



**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  
01-Lee Brian Reba; 02-Gwendolyn Bole; 03-Jessica Wasserman  
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 2018-004**  
**Regarding a DDOT Public Space Application (Tracking #264577), for a New**  
**Curb Cut/Driveway, Closing an Existing Driveway, and Extension of a**  
**Sidewalk, submitted by NASH-Roadside 3900 Wisconsin LLC, 3900**  
**Wisconsin Avenue NW**

WHEREAS, NASH-Roadside 3900 Wisconsin LLC (the Applicant) seeks to redevelop 3900 Wisconsin Avenue NW (a parcel of approximately 10 acres), now the headquarters of Fannie Mae;

WHEREAS, the Applicant plans to raze nonhistoric structures on the site and incorporate the landmarked Fannie Mae building into a new mixed-used project, which will consist of nine structures, containing a hotel of between 140 and 150 rooms, an 85,816 square-foot grocery store (Wegmans) with an additional 6,483 square-foot restaurant inside the store, 700 residential units, a 37,566 square-foot health club, 34,056 square feet of office space, 34,056 square feet of cultural/arts space, a 28,080 square-foot movie theater and 47,437 square feet of retail (restaurants and a coffee shop);

WHEREAS, the project is to include a 1,400-space underground parking garage, 300 long-term bike spaces, 100 short-term bike spaces, nine loading berths and three loading spaces;

WHEREAS, the Applicant's traffic study shows that the project will generate a significant amount of traffic, in large part because of a Wegmans grocery store planned for the site;

WHEREAS, the Applicant has submitted a Public Space Committee application seeking to close an existing driveway on Wisconsin Avenue NW, install a new 36-foot-wide curb cut on Wisconsin Avenue just north of Rodman Street NW, and extend an existing sidewalk on 39<sup>th</sup> Street NW into the new development;

WHEREAS, the Applicant is seeking to signalize the proposed curb cut, which would be 80 feet from the property line and would be used by trucks and other vehicles to enter and exit the property;

WHEREAS, the Applicant plans to build a berm to help conceal the trucks and other vehicles that would use this new south entrance, and plans to route all traffic from this entrance into an underground parking garage to conceal the noise, sight and fumes;

WHEREAS, the new signal would be 200 feet from an existing traffic signal at Rodman and Wisconsin, which is less than the 300 feet minimum distance between traffic signals that is the District Department of Transportation (DDOT) standard practice;

WHEREAS, large delivery trucks will need to use all three southbound travel lanes on Wisconsin Avenue when turning right into the new southern entrance;

WHEREAS, in response to neighborhood concerns about the proximity of a new signalized truck and vehicle entrance to McLean Gardens residential buildings, the Applicant moved the location to the north; offered to install landscaping on both sides of the property line to shield the entrance from neighbors; offered to install soundproofing in the walls of the new entrance; and offered to conduct acoustical tests prior to construction and after the project is fully operational to determine the need to soundproof windows in the McLean Gardens building closest to the south driveway entrance;

WHEREAS, the neighborhood is concerned about the potential for increased traffic on 39<sup>th</sup> Street NW from both residential and commercial users of the new development and is opposed to 39<sup>th</sup> Street being used for commercial access into the site;

WHEREAS, the Applicant has shown that other alternatives to the proposed curb cut and truck entrance would negatively impact the neighborhood by diverting commercial traffic onto residential streets;

WHEREAS, DDOT has recommended that the Applicant widen the 39<sup>th</sup> Street entrance to between 18 and 24 feet to accommodate commercial traffic;

THEREFORE, BE IT RESOLVED that the ANC3C:

1. Finds that the project will generate a substantial amount of traffic that has the potential to have significant negative impacts on the neighborhood;
2. Finds that it is not desirable for a truck entrance to be located near a residential building but that its effects will be mitigated by the Applicant's plan to send traffic underground and screen the entrance, and that alternatives would have more negative impacts on the neighborhood by diverting commercial traffic through the neighborhood and/or putting the trucks and loading aboveground;
3. Is concerned about the close distance between the proposed new signal and the existing signal at Rodman and Wisconsin, but agrees with DDOT that a new signal is necessary to safely control traffic entering and exiting the new development and therefore supports the signal;
4. Is concerned about the traffic safety hazard created by large delivery trucks crossing lanes of traffic when turning right into the new curb cut;
5. Recommends that the Public Space Committee approve the Applicant's request for a new 36-foot curb cut as proposed with the following conditions:
  - a. The Applicant install sufficient landscaping on the Applicant's property to screen the truck entrance from view of the McLean Gardens residential buildings, and continue to work with the McLean Gardens board of directors and community organizations to protect and preserve to the extent possible any heritage trees that may be disturbed by the construction; and continue to work with the McLean Gardens board of directors to install additional landscaping on the McLean Gardens property to provide additional screening;

- b. The Applicant soundproof the walls of the vehicle entrance to help reduce the amount of noise generated by the trucks and other vehicles as they enter and exit the new site entrance;
  - c. DDOT and the Applicant work together to find a way for large trucks to make right turns into the site without crossing any lanes of traffic, or the Applicant must require Wegmans and other retailers to use smaller trucks -- defined as trucks that can turn right into the project without crossing lanes of traffic -- to make deliveries to this location;
  - d. The Applicant fund a traffic study to determine the need for traffic calming measures in the neighborhood as needed, based on a determination of the neighborhood and the ANC3C working in conjunction with DDOT six months after the residential and commercial spaces are 95 percent leased and occupied; and based on the determination of the traffic study fund up to \$50,000 of traffic calming improvements;
  - e. The Applicant install a resident-only gate at the 39<sup>th</sup> Street entrance while still permitting pedestrian traffic to access the new development.
6. Concurs with DDOT's recommendations, with the exception of the recommendations to keep 39<sup>th</sup> Street open to all traffic and widen the 39<sup>th</sup> Street entrance to accommodate commercial traffic;
7. Recommends that the PSC approve the Applicant's request to close an existing driveway on Wisconsin Avenue NW and extend an existing sidewalk on 39<sup>th</sup> Street NW into the new development;

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 February 20, 2018**

*This resolution was approved by voice vote on February 20, 2018, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*