

WPCA Executive Meeting – Meeting Minutes
March 11, 2025

Committee Members Present:

Leah De Hoet
John Goodman
Warren Gorlick
Barbara Ioanes
Glenn Marcus
Jeff Myers
Linda Raphael
Stephanie Zobay

Public Meeting with the Office of Planning

John introduced Maxine Brown-Roberts, Development Review specialist at the DC Office of Planning (OP). With her was Ron Barron, Development Review Specialist.

Roberts introduced herself and described generally the pending changes to the CT Ave Development Guidelines and Zoning Regulations. The Guidelines were completed in September 2023, and which are consistent with the Comprehensive Plan for the entire District, call for greater height and density. Consistent with the Comprehensive Plan, the Guidelines generally provide for greater residential density in the Woodley Park business district. As a result of the Comp Plan and these Guidelines, Roberts explained that OP is now considering what recommendations it should make to the Zoning Commission (Commission).

Roberts explained that the Comprehensive Plan designated special areas for study for further review. These areas requiring special study are generally within a few hundred feet of the Woodley Park and Cleveland Park Metro stations. Roberts stated that in Woodley Park the overall recommendation is for low density with respect to commercial activities and high density for residential. While this does not signify a change with respect to the existing commercial requirements, it is a deviation with respect to residential, as the current designation is medium density, which would now be amended to high density.

In Cleveland Park, the maximum height would be 75 ft. on both sides of CT Ave. In Woodley Park, the height limit would be 90 ft. on the west side, and 75 ft. on the east side

As part of the review process, OP is also reviewing ancillary issues such as fast food requirements, particularly with the increase in the number of upscale “fast casual” establishments, and the limitation on the number of restaurants in the zone. In response to questions, Roberts indicated that cannabis establishments may also be considered, but that they are also subject to a separate set of requirements imposed by other agencies.

Questions were raised about whether local infrastructure, such as schools and Metro, could support the increased density. In response to a question, Roberts stated that developer impact fees cannot be charged in the District. Other questions pertained to affordable housing, and Roberts stated that while as of right residential structures mandate an affordable range of about 8-10%, it could be increased to 12-20% in some planned unit developments and upzoned area like Woodley Park.

The current timeline is for community outreach to continue through the winter and into the spring. OP expects to make a proposal to the Zoning Commission, perhaps in April, and ask that it be set down for a public hearing. If that request is granted, there should be a hearing by early fall 2025, followed by the Commission issuing a Decision and Order.

Call Box Repair Project. Following the meeting with OP, the WPCA Board met briefly to consider one issue, relating to a project to repair the call boxes in Woodley Park. Barbara reported that the total cost of the call box repair would be \$7,440. It was noted that ANC3C was proposing to contribute \$5,000 to the project, and Woodley Park Main Street offered to contribute the remainder. Barbara noted that she was still receiving donated funds.

John made a Motion for the WPCA to contribute half the remaining costs (above the amount paid by the ANC and donations earmarked for the project), with Main Street providing the other half. Jeff amended the Motion to state that under no circumstances would that be more than \$800. The amended Motion passed unanimously.

The meeting adjourned at 9:20pm. The next WPCA meeting is scheduled for April 8.