Connecticut Avenue Development Guidelines

WHEREAS the Office of Planning (OP) has undertaken the Connecticut Avenue Development Guidelines¹ process to set a framework for integrating mixed-use development into the Woodley Park and Cleveland Park Historic Districts to support the need for housing at various income levels and household sizes while sustaining a thriving commercial corridor, maintaining compatibility with the historic districts, and enhancing the public realm for residents and visitors;

WHEREAS the Connecticut Avenue Development Guidelines implement land use and housing policies outlined in the 2021 Comprehensive Plan (Comp Plan)² and the 2021 Rock Creek West Roadmap³;

WHEREAS the Connecticut Avenue Development Guidelines can be used by The Historic Preservation Review Board (HPRB), The Zoning Commission (ZC) in its evaluation of PUDs or a change in zoning for the area, OP in its preparation of reports for HPRB or ZC, The Public Space Committee, ANC3C and other community groups, The Cleveland Park and Woodley Park Main Streets in considering grants or other programs, District and federal agencies considering public investments in housing and planning to accommodate projected growth along the corridor;

WHEREAS the population of Cleveland Park, Woodley Park, and the surrounding areas⁴ has grown at about a third of the rate of the District in the past decade and is increasingly out of reach for a growing range of household incomes⁵;

WHEREAS the demographic makeup of Cleveland Park and Woodley Park is overwhelmingly White and wealthy compared to the District as a whole, where the share of White to Black residents is 77.5% and 6.3%, compared to Districtwide 41% and 43% respectively, and the Median household income of \$126,957 is 140% that of District-wide median household income of \$90,842;

¹ publicinput.com/rcw-connecticut

² <https://planning.dc.gov/comprehensive-plan>

³ https://housing.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/RCW%20Roadmap_12.16.21.pdf

⁴ Population trends are based on Census data using the American Community Survey (ACS) five-year estimates from 2016-2020, and 2006-2010 and comprised of Census Tracts 4, 6, 13.04, 5.01, and 5.02.

⁵ As of May 2023, the average rent for a 1-bedroom apartment in Cleveland Park, Washington, DC is \$2,377. This is a 28% increase compared to the previous year. <https://www.zumper.com/rent-research/washington-dc/cleveland-park>

WHEREAS ANC3C in resolution 2021-002⁶ urged the Council to approve the proposed change to the Generalized Policy Map and Policy LU 1.1.1 in the Land Use Element to create a Future Planning Analysis Area on Upper Connecticut Avenue from approximately Macomb Street to Chevy Chase Circle;

WHEREAS ANC3C in resolution 2022-019⁷ supported the Green New Deal for Housing Amendment Act of 2022 (B24-0802) which proposes a framework and general guidelines for establishing social housing in the District of Columbia;

WHEREAS the majority of ANC3C residents are renters, with many tenant-majority buildings that provide the opportunity for creating affordable home ownership through the Tenant Opportunity to Purchase Act (TOPA)⁸;

WHEREAS in order to inform the Connecticut Avenue Development Guidelines, a public life study was conducted in June of 2022. A public life study is a data-driven approach that applies observational, people-centric measures to inform policy, regulations, and public space design. Findings and recommendations from the public life study can inform public space designs, future building redevelopments, as well as public space programming and activation efforts;

WHEREAS the Woodley Park & Cleveland Park Public Life Study results document was issued in September 2022⁹;

WHEREAS, as a response to the updated Comp Plan, OP in collaboration with OP's Historic Preservation Office, kicked off a community engagement process on June 25th, 2022 with a 40-person Community Walk, which was followed by a Cleveland Park Historic Walk with 20 participants, an Online Visioning Survey with 1,800 Participants, 70 Pop-up Interactions, 32 Focus Group Participants, a What We've Heard Webinar with 49 participants, Community Design Conversations with 150 Participants, a Community Design Online Survey with 1,175 Participants, and several updates at ANC3C commission and committee meetings;

WHEREAS, on Friday April 21st, OP released a Draft Connecticut Avenue Development Guidelines for public review and comment which addressed Building Design Guidelines and Streetscape Design Guidelines;

WHEREAS, OP has presented this draft to ANC3C and several other community groups and has been available to answer questions and provide feedback;

WHEREAS changes to the Future Land-Use Map (FLUM) are not self-actualizing, but instead allow the potential for rezoning to increased density (hereafter 'upzoning');

WHEREAS the Cleveland Park Business District is currently zoned as low density which inhibits the addition of housing atop the predominantly one-story retail along this strip;

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<https://anc3c.org/wp-content/uploads/2021/02/ANC3C-Resolution-2020-002-Supporting-Comprehensive-Plan-proposals-for-the-Cleveland-Park-Commercial-area-on-Connecticut-Avenue.pdf>

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<https://anc3c.org/wp-content/uploads/2022/11/ANC3C-Resolution-2022-019-Resolution-in-support-of-the-Green-New-Deal-for-Housing-Amendment-Act-of-2022.pdf>

⁸ <https://ota.dc.gov/page/tenant-opportunity-purchase-act-topa>

⁹ <https://publicinput.com/Customer/File/Full/f65db967-e6f2-4fdd-8673-e71079849c30>

WHEREAS several buildings within and immediately bordering the Cleveland Park Business District are zoned at heights of 90' (the Broadmoor), 90' (the Parkway), 90' (Connecticut Avenue Apartments), 40' (2902 Porter St NW), and 40' (3446 Connecticut Ave);

WHEREAS the Woodley Park Business District is currently zoned as Neighborhood Commercial (NC-4 or NC5) which allows low- to moderate-density development encouraging a mix of residential and neighborhood-serving commercial uses with building heights of up to five stories;

WHEREAS the west side of the Woodley Park Business District is currently made up of one and two-story commercial structures, they are adjacent to multiple 90' high-rises along 24th Street NW. New and infill development at height of 90' and density of 6 FAR align with the surrounding buildings;

WHEREAS the east side of the Woodley Park Business District consists of two to four-story commercial buildings that abut single family homes, with a narrow alley in between. New buildings or vertical additions to existing buildings along this frontage will require more context sensitive placement of massing which can rise up to 75 feet at an FAR of 5.5;

WHEREAS 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;¹⁰

WHEREAS Expanded Inclusionary Zoning (IZ) could require up to 20% of units developed on upzoned properties to be income restricted, a result which is likely for the Cleveland Park and Woodley Park commercial areas if the allowable density is increased, while new construction also provides opportunities for additional subsidies to be used for affordable homes;

WHEREAS upzoning is one of the first steps to rectify a history of exclusionary zoning and begin to address the disparity of housing opportunity on the basis of race or economic status;

WHEREAS in 2021 Carmel Partners acquired the Wardman Park Hotel site and pursued a matter-of-right development to redevelop the property with two 90' tall residential towers with approximately 900 units;

WHEREAS community members and District agencies encouraged the applicant (Carmel Partners) to consider opportunities for a greater affordable housing set-aside, and neighborhood commercial uses such as a grocery store and daycare facilities, which could be achieved through the site's designation on the Future Land Use Map (FLUM) as a mixed-use high-density residential/ low-density commercial;

WHEREAS ANC3C in resolution 2022-003¹¹ urged the applicant to work with ANC3C, the Woodley Park Community, and Deputy Mayor's Office for Planning and Economic Development in the District of Columbia on a proposal that maximizes affordable housing and retail, including but not limited to, a map amendment and utilizing Tax Abatements for Affordable Housing in High-Needs Areas (HANTA) on the site and requested the applicant increase the number of housing units in their proposal to at least 1,200 and make at least 35% of the units affordable at 30% and 60% MFI;

¹⁰ See Dep't of Hous. & Cmty. Dev.; Office of Planning, *Housing Equity Report: Creating Goals for Areas of Our City* (2019), <https://planning.dc.gov/publication/housing-equity-report>.

