



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; 02-Adam Prinzo; 03-Janell Pagats
04-Erin Beard; 05-Peter Miles; 06-Jay Bose;
07-Gawain Kripke; 08-Rick Nash

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ANC 3C Resolution 2026-001
Regarding Support of Alley Closure on Square 2068

WHEREAS the District of Columbia faces a severe housing shortage, and Ward 3 lags far behind the rest of the District in housing capacity and affordability¹;

WHEREAS infill development is an essential measure for meeting the District's housing needs;

WHEREAS over 200 Cleveland Park and Woodley Park residents testified, in writing and live on video call, in Zoning Commission case 25-09 in favor of upzoning Connecticut Avenue, reflecting a clear community desire for increasing housing supply in Cleveland Park²;

WHEREAS the building proposed by developer Martin-Diamond at Square 2068 represents an opportunity to build infill housing close to a Metro stop and add new housing in Cleveland Park, on a site that is currently being used as a parking lot;

WHEREAS Martin Diamond presented their plans at publicly noticed and regularly scheduled meetings of ANC 3C's Planning, Zoning, Housing, and Economic Development Committee on May 25, 2024 and December 2, 2025, as well as a full meeting of ANC 3C on March 17, 2025;

WHEREAS members of ANC 3C have additionally engaged in group discussions with owners and residents of nearby properties on November 16, 2025; November 22, 2025; January 06, 2026; and January 14, 2026 to hear their concerns, including two sessions with Councilmember Frumin and the development team;

WHEREAS Commissioner Bose of SMD 3C06 has engaged in individual consultations with the residents and owners of the nearby properties on November 10, 2025; December 12, 2025; December 15, 2025; January 04, 2026; and January 10, 2026;

WHEREAS the residents of the nearby properties have expressed valid concerns related to (but not limited to):

- The proposed building's massing and its impacts on sunlight and air flow for nearby properties;

¹ Source: District of Columbia Office of Planning, "Housing Equity Report," 2019
<https://planning.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/Housing%20Equity%20Report.pdf>

² https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-09

- Structural damage to existing properties and economic loss during the construction process;
- The impact of construction on trash removal, vehicle congestion within the alley, resident access to driveways and parking, delivery vehicle movement, as well as loading and unloading for nearby commercial properties;
- Potential changes in ownership of the lot following the alley closure;

WHEREAS Martin Diamond has modified its plans in response to the stated concerns, and has presented three iterations of the proposed design;

WHEREAS the latest iteration of the proposal is substantially smaller than what was originally presented, now includes six units (as opposed to nine in the original proposal), and the proposed building footprint now sits entirely within the boundaries of the existing parking lot, without expanding into the space currently taken up by the public alley;

WHEREAS the latest iteration of the proposal incorporates elements requested by owners and residents of nearby properties, such as top-floor setbacks and podium parking, which will require significantly less excavation than the originally-proposed underground parking lot, thereby reducing the risk of structural damage to nearby buildings;

WHEREAS ANC 3C is satisfied that the changes to the design represent a significant effort to address nearby neighbors' concerns within the limits of project feasibility;

WHEREAS if the alley is closed, neighbors and members of the broader community will have further opportunities to provide input including through informal feedback sessions, public meetings of ANC 3C, and the Historic Preservation Review Board;

WHEREAS ANC 3C previously voted 7-0-0 to support this alley closure at a publicly noticed and regularly- scheduled meeting on March 17, 2025;

WHEREAS ANC 3C has seen new-build housing projects both significantly reduced in size and prolonged in delivery due to excessive community review/input processes including the Macklin project on Connecticut Avenue and Newark Street;

WHEREAS ANC 3C notes that prolonged, undefined, indefinite reviews and public input processes that go beyond the requirements laid out in D.C. Code introduces additional risk and delays to new housing projects.

THEREFORE BE IT RESOLVED, that ANC 3C continues to support the proposal to close the public alley on lot 2068 in order to allow Martin Diamond's proposed building project to proceed, but recommends Council make its approval contingent on certain conditions, which be made binding to the extent possible:

- ANC 3C recommends Council seek a commitment that the final building massing will not differ substantially from the building massing that was presented to neighbors in December 2025.
- ANC 3C recommends Council seek a commitment from Martin Diamond that the company will purchase a building insurance policy, which would provide financial compensation to affected neighbors in case of damage stemming from construction;

- ANC 3C recommends Council only support the project if Martin Diamond follows through on its plans to develop the alley. Future support for this development should be rescinded, should another developer buy the property from Martin Diamond before the project is completed.

BE IT FURTHER RESOLVED, ANC 3C requests that should a project on this property be made feasible without the closure of the alley on lot 2068 (via changes to zoning or other policy), no conditions be applied to that project outside of those already required by the Code of the District of Columbia;

BE IT FURTHER RESOLVED, ANC 3C commits to negotiating a Construction Management Agreement with Martin Diamond at the appropriate point in the process in close consultation with nearby neighbors, laying out legally binding conditions under which construction must take place as well as a clear operational plan for the alley throughout the construction process, including provisions for parking, trash collection, traffic, and loading for commercial properties;

BE IT FURTHER RESOLVED, ANC 3C commits to sharing regular project updates with affected neighbors and maintaining clear lines of communication with neighbors throughout the construction process;

BE IT FURTHER RESOLVED, ANC 3C authorizes the Chair and the Commissioners for 3C06 and/or their approved designee(s) to represent the Commission on this matter.

BE IT FURTHER RESOLVED, 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.

Attested by



**Janell Pagats
Chair, on January 20, 2026**

This resolution was approved 7-1-0 by roll call vote on January 20, 2026, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present. (3C01-YES, 3C02-YES, 3C03-YES, 3C04-YES, 3C05-YES, 3C06-YES, 3C07-YES, 3C08-NO)