



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

Single Member District Commissioners  
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04- Beau Finley \* 05- Emma Hersh \* 06-Angela Bradbery  
07- Maureen Kinlan Boucher \* 08-Malia N. Brink \* 09-Nancy MacWood

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**ANC3C Resolution 2017-027**

**Regarding the Design Concept of NASH-Roadside 3900 Wisconsin, LLC to be Presented to the Historic Preservation Review Board for the Redevelopment of 3900 Wisconsin Avenue NW**

WHEREAS, NASH-Roadside 3900 Wisconsin, LLC purchased an approximately 9.7-acre site that now serves as the headquarters for Fannie Mae at 3900 Wisconsin Avenue NW;

WHEREAS, NASH-Roadside plans to develop the property with approximately 700 residential units, 34,488 square feet of general retail, just under 86,000 square feet of grocery space, approximately 6,500 square feet of restaurant space to be operated by the grocer, a 650-seat movie theater, 34,056 square feet of office space, 37,566 square feet of fitness club space, 34,056 square feet of cultural/arts space and 140 hotel rooms with an approximately 1,400-space, three-level, below-grade parking garage;

WHEREAS, NASH-Roadside has applied to the Historic Preservation Review Board (HPRB) for a historic landmark designation for one main building and two side buildings (wings) on the site;

WHEREAS, ANC3C on Oct. 16, 2017, passed resolution 2017-024 in support of NASH-Roadside's landmark designation application to the HPRB;

WHEREAS, NASH-Roadside has prepared a conceptual design for the property and is seeking HPRB review of a portion surrounding the main building and its two wings;

WHEREAS, the proposed landmark boundary follows the southern, eastern and northern property boundary of the site, and on the west includes an area behind the Fannie Mae building;

WHEREAS, the proposed landmark area includes an expansive lawn in front of the Fannie Mae building that is a key feature of the site, providing a grand entrance to the building that has become associated with the site;

WHEREAS, the developer plans to retain the front lawn and use it as a public gathering space, including for events such as concerts and art shows;

WHEREAS, the developer plans to reconfigure the existing U-shaped driveway at the front of the main building by eliminating the northern curb cut, straightening the driveway to connect to an internal road within the site and converting the driveway to accommodate only one-way traffic so that the southern curb cut serves only outbound traffic;

WHEREAS, the developer plans to construct two new buildings behind Fannie Mae featuring a stacked-tray design that would not be visible from the front of the property;

WHEREAS, the developer plans to develop the southeastern corner of the parcel with 35,680 square feet of hotel amenity space that would have a grassy or landscaped roof;

WHEREAS, vehicular access to the site from Wisconsin Avenue is to be via two existing curb cuts and one new curb cut from Wisconsin Avenue;

WHEREAS, the developer plans to build the new curb cut to serve as a delivery truck entrance and exit point from Wisconsin Avenue at the southern end of the site, which would serve as the only entrance and exit point for trucks, and would route the trucks to an underground parking garage and underground loading docks;

WHEREAS, the developer proposes a new traffic signal at the proposed new truck entrance on Wisconsin Avenue near an existing traffic light at Wisconsin Avenue and Rodman Street;

WHEREAS, NASH-Roadside anticipates that the site will generate between 36 and 43 delivery trucks daily;

WHEREAS, directly to the south of the property line are four condominium buildings housing approximately 100 residential units;

WHEREAS, the truck entrance is slated to be in close proximity to one of those residential buildings at Rodman Street and Wisconsin Avenue;

WHEREAS, nearby residents are concerned about noise that will be generated by the proposed truck entrance and front lawn activities;

WHEREAS, nearby residents also are concerned at the prospect of losing large trees that now screen them from Wisconsin Avenue and the Fannie Mae property;

THEREFORE, BE IT RESOLVED that the ANC3C:

- Supports many elements of NASH-Roadside's design concept, including the routing of trucks and all vehicular traffic underground, the plan to save and move heritage trees, the retention of the expansive lawn in front of the Fannie Mae building, and the proposal to design the two buildings behind the Fannie Mae building to ensure they cannot be seen from the front of the Fannie Mae building;
- Is concerned about the proximity of the new southern curb cut/truck entrance to residential apartments and concerned that the intensity of the truck traffic in this location could be incompatible with the preservation of the context of the lawn surrounding the landmarked building, and so urges the developer to work with HPRB to explore alternatives to the southern curb cut/truck entrance -- such as an entrance on the northern part of the property. However, the ANC strongly recommends that NASH-Roadside retain its plan to route all vehicular traffic underground;
- Urges the HPRB to work with the developer on building the proposed hotel addition to the south of the landmarked building to minimize any impediment to the viewscape of the landmarked building;
- Urges the HPRB to require the developer to keep or reinstall the tree screen at the southern property boundary that borders McLean Gardens;
- Recommends the developer retain, in some form, the original U-shaped driveway;

- Urges the HPRB to ensure that ANC3C is involved in reviewing and commenting on any revisions to the design concept;

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**

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive, flowing style.

Nancy J. MacWood  
Chair, on November 13, 2017

*This resolution was approved by a voice vote on November 13, 2017 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*