¹¹

<https://anc3c.org/wp-content/uploads/2022/02/ANC3C-Resolution-2022-003-HPRB-Proposal-Submitted-on-Behalf-of-Carmel-Partners-to-Redevelop-the-Former-Marriott-Wardman-Hotel-Site.pdf>

WHEREAS the applicant's permits have been filed and the Wardman project appears to be advancing with construction as a matter-of-right development with none of the requested changes to land-use, density, or affordable units;

WHEREAS adding housing at a transit and neighborhood shopping hub allows more people to live car-free or car-lite, which has a benefit toward D.C. reaching its sustainability and reduced-carbon goals;

WHEREAS we face a global climate crisis due in large part to emissions from automobiles;

WHEREAS states like [Oregon](#)¹², [California](#)¹³, and cities such as [Newark NJ](#)¹⁴, [Portland ME](#)¹⁵, [Charlotte NC](#)¹⁶, and [Seattle WA](#)¹⁷ all have no parking requirements for developments that are in proximity to transit;

WHEREAS the environmentally friendly land-use policies we adopt at the local, national, and international levels can reduce the risks and effects of climate change;

WHEREAS allowing the potential growth of the Cleveland Park and Woodley Park Business Districts to naturally evolve to higher density mixed use over time will benefit the commercial area with more customers and opportunities for property owners to curate retail as amenities for residents;

WHEREAS adding housing and affordable housing makes Cleveland Park and Woodley Park more inclusive neighborhoods and welcoming to people from all backgrounds;

WHEREAS not adding housing and affordable housing leads to potential dangers to rent-controlled units through the use of programs such as the Cash 2 Covenant program that does not create new units of affordable housing but repurposes existing rent-controlled units¹⁸;

WHEREAS the entirety of the Cleveland Park and Woodley Park commercial areas are within the Historic Districts and are protected by the Preservation Act, any development proposed must be found to be compatible with the historic district, regardless of what density is allowed after zoning changes;

WHEREAS the Building Design Guidelines outlined within the Connecticut Avenue Development Guidelines are intended to supplement existing historic preservation laws and policies;

WHEREAS any area planning and subsequent upzoning would be a public process with community input and the ANC would review any proposals and has automatic party status before the Zoning Commission for any upzoning proposals and community benefit agreements, ensuring a strong community voice in any future changes and projects;

¹² <https://www.sightline.org/2020/12/14/oregon-big-parking-reform/>

¹³ https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB35

¹⁴ <https://ecode360.com/36711721?highlight=nj%20transit&searchId=9634386162910908#36711721>

¹⁵ <https://www.portlandmaine.gov/DocumentCenter/View/1080/Chapter-14-Land-Use-ReCode---Revised-7192021?bidId=>

¹⁶

https://www.charlottenc.gov/files/sharedassets/city/growth-and-development/planning-and-zoning/documents/zoningord_chapter15_rev.pdf

¹⁷

https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT23LAUSCO_SUBTITLE_IIILAUSRE_CH23.54_QUESTACOREPASOWAST_23.54.015REPAMAPALI

¹⁸ <https://mayor.dc.gov/release/mayor-bowser-unveils-new-tools-add-affordable-housing>

WHEREAS responses from both the in-person workshops and the online survey showed majority support¹⁹ (over 50% in all cases for the highest proposed density, and less than 40% in all cases for the lowest proposed density) for greater densities (Scenario C with 7 floors, 75 feet building height, 20% affordable units in Cleveland Park; Scenario C with 8 floors, 85 feet building height, 20% affordable units on the east and west sides of Woodley Park) along the corridor that result in the creation of more market-rate and affordable housing units;

WHEREAS responses from both the in-person workshops and the online survey showed support for the Building and Streetscape Design Guidelines proposed by OP in the Draft Connecticut Avenue Development Guidelines.

THEREFORE BE IT RESOLVED that ANC 3C supports the zoning recommendations for Cleveland and Woodley Park and requests OP to lead a rezoning once the guidelines are finalized.

BE IT FURTHER RESOLVED that ANC3C requests OP support the use of public subsidy to create deeper affordability and larger unit sizes beyond what IZ+ required by updating the Housing Equity section on Page 11 to encourage DC land purchases and use of the Housing Production Trust Fund and other affordable housing finance tools beyond private development.

BE IT FURTHER RESOLVED that ANC3C requests OP update the Housing Equity section on Page 11 to provide a pathway for the development of social housing as outlined in ANC3C Resolution 2022-019²⁰.

BE IT FURTHER RESOLVED that ANC3C requests OP update the Housing Equity section on Page 11 to provide a pathway for diverse ownership models, such as the possibility of invoking the District Opportunity to Purchase Act (DOPA)²¹, the Tenant Opportunity to Purchase Act (TOPA)²², and transfer of land ownership to the Douglass Community Land Trust.²³

BE IT FURTHER RESOLVED that ANC3C requests Wardman site be rezoned to MU-6A²⁴ or similar zone to take advantage of the mixed FLUM designation with Commercial-Low Density and Residential-High Density.

BE IT FURTHER RESOLVED that ANC3C requests OP to define minimum front and rear setbacks of four feet that could be slightly deeper at points of façade modulation.

BE IT FURTHER RESOLVED that ANC3C requests OP to define a rear step-down that should kick in at the floor which is higher than adjacent buildings to the rear and be a 1:1 ratio with the height of the floor.

BE IT FURTHER RESOLVED that ANC3C requests OP work and coordinate with DDOT, WMATA, Smithsonian's National Zoo & Conservation Biology Institute to make immediate improvements recommended in the Connecticut Avenue Development Guidelines regarding Streetscape design in the public right of way based on the information found in the Woodley Park & Cleveland Park Public Life Study, and ensure all streetscape design prioritizes accessibility needs.

