



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

P.O. Box 4966
Washington, DC 20008
Website <http://www.anc3c.org>
Email all@anc3c.org

ANC3C Resolution 2018-012
Regarding a Public Space Application by Upton Street Associates, LLC for
4000 Wisconsin Avenue NW

WHEREAS, Upton Street Associates (the Applicant) is redeveloping 4000 Wisconsin Avenue NW (a parcel of approximately four acres) and has filed a public space application (tracking No. 232883) with the District Department of Transportation;

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 is seeking to eliminate a 25-foot curb cut on Wisconsin Avenue that now provides drop-off access to the site;

WHEREAS, the Applicant is seeking to relocate a truck entrance and loading dock from the east side of an existing vehicle garage entrance on Upton Street to the west side, necessitating closing a 24-foot curb cut and installing a new curb cut of 22 feet in width;

WHEREAS, the Applicant is designing the loading dock so that trucks can turn around within the loading area and will no longer need to back out onto the street after making deliveries;

WHEREAS, the Applicant plans to remove two trees as part of the curb cut work;

WHEREAS, the Applicant is in conversations with the National Park Service about ways the Applicant can improve the entrance to Glover Archbold Park, such as by removing invasive species, relocating trees from the Applicant's property to the park and planting new trees;

THEREFORE, BE IT RESOLVED that the ANC3C:

1. Supports the closing of the 25-foot curb cut on Wisconsin Avenue NW;
2. Supports the closing of a 24-foot curb cut on Upton Street and the installation of a new 22-foot curb cut on Upton Street, which is part of the plan to relocate the existing truck entrance and loading dock from the east side of the parking garage entrance to the west side, with the following conditions:
 - A) That the Applicant replace each tree that is being removed from the Applicant's property with a new tree to be planted on public space, within the development, or in Glover Archbold Park or other nearby National Park Service land, according to DDOT's Urban Forestry guidelines;

B) That the Applicant continue to work with the National Park Service on potential projects to improve Glover Archbold Park, including trail improvements, invasive species removal and landscape restoration.

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 April 18, 2018

This resolution was approved by a voice vote on April 18, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.