



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 2018-013
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. 300217) 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 install landscaping and other streetscape elements on Upton Street and Wisconsin Avenue. The project includes the planting of 13 trees and 82 shrubs (not all in public space), six trash receptacles, 34 bike racks for 68 bicycles, a 19-bike bike share station, an increase in tree pit area of 1,192 square feet, curbs and gutters, a walkway parallel to the retail outlets, steps, grading walls, planters and new sidewalks;

WHEREAS, the Applicant also is seeking permission for five bay windows four stories high and six canopies for retailers to project into public space;

WHEREAS, the Applicant's landscaping plans currently call for the removal of 13 trees from both public and private space, including four "special trees" (between 44 and 100 inches in circumference);

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 Applicant's public space application No. 300217 with the following conditions:

A) That the Applicant replace each tree that is 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; and

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 style with a large initial "N".

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.