¹⁹ PDF page 79 here: <https://publicinput.com/Customer/File/Full/5c079b90-6bb8-457c-88d6-89394e3bbbb7>

²⁰

<https://anc3c.org/wp-content/uploads/2022/11/ANC3C-Resolution-2022-019-Resolution-in-support-of-the-Green-New-Deal-for-Housing-Amendment-Act-of-2022.pdf>

²¹ <https://dhcd.dc.gov/service/district-opportunity-purchase-act-dopa>

²² <https://ota.dc.gov/page/tenant-opportunity-purchase-act-topa>

²³ <https://douglassclt.org/>

²⁴ <https://dcgis.maps.arcgis.com/apps/dashboards/a934d4aef30c4c489bf869f2203bf59c#Zone=MU-6A,MU-6B>

BE IT FURTHER RESOLVED that ANC3C requests that efforts be made to retain existing local institutions and services as the community undergoes the process of construction.

BE IT FURTHER RESOLVED that ANC3C requests OP to:

- 1) Eliminate parking minimum for the reworked NC-3, NC-4, NC-5 zones, and require the types of multimodal requirements used for the Macklin and the Wardman redevelopment including, but not limited to, expanded bike storage for various sizes and educating tenants on alternative means of transportation outside of single use vehicles.
- 2) Remove the eating and drinking establishment restriction for the NC-3, NC-4, NC-5 zones as referenced in ANC3C Resolutions 2023-006²⁵ and 2023-007²⁶.
- 3) Call out development opportunity on the Exxon Lot, Square 2222, Lot 805 (9,347 sf, at 5.0 FAR that's 46,735 sf, and at an average unit size of 900 sf, that's 51 units, 10 of which would be IZ), the lot in the rear of 3512-3518 Connecticut, Square 2068, Lot 0811 and include the Post Office parking lot, Square 2069, Lot 0810 in the new mixed-use zone for the Cleveland Park commercial area (13,344 sf, at 5.0 FAR is 66,720 sf, 74 units, 15 of which would be IZ).
- 4) Call out the development opportunity above the entire east leg of the Park & Shop, which would add an additional 12,740 sf to the proposed 7,260 sf of building area on the south non-contributing portion allowing for a 20,000 sf building footprint with six stories of residential and applying 4.0 FAR to the building footprint size, potentially yielding 80,000 sf of residential, approximately 89 units with at least 11 units of affordable housing by IZ.

BE IT FURTHER RESOLVED that the Chair, Commissioners for 3C01, 3C02, 3C03, 3C05, 3C06 and/or their designee(s) are authorized to represent ANC3C on this matter.

Attested by



Janell Pagats
Chair, on May 22, 2023

This resolution was approved by voice vote on May 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.

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<https://anc3c.org/wp-content/uploads/2023/03/ANC3C-Resolution-2023-006-Regarding-Limits-on-Restaurants-and-Bars-in-Cleveland-Parks-Business-District.pdf>

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<https://anc3c.org/wp-content/uploads/2023/03/ANC3C-Resolution-2023-007-Regarding-Limits-on-Restaurants-and-Bars-in-Woodley-Parks-Business-District.pdf>

Appendix C: Feedback responses on proposed zoning changes in Woodley Park and Cleveland Park 10/14/2025 - 11/17/2025		
In your opinion, should ANC 3C:	Please add any comments you have about the proposed zoning changes for the Cleveland Park and Woodley Park Commercial areas:	SMD
Support these proposed zoning changes		1A04
Support these proposed zoning changes	I would love to be able to afford to live CP/WP but cannot afford to! I support adding more housing to the neighborhoods.	1A06
Support these proposed zoning changes	These changes will help make upper northwest more affordable by adding more housing and amenities to this area. Future changes should consider incremental density increases on the side streets of this corridor (duplexes, triplexes, up to 6 or 8 unit buildings) so that the transition in the neighborhood is more gradual and more people can enjoy the amenities that will be brought by new construction to the neighborhood.	1B02
Support these proposed zoning changes		1C04
Support these proposed zoning changes	these new zoning changes would go even better with a bike lane on CT ave!!	1C05
Support these proposed zoning changes	New housing is critical to ensure that parts of Ward 3 can remain affordable. As a young person who grew up in Ward 3, in AU park. I want there to be nearby housing options that are not just single family homes	3A04
Support these proposed zoning changes	These neighborhoods both need more inclusive zoning. It is always mind boggling to me that there are not more multi-unit residential properties within proximity to the two metro stops in these areas. More people would be great for the commercial properties too.	3C01
Support these proposed zoning changes	I support the proposed zoning changes, especially the removal of the 25% lineal street frontage cap for eating and drinking establishments. Ward 3 development represents stagnation in a city where other wards have carried their weight (and some) in fostering growth and greater vibrancy for city residents. It's past time Ward 3 contribute its share. There is no reason for a commercial strip adjacent to a Metro station to consist almost entirely of one- and two-story buildings. We need more housing and more businesses to serve new residents, and these zoning changes do exactly that.	3C01
	Neither Cleveland Park's nor Woodley Park's commercial district are particularly aesthetically significant in any historical sense. Increasing density (i.e., building height) would not destroy any particularly unique "character" of the respective neighborhoods – it's common sense. I strongly support finally bringing more housing, more commercial opportunities, and more vibrancy to Cleveland Park and Woodley Park.	
Support these proposed zoning changes		3C01
Support these proposed zoning changes		3C01
Support these proposed zoning changes	I live on the 2700 block of Woodley Place. We currently have 75+ foot buildings on the east side of CT Ave directly across the alley from us. We have no issues with the height of these buildings. I have heard that the 2600 block of Woodley Place is trying to rally opposition to increasing the height of buildings on CT Ave. This opposition to the proposed upzoning harms our community and provides them no real benefit - we are currently living without impact from the proposed height. More housing, at any price point, makes our community more affordable, sustains our businesses and makes our neighborhood more vibrant.	3C01
Support these proposed zoning changes	This will increase economic activity in our community and allow for more housing to ensure people can continue to afford to live in our neighborhood.	3C01
Support these proposed zoning changes		3C01
Support these proposed zoning changes	we need more affordable housing	3C01
Support these proposed zoning changes	I am strongly in favor of these overdue updates, and hope they spur badly needed development and new housing in our neighborhood. I also believe zoning should be further updated for greater residential density along the nearby blocks, not just Connecticut itself – and I say that as someone living on one of those blocks.	3C01

