



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 2018-017
Regarding a Revised 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 is redeveloping 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 an approximately 1,400- space, three-level, below-grade parking garage. NASH-Roadside also plans either a 140-room hotel or 68 additional units of housing;

WHEREAS, on Nov. 16, 2017, the Historic Preservation Review Board (HPRB) granted historic landmark designation to the main building at 3900 Wisconsin Avenue, formerly the headquarters of the Equitable Life Insurance Company, and approved NASH-Roadside's conceptual design within a boundary around the historic building;

WHEREAS, NASH-Roadside has added details to that design, incorporating comments from the HPRB and ANC, and is seeking HPRB approval for the revised design;

WHEREAS, in the revised design, four new dormers have been added at the far south and north to match existing dormers; doors have been added to the back of the building to create access to the courtyards; and multiple metal grille vents have been added for ventilation;

WHEREAS, in the revised design, a new pavilion with a landscaped roof to be built to the south of the historic building is no longer attached to that building, is set back farther from Wisconsin Avenue NW and has been reduced in scale, with reductions to the ground floor area and height;

WHEREAS, in the revised design, two new buildings to be constructed behind the historic structure are simplified in design, and by removing bay projections, the space between them - which provides a view of the back of the historic building - has been enlarged from 45 feet to 50 feet to reduce the massing of buildings behind the historic building;

WHEREAS, the front lawn area has been revised to include a portion of the circular drive that previously had been eliminated;

WHEREAS, the Applicant's revised concept includes more details about landscaping and fountains, as well as building materials;

WHEREAS, NASH-Roadside proposes incorporating floor-to-ceiling glass in the two new buildings to be built directly behind the historic building, which could pose a hazard to birds;

THEREFORE, BE IT RESOLVED that the ANC3C:

Supports NASH-Roadside's revised concept design for the portion of the property surrounding the main building and its two wings;

Urges the HPRB to require NASH-Roadside to use a material in the two new buildings that will deter birds from flying into the buildings;

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

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 May 21, 2018

This resolution was approved by a voice vote on May 21, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.