



Single Member District Commissioners  
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**ANC3C Resolution 2017-019**  
**Regarding a Large Tract Review Application by Donohoe Acquisitions, LLC**  
**for 4000 Wisconsin Avenue NW**

WHEREAS, Donohoe Acquisitions, LLC (the Applicant) seeks to redevelop 4000 Wisconsin Avenue NW (a parcel of approximately 4 acres) and has filed with the D.C. Office of Planning a Large Tract Review Application;

WHEREAS, the Applicant plans to raze the existing building and replace it with a mixed-use project that will include 34,436 square feet of retail space; 716 residential units (10 percent of which will be affordable housing under the Inclusionary Zoning rules); a 17,327 square-foot health club, an underground parking garage with 883 vehicle spaces; 325 bicycle spaces; and three inner courtyards;

WHEREAS, the Applicant plans to eliminate a curb cut on Wisconsin Avenue that now provides office drop-off access to the property and continue to rely on two entrances on Upton Street for sole vehicular access to the property;

WHEREAS, two other significant developments will be under construction nearby: 3900 Wisconsin Avenue, which is to include 600-700 residential units, a large grocery store, a community gathering space on the front lawn, a large hotel, restaurants, a health club and other retail; and Sidwell Friends, at 3825 Wisconsin Avenue, which is planning to expand by absorbing its lower school, now located in Bethesda, and has purchased Fannie Mae's Johnson building at 3939 Wisconsin Avenue and the Washington Home on Upton Street;

WHEREAS, the Applicant is not seeking zoning relief but is submitting a Large Tract Review Application, which triggers a review process by the city and the ANC to identify potential neighborhood concerns;

WHEREAS, the ANC held a community hearing on June 13 and solicited feedback from the neighborhood;

WHEREAS, the ANC appreciates that the project will be less dense than permitted by the zoning but has the following concerns and observations:

1. Traffic: The Applicant plans for all traffic in and out of the development to be on Upton Street, which could - when combined with new traffic generated by nearby developments - place a significant burden on this narrow side street. In addition, the developer's traffic study shows that key intersections of Wisconsin Avenue are expected to experience a drop in service at certain peak hours when the project is completed. Although the Applicant's study predicts an overall negligible effect on traffic, it is important to consider the traffic that will be generated by the other two new developments.

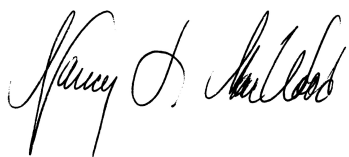
2. Affordable and family housing: The Applicant is planning to make 70 percent of the residential units studios, one-bedrooms or one-bedrooms with a den. The rest of the units will be two-bedroom or two-bedroom with a den. Many new developments in northwest cater to young singles, leaving many families with fewer options to find affordable housing.
3. 3900 Wisconsin Avenue. Roadside Development, on the property next to the Applicant's parcel, is planning a large development with many similar uses. Both projects are planning to build health clubs. Both may include grocery stores, although of varying sizes. Both plan restaurants. The potential exists for duplication to harm the businesses.
4. Connection with Glover-Archbold Park. Many people use the Glover-Archbold trail to commute as well as for recreation. The trail leads from the woods up a gravel incline to Upton Street, where there is no sidewalk. It is an inhospitable and unsafe entrance/exit point.

THEREFORE, BE IT RESOLVED that the ANC3C urges the following:

1. That the Department of Transportation look holistically at the Wisconsin Avenue corridor from Porter Street to Van Ness Street and plan appropriate upgrades to area roads, considering traffic flow, signal timing, signage and roadway conditions - aiming to address traffic congestion and pedestrian safety;
2. That the Applicant and Roadside coordinate on truck traffic and delivery times, including trash pickup, to avoid impacting Wisconsin Avenue traffic during peak hours;
3. That the Applicant include three-bedroom and four-bedroom units in the residential mix (without increasing the number of units);
4. That the Applicant make 20 percent of the residential units affordable housing under the Inclusionary Zone definition;
5. That the Applicant devote retail space to an early childhood daycare facility, given the overall lack of availability of such daycare;
6. That the Applicant and Roadside coordinate closely to ensure that the two projects work well with each other and have a balanced mix of uses; and
7. That the Applicant work with the National Park Service to create a safer and more user-friendly access point to Upton Street.

FURTHER, BE IT RESOLVED that the Chair and Commissioner for ANC3C06 or their designees are authorized to represent the Commission in this matter.

Attested by



Nancy J. MacWood  
Chair, on July 17, 2017

*This resolution was approved by a voice vote on July 17, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