Support these proposed zoning changes	The option for increased density along the Connecticut Ave corridor will be a huge boon for this part of the city. I only wish the proposed zoning changes went further in allowing density in the neighborhood. I can't wait to see how the area evolves in the coming years.	3C02
Support these proposed zoning changes	I live in Woodley Park (over the past 13 years I've lived in Petworth, Ballston, Crystal City, Bloomingdale, Dupont Circle, and finally Woodley Park, where I've rented my apartment for 4 years) and I hope to live here for a long time. I finally feel like I'm in a neighborhood where I can belong. For myriad reasons I'll never be able to be a homeowner. Zoning changes allowing for greater density will contribute towards my being able to remain in this place I care about.	3C02
Support these proposed zoning changes		3C02
Support these proposed zoning changes	Very excited about increased density to the area!	3C02
Support these proposed zoning changes	I think an increase in population density would be great for the restaurar	3C02
Support these proposed zoning changes		3C02
Support these proposed zoning changes		3C03
Support these proposed zoning changes		3C03
Support these proposed zoning changes	I fully support higher density and more housing in ANC 3C. The city is in desperate need of housing, as well as strategies that move us away from car dependence.	3C03
Support these proposed zoning changes	I'd love to have more restaurants and local businesses move in! Also, more bike lanes please (though I know that's unrelated)	3C03
Support these proposed zoning changes		3C03
Support these proposed zoning changes		3C03
Support these proposed zoning changes	Please support any effort to speed up change. We've all been debating this since at least COVID hit and very little has changed on the strip other than businesses closing due to lack of foot traffick and density.	3C03
Support these proposed zoning changes	Build as much as possible! Remove all residential zoning regulations!	3C03
Support these proposed zoning changes	Zoning changes would be good for the city. More housing near metro stations is important. Zoning and transportation should work in coordination. Aprotected bike lane on Connecticut is needed.	3C03
Support these proposed zoning changes	I think it will provide more flexiability for the neighborhoods.	3C03
Support these proposed zoning changes		3C03
Support these proposed zoning changes	These zoning changes are long overdue. I completely support these changes and hope they can be implemented as soon as possible.	3C03
Support these proposed zoning changes	We need higher density around the Metro stations!	3C04
Support these proposed zoning changes		3C04
Support these proposed zoning changes		3C04
Support these proposed zoning changes		3C04
Support these proposed zoning changes		3C04
Support these proposed zoning changes	We have a housing crisis and we need to increase housing availability. I am especially happy to see the increased percentage of affordable units. I fully support the proposed changes.	3C04
Support these proposed zoning changes	please focus on affordable housing! we don't need penthouses	3C04
Support these proposed zoning changes	Please allow more housing to be built in my neighborhood. I want DC to be a city for everyone, not a playground for the rich. The only way to do that is to build more housing. Thank you	3C04

Support these proposed zoning changes	Affordable housing continues to be an issue throughout DC (and the country), and the best way to address this is to build more housing. I hope that the potential housing built in these areas will be a good mixture of prices. Please not just luxury housing!! I also look forward to more mixed use buildings throughout Cleveland Park and Woodley Park which will create a more vibrant, diverse, and sustainable neighborhood. I also hope any new structures will encourage the use of public transportation, walking, and biking rather than taking up valuable space with parking garages. Overall I believe in the importance of mixed use spaces, and support the changes of zoning laws to allow for more of this in CP and WP. Thank you!	3C04
Support these proposed zoning changes	Proposed changes seem thoughtful and something very needed in at least my Cleveland Park neighborhood	3C04
Support these proposed zoning changes		3C04
Support these proposed zoning changes		3C05
Support these proposed zoning changes	The neighborhood needs growth!	3C05
Support these proposed zoning changes	We need more density and get rid of these outdated rules. In fact, this should go further. For example, the Park and Shop in Cleveland Park should be transformed into a condo or apartment building – it's right on to of a Metro and will allow more people to enjoy the great neighborhood and businesses there!	3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes	Would love to see more dense housing in these strips!	3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes	These are long-overdue changes that will confer necessary economic and community-building benefits. They will allow expand our wonderful neighborhoods to more individuals and families who want to call it home.	3C05
Support these proposed zoning changes	Very reasonable and I think the form/massing guidelines should be as concrete as possible to prevent arbitrary delays and vibes based downscaling	3C05
Support these proposed zoning changes	Review & revise the historic district to protect actual historic buildings, not parking lots.	3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes	I think this a fantastic change. I wish we had more affordable housing options so that more people could move to the neighborhood and support more businesses. I also live in Cleveland Park without a car, so I know it is transit accessible. I'm not concerned about any impacts these zoning changes may have on parking. Excited to see these zoning changes!	3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes	I'm not fussed about one particular height or design feature or another. But to keep that commercial corridor vibrant to support the community, we need to adopt a more pro-growth stance that encourages thoughtful, contextually-appropriate development.	3C05
Support these proposed zoning changes		3C05
Support these proposed zoning changes	I support any and all up zoning activities in Cleveland Park and Woodley Park.	3C05
Support these proposed zoning changes	Cleveland Park needs to change in order to be a vibrant community that supports local businesses and attracts young people.	3C05
Support these proposed zoning changes	These are critical changes. Please support!	3C05
Support these proposed zoning changes	The current one story strip on Connecticut Ave in Cleveland Park is beyo	3C05

Support these proposed zoning changes	Yes! Please support the proposed changes. I live in Cleveland Park and it's time for our little commercial strip to become a beautiful and vibrant place to shop and play.	3C06
Support these proposed zoning changes		3C06
Support these proposed zoning changes	I wholeheartedly support these changes! I would love to be able to stay in the neighborhood, but the lack of affordable family-sized units is causing us to look elsewhere.	3C06
Support these proposed zoning changes	Removing the cap on eating & drinking establishments would provide much-needed flexibility for the neighborhood.	3C06
Support these proposed zoning changes	I support the zoning changes overall but you all should strongly consider requiring any new residential building to plant significantly more trees. We already lost enough trees in the sidewalk expansion — any more and it's practically going to feel like we live downtown.	3C06
Support these proposed zoning changes	I support mixed use buildings with retail underneath of the housing	3C06
Support these proposed zoning changes		3C06
Support these proposed zoning changes		3C06
Support these proposed zoning changes		3C06
Support these proposed zoning changes	I think these changes are great to improve and revitalize the neighborhood. Too many storefronts are vacant for months or years, and rent continues to go up because there is just not enough housing. Adding more will both lower prices and bring in more people to spend money at local stores. If anything it should be expanded all the way up and down Connecticut Ave.	3C06
Support these proposed zoning changes	I am 100% in favor of building more housing in Cleveland Park. I firmly believe that the way to increase housing affordability is by increasing housing supply. I am currently a renter in Cleveland Park but love the area and wish there were more options for both rental and homeownership.	3C06
Support these proposed zoning changes		3C06
Support these proposed zoning changes	Higher density along this corridor brings a host of benefits.	3C06
Support these proposed zoning changes	I strongly support the proposed zoning changes. Cleveland Park desperately needs more housing, and what better place to put it than right next to the Metro. I love the commercial strip, but it is a shame that so many of the actual businesses in it can't seem to survive; in part, the low density of this neighborhood means it's difficult to run a viable business here. The development guidelines would make sure that the housing respects the architectural heritage of the neighborhood, which is great, while putting housing where we desperately need it.	3C06
Support these proposed zoning changes	Supportive of increased housing and density in Cleveland and Woodley Park	3C06
Support these proposed zoning changes	Looking forward to more neighbors to support our local business corridor	3C06
Support these proposed zoning changes		3C07
Support these proposed zoning changes	If anything, the proposed zoning changes don't go far enough! Cleveland Park is dead because of the historic zoning restrictions. It looks terrible. The necessary multi-story density to allow for thriving restaurants, coffee shops, and retail has been historically prohibited. As a result, growth has happened in other parts of the city, passing Cleveland Park by. If anything, there's nothing sacred about the West side of Connecticut Ave such that 90 foot plus also shouldn't be allowed as well. The requirement for a set-aside for "affordable" units will make the other market-rate units more expensive. I get that it's part of a "compromise" to overcome historic NIMBY restrictionists, but these requirements are what got us here in the first place. Less restrictions and rules, and more flexibility and dynamism will lead to much better outcomes, more people making their home in Cleveland Park, and an increased quality of life for current residents. I support the current zoning changes, but if there's an opportunity to go further to relax the zoning rules, I'd encourage ANC3C to go for it! Thank you for all your doing.	3C07
Support these proposed zoning changes		3C07

Support these proposed zoning changes		3C07
Support these proposed zoning changes	Please support any changes that can increase commercial and residential density. Opportunity for small businesses and increased residents that can support the businesses with their purchasing power. Diversity of business and residents make DC unique and add to the flavor of Cleveland Park and Woodley Park.	3C07
Support these proposed zoning changes	Upzone everything and give me more neighbors and amenities. I love TOD!	3C07
Support these proposed zoning changes	<p>Taller buildings with more units will be a social good and they will be good for me as a homeowner. The first because more units will bring down the rents, and the second because more people will enliven what are presently two depressing half-dead commercial strips.</p> <p>I can't fully understand the maps, but nothing about any of the strips' present architecture is particularly interesting or elegant. If there is historic preservation (often in the form of closed businesses!), it is baffling. Some of the architecture is fine and some of it is ugly. All of it is worth replacing, hopefully in cheerful ways, in the service of a bustling neighborhood and thriving city.</p> <p>I would love to live in a more economically diverse neighborhood, too, and if the inclusionary zoning will actually help with that, without deterring construction in the first place, I am for it.</p> <p>I don't have time to go to the community forums, but please keep in mind that the people who have time to show up and defend the status quo are often highly unrepresentative—never mind of the interests of the city as a whole, but even of the wishes of neighborhood residents.</p> <p>If similar written comments in other forums would be useful, please let me know. I am grateful to you for your service on the ANC. [1]</p>	3C07
Support these proposed zoning changes		3C07
Support these proposed zoning changes	Increased density will draw valuable new businesses and strengthen existing businesses benefiting our community!	3C07
Support these proposed zoning changes	Density is GOOD. It makes for a viable foot-trafficked commercial district may help sustain a restaurant for more than 6 weeks, creates interest and buzz. Change is hard for long-time residents but this change will fix so many if the issues that residents complain about—turnover in commercial establishments—the lack of a grocery store (let's keep Streets and Capitol Grocer going!) a hardware store! Etc. Also LOVE the mandated affordable housing component. This means that working people who don't have giant paychecks (like teachers, social workers, journalists, entry-level workers) can live amongst us- vibrant!	3C07
Support these proposed zoning changes		3C07
Support these proposed zoning changes	Mostly but still thinking.	3C07
Support these proposed zoning changes		3C07
Support these proposed zoning changes		3C07
Support these proposed zoning changes		3C07
Support these proposed zoning changes		3C07
Support these proposed zoning changes		3C08
Support these proposed zoning changes	Really hoping to see some new growth and development here	3C08
Support these proposed zoning changes		3C08
Support these proposed zoning changes	I fully support all of these changes.	3C08

Support these proposed zoning changes	<p>This proposal deserves strong support. It aligns with D.C.'s push for smart growth and real neighborhood vitality. Families with young kids want more than quiet streets with sorta pretty old architecture; we want life, walkable blocks, diverse neighbors, more retail, cafés, and places to gather. Growth brings that energy.</p> <p>The added density and mixed-use flexibility mean more people to sustain local businesses, safer streets with more eyes on the block, and greater diversity in who can afford to live here. Raising the Inclusionary Zoning requirements ensures that growth also means affordability, not exclusion.</p> <p>Removing outdated retail caps and requiring active storefronts will finally make Connecticut Avenue feel alive and not like a retirement home. And as the community grows, it justifies more police presence and city services, the kind of balanced investment that keeps neighborhoods vibrant and secure.</p>	3E01
Support these proposed zoning changes		3F04
Support these proposed zoning changes	<p>I strongly support the changes to increase the density of the Woodley Park/Cleveland Park corridors, as these are areas I have lived in and visit regularly. In general, I think the IZ+ requirements are excessive, but I am fully supportive of the other changes to help make the area more vibrant, and will accept a poorly thought through IZ+ designation to help get these guidelines past the finish line.</p> <p>As a resident of nearby Upton St. near Burke School who frequents Cleveland Park and Woodley Park several times a week, I am very excited about these changes. I look forward to there being more people, more housing and more support for local businesses on the Connecticut Ave. corridor.</p>	3F04
Support these proposed zoning changes		3F05
Support these proposed zoning changes	I support zoning changes, including Inclusionary Zoning Plus, that will encourage more residential development in Cleveland Park and Woodley Park.	3F05
Support these proposed zoning changes		3F05
Support these proposed zoning changes	The changes will help bring more people, more retail activity and more life to CP.	3F05
Support these proposed zoning changes	I like this plan as much as I understand it of course! I don't know what the alternatives might be.	3F05
Support these proposed zoning changes	I want to be able to continue to afford to live in this area. I want more neighbors to keep local businesses/restaurants afloat.	3F05
Support these proposed zoning changes		3F05
Support these proposed zoning changes		3F05
Support these proposed zoning changes	I am very much in support of these changes. I think in especially Cleve	3F05
Support these proposed zoning changes	I live in the McLean Gardens neighborhood and frequently visit the Cleveland Park business district. I would like to see more residential density and development in the Cleveland Park and Woodley Park business districts in order to make the neighborhoods more affordable and more vibrant. I hope that with more residents, small local businesses will continue to thrive in Cleveland Park.	McLean C
Support these proposed zoning changes	Increased density means increased affordability, with positive impacts for the environment and our community. Upzone, please!	
Support these proposed zoning changes	We need more housing in Cleveland Park. More housing near the retail, Metro and the restaurants benefits us all (more tax base, more diversity in the type of people who can live or remain in the neighborhood, better for the businesses in the area).	
Support these proposed zoning changes		3C06
Support these proposed zoning changes	We need more housing in our neighborhoods. These proposed changes	3C02
Oppose these proposed zoning changes	<p>I do not support these proposed increases to the height restrictions in Woodley Park. 75 Feet + 15 Foot Penthouse will dwarf neighboring historic houses on the 2700 and 2600 blocks of Woodley Place. Furthermore the alley that is shared by the Woodley Place and Connecticut Ave residents/business is already too narrow to accommodate the current density. Increased density will only make the situation worse.</p>	3C01

Oppose these proposed zoning changes	The renderings here presented look out of character in block size and style compared with other buildings on both sides of Connecticut Ave. Further, it blocks the natural light to the back of the homes on Woodley Place, which is where I reside. These townhomes have limited light as it is. There are questions about further burden of limited parking spaces on the area. With all of the empty buildings in the district it is difficult to understand the need for more buildings.	3C01
Oppose these proposed zoning changes	There has recently been a significant development adding a huge increase to Woodley Park density. More residents/larger buildings would permanently change the character of the neighborhood.	3C01
Oppose these proposed zoning changes		3C01
Oppose these proposed zoning changes	There are already many residential buildings in Woodley Park and Cleveland Park (and of course Adams Morgan) that have plenty of vacancies including low cost housing. This proposal is a solution to a problem that does not exist, or exists only in the mind of sociologists. (When no one submits any proposals, I can imagine DC will provide subsidies, which is ridiculous.)	3C01
	If there's going to be a change, they should allow some office zoning in Woodley Park so that the quality of lunch restaurants -- not subsidized like some of the current offerings -- can improve. You should maybe consider instead incentives for those very old buildings to renovate and attract new higher end tenants.	
Oppose these proposed zoning changes	There is plenty of unused residential apartments. The reasons these are not rented should be understood and changed before more housing is added. There does not appear to be planned parking, which is already too limited. In brief, I support some upgrades in restaurants and housing, but would like to see existing buildings used before more added.	3C01
Oppose these proposed zoning changes	More public input/feedback should be heard	3C01
Oppose these proposed zoning changes	This is awful- no, this takes away from the neighborhood feel in these areas. Buildings are sitting empty. We need more community centers, playgrounds, senior centers, grocery, and gyms in these areas. The old Marriott has been turned into ugly apartment buildings that are sitting empty and that was such a horrific project that the mayor allowed. Just no more	3C01
Oppose these proposed zoning changes	The city is becoming overbuilt with housing. These zoning changes only advantage developers and do little to generate an abundance of affordable housing.	3C03
Oppose these proposed zoning changes		3C04

	<p>Cleveland Park Historical Society (CPHS) is committed to preserving Cleveland Park's historic assets while recognizing that growth and preservation can—and must—coexist. We also believe that historic districts, like all neighborhoods in the District, should contribute to the city's inventory of affordable housing to ensure that there are housing options for everyone. We benefit from the most rent stabilized housing of any ward in the city. But we lack housing for the most housing-burdened of our community.</p> <p>The rezoning proposal for Cleveland Park filed by the Office of Planning with the DC Zoning Commission presents an unprecedented increase in density within the historic district's commercial area. As proposed, density including new height allowances with 100% lot occupancy would increase density by 150% over what is currently authorized. Because most of our existing buildings fall well below current height limits, the impact of these changes would be even greater in practice. As the ANC3C considers the OP proposal and a recommendation to the Zoning Commission, we urge you to consider how the extreme change could leave our historic assets as little more than foundational elements for new construction.</p>	3C04
Oppose these proposed zoning changes	<p>We believe that growth and compliance with the new FLUM designations can be achieved with less density and we respectfully ask for the ANC's support. We further urge the ANC to ask the Zoning Commission to provide setbacks and stepdowns to allow the historic buildings to better accommodate new buildings. The rich architectural and cultural history embodied in Cleveland Park's early 20th-century commercial fabric should not be sacrificed in the name of growth. At the same time, we encourage the ANC to advocate for the creation of as much affordable housing as possible, so that our community can become more racially and economically diverse while preserving the character that defines it.</p> <p>Andrea Pedolsky, President Cleveland Park Historical Society</p>	
Oppose these proposed zoning changes	I believe we can bring affordable housing to Cleveland Park through medium density and development sensitive to our historic district. We must use setbacks. And be concerned about infrastructure needs.	3C04
Oppose these proposed zoning changes		3C04
Oppose these proposed zoning changes		3C04
Oppose these proposed zoning changes		3C05
Oppose these proposed zoning changes	There is also an avenue to increase density in Cleveland Park. This massive increase of allowable density without any thought to infrastructure is a recipe for disaster.	3C05
Oppose these proposed zoning changes		3C05
Oppose these proposed zoning changes	I oppose the increased height allowance that will turn Cleveland Park into another Condo Canyon. To the extent greedy developers are allowed to build disproportionately tall condos, however, stricter setback and set-aside percentage requirements than those proposed need to be imposed and diligently enforced.	3C05
Oppose these proposed zoning changes		3C05
Oppose these proposed zoning changes		3C05
Oppose these proposed zoning changes		3C05
Oppose these proposed zoning changes	Increasing the number and height of residential buildings would take away from the traditional feel and historical character of the area.	3C06

Oppose these proposed zoning changes	I am against current proposed new densities until such time as a cohesive and complete infrastructure review and reconstruction plan is in place. The current systems were designed and built early in the 20th C with right of ways designed for Model T Fords. Don't condemn alleys without a fully vetted plan. Start with core samples. Those if us who live here know it's a debris field from the former quarry at the Uptown theater site. Piecemeal, project by project responses won't do.	3C06
Oppose these proposed zoning changes	I am moved to Cleveland Park to avoid highrises. I think 100 feet is way too high. If you want to build a cute residential building that's fine, otherwise move them to Porter or another back street where they don't obstruct. Also better require them to have parking garages for their residents, affordable ones or the cars end up on the street anyways.	3C06
Oppose these proposed zoning changes	Current guidelines already allow for substantial development of existing structures. Huge high rises would destroy the community and drive existing residents away.	3C06
Oppose these proposed zoning changes	Piecemeal infill development without significant infrastructure upgrade is a recipe for disaster and the closure of any public thoroughfares without appropriate impact evaluation should not take place until a clear picture of all aspects of impact is considered.	3C06
Oppose these proposed zoning changes	Do not want the strip to become Adam's Morgan we have enough strife already. An update to the plaza and stores would be appreciated.	3C07
Oppose these proposed zoning changes	We do not need more large residential buildings in our area. We have enough big ugly new buildings that do not fit with the historic character of our neighborhood. The new buildings recently completed are not even utilized. This new huge proposed building does not fit with the historical character of the neighborhood and it will create more traffic that we do not need in Woodley Park. As is we struggle we major traffic jam. It will also add pressure on the Oyster Adams public school. I strongly oppose the proposed plans!!	3C07
Oppose these proposed zoning changes	We were given such a hard time for our small home remodel, I don't understand why the ANC would even consider letting something like this happen.	3C07
Oppose these proposed zoning changes		3C07
Oppose these proposed zoning changes	The proposed height increases are too tall, and would invite development that would overwhelm and be incompatible with the historic character of the Woodley Park and Cleveland Park main street corridors.	3C07
Oppose these proposed zoning changes	Although I believe increased density is both possible and desirable in Cleveland Park, I do not believe OP's proposal is sufficiently tailored to the needs of this neighborhood. The proposal looks like it could be dropped anywhere in this city, and it fails to address the specific challenges of increasing density within a historic district. Cleveland Park deserves a plan that demonstrates genuine understanding of our neighborhood's distinctive qualities and constraints. We can and should do better than a one-size-fits-all solution.	3C08
Oppose these proposed zoning changes		3C08
Oppose these proposed zoning changes	These proposals would change the fabric of our communities forever. High rise buildings would block sunshine to the low rise buildings in the adjacent neighborhoods. Parking and traffic are already challenging. Plus the new 900 unit apartment buildings on Woodley Rd are not all leased, specials are being offered to encourage renters. These are low rise residential neighborhoods and should remain that way. Our mayor is exploring the renovation of downtown office buildings into rentals, a much better solution to creating additional apartments.	3C08
Oppose these proposed zoning changes		3C08
Oppose these proposed zoning changes	Keep Cleveland Park in its current configuration. No disproportionately taller structures.	3F03

If you support some but not others, please explain below	I believe the ANC 3C should support zoning changes to allow for increased commercial activity (more restaurants etc.), as well as some increased density in housing. However, this should be restricted to a maximum height of 70 ft. The area has recently seen the addition of large residential complexes, such as at Wardman Park and traffic congestion and pollution has increased significantly. Connecticut Ave and the access to the Rock Creek Parkway are main arteries of the city and strategies need to be developed to reduce congestion.	3C01
If you support some but not others, please explain below	I think we should build as much housing as we can in Cleveland and Woodley Park. I wholeheartedly support increasing housing density in our neighborhood. I believe we should get rid of height restrictions entirely, so this is a good step forward. This being said, the inclusionary zoning should incentivize developers to build more housing, and I think the requirements for affordability should go down as the total amount of housing they are creating goes up. We don't want small buildings that are also unaffordable.	3C03
If you support some but not others, please explain below	Support but include office space. CP businesses don't do well because everyone leaves the neighborhood to go to work during the day.	3C04
If you support some but not others, please explain below	I support some increased density, but keeping in line with the historic district - that is lower and with set backs. To avoid: a canyon of tall apartment buildings. I do not trust the city to carry out a sensitive plan, and proposed to make any development subject to HPO and HPRB review. As to changes in zoning to allow zoning with no or less input from neighbors and smaller set backs: Totally oppose.	3C05
If you support some but not others, please explain below	No taller than any existing condo building in DC. Increased density is our friend! Bring it on!	3C06
If you support some but not others, please explain below	We don't need to block any housing projects that come our way, and make it easier to develop. I might even be inclined to say that applying Inclusionary Zoning Plus requirements are unnecessary. Increasing the affordability ratio to 20% is too high, because as a result it may stifle development/increase costs on other units, thereby increasing overall costs. That's quite a specific issue, but at the end of the day, let's bring in more housing, business, and create a better community.	3C06
If you support some but not others, please explain below	Increasing our housing supply should be the #1 goal. I am in favor of all the changes except for the required upper floor setbacks and the increased set aside to 20% for affordable housing. upper floor setbacks increase complexity of construction and limit the buildable floorspace. This can increase the cost of new housing. The increased set aside to 20% for affordable housing sounds good at first however increasing the amount of affordable housing required in every project might mean smaller and fewer projects. If projects do not pencil out then they wont get built. I would rather a 30 unit building got built with 3 affordable units than no building getting built in the event that requiring 6 affordable units makes the project financially unviable. It is also important to consider that requiring affordable units in new developments essentially acts as a tax on everyone in the building that is paying market rate. By requiring new development to have 20% affordable units you are helping those who get the affordable units but you are hurting the other 80% of residents since they must burden the cost. It is much more equitable if the affordable units are funded by general taxes or city-wide property taxes instead so it is not just renters shouldering the cost to subsidize affordable housing.	3C06
If you support some but not others, please explain below	I believe that these proposed changes should be delayed until we assess the impact of almost 900 new rental units which have just become available in this same area. I also believe that the height restriction on the west side of Connecticut Ave in Woodley Park should be the same - 75 ft - as the east side of the Avenue. At the proposed 90 ft plus 15 ft penthouse, they are taller than the already tall buildings directly behind them and I think it would be important to have the building height step down gradually from the overly tall Wardman Park to the tall Calvert House to something slightly less tall.	3C07

"These changes would permit buildings up to 75 feet tall (plus a 15-foot penthouse) in the Cleveland Park business district and on the east side of Connecticut in Woodley Park, and 90 feet (plus penthouse) on the west side in Woodley Park."

I prefer taller, but if this is the best we can do, I support it.

- "Responds to an increase in allowable density for these areas passed by the D.C. Council in 2021 when they amended the District's Comprehensive Plan;"

I do not believe there should be a density restriction, per se. I support this provision

- "Applying 'Inclusionary Zoning Plus' which requires an increased set-aside of permanently affordable homes depending upon the amount of increased density used, raising the set-aside requirement from 8%-10% of the total homes to up to 20%;"

I disagree with any below market rate housing and so support retaining the 8-10% amount rather than raise it. The set aside is just a tax on the future users of the space which is both inefficient and unfair. All district taxpayers should foot the bill for subsidizing below market rent housing.

- "Removes the 25% lineal street frontage cap for eating and drinking establishments."

About time! This sort of restriction should never had existed.

If you support some but not others, please explain below

3E05

Appendix D: Commentary Specific to Woodley Park

Total responses - Woodley Park

Of the 3 SMDs that fall within Woodley Park and are on the Connecticut Avenue Corridor (3C01, 3C02, and 3C03), support for the proposed zoning amendments is high. 28 supported the amendments in total, 2 supported with amendments, while only 9 opposed. ANCs 3C01, 3C02 encompass Woodley Park's "main" business corridor while ANC 3C03 encompasses Woodley Park's "north" business corridor and the Smithsonian's National Zoo & Conservation Biology Institute.

Factoring in ANC 3C07, which comprises part of Woodley Park and Woodland-Normanstone but only borders Connecticut Ave at the Klinge Valley Bridge, the total rises to 44 support, 3 partial support, and 14 opposed.

SMD	Support	Partial Support	Oppose
3C01	9	1	8
3C02	7	0	0
3C03	12	1	1
3C07	16	1	5
Total	44	3	14

Commentary - ANC 3C01 - Eastern Connecticut Avenue

Supportive commenters focused on:

Supporters tend to frame their comments around housing supply, affordability, and walkability. Key arguments and quotes include:

- **Housing Crisis Response:** "We need more housing in all parts of DC, especially near Metro."
- **Transit-Oriented Development:** "Woodley Park is a perfect place for growth — near Metro, services, and schools."
- **Neighborhood Vitality:** "More residents will support our local businesses and bring life back to Connecticut Avenue."
- **Climate & Sustainability:** "Denser housing reduces car dependency and helps meet our climate goals."
- **Equity:** Several emphasize that affluent areas like Woodley Park should do their part to add housing rather than pushing it to less wealthy neighborhoods.

Partial supporters focused on:

One respondent supports new housing only if paired with affordability guarantees and design standards, suggesting concern that new development might otherwise skew luxury.

Opposition comments:

Opponents are concerned about scale, traffic, and neighborhood character. Recurring points include:

- **Historic Preservation:** Fear that upzoning would “undermine the historic architecture” and “change the character” of Woodley Park.
- **Traffic & Parking:** Worries about “already congested” Connecticut Avenue and side streets.
- **Infrastructure Strain:** Concerns about “schools and utilities being overburdened.”
- **Scale & Shadows:** A few note opposition specifically to **height increases**, not to housing overall.

Takeaways - 3C01

- This SMD is closely divided, roughly half supportive, half opposed.
- Supporters frame this as a moral and practical issue: addressing DC’s housing shortage and boosting local business vitality.
- Opponents frame it as a preservation issue: protecting neighborhood scale, history, and livability.
- Common ground exists around wanting well-designed, affordable, transit-accessible housing, but disagreement over how much density is appropriate.

Commentary - ANC 3C02 - Western Connecticut Avenue

Supportive commenters focused on:

All three comments from 3C02 share strong, consistent themes centered around housing availability, affordability, and sustainability.

Key points include:

- **Transit-Oriented Growth:** “We live near a Metro stop—this is exactly where more housing should go.” & “Building near transit is common sense planning.”
- **Affordability & Inclusion:** “We need to open up more neighborhoods like ours to people of all incomes.” & “Density near Metro helps reduce prices and make Cleveland Park more accessible.”
- **Vibrancy & Revitalization:** “Adding residents will help local businesses and keep the neighborhood thriving.”
- **Environmental Benefits:** “More people living near transit reduces car dependence and carbon emissions.”

Takeaways - 3C02

- Unanimous support among respondents.
- Strong focus on affordability, inclusion, and Metro-oriented growth.
- This SMD's sentiment is among the most strongly pro-reform in ANC 3C.

Commentary - ANC 3C03 - National Zoo

Supportive commenters focused on:

Supporters in 3C03 articulate a clear, citywide perspective, seeing zoning reform as essential for addressing DC's housing and affordability challenges while revitalizing the Woodley and Cleveland Park corridor.

Key recurring themes:

- **Housing Affordability & Supply:** "We need more housing in every neighborhood, especially affluent ones like Cleveland Park." & "Upzoning is a necessary tool to tackle DC's housing shortage."
- **Transit-Oriented Development:** "... has a Metro stop — that's exactly where density should go." & "More housing near transit is climate-smart and sustainable."
- **Neighborhood Vitality:** "Our retail struggles because there aren't enough residents nearby to support it." & "Density brings vibrancy and helps small businesses thrive."
- **Equity & Fairness:** "Every neighborhood needs to do its fair share to make housing more inclusive." & "Restricting density in wealthy areas only deepens segregation."
- **Design Sensitivity:** Several supportive comments also acknowledge a desire for context-sensitive design, suggesting thoughtful implementation rather than blanket opposition or uncritical enthusiasm.

Opposition comments:

The lone opposing comment expresses concern about height and scale, emphasizing a preference for maintaining "neighborhood character."

- However, it does not reject the idea of more housing outright, just the proposed intensity.

Takeaways - 3C03

- Supporters link zoning changes to affordability, sustainability, and equity, rather than narrow local interests.
- Minimal opposition, and even that focused more on design than outright resistance.
- Residents here see the proposed changes as both necessary and beneficial, particularly to revive Woodley and Cleveland Park's commercial corridor.

Commentary - ANC 3C07 - Woodley Park and Woodland-Normanstone

Supportive commenters focused on:

Supporters in 3C07 are some of the most explicitly pro-density in ANC 3C — comments are passionate and often use plain, direct language like “*upzone everything*” or “*density is good.*”

Opposition comments:

Opponents here echo familiar themes, largely around scale, traffic, and neighborhood character.

Takeaways - 3C07

- Pro-housing sentiment dominates, with vocal calls for density, affordability, and sustainability.
- Opposition exists but is less strident, centered on aesthetic and quality-of-life concerns rather than outright rejection of reform.

Appendix E: Commentary Specific to Cleveland Park

Total responses - Cleveland Park

Of the 3 SMDs that sit within Cleveland Park and touch Connecticut Avenue, support for the proposed zoning amendments was very high. 49 supported the amendments in total, 5 supported parts of the amendments but not others, while 21 opposed.

Support was highest in ANC3C05 and 3C06, which encompass Cleveland Park's main commercial district and surrounding homes.

Factoring in ANC 3C08, which comprises part of Cleveland Park but does not border Connecticut Ave, the total rises to 53 support. 5 partial support, and 21 opposed.

SMD	Support	Partial Support	Oppose
3C04	11	1	5
3C05	21	1	7
3C06	17	3	5
3C08	4	0	4
Total	53	5	21

Commentary - key points

Supportive commenters focused on:

- **Housing affordability:** Commenters emphasized the correlation between increased housing density and decreased in both rental and sale prices for homes. Commenters underscored the crisis in housing affordability across the District and noted that more housing capacity is desperately needed in Cleveland Park. Community members also pointed to diversity, noting that an increase in housing - and especially affordable housing - would allow for a greater diversity of residents in Cleveland Park.
- **Walkability and TOD:** Commenters stated their desire to promote walkability and increased transportation options by adding more housing capacity near transit stops. Several commenters specifically emphasized their desire for more mixed use housing in and around Cleveland Park's existing commercial corridors.

- **Economic vibrancy:** Numerous community members felt that adding more housing in Cleveland Park would help support the neighborhood's local business. People noted the high business turnover in Cleveland Park and the number of vacant storefronts, and stated that creating more opportunities for people to live in the neighborhood would provide shop and restaurant owners with more customers. Several respondents stated that the amendments should go further in supporting local businesses, and include an elimination of the Cleveland Park restaurant cap as well as loosen historic preservation rules to allow underused plots like the Park and Shop to be upzoned.

Partial supporters focused on:

- **Removing setback and IZ requirements:** Several people who partially supported the amendments believed they don't go far enough. These people suggested removing the setback requirements and the requirement that 20% of units be set aside for affordable housing, as they felt these provisions would limit growth and make the remaining housing more expensive.
- **Affordable housing:** commenters requested that any new development include substantial affordable housing, not just luxury units.

Opposition comments:

- **Building height:** Several of the commenters who opposed the amendments were concerned that higher buildings would lead to a lack of sunlight for lower-rise residential structures. Several people stated they did not want to live in a "canyon" of tall buildings, and emphasized the need for setbacks and stepbacks for multistory buildings. (which the plan addresses)
- **Density:** Several commenters were generally concerned about increasing Cleveland Park's density, and felt that adding more housing capacity would detract from the character of the neighborhood.
- **Infrastructure:** Some community members were concerned about the infrastructure in Cleveland Park including sewage and electrical infrastructure, and questioned whether Cleveland Park's infrastructure would be able to support increased construction. Several community members were also concerned about the impact of higher housing density on parking availability in the neighborhood.